Workshop Guidelines

1. Listen to and respect each other.
2. Turn off or silence cell phones.
3. Please don’t interrupt others.
4. Limit side conversations while someone is speaking.
5. If you have questions, please write it on the form provided at your table and an appropriate staff member will personally respond to you after tonight’s meeting.
Community Workshop #2

- Project Overview
- Key Findings
- Zoning 101
- Conceptual Zoning Map Exercise
- Wrap Up and Next Steps
RECAP

Community Workshop #1

Open House
Ongoing Initiatives
Planning Introduction
Visual Preference Survey
Map Mark-Up Activity
Wrap Up and Next Steps
Community Workshop #1

Statistics

- Approximately 90 attendees plus staff from various city departments
- A majority of people heard about it from receiving a postcard in the mail
- 55 and older was the most common age in attendance, followed by 33-55 and 19-32
- 25 follow-up questions were answered by various departments
Background

1974 – Colfax Concourse Study
1979 – Northwest Aurora Neighborhood Report
1980 – Original Aurora Master Plan
1981 – Design Guidelines for Original Aurora
1982 – Historic Aurora Walking Tour
1986 – Market Potential Study
1990 – Northwest Neighborhood Profile
1993 – Aurora Community Arts Plan
1994 – Northwest Aurora Revitalization Study
1995 – Visual Preference Study
1996 – Colfax Main Street Master Plan
1997 – Original Aurora Economic Development Plan

1998 – Fletcher Plaza Urban Renewal Area Description
2001 – Fitzsimons Boundary Area District Created
2004 – MLK, Fletcher Square and Florence Gardens
2005 – Colfax Design Overlay District
2005 – Stapleton Aurora GDP
2005 – Anschutz Medical Campus Development
2009 – Original Aurora Strategic Area in Comp Plan
2010 – Brownfield’s Grant for Westerly Creek Village

2011 – Westerly Creek Village Visioning

2012 – Westerly Creek Strategic Area in Comp Plan
2012 – Westerly Creek Village Urban Renewal Area

2012 – Colfax Community Plan and Visioning
“enhanced parks, bicycle and pedestrian friendly streets, and open spaces”

“new mixed use developments with integrated small scale neighborhood commercial uses”

“a thriving, vibrant and safe community with a mix of shops, restaurants and businesses”

“determine how zoning can be used to strengthen and improve the neighborhood fabric”

“promote a mix of uses and encourage the establishment of a diversity of businesses that serve the needs of the community”

“implement a seamless interface between Aurora and Stapleton through street connections, streetscape elements, development density and design features”

“review zoning patterns in the area and where patterns are not clear or logical, recommend changes”

“introduce a wider variety of housing options for existing apartment residents and employees of nearby job centers”

“strengthened single family detached housing of different designs and sizes is encouraged”

Community Feedback
Vision for Original Aurora

"Original Aurora is a vibrant neighborhood and mixed-use district defined by its historic quality, diverse population and unique amenities. Located in close proximity to key employment centers and major transportation networks, Original Aurora is known for its cultural arts district, varied housing styles, family-oriented destinations and distinct local businesses. The neighborhood is a thriving, vibrant and safe community with a mix of shops, restaurants and businesses that serve not only the residents, but the adjacent areas of Lowry, Stapleton and Fitzsimons. The community continually embraces the area's sense of place and unique identity, making it an even better neighborhood in which to live, work and play. Enhanced parks, bicycle and pedestrian friendly streets and open spaces are available for everyone. The medical campus, religious institutions and schools provide opportunities for the community to grow and learn. Residents are proud to live in their neighborhood and embrace its history and changing identity."

*Derived from the Westerly Creek Village and Colfax community visioning efforts in 2011 and 2012*
Community Workshop #1
Thursday, June 15th

Community Workshop #2
Thursday, July 13th

Community Workshop #3
Thursday, August 24th
Community Workshop #2

Project Overview

Key Findings

Zoning 101

Conceptual Zoning Map Exercise

Wrap Up and Next Steps
Key Findings

• Overview of the Visual Preference Survey and Mapping Activity results will be presented tonight.

• Full results are available on the Original Aurora Zoning Update website (www.AuroraGov.org/OAPlan).
Visual Preference Survey

- 70 Visual Preference Surveys were completed
- All survey results were compiled and analyzed
- The top 10 most liked and top 10 most disliked photos will be presented
- Helped measure preferences for specific uses and design features, as well as understanding what appeals to the community
VISUAL PREFERENCE SURVEY:
TOP 10 MOST LIKED
VISUAL PREFERENCE SURVEY:
TOP 10 MOST LIKED

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VISUAL PREFERENCE SURVEY:
TOP 10 MOST LIKED

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Like  Neutral  Dislike
54     9       7
### Visual Preference Survey: Top 10 Most Liked

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*VISUAL PREFERENCE SURVEY: TOP 10 MOST LIKED*
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VISUAL PREFERENCE SURVEY:
TOP 10 MOST LIKED
VISUAL PREFERENCE SURVEY: TOP 10 MOST LIKED

Like  Neutral  Dislike
51  15  4

Like  Neutral  Dislike
50  13  7
VISUAL PREFERENCE SURVEY:
TOP 10 MOST DISLIKED
VISUAL PREFERENCE SURVEY:

TOP 10 MOST DISLIKED

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Like  Neutral  Dislike
5      22     43

VISUAL PREFERENCE SURVEY:
TOP 10 MOST DISLIKED
VISUAL PREFERENCE SURVEY:
TOP 10 MOST DISLIKED

Like  Neutral  Dislike
5        18     47

Like  Neutral  Dislike
5        18     47
Like  Neutral  Dislike
1       17  52

Like  Neutral  Dislike
4       8  58

VISUAL PREFERENCE SURVEY:
TOP 10 MOST DISLIKED
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Mapping Activity

- **What do you like about Original Aurora?** What areas could use improvement? What ideas do you have to positively impact Original Aurora?
- Participants identified **assets**, **challenges** and **ideas** using different colored Post-it notes.
- Over 200 comments received.
Mapping Activity Comments

• All comments accounted for in the map on the Zoning Update webpage
• Click on each individual dot and the associated comment will appear
• Some of the comments received were not location-specific
ASSETS

- New green space and trail connections
- Stanley Marketplace
- Montview Park improvements
- Historic homes on Galena Street
- Lots of transportation options (walking, biking, bus, and light rail)
- MLK and Fletcher Plaza good for community events
- Moorhead Recreation Center improvements
- Grid system of streets
- Colfax Ave. in the Arts District has a cute, "Downtown" feel with historic buildings
- Open space, parks, and mature trees
- Zoning update makes the zoning more compatible with the existing land uses
- Neighborhood schools
- Close to RTD Light Rail Stations
- Diverse people and businesses in Original Aurora
CHALLENGES

1. Manage parking near Stanley Marketplace
2. Bad bars make the area feel unsafe
3. Day laborer site should be relocated
4. Auto shops not compatible with nearby uses
5. More open spaces and trees needed
6. Homeless drawn to liquor stores
7. Trash on lots of properties
8. More paved alleys needed
9. No good grocery store in Original Aurora
10. Wider sidewalks needed to make Original Aurora safer for pedestrians
11. Manage parking near the Fitzsimons Campus
12. More lighting needed on residential streets
13. Improve safety for all residents
14. Blighted apartments need to be cleaned up

Planning & Development Services

OA
ORIGINAL AURORA
IDEAS

- Do street improvements that make it safer for pedestrians and bicyclists
- Allow accessory dwelling units
- Clean up vacant or underutilized properties like Montview Plaza and the tow yard
- More traffic calming
- Improve store fronts and add new business on Montview Boulevard
- Expand the housing types available
- Permit more mixed-use development in some areas
- Create incentives for homeownership
- Put more trash cans throughout Original Aurora so there is less trash on the ground
- Plant more trees
- Repair streets and sidewalks
- More local restaurants from a wider variety of cuisines
- Expand the Blockmeister Program
- Pop the tops on homes to modernize and increase density
- Outdoor seating for restaurants
- Encourage new local businesses, not more big box stores
- Create better connections between parks
- Allow retail in some multi-family developments
- Include area between 11th Ave. and 6th Ave. in the zoning update
Zoning Takeaways

• Retain and improve single-family neighborhoods
• Require more landscaping and open space
• Focus on walkability and placemaking elements
• Provide outdoor seating and plazas in mixed-use areas
• Encourage a variety of well-designed housing types
• Consider ADUs (accessory dwelling units) as an option for homeowners
• Ensure that new development is compatible (i.e. height, scale and architecture) with existing land uses
• Allow more local businesses throughout the neighborhood
• Preserve nice, historic buildings and redevelop vacant ones
• Include areas between 11th Ave and 6th Ave in zoning update
<table>
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<td>Wrap Up and Next Steps</td>
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What is Zoning?

• Defines what uses and kinds of development are allowed on a property
• Broken down into different districts, each with distinct rules and purposes
• Zoning districts are shown in different colors on a zoning map
Why Do We Have Zoning?

- To keep incompatible or unsuitable uses away from each other, such as homes next to a factory
- To provide rules to manage the size, shape, height and design of buildings
- To maintain and enhance community character and aesthetics
Benefits of Zoning

• Enhances the beauty of the community by requiring features such as landscaping, open space or unique architecture

• Guides growth and development to achieve the community’s vision
What Can Zoning **NOT** Do?

- It *does not* actually build anything
- It *cannot* change land uses already in existence
- It *cannot* force someone to develop or alter a property
- It *will not* change the neighborhood overnight
Zoning Impacts...

- Use
- Height
- Building Size
- Setbacks
- Density
- Parking
- Architecture
- Landscaping
- Site Access
- Parks
- Open Space
- Buffers
- Signage
- Fences
- Lighting
- Hours of Operation
Why Update the Zoning in Original Aurora?

- Help achieve the community vision and shape future development
- Current zoning is complex and inconsistent
- Over 20 zoning districts in Original Aurora with varying standards and uses
- Create zoning more suitable to the area’s urban context
- Encourage revitalization of vacant properties
Zoning 101 Brochure

What is zoning?
- Zoning controls what uses and kinds of development are allowed on a property.
- Zoning is broken down into different "districts," each with distinct rules and purposes.

Typical zoning districts include single-family, multi-family, commercial, mixed-use, and industrial.

Why do we have zoning?
- To keep incompatible or undesirable uses away from each other.
- To provide rules to manage the size, shape, height and design of buildings.
- To maintain and enhance community character and aesthetics.

How does zoning protect and benefit the community?
- Enhances the beauty of the community by requiring features such as landscaping, open space or unique architecture.
- Guides growth and development to achieve the community's vision.

What can zoning NOT do?
- It does not actually build anything.
- It cannot change land uses already in existence.
- It cannot force someone to develop or alter a property.

Zoning can control the following types of standards:
- Use
- Height
- Building Size
- Setbacks (distance structures are set back from roadways or similar)
- Density
- Parking
- Architectural Standards
- Landscaping
- Pedestrian and Vehicular Access
- Parks and Open Space
- Buffers
- Signage
- Fences
- Noise and Light Mitigation
- Hours of Operation

Why is a zoning update proposed for Original Aurora?
- The current zoning is complex and inconsistent. The new zoning will be simplified and more uniform.
- Original Aurora presently has roughly 20 zoning districts, and each has different permitted uses and standards.
- A zoning update will help achieve the community's overall vision and shape its future development.
- The update will encourage revitalization of vacant and underutilized properties.
- The update also will create zoning districts more suitable to the area's urban context.

Zoning ensures public health, safety and general welfare of citizens.
Community Workshop #2

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Conceptual Zoning Map Exercise

• New zoning districts are being divided up into three categories: Single Family (OA-R-1), Mixed Residential (OA-R-2 and R-MU) and Mixed Use (OA-MS and OA-G)

• Brief staff presentation about the vision, intent, boundaries, uses and standards of each category

• You will then work with your table (or individually) to leave comments on a large conceptual zoning map and answer the provided questionnaire for each category
Zoning Categories

- Single Family
- Mixed Residential
- Mixed Use
ZONING CATEGORY: SINGLE FAMILY
INTENT

Original Aurora – R-1

The intent of OA-R-1 is to protect residential neighborhoods and maintain the overall image and character of Original Aurora.

VISION

ZONING CATEGORY:
SINGLE FAMILY
**Existing Zoning (R-1)**

- Setbacks, minimum site area and minimum lot frontage are the same as in more suburban areas of the city
- Uses do not always correspond to their zoning designations, creating non-conforming uses (i.e. triplexes in a single-family district)

**Conceptual Zoning (OA-R-1)**

- Minimum site area and lot frontage updated to match existing conditions in Original Aurora
- Uses remain the same with the possibility of having accessory dwelling units or duplexes as *conditional uses* to provide more options for homeowners and increase affordability
- Character and scale remain consistent
RESIDENTIAL AREAS OF STABILITY

Existing Zoning: R-1
Existing Use: Residential Street

Conceptual Zoning: OA-R-1
Potential Use: Residential Street with Wider Sidewalks and More Landscaping
Zoning Map Exercise

- Take 10-15 minutes to discuss the existing zoning versus the conceptual zoning at your table
- Write comments on the map and respond to the questionnaire
- Staff is available at each table to provide guidance and answer questions
- A print-out of the uses and intent statements for this category are available at each table
ZONING CATEGORY:
MIXED RESIDENTIAL
Original Aurora – R-2
The intent of OA-R-2 is to encourage a range of housing types that are compatible in scale with single-family homes and help diversify the choices available for households of different age, size and income.

Residential – Mixed Use
The intent of R-MU is to promote active and pedestrian-oriented residential areas that have a mix of higher-density residential and neighborhood-scale commercial uses.
Existing Zoning (R-2, R-3 and R-4)

- Minimum lot frontage, site area per dwelling unit and minimum open space reduce development opportunities on smaller lots
- Zoning designations do not always correspond to the actual use on the site
- Neighborhood-scale commercial uses are not permitted in any residential districts
- New housing types can be difficult to build

Conceptual Zoning (OA-R-2 and R-MU)

- Diverse housing types (duplexes, townhomes, live/work, green courts, etc.) are encouraged to meet market and demographic demands
- Footprint and scale are compatible with single-family but permits a higher density
- Low intensity, neighborhood-scale commercial and office uses possible in appropriate areas to promote new business growth and community-serving amenities
25TH AVENUE AND ELMIRA STREET

Existing Zoning: R-4
Existing Use: Vacant

Conceptual Zoning: R-MU
Potential Use: For-Sale Duplexes

EXISTING

POTENTIAL
19TH AVENUE AND HANOVER STREET

Existing Zoning: R-1
Existing Use: House

Conceptual Zoning: OA-R-2
Potential Use: Local Restaurant with Outdoor Seating and Parking in Rear
Zoning Map Exercise

- Take 10-15 minutes to discuss the existing zoning versus the conceptual zoning at your table
- Write comments on the map and respond to the questionnaire
- Staff is available at each table to provide guidance and answer questions
- A print-out of the uses and intent statements for this category are available at each table
ZONING CATEGORY: MIXED USE
**INTENT**

**Original Aurora – Main Street**
The intent of OA-MS is to support active, pedestrian-friendly and economically vibrant “main street” corridors within Original Aurora through a mix of uses and low to medium density building forms.

**Original Aurora – General**
The intent of OA-G is to promote an urban, mixed-use environment along key corridors and retail streets within Original Aurora.

**VISION**

**ZONING CATEGORY:** MIXED USE
Existing Zoning  
(B-1, B-2, B-3, B-4 and B-R)

- Commercial districts have varying permitted uses and development standards, making predictability and enforcement difficult
- Mixed use (i.e. office and residential on the same property) is not permitted in most districts
- No codified design standards
- Development standards not conducive to a more urban setting like Original Aurora

Conceptual Zoning  
(OA-MS and OA-G)

- Encourages mixed-use development, reuse of existing structures and new types of businesses
- Standalone retail, office and residential permitted
- Promotes pedestrian-scale design that enhances and activates the street edge
- Maximum height in OA-MS is 4 stories to preserve the character of a traditional “main street,” while maximum height in OA-G could be higher
23RD AVENUE AND DAYTON STREET
Existing Zoning: B-4
Existing Use: Business / Warehouse
Conceptual Zoning: OA-MS
Potential Use: Mixed-Use Retail

EXISTING

POTENTIAL
COLFAIX AVENUE NEAR OSWEGO STREET

Existing Zoning: FBA
Existing Use: Motel / Vacant

Conceptual Zoning: OA-G
Potential Use: Artist Studios, Food Truck Plaza and Mixed-Use Residential
Zoning Map Exercise

• Take 10-15 minutes to discuss the existing zoning versus the conceptual zoning at your table
• Write comments on the map and respond to the questionnaire
• Staff is available at each table to provide guidance and answer questions
• A print-out of the uses and intent statements for this category are available at each table
Community Workshop #2

Project Overview

Key Findings

Zoning 101

Conceptual Zoning Map Exercise

Wrap Up and Next Steps
LOOK AHEAD

Community Workshop #3

- Project Overview
- Key Findings
- Zoning Map and Standards
- Wrap Up and Next Steps
Adoption and Implementation
Preparation of Final Documents
Steering Committee Meetings and Community Workshops
June, July and August
September and October
Late Fall 2017
Adoption and Implementation
Thank you for your participation and input!

Please attend the third community workshop on August 24th at 6:00 pm.

For more information, please visit www.AuroraGov.org/OAPlan, email OAPlan@auroragov.org or call (303) 739-7857.