



AGENDA

Planning and Economic Development Policy Committee

April 10, 2024

8:30 am

VIRTUAL MEETING

City of Aurora

15151 E Alameda Parkway

Public Participation Dialing Instructions

Call in Number: (720)388-8447

Access Code: 297 962 430#

[Click here to join the Teams meeting](#)

Council Member Francoise Bergan, Chair
Council Member Curtis Gardner, Vice Chair
Council Member Steve Sundberg, Member

Council Goal: Be a great place to locate, expand and operate a business and provide for well-planned growth and development.

	Pages
1. Call to Order	
2. Approval of Minutes	1
March 13, 2024 Draft Subject to Approval Council Member Bergan	
3. General Business	
3.a Development Review Quarterly Update Q1 2024	14
2024 Q1 Development Review Update	
Development Services Department	
Q1 2024 Development Review Metrics and Process Improvements	
Staff: Laura Perry, and Jacob Cox	
Estimated presentation time: 15 Minutes	

3.b Retail Strategy Update 28

Title: Retail Strategy Update

Sponsor: Councilmember Francoise Bergan

Staff Source: Andrea Amonick, Business Development and Redevelopment
Manager/Bob Oliva, Retail and Commercial Supervisor

Estimated Time: 15 minutes

3.c Summary of Proposed Land Use Legislation 33

Title: Summary of Proposed Land Use Related Legislation

Staff/Legal Source: Liz Rogers, Intergovernmental Relations/ Lena McClelland,
Assistant City Attorney

Estimated Time: 15 minutes

4. Miscellaneous Matters for Consideration

4.a Aurora Economic Development Council

NO REPORT

4.b Havana Business Improvement District

NO REPORT

4.c Aurora Chamber of Commerce

NO REPORT

4.d Planning Commission

NO REPORT

4.e Oil and Gas Committee 47

Brad Pierce

Please see the Oil and Gas Committee updates in the agenda packet.

4.f Business Advisory Board

NO REPORT

4.g Retail

NO REPORT

4.h Small Business

NO REPORT

4.i Visit Aurora

NO REPORT

5. Confirm Next Meeting Date

Tentatively scheduled for May 8, 2024, at 8:30 AM MT.

6. Adjournment

PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

MINUTES

Date: March 13, 2024

Time: 8:30 am

Members Present Chair: Council Member Francoise Bergan, Vice Chair: Council Member Curtis Gardner, Council Member Steve Sundberg

Others Present Aja Tibbs, Alicia Montoya, Andrea Amonick, Andrea Barnes, Ariana Muca, Becky Hogan, Brad Pierce, Brandon Cammarata, Brian Rulla, Bruce Dalton, Cathy DeWolf, Cesarina Dancy, Chad Argentar, Crystal Vigil, Daniel Brotzman, Daniel Krzyzanowski, Deborah Bickmire, Diane Webb, Gayle Jetchick, Jack Bajorek, Jacob Cox, Jake Calegari, Jeannine Rustad, Jeffrey Moore, Jennifer Orozco, Jose Rodriguez, Julie Patterson, Kelly Bish, Laura Perry, Laurie Womer, Leah Ramsey, Lena McClelland, Mac Callison, Marcia McGilley, Marisa Noble, Melissa Rogers, Michael Coffman, Mindy Parnes, Naomi Colwell, Robert Oliva, Sarah Wile, Scott Berg, Steve Timms, Sunny Banka, Tatiana Cullen, Tod Kuntzelman, Tom Oldenburg, Yuriy Gorlov

1. CALL TO ORDER

2. APPROVAL OF FEBRUARY 14, 2024, DRAFT MINUTES–COUNCIL MEMBER BERGAN

2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. Citywide Development Update

Summary of Issue and Discussion:

Jacob Cox, ODA

Jacob Cox provides an update on the Citywide Development, focusing particularly on growth in the northeast and Ward II areas. He begins by emphasizing Aurora's strategic

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location and diverse community, highlighting opportunities for growth, especially in the northeast corridor and along the 470 Corridor.

He mentions Aurora's business-friendly processes and collaborative approach to city development initiatives. Jacob discusses the city's dedication to finding innovative solutions and building partnerships for economic growth with organizations like AEDC and the Aurora Housing Authority.

Jacob then outlines various projects in the northeast corridor, including the emerging Aerotropolis, Painted Prairie, Highlands, HighPoint, Green Valley Ranch East, and Windler. He also touches on commercial and industrial developments such as Gaylord Rockies, Rockies Village, and several others.

He presents a map showing master plans along the 470 Corridor and invites questions from the audience as he progresses through the presentation. Jacob provides updates on ongoing projects like Gaylord Rockies and Rockies Village, emphasizing plans for expansion and enhancements.

He discusses Painted Prairie, highlighting completed phases, park amenities, and ongoing developments. Jacob mentions the multifamily project and upcoming infrastructure projects like Pioneer Park and the Town Center. He notes the progress of phase two and infrastructure construction, which will facilitate the vertical development of Town Center with hotels, mixed-use spaces, and unique restaurant concepts like the container park.

Jacob Cox continues with the presentation, providing further details about the ongoing development. He mentions that the project is actively underway, covering 640 acres with 4,200 units, approximately 400 of which have been completed. Additionally, he highlights that the Town Center spans 59 acres, with numerous additional phases currently under review.

Jacob Cox provides detailed information on various development projects in the city. He begins by presenting imagery of the Painted Prairie project, including the container park, the Town Center, residential areas, and High Prairie Park/Playground. He mentions that Windler, a project by the same developers, covers 840 acres with 5,000 planned residential units and 2.5 million square feet for commercial and mixed-use spaces. Cox explains that infrastructure development is in progress to prepare for market demand.

He discusses the Aurora Highlands project, highlighting its vast size, residential units, building permits, trails, and parks. Cox then moves on to Green Valley Ranch East,

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focusing on Oakwood's portion covering 588 acres with 2,600 planned units, many of which are already approved and under construction.

Next, he discusses the Aurora One Master Plan, including residential and commercial developments along Hogan Parkway. Cox emphasizes the mixed-use opportunities in Horizon and Aurora One, including affordable housing projects.

Transitioning to HighPoint, Cox describes its diverse uses, including residential, mixed-use, and commercial spaces. He highlights industrial development by Paul Hyde, showcasing renderings of industrial buildings and mentioning active users like Whole Foods and Dollar General.

Cox elaborates on Porteos, an industrial park with various users like Costco and Amazon, spanning 1,300 acres within a Foreign Trade Zone. He discusses planned developments, infrastructure enhancements, and connections to the airport through ARTA.

Moving on to Port Colorado, Cox describes its heavy rail industrial focus, significant acreage, and ongoing infrastructure development to attract users quickly. He also touches on Fulenwider's multifamily units and infrastructure plans.

Finally, Cox provides an overview of Majestic Commer Center, mentioning recent projects like the Shamrock facility, Subaru distribution hub, and Amazon sortation facility. He welcomes questions from Council Member Sundberg, indicating a pause in his presentation.

Council Member Sundberg mentions that the Food Bank of the Rockies will be located in Majestic Commer Center soon.

Jacob Cox acknowledges this and provides an update on the progress, stating that they are actively working on obtaining the necessary permits for the project. He mentions that there is a hard deadline of April 1st for the permit issuance, and he anticipates that it will be issued within the next week. Cox appreciates the collaborative effort of the staff involved in expediting the permitting process and acknowledges the cooperation with Majestic to facilitate the project's progress.

Council Member Sundberg expresses gratitude for the update.

Jacob Cox provides an overview of several development projects in the Aurora area:

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1. Aurora Commerce Center: Cox discusses this industrial park located south of 26th Avenue, between Picadilly and 470. It spans 150 acres and features buildings ranging from 130,000 to 600,000 square feet. Most of the construction is completed or underway, with only a few pads left for development.
2. Stafford Logistics Center: He mentions this center, situated south of Aurora Commerce Center, and its strategic location near the Picadilly Interchange. Cox provides details about the available buildings and highlights the forthcoming Picadilly Interchange, which is expected to spur retail opportunities along Picadilly.
3. Fitzsimons Innovation Community: Cox discusses ongoing projects in this area and mentions an upcoming master plan update. He notes the potential for sustainability initiatives and mixed-use development, particularly in biotech and residential sectors.
4. Stanley Residential: Cox talks about the challenges and collaborative efforts involved in developing this project near Stanley Marketplace. The project includes 168 multifamily units and 3,600 square feet of retail space, enhancing the urban design of the area while addressing parking demands.
5. Clinton Street Tow Yard: He explains the redevelopment of the former tow yard, highlighting efforts to relocate existing businesses and facilitate new housing developments, contributing to economic growth in the northwest area of Aurora.
6. Montview Plaza: Cox discusses this project, which includes retail, commercial, and residential components, contributing to the economic vitality of the area. He mentions its location near Stanley Marketplace and the opportunities it offers for retail development.
7. The Point at Nine Mile: This project consists of retail, commercial, and residential spaces, including affordable housing options. Cox emphasizes the importance of such developments in meeting diverse housing needs within the community.
8. Metro Center: Cox provides updates on the progress of Metro Center, highlighting the commencement of residential projects and plans for additional commercial spaces, including a grocery store. He anticipates significant

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development in the area in the coming years, transforming the site into a vibrant community hub.

Cox concludes his presentation by inviting questions from the audience regarding these projects or any other developments in the city.

CM Sundberg expresses appreciation for Jacob Cox's presentation and acknowledges the city's growth. Mentions the role of previous city officials like Mayor Hogan and Mayor Tauer in envisioning and facilitating growth. Highlights ongoing developments in various areas, including Tributary, Murphy Creek, Copperleaf, and Harmony uptown. Raises concerns about ethical considerations related to growth, such as road congestion and public safety. Questions whether the city is adequately staffing and growing its police and fire departments to keep up with the pace of development. Emphasizes the importance of considering these factors while acknowledging the positive opportunities for the city.

Jacob Cox agrees with CM Sundberg's points and acknowledges that not all projects were covered in the presentation. Provides additional insights into the volume of ongoing projects, estimating around 400 active projects at any given time. Explains that each project typically involves multiple components, such as site plans, infrastructure plans, and civil work. Highlights the city's efforts to work with developers consistently and fairly while addressing capital needs, including public safety assessments and traffic impacts. Assures proactive measures are taken to assess and address traffic concerns, as well as other life safety demands related to growth. Expresses gratitude for the discussion.

Chair Bergan praises the presentation and acknowledges the overwhelming amount of information presented, particularly regarding the number of housing units and multifamily developments. Requests information from Jacob Cox regarding the number of housing units expected to be ready this year.

Jacob Cox explains that he doesn't have the exact numbers off the top of his head but suggests working with developers to gauge the current status and future projections of housing units based on approved master plans and infrastructure development. Proposes delivering this information at a later date during the Planning and Economic Development (PED) meeting.

Chair Bergan expresses interest in understanding the city's ability to meet the market needs regarding housing shortage. Acknowledges the numerous opportunities presented by ongoing developments and seeks clarity on whether the city will meet or exceed market demands.

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Jacob Cox responds by affirming the city's efforts to meet market needs and notes developers' anticipation of potential interest rate reductions, which may prompt increased home building activity. Jacob Cox further expresses confidence in the city's infrastructure development efforts over the past two years, which positions developers favorably to meet market demands.

Chair Bergan follows up with a question regarding Eagle Point in Aurora One and confirms that they received their plat in time for their deadline.

Jacob Cox confirms that the plat was obtained within the deadline, with city staff completing the process in two business days.

Chair Bergan expresses gratitude for the hard work of city staff.

Jacob Cox elaborates on the challenges faced during the process, particularly regarding HUD involvement and negotiations with Buckley Air Force Base over an aviation easement.

Jacob Cox highlights the importance of maintaining a good relationship with Buckley Air Force Base to address such challenges effectively. Jacob Cox explains the resolution reached regarding an active Eagle Nest in the area, including the creation of an open space tract to preserve a buffer around the nest, managed by the parks department.

Chair Bergan concludes the discussion and acknowledges the presence of Mayor Coffman in the meeting. Invites Mayor Coffman to ask any questions or provide input.

Mayor Coffman asks about ongoing developments in the Colfax corridor between Peoria and Yosemite. Specifically expresses interest in increasing multifamily housing in the area to enhance safety by increasing the number of "eyes on the street."

Jacob Cox responds by confirming active consideration of the Colfax corridor for redevelopment opportunities, particularly focusing on rehabilitating hotels and motels. Mentions one-off proposals from developers but notes a lack of broader efforts in the area. Highlights Andrea Amonick's involvement in the corridor, especially closer to the Arts District. Expresses agreement with Mayor Coffman's desire for more multifamily housing in the area to improve safety.

Chair Bergan recognizes Brad Pierce and invites him to ask his question regarding aircraft noise concerns related to residential development near Denver International Airport (DIA).

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Brad Pierce raises concerns about potential residential development near DIA impacting residents due to aircraft noise.

Jacob Cox responds by referring to a map of zoning and master plans, highlighting that residential areas are not located northeast of approximately 60th Avenue, with the region being primarily industrial. Jacob Cox assures that residential development is strategically placed away from noise contours to address concerns about aircraft noise impact on residents.

Chair Bergan acknowledges that all questions have been addressed and thanks Jacob Cox and the team for their efforts.

Jacob Cox responds to Brad Pierce's question by explaining the zoning and master plans related to residential development near DIA, emphasizing that residential areas are situated further away from noise contours. Expresses gratitude for the opportunity to address concerns and provide clarification. Thanks Chair Bergan and the committee.

Outcome:

Information only.

Follow-up Action:

None required.

3.b. Aurora Chamber of Commerce Update**Summary of Issue and Discussion:**

Naomi Colwell, President/CEO of Aurora Chamber of Commerce

Naomi Colwell begins her presentation by expressing gratitude for the opportunity to address the audience and share updates from the Aurora Chamber of Commerce. She acknowledges the significant changes occurring in the community while emphasizing some constants. Naomi expresses appreciation for the invitation and praises the valuable information shared by others, particularly highlighting Jacob's presentation.

She mentions her engagement with Françoise, indicating a collaborative effort in addressing housing needs and affordable housing for Buckley leadership. Naomi reflects on the stable state of the Chamber under Kevin's leadership for 28 years and mentions the challenges faced by other chambers, some of which had to close due to financial issues.

Naomi discusses her background with the Chamber, emphasizing her long-standing association and Kevin's support even after his retirement. She outlines her plans to

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restructure committees and programs while maintaining Kevin's involvement to ensure a smooth transition.

Transitioning to the Chamber's evolving role, Naomi explains the shift from traditional chamber functions to becoming catalysts for business growth, convenors, and champions for a stronger community. She discusses the Chamber's mission to represent businesses and foster their prosperity.

Naomi then delves into specific areas of focus, including government affairs, the Defense Council, and economic development. She highlights the significance of Buckley Space Force Base and the Chamber's efforts to support military personnel and their families through various initiatives, such as newcomer orientations and partnerships with businesses offering military discounts.

She elaborates on the Chamber's membership benefits and initiatives aimed at addressing workforce development challenges, such as partnering with educational institutions and implementing programs like Emerging Leaders.

Naomi emphasizes the importance of advocacy and government affairs, mentioning the Chamber's involvement in advocating for pro-business legislation and addressing issues like housing, transportation, and childcare. She also discusses the Chamber's strategic plan, emphasizing the importance of partnerships with other organizations and government entities.

In closing, Naomi invites attendees to upcoming Chamber events, including a financial crimes seminar, the annual Awards Dinner, and the Armed Forces Recognition Luncheon, highlighting the Chamber's commitment to community engagement and support. She concludes by reiterating the Chamber's readiness to assist the community and invites further collaboration. Finally, she stops sharing her screen, concluding her presentation.

Chair Bergan offers praise for Naomi's presentation, describing it as comprehensive and mentioning that it's the most informative one she's seen in eight years.

CM Gardner begins by thanking Naomi for her presentation and acknowledges the seamless transition after Kevin's departure, praising her for maintaining operations effectively. Raises a question regarding the success rate of signing up new businesses for chamber membership, particularly in light of Aurora's recent influx of new businesses. Expresses curiosity about whether new businesses still perceive value in chamber membership and its implications for long-term sustainability. Recognizes the challenges

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faced by chambers in the metro area and commends Aurora Chamber's resilience under Naomi's and Kevin's leadership.

Naomi Colwell responds Gardner's question, noting the financial stability of the chamber due to Kevin's conservative spending habits. Mentions the need for another sales membership person due to the overwhelming number of referrals, indicating a high demand for chamber membership. Highlights the role of referrals in acquiring new members, citing examples of individuals and organizations that have contributed to the chamber's growth. Emphasizes the importance of board members' involvement in membership recruitment and acknowledges the need to hire additional staff to manage the influx of referrals.

Naomi Colwell reflects on the benefits of the chamber's strategic plan, emphasizing the need for focus and clarity in their objectives. Acknowledges past challenges in defining priorities but highlights the current effort to identify and limit key focus areas to maintain clarity and effectiveness. Provides examples of recent successes in attracting new businesses to chamber membership, including Dollar General and the Porteos development. Mentions the long-standing membership support from Aurora Highlands and the diverse needs of different businesses. Expresses enthusiasm about the growth opportunities in Aurora and the community's receptiveness to chamber involvement. Indicates a desire for increased council involvement in chamber activities and discusses current strategies for engaging council members. Notes the valuable contributions of specific council members, such as Councilman Sundberg and Mayor Coffman, to chamber initiatives. Mentions ongoing efforts to stay informed about local developments and engage with neighboring municipalities.

Chair Bergan expresses gratitude to Naomi for her dedication, enthusiasm, and collaborative efforts. Highlights the importance of keeping the government affairs component of the chamber vibrant, considering it a critical defense against legislative threats, particularly those originating from the state legislature. Suggests that state legislative actions could pose significant challenges to small businesses and the overall economic environment in Aurora. Encourages Naomi to maintain a proactive approach in monitoring and addressing legislative issues affecting businesses, emphasizing the urgency of the matter.

Naomi Colwell acknowledges the importance of addressing legislative threats and outlines the chamber's efforts in tackling relevant bills. Expresses frustration with the current delay in addressing legislative matters and emphasizes the need for a more efficient process. Discusses plans to streamline the decision-making process regarding legislative matters, including sending information electronically and seeking prompt

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feedback from stakeholders. Mentions collaborations with other chambers and state organizations to collectively address legislative challenges and protect local businesses. Naomi reassures Councilmember Sundberg of the chamber's commitment to staying informed and proactive in advocating for business interests. Indicates a willingness to explore new methods to streamline the chamber's response to legislative issues and ensure timely action.

CM Sundberg expresses appreciation for Naomi's efforts, enthusiasm, and collaboration in addressing legislative matters and protecting businesses. Identifies the state legislature as a significant threat to small businesses and urges Naomi to keep the government affairs component vibrant to counteract legislative challenges. Emphasizes the importance of staying informed about legislative actions that may affect businesses negatively. Encourages Naomi to maintain a proactive approach in addressing legislative threats, acknowledging the chamber's efforts in tackling relevant bills but suggesting improvements for a more efficient process.

Naomi Colwell reassures CM Sundberg of the chamber's commitment to staying informed and proactive in advocating for business interests, highlighting collaborations with other chambers and state organizations. Indicates a willingness to explore new methods to streamline the chamber's response to legislative issues and ensure timely action.

Chair Bergan inquires about the chamber's approach to attracting new members and highlights his past experience in creating a Membership Orientation Program for another chamber.

Naomi Colwell explains the chamber's initiative called "Coffee with Colwell," where prospective members are invited to learn about chamber membership and network.

Chair Bergan praises the chamber's efforts in organizing ribbon cuttings and grand openings, recognizing networking as a significant benefit for chamber members. Expresses gratitude for Naomi's comprehensive presentation, acknowledging the value gained from it.

Naomi Colwell expresses her commitment to partnering with various stakeholders and promoting positive business growth in the community.

Chair Bergan highlights the chamber's extensive connections citywide and praises Naomi for her involvement in numerous community boards and organizations.

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Naomi Colwell emphasizes the chamber's goal of being present and engaged across different parts of Aurora to promote positive growth.

Chair Bergan expresses satisfaction with the chamber's wide-reaching connections and positive impact on the community.

Outcome:

Information only.

Follow-up Action:

None required.

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4. a. Aurora Economic Development Council

- Yuri Gorlov

4.b. Havana Business Improvement District

- Chance Horiuchi

4.c. Aurora Chamber of Commerce

- Naomi Colwell

NO REPORT

4.d. Planning Commission

- Becky Hogan

NO REPORT

4.e. Oil and Gas Committee

- Brad Pierce

NO REPORT

4.f. Business Advisory Board

- Garrett Walls

NO REPORT

4.g. Retail

- Bob Oliva

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NO REPORT

4.h. Small Business

- Macia McGilley

Marcia McGilley congratulates Council Member Bergan and City Manager Batchelor for their awards, recognizing their significant contributions and service. Transitions to discussing the United States Small Business Administration (SBA) 2024 National Awards. Announces Benjamin and Christine Herron from Achieve Sports as the Colorado Small Business Persons of the Year, with their company being headquartered in Texas but nominated in Aurora, Colorado. Explains the process of the SBDC Center of the Year for Excellence and Innovation award. Shares that the Aurora-South Metro Small Business Development Center has been selected as the National US Small Business Administration 2024 National Award winner of the SBDC Excellence and Innovation Center Award.

Marcia McGilley expresses gratitude for the team award and excitement for the recognition. Announces that she will represent the team in Washington to receive the award from Administrator Isabella Guzman at the beginning of Small Business Week. Mentions Administrator Guzman's visit to Colorado at the end of Small Business Week and the district awards ceremony. Thanks everyone for the opportunity to represent Aurora and the Aurora-South Metro SBDC. Acknowledges the team's joy and enthusiasm for the recognition.

Jeannine Rustad commends Marcia for her leadership of the SBDC for 16 years, including 9 years in Aurora. Highlights Marcia's role in energizing and diversifying the team's efforts. Notes that this award is a great accomplishment in Marcia's final year with the city before her retirement. Expresses appreciation for Marcia's contributions and leadership.

Chair Bergan congratulates Marcia on the awards. Expresses sadness about Marcia's upcoming departure and retirement. Acknowledges Marcia's decision to retire but expresses reluctance to see her go.

Council Member Gardner and Sundberg offer congratulations on the awards.

Mayor Coffman congratulates Marcia on the awards.

Marcia McGilley thanks everyone for their congratulations and assures them she will share their comments with the team.

4.i. Visit Aurora

- Bruce Dalton

NO REPORT

5. CONFIRM NEXT MEETING DATE

Scheduled for April 10, 2024, at 08:30 AM MT.

6. ADJOURNMENT

APPROVED: _____
Francoise Bergan, Committee Chair



CITY OF AURORA

Council Agenda Commentary

Item Title: Development Review Quarterly Update Q1 2024
Item Initiator: Laura Perry Deputy City Manager / Jacob Cox, Development Services Director
Staff Source/Legal Source: Laura Perry, Deputy City Manager / Rachel Allen, Client Group Manager
Outside Speaker: N/A
Council Goal: 2012: 5.0--Be a great place to locate, expand and operate a business and provide for well-planned growth and development

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time (For Study Session items only, indicate combined time needed for presentation and discussion)

2024 Q1 Development Review Update
 Development Services Department
 Q1 2024 Development Review Metrics and Process Improvements
 Staff: Laura Perry, and Jacob Cox
 Estimated presentation time: 15 Minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Minutes Not Available |
| <input type="checkbox"/> Minutes Attached | |

HISTORY (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The development process includes cross-departmental collaboration between the Development Services Department, Planning and Business Development, PROS, and Aurora Water

ITEM SUMMARY (Brief description of item, discussion, key points, recommendations, etc.)

This presentation includes Development Review Fund projections, workload and performance by department and division, Process Improvement initiatives projects, and other updates for development review related business.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- | | | |
|--|--|--|
| <input type="checkbox"/> Revenue Impact | <input type="checkbox"/> Budgeted Expenditure Impact | <input type="checkbox"/> Non-Budgeted Expenditure Impact |
| <input type="checkbox"/> Workload Impact | <input checked="" type="checkbox"/> No Fiscal Impact | |

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

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QUESTIONS FOR COUNCIL

For Information Only

LEGAL COMMENTS

The city manager shall be responsible to the council for the proper administration of all affairs of the city placed in his charge, and to that end he shall have the power and duty to keep the council advised of the financial condition and future needs of the city and make such recommendations to the council for adoption as he may deem necessary or expedient. (City Charter Sec. 7-4(f)). (Allen)

Development Review Update

Quarter I 2024

Planning & Economic Development Committee
April 10, 2024



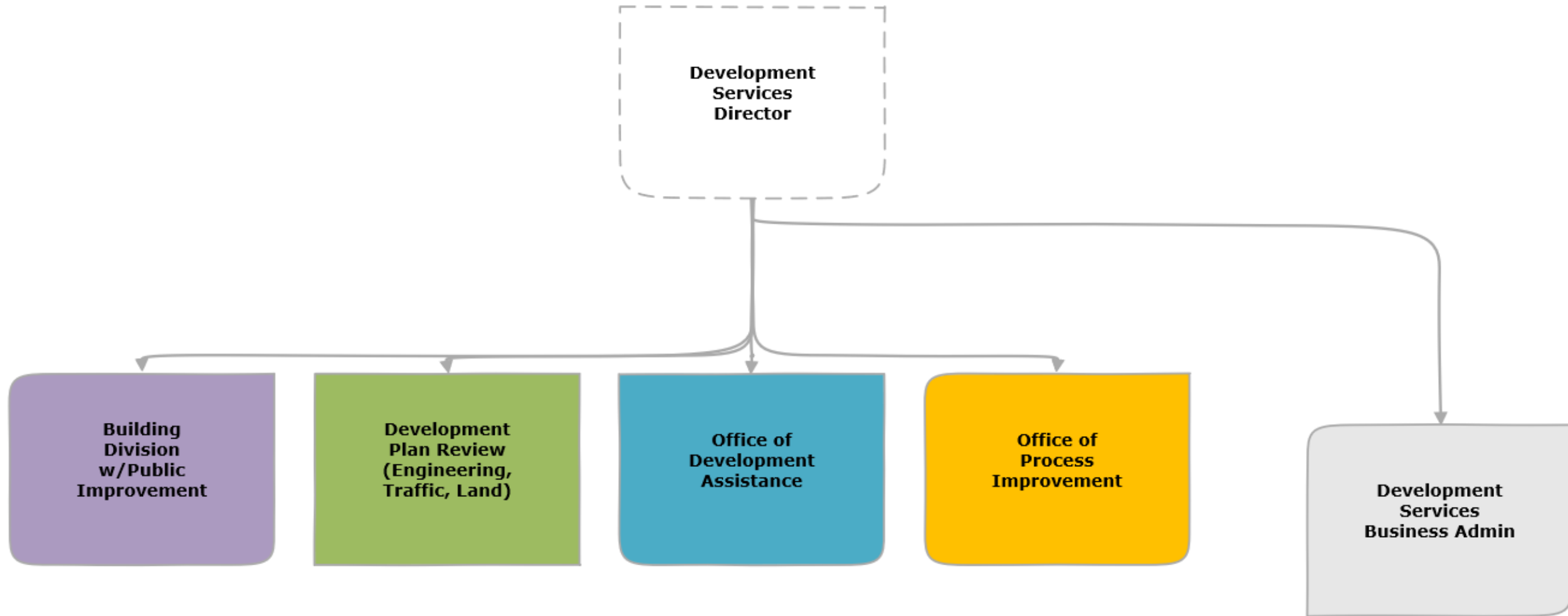
Agenda

- Organizational Change – New Development Services Department
- Q1 2024 Development Review Report Card (Workload and Metrics)
- Process Improvement Projects Update YTD
- Quarterly Project Highlight



Challenges and Opportunities

- City Requirements
 - Master Plan, Site Plan, Civil Plans, Drainage, PROS
- Quality plan submittals
 - Intake process
- Multiple rounds of review
 - Consultant missed/repeat comments
 - Design changes mid-review
- 20+ year old timeline is not a one size fits all (e.g., large subdivision v. infill)
- Workflow Software upgrade, AMANDA and Customer Portal
- Organization culture and operational enhancements
- Staffing and Recruitment



New Development Services Department



Development Review Activity Report Card	Yearly Historical Average	January 2024	February 2024	March 2024	2024 Q1	2023 Q1	2024 vs 2023
Pre-Application Meetings	182	15	22	18	55	41	34%
Pre-app meeting notes completed within established timeframes.	98%	100%	95%	100%	98%	100%	-2%
Development Applications	171	11	8	13	32	41	-22%
Plans reviewed within established timeframes.	84%	76%	78%	79%	78%	70%	11%
Drainage Plan Sets Approved	157	15	14	9	38	54	-30%
Drainage plans reviewed within established timeframes.	68%	78%	80%	87%	82%	62%	31%
Civil Plan Sets Approved	310	8	16	12	36	47	-23%
Civil plans reviewed within established timeframes.	76%	88%	91%	90%	90%	86%	5%
Real Property Easement (RD)	249	19	21	27	67	78	-14%
Approve On-site easement releases and off-site easement dedications within established timeframes.	82%	83%	85%	86%	85%	76%	11%
Real Property License (RL)	344	33	21	29	83	56	48%
Approve development related licenses within established timeframe.	89%	91%	83%	86%	87%	91%	-5%

Development Review Report Card



Development Review Activity Report Card	Yearly Historical Average	January 2024	February 2024	March 2024	2024 Q1	2023 Q1	2024 vs 2023
Permits Issued							
New Commercial Buildings	62	3	2	3	8	25	-68%
New Single-Family Dwellings	1,623	162	199	199	560	234	139%
New Multi-Family Dwellings	38	3	4	0	7	19	-63%
New Multi-Family Units	1,454	255	276	0	531	570	-7%
Renovation Permits on Existing Buildings	15,169	1,433	1,182	1,306	3,921	2,798	40%
Building Permits Issued	16,721	1,601	1,387	1,508	4,496	3,076	46%
Building Plan Set Reviews Completed	15,498	1,413	1,456	1,446	4,315	4,016	7%
Plans reviewed within established timeframes.	96%	100%	100%	99%	100%	99%	0%
Building Code Inspections	124,947	10,699	10,668	10,416	31,783	28,025	13%
Building inspections on the day requested.	98%	95%	91%	96%	94%	98%	-4%
Phone Calls to the Call Center	82,929	5,872	6,390	6,288	18,550	19,163	-3%
Calls are answered within :45 seconds.	90%	99%	97%	94%	97%	93%	4%
Development Review Fund Revenue		January 2024	February 2024	March 2024	2024 Q1	2023 Q1	
Office of Development Assistance		\$ -	\$ -	\$ -	\$ -	\$ 9,970	
Planning		\$ 213,845	\$ 182,253	\$ 281,141	\$ 677,239	\$ 879,737	
Public Works Engineering		\$ 442,239	\$ 275,513	\$ 730,957	\$ 1,448,709	\$ 1,008,078	
Public Works Building		\$ 996,524	\$ 1,492,907	\$ 1,333,467	\$ 3,822,898	\$ 3,531,511	
Interest Income		\$ 26,904	\$ 26,261	\$ 26,000	\$ 79,165	\$ 74,602	
Total Revenues		\$ 1,679,512	\$ 1,976,934	\$ 2,371,565	\$ 6,028,011	\$ 5,503,898	10%



2024 Development Review Initiatives

Initiative	Description	Status
Code Guidance and Reference Manuals Updates	Update all Development related Manuals & Guidance documents; Drainage, Roadway Specs, Real Property, Traffic, Parks and Open Space, and Zoning (UDO).	Phased implementation; on-going
License Agreements & Dedicatory Maps	Cross-departmental review of License agreement requirements	Implement Q1 2024
Workflow Software upgrade, AMANDA	Upgrade current AMANDA workflow software tool to current version in Phase I, Phase II & III will include upgrades to the customer submittal portal and workflow process automation and project tracking enhancements.	Phase I & II 2023 – 2024
Culture of Performance and Customer Service	Cross-departmental training and knowledge sharing workshops; weekly consistency division meetings; process and compliance consistency, on-time project tracking, and customer service standards and survey. Cross departmental quarterly meetings and monthly staff workshops for improvement initiatives.	On-going

2024 Development Review Initiatives

Initiative	Description	Status
Submittal Requirements	Review and update submittal requirements that align with development milestones for Master Agreements, Site Plans, Drainage, Traffic, and Civil plans	Auditing processes; on-going staff workshops and stakeholder discussions and project pilots.
Reduce Number of Review Rounds Plan Review Comments Tracking and Scorecard	Implement a streamlined approach for documenting, managing, and sharing comments amongst all divisions/departments.	Optimizing technology solution and implementing process improvements (on-going)
Evaluate Timelines and Clocks	Evaluate timelines based on scope and complexity of projects. Reevaluate review timelines for all development teams. Establish review timelines for Drainage.	Civil plan timeline (Summer 2024); Development applications (late Summer 2024)
Organizational Structure	Development Services Department reorganization	Reorganization complete (March 2024)

2024 Development Review Communication

- **Quarterly Updates**
 - Progress updates for the 2024 project initiatives to City Council, development community, HBA, and customers
 - Updated Metrics and Workload Report Card for Development Review
- **Increased Stakeholder Engagement**
- **Website and Software Enhancements**
- **Continuous Customer Feedback (survey, topic specific focus groups, etc.)**

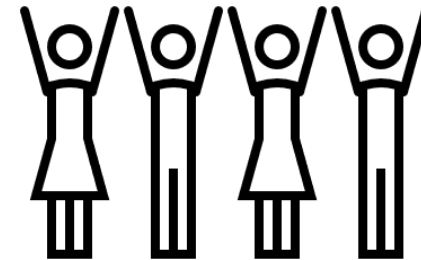


Quarterly Project Highlight

Majestic – Food Bank of the Rockies

Project had a tight timeline; staff worked collaboratively to meet the needs of Food Bank and get the project permitted **two weeks ahead of deadline.**

- Project team
- Quality documents
- Existing timeline
- Communication
- Concurrency



Questions





CITY OF AURORA

Council Agenda Commentary

Item Title: Retail Strategy Update
Item Initiator: Andrea Amonick, Business Development and Redevelopment Manager
Staff Source/Legal Source: Andrea Amonick, Business Development and Redevelopment Manager/ Rachel Allen, Client Group Manager
Outside Speaker: N/A
Council Goal: 2012: 5.7--Develop and maintain an aggressive retail retention and expansion strategy

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time (For Study Session items only, indicate combined time needed for presentation and discussion)

Title: Retail Strategy Update

Sponsor: Councilmember Françoise Bergan

Staff Source: Andrea Amonick, Business Development and Redevelopment Manager/Bob Oliva, Retail and Commercial Supervisor

Estimated Time: 15 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 3/8/2023

Action Taken/Follow-up: (Check all that apply)

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

HISTORY (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

At the March 8, 2023 Planning and Economic Development Committee meeting Bob Oliva, Retail/Commercial Supervisor presented a framework for an updated Retail Strategy that included eight strategies which could be used to enhance and optimize Aurora’s retail opportunities and city-wide sales tax collections when implemented in a deliberately after thoughtful research and analysis by Ward.

ITEM SUMMARY (Brief description of item, discussion, key points, recommendations, etc.)

During 2023, staff began gathering data by Ward and analyzing key information. As it has been a year since we initiated this project, staff is presenting the overall strategy framework to this body. Staff has met with our economic partners to share this framework, and has developed a template for presenting and summarizing the information. Following this presentation staff will begin meeting with individual ward council members to discuss the information regarding their wards, our preliminary analysis and findings and some potential strategies for implementation.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

N/A. Item is information Only.

LEGAL COMMENTS

The city manager shall be responsible to the council for the proper administration of all affairs of the city placed in his charge, and to that end he shall have the power and duty to inform the public concerning the plans and activities of the council and city administration. (City Charter Section 7-4(j)). The city council finds and declares that, in connection with the development or redevelopment of property containing retail businesses that are expected to generate substantial new sales tax revenues or extraordinary public benefit for the City, the use of a portion of city sales tax revenues from such businesses and city use tax revenues from construction on such property to assist in financing improvements dedicated or used for public purposes and to attract such businesses to the City is a public purpose that promotes industry, trade and economic activity necessary to the fiscal viability of the city and the health, safety, and welfare of its residents, which public purpose outweighs any individual interests incidentally served thereby. (City Code Sec. 130-266). (Allen)

Retail Strategy Project Plan

The Retail Strategy is intended to enhance and optimize Aurora's retail opportunities and city-wide sales tax collections through the implementation of various retail strategies individualized by Ward.

The following is an outline of Plan steps that staff will use to complete the retail strategy.

- 1) Gather appropriate data by Ward:
 - a. Identify primary retail locations (anchored)
 - b. Present Ward demographics
 - c. Conduct comparison of adjacent centers to primary centers and identify the differences/opportunities.
 - d. Identify key jurisdictional locations to preserve for retail sales tax bleed/capture.
 - e. Identify "keeper" tenants (towards future incentive discussions). Who do we want to stay, which businesses are in flux (monitor), what are limitations on vacancies?
 - f. Sales data by center (performance)

- 2) Analyze data and prepare an educational presentation for each Ward to discuss with Ward Council Member. If there is an at-large councilperson who has expressed interest in a specific area or center, we could consider including them within the presentation at the discretion of Leadership.*

Discuss Business Trends that will impact what may happen, including:

- a. Deed Restrictions
 - b. Competitive/non-compete clauses.
 - c. Proper merchandise mix
 - d. Service businesses in retail centers
-
- 3) Identify suggested strategies (low hanging fruit) for each Ward that are most appropriate based on analysis, from the strategies presented March 2023. (list below)
 - Work with centers and retailers to attract high volume retailers and restaurants.
 - Encourage existing operators to expand elsewhere within Aurora.
 - Help existing merchants increase sales tax by suggesting counseling and training through the SBDC.
 - Provide a welcoming environment specifically for small Mom & Pop operators through providing some sort of assistance.
 - Offer assistance to owners/operators to fill vacant retail space with traditional and non-traditional uses.
 - Suggest redeveloping underperforming retail space to owners to determine if there is interest (un-retailing).
 - Develop/provide some sort of incentive to refurbish older Shopping Centers.
 - Coordinate with Planning, Public Works and Traffic to discuss retail trends and accompanying requirements to determine if operational changes may be desired.

 - 4) Meet with Council member(s) to discuss potential strategies based upon analysis of information above.

 - 5) After meetings, pull short-term (5 years) strategies discussed and write narratives for each Ward.

- 6) Determine if new Retail Attraction Programs and Incentives are needed/would be useful. Create a plan for how to implement these.
- 7) Compile individual Ward Strategies and needed programs/incentives and then determine if there are some things that we should implement City-Wide, prioritize those with the greatest impact.
- 8) Present to PED then move to Council Study Session and Formal agenda for approval.



CITY OF AURORA

Council Agenda Commentary

Item Title: Summary of Proposed Land Use Legislation
Item Initiator: Mindy Parnes, Long Range Planning Manager
Staff Source/Legal Source: Liz Rogers, Intergovernmental Relations/ Lena Mc Clelland, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 2.1--Work with appointed and elected representatives to ensure Aurora's interests

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time (For Study Session items only, indicate combined time needed for presentation and discussion)

Summary of Proposed Land Use Related Legislation

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Federal, State & Intergovernmental Relations

Policy Committee Date: N/A

Action Taken/Follow-up: *(Check all that apply)*

Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Minutes Not Available

Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Planning and Intergovernmental Relations staff will provide a short summary of proposed state legislation that may require amendments to the city's comprehensive plan, Aurora Places or the Unified Development Ordinance as well as those relative to construction defects litigation and oil and gas production. The legislation is summarized within Attachment A and includes the following:

- HB24-1366 Sustainable Local Government Community Planning
 - City Position: Under analysis
- SB24-174 Sustainable Affordable Housing Assistance
 - City Position: Under analysis

Requires amendments to our Unified Development Ordinance (UDO) and/or zoning maps:

- HB24-1304 Minimum Parking Requirements
 - City Position: Opposed
- HB24-1152 Accessory Dwelling Units
 - City Position: Amend
- HB24-1313 Housing in Transit-Oriented Communities
 - City Position: Oppose
- HB24-1007 Prohibit Residential Occupancy Limits
 - City Position: Monitor

Other Issues:

Construction Defects

SB24-106 Right to Remedy Construction Defects: Monitor

Oil and Gas

SB24-185 Protections Mineral Interest Owners Forced Pooling (FSIR 3/29/24)

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact Budgeted Expenditure Impact Non-Budgeted Expenditure Impact
 Workload Impact No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Information Only

LEGAL COMMENTS

The city manager shall be responsible to the council for the proper administration of all affairs of the city placed in his charge, and to that end he shall have the power and duty to inform the public concerning plans and activities of the council and city administration. (City Charter Section 7-4(j)) (McClelland)

ATTACHMENT A: 2024 LEGISLATIVE SESSION SUMMARY

Detailed below are the City's official positions on the legislation and a summary of the current language in the bill. As bill status and amendments information is fluid, updates on those aspects will be given verbally to ensure the most up-to-date information is being communicated to the Committee.

The below legislation would require amendments to the City's Comprehensive Plan, Aurora Places:

- HB24-1366 Sustainable Local Government Community Planning
 - City Position: Under analysis
- SB24-174 Sustainable Affordable Housing Assistance
 - City Position: Under analysis

Requires amendments to our Unified Development Ordinance (UDO) and/or zoning maps:

- HB24-1304 Minimum Parking Requirements
 - City Position: Opposed
- HB24-1152 Accessory Dwelling Units
 - City Position: Amend
- HB24-1313 Housing in Transit-Oriented Communities
 - City Position: Oppose
- HB24-1007 Prohibit Residential Occupancy Limits
 - City Position: Monitor

Other Issues:

Construction Defects

SB24-106 Right to Remedy Construction Defects

SB24-185: Protections Mineral Interest Owners Forced Pooling (

SUMMARY OF LEGISLATION

HB24-1366: Sustainable Local Government Community Planning

Concerning sustainable local government community planning.

Section 1 of the bill requires state agencies to prioritize awarding grants that satisfy a list of criteria described in the bill. **Sections 2 and 3** require, beginning January 1, 2025, upon updating a county or municipal master plan, a county or municipality (local government) to include a climate action element in its master plan. A climate action element must include climate-related goals, plans, or strategies and a description of any money from the federal, state, or a local government that a local government has received for the implementation of any of the plans or goals described in the climate action element.

The bill requires a local government to provide the Colorado energy office (office) with the climate action element and then requires the office to deliver a copy of any climate element it receives to the department of local affairs, the Colorado department of transportation (CDOT), and any other state agency that the office determines.

Section 4 requires CDOT to coordinate with metropolitan planning organizations to establish criteria that define growth corridors and identify these growth corridors. Having identified these growth corridors, the department and metropolitan planning organizations shall coordinate with local governments to develop transportation demand management plans for these growth corridors. **Section 5** makes 2 changes related to the statewide transportation plan. First, the bill requires the statewide transportation plan to include:

- An examination of the impact of transportation decisions on land use patterns;
- The identification of highway segments where promotion of context-sensitive highway permitting and design can encourage the development of dense, walkable, and mixed-use neighborhoods in transit-oriented centers and neighborhood centers; and
- An emphasis on integrating planning efforts within CDOT to support multimodal transportation, neighborhood centers, and transit-oriented centers in infill areas as well as growth corridors through the associated transportation demand management corridor planning.

Second, the bill requires CDOT to conduct a study in connection with the statewide transportation plan that identifies:

- Policy barriers and opportunities for the implementation of context-sensitive design, complete streets, and pedestrian-bicycle safety measures in locally-identified urban centers and neighborhood centers; and
- The portions of state highways that pass through locally identified transit-oriented centers and neighborhood centers that are candidates for context-sensitive design, complete streets, and pedestrian-bicycle safety measures.

(Note: This summary applies to this bill as introduced.)

SB24-174: Sustainable Affordable Housing Assistance

Concerning state support for sustainable affordable housing, and, in connection therewith, making an appropriation.

Housing needs assessments. The bill requires the executive director of the department of local affairs (director), no later than December 31, 2024, to develop reasonable methodologies for conducting statewide, regional, and local housing needs assessments and reasonable guidance for a local government to identify areas at elevated risk of displacement.

The bill requires the director, no later than November 30, 2027, and every 6 years thereafter, to conduct a statewide housing needs assessment that analyzes

existing and future statewide housing needs and to publish a report identifying current housing stock and estimating statewide housing needs.

The bill requires each local government, beginning December 31, 2026, and every 6 years thereafter, to conduct and publish a local housing needs assessment. The bill outlines the process for a local government conducting a local housing needs assessment and for determining when a local government is exempt from conducting a local housing needs assessment. The bill requires local governments to submit local housing needs assessments to the department of local affairs (department), which shall publish those assessments on the department's website.

Relatedly, the bill allows a regional entity to conduct a regional housing needs assessment. If a regional entity conducts a regional housing needs assessment, the bill requires the regional entity to submit the assessment both to each local government in the region and to the department, which shall publish those assessments on the department's website.

Housing action plans. A housing action plan is an advisory document that demonstrates a local government's commitment to address housing needs and that guides a local government in developing legislative actions, promoting regional coordination, and informing the public of the local government's efforts to address housing needs in the local government's jurisdiction. The bill requires a local government with a population of 1,000 or more to make a housing action plan no later than January 1, 2028, and every 6 years thereafter. The bill identifies the specific elements that a housing action plan must include, explains how a local government may update a housing action plan, requires a local government to report its progress in implementing the plan to the department, and requires a local government to submit a housing action plan to the department, which shall publish those assessments on the department's website. **Publishing of reports.** The bill requires the director to publish reports on the following no later than December 31, 2024:

- A directory of housing and land use strategies to guide local governments in encouraging the development of a range of housing types with a primary focus on increasing housing affordability; and
- A directory of housing and land use strategies to guide local governments in avoiding, reducing, and mitigating the impact of displacement.

The bill establishes the minimum required elements for both types of directories of housing and land use strategies. The bill also requires the director to develop and publish:

- No later than June 30, 2025, in consultation with the Colorado water conservation board, a joint report concerning water supply; and
- No later than December 31, 2025, in coordination with relevant state agencies, a natural land and agricultural interjurisdictional opportunities report.

Technical assistance. The bill requires the division of local government (division) to provide technical assistance and guidance through a grant program, the provision of consultant services, or both to aid local governments in:

- Establishing regional entities;
- Creating local and regional housing needs assessments;
- Making a housing action plan;
- Enacting laws and policies that encourage the development of a range of housing types or mitigate the impact of displacement; and
- Creating strategic growth elements in master plans.

The bill creates the continuously appropriated housing needs planning technical assistance fund to contain the money necessary for the division to provide this technical assistance and guidance. The bill requires the state treasurer to transfer \$15 million from the general fund to this fund.

Further, the bill directs the division to serve as a clearing house for the benefit of local governments and regional entities in accomplishing the goals of the bill. The division shall report on the assistance requested and provided under the bill.

Grant program prioritization criteria. On and after December 1, 2027, for any grant program conducted by the department, the Colorado energy office, the office of economic development the department of transportation, the department of natural resources, the department of public health and environment, and the department of personnel and administration that awards grants to local governments for the primary purpose of supporting land use planning or housing, the bill requires the awarding entity to prioritize awarding grants to a local government that:

- Is the subject of a completed and filed housing needs assessment;
- Has adopted a housing action plan that has been accepted by the department;
- Has reported progress to the department regarding the adoption of any strategies or changes to local laws identified in the housing action plan; and
- Is the subject of a master plan that includes a water element and a strategic growth element.

In the case of a local government that is not required to do any of the above, the department is required to prioritize that local government in the same way that it prioritizes a local government that has done all of the above.

Master plans. The bill modifies the requirements of both county and municipal master plans so that those master plans must include:

- A narrative description of the procedure used for the development and adoption of the master plan;
- No later than December 31, 2026, a water supply element; and
- No later than December 31, 2026, a strategic growth element, so long as the county or municipality meets certain requirements.

The water element in a county or municipal master plan must identify the general location and extent of an adequate and suitable supply of water, identify supplies and facilities sufficient to meet the needs of local infrastructure, and include water conservation policies.

The **strategic growth element** in a master plan must include:

- **A buildable sites analysis** that identifies vacant, partially vacant, and underutilized land that can accommodate infill development, redevelopment, and new development without the development of previously undeveloped land;
- An **identification of areas within a reasonable distance of rail transit and frequent bus service that can accommodate the development** of housing to address the housing needs of current and future residents at all income levels; and
- A **description of existing and needed infrastructure, transportation, and public facilities and services to serve these sites.**

The bill requires both counties and municipalities to submit their master plan and any separately approved water or strategic growth element to the division for the division's review.

Prohibition contrary to public policy. **The bill prohibits a unit owners' association of a common interest community from, through any declaration or bylaw, rules, or regulation adopted or amended by an association on or after July 1, 2024, prohibiting or restricting the construction of accessory dwelling units or middle housing, if the zoning laws of the association's local jurisdiction would otherwise allow such construction.**

(Note: This summary applies to this bill as introduced.)

HB24-1304 : Minimum Parking Requirements

Concerning parking requirements within metropolitan planning organizations.

The bill **prohibits a county or municipality, on or after January 1, 2025, from enforcing minimum parking requirements** for real property that is within a metropolitan planning organization. This prohibition does not prohibit a county or municipality from:

- Lowering the protections provided for persons with disabilities;
- Preventing a county or municipality from enacting or enforcing a maximum parking requirement; or
- Preventing a county or municipality from enacting or enforcing a minimum parking requirement for bicycles.

The bill also allows a municipality or county, on or after January 1, 2025, to impose the following requirements on a motor vehicle parking space that is voluntarily provided in connection with a development project:

- That the owners of such a motor vehicle parking space charge for the use of the space; and

- That such a motor vehicle parking space allow for vehicle charging stations in accordance with existing law.

The bill requires a county or municipality that is subject to the bill, on or after June 30, 2025, to submit a report to the department of local affairs detailing the county or municipality's compliance with the requirements of the bill. The bill provides a process for the review of such a report.

HB24-1152: Accessory Dwelling Units

Concerning increasing the number of accessory dwelling units.

Section 1 of the bill creates a series of requirements related to accessory dwelling units. The bill establishes unique requirements for subject jurisdictions and for qualifying as an accessory dwelling unit supportive jurisdiction (supportive jurisdiction).

As established in the bill, a subject jurisdiction is either:

- A municipality that has a population of 1,000 or more and that is within the area of a metropolitan planning organization; or
- The portion of a county that is both within a census designated place with a population of ten thousand or more, as reported in the most recent decennial census, and within the area of a metropolitan planning organization.

The bill requires a subject jurisdiction to allow, subject to an administrative approval process, one accessory dwelling unit as an accessory use to a single-unit detached dwelling in any part of the subject jurisdiction where the subject jurisdiction allows single-unit detached dwellings. The bill also prohibits subject jurisdictions from enacting or enforcing certain local laws that would restrict the construction or conversion of an accessory dwelling unit.

In order to qualify as a supportive jurisdiction, a jurisdiction must submit a report to the division of local government in the department of local affairs (the division) demonstrating that the jurisdiction:

- Has complied with the accessory dwelling unit requirements the bill imposes on subject jurisdictions; and
- Has implemented one or more strategies to encourage and facilitate the construction or conversion of accessory dwelling units.

Section 1 also creates the accessory dwelling unit fee reduction and encouragement grant program within the division. The purpose of this grant program is for the division to provide grants to supportive jurisdictions for offsetting costs incurred in connection with developing pre-approved accessory dwelling unit plans, providing technical assistance to persons converting or constructing accessory dwelling units, or waiving or reducing accessory dwelling unit associated fees and other required costs. **Section 2** grants the Colorado economic development commission the power to expend \$8 million to contract with the Colorado housing and finance authority to operate and establish the following programs to benefit the residents of supportive jurisdictions:

- An accessory dwelling unit loss reserve program that offers affordable loans for the construction or conversion of accessory dwelling units;
- A program that allows for the buying down of interest rates on loans made in connection with the construction or conversion of accessory dwelling units;
- A program that offers down payment assistance in connection with accessory dwelling units; and
- A program through which the Colorado housing and finance authority offers direct loans in connection with the construction or conversion of accessory dwelling units.

Section 3 prohibits a planned unit development resolution or ordinance for a planned unit development from restricting the permitting of an accessory dwelling unit more than the local law that applies to accessory dwelling units outside of the planned unit development. **Section 4** states that any prohibition on accessory dwelling units or the implementation of restrictive design or dimension standards by a unit owners' association in a supportive jurisdiction is void as a matter of public policy.

(Note: This summary applies to this bill as introduced.)

HB24-1313: Housing in Transit-Oriented Communities

Concerning measures to increase the affordability of housing in transit-oriented communities.

Section 1 of the bill establishes a category of local government: A transit-oriented community. As defined in the bill, a transit-oriented community is either a local government that:

- Is entirely within a metropolitan planning organization;
- Has a population of 4,000 or more; and
- Contains at least 75 acres of certain transit-related areas; or

If the local government is a county, contains either a part of:

- A transit station area that is both in an unincorporated part of the county and within one-half mile of a station that serves a commuter rail service or light rail service; or
- A transit corridor area that both is in an unincorporated part of the county and is fully encompassed by one or more municipalities.

The bill requires a transit-oriented community to meet its housing opportunity goal and relatedly requires the department to:

- On or before July 31, 2024, publish a map that designates transit areas that transit-oriented communities shall use in calculating their housing opportunity goal; and
- On or before December 31, 2024, publish models and guidance to assist a transit-oriented community in meeting its housing opportunity goal.

A housing opportunity goal is a zoning capacity goal determined based on an average zoned housing density and the amount of transit-related areas within a transit-oriented community. The bill requires a transit-oriented community to meet its housing opportunity goal by ensuring that enough areas in the transit-oriented community qualify as transit centers. In order to qualify as a transit center, an area must:

- Be composed of zoning districts that uniformly allow a net housing density of at least 15 units per acre;
- Identify the net housing density allowed by law;
- Meet a housing density established by the transit-oriented community;
- Not include any area where local law exclusively restricts housing occupancy based on age or other factors;
- Have an administrative approval process for multifamily residential property development on parcels that are 5 acres or less in size;
- Be composed of contiguous parcels, if located partially outside of a transit area; and
- Be located wholly within a transit area and not extend more than one-quarter mile from the edge of a transit area, unless the department allows otherwise.

A transit-oriented community is required to demonstrate that it has met its housing opportunity goal by submitting a housing opportunity goal report to the department of local affairs (department). A housing opportunity goal report must include:

- The housing opportunity goal calculation that the transit-oriented community used in determining its housing opportunity goal;
- Evidence that the transit-oriented community has met its housing opportunity goal;
- A map that identifies the boundaries of any transit centers within the transit-oriented community;
- If relevant, a plan to address potential insufficient water supplies for meeting the transit-oriented community's housing opportunity goal;
- Affordability strategies that the transit-oriented community will implement in meeting its housing opportunity goal. The transit-oriented community shall select some of these strategies from the standard and long-term affordability strategies menus in the bill, and the transit-oriented community shall include an implementation plan describing how it will implement these strategies.
- Any displacement mitigation strategies that the transit-oriented community has or will adopt from the displacement mitigation strategies menu in the bill and an implementation plan describing how it will implement these strategies.

Additionally, the bill requires a transit-oriented community to submit a progress report to the department every 3 years.

After receiving a transit-oriented community's housing opportunity goal report, the department shall either approve the report or provide direction to the transit-oriented

community for amending and resubmitting the report and require the transit-oriented community to resubmit the report. If a transit-oriented community does not submit a housing opportunity goal report to the department on or before December 31, 2026, or if the department does not approve a transit-oriented community's housing opportunity goal report, the department will designate the transit-oriented community as a nonqualified transit-oriented community. Similarly, if a transit-oriented community does not submit a progress report to the department every 3 years, or if the department does not approve a transit-oriented community's progress report, the department will designate the transit-oriented community as a nonqualified transit-oriented community.

The state treasurer shall transfer any money that a nonqualified transit-oriented community would have otherwise been allocated from the highway users tax fund instead to the transit-oriented communities highway users tax account (account). The department shall not use any money in the account that is attributable to a specific nonqualified transit-oriented community until 180 days after the transit-oriented community became a nonqualified transit-oriented community. If a nonqualified transit-oriented community no longer qualifies as a nonqualified transit-oriented community during that 180-day period, the treasurer shall issue a warrant to the transit-oriented community for the amount of money that was diverted from the transit-oriented community to the account.

If the department does not approve a transit-oriented community's housing opportunity goal report on or before December 31, 2027, the department may seek an injunction requiring the transit-oriented community to comply with the requirements of the bill.

In addition to designating an area as a transit center for purposes of meeting a housing opportunity goal, the bill allows local governments to designate an area as a neighborhood center so long as the local government ensures that the area:

- Has an average zoned housing density sufficient to increase public transit ridership;
- Has an administrative approval process for multifamily residential property development on parcels that are no larger than a size determined by the department;
- Has a mixed-use walkable neighborhood; and
- Satisfies any other criteria required by the department.

The bill also creates the transit-oriented communities infrastructure fund grant program (grant program) within the department. The purpose of the grant program is to assist local governments in upgrading infrastructure within transit centers and neighborhood centers. In administering the grant program, the department shall prioritize grant applicants based on the information in the reports described in the bill. Grants from the grant program are awarded from money in the transit-oriented communities infrastructure fund (fund). The fund consists of gifts, grants, and donations

along with money that the general assembly may appropriate or transfer to the fund and money in the account described in the bill. The fund is continuously appropriated. On July 1, 2024, the state treasurer shall transfer \$35 million from the general fund to the fund.

Section 2 prohibits a planned unit development resolution or ordinance for a planned unit development that is adopted on or after the effective date of the bill and that applies within a transit-oriented center or neighborhood center from restricting the development of housing more than the local law that applies to that transit-oriented center or neighborhood center. **Section 3** states that any restriction by a unit owners' association within a transit-oriented center or neighborhood center on the development of housing that is adopted on or after the effective date of the bill and is beyond the local law that applies to that transit-oriented center or neighborhood center is void as a matter of public policy. **Sections 4 and 5** require the Colorado housing and financing authority to allocate tax credits under the state affordable housing tax credit to qualified housing developments within transit centers.

(Note: This summary applies to this bill as introduced.)

HB24-1007: Prohibit Residential Occupancy Limits

Concerning residential occupancy limits.

The bill prohibits local governments from enacting or enforcing residential occupancy limits unless those limits are tied to a minimum square footage per person requirement that is necessary to regulate safety, health, and welfare based on familial relationship while allowing local governments to implement residential occupancy limits based on demonstrated health and safety standards such as international building code standards, fire code regulations, or Colorado department of public health and environment wastewater and water quality standards.

SB24-106: Right to Remedy Construction Defects

Amending the "Construction Defect Action Reform Act" (act), Colorado law establishes procedures for bringing a lawsuit for a construction defect (claim).

Introduced 02/05/2024

- These amendments include additional options for dispute resolution for claims relating to construction defects. A construction professional will have the right to offer to settle a claim by payment or by agreeing the remedy of the defects that are the subject of a claim.
- Similar to SB24-112, unit owners association will be required to obtain written consent of a 2/3rds majority of unit owners to bring a claim.
- Claimants are also precluded from seeking damages against construction professionals for failure to comply with building codes unless that failure results

in actual damage to property, loss of use of property, injury, death or threat to the health and safety of occupants.

MEMO

TO: COUNCIL MEMBER FRANCOISE BERGAN, CHAIR PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE
COUNCIL MEMBER CURTIS GARDNER, VICE CHAIR
COUNCIL MEMBER STEVE SUNDBERG

FROM: BRAD PIERCE, CHAIR OIL AND GAS ADVISORY COMMITTEE

SUBJECT: OIL AND GAS ADVISORY COMMITTEE FIRST QUARTER 2024 REPORT

DATE: APRIL 10, 2024

I am pleased to provide the First Quarter 2024 Report of the activities of the Oil and Gas Advisory Committee. We had two meetings on WebEx in the First Quarter on January 17, 2024 and March 20, 2024.

January 17, 2024 Virtual Meeting on WebEx:

- Approval of minutes of November 17, 2023 meeting
- Public Comment
 - There was no public comment
- Officer Elections
 - Brad Pierce was re-elected Chair
 - Josh Reddell was re-elected Vice Chair (he is term limited effective June 30, 2024)
- Staff provided updates on the following:
 - Permitting - Status of Applications Since November 17, 2023
 - Inspections
 - Presentation of 2023 Year End Inspections
 - Year to Date 2024 Inspections
 - General Division Updates
- Membership – Terms Expiring June 30, 2024
 - a. Term Limited
 - One Citizen Member
 - One Industry Member
 - b. Eligible for Reappointment
 - One Citizen Member
 - Two Large Surface Owner Members
- Other items for Discussion

March 20, 2024 Virtual Meeting on Microsoft Teams:

- Approval of minutes of January 17, 2024 meeting
- Public Comment
 - Six members of the public were in attendance.
 - The public comment included questions about the Lowry Ranch Comprehensive Area Plan (CAP) in unincorporated Arapahoe County
- Process for Appointments and Re-Appointments
 - There will be three members applying for re-appointment
 - We will have 3 vacancies (two citizen members and one industry member)
- Staff provided updates on the following:
 - Permitting - Status of Applications Since January 17, 2024
 - Pre-application for Midstream
- Inspections
- General Division Updates
 - 2023 Inspections recap
 - Lowry Ranch CAP
 - Air Quality Network

Our next meeting is May 15, 2024 at 4:00 pm on Microsoft Teams.

Respectfully Submitted,



Brad Pierce
Chair, Oil and Gas Advisory Committee