Original Aurora
Community Workshop #3
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.
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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
Community Feedback

“enhanced parks, bicycle and pedestrian friendly streets, and open spaces”

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

“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”

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

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

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

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

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

• Over 11,000 postcards sent out to all addresses within Original Aurora notifying them of the workshops
• Approximately 160 people have participated in the first two community workshops
• A majority of people heard about it from receiving a postcard in the mail
• 50 follow-up questions were answered by different city departments after both workshops
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<td>Ongoing Initiatives</td>
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VISUAL PREFERENCE SURVEY:
TOP 10 MOST LIKED
VISUAL PREFERENCE SURVEY:
TOP 10 MOST DISLIKED
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.
## RECAP

**Community Workshop #2**

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

Single Family

Mixed Residential

Mixed Use
Key Findings

• Overview of the results from the Conceptual Zoning Map Exercise will be presented tonight

• Full results from all past community workshop activities are available on the Original Aurora Zoning Update website (www.AuroraGov.org/OAPlan)
Conceptual Zoning Map Exercise

- Participants were asked four different questions about each zoning category
  - Do you agree with the conceptual boundaries?
  - Do you agree with the intent statement as written?
  - Are you supportive of the uses identified in the presentation?
  - Which development standards do you think are the important?
ZONING CATEGORY:
SINGLE FAMILY
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.
- Predominantly a single-family district with accessory dwelling units and duplexes as conditional uses to provide more options for homeowners and increase affordability.
- Character and scale remain consistent.

**ZONING CATEGORY:**

SINGLE FAMILY
ZONING CATEGORY: SINGLE FAMILY

Results

<table>
<thead>
<tr>
<th>Category</th>
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<th>No</th>
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<tbody>
<tr>
<td>Boundaries</td>
<td>39</td>
<td>13</td>
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<tr>
<td>Intent</td>
<td>43</td>
<td>9</td>
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<tr>
<td>Uses</td>
<td>43</td>
<td>8</td>
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</tbody>
</table>
Results

ZONING CATEGORY: SINGLE FAMILY

- Landscaping: 21%
- Parking: 14%
- Architecture: 11%
- Sidewalks: 23%
- Lighting: 19%
- Height: 6%
- Other: 6%
ZONING CATEGORY:
MIXED RESIDENTIAL
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.

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.

VISION
ZONING CATEGORY: MIXED RESIDENTIAL
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 are conditional uses in appropriate areas to promote new business growth and community-serving amenities

ZONING CATEGORY: MIXED RESIDENTIAL
ZONING CATEGORY:
MIXED RESIDENTIAL
Results

- Landscaping: 16%
- Parking: 23%
- Architecture: 17%
- Sidewalks: 16%
- Lighting: 15%
- Height: 8%
- Other: 5%

ZONING CATEGORY: MIXED RESIDENTIAL
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
Results

ZONING CATEGORY: MIXED USE

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<td>Boundaries</td>
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<td>6</td>
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<tr>
<td>Uses</td>
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<td>3</td>
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</tbody>
</table>
Results

- Landscaping: 19%
- Parking: 29%
- Architecture: 16%
- Sidewalks: 14%
- Lighting: 14%
- Height: 6%
- Other: 2%

ZONING CATEGORY: MIXED USE
Adjustments and Takeaways

- Allow accessory dwelling units as a *conditional use*
- Include areas between 11\(^{th}\) Ave and 6\(^{th}\) Ave in zoning update
- Allow small scale neighborhood businesses as a *conditional use*
- Require parking for all new dwelling units
- Draft architectural standards that complement the traditional character of the neighborhood
- Require wider sidewalks with new developments for more walkability
- Create a maximum height requirement in OA-G and require a building step back
Topics of Focus

• For each new zoning district, staff will highlight a “topic of focus” to explore in more detail based on community feedback
  • Accessory Dwelling Units – OA-R-1
  • Corner Commercial – OA-R-2
  • Parking – R-MU
  • Walkability – OA-MS
  • Height – OA-G

• Brief staff presentation about each topic followed by an activity to gather your input about different designs and standards for each focus area
FOCUS AREA:
ACCESSORY DWELLING UNITS
What is an Accessory Dwelling Unit?

- Defined as a single detached unit that is secondary to the lot of a larger, primary house

- Provides basic requirements for living, sleeping, cooking and sanitation within the unit

- Also referred to as ADU, mother-in-law suite or granny flat
ADU Requirements

• Accessory dwelling units will only be allowed as a conditional use to ensure all requirements are properly followed

• A conditional use request requires notification to adjacent property owners and neighborhood groups within one mile, a staff review process and a public hearing

• Strict size and design standards will be implemented
FOCUS AREA: ACCESSORY DWELLING UNITS

ADU REQUIREMENTS:
- Owner Occupied (either dwelling)
- One Additional Parking Space
- 24’ Maximum Height
- Complimentary Architectural
- Conditional Use
- 650 Square Feet Maximum Size
- 350 Square Feet Minimum Usable Private Open Space
- Detached ADUs Only Permitted On Lots Served By An Alley
Exercise

- Staff will pass out a handout to every attendee
- Take 5 minutes to discuss the photos and proposed standards
- Answer the two questions and provide any additional feedback on the form
- Staff is available to provide guidance and answer questions
FOCUS AREA: CORNER COMMERCIAL
What is Corner Commercial?

• Refers to shops, professional services and offices within walking distance of residents that serve the surrounding neighborhood and are limited in size to retain a small-scale neighborhood character
Corner Commercial

- Community feedback generally supportive of having more local businesses integrated throughout Original Aurora

- Corner commercial uses can only be located at intersections (not mid-block locations) in OA-R-2

- A conditional use must be requested to prove that the use would be harmonious with the neighborhood and would not have an adverse impact
Example Uses

• Local Restaurant
• Small Retail Shop
• Small Office
• Ice Cream Parlor
• Dry Cleaner
• Nail Salon
• Coffee Shop
• Massage Studio
• Corner Market

Not Permitted Uses

• Fast Food
• Gas Station
• Liquor Store
• Bar
• Industrial
• Automotive Repair
• Grocery Store

* Other parking intensive or noisy uses would not be permitted either

FOCUS AREA:
CORNER COMMERCIAL
Exercise

- Staff will pass out a handout to every attendee
- Take 5 minutes to discuss the photos and proposed standards
- Answer the two questions and provide any additional feedback on the form
- Staff is available to provide guidance and answer questions
FOCUS AREA:
PARKING
Multi-Family Parking

• Providing sufficient parking for new residential developments was an important issue based on community feedback

• Parking required for all new units within the Residential – Mixed Use (R-MU) District
FOCUS AREA: PARKING

Stanley Marketplace - Westerly Creek
Parking Management Plan - Phase I

- Park - Ballfields
- Park - Ballfields
- Possible APS High School
- Stanley Residential
  172 units, retail

2 HR PARKING
8am-6pm
No Parking

Existing 10am-5am No Parking Signs to remain in commercial area.
Existing ADA signage to also remain.
Exercise

• Staff will pass out a handout to every attendee
• Take 5 minutes to discuss the photos and proposed standards
• Answer the two questions and provide any additional feedback on the form
• Staff is available to provide guidance and answer questions
FOCUS AREA: WALKABILITY
Walkability

- As redevelopment occurs and new businesses open, streetscape improvements will be required.

- In OA-MS, a wide urban sidewalk with trees will create a pedestrian-friendly environment.

- Outdoor seating and “parklets” will be encouraged to activate the street and enhance the public realm.
Exercise

- Staff will pass out a handout to every attendee
- Take 5 minutes to discuss the photos and proposed standards
- Answer the two questions and provide any additional feedback on the form
- Staff is available to provide guidance and answer questions
FOCUS AREA: HEIGHT
Height

• Higher density development permitted in OA-G near Stanley Marketplace and portions of Colfax Avenue

• Maximum height requirements added

• Building step backs required near residential zoning

• No OA-G District directly adjacent to OA-R-1 District on proposed zoning map

FOCUS AREA: HEIGHT
Building Step Back

- Neighborhood protection standards require a taller building to “step back” for any portion of that building that is within 75 feet of an adjacent residential district.

- Goal of this requirement is to create a smooth transition between the different uses and ensure compatibility.
Exercise

- Staff will pass out a handout to every attendee
- Take 5 minutes to discuss the photos and proposed standards
- Answer the two questions and provide any additional feedback on the form
- Staff is available to provide guidance and answer questions
Engagement Opportunities

• Neighborhood Organization Sign-Up
  • Northwest Aurora Neighborhood Organization (NANO)
  • Del Mar United Neighborhoods

• Blockmeister Program Sign-Up

• Aurora Places Outreach

• Affordable Housing / Fair Housing Outreach (HUD)

• Original Aurora Zoning Update Email List
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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
DRAWING FOR TWO GIFT CARDS!
What is your favorite thing about Original Aurora?

Using a Post-it note found on your table, write down your answer and put it on the poster by the door.
Thank you for your participation and input!

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