NOTICE OF COUNCIL MEETING

(Open to the Public)
Monday, January 26, 2026
6:00 PM

Members of the Aurora City Council will participate in the January 26, 2026 Council Meeting.

Members of the public and media are invited to attend the Aurora City Council Meetings in person or remotely through the options listed below.

View or Listen Live

Live streamed at www.auroraTV.org

Youtube.com/TheAuroraChannel

Cable Channels 8 and 880 in Aurora

In-person Participation

Members of the public may attend in-person at the Aurora Municipal Center, Paul Tauer Aurora City Council Chamber located at 15151 E. Alameda Pkwy. Public comment is welcome for items appearing on the agenda or on any matter of city concern. Individuals must appear in person and speak from the podium. Individuals are allotted a maximum of three (3) minutes to speak.

- **Public Invited to be Heard:** One (1) hour is dedicated to public comment on items not listed on the agenda at the beginning and at the end of every regular council meeting. Individuals may register to speak in one of the following manners:

    1. Sign up online beginning at 8 AM on the Friday before the meeting through 1 PM on the day of the council meeting; or
    2. Sign up in person by handing a completed speaker slip to the city clerk in the Paul Tauer Aurora City Council Chamber on the day of the council meeting beginning at 5 PM and up until the time the last individual finishes speaking during the first Public Invited to be Heard session. Verified Aurora residents who sign up before 5:45 PM are given priority and placed before non-resident speakers.

       For the last Public Invited to be Heard session, speaker slips must be returned before the item preceding the Public Invited to be Heard is finished. Order priority will be given to speakers who did not speak during the first Public Invited to be Heard session.

- **Public Comment on Agenda Item:** Individuals are invited to comment in support of or to oppose any item listed on the agenda. Those wishing to comment on an agenda item must sign up in advance using the 'Public Comment on Agenda Item' online request form beginning at 8 a.m. on the Friday before the council meeting through 1 p.m. on the day of the council meeting.

  Those wishing to comment on an agenda item listed under the PUBLIC HEARING category may either register online as noted above or sign up in person with the clerk starting at 5:00 p.m. Sign up must be completed before the Public Hearing agenda item title is read.

  Visit the Addressing the City Council webpage for the online sign up forms and more information.

The city of Aurora is committed to the accessibility of our services and our responsibility to provide them in a non-discriminatory manner. The city recognizes the importance of effective and accurate communication with the community and values equal access to our programs, services and activities. If you seek a physical accommodation, or require the use of an auxiliary aid or device, or if you require an interpreter to help you access this event or service, please scan here to fill out a request form:

All requests must be submitted three days in advance of any scheduled event.
For additional information, please visit AuroraGov.org/Accessibility.

City of Aurora, Colorado

Monday, January 26, 2026

EXECUTIVE SESSION

(Closed to the Public)
AURORA ROOM
2:30 p.m.

STUDY SESSION

(Open to the Public via live stream in the Paul Tauer Aurora City Council Chamber)
AURORA ROOM
4:15 p.m.

REGULAR MEETING OF THE AURORA CITY COUNCIL

(Open to the Public)
PAUL TAUER AURORA CITY COUNCIL CHAMBER
6:00 p.m.

AGENDA

Regular Meeting of the Aurora City Council

Monday, January 26, 2026, 6:00 p.m.
Paul Tauer Aurora City Council Chamber
15151 E Alameda Parkway
Aurora, CO 80012

Pages

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION/MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. EXECUTIVE SESSION UPDATE

6. APPROVAL OF MINUTES

   6.a January 12, 2026 Meeting Minutes 6

7. PROCLAMATIONS OR CEREMONIES

8. ADOPTION OF THE AGENDA

9. PUBLIC INVITED TO BE HEARD

   (non-agenda related issues only)

10. CONSENT CALENDAR - MOTIONS

    Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

    10.a Motions

    10.b Planning Matters

10.c Appointments to Boards and Commissions

10.c.1 **Consideration to Appoint One (1) Member and Reappoint Two (2) Members to the Commission for Older Adults** 25

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

10.c.2 **Consideration to Appoint One (1) Member to the Historic Preservation Commission** 45

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

10.c.3 **Consideration to Appoint Three (3) Members to the Parks, Recreation, and Open Space Advisory Board** 57

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

10.c.4 **Consideration to Reappoint One (1) Member to the General Employees' Retirement Board** 81

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

11. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

11.a Resolutions

11.a.1 **Intergovernmental Agreement (IGA) with Regional Transportation District (RTD) for Shared Camera Feeds** 89

R2026-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND THE REGIONAL TRANSPORTATION DISTRICT, FOR THE EXCHANGE OF DATA

Tim McCain, Chief Information Security Officer, Information Technology / George Koumantakis, Deputy City Attorney

11.a.2 **Intergovernmental Agreement (IGA) with Arapahoe County for Cybersecurity Partnership** 100

R2026-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND ARAPAHOE COUNTY, FOR THE CYBERSECURITY CONSORTIUM

Tim McCain, Chief Information Security Officer, Information Technology / George Koumantakis, Deputy City Attorney

11.a.3 **Order for Public Hearing for Proposed 13th Avenue Station Urban Renewal Plan and Area** 111

R2026-06 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ORDERING THAT A PUBLIC HEARING BE CONDUCTED REGARDING THE PROPOSED 13TH AVENUE STATION URBAN RENEWAL PLAN AND CREATION OF TWO TAX INCREMENT FINANCING AREAS

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Rachel Allen, Deputy City Attorney

11.b **Finalizing of Ordinances**

Ordinances approved unanimously at first reading.

12. PUBLIC HEARINGS

Public hearings with or without related ordinances.

12.a **Urban Cottages Jewell - Zoning Map Amendment** 244

2025-06 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)

Rachid Rabbaa, Planner III, Planning and Business Development / Lena McClelland, Assistant City Attorney

12.b Planning and Annexation Boundary Amendment 2026 298

2026-01 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE 2018 COMPREHENSIVE PLAN TO REDUCE THE PLANNING AND ANNEXATION AREA BOUNDARY (PLANNING AND ANNEXATION BOUNDARY REDUCTION COMPREHENSIVE PLAN AMENDMENT)

Daniel Krzyzanowski, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

13. INTRODUCTION OF ORDINANCES

13.a 2026 Golf Equipment Financing 318

2026-02 AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING TO ACQUIRE CERTAIN EQUIPMENT PURSUANT TO THE TERMS OF AN EQUIPMENT LEASE-PURCHASE AGREEMENT BY AND BETWEEN THE AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND OTHER RELATED MATTERS

Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney

14. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

15. ANNEXATIONS

16. RECONSIDERATIONS AND CALL UPS

17. GENERAL BUSINESS

18. REPORTS

18.a Mayor

18.b Council

19. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

20. ADJOURNMENT

MINUTES

Regular Meeting of the Aurora City Council

Monday, January 12, 2026

COUNCIL MEMBERS PRESENT:	Mayor Coffman	Ruben Medina
	Françoise Bergan	Amy Wiles
	Alison Coombs	Robert Andrews
	Curtis Gardner	Gianina Horton
	Stephanie Hancock	Alli Jackson
	Angela Lawson	

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1. CALL TO ORDER

Mayor Coffman reconvened the regular meeting of the City Council at 6:00 p.m.

2. ROLL CALL

Public call-in instructions were provided in English and Spanish.

3. INVOCATION/MOMENT OF SILENCE

Mayor Coffman led in prayer for the January 12, 2026 council meeting.

4. PLEDGE OF ALLEGIANCE

(All Standing)

Mayor Coffman read a land acknowledgment.

5. EXECUTIVE SESSION UPDATE

Mayor Coffman provided an update on the Executive Session, stating legal matters were discussed.

6. APPROVAL OF MINUTES

6.a December 15, 2025 Meeting Minutes

Moved by: Françoise Bergan

Second by: Stephanie Hancock

Does Council wish to approve the minutes of the December 15, 2025 meeting?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

7. PROCLAMATIONS OR CEREMONIES

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

8. ADOPTION OF THE AGENDA

Moved by: Alison Coombs

Second by: Robert Andrews

Does Council wish to adopt the agenda as presented?

Voting Aye: (10): Mayor Coffman, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

Voting Nay: (1): Françoise Bergan

9. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

Council heard public testimony on non-agenda-related items.

10. CONSENT CALENDAR - MOTIONS

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Alison Coombs

Second by: Amy Wiles

Does Council wish to approve the Motions Consent Calendar as presented?

With Items 10.a.3 and 10.a.6 removed

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

10.c Appointments to Boards and Commissions

10.c.1 Consideration to Appoint One (1) Member to the Election Commission

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

10.c.2 Consideration to Reappoint One (1) Member to the Planning and Zoning Commission

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

10.a Motions

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

10.a.1 Homelessness Services Notice of Funding Opportunity Application Recommendations: Aurora Housing Authority Emergency Solutions Grant

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.a.2 Homelessness Services Notice of Funding Opportunity Application Recommendations: Aurora Housing Authority HOME Tenant - Based Rental Assistance Funds

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.a.3 Homelessness Services Notice of Funding Opportunity Application Recommendations: Advance Pathways Emergency Solutions Grant

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

Staff gave a brief presentation on the item.

MPT Coombs asked about the current operations related to conversations she heard from community members including people not being appropriately directed to case management, Phase 2 not being operational, people not having an understanding on how they can move from Phase 1 to Phase 2, and people with physical disabilities not being given an opportunity to go to Phase 2 and expected to sleep on cots in Phase 1. She added that other concerns she heard were in regard to functioning of the bathrooms, access to basic hygiene items, and the washers and dryers in Phase 1 not functioning or being available.

Staff responded that they are continuing to hire case managers. She voiced that to her knowledge 34 people that had transitioned from Tier 1 into Tier 2 recently. She noted that Tier 2 was not open in November due to lock issues. She expressed there were a couple of sewer problems over the past few weeks, and they are still actively doing construction on the building but wanted the building to be open for cold weather. She said they have also heard all these things from community members and bring those up in their weekly meetings with Advance, and there is a grievance process that they are sharing out with the community.

MPT Coombs asked P. Schulte if they approve the contract tonight and these issues do not get addressed, what their options are with continuing to fund the contract.

A. Wood answered that the items addressed would be in the operator agreement, and the agreement they are approving tonight is separate from the overall operator

agreement. She explained the agreement tonight is for specific items like paying for case management and security officers.

P. Schulte added that it is a contract, so they will have contractual language they would be able to enforce if needed.

MPT Coombs inquired about if council members could request to suspend payment on the contract if it was not being fulfilled.

P. Schulte asked any council member that would like to do that to contact him, and they will address it and figure out what they can do.

CM Hancock asked what the Navigation Campus' hours of operation are.

Staff answered that it is a 24-hour facility, but the Day Center is open 8 a.m. to 4 p.m., and after that they start their transition into overnight services. She added that anyone can get onto the campus at any time to sleep overnight, but the core services are in that 8 to 4 timeframe.

CM Hancock asked if someone comes in with a mental health issue if they are put into the general population or separated for protection of themselves and others.

Staff responded that anyone could come into Tier 1, but if anyone is a danger to themselves or others, there is protocol that Advance can follow to ensure the safety of everyone there.

CM Bergan asked if there would be a timeframe for Advance to remedy any issues brought up in regard to the contract.

Staff stated that they are getting monthly and quarterly reports from them on performance metrics, and they also have weekly meetings with them, so accountability is of utmost importance. She said when something comes forward, they will look for them to make changes, so there would be a time period to do that; however, they are still ramping up operations and some issues related to construction are preventing them from having full operations.

CM Bergan expressed they just had the grand opening of the Aurora Mental Health Potomac Pavilion and asked if they would be able to make referrals to them for those instances.

Staff answered yes.

P. Schulte explained that this item is to award Advance Pathways with $140,868 of Emergency Solutions Grant funds to cover staffing costs.

CM Horton asked for clarification that the Navigation Center is currently not in compliance with the operational agreement, given some of the construction delays.

Staff responded yes.

She stated they received a letter of substantial completion related to the construction and there are still construction items being completed that will probably go to the end of February, at which point the operator agreement could be fully implemented.

CM Horton inquired if they are fully staffed and meet the current capacity of people interacting with the Navigation Center.

Staff answered they are still hiring so they are not completely staffed and are looking to hire a case manager still, but security is fully staffed.

Mayor Coffman clarified that the city is responsible for the facilities, not the operator.

CM Lawson asked where they are at with the sewer issues. She said that it should be an emergency.

Staff stated that Advance is responsible for the maintenance of the facility, and the city is responsible for major repairs within the facility. She clarified that the only bathrooms that are not functioning currently are on the Tier 1 side.

CM Lawson asked Advance what they are doing to help with that issue.

Advance answered that there are 12 porta-potties at the Navigation Campus currently, including two that are ADA accessible, and Advance and the city are working together to get the plumbing fixed.

CM Lawson inquired about the estimated timeframe for the sewage problem. Staff estimated that it should be completely addressed by the end of the week..

Moved by: Alison Coombs

Second by: Françoise Bergan

Does Council wish to support the approval of the recommendation to award Advance Pathways with $140,868 of Emergency Solutions Grant?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

10.a.4 Homelessness Services Notice of Funding Opportunity Application Recommendations: Aurora Housing Authority Marijuana Funds

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.a.5 Homelessness Services Notice of Funding Opportunity Application Recommendations: Family Tree GOALS Marijuana Funds

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.a.6 Homelessness Services Notice of Funding Opportunity Application Recommendations: Advance Pathways Public Safety Funds

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

Moved by: Alison Coombs

Second by: Françoise Bergan

Does Council wish to support the approval of the recommendation to award Advance Pathways $100,000 of Public Safety Funds?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

10.a.7 Homelessness Services Notice of Funding Opportunity Application Recommendation: Three Birds Alliance Marijuana Funds

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.a.8 Homelessness Services Notice of Funding Opportunity Application Recommendations: Aurora Mental Health and Recovery Public Safety Funds

Stephanie Keiper, Manager of Homelessness and Behavioral Health, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.b Planning Matters

11. <u>CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES</u>

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Françoise Bergan

Second by: Alison Coombs

Does Council wish to approve the Resolutions and Ordinances Consent Calendar?

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

With Item 11.a.3 removed

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

11.a Resolutions

11.a.1 Murphy Creek Compton Property Purchase at Picadilly Road Intergovernmental Agreement (IGA)

R2026-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND URBAN DRAINAGE AND FLOOD CONTROL DISTRICT REGARDING THE ACQUISITION OF 159 PICADILLY ROAD IN THE CITY OF AURORA, ARAPAHOE COUNTY

Andrea Long, Principal Engineer, Aurora Water / Ian Best, Assistant City Attorney

11.a.2 Retail Strategy

R2026-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, SUPPORTING THE CITY'S RETAIL STRATEGY AND ASSOCIATED TARGETED ENGAGEMENT FOR IMPLEMENTATION

Sponsor: Françoise Bergan, Council Member

Jeannine Rustad, Director, Planning and Business Development / Rachel Allen, Deputy City Attorney

11.a.3 Federal Immigration Enforcement Activities

R2026-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, OPPOSING UNLAWFUL AND OVERREACHING FEDERAL IMMIGRATION ENFORCEMENT ACTIONS AND AFFIRMING DUE PROCESS PROTECTIONS

Sponsor: Alison Coombs, Council Member

Jason Batchelor, City Manager / Peter Schulte, City Attorney

Council heard public testimony on the agenda related item.

CM Hancock asked what specific things federal immigration enforcement has done that is unlawful or overreaching and what statute or constitutional standard is being violated.

MPT Coombs responded that people are protected from unlawful arrests, seizure, search, and when people are being picked up off of the street because of what they

look like and sound like, not because of any proof or warrant, that is an illegal and unjust seizure of their person.

CM Hancock inquired what is being directed or limited functionally under their operational impact and what does the resolution direct city management to do differently.

MPT Coombs explained this was an emergency resolution directing that they have this conversation at the Public Safety Meeting, as there was not time to sit down and have a full legal analysis or take it to policy committee. She said this resolution is about upholding state and federal law, respecting their obligation as a council and APD to uphold those same laws, not about inflammatory sanctuary city rhetoric or removing the federal authority to enforce immigration law. She noted it was about opposing the actions that have demonstratively been taken in the course of immigration enforcement that are violent, oppose Colorado state law, and oppose and remove people's constitutionally protected rights.

CM Hancock noted this was not brought to the Public Safety Committee to allow them to vet this and come into full agreement, which was disrespectful to the committees that were appointed. She voiced concern that, whereas clauses were more symbolic and full of hyperbole and rhetoric that is more divisive than unifying.

MPT Coombs repeated that it was an emergency resolution.

CM Hancock asked if that gave them course to put out anything they want without getting consensus from the rest of Council or their own committee.

CM Horton expressed that there have been a few reports coming from non-profits who directly work with immigrants of all various documentation status that would be important for all city council members to review. She added that as they move towards a more policy-based conversation, it behooves them to make data driven decisions. She expressed that this was a step of many that need to be considered as they move forward as the most diverse city in Colorado, and our words and values are fundamental to what we fight for. She said that disinformation that was pushed out by former city leadership was very concerning and very divisive.

CM Bergan voiced that what happened was a tragedy and her prayers go to the family. She understood that they believe this is an emergency, but they have not had the facts proven yet. She pointed out that one of the clauses uses the word "extrajudicially", which implies due process, but they do not know if all due process has been given in that particular situation. She added there are also assertions of a father and son, but she could not find any collaboration on that particular assertion in Aurora. She shared that they need to make sure whatever is in the resolution is factual, as they always talk about evidence-based and having the right factual data.

Mayor Coffman expressed that in Section 3 of the resolution it states that Aurora City Council will provide direction to city management regarding limiting cooperation with ICE and their affiliates to begin at the Public Safety Committee Policy Meeting in February. He said their police department historically has never done ICE

enforcement on strictly immigration issues. He stated there was already Colorado law limiting the ability for local law enforcement to cooperate with ICE, so isn't that what they are already doing?

P. Schulte responded there are two laws passed in the last four years regarding this, one forbidding local law enforcement agencies to be deputized as ICE agents under Colorado State Law, and the other stating that no local, county, or state jail facilities could be used to hold those detained under civil detainers. He voiced the only time the police department should be interacting with ICE and Department of Homeland Security is to be part of a criminal investigation.

CM Bergan expressed that she has been here 10 years and always been told that our police cannot ask for immigration status upon an arrest, and they have been abiding by that and do not share immigration status with ICE unless there is a warrant.

CM Lawson expressed that at the legislative session a bill passed, Senate Bill 25-276, which protects civil rights on immigration statues, which limits how local governments cooperate with ICE and protects personal information, requires warrants for federal access to sensitive locations, and prevents detention solely on ICE detainers. She said that law applies at the state and local level and sets clear boundaries for how local agencies interact with ICE within Colorado. She asked if the resolution is necessary when they already have the state statute on this enacted.

MPT Coombs answered that the emergency is responding to the specific instances stated.

CM Lawson asked if this resolution is more symbolic on the incidents that have allegedly occurred.

MPT Coombs stated that incidents are the reason for urgently bring the issue forward. She added that she is fully aware of the state law, but it seems the state law is not being upheld or there is more that can be done.

CM Lawson said there could be federal funding risk, so she asked if that would be part of their discussion, as they depend on grant money for a lot of their funding projects that impact the whole entire city.

MPT Coombs answered yes, they will be complying with federal law and address the ways that affects federal funding.

CM Jackson addressed a few comments that came up about whether some of these events actually happened. She expressed that immigrants are an invisible community and when they disappear by ICE it is not going to be on the local news. She noted that Renee Good is dead, so she did not get her due process. She reiterated that they are not saying this is moving their city towards sanctuary city status, which would be put them out of compliance with federal grants, but simply upholding the law that has already been written. She added that some of the conversation that might need to happen in Public Safety might be how their police officers are trained to deal with these specific events.

CM Gardner pointed out the contradiction between this being an emergency and needing to pass it tonight without any changes and not being able to have the conversation until next month. He agreed with a lot of what is in the resolution and felt Renee Good was extrajudicially killed by an ICE agent. He explained that ICE is not a person, but an organization and institution. He concurred that in some cases ICE has demonstrated overreach and lawlessness, and there should be some legitimate concerns with some of the actions they have taken across the country, but if they pass a statement of values it needs to be accurate. He proposed that it needs to say an ICE agent extrajudicially killed Renee Good, not ICE as an institution. He felt there was a way to acknowledge the issues with ICE and some of the behavior without doing it with intentional inflammatory or incorrect language. CM Gardner agreed that nothing in the resolution made them a sanctuary city, and his former colleagues tried to stir people up into thinking that were wrong, but there is also misinformation being given out on the other side leading people to believe that this resolution will actually change anything on the ground. He noted that it was important to have a statement of values, but it is important that those be accurate, and this is the second time since the new council was sworn in where something had to be rushed in, when they were told things were going to be done differently. He urged Council to work together to figure out a way to get this right and make the statement accurate to where they call out the injustices that have happened and the lawlessness without having inaccurate statements.

CM Horton asked CM Gardner to expand on the words he wanted to change in the resolution and the non-factual statements in the resolution.

CM Gardner responded that he would like to change "Whereas in Minnesota, ICE extrajudicially killed Renee Nicole Good, a US citizen from Colorado," to say whereas in Minnesota, an ICE agent extrajudicially killed Renee Nicole Good, a US citizen from Colorado, as that is factually correct. He said he would also like to take out the rest of the sentence after it says, "The Aurora City Council stands in solidarity with the twin cities." He would also like to add the word "substantiated" in the quote in Section 2, between where it says, "The Aurora City Council opposes" and "lawlessness and overreach by ICE agents."

MPT Coombs clarified that she asked if anyone supported those changes and was told that by saying an ICE agent, while accurate, it ignores the impact of ICE as a system and organization, taking out the latter part of Section 1 ignores what it is the twin cities is asking to have happen, and adding "substantiated" creates space and a gap for ICE to continue to engage in that conduct.

CM Gardner stated that ICE is a system and there are examples in that system of overreach and lawlessness, but that's not what the statement says because ICE as an institution did not kill Renee Good. He added that whether they like it or not, ICE currently operates in the communities and there has been a completely failed immigration system of the past years, so calling for ICE to leave the community is not something that is within the power of a city council. However, he felt it was appropriate to say they stand in solidarity with the twin cities. He expressed that

"substantiated" needs to be added, as they do not know that everything they have heard is all true or not true.

CM Bergan pointed out that the definition for extrajudicially says without legal authority, which has not been completely determined yet.

Moved by: Alison Coombs

Second by: Gianina Horton

Does Council wish to support the approval of the Federal Immigration Enforcement Activities resolution?

Voting Aye: (6): Alison Coombs, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

Voting Nay: (4): Françoise Bergan, Curtis Gardner, Stephanie Hancock, and Angela Lawson

11.b Finalizing of Ordinances

Ordinances approved unanimously at first reading.

11.b.1 2025 Fall Supplemental

2025-106 AN ORDINANCE OF THE CITY OF AURORA, COLORADO APPROPRIATING SUMS OF MONEY IN ADDITION TO THOSE APPROPRIATED IN ORDINANCE NOS. 2024-72, AND 2025-43 FOR THE 2025 FISCAL YEAR

Tyler Phillips, Budget Program Manager, Finance / Hanosky Hernandez, Senior Assistant City Attorney

12. PUBLIC HEARINGS

Public hearings with or without related ordinances.

12.a Bubble Bath Car Wash at Station 60 – Conditional Use

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A CONDITIONAL USE AND SITE PLAN APPLICATION FOR A MOTOR VEHICLE WASH WITHIN THE MU-C ZONE DISTRICT

Stephen Gurbud, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

CM Wiles recused herself from this topic, as she met with the people previously.

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

Council heard public testimony on the agenda related item.

CM Bergan asked staff if there was public notice and who it was given to.

Staff answered that public notice for this hearing and the Planning Commission hearing was provided to all abutting property owners and registered neighborhood organizations within a mile of the site location. He said the public notice sign was also posted on the site itself.

CM Bergan asked for a response to the comment that water usage was above their threshold.

Marshall responded that their carwash standards have become more stringent over the last few years and what is proposed is compliant with that.

CM Bergan inquired if there was anything not in compliance with the UDO.

Staff stated not from their perspective.

CM Bergan pointed out that on one of the charts it has total signs permitted or required as 5 and proposed 2. She inquired if it was a requirement that they have to have 5. She also asked if they exceeded the requirement for parking.

Staff answered that is a maximum not a minimum for the 5 signs, and there is no cap on parking.

CM Bergan asked for an explanation on the pay station change and if there was a requirement of a retaining wall or fence.

Staff explained their understanding was the place mentioned was applicable to a service station where they provide some sort of good, but this is something that moves more quickly than a service restaurant or drive-through type situation. In regard to the retaining wall or fence, the is no requirement and the landscaping satisfies requirements written within code.

CM Gardner asked for clarification that they require bike racks at a drive-through carwash.

Staff responded that they require bike racks for all commercial development within the City of Aurora.

CM Gardner asked if Gleam was the closest carwash to this one or if there were others that are closer. He also inquired if the assertion that the carwash does not comply with code was incorrect.

Staff answered there are other closer carwashes, but Gleam may be the closest automated one. He added that the carwash complies with the code.

CM Hancock asked for clarification of the comment that the blowers are facing the community.

P. Schulte said it states that the blowers and mechanical equipment will be well screened and vacuum motors enclosed to reduce noise, and staff found that to comply with the code.

The applicant added that the end of the tunnel is 200 feet away from the nearest residence.

Mayor Coffman asked staff to address the issue of saturation.

Staff said the only item they have in code limits the amount of automobile-oriented uses within a 500-foot distance of an intersection that already has two corners occupied with automobile-oriented uses, and that requirement would not apply to this site because of the distance.

MPT Coombs voiced that it sounds like it was stated that a type of walking path or sidewalk connection would happen but did not actually happen. She asked if that was correct.

Staff expressed that the trail connection is to be completed after the completion of Planning Area 1, and they have had conversations with Parks, Recreation & Open Space said they are currently working with Station 60 to finalize that design and expect construction to be completed by this summer.

MPT Coombs talked about the narrowness of the road with parking being on both sides and concerns about pedestrian safety. She asked if that would be assessed in the traffic and safety assessments.

Staff answered that a traffic impact letter was submitted and approved by Aurora's Traffic Department and was compliant with the Traffic Impact Study that was done with the Master Plan.

CM Bergan asked the person that commented about the code not being met which section they were talking about.

P. Schulte explained that Council will be looking at the legal standard in Section 146-5.4.3. a.3, with a set of seven criteria, so CM was asking what part of the seven criteria in that section they are saying is not met.

Male responded that the Development Act Application starts with size, scale, height, and density, and the height is out of code since there is a 38-foot max and they have a 40-foot tower design.

Staff asserted that the portion showing the 38-foot height limit was applicable specifically to properties within 75 feet of an R1 or R2 zone area.

The applicant gave brief closing remarks.

Mayor Coffman closed the public hearing.

CM Bergan understood the argument that they have too many carwashes, but they are currently allowed to have that per zoning.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

CM Gardner was sympathetic to Gleam and understood the concerns, but they are faced with decisions everyday where businesses want to come into their community and potentially represent competition to another business, but that is not a reason to deny an application. He added that the application complies with their UDO, regulations, Master Plan, and is consistent with their Comprehensive Plan. He said they could maybe have a discussion in the future on the number of carwashes or the distance between them.

CM Horton voiced there was an assertion made by a public member that all other carwashes are in code and in compliance with how the community has shared that versus what was told by staff. She asked what other carwash exists in Aurora that is similar to what is being proposed.

P. Schulte explained that since they do not have any limitations about the specific use, the use does not matter in this particular application. He said it does meet the standard in their UDO.

MPT Coombs commented that Council is the body that makes the final decision when there is a question or conflict. She said they trust staff and Planning and Zoning to do their best to interpret the code appropriately, but they have these set of criteria to evaluate. She stated that criteria 7 is intended to give them ability to be responsive to their constituents and think about unintended consequences or unanticipated issues and is the area they have some flexibility as a Council to make decisions. She noted that people have expressed concerns about blight, so they might not have an application that is mitigating the adverse conditions as best it can. She added that competition is not an adverse impact to the area, but loss of beneficial businesses in the area is a loss to that area, the community, and quality, so they have flexibility to consider that issue.

CM Bergan asked why they have code if they can be very creative and go against it. She shared that she also did not understand the blight argument.

Mayor Coffman asked staff if the entrance of a new competitor causes such saturation in the market that it causes similar businesses to fail and creates blight, would it meet that criteria.

P. Schulte answered no, because economic conditions and maximization of profit are not considered part of blight under the UDO.

Moved by: Curtis Gardner

Second by: Françoise Bergan

Does the City Council wish to approve a conditional use application for a motor vehicle wash use within the MU-C zone district?

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Voting Aye: (6): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Angela Lawson, and Robert Andrews

Voting Nay: (4): Alison Coombs, Ruben Medina, Gianina Horton, and Alli Jackson

12.b Bubble Bath Car Wash at Station 60 – Site Plan

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A CONDITIONAL USE AND SITE PLAN APPLICATION FOR A MOTOR VEHICLE WASH WITHIN THE MU-C ZONE DISTRICT

Stephen Gurbud, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Council heard public testimony on the agenda related item.

CM Bergan asked for an explanation on the issue with the tunnel orientation.

Staff did not know if there was necessarily an outright issue with the tunnel orientation, but in regard to code, based on the shape, it was almost impossible to rotate the tunnel and still have the ability to access the wash. He added they do not have any type of regulation in their code that would prohibit it from being oriented this way.

CM Horton asked for staff to speak to any other gas station in Aurora that has a similar site plan to what is proposed, as community members have stated that all the other gas stations in Aurora follow a certain interpretation of the code and this does not.

Staff responded their job is to apply the regulations as written consistently and predictably to all applicants and that is what they did in this case.

MPT Coombs asked if they were required to approve a conditional use application on a parcel that does not fit the use in relation to the blowers.

Staff answered that with carwashes, typically the motor of all the vacuums is in one or two locations, and they want it to be fully enclosed to enclose the sound of the motor. His understanding was there is residential north of the site, so they had the facility put south of the site, which they reviewed as being reasonable.

MPT Coombs inquired, from a site plan standpoint, they are not required to say yes to this site plan with that issue being present.

Staff responded that in regards to the site plan, they were following code and do not have a code that discusses how you approach that, and when looking at the conditional use component of things, they try to guide it as best they can, and having it fully enclosed and on the south portion of the property furthers away from residential is how they approached the conditional use component of this project.

CM Bergan inquired if they have a decimal reading on the blower noise.

Applicant answered that at 200 feet, the dryers have a measurable dB reading of less than 65, which is the equivalent to an air conditioning unit, and the vacuums at 75 feet are less than 52 dB to the property line.

The applicant gave brief closing remarks.

Mayor Coffman asked if they were uncomfortable with the site plan because of compatibility, is that a legal basis to oppose.

P. Schulte answered if they agree with what planning staff stated and do not think it meets a particular criteria, they can vote no, and if the site plan fails, QuikTrip can go back to the Planning Commission with a new site plan to fix issues that were brought forward.

CM Coombs pointed out that in regard to Criteria 2, existing infrastructure and public improvements, they heard from the community that public improvements in the area were not adequate, and significant problems have been created and not mitigated.

CM Bergan believed they were in compliance with height, scale, and building façade and materials.

Mayor Coffman closed the public hearing.

Moved by: Curtis Gardner

Second by: Françoise Bergan

Does the City Council wish support the approval of a site plan application for a motor vehicle wash with the condition that the remaining technical corrections be made prior to recordation of the site plan and issuance of any permits?

Voting Aye: (3): Françoise Bergan, Curtis Gardner, and Angela Lawson

Voting Nay: (7): Mayor Coffman, Alison Coombs, Stephanie Hancock, Ruben Medina, Robert Andrews, Gianina Horton, and Alli Jackson

13. INTRODUCTION OF ORDINANCES

14. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

15. ANNEXATIONS

16. RECONSIDERATIONS AND CALL UPS

17. GENERAL BUSINESS

17.a Determination of Candidates to be Interviewed for the Planning and Zoning Commission Vacancy

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

CM Horton asked if these three were the top three that were voted for in all of city council.

K. Rodriguez answered that the top three candidates were voted for by the council members that submitted their forms.

Moved by: Françoise Bergan

Second by: Stephanie Hancock

Who does Council wish to interview for the vacancy on the Planning and Zoning Commission?

Candidates:

Stephen Elkins

Robin Becker

Allison Spink

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Gianina Horton, and Alli Jackson

Voting Nay: (1): Robert Andrews

18. REPORTS

18.a Mayor

18.b Council

MPT Coombs reported that she visited the Navigation Campus and heard concerns on New Years Day and joined Mayor Coffman and other council members at the DBA Town Hall Meeting. She announced that the At Large Town Hall Meeting will be February 4th, at the Aurora Center for Active Adults, at 6 p.m., with topics on surveillance and AI. She noted that it is her oldest child's 4th birthday.

CM Jackson shared she was assigned the head of the Housing Neighborhood Service and Redevelopment Committee, and with things that came out tonight around the Navigation Center, she took that very serious and would follow up on that. She pointed out that there will be a new committee looking into the decorum in city council. She also mentioned the At Large Council Meeting on February 4th.

CM Horton attended the ribbon cutting ceremony at the Potomac Pavilion hosted by Aurora Mental Health and Recovery, was invited to a meet and greet with community members with the Grassroots Leadership Coalition, invited to learn more about what is happening on the ground with ICE enforcement across the metro area and Colorado, and met with a number of Ward 1 residents and businesses that reached

out. She encouraged opportunities to learn as much as she can. She met with the Original Neighbors Association and talked extensively around the Downtown Development Authority. She announced that she and CM Wiles would be hosting two community forums around independent civilian oversight of law enforcement, the first being on January 13th, at 6 p.m., at the Aurora Center for Active Adults. She also stated that her Ward 1 Town Hall would be on January 22nd, at Moorhead Recreation Center, where they will cover the Downtown Development Authority and the drone along the Colfax Corridor.

CM Wiles expressed that people can look at her social media to see all she has been doing. She thanked everyone who came out to speak tonight and staff for helping, educating, and supporting them.

CM Medina voiced that his town hall would be tomorrow, from 6:30-8 p.m., at the Central Library, where PROS will attend. He gave his two candidates for the CAB, Megan Siffring and Debra Johnson.

CM Hancock shared that she had her first town hall of the year last Thursday, at Noonans, where CM Andrews also attended. She stated that Aurora Water gave a good presentation on water and conservation, as well as PD and Fire. She said love they neighbor is often misused to excuse bad behavior, and loving thy neighbor does not mean accepting harmful behavior without challenge, allowing abuse, exploitation or lawlessness, removing accountability or consequences, sacrificing the safety of others in the name of compassion. She noted that in scripture love is consistently paired with justice, meaning if your brother sins, rebuke him in love, and Jesus himself correcting wrongdoing, confronted hypocrisy, and upheld moral and social boundaries.

CM Lawson stated that her next hall is on February 10th, at Mission Viejo, at 6:30 p.m., one at Heather Gardens on February 21st, from 10 to 11:30.

CM Bergan appointed Dave Rich to CABC.

CM Andrews and CM Gardner did not have a report.

19. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

Council heard public testimony on non-agenda-related items.

20. ADJOURNMENT

Mayor Coffman adjourned the regular meeting of City Council

_____

MIKE COFFMAN, MAYOR

ATTEST:

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

_____

KADEE RODRIGUEZ, CITY CLERK

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint One (1) Member and Reappoint Two (2) Members to the Commission for Older Adults
Item Initiator: Cecilia Zapata, Deputy City Clerk
Staff Source/Legal Source: Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

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.)*

- 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)

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

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.)*

The Commission for Older Adults advises the City Council and the director of Parks, Recreation and Open Space Department on such matters as shall pertain to the lives, standard of living and condition of improving the quality of life for older adults living in Aurora.

The Commission for Older Adults is made up of nine (9) members who are residents of Aurora and registered electors. Members serve a 3-year term and may serve up to two (2) terms. All eligible applications received within the last year are forwarded to the Commission to be considered for interviews.

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

The Commission for Older Adults currently has three (3) vacancies and three (3) upcoming vacancies. The Commission received four (4) applications and an interview was conducted on November 10, 2025.

Among the applicants were:
Tamara Crandall
Karen Jorgensen
Caroline Kim
James Vennen

Upon conducting an interview, the Commission for Older Adults respectfully recommends the appointment and reappointments of the following candidates:

Tamara Crandall – 1st term beginning 2/1/2025 and ending on 1/31/2028
Caroline Kim – 2nd term beginning on 2/1/2026 and ending on 1/31/2029
Karen Jorgensen – 2nd term beginning on 2/1/2026 and ending on 1/31/2029

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

Does Council wish to appoint Tamara Crandall and to reappoint Karen Jorgensen and Caroline Kim to the Commission for Older Adults?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1) The Aurora Commission for Older Adults shall consist of no less than seven and no more than nine members. All Commissioners shall be registered electors of the City. The Commission shall consist of adult citizens, the majority of whom shall be 55 years of age or older and concerned with the needs of older adults with considerations given to their contribution and interest in older adults. No Commissioner may serve more than two consecutive three-year terms. (City. Code § 2-812(e)) City employees holding the offices of the City Manager, Director of Community Development and Director of Parks, Recreation and Open Space or their designees shall be ex officio nonvoting members of the Commission. (City Code § 2-812) (Wood)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: Jeannie Davis, Chair

Through: Brian Green, Director, Parks, Recreation and Open Space Department & Marcus Bond, City Clerk Analyst

Date: December 1, 2025

Subject: Consideration to Appoint and Reappoint Member(s) to the Aurora Commission for Older Adults

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Number of Vacancies: 3

Interview Information

Date of Interviews: November 10, 2025

Applicant Names: Tamara Crandall, James Vennen, Karen Jorgensen, Caroline Kim

Applicants Interviewed: Tamara Crandall

Summary of suggested appointment(s):

Ms Crandall currently lives in Ward 2 and has been an Aurora Resident for 7 years with a background in Retirement Counseling. Mr. Vennen did not respond to requests for an interview.

Recommendation

The Aurora Commission for Older Adults strongly supports the appointment and reappointment of Tamara Crandall, Karen Jorgensen and Caroline Kim as a member(s) on the Aurora Commission for Older Adults.

Commission For Older Adults

Applicant Package - Ward II

Commission For Older Adults - Ward II

Term 01 Feb 2024 - 31 Jan 2027
Positions Available 2

Number of applicants in this package 1

- Crandall, Tamara

Received: 09/26/2025
Ward II Resident & Registered Voter
Arapahoe County
Vetted: 09/29/2025
Marcus Bond

Name: Crandall, Tamara

Address: [redacted]

Email: [redacted]

Board Name: Commission for Older Adults

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
N/A

How long have you lived in Aurora?:
7 years

Are you registered to vote?:

Yes

Years of Education Completed:
16

Degree(s) Received:
B.A. DISTRIBUTED STUDIES

College(s) Attended:
Lindfield University University of Colorado

Employer Name:
Retired/colorado PERA

Employer Address:
1300 Pennsylvania street Denver,CO 80217

Current Position:
Benefits counselor

Years with Current Employer:
11

Work Experience:
As a Retirement Benefits counselor , my position contributes to the day-to-day account operation of PERA's retirement programs. Responsibilities include verifying, calculating, and auditing member account information for processing benefits according to legal and regulatory compliance standards. My position is also responsible for communicating information regarding the PERA defined benefit retirement plan, PERA's healthcare plans, and other PERA information to members in individual counseling sessions. Customer facing and excellent service to members.

Certification(s):
Certified retirement counselor

How are you involved in your community?:
I am on my metropolitan board elected as a board director. cross creek metro district #2

List your interests and activities.:
Walking, swimming, paper crafts.

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
Cross Creek metropolitan district #2, board director

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I think my background is uniquely suited for an appointment to this commission, it is my desire to be active in my community and understand needs of adults in Aurora. I think I'm a great listener and unafraid to help others understand complex issues.

How much time do you anticipate being able to spend on this appointment each month?:
10 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Brittney Spaulding [redacted]

Reference 2: Full Name, Phone Number and Address:
Lexie Baldwin[redacted]

Reference 3: Full Name, Phone Number and Address:
Lindsay Roybal[redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Tamara A. Crandall

Time of Submission: 09/26/25 5:07:04 PM

Attachments

- Resume TAC 2020.pdf

TAMARA A CRANDALL

[redacted]

[redacted]

Profile

Well- rounded background in Retirement Counseling(CRC), Human Resources, Training, Benefits, Operations and Customer care service affairs.

Excellent experience in Small Business Financials and Great Plains by Microsoft, Office Suite software by Microsoft and Adobe software. PeopleSoft human resources management system. AS 400 Unix system software.

Skilled in Customer Service, Office Administration, Personnel Management, Payroll and Account Administration.

Experience

Benefits Counselor, Colorado PERA — 2014-present

As a Retirement Benefits counselor , my position contributes to the day-to-day account operation of PERA's retirement programs.

Responsibilities include verifying, calculating, and auditing member account information for processing benefits according to legal and regulatory compliance standards. My position is also responsible for communicating information regarding the PERA defined benefit retirement plan, PERA's healthcare plans, and other PERA information to members in individual counseling sessions. Customer facing and excellent service to members.

General Professional II, University of Colorado, Denver — 2007-2014

Helping to educate our customers on benefits available to them through their employment with the University of Colorado. Website co-ordination and consultation. Provides service, support and counseling to University faculty, staff and retirees. By supporting payroll and benefit plan implementation, related ongoing assistance and employee service. Customer service by phone and in person. Answers multiple areas of benefit and plan related questions ie medical, dental, life insurance disability benefits, and COBRA.

Conducting seminars and educational sessions. Open enrollment and ongoing new employee benefits orientation. Skilled presenter in benefits areas. Health fair and planning for retirement weeks.

Co- ordinating and assisting with web applications for work unit goals.
Technical advising on human resource systems operation to users. People soft data entry and inquiry skills. Supplying specialized knowledge in all areas of benefits but especially in retirements. Defined benefit plans and defined contribution plans. Knowledge of voluntary plan types including 401k, 403b, and 457

Office Manager, Star Graphic Supplies — 2006–2008

Right Hand girl, all aspects of managing a small business in a niche area.

Sales inside and systems management. Large inventory system and accounting in Great Plains and Microsoft small business package Initiated new software package implementation and roll over to Small Business Financials. Assisted in training other employees to use this new system. Prior accounting software competency in Great Plains also by Microsoft.

Achieved daily sales goals, input sales and tracking of all documents, (annually 1 million) sales, receivables and payables in a spread sheet and P& L sheets Performance. Managed 5 employees, schedules and work flow tracking. Efficiency and effectiveness in handling consumer calls on a daily basis. Prepared monthly tax reports and business reports.

Self directed. Fast learner. Experience in Microsoft Professional Office including Word and Excel. Ability to act right away on assigned duties. Organizational aptitude with the ability to jump from task to task and back, personable, can handle typical stress from deadlines etc.

Employee Relation Specialist, Department of Interior,USGS — 1989-2000

I was responsible for multiple employee benefits programs. Specifically counseled employees on pre- retirement issues, including all benefits options of health insurance, life insurance, TSP plans, Social Security, and Federal taxation of annuity. Provided detailed information to employees, supervisors and co- workers on inquiries dealing with all benefit areas, TSP, OWCP, Social Security, CSRS, FERS, CSRS offset retirements, Health benefits programs, Life insurance programs, automated personnel action system (FPPS), and Employee Express. Awards, Performance appraisals, Leave share programs, training and presentations for administrative staff.

Provided detailed reports to the personnel office on OWCP claims and cases. I reported changes in other areas, such as the number of personnel actions processed in a given time frame. I interpreted and applied many complex rules and regulations to the varying processes that I was tasked with, these include OWCP, TSP, CSRS/FERS, FEHB, and FEGLI, using the many Handbooks, Survey manual, OPM regulations, and other resources available to me in paper and online form. Assisted employees and managers in determining service credit, deposit and re-deposit information.

Knowledgeable about many automated systems and resource systems available to the personnel office staff. These include FRCalc a federal retirement system calculator Processing actions in automated systems and tracking the results, Issuing employee benefits briefs with assistance from other team members in my section, training and presentations using power point presentation software.

Developed some Access databases for my section, and considered very knowledgeable about computer software and hardware.

Education

University of Colorado — B.A. Distributed Studies,1985

Skills

French language, Apple operating systems, Microsoft office applications, Unix, Oricale Dbase inquiry,

References

Available on request

Commission For Older Adults

Applicant Package - Ward IV

Commission For Older Adults - Ward IV

Term 01 Feb 2024 - 31 Jan 2027
Positions Available 2

Number of applicants in this package 1

- Jorgensen, Karen

Received: 9/8/2025
Ward IV Resident & Registered Voter
Arapahoe County
Vetted: 9/8/2025
Marcus Bond

Name: Jorgensen, Karen

Address: [redacted]

Email: [redacted]

Board Name: Commission for Older Adults

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
31 years

Are you registered to vote?:

Yes

Years of Education Completed:
BS, CSU

Degree(s) Received:
BS, Communications Disorders

College(s) Attended:
CSU

Employer Name:
Sanctuary Wealth Advisors

Employer Address:
1901 Wazee Street, Unit 607; Denver, CO 80202

Current Position:
Office Manager

Years with Current Employer:
14 years

Work Experience:
40+ years in the financial advisory field

Certification(s):
Series 7, 8, 63 and 65

How are you involved in your community?:
Commission Member, ACFOA and AIPP

List your interests and activities.:
quilting, crafts, walking, reading

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
AFCOA, Vice chair. AIPP Vice chair

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
I've very much enjoyed being a part of this commission

How much time do you anticipate being able to spend on this appointment each month?:
10 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Mara Hellert [redacted]

Reference 2: Full Name, Phone Number and Address:
Linda Dissette [redacted]

Reference 3: Full Name, Phone Number and Address:
Debbie Brasset [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Karen Jorgensen

Time of Submission: 09/08/25 12:15:25 PM

Commission For Older Adults

Applicant Package - Ward IV

Commission For Older Adults - Ward IV

Term 01 Feb 2024 - 31 Jan 2027
Positions Available 2

Number of applicants in this package 1

- Vennen, James

Received: 9/5/2025
Ward IV Resident & Registered Voter
Arapahoe County
Vetted: 9/8/2025
Marcus Bond

Name: Vennen, James

Address: [redacted]

Email: [redacted]

Board Name: Commission for Older Adults

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
34 years

Are you registered to vote?:

Yes

Years of Education Completed:
16

Degree(s) Received:
BA

College(s) Attended:
University of Maryland

Employer Name:
ArchWell Health

Employer Address:
797 Peoria St Ste E Aurora, CO 80011

Current Position:
Member Consultant

Years with Current Employer:
1

Work Experience:
Retired Air Force Medical Officer Recruiter, Business Owner, 30 years as an Insurance Broker and now working with ArchWell Health Clinics for age 60+ Seniors

Certification(s):
Certified Franchise Broker, Insurance Broker.

How are you involved in your community?:
Member of the Disabled American Veterans (DAV), American Legion Post 1, Tower Community Fellowship Church.

List your interests and activities.:
Family, Photography and Church

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
na

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
My desire to have a purpose every day to make a positive difference in the lives of people that I come in contact daily.

How much time do you anticipate being able to spend on this appointment each month?:
as required

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
na

Reference 1: Full Name, Phone Number and Address:
Ed Belzer, [redacted]

Reference 2: Full Name, Phone Number and Address:
John Reid [redacted]

Reference 3: Full Name, Phone Number and Address:
Don Jelniker [redacted]

How did you hear about us?:

News Aurora (water bill newsletter)

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
James Vennen

Time of Submission: 09/05/25 11:23:54 AM

Attachments

- AWHEGW Events.pdf

[redacted]

Edit Share

June Events

[redacted]

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3 New Member Orientation 11 a.m. to 12 p.m.	4	5 Nutrition Education Renal 11 a.m. to 12 p.m.	6 Eid al-Adha
8	9	10	11 Cookie Decorating 1 p.m. to 2 p.m.	12	13 Paint and Coffee 11 a.m to 12 p.m.
15 HAPPY FATHER'S DAY	16	17 Nutrition Education Diabetes 1 p.m. to 2 p.m.	18	19 JUNETEENTH Center Closed	20
22	23	24	25 New Member Orientation 11 a.m. to 12 p.m.	26	27 Puzzles 1 p.m. to 2 p.m.
29	30				

[redacted]

Commission For Older Adults

Applicant Package - Ward VI

Commission For Older Adults - Ward VI

Term 01 Feb 2024 - 31 Jan 2027
Positions Available 2

Number of applicants in this package 1

- KIM, CAROLINE

Received: 10/14/2025
Ward VI Resident and Registered Voter
Arapahoe County
Vetted: 10/14/2025
Marcus Bond

Name: KIM, CAROLINE

Address: [redacted]

Email: [redacted]

Board Name: Commission for Older Adults

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
27

Are you registered to vote?:

Yes

Years of Education Completed:
16+

Degree(s) Received:
1 semester shy of BA

College(s) Attended:
University of Illinois Chicago

Employer Name:
self

Employer Address:
3000 S. Jamaica Ct. Suite 225 Aurora 80014

Current Position:
property manager

Years with Current Employer:
8

Work Experience:
various businesses

Certification(s):
notary public

How are you involved in your community?:
I try to attend ward meetings. I listen to most of the committee meeting and city council meetings

List your interests and activities.:
playing golf, participating in performances

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:

currently serve on Career Service Commission and Golf Advisory Board

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
Would like to continue the work that we are in the midst of.

How much time do you anticipate being able to spend on this appointment each month?:
4-8 hrs/wk

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
no conflicts of interest

Reference 1: Full Name, Phone Number and Address:
Roger Gnagy [redacted]

Reference 2: Full Name, Phone Number and Address:
Juanita Audre [redacted]

Reference 3: Full Name, Phone Number and Address:
Susie Hayes [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
caroline kim

Time of Submission: 10/14/25 10:37:42 AM

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint One (1) Member to the Historic Preservation Commission
Item Initiator: Cecilia Zapata, Deputy City Clerk
Staff Source/Legal Source: Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

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.)*

- 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)

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

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.)*

The purpose of the Historic Preservation Commission is to review and make recommendations to City Council regarding potential landmark status for historical sites, districts and other properties for the educational, cultural and economic benefit of Aurora citizens.

The Historic Preservation Commission consists of eleven (11) members appointed by the Aurora City Council. The term length is three (3) years and members may serve up to three (3) terms. All eligible applications received within the last year are forwarded to the Commission to be considered for interviews.

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

The Historic Preservation Commission currently has three (3) vacancies consisting of three (3) professional roles and one (1) upcoming citizen role. The Commission received two (2) applications and interviews were conducted on December 5, 2025.

Among the applicants were:
Leon Duran
Sheliah Andrews

Upon conducting interviews, the Historic Preservation Commission respectfully recommends the appointment of the following candidate:

Leon Duran – Partial term beginning 8/1/2023 and ending on 07/31/2026 (citizen role)

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

Does Council wish to appoint Leon Duran to the Historic Preservation Commission (citizen role)?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1) The historic preservation commission has eleven voting members consisting of five "professional" members, as defined in City Code § 78-27, and six qualified citizens. The eleven voting members shall be registered electors of the City, to be appointed pursuant to City Charter, art. IX, sec. 9-1. The five professional voting members shall meet the following qualifications: (1) An interest, competence, or knowledge of historic preservation; and (2) Professional experience in the disciplines of history, architecture, historic architecture, architectural history and archaeology, as described in section 78-27. (City. Code § 78-26) The term length for each member is three years and members may serve up to three consecutive terms. (City Code § 2-772 and Resolution R2025-78) (TJoyce)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: Todd McMahon, Chair

Through: Ginger White Brunetti, Library & Cultural Services and Marcus Bond, City Clerk Analyst

Date: December 8, 2025

Subject: Consideration to Appoint Member(s) to the Historic Preservation Commission

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Number of Vacancies: 3 and 1 upcoming vacancy

Interview Information

Date of Interviews: December 5, 2025

Applicant Names: Sheliah Andrews, Leon Duran

Applicants Interviewed: Sheliah Andrews, Leon Duran

Summary of suggested appointment(s):

The HPC Chair and Vice Chair, along with the Historic Preservation Specialist interviewed Sheliah Andrews and Leon Duran for the one (1) upcoming citizen opening on the Historic Preervation Commission. While both applicants were pleasant, Mr Duran rose to the top of the list. We were impressed with Mr. Duran's enthusiasm about serving his community upon retirement and he seems very interested in being a member of the HPC, having looked at the website and our minutes ahead of the interview. References checked were glowing about his knowledge, skills, and interest in history. We feel he will be an active and useful member of the HPC if appointed by City Council.

Recommendation

The Historic Preservation Commission strongly supports the appointment of Leon Duran as a member(s) on the Historic Preservation Commission.

Historic Preservation Commission

Applicant Package - Ward II

Historic Preservation Commission - Ward II

Term 01 Aug 2023 - 31 Jul 2026
Positions Available 3

Number of applicants in this package 1

- Duran, Leon

Received: 11/6/2025
Ward II Resident and Registered Voter
Adams County
Vetted: 11/6/2025
Marcus Bond

Name: Duran, Leon

Address: [redacted]

Email: [redacted]

Board Name: Historic Preservation Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
N/A

How long have you lived in Aurora?:
25 years

Are you registered to vote?:

Yes

Years of Education Completed:
14

Degree(s) Received:
AA - Business Administration

College(s) Attended:
Santa Fe Community College - Santa Fe, NM

Employer Name:
Retired

Employer Address:
N/A

Current Position:
Retired

Years with Current Employer:
N/A

Work Experience:
I have over 20 years experience as an Executive and Administrative Assistant to various officials including two state governors, nonprofit executives and the Humans Resources Director and Board for the City and County of Denver. I am very familiar with office management, correspondence, phones, customer service, confidentiality, MS Office products, databases, travel planning, event & meeting planning and maintaining executive calendars and email. I have been a Library Assistant with the Denver Green Valley Ranch Public Library. I have also been the Office Manager/Executive Assistant at Book Trust, a literacy nonprofit and have also been an Executive Assistant for two other education based nonprofits; the Education Commission of the States and the Public Education Business Coalition.

Certification(s):
N/A

How are you involved in your community?:
I volunteer with many Denver metro area organizations.

List your interests and activities.:
History, film, books, travel, volunteering

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
N/A

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I have recently retired and I would like to stay connected with public service and my interests.

How much time do you anticipate being able to spend on this appointment each month?:
5-10 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Roxanna Johnson [redacted]

Reference 2: Full Name, Phone Number and Address:
Annie Kemmerling [redacted]

Reference 3: Full Name, Phone Number and Address:
Nikki Van Thiel [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Leon Duran

Time of Submission: 11/06/25 11:08:34 AM

Attachments

- Leon Duran.pdf

Leon Duran



Authorized to work in the US for any employer

Work Experience

Remote Project Manager

VintageView-Denver, CO

2022 to 2023

Submit wine cellar design requests through Salesforce; Call customers to get information on new and existing wine projects; Coordinate returns and exchanges in tandem with the operations team; Handle incoming website chats; Help quote new wine projects; Forward emails and phone calls to the sales team; Answer inbound calls; Perform Web Audits of top accounts; Help manage E-tailer customer portals

Library Assistant & New Americans Activity Leader

Denver Public Library-Denver, CO

2018 to 2022

Create positive experiences for library customers by checking out and returning books and other library materials, registering customers for library cards, placing holds and ordering books and other library materials from other agencies, correcting database holdings. Storing, transporting and retrieving library materials according to the library's classification system. Spot check books and materials for needed repair and identify worn or damaged items for withdrawal/replacement decisions. Assist in a variety of assigned special projects and services. Collaborating with Denver's multicultural community to create equitable opportunities for learning, discovery, and connection by assisting people from all over the world to connect with resources and meet new people. Assisted library customers with English conversation, studying for the citizenship exam, helping with technology, and searching for jobs.

Executive Assistant to the President & CEO

National Domestic Violence Hotline-Denver, CO

2017 to 2018

Executive assistance to the President & CEO and Board of Directors, calendar and scheduling, manage travel arrangements and reimbursements, create presentation materials, coordinate meetings, prepare correspondence to members of the Board of Directors, maintain lists of committee members, schedule and coordinate Board, Advisory and committee meetings, maintain Board & committee minutes and information.

Office Manager/Executive Assistant to the President & CEO

Book Trust-Denver, CO

2016 to 2017

Executive support to the President & CEO; Calendar management, Donor Perfect entry and report generation, meeting and event planning, Liaison to the Board, manage PTO and expense reporting, make travel arrangements, project management, special research, receive and distribute mail, manage and coordinate all IT needs and office equipment, manage and order all office supplies, make book deliveries to participating teachers and schools.

Executive Assistant to the Executive Director

Boettcher Foundation Teacher Residency-Denver, CO

2013 to 2016

Scheduling and coordination of agendas and minutes for meetings and special events; maintain Executive Director's calendar, making travel arrangements and assisting with budget, accounts payable, accounts receivable and expense tracking and reporting; answer and screen incoming telephone calls and emails; respond to routine inquiries; customer service; assist Executive Director with planning and coordination of program projects; data collection, entry, maintenance and generating Salesforce reports as requested.

Executive Assistant to the Human Resources Executive Director

City & County of Denver-Denver, CO

2008 to 2013

Executive support to the Denver Office of Human Resources Executive Staff including meeting planning, minute taking, development of presentations, executive support to Human Resources Board, staffing of several City committees, managing of director's calendar & email, Support to Recruiting Division in the testing process of applicants and NeoGov database management.

Disaster Response Coordinator & Casework Supervisor

American Red Cross-Denver, CO

2004 to 2008

Supervision of the Client Services section which includes Armed Forces Casework, International Casework, Mental Health, Health Services and Individual Client Casework. Dispatching of Disaster Action Teams to disaster scenes. Maintaining Raiser's Edge database. Recruitment, training and supervision of volunteers. Teaching disaster related courses. Event planning.

Guest Relations Supervisor

Kroenke Sports Enterprises-Denver, CO

2002 to 2008

Assistance to guests of the Pepsi Center including greeting guests, assistance locating seats, passing out flyers and promotional items, directional guidance, handling ticket issues, monitoring escalators and elevators and wheelchair assistance to disabled guests. Assigning of event duties and supervision of staff.

Senior Administrative Associate to the Vice President

Education Commission of the States-Denver, CO

2000 to 2004

Liaison to state legislators and commissioners on ECS membership and policy issues. Maintaining a database on political officials and political intelligence. Political analysis on educational issues. Administrative support to State Services Department, including travel arrangements and meeting planning.

Constituent Services Coordinator

Office of New Mexico Governor Gary Johnson-Santa Fe, NM

1996 to 2000

Handling of issues & complaints brought to the Governor's Office via fax, letter, email and phone calls. Scheduling and staffing of governor's constituent appointments. Proofreading of office correspondence. Legislative and media relations. Drafting of correspondence for governor's signature. Supervision of Constituent Services staff and interns.

Education

Business Administration (Associate's degree)

High school diploma or GED

Business Administration (Associate of Arts)

Santa Fe Community College-Santa Fe, NM

Historic Preservation Commission

Applicant Package - Ward II

Historic Preservation Commission - Ward II

Term 01 Aug 2025 - 31 Jul 2028
Positions Available 3

Number of applicants in this package 1

- Andrews, Sheliah

Received: 11/6/2025
Ward II Resident & Registered Voter
Arapahoe County
Vetted: 11/12/2025
Marcus Bond

Name: Andrews, Sheliah

Address: [redacted]

Email: [redacted]

Board Name: Historic Preservation Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
41 years

Are you registered to vote?:

Yes

Years of Education Completed:
19 years

Degree(s) Received:
B.A. Speech Education

College(s) Attended:
University of Denver

Employer Name:
Retired.

Employer Address:
N/A

Current Position:
N/A

Years with Current Employer:
N/A

Work Experience:
U.S. Congress Legislative Assistant- Senator William L. Armstrong Freelance Fragrance & Cosmetic Retail Sales

Certification(s):
Real Estate Broker

How are you involved in your community?:
Colorado Community Church Colorado Symphony Orchestra

List your interests and activities.:
Classical Music Singer Architectural Land and Ranches Enthusiast

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:

N/A

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I have an interest in Historic Preservation initiatives..

How much time do you anticipate being able to spend on this appointment each month?:
10

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Marpessa Allen [redacted]

Reference 2: Full Name, Phone Number and Address:
Karen Cook [redacted]

Reference 3: Full Name, Phone Number and Address:
Pam Harris [redacted]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Sheliah Andrews

Time of Submission: 11/06/25 8:57:09 PM

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint Three (3) Members to the Parks, Recreation, and Open Space Advisory Board
Item Initiator: Cecilia Zapata, Deputy City Clerk
Staff Source/Legal Source: Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

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.)*

- 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)

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

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.)*

The purpose of the Parks, Recreation, Open Space Advisory Board shall include, but is not limited to:

- Advise the City Council on such matters as shall pertain to the planning, regulation, maintenance, repair, and operation of City-owned and controlled golf courses and the play thereon.

- Serve as advocates for open space within the City; advise the City Council on matters pertaining to open space; recommend criteria for lands appropriate for open space consideration and recommend appropriate properties; build awareness in the community for the open space concept.

- Advise the Council upon such matters as shall pertain to the planning or regulation of City-owned and controlled parks, open space, golf courses, recreational areas, and facilities and recreational programs, both within and without the corporate bounds of the City.

The Parks, Recreation, and Open Space Advisory Board consists of fifteen (15) members appointed by City Council. The term length is three (3) years and members may serve up to three (3) consecutive terms. All eligible applications received within the last year are forwarded to the Board to be considered for interviews.

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

The Parks, Recreation, and Open Space Advisory Board is active beginning January 1, 2026. The recruitment process began in September to fill the vacancies on this new board. Council appointed nine (9) members to the Board on November 17, 2025, leaving six (6) vacancies remaining. The Board received five (5) applications.

Among the applicants were:

Chukwubuike Aghaji
Greg Davis
Sarah Franklin
David Johnson
Martin Tessmer

After conducting interviews, the Parks, Recreation, and Open Space department staff on behalf of the Parks, Recreation, and Open Space Advisory Board recommend the appointment of the following candidates:

Chukwubuike Aghaji: fill partial + full term beginning 1/1/2026 and ending 12/31/2029
Greg Davis: fill partial + full term beginning 1/1/2026 and ending 12/31/2029
Sarah Franklin: fill partial + full term beginning 1/1/2026 and ending 12/31/2029

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

Does council wish to appoint Chukwubuike Aghaji, Greg Davis, and Sarah Franklin to the Parks, Recreation, and Open Space Advisory Board?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter 3-11 and 9-1) The Parks, Recreation, and Open Space Advisory Board shall be composed of no more than 15 members. (City Code 98-3). All appointments shall be for a three-year period. No person may serve more than three consecutive terms. (City Code 2-772, and Resolution R2025-78) All members of the Board shall serve at the pleasure of Council and may be removed at any time, with or without cause. (City Charter 3-11 and 9-1) (Wood)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: Enessa Janes, Deputy Director of Parks, Open Space & Forestry Division
Kris Ryan, Deputy Director of Recreation & Golf Division

Through: Brian Green, Director of Parks, Recreation & Open Space Department BG
Marcus Bond, City Clerk Analyst

Date: December 23, 2025

Subject: New Appointments to the Parks Recreation & Open Space Advisory Board

Board or Commission Name: Parks, Recreation & Open Space Advisory Board

Number of Vacancies: 6

Interview Information

Date of Interview(s): December 10, 11, & 17, 2025

Applicant Name(s): Buki Aghaji, Gregory Davis, Sarah Franklin, David Johnson, Marty Tessmer

Applicants Interviewed: Buki Aghaji, Gregory Davis, Sarah Franklin, David Johnson, Marty Tessmer

Recommendation

Suggested Appointment(s):

Summary:

Sarah Franklin – Ward IV – Sarah Franklin has lived in Aurora since 1999. She is passionate about birding and xeriscaping, as well as expanding nature programming for children. Ms. Franklin currently serves on her HOA Board and conveyed her understanding and ability to collaborate with others in the context of serving on a City Council appointed advisory board. While she very much enjoys volunteering out in the parks/open spaces/trails, Ms. Franklin understands the unique role of serving in an advisory role to City Council and she welcomes this type of service.

Gregory Davis – Ward IV – Mr. Davis is a long time Aurora resident with previous experience working for Laramie, Wyoming Parks and Recreation Department and the National Park Service. During his interview, Mr. Davis expressed his passion for giving back to the community. His motivations for serving on the board include the opportunity to advise City Council on ways to enhance the quality of life for Aurora's growing population by offering improved facilities and programs.

Buki Aghaji – Ward II – Mr. Aghaji is a new Aurora resident (Aurora Highlands). He served in the US Marine Corps for nine years and is currently a Quality Control Manager. Mr. Aghaji expresses his desire to make an impact in his community by raising awareness of Aurora's PROS amenities and promoting participation. An avid soccer player and golfer, he is excited to engage, learn, and help further the PROS mission. His prior volunteer efforts and interests include the Colorado Black Arts Festival, Special Olympics, visual and performing arts, and youth mentorship.

The Deputy Directors of Parks, Recreation and Open Space Department respectfully recommend that Sarah Franklin, Gregory Davis, and Buki Aghaji be appointed to the Parks Recreation & Open Space Advisory Board to complete the one-year partial terms beginning on 1/1/2026 ending on 12/31/2026 and be approved to their first full terms beginning on 1/1/2027 ending on 12/31/2029.

Parks_Recreation_And Open Space Advisory Board

Applicant Package - Ward II

Parks_Recreation_And Open Space Advisory Board - Ward II

Term 01 Jan 2026 - 31 Dec 2028
Positions Available 6

Number of applicants in this package 1

- Aghaji, Chukwubuike aka Buki

Received: 12/15/2025
Ward II Resident and Registered Voter
Adams County
Vetted: 12/15/2025
Marcus Bond

Name: Aghaji, Chukwubuike aka Buki

Address: [redacted]

Email: [redacted]

Board Name: Parks_Recreation_and Open Space Advisory Board

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
2 months

Are you registered to vote?:

Yes

Years of Education Completed:
15

Degree(s) Received:
AA - Business Administration Studies

College(s) Attended:
American Military University, University of Maryland Global Campus

Employer Name:
Barber-Nichols, LLC

Employer Address:
6325 West 55th Ave, Arvada, CO 80002

Current Position:
QC Manager

Years with Current Employer:
8

Work Experience:
Quality Control Manager (Barber- Nichols, LLC) Sr QA Engineer (Barber-Nichols, LLC, Vestas) QA Engineer (GE Aviation) Aircraft Mechanic (US Marine Corps) Training Specialist (US Marine Corps)

Certification(s):
Lean Six Sigma Greenbelt Organizational Leadership (Dale Carnegie)

How are you involved in your community?:
My commitment to community impact is demonstrated through my active membership and support of the Urban Leadership Foundation of Colorado (ULFC) and the African Leadership Group (ALG). Through these organizations, I have contributed significant time and finances to the Colorado Black Arts Festival and the Park Hill Pirates Day of Legends. At work, I lead and participate in community outreach, notably volunteering for the United Plane Pull benefiting the Special Olympics and coordinating various local community clean-up events.

List your interests and activities.:

I enjoy playing and watching sports, particularly soccer. Dedicated to youth mentorship and fostering the next generation of leaders. Actively supports the visual and performance arts, frequently attending shows and exhibitions at the Arvada Arts and Culture Center and the Denver Center for the Performing Arts (DCPA).

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
N/A

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
As a new resident of Aurora, I am eager to contribute my skills and expertise to initiatives that are shaping the future of our community. I am actively seeking opportunities to lend my time and capacity to support local growth. I look forward to fostering strong relationships and partnering with others to ensure Aurora continues to be a thriving, exceptional place for my family and all residents.

How much time do you anticipate being able to spend on this appointment each month?:
I am flexible once priorities are defined, with an anticipated weekly contribution of 4–8 hours.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Dr. Ryan Ross, [redacted]

Reference 2: Full Name, Phone Number and Address:
Helen Bradshaw, [redacted]

Reference 3: Full Name, Phone Number and Address:
Papa Dia, [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Chukwubuike Aghaji

Time of Submission: 12/15/25 1:17:21 PM

Parks_Recreation_And Open Space Advisory Board

Applicant Package - Ward V

Parks_Recreation_And Open Space Advisory Board - Ward V

Term 01 Jan 2026 - 31 Dec 2028
Positions Available 15

Number of applicants in this package 1

- Tessmer, Martin

Received: 10/28/2025
Ward V Resident and Registered Voter
Arapahoe County
Vetted: 10/29/2025
Marcus Bond

Name: Tessmer, Martin

Address: [redacted]

Email: [redacted]

Board Name: Parks_Recreation_and Open Space Advisory Board

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
6.5 years

Are you registered to vote?:

Yes

Years of Education Completed:
14

Degree(s) Received:
Ph.D. Instructional Design M.S. Instructional Technology M.A.Philosophy

College(s) Attended:
Florida State University, Southern Illinois University at Edwardsville.

Employer Name:
Retired

Employer Address:
N/A

Current Position:
N/A

Years with Current Employer:
N/A

Work Experience:
Instructional Designer, Instructional Technologist, University Faculty, University Faculty Consultant, Community College Faculty, Welding Line Foreman, Plant Laborer.

Certification(s):
N/A

How are you involved in your community?:
Chair, Aurora Parks Recreation Advisory Board.

List your interests and activities.:
Writing, Hiking, Gym Work

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:

Chair, Aurora Parks Recreation Advisory Board.

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
Continue assistance with development of PROS programs. Participate in outreach activities for Open Space and Parks.

How much time do you anticipate being able to spend on this appointment each month?:
3-6 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Wynter Stieger,

Reference 2: Full Name, Phone Number and Address:
Brian Green, [redacted]

Reference 3: Full Name, Phone Number and Address:
Rick Ericksen,[redacted]

How did you hear about us?:

Word of Mouth;Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Martin Tessmer

Time of Submission: 10/28/25 7:05:12 PM

Attachments

- Tessmer Resume 2025.pdf

MARTIN A. TESSMER

[redacted]

EDUCATION

Ph.D.	1983	Instructional Design	Florida State University
M.S.	1976	Instructional Technology.	Southern Illinois University
M.A.	1974	Philosophy	Southern Illinois University
B.A.	1972	Philosophy & Sociology	Southern Illinois University

PROFESSIONAL HISTORY

Historical Fiction Novelist. 2014-Present. Creator of the Scipio Africanus and the Quintus Fabius series, now selling on Amazon and in bookstores.

Director, Tessmer & Associates, LTD. 2009 -2023. Instructional design and evaluation consultant to business, educational and government organizations.

Senior Research Psychologist, Kaegan Corporation. Orlando, Florida. 2011-2013. Instructional designer and evaluator for Navy F-18 and F-35 aviator training projects.

Research Professor of Instructional Technology. Director of Center for Innovations in Training Technology (CITT). University of Colorado at Denver, 2000-2010. Director of project team that supports faculty use of Internet and multimedia technologies for instruction.

Professor of Instructional Technology. Director of Center for Instructional Design Research. University of South Alabama, 1993-2000. Instructor of graduate courses in instructional technology and instructional design in School of Education. Director of funded research center that supports instructional design research. Direct doctoral dissertations.

Associate Professor of Instructional Technology, University of Colorado at Denver, 1984 - 1993. Teach graduate courses in instructional technology. Consult with faculty on instructional design and development projects. Supervise media production facility at Auraria Library.

Instructional Design Consultant, Florida State University, 1981-84. Independent contractor work in task analysis, needs assessment, formative evaluation, and computer-based training.

Associate Professor of Instructional Design, Richland Community College. 1977-1981. Instructional design consultant to college faculty. Director of Learning Resources Center.

BOOKS

Tessmer, M. *Brothers of Death*, Amazon Publishing, 2024.

Tessmer, M. *Legions of Shame*, Amazon Publishing, 2022.

Tessmer, M. *The Noble Brute.* Amazon Publishing, 2020.

Tessmer, M. *Scipio's End.* Amazon Publishing, 2018.

Tessmer, M. *Scipio Rules.* Amazon Publishing, 2017.

Tessmer, M. *Scipio Risen.* Amazon Publishing, 2016.

Tessmer, M. *Scipio's Dream.* Amazon Publishing, 2015.

Tessmer, M. *The Three Generals.* Amazon Publishing, 2014.

Tessmer, M. *Scipio Rising.* Amazon Publishing, 2013.

Tessmer, M. *Writing online training tutorials.* Create Space Publications, Amazon.com, 2010.

Jonassen, D., Tessmer, M. and. Hannum, W. *Task analysis methods for instructional design.* New York: Erlbaum, 1999.

Tessmer, M. *Planning and conducting formative evaluations.* Bristol, PA: Taylor and Francis, 1993.

Tessmer, M. & Harris, D. *Analyzing the instructional setting: Environmental analysis.* London: Kogan Page. Bristol, PA: Taylor & Francis, 1992.

Tessmer, M., Jonassen, D. & Caverly, D. *A nonprogrammer's guide to the design of instruction for microcomputers.* Littleton, Colorado: Libraries Unlimited, 1989.

Jonassen, D., Hannum, W. and Tessmer, M. *Handbook of procedures for task analysis,* New York: Praeger, 1989.

Wager, W. & Tessmer, M. *Training and technology.* Tallahassee, Florida: Florida Department of Health and Rehabilitative Services, 1983.

AWARDS

2000 Outstanding research dissertation (given to me as director). Mid-South Educational Research Association, *The Use of Expert Systems to Develop Mental Models*

1999 Outstanding instructional design research article. Association for Education Communications and Technology - "Reassessing training programs: The CODE model"

1998 Outstanding instructional development article. Association for Education Communications and Technology. "An outcomes-based taxonomy for instructional design... "

1994 Outstanding Instructional Tool, AECT, Division of Instructional Development. *Planning and conducting formative evaluations:* London: Kogan Page, 1993.

1994 Article of the Year, National Society for Performance and Instruction. "Instructional designers' decisions and priorities."

1993 Book of the year, AECT, Division of Instructional Development, *Analysing the instructional setting.* London: Kogan Page, 1992.

1990 Outstanding Instructional Publication (John Y. Brown Award), AECT. *Handbook of task analysis procedures.* New York: Praeger, 1989.

SELECT ARTICLES AND CHAPTERS

(* = national, ** = national & refereed)

2001

Mason, S. & Tessmer, M. Expert systems as a mindtool for learning mental models. *Educational Technology Research and Development,* 2001. **

1999

Tessmer, **M.** & McCann, D., & Ludvigsen, M. Reassessing training programs: A model for identifying training excesses and deficiencies. *Educational Technology Research and Development,* 47 (2), 86-99.. **

Tessmer, M, Perrin, B., and Bennett, W. Assessing the stability of structural learning measures. *Training Research Journal,* 4 (1), 57-77.**

1998

Tessmer, M. Meeting with the SME to design multimedia exploration. *Educational Technology Research and Development,* 46 (2), 79-95.**

1997

Tessmer, **M.** & Richey, R. The role of context in learning and instructional design. *Educational Technology Research and Development,* 45(2), 85-115.**

Jonassen, D., & Tessmer, **M.** An outcomes-based taxonomy for instructional systems design, evaluation, and research. *Training Research Journal,* 2 (1), 11-46.**

Tessmer, M., Perrin, B., & Bennett, W. Assessing the stability of structural learning measures. Brooks, AFB: *Armstrong Laboratories.*

1996

Tessmer, M. The Front-End and Formative Evaluation of Multimedia. In **P.** Kommers, S. Grabinger & J. Dunlap (Eds.) *The Technology of Hypermedia* Amsterdam: Elsevier, 187-210.*

Jonassen, D. & Tessmer, M. (1996) A plan for the research, design and evaluation of intelligent tutoring systems. *Annstrong Laboratories Technical Report:* San Antonio, **TX.***

Holcomb, C., Wedman, J. & Tessmer, **M.** ID activities and project success: perceptions of practitioners. *Performance Improvement Quarterly,* 9(1), 49-61.**

NATIONAL PRESENTATIONS

Over 50 national presentations at professional societies for training and instruction

PROFESSIONAL SOCIETY POSITIONS

1999

Contributing Editor, Research Division, *Educational Technology Research and Development.*

Contributing Editor, Development Division, *Educational Technology Research and Development.*

1998

Editorial Board, Research Division, *Educational Technology Research and Development.*

Contributing Editor, Research Division, *Educational Technology Research and Development Technology.*

Contributing Editor, Development Division, *Educational Technology Research and Development.*

1997

Editorial Board, *Training Research Journal.*

Editorial Board, Development Division, *Educational Technology Research and Development.*

Editorial Board, Research Division, *Educational Technology Research and Development.*

Contributing Editor, Research Division, *Educational Technology Research and Development.*

Contributing Editor, Development Division, *Educational Technology Research and Development.*

1996

Contributing Editor, *Performance Improvement Quarterly.*

Editorial Board, *Training Research Journal.*

Editorial Board, Development Division, *Educational Technology Research and Development.*

Editorial Board, Research Division, *Educational Technology Research and Development.*

Parks_Recreation_And Open Space Advisory Board

Applicant Package - Ward IV

Parks_Recreation_And Open Space Advisory Board - Ward IV

Term 01 Jan 2026 - 31 Dec 2028
Positions Available 15

Number of applicants in this package 1

- Franklin, Sarah

Received: 09/28/2025
Ward IV Resident & Registered Voter
Arapahoe County
Vetted: 09/29/2025
Marcus Bond

Name: Franklin, Sarah

Address: [redacted]

Email: [redacted]

Board Name:
Parks_Recreation_and Open Space Advisory Board

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
26 years

Are you registered to vote?:

Yes

Years of Education Completed:
16

Degree(s) Received:
B.A. Mass Communications A.S. Medical Technology

College(s) Attended:
Many

Employer Name:
Retired

Employer Address:
None

Current Position:
Retired

Years with Current Employer:
Retired, seven years

Work Experience:
Medical Technologist at Denver Health Medical Center

Certification(s):
Medical Laboratory Scientist (ASCP)

How are you involved in your community?:
Volunteer for Highline Canal Conservancy, Plains Conservation Center, and my HOA (Heatherridge South Board).

List your interests and activities.:
Xeriscape Gardening and Birding.

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
Heatherridge South HOA

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
As a Birder and Xeriscape Gardener, I have a keen interest in parks and open spaces, and a fair bit of knowledge of habitats. I spend time in parks and open spaces, as I am a walker and cyclist.

How much time do you anticipate being able to spend on this appointment each month?:
That will depend on what's needed. I currently attend my HOA board meeting once a month, and do various bits of work around my HOA community.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
None

Reference 1: Full Name, Phone Number and Address:
Jody Diaz [redacted]

Reference 2: Full Name, Phone Number and Address:
None--I don't want to bother people I don't know that well, and this is a voluntary position.

Reference 3: Full Name, Phone Number and Address:
None

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Sarah Franklin

Time of Submission: 09/27/25 5:11:33 PM

Parks_Recreation_And Open Space Advisory Board

Applicant Package - Ward II

Parks_Recreation_And Open Space Advisory Board - Ward II

Term 01 Jan 2026 - 31 Dec 2028
Positions Available 15

Number of applicants in this package 1

- Johnson, David

Received: 10/17/2025
Ward II Resident and Registered Voter
Adams County
Vetted: 10/20/2025
Marcus Bond

Name: Johnson, David

Address: [redacted]

Email: [redacted]

Board Name:
Parks_Recreation_and Open Space Advisory Board

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
16 years

Are you registered to vote?:

Yes

Years of Education Completed:
18

Degree(s) Received:
Master's of Business Administration Bachelor's of Science Degree Mathematics Minor Management

College(s) Attended:
University of Phoenix Metropolitan State University of Denver

Employer Name:
UPS

Employer Address:
26400 E 75th Ave Denver, CO 80249

Current Position:
Package Handler

Years with Current Employer:
27 years

Work Experience:
Amazon DEN5 Associate since June 15, 2016 Frontier Airlines Ramp Handler 2002 to March 2015

Certification(s):
None

How are you involved in your community?:
I have helped the city by attending Public Meetings with City Council for Ward II. I have volunteered for event for Halloween. I swim in the City of Aurora pools with a Swim Team. I have volunteered with Toastmasters and have attended events and club meetings.

List your interests and activities.:

Swimming and traveling, attend sports events, computers related to Lightroom, Photoshop, and Illustrator.

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
N/A

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I would help to make sure Aurora has the best parks in the Denver Metro Area. When Utah Pool closed for maintenance, I felt the process was not completed in the fastest way to get the pool reopened for business. I think having a better maintenance program could help to prevent closure of park facilities.

How much time do you anticipate being able to spend on this appointment each month?:
10 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
John Quaglieri [redacted]

Reference 2: Full Name, Phone Number and Address:
Stan Rittacco [redacted]

Reference 3: Full Name, Phone Number and Address:
Joe January [redacted]

How did you hear about us?:

Channel 8

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
David Johnson

Time of Submission: 10/18/25 12:15:06 AM

Parks_Recreation_And Open Space Advisory Board

Applicant Package - Ward IV

Parks_Recreation_And Open Space Advisory Board - Ward - IV

Term 01 Jan 2026 - 31 Dec 2028
Positions Available 15

Number of applicants in this package 1

- Davis, Greg

Received: 10/10/2025
Ward IV Resident and Registered Voter
Arapahoe County
Vetted: 10/13/2025
Marcus Bond

Name: Davis, Greg

Address: [redacted]

Email: [redacted]

Board Name:
Parks_Recreation_and Open Space Advisory Board

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
40 years

Are you registered to vote?:

Yes

Years of Education Completed:
4 years College

Degree(s) Received:
BS - Parks and Recreation Administration

College(s) Attended:
University of Wyoming

Employer Name:
Retired - Last job was with Builders FirstSource

Employer Address:
8037 Midway Drive - Littleton , CO. 80125

Current Position:
Retired as a Product Manager

Years with Current Employer:
10 years

Work Experience:
Sales Management

Certification(s):
None

How are you involved in your community?:
Not at the moment

List your interests and activities.:
Golf , Gardening , Hiking

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
None

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I have experience in Parks and Rec. at Laramie , Wyoming Parks and Recreation Department and also had positions with National Park Service and the Forest Srevice

How much time do you anticipate being able to spend on this appointment each month?:
4 or 5 hours a week

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
None

Reference 1: Full Name, Phone Number and Address:
Chad Musgrave - [redacted]

Reference 2: Full Name, Phone Number and Address:
Geoff Haskell - [redacted]

Reference 3: Full Name, Phone Number and Address:
Ron Ash - [redacted]

How did you hear about us?:

News Aurora (water bill newsletter)

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Greg Davis

Time of Submission: 10/10/25 2:16:22 PM

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Reappoint One (1) Member to the General Employees' Retirement Board
Item Initiator: Cecilia Zapata, Deputy City Clerk
Staff Source/Legal Source: Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

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.)*

- 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)

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

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.)*

The purpose of the General Employees' Retirement Board is to administer the pension plan for the city of Aurora general employees, to manage and be responsible for its proper operation, and to supervise the investment of funds held in trust.

The General Employees' Retirement Board consists of seven (7) voting members. The Aurora City Council appoints three (3) members to the GERP Board. The Council appointees shall not be employees or officials of the City or persons who are receiving benefits under the GERP retirement plan. The term length is three (3) years and there is no limit to the number of terms that may be served. All eligible applications received within the last year are forwarded to the Board to be considered for interviews.

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

The Gneral Employees' Retirement Board currently has one (1) vacancy. The Board received one (1) application and an interview was conducted on November 20, 2025.

The applicant was:
Thomas Tobiassen

Upon conducting the interview, the General Employees' Retirement Board respectfully recommends the reappointment of the following candidate:

Thomas Tobiassen – 3rd term beginning 1/1/2026 and ending on 12/31/2028

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

Does Council wish to reappoint Thomas Tobiassen to the General Employees' Retirement Board?

LEGAL COMMENTS

City Code § 102-145 created a Board of Trustees for the City's General Employees' Retirement Plan ("GERP"). The GERP board consists of seven members. The GERP Board shall consist of three participants who are employees of the City participating in the plan elected by employees of the City. The term for members selected by the employees of the City shall be for three years. City Council shall appoint three qualified electors who are not employees or officials of the City to the GERP Board. The term of a member appointed by City Council shall be for a period of three years. One City resident for at least one year will be selected by the elected members or Council appointee members to be a member of the GERP Board. The term of a member selected by the GERP Board shall be for three years. The GERP Board has the jurisdiction to determine eligibility for membership in GERP and act as the general administration, management, and responsibility for the proper operation of GERP. (City Code § 102-145) A member of the Board may serve unlimited terms because GERP was created pursuant to the IRS Code and not pursuant to City Code. (TJoyce)

M E M O R A N D U M

TO: Aurora City Council Members

THROUGH: Marcus Bond, City Clerk Analyst

FROM: Steven Shanks, Pension Plan Administrator
General Employees' Retirement Plan

DATE: December 1, 2025

SUBJECT: Council Reappointment of Tom Tobiassen to the GERP Board

The General Employees' Retirement Board interviewed **Thomas Tobiassen (Ward V)** on November 20, 2025. Mr. Tobiassen was first appointed as a GERP trustee in 2020 and currently serves as an advisor to the staff on information systems security.

Mr. Tobiassen has enjoyed his time serving as a GERP trustee and has expressed a desire to continue to contribute to the Aurora community. Tom noted his current community involvement as Chair of the City of Aurora Public Defenders Commission and a member of the City of Aurora Oil and Gas Advisory Committee and that he is very interested in the City of Aurora.

Board members noted his previous experience with RTD, which included being Chair of the RTD Board of Directors, and Chair of the RTD Salaried Employees Defined Benefit Pension Fund for five years. He experienced the struggles of a pension fund recovering from the global financial crisis and understands the long-term effect of increasing benefits. The Board also discussed his expertise in information systems security and how that has been invaluable to GERP. All agreed that Tom has made a significant contribution to GERP.

The GERP Board members were unanimous in their support and highly recommend Tom Tobiassen's reappointment for a term beginning January 1, 2026 through December 31, 2028.

General Employees Retirement Board

Applicant Package - Ward V

General Employees Retirement Board - Ward V

Term 01 Jan 2025 - 31 Dec 2027
Positions Available 1

Number of applicants in this package 1

- Tobiassen, Thomas

Received: 12/2/2025
Ward V Resident & Registered Voter
Arapahoe County
Vetted: 12/3/2025
Marcus Bond

Name: Tobiassen, Thomas

Address: [redacted]

Email: [redacted]

Board Name: General Employees Retirement Board

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
37 years

Are you registered to vote?:

Yes

Years of Education Completed:
16

Degree(s) Received:
BS in Computer Science

College(s) Attended:
University of Maryland

Employer Name:
Retired

Employer Address:
Retired

Current Position:
Retired

Years with Current Employer:
N/A

Work Experience:
40 + years in the computer science field

Certification(s):
My certifications have been retired

How are you involved in your community?:
I am either serving now or have served on the following boards - Citizens' Budget Advisory Committee Aurora Planning and Zoning Commission Aurora Water Advisory Committee Aurora Drought Advisory Committee GERP Aurora Oil and Gas Advisory Committee Aurora Public Defenders Commission Regional Transportation District, Board of Directors, District F

List your interests and activities.:
Community service, gardening, travel, ham radio, flying and Bluegrass music.

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
GERP - trustee Aurora Oil and Gas Advisory Committee, citizen member Aurora Public Defenders Commission, Chair

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
My interest is to continure serving my community and help with applying my experience in computer and cyber security for the GERP.

How much time do you anticipate being able to spend on this appointment each month?:
10 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
NA

Reference 1: Full Name, Phone Number and Address:
Randy Giffin [redacted]

Reference 2: Full Name, Phone Number and Address:
Brad Pierce [redacted]

Reference 3: Full Name, Phone Number and Address:
Tim Ehgotz [redacted]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Thomas J. Tobiassen

Time of Submission: 12/02/25 6:44:23 PM

Attachments

- Toms Resume 1.pdf

Resume of Tom Tobiassen

[redacted]

[redacted]

Aurora - Ward V

Employment:

2022 to present – Small Business Investor / Partner

All Sports Replay - 200 W. Tomichi Ave. Gunnison, Colorado

2008 – 2022 – Associate, Systems Security Engineer, Zeta Associates, Inc. Aurora, CO

1999 – 2008 – Lockheed Martin, Buckley AFB, Aurora, CO

1974 – 1999 – Digital Equipment Corp. Buckley AFB, Aurora, CO

Education:

B.S. Computer Science – University of Maryland

Aurora Boards and Commissions

Citizens' Budget Advisory Committee

Aurora Planning and Zoning Commission

Aurora Water Advisory Committee

Aurora Drought Advisory Committee

GERP

Aurora Oil and Gas Advisory Committee

Aurora Public Defenders Commission

Regional Transportation District, Board of Directors, District F

CITY OF AURORA
Council Agenda Commentary

Item Title: Intergovernmental Agreement (IGA) with Regional Transportation District (RTD) for Shared Camera Feeds (Resolution)
Item Initiator: Tim McCain, Chief Information Security Officer, Information Technology
Staff Source/Legal Source: Tim McCain, Chief Information Security Officer, Information Technology / George Koumantakis, Deputy City Attorney
Outside Speaker: N/A
Strategic Outcome: Safe: Promoting safety in our built environment through effective administration of city codes and ordinances and responding to emergencies appropriately to preserve and enhance the community's sense of security and well-being.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

2nd Regular Meeting (if applicable): 2/9/2026

Item requires a Public Hearing: ☐ Yes ☒ No

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

- 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)

Tim McCain, Chief Information Security Officer, Information Technology / George Koumantakis, Deputy City Attorney
Estimated time: 10 mins

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 12/4/2025

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.)*

This item was reviewed by the Management and Finance Policy Committee on 12/04/2025, and approved to move forward to Study Session.

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

The Regional Transportation District (RTD) has agreed to allow the Aurora Police Department (APD) to ingest some of their camera feeds into the Real Time Information Center solution. This will allow APD to have greater situational awareness to either reactively or proactively address criminal incidents that may be captured by the RTD camera feeds.

To fulfill this request, RTD requires an IGA between both parties for data sharing purposes. Staff from APD, Information Technology, Information Security, and City Legal have reviewed the agreement and recommend we pursue the IGA to surface additional data to APD.

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.)

Staff within the Real Time Information Center will have additional data feeds to review.

QUESTIONS FOR COUNCIL

Does Council approve the request of City staff to enter an agreement with Arapahoe County, and become members of the Regional Cybersecurity Consortium?

LEGAL COMMENTS

Governments may cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units only if such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the proper power to so approve. See Sec. 29-1-203(1) C.R.S. The City Council may, by resolution enter into intergovernmental agreements and also authorize amendments thereto with other governmental units or special districts for the joint use of buildings, equipment or facilities, and for furnishing or receiving commodities or services. See also City Charter Art. 10-12. (Koumantakis)

MUTUAL DATA SHARING AND USAGE AGREEMENT BETWEEN THE REGIONAL TRANSPORTATION DISTRICT AND THE CITY OF AURORA, COLORADO

This mutual data sharing and usage agreement ("Agreement") is between the Regional Transportation District, a political subdivision of the State of Colorado ("RTD" or the "District") and the City of Aurora, Colorado, a home rule city ("Aurora"). RTD and Aurora also may be referred to as a "Party" or collectively as the "Parties."

RECITALS

A. This Agreement memorializes the mutual understanding between RTD and Aurora in connection with sharing footage from the Parties' respective closed-circuit television ("CCTV") feeds compiled by both RTD-owned cameras and Aurora-owned cameras located throughout Aurora.

B. Pursuant to C.R.S. § 29-1-203, et seq., the Parties may cooperate or contract with each other to provide any function, service, or facility lawfully authorized to each Party.

C. This Agreement establishes the terms and conditions in which the Recipient (defined in Paragraph 1 below) can access, copy, and use data owned by Discloser (defined in Paragraph 1 below).

Accordingly, the Parties agree as follows:

1. **Recitals; Definition.** The recitals set forth above are incorporated herein and made a part of this Agreement. Unless otherwise defined in this Agreement, the following definitions shall apply throughout this Agreement:

   Discloser: a Party to this Agreement when it discloses its Data (defined in Paragraph 3 below), directly or indirectly, to the other Party.

   Recipient: a Party to this Agreement when it receives Data (defined in Paragraph 3 below), directly or indirectly, from the other Party.

2. **Purpose of Data Sharing.** The Parties are entering into this Agreement, and the Discloser is granting the Recipient a license to access, copy, and use certain Data, as defined below, for the purpose of enhancing the Recipient's operational safety and security efforts through the use of footage from the Discloser's CCTV feeds compiled by the Discloser's cameras located throughout Aurora (the "Purpose").

3. **Description of Data.** The following data or information will be shared with the Recipient: footage from the Discloser's CCTV feeds compiled by the Discloser's cameras located throughout Aurora (the "Data").

4. **Grant of License and Ownership of Data.** Discloser hereby grants to Recipient a limited, non-exclusive, non-transferable, and freely revocable license and permission to access, copy,

and use the Data solely for the Purpose. Discloser possesses and retains all rights, title, and interest in and usage of the Data.

5. **Term.** This Agreement's term begins on the Effective Date and continues for a period of three (3) years (the "Term"), subject to prior termination as hereinafter described.

6. **Disposition of Data.** Upon expiration or termination of this Agreement for any reason, the Recipient will erase and destroy all Data in Recipient's possession in any form, including, but not limited to, electronic, hard copy, or other memory device. Promptly after erasure or destruction of the Data or any copy, Recipient will certify such erasure or destruction to Discloser in writing.

7. **Consent Forms.** Prior to Discloser sharing the Data with Recipient, the Recipient will send all completed and signed consent forms to Discloser in an electronic .pdf file at either the email address provided below in paragraph 30 or via a removal media device (e.g., CD, USB drive). Discloser may charge the Recipient for any administration costs associated with the processing of paper consent forms sent to Discloser.

8. **Method of Data Sharing.** Discloser shall cooperate to make available to the Recipient its Data either through on-site live viewing or on-site video playback hosted by the Discloser. Neither Party shall be permitted to export the other Party's Data.

9. **Constraints on Access and Use of Data.** The Recipient shall limit access to the Data to the minimum number of individuals necessary to achieve the Purpose and to those individuals on a need-to-know basis. Without receipt of Discloser's prior written consent, the Recipient shall not:

    a. access, process, or otherwise use the Data other than as necessary to facilitate the Purpose;

    b. release, sell, or otherwise grant access to the Data to any third party; and

    c. share, publish, or otherwise externally distribute any findings or conclusions derived from the analysis of the Data.

    Notwithstanding the foregoing, the Recipient may disclose the Data as required by applicable law or by proper legal or governmental authority. The Recipient will give Discloser prompt notice of any such legal or governmental demand and reasonably cooperate with Discloser in any effort to seek a protective order or otherwise contest such required disclosure, at Discloser's expense.

10. **Data Confidentiality and Security.** The Parties shall comply with all Federal, State, and local laws and regulations governing the confidentiality of the Data. The Recipient shall protect the Data using not less than the same care with which it treats its own confidential information, but at all times using at least reasonable care. The Recipient shall establish and maintain the appropriate administrative, technical, and physical safeguards to protect the

confidentiality of the Data and to prevent unauthorized use or disclosure. In the event of a data breach or unauthorized disclosure, the Recipient will: (i) notify Discloser within 24 hours of discovery of the breach or unauthorized disclosure; and (ii) cooperate with RTD and law enforcement agencies, where applicable, to investigate and resolve the matter, including without limitation notifying injured third parties. The Recipient will give Discloser prompt access to such records related to a data breach or unauthorized disclosure as Discloser may reasonably request.

11. **No Warranty.** Discloser provides the Data to the Recipient on a "as is" and Recipient understands and agrees that Discloser bears no responsibility as to the completeness or accuracy of the data.

12. **Liability of the Parties.** Without waiving the privileges and immunities conferred by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq., Aurora and RTD will respectively be responsible for any claims, damages, liabilities, and court awards, including costs, expenses, and attorney fees incurred, as a result of any action or omission of their respective officers, employees, and agents, arising from or in connection with performance of this Agreement or use of the Data.

    Nothing in this IGA will be construed as an express or implied waiver by either Party of its governmental immunity including limitations of amounts, types of liability, or governmental acceptance by either Party of liabilities arising as a result of actions which lie in tort or could lie in tort in excess of the liabilities allowable under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq.

    Paragraph 12 will survive any termination or expiration of this Agreement, regardless of the cause.

13. **Termination.** Any Party may terminate this Agreement for convenience at any time for any or no reason upon thirty days prior written notice to the other Party. The notice for termination must state specifically the effective date of withdrawal.

14. **Use of RTD's Name.** The Recipient will not use Discloser's name, logo, trademarks, or other marks without Discloser's prior written consent**.**

15. **Authority.** Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is duly authorized to execute this Agreement.

16. **Effective Date.** This Agreement will be effective on the last date that either Party executes this Agreement.

17. **No Third Party Beneficiary.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, will be strictly reserved to the Parties, and nothing contained in this Agreement will give or allow any such claims or right of action by any third person or other entity. It is the express intention of the Parties that any person or entity, other than the Parties to this Agreement,

receiving services or benefits under this Agreement will be deemed to be incidental beneficiaries only.

18. **Status of Parties.** The Parties agree that the status of each Party will be that of an independent entity, and it is not intended, nor will it be construed, that one Party or any officer, employee, agent, or contractor of such Party is an employee, officer, or agent of the other Party for purposes of unemployment compensation, workers' compensation, or for any purpose whatsoever.

19. **Conflict of Interest.** RTD and Aurora each represent that to the best of its information and belief no officer or employee, nor any member of its Board or City Council, of Aurora or RTD is either directly or indirectly a party to or in any manner interested in this Agreement except as such interest may arise as a result of the lawful discharge of the responsibilities of such elected official or employee during his or her tenure, or for one year thereafter.

20. **Amendment.** The Parties agree that this Agreement will only be amended or altered by a writing signed by the Parties executed in the same manner as the original.

21. **Assignment.** No Party will assign or otherwise transfer this Agreement or any right or obligation hereunder without prior written consent of the other Party.

22. **Governing Law and Construction.** This Agreement will be governed by and construed in accordance with the laws of the State of Colorado, and its provisions will be construed as a whole according to their common meaning and not strictly for or against either party. Venue for any action hereunder will be in Denver District Court, Colorado.

23. **Severability.** If any provision of this Agreement is illegal or unenforceable, then that provision is severed from this Agreement and the other provisions remain in force.

24. **Survival.** In addition to Paragraph 12, all provisions of this Agreement that would by its nature or terms survive will survive termination or expiration of this Agreement**.**

25. **Waiver.** The waiver of any breach of term hereof will not be construed as a waiver of any other term, or the same term upon subsequent breach.

26. **Entire Agreement.** This Agreement embodies the entire agreement between the Parties. The Parties will not be bound by or be liable for any statement, representation, promise, inducement or understanding of any kind or nature not set forth herein.

27. **Headings.** The captions and headings set forth in this Agreement are for convenience of reference only and will not be construed so as to define or limit its terms and provisions.

28. **Counterparts**. This Agreement may be executed in counterparts. Signatures on separate originals will constitute and be of the same effect as signatures on the same original. Electronic and faxed signatures will constitute original signatures.

29. **Notice.** Except as otherwise set forth in this Agreement, all notices under this Agreement which are required or may be given will be in writing and will be deemed to have been duly given if (i) hand delivered; (ii) mailed certified first-class mail, postage prepaid, or (iii) sent by electronic mail transmission. Notice will be delivered or addressed to the following Party representatives as follows:

To RTD:	Israel Laufer Program Manager, Integrated Security Systems RTD Transit Police Division 1205 West 7th Ave, SCC Denver, CO 80204
with a copy to:	General Counsel Regional Transportation District 1600 Blake Street, BLK-23 Denver, CO 80202
To Aurora:	Tim McCain Chief Information Security Officer Information Technology City of Aurora 15151 E. Alameda Pkwy Aurora, CO 80016
with a copy to:	City Attorney's Office City of Aurora 15151 E. Alameda Pkwy Aurora, CO 80016

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

To evidence the Parties' agreement to this Agreement, they have executed and delivered it on the Effective Date.

REGIONAL TRANSPORTATION DISTRICT,
a political subdivision of the State of Colorado

By:_____

Print Name:_____

Title:_____

Date:_____

Approved as to legal form by RTD:

By:_____

Print Name:_____

Title:_____

Date:_____

AURORA

By:_____

Print Name:_____

Title:_____

Date:_____

Approved as to legal form by Aurora:

By:_____

Print Name:_____

Title:_____

Date:_____

RESOLUTION NO. R2025 -___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND THE REGIONAL TRANSPORTATION DISTRICT, FOR THE EXCHANGE OF DATA

WHEREAS, Article XIV, Section 18 of the Colorado Constitution and Section 29-1-203, C.R.S., allow the state and its political subdivisions to contract with one another to provide any function, service, or facility lawfully authorized to each of the contracting units, including the sharing of costs for any program or service; and

WHEREAS, the City of Aurora (the "City") and the Regional Transportation District (the "District") acknowledges that sharing data would be mutually beneficial for both entities; and

WHEREAS, the City and the District wish to collaborate in the area of data sharing providing each other with access to recordings, data feeds or any other tool necessary to investigate crimes or useful to the overall wellbeing of the city residents and users of the transportation system; and

WHEREAS, the Council believes that approving the Intergovernmental Agreement attached to this resolution is in the best interest of the City of Aurora and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA.

Section 1. The Intergovernmental Agreement attached to this resolution between the City of Aurora, Colorado and the Regional Transportation District, is hereby approved.

Section 2. The Mayor and City Clerk are hereby authorized to execute and deliver said Intergovernmental Agreement in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or part of resolution in conflict with this resolution are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 20[ ].

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ,
City Clerk

APPROVED AS TO FORM:

PETER A. SHULTE, CITY ATTORNEY

By: _____
GEORGE KOUMANTAKIS, Deputy City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Intergovernmental Agreement (IGA) with Arapahoe County for Cybersecurity Partnership (Resolution)
Item Initiator: Tim McCain, Chief Information Security Officer, Information Technology
Staff Source/Legal Source: Tim McCain, Chief Information Security Officer, Information Technology / George Koumantakis, Deputy City Attorney
Outside Speaker: N/A
Strategic Outcome: Safe: Promoting safety in our built environment through effective administration of city codes and ordinances and responding to emergencies appropriately to preserve and enhance the community's sense of security and well-being.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

2nd Regular Meeting (if applicable): 2/9/2026

Item requires a Public Hearing: ☐ Yes ☒ No

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

- 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)

Tim McCain, Chief Information Security Officer, Information Technology / George Koumantakis, Deputy City Attorney
Estimated time: 10 mins

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 12/4/2025

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.)*

This item was reviewed with the Management and Finance Policy Committee on 12/04/2025, and approved to move forward to Study Session.

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

Arapahoe County is creating a Consortium amongst government entities to foster regional cooperation and / or partnership regarding Cybersecurity. The members of the Consortium will be able to share knowledge, resources and/or strategies to enhance the collective cybersecurity posture in the region.

The City would like to enter this IGA so we can both assist our partner agencies while also gaining the benefits of the partnership.

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.)

Modest time commitment from the Information Security staff to collaborate with the Consortium.

QUESTIONS FOR COUNCIL

Does Council approve the request of City staff to enter an agreement with Arapahoe County, and become members of the Regional Cybersecurity Consortium?

LEGAL COMMENTS

Governments may cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units only if such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the proper power to so approve. See Sec. 29-1-203(1) C.R.S. The City Council may, by resolution enter into intergovernmental agreements and also authorize amendments thereto with other governmental units or special districts for the joint use of buildings, equipment or facilities, and for furnishing or receiving commodities or services. See also City Charter Art. 10-12. (Koumantakis)

Intergovernmental Agreement
Arapahoe County Cybersecurity Consortium

This Intergovernmental Agreement (”IGA”) is established by the members of the Arapahoe County Cybersecurity Consortium (hereinafter referred to as "Parties"), effective as of January 1, 2026.

WHEREAS, the Parties recognize the critical importance of cybersecurity in protecting the infrastructure and services upon which our society relies;

WHEREAS, cybersecurity threats are evolving and increasing in sophistication, necessitating a collaborative and unified response from all stakeholders within the cybersecurity ecosystem;

WHEREAS, the Arapahoe County Cybersecurity Consortium (“Consortium”) is committed to fostering a cooperative environment where members can share knowledge, resources, and strategies to enhance the collective cybersecurity posture;

WHEREAS, the Parties acknowledge that by working together, they can more effectively address cybersecurity challenges, improve resilience against cyber-attacks, and facilitate a rapid response to incidents that may arise;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The purposes, powers, rights, obligations, and responsibilities of the Parties are as follows:
    a. Evaluate and consider collaboration on initiatives aimed at enhancing cyber situational awareness and operational readiness across Arapahoe County;
    b. Maintain confidentiality regarding sensitive or proprietary information;
    c. Share information on cybersecurity issues, emerging technology or threats, new initiatives implemented by the Parties, and other cybersecurity matters;
    d. Where economies of scale may be possible, consider joint training opportunities and joint acquisition of cybersecurity tools or services to improve the security posture of the Parties;
    e. Timely notify Parties of cybersecurity incidents and threats and collaborate on incident responses where possible;
    f. Request resources from the Parties in response to a cybersecurity attack; and

g. Perform regional exercises and planning regarding cyber-attacks and supply chain resilience.

2. Member jurisdictions are required to be a government agency or quasi-government agency located or operating in Arapahoe County. New members will be requested to sign the IGA and the attached Non-Disclosure Agreement before becoming a member of the Arapahoe County Cybersecurity Consortium.

3. All information shared under this IGA shall be accessible only to those who have executed the Non-Disclosure Agreement ("IGA"), attached as Exhibit A.

4. Subject to the Colorado Open Records Act, C.R.S. § 24-72-200.1 *et seq*., the IGA (1) treats as confidential and preserves the confidentiality of the Parties' respective cybersecurity program information and data that is shared among the members of the Cybersecurity Consortium and designated as confidential under the IGA; (2) provides that shared Confidential Information shall only be used for the purposes of this IGA; (3) provides that the Parties agree not to copy Confidential Information unless specifically authorized by the owner of Confidential Information; (4) requires all Parties to maintain industry-accepted or regulatory-required security and privacy of Confidential Information; and (5) limits dissemination of Confidential Information to those Representatives to whom disclosure is necessary for the purposes of this Agreement, provided such Representatives have agreed to maintain the confidentiality thereof in a written agreement no less restrictive than this Agreement.

5. This IGA is not intended to create any fiscal obligations among the Parties hereto within the meaning of Article X, Sec. 20 of the Colorado Constitution. No party to this IGA shall be required to pay any compensation to any other party or to the other party's personnel for any personnel or services, rendered hereunder, or otherwise appropriate any funding or devote any member's resources or assets, unless negotiated in advance and agreed to and executed under a separate and independent agreement or contract.

6. This IGA shall be effective indefinitely and effective immediately. Any Party to this IGA may terminate its participation in the Consortium, with or without cause, upon thirty (30) days prior written notice to all other Parties. Any notice of termination shall state the actual termination date. The termination of a Party in the IGA does not remove obligations of the Party from the IGA.

7. It is expressly understood and agreed that this IGA is for the benefit of the Parties only, and nothing contained herein shall give or allow any claim or right of action by any other third person or entity on or under this IGA. It is the intention of the Parties hereto that

any person or entity, other than the Parties to this IGA, receiving services or benefits under or resulting from this IGA shall be deemed to be incidental beneficiaries only.

8. This IGA, together with all exhibits attached hereto, constitutes the entire agreement between the parties, and all other representations or statements heretofore made, verbal or written, are merged herein, and this IGA may be amended only in writing, accepted by a simple majority of all Parties, and executed by a duly authorized representative of the Parties hereto.

9. Authorization. The signing of this IGA is not a formal undertaking but rather signifies that the signatory parties will strive to reach, to the best of their ability, the objectives of this IGA.

10. The parties to this IGA acknowledge the potential need for future intergovernmental agreements and/or other agreements to address needs related to specific projects (such as grant-funded projects) and to recognize any amendment or agreement formally adopted by the Consortium as part of this agreement.

11. In the event of a dispute between the Parties, the Parties agree that they will make a good faith effort to informally resolve that dispute through consultation and communication between the Parties.

12. Member jurisdictions located outside of Arapahoe County will be considered on a case-by-case basis, if they meet the purpose and intent of the Cybersecurity Consortium.

AGENCY REPRESENTATIVES FOR THE CYBERSECURITY CONSORTIUM:

_____ _____

Arapahoe County – Nikki Rosecrans – Chief Information Security Officer Date

_____ _____

City of Aurora - Tim McCain – Chief Information Security Officer Date

_____ _____

City of Cherry Hills Village Date

_____ _____

City of Englewood Date

_____ _____

City of Glendale Date

_____ _____

City of Greenwood Village Date

_____ _____

City of Littleton Date

_____ _____

Town of Bennett Date

_____ _____

Town of Bow Mar Date

_____ _____

Town of Columbine Valley Date

_____ _____

Town of Deer Trail Date

_____ _____

Town of Foxfield Date

EXHIBIT A:
Arapahoe County Cybersecurity Consortium
Nondisclosure Agreement

This Nondisclosure Agreement (the "NDA") is executed by the City of Aurora, a public entity located in Arapahoe County, Colorado (hereafter "Member"), to encourage robust participation while protecting the confidentiality of sensitive cybersecurity information among all members of the Arapahoe County Cybersecurity Consortium (collectively known as "the Parties"), whose duties and agreements are described in the Intergovernmental Agreement Arapahoe County Cybersecurity Consortium ("NDA").

The Parties agree as follows:

Effective Date of IGA:	**Immediately upon execution**
Purpose of the IGA:	**As governed by the NDA, to foster sharing of highly sensitive cybersecurity information that—if publicly released—could pose a threat to the safety and security of public entities within Arapahoe County; execution of the NDA is required by all members of the Arapahoe County Cybersecurity Consortium**
Proprietary Information to be shared:	**Information regarding cybersecurity threats, weaknesses, trends, responses, and other highly sensitive information protected from release by the Colorado Open Records Act**

ARTICLE 1. CONFIDENTIAL INFORMATION

1.1 **Definition:** For purposes of this NDA, the term Confidential Information is all records, data, and other information related to the Member's cybersecurity, that (A) is not generally known to the public, (B) is not a public record under the Colorado Open Records Act, (C) if disclosed could cause harm, and (D) is required to be kept confidential/proprietary using industry-accepted security and privacy methods. For absence of doubt, this NDA shall not be considered Confidential Information.

1.2 **Exceptions**: The Member's obligations to protect Confidential Information disclosed by any member of the Consortium shall not include information that:

- at the time of disclosure had been previously published, publicly disclosed, or was otherwise in the public domain through no fault of the Member; and
- is required to be disclosed by the Member as required by law, court order, or government regulation provided that timely notice is given to the party whose Confidential Information is to be disclosed, to allow it a reasonable opportunity to minimize or oppose such disclosures. The Parties acknowledge they are subject to the Colorado Open Records Act ("CORA") (CRS §§ 24-72-201 et seq.), and their obligations under CORA supersede obligations under this NDA.

ARTICLE 2. DUE DILIGENCE & RETAINED RIGHTS

2.1 **Due Diligence**: The Member on behalf of its officers, agents and employees ("Representatives"), agrees to maintain in confidence the Confidential Information with the same degree of care the Member holds its own confidential and proprietary information, which shall be no less than industry-accepted care. The Member shall 1) use the Confidential Information only for the purposes described above; 2) disclose the Confidential Information only to its Representatives who have a need to know in order to accomplish the intended purpose; and 3) not disclose the Confidential Information to any third party except as authorized in Article 1 above.

2.3 **End of Agreement Data Handling**. Upon termination of this Agreement, the Member, as soon as authorized by legally compliant document-retention policies, shall promptly erase, destroy, and render unreadable all Confidential Information of another member of the Consortium.

2.4 **No Obligation:** The Confidential Information disclosed to the Member under this NDA is with the express understanding that no Party will be obligated to enter into any further agreement(s) relating to Confidential Information. Members may decline to accept Confidential Information provided under this NDA and nothing herein obligates another Party to disclose Confidential Information.

ARTICLE 3. TERMINATION

This NDA shall terminate as to the Member upon termination of their participation in the Consortium as detailed in the NDA. The provisions of this NDA regarding the rights and obligations of the Parties relative to Confidential Information shared under this NDA shall survive any such termination.

ARTICLE 4. REPRESENTATIONS AND WARRANTIES

INFORMATION, CONFIDENTIAL OR OTHERWISE, IS PROVIDED "AS IS." THE PARTIES MAKE NO REPRESENTATION OR WARRANTY AS TO ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PURPOSE OR CONDITION. UTILIZING THE CONFIDENTIAL INFORMATION FOR THEIR OWN PURPOSES IS AT EACH PARTY'S OWN RISK.

In Witness Whereof, the Member's authorized representative has executed this NDA:

Member:_____

By: _____ **Date:** _____

Name:_____ **Title:** _____

RESOLUTION NO. R2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND ARAPAHOE COUNTY, FOR THE CYBERSECURITY CONSORTIUM

WHEREAS, Article XIV, Section 18 of the Colorado Constitution and Section 29-1-203, C.R.S., allow the state and its political subdivisions to contract with one another to provide any function, service, or facility lawfully authorized to each of the contracting units, including the sharing of costs for any program or service; and

WHEREAS, the City of Aurora (the "City") acknowledges that cybersecurity threats are a real danger to the City's infrastructure and that cyber-attacks are increasing in our interconnected world and could affect the operations and services the City provides to its residents; and

WHEREAS, the City wishes to collaborate with Arapahoe County in the area of cybersecurity and to the extent possible share resources, know-how, best practices, and any other useful tool or information that could assist the City in protecting the City's infrastructure or acquire knowledge on how to do so; and

WHEREAS, the Council believes that approving the Intergovernmental Agreement attached to this resolution is in the best interest of the City of Aurora and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA.

Section 1. The Intergovernmental Agreement attached to this resolution between the City of Aurora, Colorado and Arapahoe County, Colorado, is hereby approved.

Section 2. The Mayor and City Clerk are hereby authorized to execute and deliver said Intergovernmental Agreement in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or part of resolution in conflict with this resolution are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ,
City Clerk

APPROVED AS TO FORM:

PETER A. SHULTE, CITY ATTORNEY

By: 
GEORGE KOUMANTAKIS,

CITY OF AURORA
Council Agenda Commentary

Item Title: Public Hearing for Proposed 13th Avenue Station Urban Renewal Plan and Area (Resolution)
Item Initiator: Jennifer Orozco, Senior Development Project Manager, Planning and Business Development
Staff Source/Legal Source: Rachel Allen, Deputy City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 12/15/2025

Regular Meeting: TBD

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.)*

- 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)

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Rachel Allen, Deputy City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

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.)*

On March 10, 2025, Council reviewed a conditions survey that identified the presence of six blight factors, conducted a public hearing, and declared the 13th Avenue Station Area blighted and appropriate for urban renewal (Ordinance 2025-21). Declaration of blight is a prerequisite for the eventual adoption of an urban renewal plan and establishment of Tax Increment Financing (TIF) areas. An urban renewal plan and TIF areas are proposed at this location as a means of providing revenue to support the construction of public infrastructure: the extension of Dillon Way and a bridge over Tollgate Creek.

In spring 2025 staff drafted the 13th Avenue Station Urban Renewal Plan (Plan) and prepared the required Impact Reports for Arapahoe County, Aurora Public Schools and Mile High Flood District. Positive negotiations with the taxing entities in summer 2025 yielded draft Cooperation Agreements and the taxing jurisdictions' concurrence with the Plan. As required by Statute, the Plan was shared with the Planning and Zoning Commission on October 22, 2025 and the Commission found that the Plan is in conformance with the general plan for development of the municipality as a whole.

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

The draft 13th Avenue Station Urban Renewal Plan (Plan) is attached, for your review. The primary purpose of the Plan is to facilitate residential transit-oriented development (TOD) on the vacant and underutilized land surrounding the 13th Avenue Station. With the proposed 13th Avenue Station Urban Renewal Area and associated TIF areas, the city and AURA are seeking to use incremental tax revenues to assist with funding the infrastructure necessary to develop a significant concentration of new workforce and affordable housing units at a strategic light rail station location along Aurora's R line. Without the city and Authority's efforts to overcome the infrastructure challenges, the land at 13th Avenue Station will remain vacant and underutilized.

The Plan delineates two tax increment financing (TIF) areas within the urban renewal area: TIF 1 for private property south of Tollgate Creek, currently owned by Bach Homes; and TIF 2 for the RTD property north of Tollgate Creek. The available incremental revenues include:

- 100% of city taxes: property tax, use tax and sales tax (if any; no retail uses are currently planned)
- 100% of of Mile High Flood District property tax
- 70% of Aurora Public Schools (APS) property tax
- 65% of Arapahoe County property tax

Current projections suggest that the TIF revenue will be sufficient to repay AURA's $5 million loan (2025) which is providing matching funds for the $4 million in DOLA infrastructure grants awarded to the city for the extension of Dillon Way and bridge over Tollgate Creek. Per negotiations with the taxing jurisdictions, simultaneously with the Plan adoption, the city and AURA will execute Cooperation Agreements which call for the return of portions of property tax revenues to the partnering entities: a share-back of 30% for APS and 35% for Arapahoe County.

The anticipated schedule for review, consideration, and adoption of the 13th Avenue Station Urban Renewal Plan is as follows:

- December 15, 2025:
    - o AURA: Update on Urban Renewal Efforts in the 13th Avenue Station Area - informational overview
    - o City Council Study Session: Resolution to set a Public Hearing regarding the Proposed 13th Avenue Station Urban Renewal Plan
- January 2026: City Council Regular Session: Resolution to set a Public Hearing regarding the Plan
- 30-day notification period
- February/March 2026:
    - o City Council Regular Session: Public Hearing and consideration of an Ordinance approving the Plan (and thereby establishing the 13th Avenue Station Urban Renewal Area and two TIF Areas)
    - o AURA and Council: Resolutions approving the Cooperation Agreements with APS and Arapahoe County

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.)

If Council approves the 13th Avenue Station Urban Renewal Plan, AURA would collect incremental property tax, use tax, and sales tax revenues (if any) from future development occurring during the 25-year life of the TIF areas. Current projections suggest that the TIF revenue would be sufficient to repay the existing $5 million loan from AURA to the city (that is currently providing the matching funds for two DOLA infrastructure grants).

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.)

Incremental revenues would be used to repay the existing $5 million loan from AURA to the city.

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.)

The workload impact is absorbable with current staff.

QUESTIONS FOR COUNCIL

Does Council support the attached resolution ordering that a Public Hearing be conducted regarding the proposed 13th Avenue Station Urban Renewal Plan and Area?

LEGAL COMMENTS

The governing body shall hold a public hearing on an urban renewal plan or substantial modification of an approved urban renewal plan no less than thirty days after public notice thereof by publication in a newspaper having a general circulation in the municipality. The notice shall describe the time, date, place, and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.(C.R.S. Section 31-25-107(3)(a)).

Following such hearing, the governing body may approve an urban renewal plan if it finds that:
(a) A feasible method exists for the relocation of individuals and families who will be displaced by the urban renewal project in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families;
(b) A feasible method exists for the relocation of business concerns that will be displaced by the urban renewal project in the urban renewal area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities;
(c) The governing body has taken reasonable efforts to provide written notice of the public hearing to all property owners, residents, and owners of business concerns in the proposed urban renewal area at

their last-known address of record at least thirty days prior to such hearing. Such notice shall contain the same information as is required for the notice described in subsection (3) of this section.
(d) No more than one hundred twenty days have passed since the commencement of the first public hearing of the urban renewal plan pursuant to subsection (3) of this section;
(e) If the urban renewal plan contains property that was included in a previously submitted urban renewal plan that the governing body failed to approve pursuant to this section, at least twenty-four months shall have passed since the commencement of the prior public hearing concerning such property pursuant to subsection (3) of this section unless substantial changes have occurred since the commencement of such hearing that result in such property constituting a blighted area;
(f) The urban renewal plan conforms to the general plan of the municipality as a whole;
(g) The urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and
(h) The authority or the municipality will adequately finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development within the urban renewal area for the period in which all or any portion of the property taxes levied by a county are paid to the authority. (C.R.S. Section 31-25-107(4)). (Allen)

RESOLUTION NO. R2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ORDERING THAT A PUBLIC HEARING BE CONDUCTED REGARDING THE PROPOSED 13TH AVENUE STATION URBAN RENEWAL PLAN AND CREATION OF TWO TAX INCREMENT FINANCING AREAS

WHEREAS, the Aurora Urban Renewal Authority (the "Authority") has been duly organized and is validly existing as a Colorado urban renewal authority in the City of Aurora, Colorado (the "City"), under Part 1 of Article 25 of Title 31, C.R.S. (the "Urban Renewal Law"); and,

WHEREAS, pursuant to Section 31-25-107(1), C.R.S., the Authority shall not undertake an urban renewal project for an urban renewal area within the City unless, based on evidence presented at a public hearing, the City Council of the City (the "Council") has determined such area to be a blighted area and designated such area as appropriate for urban renewal projects; and

WHEREAS, pursuant to Section 31-25-107(1), C.R.S., based on evidence presented at a public hearing on March 10, 2025, the City Council of the City (the "Council") determined the proposed 13th Station Urban Renewal Area be a blighted area and designated such area as appropriate for urban renewal projects; and

WHEREAS, pursuant to Section 31-25-107(3.5)(a), C.R.S., the proposed 13th Avenue Station Urban Renewal Plan and accompanying urban renewal impact reports were submitted to the Board of County Commissioners of Arapahoe County, Aurora Public Schools and Mile High Flood District; and

WHEREAS, pursuant to Section 31-25-107(2), C.R.S., the proposed 13th Avenue Station Urban Renewal Plan was submitted to the Planning and Zoning Commission for review in accordance with the requirements of Section 31-25-107(2), C.R.S., and on October 22, 2025 the Commission confirmed that the Plan is in conformity with the general plan for the development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Council orders that a public hearing on the proposed 13th Avenue Station Urban Renewal Plan and Creation of two tax increment financing areas be held in the City Council Chambers, Aurora Municipal Center, 15151 East Alameda Parkway, Aurora, Colorado, or, if the hearing is not held in person, then by such telephonic or electronic means accessed as described on the City's website Auroragov.org on [TBD] at the hour of [TBD], or as soon thereafter as possible, for the purpose of approving the 13th Avenue Station Urban Renewal Area Plan.

Section 2. The City Clerk is hereby directed to publish a Notice of Public Hearing in a newspaper of general circulation in the City at least thirty (30) days prior to such hearing. Such

notices shall be in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution. The Council further directs that written notices of the public hearings be mailed to all owners of private property in the 13th Avenue Station Urban Renewal Area at their last known address of record.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are expressly rescinded to the extent of such conflict.

RESOLVED AND PASSED this _____ day of _____, 2026.

_____
Mike Coffman, Mayor

ATTEST:

_____
Kadee Rodriguez, City Clerk

APPROVED AS TO FORM:
PETER A. SCHULTE, CITY ATTORNEY

By: _____
Rachel Allen, Deputy City Attorney

13th Avenue Station Urban Renewal Plan

Aurora, Colorado
December 4, 2025

Prepared for:

Aurora Urban Renewal Authority
Aurora, Colorado City Council

13th Avenue Station Urban Renewal Plan

Aurora, Colorado

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Exhibit B: Tax Increment Financing (TIF) Area #1 Legal Description

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Attachments

Attachment 1: Property Conditions Assessment (Blight Study) – East Colfax 13th Ave Station, September 2024

13th Avenue Station Urban Renewal Plan

Aurora, Colorado

Section 1.0 Introduction and Vision

The 13th Avenue Station Urban Renewal Area ("Area" or "Plan Area") includes properties from two separate submarkets, each anchored by an Aurora light rail station: Colfax Station on the north and 13th Avenue Station on the south. The Colfax Station submarket is comprised of stable land uses, and this 13th Avenue Station Urban Renewal Plan ("Plan") does not contemplate any immediate changes for the area. Rather, this Plan primarily concerns the 13th Avenue Station submarket and the vision to support residential transit-oriented development (TOD) at and around the station.

13th Avenue Station is located at 13th Avenue and I-225, about two blocks west of Sable Boulevard. The station is located on the Regional Transportation District (RTD) R Line, which began light rail service in February 2017. Currently Sable and 13th Avenue provide the only vehicular access to the station and surrounding undeveloped RTD property. Because of the limited access, there is no transit-oriented development associated with the station.

Proposed infrastructure improvements, mainly the extension of Dillion Way and a multimodal bridge crossing of

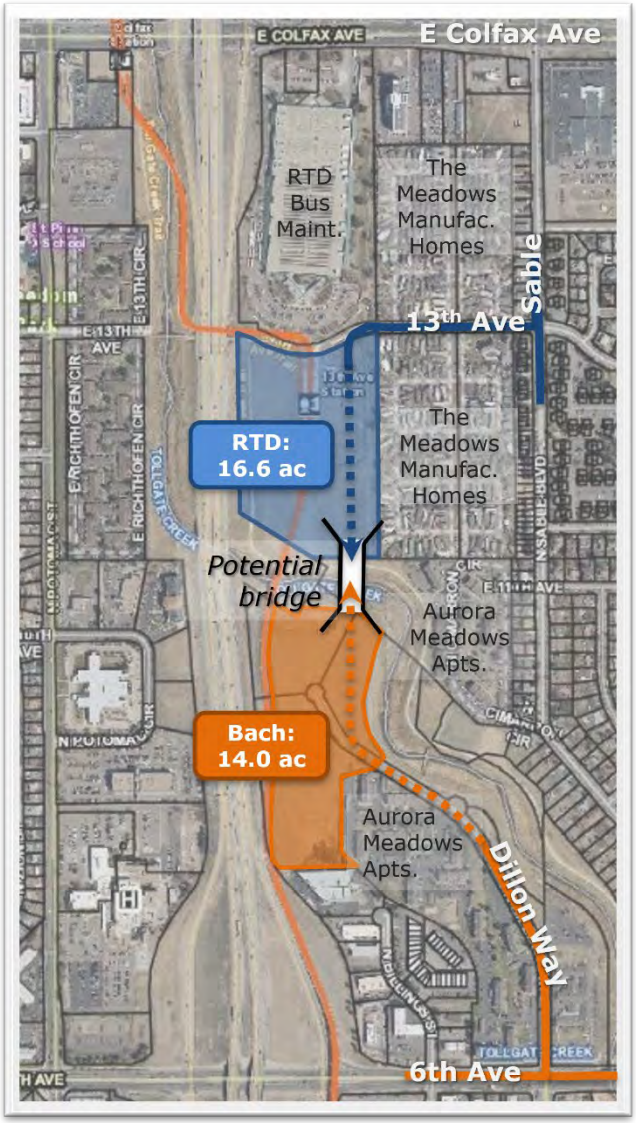


Figure 1: 13th Ave Station Development Sites

Tollgate creek, would enable the redevelopment of two attractive sites adjacent/near to the station: 1) the approximately 16-acre RTD property which currently includes an underutilized surface parking lot east of the station platform, as well as vacant land south of the parking lot and on the west side of the light rail tracks; and 2) the approximately 13 acres of vacant private property south of Tollgate Creek, that is currently owned by Bach Homes. These residential redevelopment sites both benefit from proximity to the 13th Avenue station as well as good visibility from I-225; however, neither site can be easily developed due to the need to provide a secondary access road to meet Aurora's Fire, Life and Safety requirements.

The high-level vision for residential development at the 13th Avenue Station hinges on solving the access and infrastructure challenges in the area. By taking the lead in planning and securing financing for necessary infrastructure, mainly the extension of Dillion Way and a multimodal bridge crossing of Tollgate Creek, the City of Aurora, Colorado ("City") and Aurora Urban Renewal Authority ("Authority") will enable the construction of a significant concentration of workforce housing and affordable/mixed-income housing. Depending on final site plan designs, development at 13th Avenue station could provide upwards of 1,000 new infill housing units in a compact, sustainable format.

Section 2.0 Goals and Purposes

This Plan proposes the following goals and purposes for the Urban Renewal Area:

- Remediate the existing blighting conditions (see Attachment 1).
- Solve significant access and infrastructure problems that inhibit the full redevelopment and maximum utilization of two large properties that are capable of supporting large-scale infill development.
- Provide new workforce and mixed-income and/or affordable housing development in a key strategic location, with excellent proximity to the 13th Avenue light rail station, regional trails, and employment centers.

- Increase Aurora's transit-accessible housing supply and support the revenue and ridership goals of the Regional Transportation District (RTD) by enabling transit-oriented development.

- Maximize the benefits of existing and future public infrastructure investments by offering new residents access to an ever-expanding multimodal mobility network that includes the Tollgate Creek regional trail, as well as bicycle and pedestrian improvements to the 13th Avenue corridor.

- To ensure that development will be sensitive to, protect, and serve surrounding areas by maintaining stability, avoiding gentrification or displacement, and providing improved access to the 13th Avenue light rail station and new multimodal transportation connections.

- Remove a potentially hazardous condition by providing a secondary access road to the adjacent manufactured home community, The Meadows.

- Implement the adopted Aurora Places Comprehensive Plan and the updated Colfax and 13th Avenue Station Area Plan by promoting infill development in an existing urban area, thereby accommodating growth in a cost-effective manner: maximizing the utility of existing public facilities and infrastructure.

- Activate the Tollgate creek and trail corridor, providing safety improvements for the wider community.

Section 3.0 Urban Renewal Boundaries

The urban renewal boundaries match the boundaries used in the Blight Study by Matrix Design (see Attachment 1: Property Conditions Assessment (Blight Study) – East Colfax 13th Ave Station, September 2024). The area assessed (the "Study Area") is composed of more than 112 acres north and south of East Colfax Avenue between East 17th Avenue on the north and the Aurora Meadows apartment complex on the south. The Study Area included parcels of land east and west of the RTD Light Rail Corridor and along Tollgate Creek. The boundary area for the Blight Study is illustrated in Figure 2.



Figure 2: Blight Study and Urban Renewal Area Boundary

The properties near Colfax Station are currently occupied by stable land uses, including the RTD East Metro Bus Maintenance Facility, a truck rental business, and a self-storage facility. This Plan does not contemplate any immediate changes for the Colfax Station submarket. Rather, this Plan is primarily concerned with the current residential development opportunities at and around the 13th Avenue Station. If potential redevelopment opportunities arise in the Colfax submarket, it is anticipated that this Plan will be substantially amended to support future urban renewal undertakings and to describe the nature of a partnership with the Authority.

Section 4.0 Context and History

4.1 Existing Demographics and Neighbors

The 13th Avenue Multimodal Corridor Study (2023) looked at demographics along the corridor (which typifies the conditions in the station area) and found that:

The median household income in 2020 was $39,920, which is $24,093 lower than the Aurora average. Low-income households (the percentage of households with income below the poverty line) comprise 22% of all households in the study area compared to 10% city-wide. Households with no vehicle comprise 21% of rented homes in the study area and five percent of owner-occupied homes, compared to 12% and two percent of homes within the city overall, respectively. One or no vehicle households are more likely to be dependent on non-vehicle transportation modes.

Immediately east of the 13th Avenue Station is The Meadows Manufactured Home Community. This Plan proposes no changes to this stable, long-standing community. Mobile home parks serve a critical role in providing attainable housing in Aurora. The Meadows Manufactured Home Community is an all-age community and has over 300 housing units on 33 acres.

4.2 RTD R Line

RTD began construction on the R line 2012, with light rail service beginning in February 2017. The 10.5-mile line connects Nine Mile Station (a previously existing station on a spur of the Southeast Light Rail Line) with Peoria Station on the East Rail Line (with service to

Downtown Denver and Denver International Airport). The transit corridor traverses the city and provides connectivity to major activity centers such as the Aurora City Center and Anschutz Medical Campus/Fitzsimons Innovation Community.



Figure 3: RTD R Line Route Map

4.3 Urban Land Institute Study of Redevelopment Potential and Major Employers

In 2016, given the anticipated light rail line and the access challenges of the station site, the City asked a Technical Advisory Panel (TAP) from the Urban Land Institute (ULI Colorado) to study the development potential for the RTD parcel, and to evaluate it for affordable housing, housing and services for disadvantaged veterans, and potential other uses.

The 2016 ULI TAP study for 13th Ave Station concluded that, although the site is challenging, it offers an attractive opportunity for affordable and mixed-income housing. Located between two major employment centers: Buckley Space Force Base and the Anschutz Medical Campus/Fitzsimons Innovation Community, it is well-positioned to provide much-needed workforce housing. The potential market also includes employees currently working at or near the I-70 logistics hubs or Denver International Airport.



Figure 4: Aurora Employment Centers Near 13th Avenue Station

4.4 RTD Parking Utilization

As illustrated in the following route map, the 13th Avenue station was planned as a Park-n-Ride location, partly because the nearby Colfax Station has no associated parking.

However, demand for parking has not materialized and most of the station's 242 parking spaces are unutilized. In fact, in 2019, the station was found to have the 2nd lowest ridership of all stations: 297 average daily boarding/alighting's. This Plan proposes that the unused parking be redeveloped as mixed-income or affordable housing.

4.5 RTD Affordable Housing Policy

The proposed redevelopment of the underutilized station area into affordable and/or mixed-income housing is a bold step toward implementing RTD's Equitable Transit-Oriented Development Policy. In 2021 RTD approved policy guidance to permit and encourage the development of affordable housing on RTD real property. The policy supports "the creation of housing affordable for low-income households in order to increase transit ridership through transit-supportive land use, generate revenue through joint development, and enhance community relationships" (Resolution 2021-002). The policy is composed of the following five key elements:

- Affordability Goal: Systemwide over the next 10 years, RTD aspires to a goal of 35 percent of all residential joint development projects developed on RTD property being affordable to low-income households.

- Parking Replacement: For new development located on an existing Park-n-Ride, RTD will determine the quantity of replacement parking based on projected future parking utilization, among other agency considerations.

- Shared Parking: RTD has more recently stated that they are open to opportunities for shared parking between transit customers and non-transit customers.

- Expedited Administration: RTD Staff may waive internal processing and development review fees, minimize review times, and entitle agency property to attract developers and reduce development uncertainty, costs, and schedules.

- Negotiated Land Price: RTD will operate within the bounds of its existing statutory requirements to allow reductions in purchase price or rent in exchange for affordable housing development or other benefits to the agency.

4.6 RTD Parking Study

Further supporting a more flexible approach to joint development, RTD commissioned an in-depth study of parking supply and demand in 86 station-area developments. The report, "Residential Parking in Station Areas: A Study of Metro Denver" (December 2020, revised January 2021), included data and justification for residential parking reductions near stations. The study primarily found that: "At market-rate properties, 40% of parking spaces go unused at peak, while income restricted properties provide 50% more parking than used." Additionally, the study found that: "Co-locating income-restricted housing and high-frequency transit service benefits both low-income households and transit agencies." The study concludes that right-sizing parking supply at station-area developments reduces the overall development cost, ultimately lowering housing and transportation costs for residents while simultaneously increasing RTD ridership.

Section 5.0 Existing Conditions: The Case for Revitalization

5.1 Property Conditions Assessment (Blight Study)

Under Urban Renewal Law of the State of Colorado, (Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended; the "Act"), for the Study Area to qualify as a "blighted area," the presence of at least four factors of blight (out of a possible eleven) must be identified. These factors are indicators of substantially impaired or arrested growth of the municipality, retardation of the provision of housing accommodations, economic or social liability, and can be considered a menace to the public health, safety, morals, or welfare of the area. The Act further provides that, if private property is to be acquired by the Authority by eminent domain, at least five blight factors must be present.

A site assessment identified conditions within the Study Area to qualify a total of six blight factors including the following:

- Predominance of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Unusual topography or inadequate public improvements or utilities;

- Environmental contamination of buildings or property; and
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

After conducting a public hearing in March 2025, Council approved Ordinance 2025-21 declaring the Study Area a blighted area and appropriate for an urban renewal project. At that time, Council expressed support for a plan to provide affordable housing as part of a redevelopment efforts at 13th Avenue Station.

5.2 Property South of Tollgate Creek

Bach Homes is a Utah-based residential developer with projects in five western states. The integrated company builds, owns and manages apartment projects, adding 350 to 700 units per year to its portfolio. The property adjacent to Tollgate Creek is the company's first project in Colorado.

Bach Homes purchased approximately 13 acres of vacant land immediately south of Tollgate Creek in 2019. The property is accessed from E. 6th Avenue via Dillion Way, which currently terminates within the Aurora Meadows apartment complex. Dedicated city right-of-way extends approximately 1,500 feet to a terminus in the center of the landholding. However, given the city code pertaining to traffic and life-safety requirements, this single point of access is insufficient to support the density of development envisioned in city plans.

With the Dillion Way extension and bridge over Tollgate Creek, Bach Homes, as current owner, is anticipating the development of 526 workforce housing units (457 rental apartments and 59 rental townhomes) developed in two phases, with a site plan that incorporates surface, podium and covered parking, as well as garages for the townhome units. In June 2023 Council unanimously approved the rezoning of the property south of Tollgate Creek. The Zoning Map Amendment changed the property designations from Business/Tech District (I-1) to Mixed Use Transit-Oriented Development (MU-TOD Edge). Similarly, the Comprehensive Plan Amendment changed the placetype designation from

Industry Hub to Urban District. These changes support a vision for a dense urban fabric and new multi-family housing.

5.3 13th Avenue Station Design Charrette

Since 2019 Planning and Business Development and Housing and Community Services staff have engaged RTD in strategic conversations around the property and intend to partner with RTD on a future Request for Proposal for development. Toward that end, in late 2022 the city retained an architecture and engineering consultant team, Santulan Architecture and Strategic Land Solutions, to facilitate a site visit and interactive charrette for city and RTD staff. The consultants, with pro bono financial feedback from a local affordable housing developer, led charrette participants through a review of site constraints and opportunities and produced two preliminary concept plans for housing at the 13th Avenue Station (see Section 7.5).

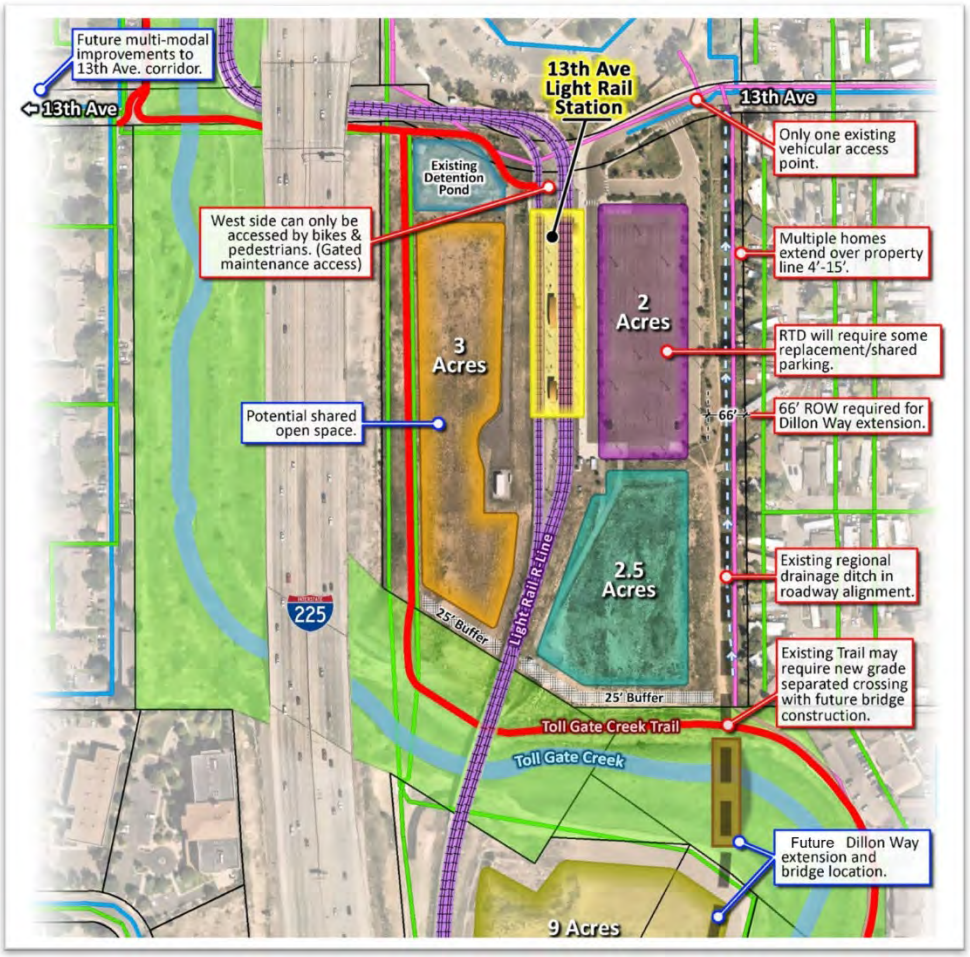


Figure 5: Opportunities and Constraints

Section 6.0 Public Infrastructure

6.1 Streets and Roadways

Many of the development constraints at 13th Ave Station are related to gaps in the city's roadway network. Since 2009, the city has planned for additional access to facilitate transit-oriented development at 13th Avenue Station. At the time, an extension of 13th Avenue under I-225 (and over Tollgate Creek) was recommended as a city capital project. However, fatal flaws found in the engineering of the light rail line, determined that the highway underpass right-of-way was insufficient to accommodate both a road and the light rail tracks. Nevertheless, the Colfax and 13th Avenue Station Area Plan (September 2009, updated 2025) also envisioned secondary access to the station by way of an extension of Dillon Way north from 6th Avenue, through the undeveloped property south of Tollgate Creek, and across Tollgate Creek to the station and 13th Avenue.

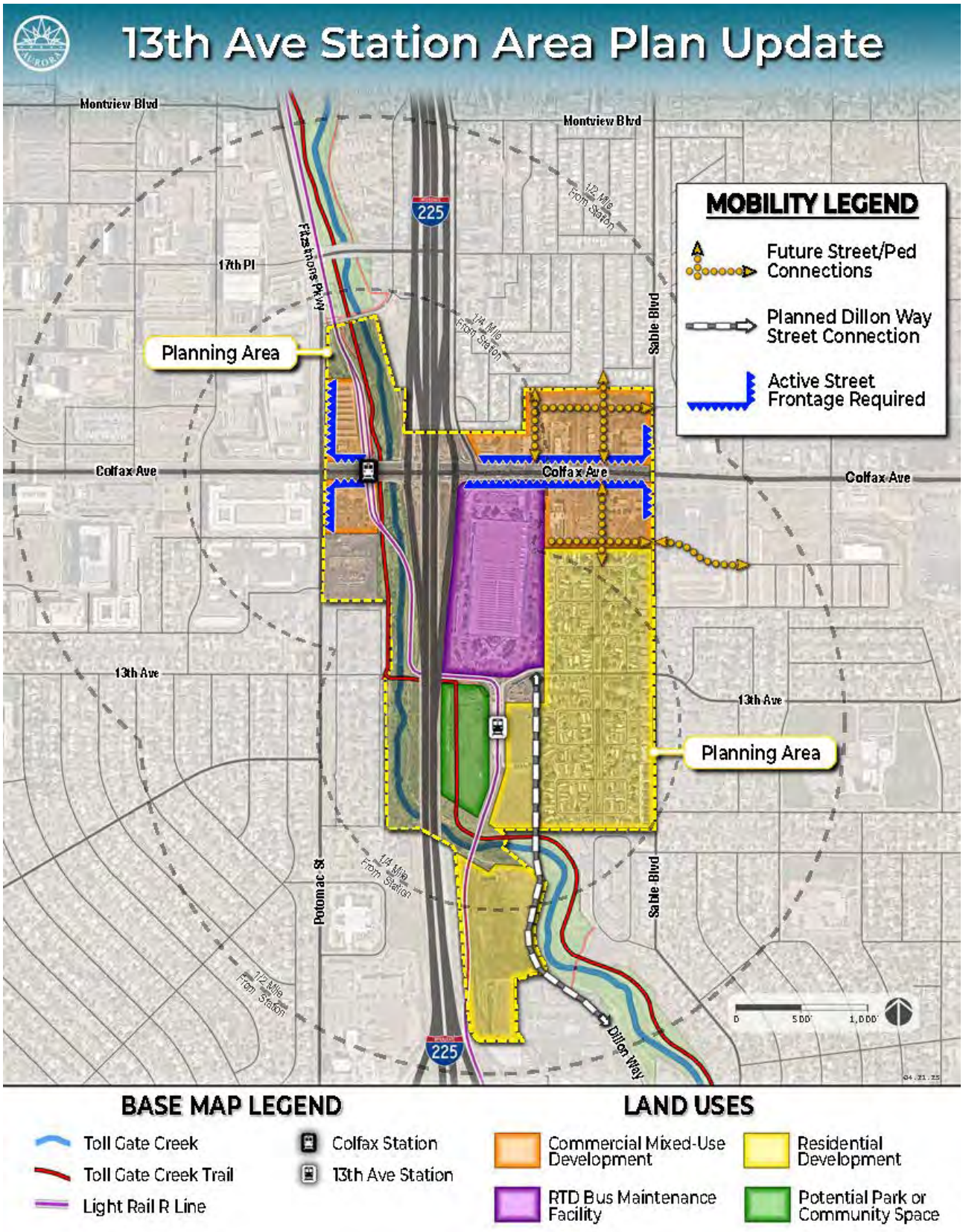


Figure 6: Mobility Framework, Colfax and 13th Avenue Station Area Plan (2025)

The Dillon Way extension and bridge crossing Tollgate Creek are key to unlocking the residential development potential for vacant property at and around the 13th Ave Station. The city code pertaining to Fire, Life and Safety standards requires secondary access to serve dense development.

A USACE floodplain analysis will be required and highlights an existing drainage ditch running along the eastern edge of the RTD property. The existing drainage ditch may require undergrounding as Dillon Way is extended north through the RTD property, to connect to 13th Avenue and east to Sable Boulevard. The preliminary bridge concept also notes multiple mobile homes and accessory structures that extend over the RTD property line, with encroachments varying between four and 15 feet. The ultimate Dillion Way alignment may need to shift to the west, thereby avoiding the encroachments.

The construction cost of the bridge and road connections shown in the preliminary concept is estimated to be $8 million. Since the proposed location of the bridge crosses private property containing the Tollgate Creek and floodplain, the city has initiated discussions with the owner of the Aurora Meadows Apartments to acquire property for the bridge right-of-way.

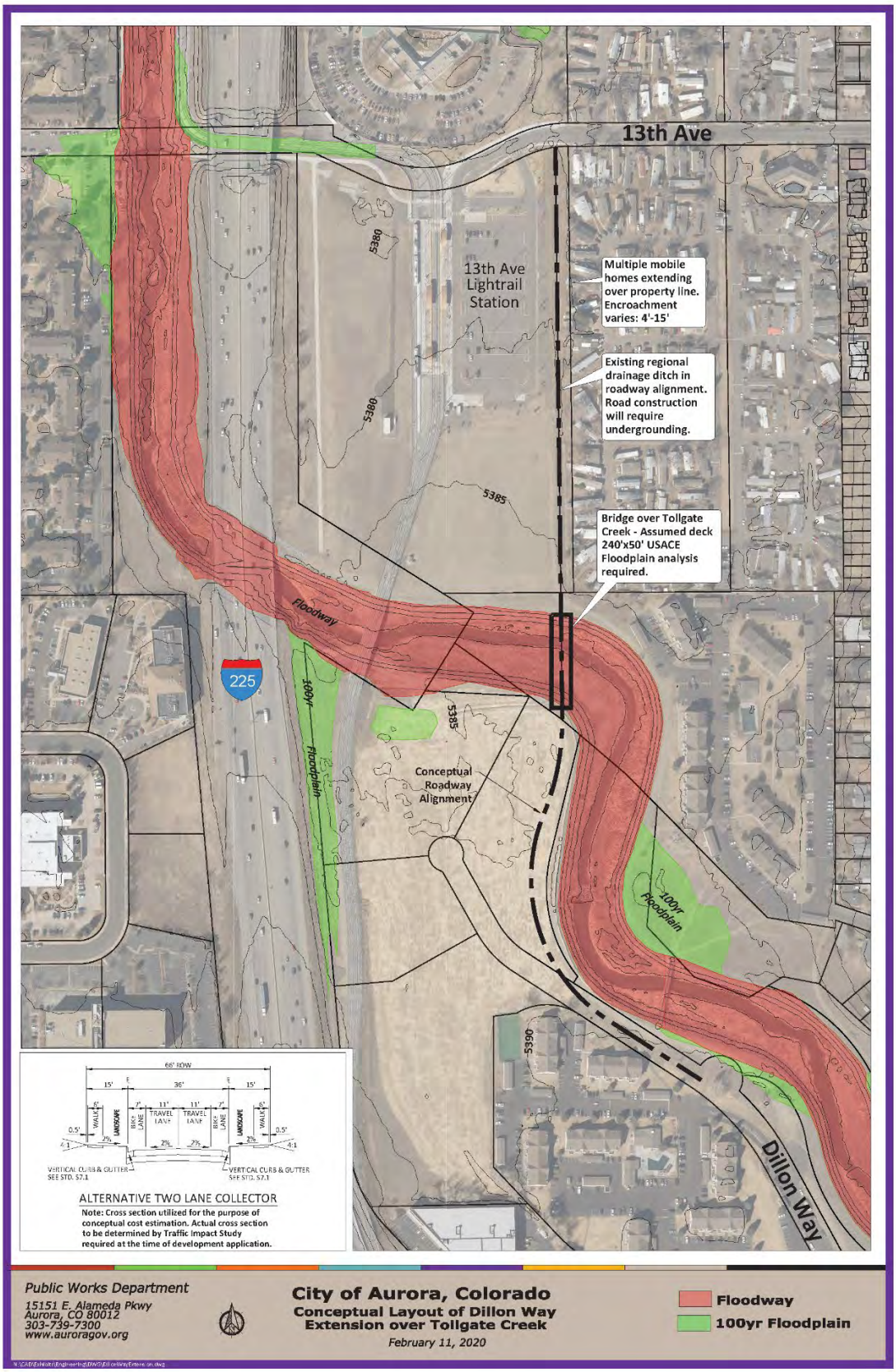


Figure 7: Tollgate Creek Bridge Concept

6.2 Bicycle and Pedestrian Infrastructure

The residential development sites at and near 13th Avenue Station enjoy excellent multimodal access. The Tollgate Creek Trail, a regional bicycle and pedestrian corridor, runs through the area and connects directly to the station. The ten-foot-wide concrete, multi-use bi-directional trail opened in 2021 and was part of a $7.1 million multi-year project to fill a 3.1-mile gap in the city's trail network. Funding for the trail came from Federal Congestion Mitigation and Air Quality (CMAQ) grants and local matching funds. The Denver Regional Council of Governments (DRCOG) Transportation Improvement Program (TIP) awarded the project competitive grants in fiscal years 2016 and 2017.

This trail link extended the Tollgate Creek Trail from the east side of the Anschutz Medical Campus (at Montview Boulevard and Fitzsimons Parkway), south to the West Tollgate Creek/High Line Canal trailhead, near Aurora Municipal Center (at Chambers Road and Alameda Parkway). Trail users can now connect to other portions of the greater metropolitan trail network, including the Sand Creek Greenway, the High Line Canal Trail, and the Cherry Creek Trail/Colorado Front Range Trail, among others.

With the completion of the 13th Avenue Multimodal Mobility Study (see Section 8.3), the city has received funding to bring the entire corridor up to 60% design, and a 1-mile equivalent up to 100% design. In future TIP rounds the city will seek grant funding to construct sidewalk and bicycle improvements along 13th Avenue, ultimately extending from Yosemite (the city limit) on the west, to the High Line Canal (near Chambers Road) on the east.



Figure 8: Tollgate Creek Trail Extension

6.3 Public Transportation

The 13th Avenue Station is a gateway to a myriad of destinations served by RTD's regional rail infrastructure. Local destinations within three stops include: shopping areas such Aurora City Place and Aurora Town Center; civic destinations such as City Hall, the Municipal Court, the Central Library, and Arapahoe County Social Servies; and healthcare institutions such as four major hospitals and numerous clinics and medical offices. Future residents will be one or two stops away from the Fitzsimons Campus and the employment opportunities at its three hospitals, academic and research institutions, and diverse public and private entities. The Peoria Station, three stops away, provides connections to downtown Denver and Denver International Airport, as well as the I-70 logistics hubs.

The station is not currently served by any local bus routes; however, there is a 15L bus stop two blocks east, at Sable Boulevard and 13th Avenue. Additionally, Colfax Bus Rapid Transit (BRT) and its proposed extension to Picadilly Road will be less than 1/2 mile north of the RTD-owned development site. The Dillon Way extension and bridge connection will provide an opportunity for RTD to consider new bus routes or service modifications in the area.

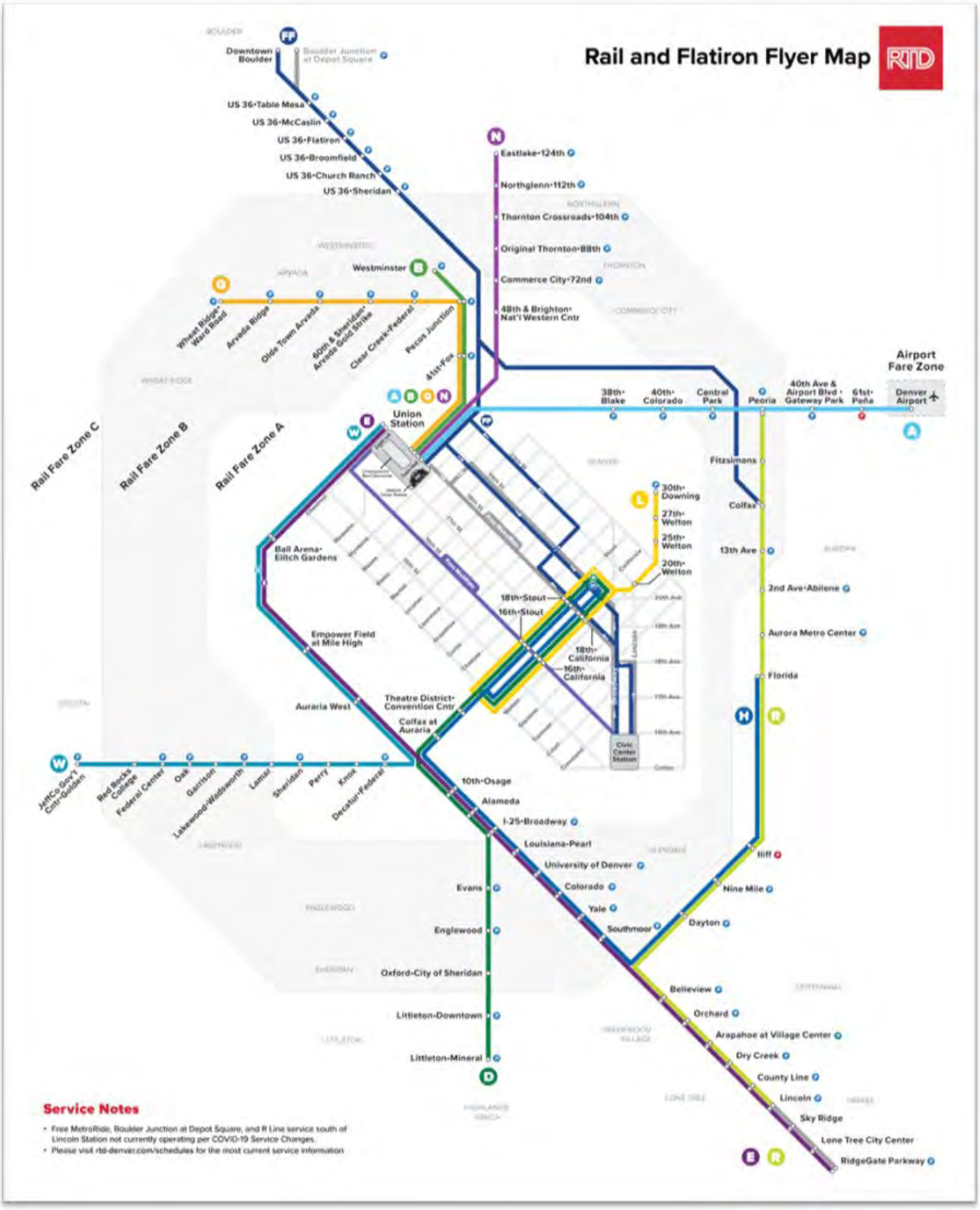


Figure 9: RTD Rail Map

6.4 Water and Sanitary Sewer

Like the single vehicular access challenge, both residential development sites face difficulties in achieving the required looped water supply. A new water line crossing under the creek will satisfy water looping requirements for both the RTD property and the property south of Tollgate Creek. Development of the property south of Tollgate Creek will require an extension of the existing 8-inch potable water main in Dillon Way. Development of the RTD site will require a new 8-inch water main in 13th Avenue, replacing the existing, undersized 6-inch water line.

Obtaining sanitary sewer service for the RTD property may be challenging. Connecting to a 42" sanitary sewer interceptor on the west side of the RTD property (west of the tracks) would require manholes. Alternatively, there is a 15-inch main located within the neighboring mobile home park. Both mains are considered critical infrastructure and therefore require special review and contractor selection.

6.5 Stormwater

The entire RTD property and most of the property south of Tollgate creek is outside the 100-year floodplain (1% Annual Flood Chance Hazard), meaning both sites are suitable for development. As previously mentioned, there is an existing regional drainage ditch along the eastern edge of the RTD property that may require undergrounding in coordination with the Dillon Way extension (depending on the final right-of-way alignment).

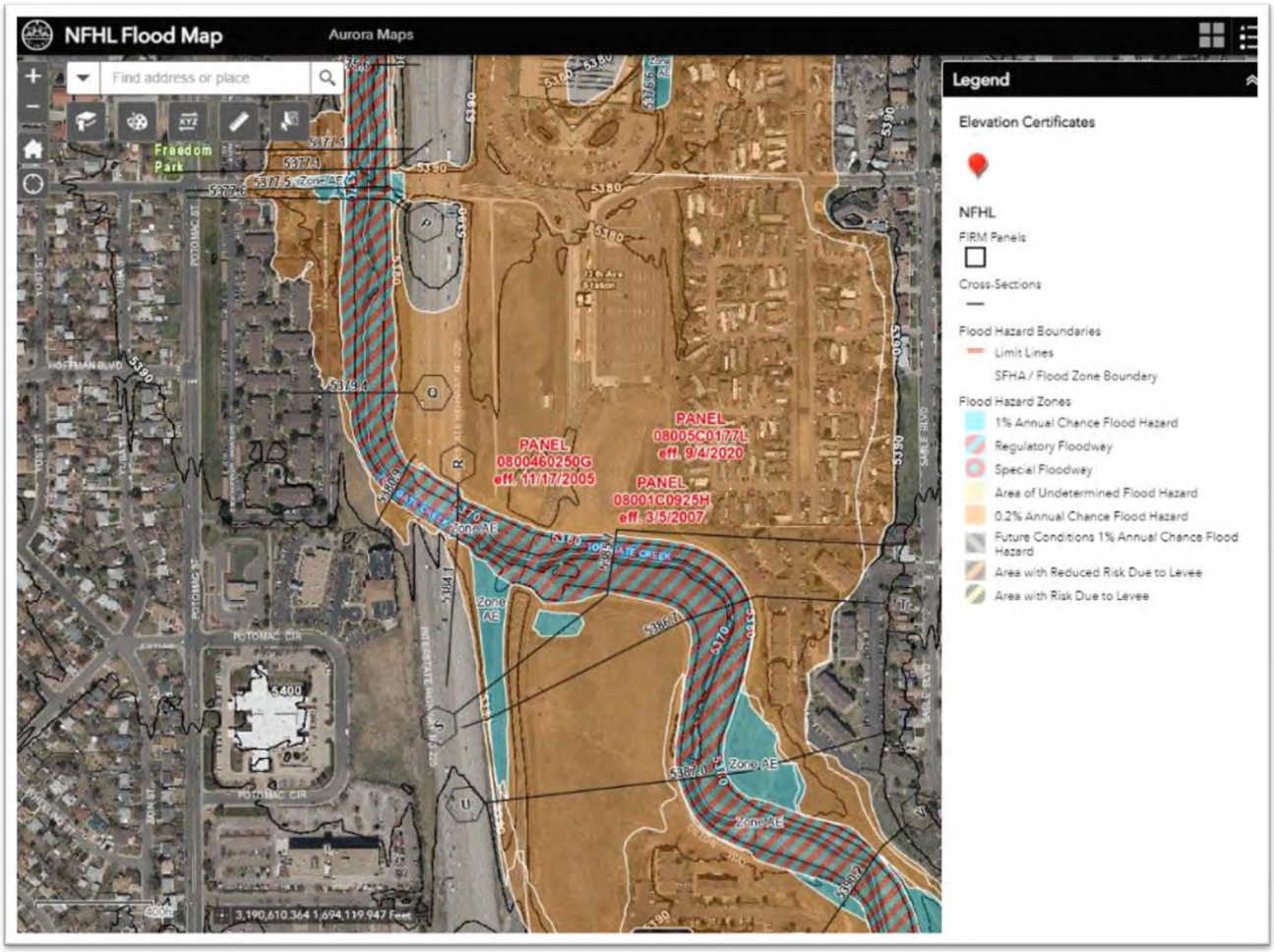


Figure 10: 13th Ave Station Area Floodplain Map

6.6 Parks, Recreation and Open Space

No open space land dedication is required for these residential Transit-Oriented Development sites. Each site can use a "Small Urban Park" (greater than 10,000 square feet) to help satisfy park dedication requirements. Given the fact that the western portion of the RTD property (west of the tracks) can only be accessed by bikes and pedestrians and cannot be commercially developed, the area presents a prime opportunity for the development of a potential neighborhood park. Residents of the area have expressed frustration with the lack of existing park space. Grant and other funding opportunities for the development of a park should be explored. A park on the west side of the station tracks was also a recommended outcome from the 13th Ave Station Design Charrette.

6.7 Aurora Public Schools

The 13th Avenue Station area is served by Aurora Public Schools (APS, Adams Arapahoe 28J). Students living in the station area will be within walking distance of Elkhart Elementary School, East Middle School, and Hinkley High School. There are no concerns related to APS's school capacity and ability to serve new students living in the proposed residential developments. In fact, compact infill development helps to boost enrollment in portions of the city where the school-age population is generally declining.

Section 7.0 Development Plan

7.1 Development Principles

The following development principles are derived from the Station Area Plan and the Comprehensive Plan (further described in Sections 8.1 and 8.2).

- Transit Oriented Community (TOC) works as an "urban district." The one-half mile area around the transit station is considered to be the area of influence. These areas can become new neighborhoods where development draws value from the transit stations, parks and plazas are gathering places, and the mix of uses allows pedestrians to easily reach their destinations.

- TOCs must be walkable. TOCs are to create an urban scale where the pedestrian is important. Attractive and safe pedestrian connections are a priority in TOCs.

- Central spaces give identity to TOCs. Public spaces are very important in TOCs, and parks, plazas and main streets that are beautiful and useful can become important identifying elements.

- TOCs connect to the surrounding neighborhoods. The pedestrian network of the TOC should allow easy pedestrian connections to surrounding neighborhoods. The relatively small size of the blocks should allow for an attractive and convenient pedestrian experience.

- Density is important. TOCs should have density sufficient to create an active center for an existing or new neighborhood. Higher densities take advantage of the public investment in transit. Density also creates the potential for a diversity of housing types and a range of land uses. Density should transition from the highest densities in the core of the TOC around the transit station to lower densities next to existing residential neighborhoods.

- Design matters. The quality of building architecture and the design of streets, parks and plazas are important elements that create the identity of a station area.

- Promote sustainability. Compact development promotes efficiency in infrastructure and may require innovative approaches to detention and water quality.

- Housing for All. High-quality housing options enable people across all socioeconomic levels, cultural practices and stages of life to establish and manage households.

- Stewardship of Natural Resources. Careful stewardship of water, energy and natural resources not only represents a commitment to protecting the natural environment but is also essential to the city's ability to meet the growing needs of its residents and businesses as the city develops. Stewardship of natural assets such as Tollgate Creek is increasingly important to maintain Aurora's quality of life and provide both functional and environmental benefits.

7.2 Proposed Land Uses

As envisioned in the Station Area Plan, this area is to be primarily characterized by high- to medium-density residential neighborhoods. Supporting the neighborhoods are public space amenities which are important to provide the new residents with active and passive recreational opportunities.

7.3 Zoning and Neighboring Land Uses

In preparation for redevelopment, Both the RTD site and the development site south of Tollgate Creek have been rezoned to Mixed-Use Transit Oriented Development (MU-TOD). The TOD zoning district references the Station Area Plan to provide guidance concerning

boundaries, building form and intensity. The RTD property has an MU-TOD Core designation, which is intended for the densest station area development. The property south of Tollgate Creek is designated MU-TOD Edge, which permits slightly less dense development.

A variety of existing developments surround the station area. The RTD East Metro Bus Maintenance Facility lies immediately north of the 13th Avenue Station. The property is zoned Mixed-Use Commercial (MU-C) and MU-TOD. RTD has indicated this is a long-term land use and that no changes are anticipated in the foreseeable future. Similarly, the stable, 300-unit Meadows Manufactured Home Community lies east of the station. This long-standing community is zoned Manufactured Home Park Residential (R-MH) and is anticipated to remain. The city's Housing Strategy seeks to support mobile home parks and affirms that they serve a critical role in providing attainable housing in Aurora. The property south of Tollgate Creek (zoned Parks and Open Space, POS) is bordered on the east by the Aurora Meadows apartment community, which is zoned Medium-Density Residential and Medium-Density Multifamily (R-2 and R-3). This 461-unit apartment community offers garden-style workforce housing units in three-story buildings. Immediately south of the development site on the south bank of Tollgate Creek, is a

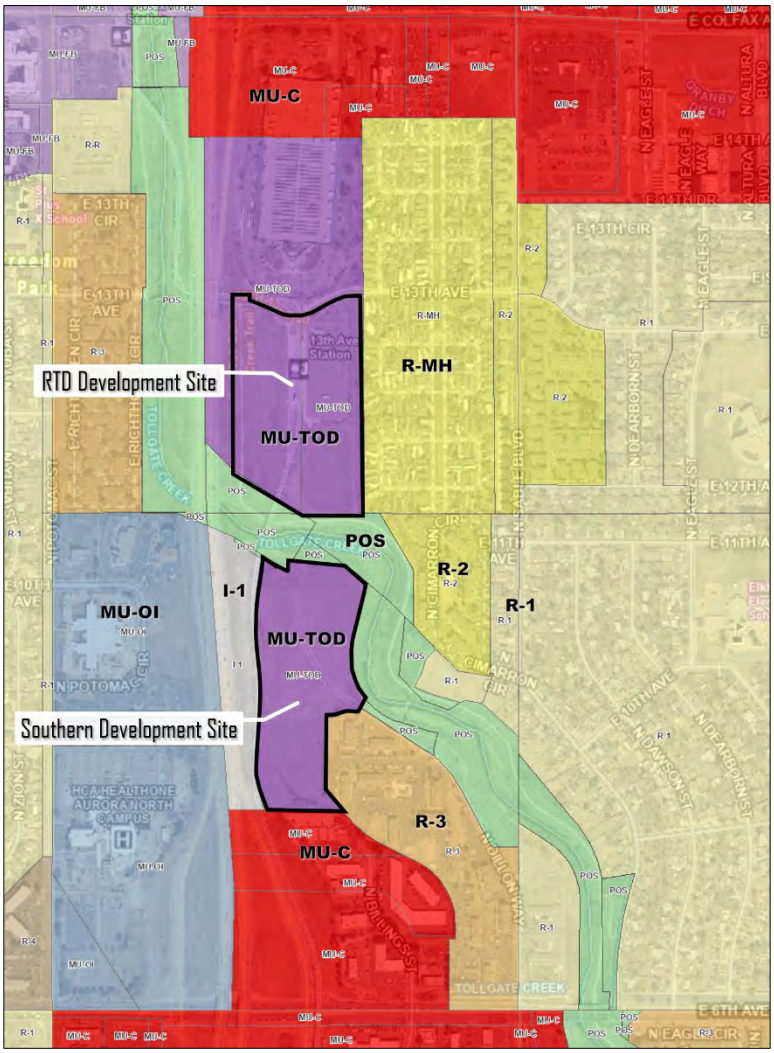


Figure 11: Existing Zoning

collection of small warehouses and commercial spaces served by Billings Street and zoned MU-C. The Interstate 225/light rail corridor and Tollgate Creek (zoned Business/Tech District, I-1 and POS) border the development sites on the west.

7.4 Property South of Tollgate Creek Development Concept

The need for infill development on the property south of Tollgate Creek is critical to meet the vision of the Station Area Plan and facilitate public improvements for this site, as well as the RTD 13th Avenue Station property. Development of the 13-acre site will entail the construction of the Dillon Way extension and bridge over Tollgate Creek, connecting to 13th Avenue at the station and unlocking the development potential of that site as well. As was demonstrated in the rezoning approval in 2023, higher-density residential development is desired at this location.

The current property owner is considering a phased approach to development, which will allow them to test the market and to fine-tune their approach to parking, calibrating future phases to the demonstrated demand. The current workforce housing concept includes approximately 526 total market-rate rental units in a variety of configurations: three 4-story buildings with podium parking (467 units) and step-down townhomes with individual garages (59 units). The proposed unit mix includes studio, one, two and three-bedroom units.

The development concept for the property south of Tollgate Creek will be further refined through the site planning and development review process. The property owner is overseeing engineering studies and plans for the design and construction of the Dillon Way extension and bridge project, which is anticipated to begin prior to the construction start for the multifamily apartments.

Figure 12: Bach Homes Development Concept

7.5 RTD Development Concepts

As previously described, Planning and Business Development and Housing and Community Services staff intend to partner with RTD on a Request for Proposal (RFP) for development at 13th Avenue Station. The late 2022 site visit and design charrette produced two preliminary concept plans for housing on approximately 4.5 acres of the 13th Avenue Station property. The charrette report illustrates a medium-density concept (Scheme 1) and a two-phase higher density concept (Schemes 2a and 2b). The following design test fit schemes are intended to spark development interest in the RTD site and support the RFP for affordable and mixed-income housing at the station.

Scheme 1 retains the northern half of the existing RTD parking lot, preserving 120 surface commuter parking spaces. The southern half of the parking lot (approximately 1 acre) and the vacant land to the south (an additional 2.5 acres) are redeveloped with three 4- or 5-story buildings with tuck-under and surface parking. The scheme also proposes improving the vacant land on the west side of the tracks, providing a shared-park space. Overall, the scheme represents approximately 190 to 240 residential units in a physical format that is achievable for affordable housing developers.



Figure 13: RTD Charrette Scheme 1 (Medium Density)

Scheme 2a represents the first phase of a higher-density development scenario. The concept features a cluster of three-story townhomes with tuck-under parking on the south edge of the site, overlooking Tollgate Creek. Ideally, these units would be for-sale affordable homes. Immediately north of the townhomes, the scheme steps up to a small 4-story building that could be conducive for permanent supportive affordable housing. Proceeding north, the concept proposes a large 4-story attainable apartment building, with a wrapped parking structure. Like Scheme 1, the concept plan retains the northern half of the RTD surface lot (120 spaces) and proposes locating an improved shared park space on the access-challenged western portion of the RTD property. Together, as proposed, the three housing types represent approximately 240 to 280 residential units.

Scheme 2b illustrates the full buildout of the higher-density development scenario. In addition to all the development shown in Scheme 2a, the Scheme 2b concept shows full redevelopment of the RTD parking into a 100- to 150-unit mixed-income multifamily structure wrapping a large parking garage (serving RTD and residential units). This design shows four levels of housing with three levels of parking (one level underground) and again proposes shared park space on the west side of the RTD property. With the additional multifamily structure, Scheme 2b represents 340 to 430 total residential units.



Figure 14: RTD Charrette Scheme 2a (High Density, Phase 1)



Figure 15: RTD Charrette Scheme 2b (High Density, Phase 2)

City and RTD staff are actively partnering to facilitate implementation of housing at 13th Avenue Station. Since the October 2022 design charrette, RTD staff have stated that they no longer have a need to retain the 120-space parking lot, and that it may be redeveloped in addition to their site further south. RTD has not definitively stated if they will have a need to retain any amount of parking for the station; however, they indicate that they are quite flexible, given the current status of low ridership and underutilization of the station.

Section 8.0 Relationship to Other City Objectives and Plans

Pursuant to the provisions of Section 31-25-107(4.f)) of the Act, the 13th Avenue Station Urban Renewal Plan conforms to the general plan of the municipality as a whole and other plans as follows:

8.1 Relationship to the Aurora Places Comprehensive Plan

The Aurora Places Comprehensive Plan was adopted in 2018. The plan is the foundation for decision-making related to growth and development in the city. The plan emphasizes the creation and improvement of a variety of placetypes, including the Urban District placetype at the 13th Avenue Station. Urban Districts represent the city's most intensely developed areas, with multifamily residential as a defining use. Urban districts are characterized by a relatively dense urban fabric, pedestrian-friendly environment, and prioritization of multimodal transportation. Urban parks provide green space for residents and serve as locations for community activities.

Aurora Places also identifies the 13th Avenue Station area as an "urban center" within the Denver Regional Council of Governments (DRCOG) planning framework. Urban centers feature a multimodal travel network and are a model for healthy, livable communities. A DRCOG goal is to locate 25 percent of the metro area's new housing in urban centers such as 13th Avenue. Similarly, Aurora Places focuses growth into Strategic Development Areas, thereby capitalizing on valuable development opportunities and building upon existing transportation networks and infrastructure. As a station area TOD, 13th Avenue Station is particularly suitable for significant investment and in need of ongoing focus and intervention.

8.2 Relationship to the Colfax and 13th Avenue Station Area Plan

As previously mentioned, the Colfax and 13th Avenue Station Area Plan (first adopted in 2009, updated 2025), fully anticipated the need for and importance of infrastructure improvements to access the development sites near the station. The initial plan and graphics showed the Dillon Way extension across Tollgate Creek, providing additional vehicular access to the station.

The Station Area Plan also outlines key principles (referenced in Section 7.0) to foster successful transit-oriented development. The principles are reinforced by standards for the form and density of new development adjacent to the station. The Station Area Plan identifies locations for public spaces that can enhance the station area character and promotes a complete street grid, with relatively small blocks. Ultimately, the Station Area Plan promotes new dense, walkable neighborhoods with high-quality architecture, urban design, and public spaces.

8.3 Relationship to 13th Avenue Multimodal Mobility Study

The 13th Avenue corridor has long been identified as an important east-transportation connection in multiple local and regional plans and policy documents. However, when RTD constructed the R Line through the I-225 underpass at 13th Avenue, precluding the use of the underpass for a street connection, the city began to re-imagine the entire corridor.

A Case Study for the Complete Streets Consortium was completed in 2018. In 2019 the DRCOG awarded the city $295,000 through the 2020-2023 Transportation Improvement Program competitive grant process, which also required a $205,000 local match to support planning efforts for the corridor.

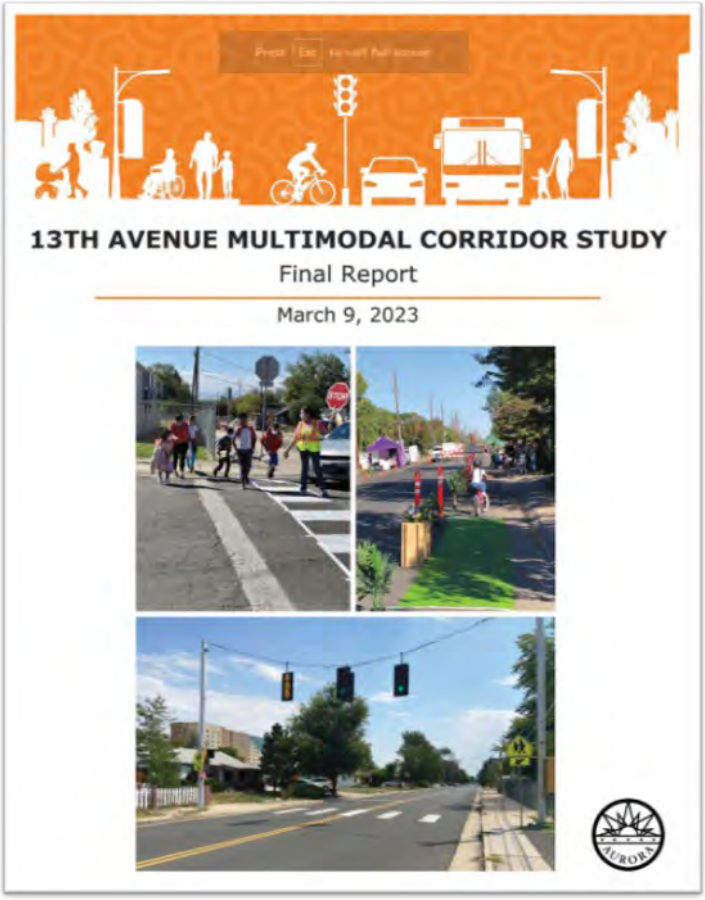


Figure 16: 13th Avenue Multimodal Corridor Study

In late 2020, the city hired a consultant team led by Alta Planning + Design, Inc. and began a study to look ahead at the future of transportation on the 13th Avenue corridor from Yosemite Street (the Aurora city limit) on the west, to the intersection of 12th Avenue and the High Line Canal Trail on the east (near Chambers Road). The study team undertook extensive public engagement, working to document how people were currently using the corridor and how those experiences could be improved. Stakeholders identified the following preferred vision statement to guide the study and proposed mobility improvements: "13th Avenue feels different! Cars still travel the corridor, but it feels like a place where options for bicycling, walking, and transit are on equal footing with car travel."

The study was completed in 2023 and identifies future infrastructure improvements (15% concept design) to make it easier, safer, and more comfortable for people to walk, bike, ride transit, and drive in the corridor. The city is now seeking grant funding opportunities to implement the plan recommendations.

8.4 Relationship to the Aurora Housing Strategy

The provision of up to nearly 1,000 new housing units (assuming development at maximum densities) in the 13th Avenue Station area is in alignment with two key policies in the adopted Aurora Housing Strategy:

- Policy A: Foster a balanced and sustainable housing portfolio in Aurora.
- Policy C: Expand the inventory of housing options throughout Aurora.

Moreover, the development of affordable and mixed income housing on the RTD property will implement key aspects of the city's adopted Housing Strategy:

- Strategy S.4: Identify and set aside publicly owned land for mixed-income housing.
- Strategy S.5: Pilot innovative housing projects for rental and homeownership.

The Housing and Community Services Division offers regular opportunities for gap assistance through its Community Investment Financing Program. The eventual developer(s) of the RTD property will have the opportunities to apply for project assistance from various sources: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Private Activity Bonds (PAB), and the General Fund.

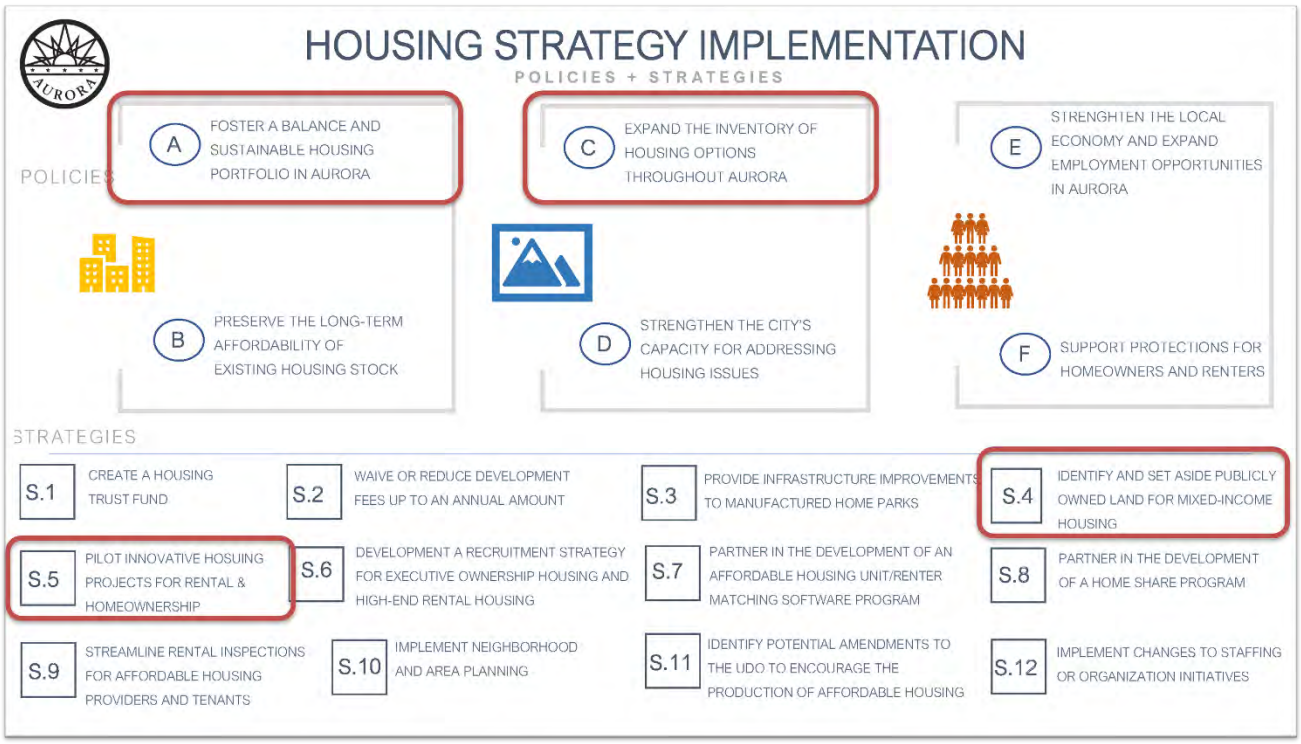


Figure 17: Aurora's Housing Policies and Strategies

8.5 Relationship to City Council Goals for Urban Renewal

In 2019 the Aurora City Council approved a list of thirteen desired goals for urban renewal activities and financing. The development projects planned for the 13th Avenue Station Urban Renewal Plan area meet at least **six** of the defined goals, including:

- Increased housing density at urban centers and TODs;
- New housing and/or business choices;
- Public gathering spaces;
- Multi-modal connections;
- Energy efficiency and environmental design; and
- Maintain affordable units while creating a diversity of new units.

Section 9.0 Project Timing and Phasing

9.1 Timing for Development South of Tollgate Creek

The responsibility for constructing the Tollgate Creek crossing bridge is to be borne equally by the developer of land on the south side of Tollgate Creek and RTD, however, because the southern development is anticipated to occur first, Bach Homes must take the lead on designing and constructing the Tollgate Creek bridge crossing and extension of Dillon Way to provide two means of egress. Engineering and design for the Dillon Way extension and bridge began in 2025 and will continue into 2026. As the road and bridge design progresses, the property owner will be finalizing their multifamily development plans and submitting their site plan.

9.2 RTD Timing

The process to initiate the required Request for Proposal (RFP) for redevelopment of the RTD site is anticipated to begin within 2026, once the Tollgate Creek bridge design and construction is underway. Earlier efforts towards this goal include the 2022 design charrette, 2024 and 2025 public engagement meetings for the Station Area Plan update, and ongoing communication with RTD staff. The timeline for development will include writing and posting a Request for Proposal (RFP), selection of applicants and final approval by the RTD Board of Directors, planning and design of affordable and mixed-income housing projects, application and securing of Low-Income Housing Tax Credits and other project financing, and construction of projects. Due to the numerous steps, the housing projects will likely be completed on the RTD site within five to ten years and may be implemented in phases.

Section 10.0 Financing

10.1 Public Investment Objective

The city has long held a vision for transit-oriented development, and in particular, housing, at the 13th Avenue Station. Despite this, the area surrounding and south of the station area has remained underutilized due to the extraordinary infrastructure costs of constructing

the required Tollgate Creek crossing and roads necessary to provide a secondary point of access for any new development. With the cooperation of partnering taxing entities, the Authority will expand the breadth and depth of the city's housing supply, support the construction of up to 1,000 new homes, serve residents with a wide range of incomes, and facilitate development at an attractive infill location with excellent transit and multimodal access.

Unfortunately, the Dillon Way bridge is not eligible to receive federal transportation funding support because the Dillon Way extension would function as a local road, not as a part of a regional arterial system. However, in 2024 Aurora was awarded two Colorado Department of Local Affairs (DOLA) competitive grants, totaling $4 million, for the purpose of financially assisting with infrastructure (essential road extensions and multimodal bridge over Tollgate Creek) that supports affordable housing.

Additional support for affordable housing is available through the city's Housing and Community Services Division and their Community Investment Financing program, which leverages federal funding and sources such as HUD HOME Investment Partnerships Program (HOME) funds, HUD Community Development Block Grant (CBDG) funds and Private Activity Bonds to financially assist an affordable/mixed-income project on the RTD property.

10.2 Use of Tax Increment Financing

It is the intent of the City Council in approving this Plan to authorize the use of tax increment financing (TIF) by the Authority as part of its efforts to undertake this Plan. TIF is a mechanism used to provide funding assistance to address costs that the market may not otherwise bear, such as assisting in filling the gap between the total cost of a redevelopment project and the level of private financing it can support. Under this financing mechanism, the level of property tax and municipal use tax, sales tax and/or lodger's tax in a TIF Area before redevelopment is used as the base, which continues to be paid to the taxing entities. The increment collected as a result of the physical development of the redevelopment project is paid into the special fund of the Authority and is used to support the redevelopment efforts.

Pursuant to the provisions of Section 31-25-107(9) of the Act and Section 130-4 of the City Code, the City Council, in approving this Urban Renewal Plan, contemplates the creation of two new Tax Increment Financing (TIF) Areas: one for future development on property south of Tollgate Creek (TIF Area #1) and a second for future development on the RTD property (TIF Area #2).

With early estimates for the bridge and roads at $8 million or more, the $4 million in awarded DOLA grants will cover no more than half of the costs, and potentially less than half, depending on final design and costs. Authority funds of approximately $5 million are needed up-front for the required grant matches, funding the contractor's ability to design and construct the bridge and roads. Tax increment generated from TIF Area #1 will be an important mechanism to close the financial gap for the public improvements in the Plan Area.

Any increment derived from TIF Area #2 would also be dedicated to the implementation of public infrastructure and facilitating affordable and mixed-income housing at the RTD site. However, the affordable/mixed income development on RTD property is anticipated to generate minimal TIF Revenue, particularly if the majority of the project(s) are held by a non-profit entity.



Figure 18: 13th Avenue Station Proposed URA and TIF Areas

10.3 Cooperation with Public and Private Entities

The aggregate impact of potential investment within the Area is reflected in the Impact Reports, which have been provided to the taxing entities under separate cover consistent with C.R.S. § 31-25-107. This Plan, negotiated with partnering taxing jurisdictions, is intended to be adopted in conjunction with corresponding Cooperation Agreement(s) which set forth the agreed-upon tax increment sharing provisions and percentages as set forth in Section 11.8 of this Plan.

Section 11.0 Authorized Urban Renewal Undertakings and Activities

11.1 Preface

This Urban Renewal Plan has been prepared at the request of the Authority and the City. It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the "Act"). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority. If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

As previously described, the 13th Avenue Station Renewal Area is located in west-central Aurora, Arapahoe County. The Area generally includes approximately 112 acres of land north and south of East Colfax Avenue between East 17th Avenue on the north and the Aurora Meadows apartment complex on the south, as delineated in Figure 2 and described in the legal description presented in Exhibit A. As per the Act, the legal description controls the boundary description in case of any conflict. The boundaries of the Area are drawn as narrowly as feasible to accomplish the planning and development objectives of this Plan.

As previously mentioned, (see Section 5.1), the Area is appropriate for one or more urban renewal activities and other undertakings authorized by the Act to be advanced by the Authority. One or more such undertakings could require the demolition and clearance of certain public and private improvements within the Area as provided in this Plan. Such

actions are necessary to eliminate unsafe conditions, obsolete and other uses detrimental to public welfare, and otherwise remove and prevent the spread of deterioration.

It is the intent of the City Council in adopting this Plan that the Authority exercise all powers authorized in the Act, which may be necessary, convenient, or appropriate to accomplish the objectives of this Plan, including, but not limited to, the power of eminent domain. It is the intent of this Plan that the Authority may exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

In adopting this Plan, the City Council has made the legislative determination that the powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised; and, that this Plan is in the public interest and necessary.

11.2 Purpose of the Plan

The principal public purpose of this Plan is to facilitate redevelopment in order to reduce, eliminate and prevent the spread of blight within the Area. A secondary public purpose of this Plan is to stimulate economic growth and investment within the Area boundaries. To accomplish these purposes, this Plan promotes local objectives with respect to appropriate land uses, private investments and public improvements. The delineation of such objectives shall not be construed to require that any particular activity or undertaking necessarily promote all such objectives. The Plan sets parameters for the future development and redevelopment of the Area. Future redevelopment undertakings must fit within the parameters set forth within the Plan in order to be considered eligible to receive incentives through tax increment financing.

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. In the case of this Plan, it is the Authority's intent to undertake urban renewal activities to stimulate private investment in cooperation with property owners, developers, stakeholders and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will support the

Authority's strategy for eliminating existing blight conditions and preventing the spread and/or recurrence of blight within the Area.

Existing conditions present within the Area will be remedied by the proposed Plan but will need to first be identified as a priority public investment item by the Authority in consultation with the city and area property owners. Improvements will be phased as the market allows and may be funded in part by tax increment revenues.

11.3 Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others to, install, construct, and reconstruct any public improvements. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Public undertakings are intended to stimulate (directly and indirectly) private sector investment to assist in the conversion of the Area into a viable residential district, supported by accessible transportation and inviting public spaces, which contributes to increased revenues from Property and City Taxes.

11.4 Other Improvements and Facilities

Other non-public improvements or facilities in the Area may be required in connection with urban renewal activities and undertakings to accommodate development of the Area. These may include items related to the provision of affordable and mixed-income housing, or the development of a neighborhood park on the west side of the RTD Station.

11.5 Development Standards

In conformance with the Act and the Plan, the Authority may adopt design standards and other requirements applicable to undertakings by the Authority. Unless otherwise approved by the City Council, any such standards and requirements adopted by the Authority shall be consistent with all other city zoning and development policies and regulations.

While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the city will regulate land use and building requirements. At a minimum, all undertakings of the Authority within the Area shall comply with all applicable municipal requirements. As development occurs in the Area, it shall conform to the Comprehensive Plan and any subsequent updates; the Station Area Plan as adopted by Council; any rules, regulations, and policies specified by the city's Unified Development Ordinance; any site-specific planning documents that might impact properties in the Area including, but not limited to, city-approved site, drainage, and public improvement plans; and any applicable city design standards, all as in effect and as may be amended from time to time.

11.6 Variations in Plan

Over time, the Authority may propose, and the City Council may make such modifications to this Urban Renewal Plan as may be necessary provided they are consistent with the Comprehensive Plan and Station Area Plan, and any subsequent updates, as well as the Act. The Authority may in specific cases allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provisions of this Plan would constitute an unreasonable limitation beyond the intent and purpose of this Plan. Moreover, a change in the identity of any particular property owner or developer within the Plan Area shall not constitute a substantial modification to the Plan within the meaning of the Act.

11.7 Urban Renewal Plan Review Process

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for key undertakings to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

(a) The Authority may propose modifications, and the City Council may make such modifications as may be necessary provided they are consistent with the Comprehensive Plan and Station Area Plan, and any subsequent updates, as well as the Act.

(b) Modifications may be developed from suggestions by the Authority, property and business owners, and city staff operating in support of the Authority and advancement of this Plan.

It is the intent of this Plan to remain consistent with the Comprehensive Plan and Station Area Plan, and any subsequent updates. Amendments or modifications to these plans shall not constitute an amendment to this Urban Renewal Plan.

11.8 Financing of Undertakings and Activities and Creation of Tax Increment Areas

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation, utilization of the following: issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; loans, advances, and reimbursement agreements; appropriations, loans, grants or advances from the City; federal, state or other loans or grants; interest income; agreements with public or private entities, including any arrangements made for the payment of moneys in lieu of taxes; sale of property or other assets; and pledging of lawfully available revenues to one or more special districts or other governmental or quasi-governmental entities to be used and pledged by such entities to pay their obligations incurred to finance public infrastructure and other lawful improvements under the Act.

For purposes of this Plan, "Debt" may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, advance and reimbursement agreements, Public Finance and Redevelopment Agreement(s), or any other obligation lawfully created by the Authority, any special district or other governmental or quasi-governmental entity.

In addition to the above referenced financing methods, an accepted method for financing urban renewal undertakings is to utilize incremental tax revenues, including property and/or municipal tax revenues (including sales, use and lodgers) attributable to the redevelopment in the plan area to pay the principal of, the interest on, and any premiums due in connections with the bonds or, loans or advances to, or indebtedness incurred by the Authority.

While Projects within the Area are expected to be primarily privately financed, it is the intent of the City Council in approving this Urban Renewal Plan to authorize the use of tax increment financing by the Authority as part of its efforts to assist in the redevelopment of the Area. Pursuant to the provisions of Section 31-25-107(9) of the Act and Section 130-4 of the City Code, the City Council, in approving this Plan, contemplates that two Tax Increment Areas shall be created within the Urban Renewal Area. Subject to the designation of the Tax Increment Areas, the Authority is specifically authorized to receive and use incremental revenues, except those previously dedicated, for the benefit of the Area, to the extent authorized by the provisions of Section 31-25-107(9) of the Act, Section 130-4 of the City Code, and specific terms of any subsequent agreement. The Tax Increment Areas approved by City Council shall continue in existence for a period of not to exceed twenty-five years commencing on the date of Plan adoption.

11.8.1 Eligible Activities for TIF Consideration

Redevelopment activities located within the Area will be required to conform to this Plan, the Comprehensive Plan, and the Station Area Plan, in order to be considered for tax increment financing, although the Authority may include certain properties within the TIF Area to reserve revenues for other area activities or improvements.

This Urban Renewal Plan authorizes the Authority to use or allocate all or a portion of incremental tax revenues to finance the costs of urban renewal activities and undertakings through the provisions of one or more Cooperation Agreement(s), Public Finance and Redevelopment Agreement (PFRA), Redevelopment Agreement (RA), or other lawful agreement. At the discretion of the Authority, this may include pledging all or part of said revenues to a special district or other government or quasi-governmental entity created for the purpose of financing public infrastructure and other lawful improvements for the benefit of a redevelopment, and to be pledged by such district or entity for payments on obligations it incurs to fund such infrastructure or improvements. Furthermore, the Authority may, at its discretion, pledge all or part of said revenues as security for debt or other obligations of the authority to fund public infrastructure and other improvements under the Act and the city code.

11.8.2 Tax Increment Financing Areas

Pursuant to the provisions of Section 31-25-107(9) of the Act and Section 130-4 of the City Code, the City Council, in approving this Plan, is creating two Tax Increment Financing (TIF) Areas covering portions of the Urban Renewal Area. Generally, TIF Area #1 contains property south of Tollgate Creek; TIF Area #2 contains the RTD property at 13th Ave Station. The TIF Area legal descriptions and maps are contained in Exhibit B and Exhibit C, respectively. The TIF Areas are planned to contain new residential development and all roads, public improvements, and landscape to support the city's vision as outlined in this Plan, the Station Area Plan, and the Comprehensive Plan. The establishment of the TIF Areas will provide needed funding to ensure high-quality transit-oriented development and public spaces, offsetting inordinate expenses associated with public improvements such as the Tollgate Creek crossing.

The TIF Areas shall then continue for a period not-to-exceed 25 years from the date of Plan adoption. Incremental tax revenue generated from activities in the TIF Areas will be utilized by the Authority for the purposes of implementing critical public infrastructure, supporting the construction of affordable or mixed-income housing, and/or other activities desirable to carry out the purposes of this Plan pursuant to any of the powers set forth in the Act or in any other provision of Colorado law.

11.8.3 TIF Areas #1 and #2 and Allocation of Tax Increment Revenue to the Authority

TIF Area #1 and TIF Area #2 shall be deemed established on the date of approval of this Plan. The boundaries are legally described in Exhibit B and Exhibit C, attached hereto and incorporated by this reference. The allocation of Property Tax Increment and City Tax Increment generated from within TIF Areas #1 and #2 shall commence on the date of adoption of this Plan.

11.8.4 TIF Areas #1 and #2 and Allocation of Tax Increment Revenue Derived from Arapahoe County Property Taxes

Pursuant to negotiations with Arapahoe County, sixty-five percent (65%) of the Property Tax Increment derived from Arapahoe County Taxes shall be allocated to the Authority for the purposes and activities outlined in this plan. Thirty-five percent (35%) of incremental revenues shall be retained by the County.

Pursuant to negotiations with Arapahoe County, none of the Property Tax Increment derived from Developmental Disability Taxes shall be allocated to the Authority for the purposes and activities outlined in this plan. One hundred percent (100%) of incremental revenues shall be retained by the County.

11.8.5 TIF Areas #1 and #2 and Allocation of Tax Increment Revenue derived from Aurora Public Schools (APS) Property Taxes

Pursuant to negotiations with Aurora Public Schools, seventy percent (70%) of the Property Tax Increment derived from Aurora Public School Taxes shall be allocated to the Authority for the purposes and activities outlined in this plan. Thirty percent (30%) of incremental revenues shall be retained by the APS.

11.8.6 TIF Areas #1 and #2 and Allocation of Tax Increment Revenue derived from Mile High Flood District Property Taxes

Pursuant to negotiations with Mile High Flood District, one hundred percent (100%) of the Property Tax Increment derived from the Flood District Taxes shall be allocated to the

Authority for the purposes and activities outlined in this plan. Zero percent (0%) of incremental revenues shall be retained by the Mile High Flood District.

11.8.7 TIF Areas #1 and #2 and Allocation of City Tax Increment and Increment Revenue derived from City Property Taxes

One hundred percent (100%) City Tax Increment derived from Sales Tax and Lodger's Tax shall be allocated to the Authority. One hundred percent (100%) of the City Tax Increment derived from the Construction and Materials Use Tax shall be allocated to the Authority. One hundred percent (100%) of the Property Tax Increment derived from the City Taxes shall be allocated to the Authority.

11.8.8 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as the primary tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act or any other applicable law, including without limitation and in any combination: appropriations, loans, grants or advances from the City; state loans and grants; federal loans and grants; interest income; agreements with public and private parties or entities, including any arrangements made for the payment of moneys in lieu of taxes; sale of securities or other assets; and loans and advances from any other available source.

11.9 Property Acquisition and Land Assemblage

The Authority may acquire property or any interest therein by negotiation or any other method authorized by the Act. In addition, the Authority may acquire property or any interest therein through the exercise of the power of eminent domain, which property or interest may be transferred to a private party as the Authority deems appropriate; provided, however, that any such acquisition and/or transfer shall be conducted in accordance with Sections 31-25-105.5 and 31-25-107(4.5) of the Act, as from time to time amended. The Authority may operate, manage and maintain such acquired property in accordance with the powers granted to it under the Act.

11.10 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority shall act in accordance with the Relocation Assistance and Land Acquisition Policy adopted by the Authority Board on October 18, 2004, per Authority Resolution R2004-02, or its subsequent amendment, and in conformance with the Act.

11.11 Demolition, Clearance, Environmental Remediation, and Site Prep

In carrying out this Plan, it is anticipated that the Authority may, on a case-by-case basis, elect to demolish and clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete and other uses detrimental to the public welfare; and otherwise remove and prevent the spread of deterioration. Environmental remediation, if required, may be facilitated through the use of various Federal programs that are available as a result of being located within the Area.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures, and other improvements pursuant to this Plan, if, in the judgment of the Authority it is the best means to forward the implementation of the Plan. The Authority may also undertake such additional site preparation and environmental remediation activities, as it deems necessary to facilitate the disposition and/or development of such property.

11.12 Property Disposition

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions, and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be sold, leased or otherwise transferred for use in accordance with the Act and this Plan. All property and interest in real estate acquired by the Authority in the Area that is not

dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

11.14 Redevelopment Agreements and Public Finance and Redevelopment Agreements

For the purpose of this Plan, the Authority is authorized to enter into RDAs, PFRAs, or other contracts with developer(s) or property owners or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Plan. Such agreements or other contracts may contain terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan and the Act, and may further provide for such undertakings by the Authority as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Act. Existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect.

11.15 Cooperation Agreements

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. The City and the Authority recognize the need to cooperate in the implementation of this Plan and, as such, Cooperation Agreement(s) may include, without limitation, agreements regarding the planning or implementation of this Plan and its undertakings, as well as programs, public works operations, or activities which the Authority, the City or such other public body is otherwise empowered to undertake and including, without limitation, agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements. The Cooperation Agreements may refer to or include services that are typically provided by such agencies, such as public education and other programs and services. This paragraph shall not be construed to require any particular form of cooperation.

Section 12.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Area or **Urban Renewal Area –** means the 13th Avenue Station Urban Renewal Area as depicted in Figure 2: Blight Study and Urban Renewal Area Boundary and legally described in Exhibit A.

Authority – means the Aurora Urban Renewal Authority.

Authority Board – means the Board of Commissioners of the Aurora Urban Renewal Authority.

Base – means as to Property Taxes on property within the boundaries of the TIF Area the total assessed valuation of all taxable property last certified prior to the effective date of approval of the Plan, and as to municipal sales, use and/or lodger's tax the amount collected within the boundaries of said TIF Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan.

Blight Study – means the East Colfax 13th Avenue Station Property Conditions Assessment, September 2024, attached hereto as Attachment 1 and incorporated herein by this reference.

City – means the City of Aurora, a home-rule municipal corporation of the State of Colorado.

City Code – means the City Code of the City of Aurora.

City Council or Council – means the City Council of the City of Aurora.

City Taxes – means, collectively, (i) the Sales Tax, (ii) the Lodger's Tax, and (iii) the Use Tax.

Comprehensive Plan – means the Aurora Places Comprehensive Plan 2018, as such plan has been or may be amended from time to time.

Cooperation Agreement – means an agreement between developer(s) and the Authority or the City and/or other public bodies regarding the planning or implementation of this Urban Renewal Plan and its undertakings, as well as programs, public works operations, and/or activities. Subjects of the agreement may include financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Reports – mean the Impact Reports for the 13th Avenue Station Urban Renewal Plan, which have been provided to the taxing entities under separate cover consistent with C.R.S. § 31-25-107.

Increment - means the increase in revenue derived from taxes that are actually collected above the specified Base imposed in a TIF Area.

Lodger's Tax – means the lodger's tax authorized by Chapter 130, Article IV, Division I of the City Code and currently imposed at the rate of 8.0%, subject to any generally applicable decreases in rate that may occur during the term of the Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the Plan made by the City during the term of the Plan.

Plan or **Urban Renewal Plan** – means this 13th Avenue Station Urban Renewal Plan.

Property Taxes – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in a Tax Increment Financing Area**.**

Project(s) – means any activity and/or development of any size that is undertaken by the Authority alone or in cooperation with property owners, developers, stakeholders or other affected parties in order to eliminate and prevent blight within the Area and to accomplish the goals and objectives of this Plan and the Act. It is anticipated that the Project(s) shall be completed in multiple phases.

Public Finance and Redevelopment Agreement (PFRA) -- means one or more agreements between the Authority, the developer and/or developers of property within the Area, any

special district or districts organized or caused to be organized by such developer or developers for the purpose of financing or refinancing public improvements within the Area, or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan pursuant to any of the powers set forth in the Act or in any other provision of Colorado law.

Redevelopment Agreement (RDA) – means one or more agreements between the Authority, the developer and/or developers of property within the Area, or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Urban Renewal Plan pursuant to any of the powers set forth in the Act or in any other provision of Colorado law.

Sales Tax – means the sales tax authorized by Chapter 130, Article II, Division IV of the City Code and currently imposed at the rate of 3.75%, subject to any generally applicable decreases in rate that may occur during the term of the Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the Plan made by the City during the term of the Plan. "City Sales Tax" shall not mean the 0.25% sales tax dedicated to increased staffing of the City police department and operation and maintenance of the City detention facility and codified in the City Code at Section 130-2.

Station Area Plan – means the Colfax and 13th Avenue Station Area Plan, September 2009 and updated in 2025.

Study Area – means the geographic territory defined in the Blight Study.

Tax Increment Financing (TIF) – is a mechanism used to assist in providing funding to address costs that the market may not otherwise bear such as assisting in filling the gap between the total cost of a redevelopment project and the level of private financing it can support. Under this financing mechanism, the level of property tax and municipal sales tax, use tax, and/or lodger's tax in a TIF Area before redevelopment is used as the base, which continues to be paid to the taxing entities. The increment collected as result of the physical development of the redevelopment project is paid into the special fund of the Authority and is used to support the redevelopment effort.

Tax Increment Financing Area(s) (TIF Area(s)) – means one or more portions of the Area designated as a Tax Increment Area, as defined and pursuant to the procedures set forth in Section 11.8 of this Plan.

TIF Revenue – means, collectively, the City Tax Increment and the Property Tax Increment.

Urban Renewal Area (URA) – means the 13th Avenue Station Urban Renewal Area depicted in Figure 2: Blight Study and Urban Renewal Area Boundary and legally described in Exhibit A.

Urban Renewal Plan – means this 13th Avenue Station Urban Renewal Plan**.**

Use Tax – means the City use tax authorized by Chapter 130, Article II, Division V of the City Code and currently imposed at the rate of 3.75% on construction materials used, stored, distributed, and/or consumed within the Area, subject to any generally applicable decreases in rate that may occur during the term of the Urban Renewal Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the plan made by the City during the term of the Plan. "City Use Tax" shall not mean the 0.25% use tax dedicated to increased staffing of the City police department and operation and maintenance of the City detention facility and codified in the City Code in Section 130-2.

Exhibit A: Urban Renewal Area Legal Description

EXHIBIT A

A parcel of land situated in the SW 1/4 of Section 31, Township 3 South, and in the W 1/2 of Section 6, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, Counties of Adams and Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the southwest corner of said Section 31;

Thence N00°21'27"W, coincident with the west line of the SW 1/4 of said 31, a distance of 1151.61 feet;

Thence N89°33'33"E, a distance of 171.93 feet to a point on the westerly line of the Tollgate Creek Channel as shown on the Colorado Department of Transportation Right-of-Way plans for Federal Aid Project No. IR-NH(CX) 225-4(46);

Thence N73°19'27"E, a distance of 240.12 feet to a point on the easterly line of said Tollgate Creek Channel as shown on said Right-of-Way plans;

Thence coincident with said easterly line the following two (2) courses:

1. Thence S16°40'33"E, a distance of 423.92 feet;
2. Thence N89°37'02"E, a distance of 110.00 feet;

Thence S00°27'03"E, a distance of 701.50 feet to a point 110.00 feet north of the south line of the SW 1/4 of said Section 31, when measured perpendicular thereto;

Thence N89°32'57"E, 110.00 feet north of and parallel with said south line, a distance of 1017.71 feet;

Thence S00°27'03"E, a distance of 150.00 feet to the northeasterly corner of that parcel of land described in that Warranty Deed recorded June 22, 1978, in Book 2798 at Page 744 in the office of the Arapahoe County Clerk and Recorder;

Thence S00°35'19"E, coincident with the easterly line of said parcel, a distance of 2605.86 feet to the southeasterly corner of said parcel;

Thence S03°28'22"E, a distance of 368.99 feet to the northeasterly corner of Lot 4, Tollgate Commercial Subdivision Filing No. 1, the plat of said subdivision being recorded May 13, 1999, at Reception No. A9080062 in said office;

Thence coincident with the easterly line of said Lot 4 the following three (3) courses:

1. Thence S13°52'27"W, a distance of 317.00 feet to a point of tangent curvature;
2. Thence along said curve to the left (whose chord bears S12°33'25"E, a distance of 320.49 feet) having a radius of 360.00 feet, and a central angle of 52°51'43", an arc distance of 332.14 feet to a point of non-tangency;
3. Thence S32°58'43"W, a distance of 19.85 feet;

(continued)

Thence S09°23'30"E, a distance of 81.21 feet to the northeasterly corner of Lot 1, said Tollgate Commercial Subdivision Filing No. 1, said corner being a point of non-tangent curvature;

Thence coincident with the easterly and southerly lines of said Lot 1 the following five (5) courses:

1. Thence along said curve to the left (whose chord bears N89°01'17"W, a distance of 158.87 feet) having a radius of 149.90 feet, and a central angle of 64°00'00", an arc distance of 167.44 feet to a point of non-tangency;
2. Thence S82°12'05"W, a distance of 62.05 feet;
3. Thence S00°03'59"E, a distance of 388.19 feet;
4. Thence S43°21'47"E, a distance of 129.33 feet;
5. Thence S88°55'01"W, a distance of 407.22 feet to a point on the easterly right-of-way of Interstate Highway No. 225 as shown on the Colorado Department of Transportation Right-of-Way plans for Federal Aid Project No. I225-4(2)206, said point being a point of non-tangent curvature;

Thence coincident with said easterly line the following two (2) courses:

1. Thence along said curve to the right (whose chord bears N18°56'56"W, a distance of 174.72 feet) having a radius of 363.18 feet, and a central angle of 27°50'14", an arc distance of 176.45 feet to a point of tangency;
2. Thence N05°01'49"W, a distance of 1292.30 feet;

Thence N58°01'49"W, a distance of 234.32 feet to a point on the south line of the NW 1/4 of said Section 6;

Thence S89°42'02"W, coincident with said south line, a distance of 294.39 feet to a point on the westerly right-of-way of Interstate Highway No. 225 as shown on said Right-of-Way plans;

Thence coincident with said westerly right-of-way the following five (5) courses:

1. Thence N00°17'03"W, a distance of 1131.40 feet;
2. Thence N89°32'57"E, a distance of 20.00 feet;
3. Thence N00°17'03"W, a distance of 570.50 feet;
4. Thence S89°32'57"W, a distance of 75.70 feet;
5. Thence N00°20'03"W, a distance of 500.00 feet to the southeasterly corner of that parcel of land described in that Deed with Reserved Easements recorded April 14, 2017, at Reception No. D7042612 in said office;

Thence S89°32'57"W, coincident with the southerly line of said parcel, a distance of 80.00 feet to the southeasterly corner of Lot 1, Block 1, Woods Subdivision - First Filing, the plat of said subdivision being recorded April 5, 1977, at Reception No. 1623911 in said office;

(continued)

Thence coincident with the easterly line of said Lot 1 the following three (3) courses:

Thence N00°17'43"W, a distance of 250.00 feet;

Thence S89°32'57"W, a distance of 150.00 feet;

Thence N00°17'43"W, a distance of 150.00 feet to a point 40.00 feet south of the north line of the NW 1/4 of said Section 6, when measured perpendicular thereto;

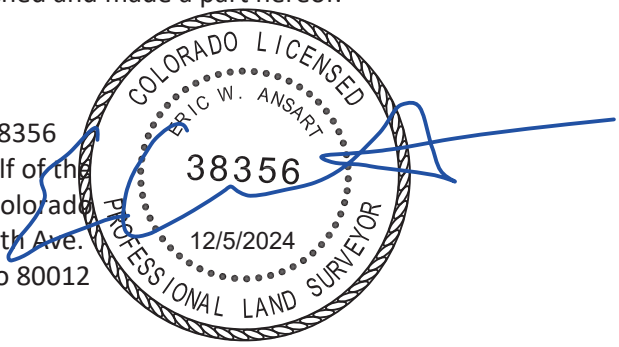
Thence S89°32'57"W, 40.00 feet south of and parallel with said north line, a distance of 195.01 feet to a point on the west line of said NW 1/4;

Thence N00°17'11"W, coincident with said west line, a distance of 40.00 feet to the **Point of Beginning**.

Said parcel containing 4,910,566 square feet (112.731 acres) more or less.

Bearings based on the north line of the NW 1/4 of Section 6, T4S, R66W, 6th P.M., being N89°32’57”E, and all lineal units are represented in US Survey Feet.

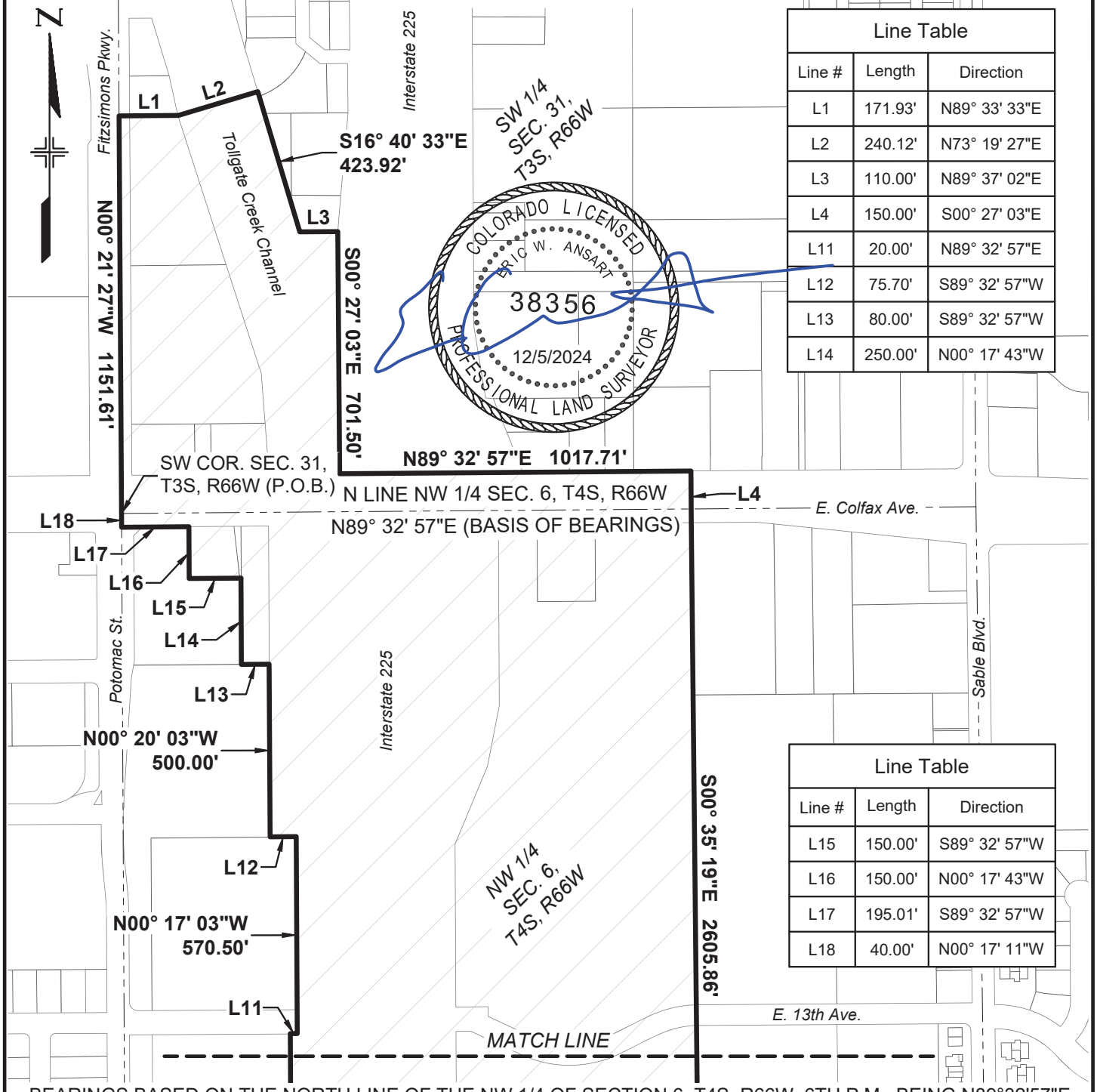
Illustration attached and made a part hereof.



Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

ILLUSTRATION FOR

EXHIBIT A



Line Table		
Line #	Length	Direction
L1	171.93'	N89° 33' 33"E
L2	240.12'	N73° 19' 27"E
L3	110.00'	N89° 37' 02"E
L4	150.00'	S00° 27' 03"E
L11	20.00'	N89° 32' 57"E
L12	75.70'	S89° 32' 57"W
L13	80.00'	S89° 32' 57"W
L14	250.00'	N00° 17' 43"W

Line Table		
Line #	Length	Direction
L15	150.00'	S89° 32' 57"W
L16	150.00'	N00° 17' 43"W
L17	195.01'	S89° 32' 57"W
L18	40.00'	N00° 17' 11"W

BEARINGS BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 6, T4S, R66W, 6TH P.M., BEING N89°32'57"E

THE ABOVE DESCRIBED PARCEL CONTAINS 4,910,566 SQUARE FEET (112.731 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

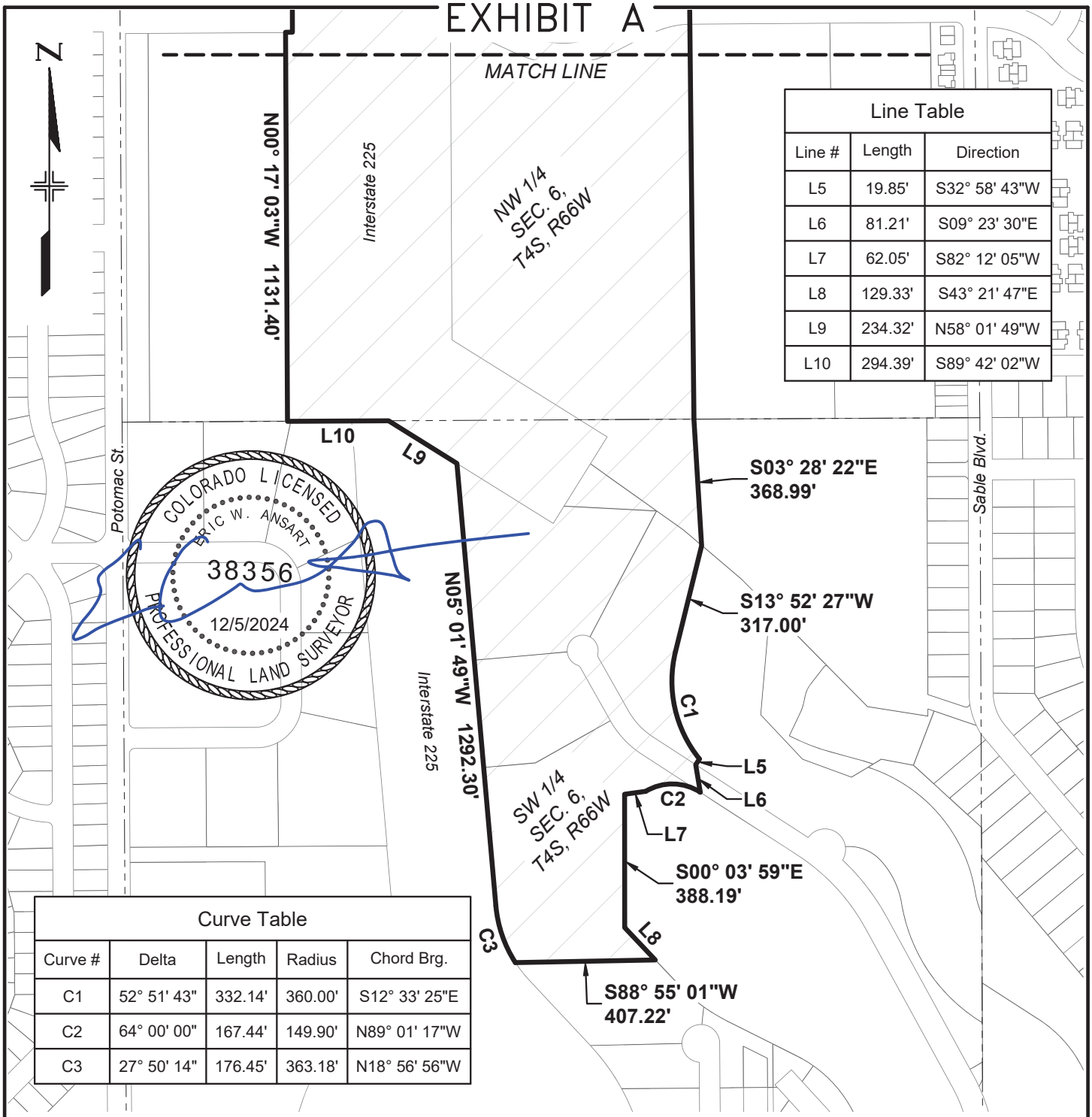
CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	PARCEL TYPE
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	12/2/2024	N/A

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SEC. 31, T3S, AND IN THE W 1/2 OF SEC. 6, T4S, R66W, 6TH P.M., CITY OF AURORA, COUNTIES OF ADAMS AND ARAPAHOE, STATE OF COLORADO

ILLUSTRATION FOR

EXHIBIT A



Line Table		
Line #	Length	Direction
L5	19.85'	S32° 58' 43"W
L6	81.21'	S09° 23' 30"E
L7	62.05'	S82° 12' 05"W
L8	129.33'	S43° 21' 47"E
L9	234.32'	N58° 01' 49"W
L10	294.39'	S89° 42' 02"W

Curve Table				
Curve #	Delta	Length	Radius	Chord Brg.
C1	52° 51' 43"	332.14'	360.00'	S12° 33' 25"E
C2	64° 00' 00"	167.44'	149.90'	N89° 01' 17"W
C3	27° 50' 14"	176.45'	363.18'	N18° 56' 56"W

BEARINGS BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 6, T4S, R66W, 6TH P.M., BEING N89°32'57"E

THE ABOVE DESCRIBED PARCEL CONTAINS 4,910,566 SQUARE FEET (112.731 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	PARCEL TYPE
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	12/2/2024	N/A

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SEC. 31, T3S, AND IN THE W 1/2 OF SEC. 6, T4S, R66W, 6TH P.M., CITY OF AURORA, COUNTIES OF ADAMS AND ARAPAHOE, STATE OF COLORADO

Exhibit B: Tax Increment Financing (TIF) Area #1 Legal Description

EXHIBIT B

A parcel of land situated in the W 1/2 of Section 6, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the southeasterly corner of that parcel of land described in that Warranty Deed recorded June 22, 1978, in Book 2798 at Page 744 in the office of the Arapahoe County Clerk and Recorder;

Thence S03°28'22"E, a distance of 368.99 feet to the northeasterly corner of Lot 4, Tollgate Commercial Subdivision Filing No. 1, the plat of said subdivision being recorded May 13, 1999, at Reception No. A9080062 in said office;

Thence coincident with the easterly line of said Lot 4 the following three (3) courses:

1. Thence S13°52'27"W, a distance of 317.00 feet to a point of tangent curvature;
2. Thence along said curve to the left (whose chord bears S12°33'25"E, a distance of 320.49 feet) having a radius of 360.00 feet, and a central angle of 52°51'43", an arc distance of 332.14 feet to a point of non-tangency;
3. Thence S32°58'43"W, a distance of 19.85 feet;

Thence S09°23'30"E, a distance of 81.21 feet to the northeasterly corner of Lot 1, said Tollgate Commercial Subdivision Filing No. 1, said corner being a point of non-tangent curvature;

Thence coincident with the easterly and southerly lines of said Lot 1 the following five (5) courses:

1. Thence along said curve to the left (whose chord bears N89°01'17"W, a distance of 158.87 feet) having a radius of 149.90 feet, and a central angle of 64°00'00", an arc distance of 167.44 feet to a point of non-tangency;
2. Thence S82°12'05"W, a distance of 62.05 feet;
3. Thence S00°03'59"E, a distance of 388.19 feet;
4. Thence S43°21'47"E, a distance of 129.33 feet;
5. Thence S88°55'01"W, a distance of 407.22 feet to a point on the easterly right-of-way of Interstate Highway No. 225 as shown on the Colorado Department of Transportation Right-of-Way plans for Federal Aid Project No. I225-4(2)206, said point being a point of non-tangent curvature;

Thence coincident with said easterly line the following two (2) courses:

1. Thence along said curve to the right (whose chord bears N18°56'56"W, a distance of 174.72 feet) having a radius of 363.18 feet, and a central angle of 27°50'14", an arc distance of 176.45 feet to a point of tangency;
2. Thence N05°01'49"W, a distance of 1292.30 feet;

Thence N02°21'29"W, a distance of 360.97 feet to the southwesterly corner of said parcel described in Book 2798 at Page 744;

(continued)

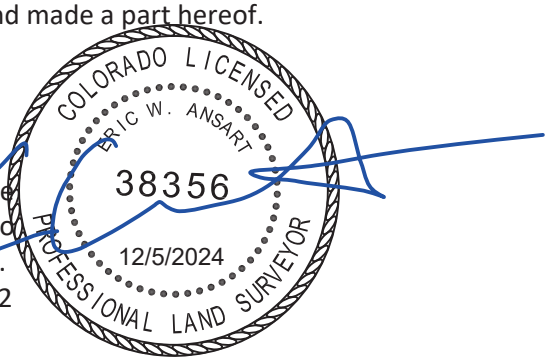
Thence coincident with the southerly line of said parcel the following two (2) courses:

1. Thence S57°57'03"E, a distance of 440.39 feet;
2. Thence N89°42'02"E, a distance of 331.39 feet to the **Point of Beginning**.

Said parcel containing 924,798 square feet (21.230 acres) more or less.

Bearings based on the south line of the NW 1/4 of Section 6, T4S, R66W, 6th P.M., being N89°42’02”E, and all lineal units are represented in US Survey Feet.

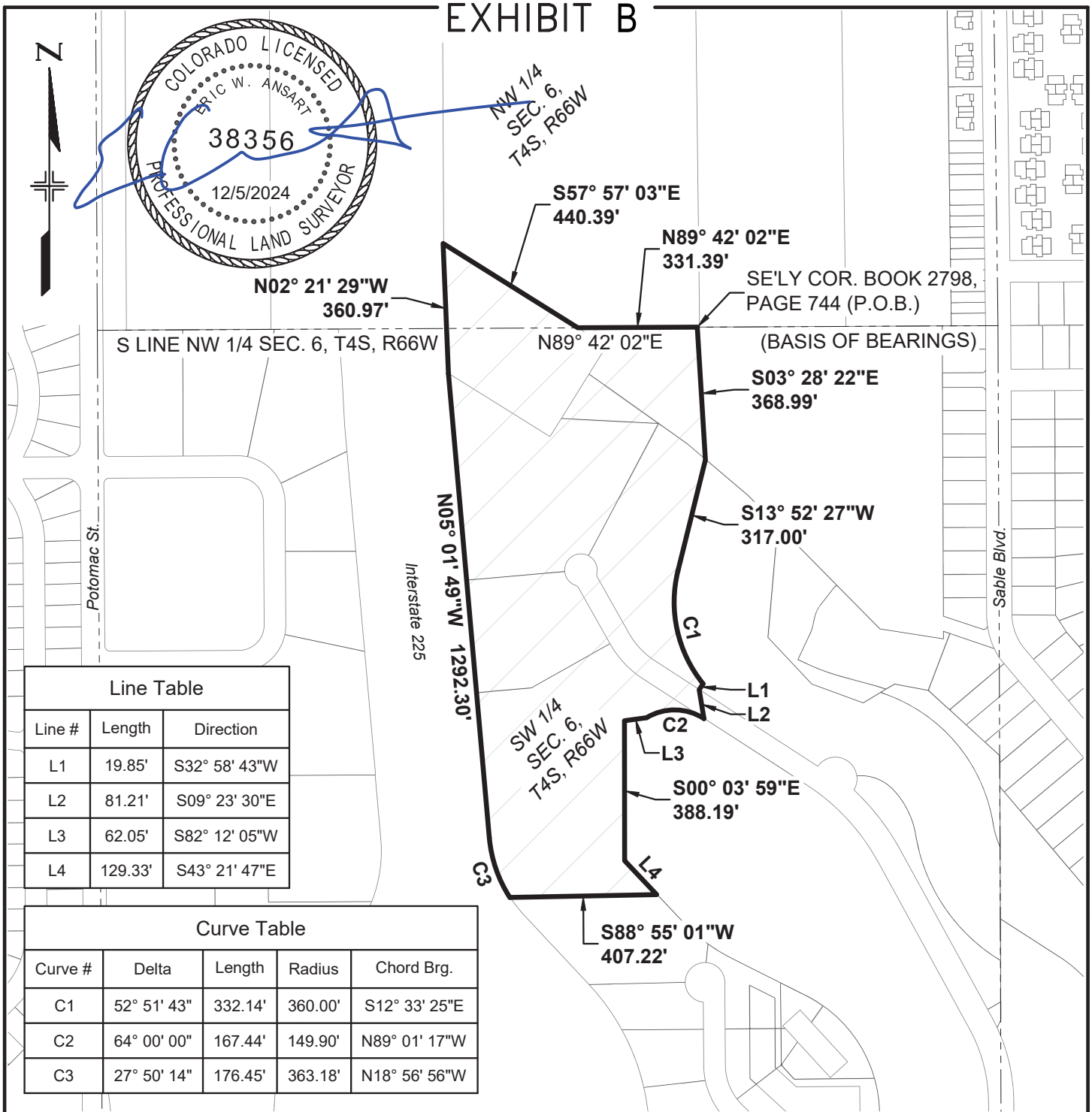
Illustration attached and made a part hereof.



Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

ILLUSTRATION FOR

EXHIBIT B



Line Table		
Line #	Length	Direction
L1	19.85'	S32° 58' 43"W
L2	81.21'	S09° 23' 30"E
L3	62.05'	S82° 12' 05"W
L4	129.33'	S43° 21' 47"E

Curve Table				
Curve #	Delta	Length	Radius	Chord Brg.
C1	52° 51' 43"	332.14'	360.00'	S12° 33' 25"E
C2	64° 00' 00"	167.44'	149.90'	N89° 01' 17"W
C3	27° 50' 14"	176.45'	363.18'	N18° 56' 56"W

BEARINGS BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 6, T4S, R66W, 6TH P.M., BEING N89°42'02"E

THE ABOVE DESCRIBED PARCEL CONTAINS 924,796 SQUARE FEET (21.230 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	PARCEL TYPE
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	12/2/2024	N/A

A PARCEL OF LAND SITUATED IN THE W 1/2 OF SEC. 6, T4S, R66W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Exhibit C: Tax Increment Financing (TIF) Area #2 Legal Description

EXHIBIT C

A parcel of land situated in the NW 1/4 of Section 6, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the southeasterly corner of that parcel of land described in that Warranty Deed recorded June 22, 1978, in Book 2798 at Page 744 in the office of the Arapahoe County Clerk and Recorder;

Thence coincident with the southerly and westerly lines of said parcel the following five (5) courses:

1. Thence S89°42'02"W, a distance of 331.39 feet;
2. Thence N57°57'03"W, a distance of 440.39 feet;
3. Thence N00°17'03"W, a distance of 976.32 feet;
4. Thence N89°32'57"E, a distance of 100.00 feet;
5. Thence S00°17'03"E, a distance of 35.80 feet to the northwesterly corner of that parcel of land described in that Quit Claim Deed recorded April 23, 1980, in Book 3206 at Page 744 in said office, said corner being a point of non-tangent curvature;

Thence coincident with the northerly line of said parcel the following five (5) courses:

Thence along said curve to the right (whose chord bears S65°20'28"E, a distance of 3.65 feet) having a radius of 331.56 feet, and a central angle of 00°37'51", an arc distance of 3.65 feet to a point of tangency;

Thence S65°01'33"E, a distance of 120.00 feet to a point of tangent curvature;

Thence along said curve to the left (whose chord bears N89°24'41"E, a distance of 234.36 feet) having a radius of 271.56 feet, and a central angle of 51°07'33", an arc distance of 242.32 feet to a point of tangency;

Thence N63°50'54"E, a distance of 120.00 feet to a point of tangent curvature;

Thence along said curve to the right (whose chord bears N76°37'48"E, a distance of 146.70 feet) having a radius of 331.56 feet, and a central angle of 25°33'47", an arc distance of 147.93 feet to a point on the easterly line of said parcel described in Book 2798 at Page 744;

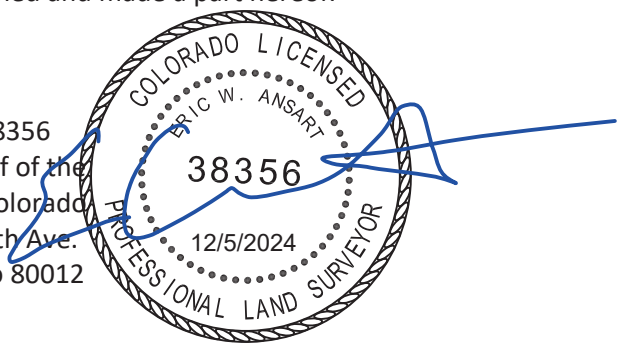
Thence S00°35'19"E, coincident with said easterly line, a distance of 1210.35 feet to the **Point of Beginning**.

(continued)

Said parcel containing 764,824 square feet (17.558 acres) more or less.

Bearings based on the south line of the NW 1/4 of Section 6, T4S, R66W, 6th P.M., being N89°42’02”E, and all lineal units are represented in US Survey Feet.

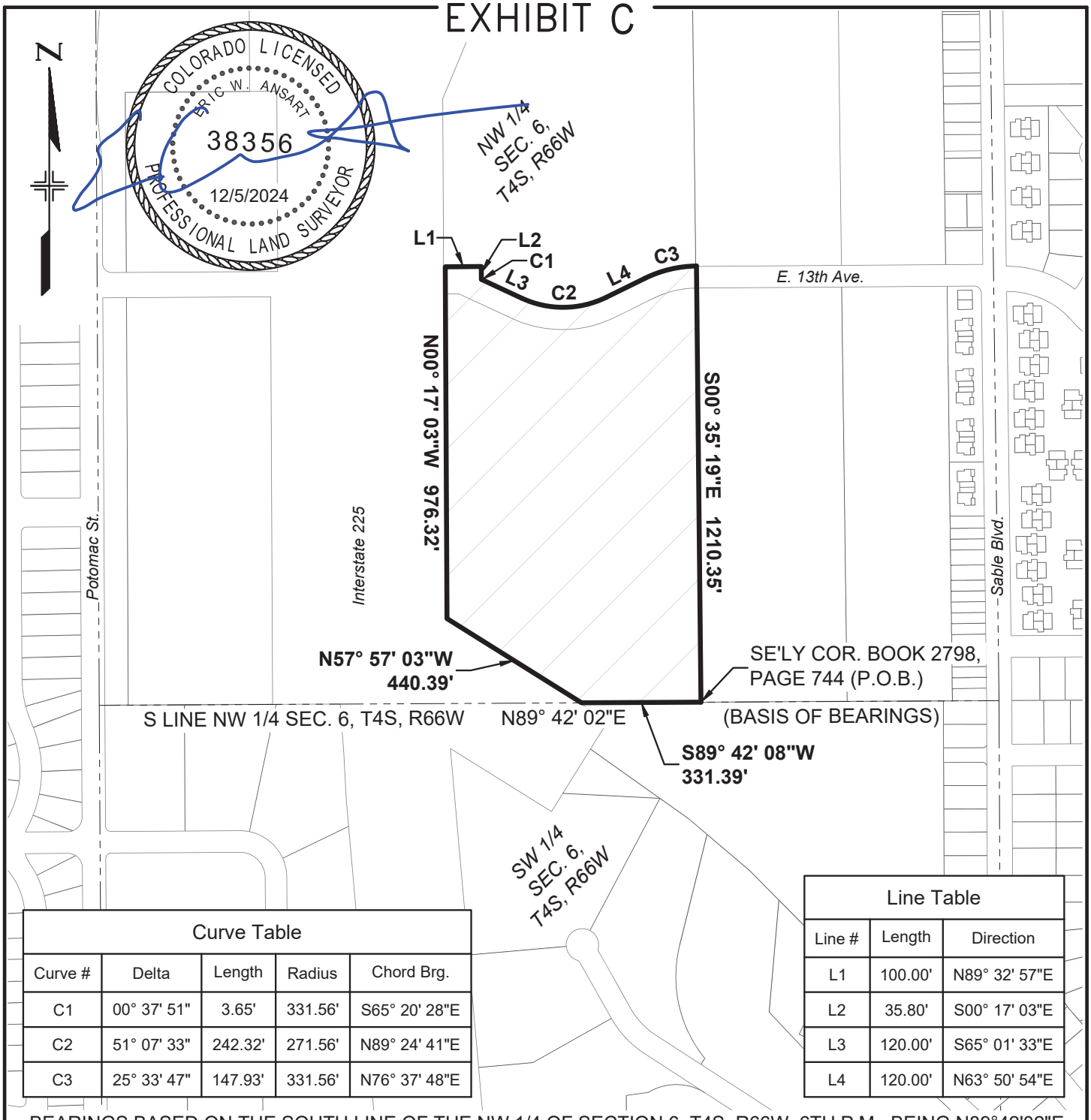
Illustration attached and made a part hereof.



Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

ILLUSTRATION FOR

EXHIBIT C



Curve Table				
Curve #	Delta	Length	Radius	Chord Brg.
C1	00° 37' 51"	3.65'	331.56'	S65° 20' 28"E
C2	51° 07' 33"	242.32'	271.56'	N89° 24' 41"E
C3	25° 33' 47"	147.93'	331.56'	N76° 37' 48"E

Line Table		
Line #	Length	Direction
L1	100.00'	N89° 32' 57"E
L2	35.80'	S00° 17' 03"E
L3	120.00'	S65° 01' 33"E
L4	120.00'	N63° 50' 54"E

BEARINGS BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 6, T4S, R66W, 6TH P.M., BEING N89°42'02"E

THE ABOVE DESCRIBED PARCEL CONTAINS 764,824 SQUARE FEET (17.558 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	PARCEL TYPE
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	12/2/2024	N/A

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SEC. 6, T4S, R66W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Attachment 1: Property Conditions Assessment (Blight Study) – East Colfax 13th Ave Station, September 2024

Property Conditions Assessment (Blight Study)

East Colfax 13th Ave Station

Aurora, Colorado

September 2024







Prepared for:

Aurora Urban Renewal Authority (AURA)

Prepared by:

Matrix ENVIRONMENTAL

No document content on this page

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Section 1: Project Overview

EXECUTIVE SUMMARY

The Aurora Urban Renewal Authority (AURA) and the City of Aurora have requested that Matrix Design Group, Inc. (Matrix) complete a Property Conditions Assessment (also known as a "Conditions Assessment" or "Blight Study") for the East Colfax 13th Avenue Station RTD Light Rail Corridor located along Toll Gate Creek. The Study Areas is generally bounded by East 17th Ave to the north, Potomac Street to the west, Sable Boulevard to the east and Aurora Meadows apartment complex to the south. This Assessment is an examination and analysis of physical conditions identified within a defined geographic area to determine if the area qualifies as "blighted" within the meaning of Colorado Urban Renewal Law under the 2023 Colorado Revised Statute (CRS Title 31, Article 25, Part 1 (*CRS § 31-25-101 et seq*).

The area assessed as part of this Conditions Assessment is composed of approximately 108.5 acres of land. The Conditions Assessment Survey Area (also identified as the "Study Area") includes five parcels of land within Adams County and 18 parcels of land within Arapahoe County. The Study Area is developed, with an RTD bus depot metro facility, bus and light rail platforms, a Park-n-Ride asphalt lot, commercial operations, Interstate 225, Toll Gate Creek and portions of vacant native land. A detailed map of the Study Area boundary for the current Conditions Assessment is included in *Figure 1.1*.

For the Study Area to qualify as a blighted area, the presence of at least **four** factors of blight (out of a possible eleven) must be identified. These factors are indicators of substantially impaired or arrested growth of the municipality, retardation of the provision of housing accommodations, economic or social liability, and can be considered a menace to the public health, safety, morals, or welfare of the area (*CRS § 31-25-103 (2)).*

This assessment identified conditions within the Study Area to qualify a total of **six** blight factors including the following:

- Predominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Unusual topography or inadequate public improvements or utilities
- Environmental contamination of buildings or property
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Based on this Conditions Assessment prepared in accordance with the Colorado Urban Renewal statute, the E. Colfax 13th Ave Station survey area qualifies as a **blighted area**.

Figure 1.1 – Study Area Boundary



Methodology

The Conditions Assessment includes data collection for conditions of blight (see Sections 2 and 3 for what constitutes conditions of blight) which was accomplished through several means. For those blight conditions that could be identified by visual observation, Matrix conducted a field survey on August 22, 2024. For those blight conditions that are not observable in the field (such as traffic data, crime statistics, etc.), blight condition data was obtained through research of numerous sources.

The defined geographic area (the East Colfax RTD Light Rail Corridor survey area) examined in this Conditions Assessment lies entirely within the City of Aurora's municipal boundaries includes 5 parcels of land listed by the Adams County Assessor and 19 Parcels of land listed by the Arapahoe County Assessor. In addition to the parceled land, areas of unparcelled land are present within the Study Area boundary, mainly along ill-defined roadways and Toll Gate Creek.

Previous Blight Studies

In February 2001, the *Fitzsimons Boundary Area Blight Survey* was prepared by Clarion Associates, LLC. This Conditions Assessment included some of the northern portion of the current Study Area as well as several acres of land along Colfax Avenue and Peoria Street (west of the current Study Area). The 2001 Blight Survey identified ten factors of blight and concluded that the area "in its present condition and use substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare". Because of the age of the 2001 historic Blight Survey, significant development of the area in the past 23 years, and incompatible size of the 2001 Survey Area and the current Study Area, the 2001 Conditions Assessment does not corroborate or validate the historical findings of the current Blight Survey.

In June 2019, an *East Colfax RTD Light Rail Corridor Blight Study* was prepared by Matrix. This Conditions Assessment included the current study area with along with a single additional parcel of land in Adams County parcel number 0182131306013. The 2019 Blight Survey identified six factors of blight and concluded that the area "in its present condition, exhibits a sufficient level of blight to be considered a "blighted area". Matrix notes that the 2019 Blight Survey area is representative of the current survey area as significant changes in development have not occurred since then. When compared, the findings in the 2019 report corroborate and validate the historical findings of the current Blight Survey.

In 2023, The *Toll Gate Creek Conditions Survey* was completed for the Toll Gate Creek survey area located east of the Fitzsimons Health Sciences Area. Seven factors of blight were identified in the 2023 Conditions Survey and the site qualified as a blighted area. This Conditions Assessment included several acres of land adjacent to the north of the current study area as well as Adams County parcel

number 0182131306013. The 2023 Conditions Survey does not corroborate or validate the historical findings of the current Conditions Assessment based on different location.

Section 2: Colorado Urban Renewal Statutes

In *CRS 31-25 (§ 31-25-101 et seq.),* the legislature has declared that an area of blight "constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern…."

Under the Urban Renewal Law, the term "blighted area" describes an area with an array of issues, including health and social deficiencies, and physical deterioration *CRS § 31-25-103(2)*. Before remedial action can be taken, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area such as the Study Area constitutes a blighted area. *CRS § 31-25-107(1).*

For purposes of the Survey, the definition of a blighted area is articulated in the Colorado Urban Renewal statute as follows:

"*Blighted area*" means an area that, in its present condition and use and, by reason of the presence of at least **four** of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

a. Slum, deteriorated, or deteriorating structures;
b. Predominance of defective or inadequate street layout;
c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
d. Unsanitary or unsafe conditions;
e. Deterioration of site or other improvements;
f. Unusual topography or inadequate public improvements or utilities;
g. Defective or unusual conditions of title rendering the title non-marketable;
h. The existence of conditions that endanger life or property by fire or other causes;
i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;

j. Environmental contamination of buildings or property; or
k. (actually k.5. in the statute) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
l. if there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, 'blighted area' also means an area that, in its present condition and use and, by reason of the presence of any **one** of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

The statute also states a separate requirement for the number of blight factors that must be present if private property is to be acquired by eminent domain. *CRS § 31-25-105 .5(5)*, paragraph (a.) states, "'Blighted area' shall have the same meaning as set forth in section 31-25-103 (2); except that, for purposes of this section only, 'blighted area' means an area that, in its present condition and use and, by reason of the presence of at least **five** of the factors specified in section 31-25-103 (2)(a) to (2)(l)…"

In any case where the acquisition of property by eminent domain by an authority displaces individuals, families, or business concerns, the authority shall make reasonable efforts to relocate such individuals, families, or business concerns within the urban renewal area, where such relocation is consistent with the uses provided in the urban renewal plan, or in areas within reasonable proximity of, or comparable to, the original location of such individuals, families, or business concerns.

Thus, the state statutes require, depending on the circumstances, that a minimum of **one** (if no objections by owner or tenant), **four** (standard number of blight factors required), or **five** (acquisition by eminent domain) blight factors be present for an area to be considered a "blighted area."

Several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. According to the courts, "the definition of 'blighted area' contained in [the Urban Renewal Law] is broad and encompasses not only those areas containing properties so dilapidated as to justify

condemnation as nuisances, but also envisions the prevention of deterioration." *CRS § 31-25-103.*

Second, the presence of one well-maintained building does not defeat a determination that an area constitutes a blighted area. Normally, a determination of blight is based upon an area "taken as a whole," and not on a building-by-building, parcel-by-parcel, or block-by-block basis. *CRS § 31-25-103.*

This report makes a recommendation as to whether the Study Area qualifies as a blighted area based on the number of blight factors identified during the Assessment. As discussed in the following sections, **six** of the eleven factors of blight have been identified within the Study Area indicating that the East Colfax 13th Avenue Station Light Rail Corridor qualifies as a blighted area in all scenarios.

Section 3: Conditions Indicative of the Presence of Blight

As discussed in Section 3, the Colorado Urban Renewal statute provides a list of 11 factors that, through their presence, may allow an area to be declared as blighted. This section elaborates on those 11 factors by describing some of the conditions that might be found within a Study Area that would indicate the presence of those factors.

a. *Slum, Deteriorated, or Deteriorating Structures:*

During the field reconnaissance of the Study Area, the general condition and level of deterioration of buildings within the Study Area are evaluated. This examination is limited to a visual inspection of the building's exterior condition and is not a detailed engineering or architectural analysis, nor does it include the building's interior. The intent is to document obvious indications of disrepair and deterioration to the exterior of a structure found within the Study Area. Some of the exterior elements observed for signs of deterioration include:

- Primary elements (exterior walls, visible foundation, roof)
- Secondary elements (fascia/soffits, gutters/downspouts, windows/doors, façade finishes, loading docks, etc.)
- Ancillary structures (detached garages, storage buildings, etc.)

b. Predominance of Defective or Inadequate Street Layout:

The presence of this factor is determined through a combination of both field observation as well as an analysis of the existing transportation network and vehicular and pedestrian circulation patterns in the Study Area by persons with expertise in transportation planning and/or traffic engineering. These conditions include:

- Inadequate street or alley widths, cross-sections, or geometries
- Poor provisions or unsafe conditions for the flow of vehicular traffic
- Poor provisions or unsafe conditions for the flow of pedestrians
- Insufficient roadway capacity leading to unusual congestion of traffic
- Inadequate emergency vehicle access
- Poor vehicular/pedestrian access to buildings or sites
- Poor internal vehicular/pedestrian circulation
- Excessive curb cuts/driveways in commercial area

These conditions can affect the adequacy or performance of the transportation system within the Study Area, creating a street layout that is defective or inadequate.

c. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness:

This factor requires an analysis of the parcels within the Study Area as to their potential and usefulness as developable sites. Conditions indicative of the presence of this factor include:

- Lots that are long, narrow, or irregularly shaped
- Lots with limited or no access
- Lots that are inadequate in size
- Lots with configurations that result in stagnant, misused, or unused land
- Lots with billboards that have active leases, making redevelopment more difficult

This analysis considers the shape, orientation, and size of undeveloped parcels within the Study Area and if these attributes would negatively impact the potential for development of the parcel. This evaluation is performed both through observation in the field and through an analysis of parcel boundary maps of the Study Area.

d. Unsanitary or Unsafe Conditions:

Conditions observed within the Study Area that qualify under this blight factor include:

- Floodplains or flood prone areas
- Inadequate storm drainage systems/evidence of standing water
- Poor fire protection facilities
- Fire-prone areas or structures
- Above average incidences of public safety responses
- Inadequate sanitation or water systems
- Existence of contaminants or hazardous conditions or materials
- High or unusual crime statistics
- Open trash dumpsters
- Severely cracked, sloped, or uneven surfaces for pedestrians
- Illegal dumping
- Vagrants/vandalism/graffiti/criminal activity
- Open ditches, holes, or trenches in pedestrian areas

These represent situations in which the safety of individuals, especially pedestrians and children, may be compromised due to environmental and physical conditions considered to be unsanitary or unsafe.

e. Deterioration of Site or Other Improvements:

The conditions that apply to this blight factor reflect the deterioration of various improvements made on a site other than building structures. These conditions may represent a lack of general maintenance at a site, the physical degradation of

specific improvements, or an improvement that was poorly planned or constructed. Overall, the presence of these conditions can reduce a site's usefulness and desirability and negatively affect nearby properties.

- Neglected properties or evidence of general site maintenance problems
- Deteriorated signage or lighting
- Deteriorated fences, walls, or gates
- Deterioration of on-site parking surfaces, curb & gutter, or sidewalks
- Poorly maintained landscaping or overgrown vegetation
- Poor parking lot/driveway layout
- Unpaved parking lot on commercial properties

f. Unusual Topography or Inadequate Public Improvements or Utilities:

The focus of this factor is on the presence of unusual topographical conditions that could make development prohibitive, such as steep slopes or poor load- bearing soils, as well as deficiencies in the public infrastructure system within the Study Area that could include:

- Steep slopes / rock outcroppings / poor load-bearing soils
- Deteriorated public infrastructure (street/alley pavement, curb, gutter, sidewalks, street lighting, storm drainage systems)
- Lack of public infrastructure (same as above)
- Presence of overhead utilities or billboards
- Inadequate fire protection facilities/hydrants
- Inadequate sanitation or water systems

g. Defective or Unusual Conditions of Title Rendering the Title Non-Marketable:

Certain properties can be considered non-marketable making redevelopment overly difficult if they have overly restrictive or prohibitive clauses in their deeds or titles, or if they involve an unusually complex or highly divided ownership arrangement. Examples of conditions considered non-marketable include:

- Properties with covenants or other limiting clauses that significantly impair their ability to redevelop
- Properties with disputed or defective title
- Multiplicity of ownership making assemblages of land difficult or impossible

h. Existence of Conditions that Endanger Life or Property by Fire or Other Causes:

A finding of blight within this factor can result from the presence of the following conditions, which include both the deterioration of physical improvements that can lead to dangerous situations as well as the inability for emergency personnel or equipment to provide services to a site:

- Sites inaccessible to fire and emergency vehicles
- Fire-prone areas or structures
- Blocked/poorly maintained fire and emergency access routes/frontages
- Insufficient fire and emergency vehicle turning radii
- Properties not in compliance with fire codes or environmental regulations

i. Buildings that are Unsafe or Unhealthy for Persons to Live or Work In because of Building Code Violations, Dilapidation, Deterioration, Defective Design, Physical Construction, or Faulty or Inadequate Facilities:

Some of the conditions that can contribute to this blight factor include:

- Buildings or properties not in compliance with fire codes, building codes, or environmental regulations
- Buildings with deteriorated elements that create unsafe conditions
- Buildings with inadequate or improperly installed utility components

j. Environmental Contamination of Buildings or Property:

This factor represents the presence of contamination in the soils, water sources, or other locations within the Study Area and may include:

- Presence of hazardous substances, liquids, or gases
- Presence of Environmental Land Use Controls
- Regulatory Oversight or Corrective Actions
- Presence of Recognized Environmental Conditions

k.5 Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements:

The physical conditions that may contribute to this blight factor include:

- Sites with a high incidence of fire, police, or emergency responses
- Sites adjacent to streets/alleys with a high incidence of traffic accidents
- Sites with a high incidence of code enforcement responses
- An undeveloped parcel in a generally urbanized area
- Vacant, empty, or unused buildings
- A parcel with a disproportionately small percentage of its total land area developed

Section 4: Study Area Location, Definition, and Description

This Conditions Assessment focuses on the East Colfax RTD 13th Avenue Station Study Area. The Study Area includes both parceled land and unparcelled land. The unparcelled land mainly includes roadways, right of ways, land along Toll Gate Creek and Toll Gate Creek itself. A map outlining each parcel is included in Figure 4.1. The following table includes a list of the parceled properties located within the Study Area boundary, with addresses, parcel numbers, and legal descriptions recorded by the County Assessor Geographic Information System (GIS) databases:

Parcel No.	Address	Legal Description
182131320007 (Adams County)	1600 Potomac St	SUB:GUTHEIL GARDENS DESC: BEG AT A PT ON W LN BLK 6 WHICH PT IS 260 FT N OF S LN SW4 SEC 31/3/66 TH E 383/9 FT TO A PT ON WLY ROW LN S H NO 72 TH ALG SD ROW LN N 04D 08M W 149/6 FT TH N 18D 44M W 79/5 FT TH N 17D 04M W 177/9 FT TH N 17D 58M W 518 FT M/L TO PT ON N LN LOT 3 BLK 5 TH W 140 FT M/L TO PT ON W LN SD BLK 5 TH S ALG W LN BLKS 5 AND 6 891/6 FT M/L TO POB EXC PARC
182131320008 (Adams County)	1520 N Fitzsimons Pkwy	SUB:GUTHEIL GARDENS DESC: PT OF BLKS 5 AND 6 DESC AS FOLS BEG AT PT 260 FT N AND 30 FT E OF SW COR SW4 SEC 31/3/66 SD PT ALSO ON E ROW LN POTOMAC ST TH E 383/90 FT TO PT ON WLY ROW LN INTERSTATE 225 TH N 04D 08M W ALG SD ROW 149/60 FT TH N 18D 44M W 79/50 FT TH N 17D 40M W 177/90 FT TH N 17D 58M W 68/31 FT TH W 276/12 FT TO PT ON E ROW LN POTOMAC ST TH S 460 FT TO POB EXC PARC TO RTD FOR FASTRACKS (REC NO 2016000061404) BLKS 5 AND 6
182131320009 (Adams County)	13721 E Colfax Ave	SUB:GUTHEIL GARDENS BLK:6 DESC: BEG AT PT ON N LN E COLFAX AVE AND W LN BLK 6 WHICH PT IS 110 FT N OF S LN SW4 SEC 31 TH E ALG N LN E COLFAX AVE 180 FT TH N 150 FT TH W 180 FT TO PT ON W LN SD BLK 6 TH S 150 FT TO POB BLK 6
18213132005 (Adams County)	13771 E Colfax Avenue	SUB:GUTHEIL GARDENS BLK:6 DESC: BEG AT A PT ON N LN E COLFAX AVE WHICH PT IS 110 FT N OF S LN SW4 SEC 31/3/66 AND 180 FT E OF W LN BLK 6 TH E 50 FT TH N 150 FT TH W 50 FT TH S 150 FT TO POB EXC PARC TO RTD FOR FASTRACKS (REC NO 2013000071792) (2013 - ENTIRE PARCEL TO REGIONAL TRANSPORTATION DISTRICT (RTD - EXEMPT) PER DEED IN RECEPTION NO 2013000071792. PRORATED FOR 226 DAYS FOR 2013 AND FULL

Parcel No.	Address	Legal Description
		EXEMPTION FOR 2014.)
18213132010 (Adams County)	13791 E Colfax Ave	SUB:GUTHEIL GARDENS DESC: PT OF BLK 6 DESC AS FOLS BEG AT A PT ON N LN E COLFAX AVE WHICH PT IS 110 FT N OF S LN OF SW4 SEC 31/3/66 AND 230 FT E OF W LN SD BLK 6 TH N 89D 28M E ALG N LN E COLFAX AVE 164/7 FT M/L TO A PT ON WLY ROW LN HIWAY 72 TH N 04D 08M W 150/4 FT M/L TO A PT WHICH IS 150 FT M/L N OF SD N LN OF E COLFAX AVE TH S 89D 28M W 153/9 FT M/L TO A PT 230 FT E OF W LN BLK 6 TH S 0D 27 E 150 FT TO POB EXC PARC TO RTD FOR FASTRACKS (REC NO 2013000071792) (2013 - ENTIRE PARCEL TO REGIONAL TRANSPORTATION DISTRICT (RTD - EXEMPT) PER DEED IN RECEPTION NO 2013000071792. PRORATED FOR 226 DAYS FOR 2013 AND FULL EXEMPTION FOR 2014.)
1975-06-2-00-018 (Arapahoe County)	13750 E Colfax Ave	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 40 Ft S & 195 Ft E Of The Nw Cor Of Sd Nw 1/4 Th S 150 Ft Th E 145.69 Ft Th Nw 150.79 Ft To A Pt On The S Row Line Of E Colfax Ave Th W 129.88 Ft To Beg Sec 6-4-66
1975-06-2-00-019 (Arapahoe County)	0 E Colfax Avenue	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 347.2 Ft Se Of The Nw Cor Of Sd Sec At A Pt On The S Row Line Of E Colfax Ave Th S 150 Ft Th W 4.31 Ft Th Nw 150.79 Ft To Sd S Row Line Th E 20.12 Ft To Beg Sec 6-4-66
1975-06-2-00-025 (Arapahoe County)	No Address	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 70 Ft S & 425 Ft E Of The Nw Cor Of Sd Nw 1/4 Th S 370 Ft Th W 80 Ft Th N 370 Ft Th E 80 Ft To Beg Sec 6-4-66
1975-06-2-00-020 (Arapahoe County)	14100 E Colfax Ave	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg At The Ne Cor Of Lot 1 Blk 1 H&H Sub Amended At A Pt On The S Row Line Of E Colfax Ave Th E 279.5 Ft M/L Th S 1395.5 Ft To A Pt On The N Row Line Of E 13Th Ave Th W 2.63 Ft Th Alg Curve To Left 147.93 Ft Th Sw 120 Ft Th Alg Curve To Left 242.32 Ft Th Nw 120 Ft Th Alg Curve To Left 3.51 Ft Th N 35.92 Ft Th W 100 Ft To A Pt On The E Row Line Of Int
1975-06-2-04-001 (Arapahoe County)	No Address	Lot 1 Blk 1 H & H Sub Amended
1975-06-2-00-021 (Arapahoe County)	0 E Colfax Avenue	That Part Of The Nw 1/4 Of Sec 6-4-66 Desc As Beg 827.66 Ft W Of The Se Cor Of Sd Nw 1/4 At The Sw Cor Of Blk 4 Mobile Home Estates Subdivision Th W 334.53 Ft Th Nw 441.86 Ft Th

Parcel No.	Address	Legal Description
		N 906.41 Ft To A Pt On The S Row Line Of E 13Th Ave Th E 11.7 Ft Th Alg Curve Rt 69.56 Ft Th Se 120 Ft Th Alg Curve To Left 295.86 Ft Th Ne 120 Ft Th Alg Curve Rt 121.16 Ft Th S 1150.17 Ft To Beg Sec 6-4-66
1975-06-3-14-005 (Arapahoe County)	No Address	Tract C Tollgate Commercial Sub 1st Flg
1975-06-3-14-012 (Arapahoe County)	No Address	That Part Of Lot 3 Tollgate Commercial Subdivision Filing No. 1 Desc As Beg At The Sw Cor Of Sd Lot Th Nw 575.1 Ft Th Se 187.93 Ft Th Alg Curve To Left 341.59 Ft Th Se 63.2 Ft & 63.32 Ft To A Pt On The S Line Of Sd Lot Th Sw 89.2 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-013 (Arapahoe County)	No Address	Lot 3 Tollgate Commercial Subdivision Filing No. 1 Ex That Part Desc As Beg At The Sw Cor Of Sd Lot Th Nw 575.1 Ft Th Se 187.93 Ft Th Alg Curve To Left 341.59 Ft Th Se 63.2 Ft & 63.32 Ft To A Pt On The S Line Of Sd Lot Th Sw 89.2 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-004 (Arapahoe County)	No address	Lot 4 Tollgate Commercial Sub 1st Flg
1975-06-3-14-015 (Arapahoe County)	No address	Lot 2 Tollgate Commercial Subdivision Filing No. 1 Ex That Part Desc As Beg At The Nw Cor Of Sd Lot Th Ne 89.2 Ft Th Se 98.35 Ft & 51.99 Ft Th Alg Curve Rt 163.39 Ft To A Pt On The S Line Of Sd Lot Th Sw 78.04 Ft Th Nw 313.32 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-014 (Arapahoe County)	No Address	That Part Of Lot 2 Tollgate Commercial Subdivision Filing No. 1 Desc As Beg At The Nw Cor Of Sd Lot Th Ne 89.2 Ft Th Se 98.35 Ft & 51.99 Ft Th Alg Curve Rt 163.39 Ft To A Pt On The S Line Of Sd Lot Th Sw 78.04 Ft Th Nw 313.32 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-016 (Arapahoe County)	No Address	That Part Of Lot 1 Tollgate Commercial Subdivision Filing No. 1 Desc As Comm At The Sw Cor Of Sd Lot Th Alg Curve Rt 16.12 Ft To The Pob Th Alg Curve Rt 160.33 Ft Th Nw 403.88 Ft Th Ne 78.04 Ft Th Alg Curve Rt 43.52 Ft Th Sw 51.99 Ft & 204.62 Ft Th Alg Curve To Left 263.04 Ft To Beg Tollgate Commercial Subdivision Filing No. 1
1975-06-3-14-	No Address	Lot 1 Tollgate Commercial Subdivision Filing

Parcel No.	Address	Legal Description
017 (Arapahoe County)		No. 1 Ex That Part Desc As Comm At The Sw Cor Of Sd Lot Th Alg Curve Rt 16.12 Ft To The Pob Th Alg Curve Rt 160.33 Ft Th Nw 403.88 Ft Th Ne 78.04 Ft Th Alg Curve Rt 43.52 Ft Th Sw 51.99 Ft & 204.62 Ft Th Alg Curve To Left 263.04 Ft To Beg & Ex That Part Desc As Beg At The Se Cor Of Sd Lot Th W 45.89 Ft & 18.93 Ft Th N 67.78 Ft Th Se 27.39 Ft & 66.4 Ft T
1975-06-3-03-026 (Arapahoe County)	No Address	That Part Of Lot 2 Desc As Beg At Se Cor Of Sd Lot Th N 44.76 Ft Th Sw 23.16 Ft To A Pt On Nely Row Line Of Dillon Way Th Se 26.11 Ft To Beg Blk 1 Casa Grande
1975-06-3-03-028 (Arapahoe County)	No Address	Tri Tract Lying In Sw Cor Of Lot 2 Blk 1 Casa Grande Desc As 62.13 Ft X 70 Ft X 25 Ft M/L Blk 1 Casa Grande
1975-06-3-14-010 (Arapahoe County)	No Address	That Part Of Lot 1 Tollgate Commercial Sub 1st Flg Desc As Beg 45.89 Ft W Of The Se Cor Of Sd Lot Th W 18.93 Ft Th N 67.78 Ft Th Se 27.39 Ft Th S 47.99 Ft To Beg Tollgate Commercial Sub 1st Flg
1975-06-3-14-011 (Arapahoe County)	No Address	That Part Of Lot 1 Tollgate Commercial Sub 1st Flg Desc As Beg At The Se Cor Of Sd Lot Th W 45.89 Ft Th N 47.99 Ft Th Se 66.4 Ft To Beg Tollgate Commercial Sub 1st Flg
1975-06-3-03-006* (Arapahoe County)	1030 Cimarron Circle	Lot 1 Blk 1 Tollgate Apartments

**The site area includes a portion of parcel 1975-06-3-03-006 along the eastern boundary see Figure 4.1 for complete parcel map.*

Figure 4.1: Adams County Parcel Map



Parcels highlighted in green are within Adams County. Yellow highlighted parcels are within Arapahoe County

Parcel information was collected from their respective County Assessor online GIS portals. Parcel boundaries are estimated and should not be considered legal boundaries. For more information visit the County Assessor's offices website.

Section 5: Survey Findings

The overall findings of the East Colfax 13th Avenue RTD Light Rail Corridor Conditions Assessment are presented below in a format that mirrors the list of factors and conditions of blight discussed in Section 3.

a. Slum, Deteriorated, or Deteriorating Structures

Slum, deteriorated, or deteriorating structures refers to current buildings that exist within the Study Area. Although a small amount of deterioration was identified in buildings within the Study Area, the amount of deterioration and the number of properties exhibiting deterioration does not rise to the level of a condition of blight for the Study Area as a whole.

No finding of Deterioration of Site or Other Improvements has been made.

b. Predominance of Defective or Inadequate Street Layout

Based on the size of the Study Area, configuration of the streets, layout of the parcels within the Study Area, the position of Toll Gate Creek corridor, and the presence of the RTD light railway; defective or inadequate traffic circulation (both vehicular and pedestrian) throughout the Study Area is an issue. A breakdown of defective or inadequate street layout is outlined below:

- *Northern portion of the Study Area (Adams County parcels).* 17th Avenue, constructed in 2010-2011, is the preferred (shortest) route for pedestrian access to the Colfax corridor business district. Toll Gate Creek, I-225, grade-separated 17th Place, and the RTD light rail limit pedestrian access to the Fitzsimons campus and to major retail and transportation corridors along Colfax Avenue.



**Evidence of Lack of sidewalk at northwestern portion of site west of self-storage building.*

Although the roadway is adequate for the current vehicular traffic volume, there are some issues regarding pedestrian traffic including no sidewalks along 17th Avenue and no sidewalks along the eastern

side of Fitzsimons Parkway. Pedestrian traffic is therefore required to cross the high-speed light rail tracks at 17th Avenue, then cross a major thoroughfare, Fitzsimons Parkway, at a signaled intersection. Although adequate pedestrian protections are in place (light rail crossing signage and gates- and signal-protected crossings), evidence of pedestrian traffic along the east side of Fitzsimons Parkway (no sidewalks) was observed.

- *Southern portion of the Study Area (Arapahoe County parcels)* Defective and inadequate street layout is present within the southern portion of the Study Area, with several Arapahoe County parcels inaccessible by streets or sidewalks, and other parcels accessed by streets that were not designed for additional load. East 13th Avenue, for example, is the only route of vehicular traffic access to the RTD Park and Ride for the 13th Avenue Light Rail Station. Furthermore, under current fire/life safety standards, the site cannot be redeveloped with dense Transit-oriented development (TOD) as specified by the zoning guidelines. This same problem impedes development on the vacant property south of the creek.

  Aurora Meadows, a large apartment complex, bounds the study area to the south. Dillon Way is the only established road that accesses this area and does not have any sidewalks, ending in a cul-de-sac resulting in a single access point. Sidewalks are also not present along Dillon Way creating additional pedestrian traffic along the roadway.

  Within the southern portion of the Study Area are several parcels of land that do not have any means of vehicular access. Development of these parcels will require construction of roadways, likely by extending Dillon Way to the north. The additional traffic from new development would also likely require upgrades to Dillon Way north of 6th Avenue.

  Figure 5.1 details the access issues for pedestrians and *Figure 5.2* outlines the pedestrian crossing at 17th Avenue and Fitzsimons Parkway.

Figure 5.1: Pedestrian Access Issues



Figure 5.2: Fitzsimons and 17th Avenue Parkway Pedestrian Crossing



Blight Factor: Predominance of Defective or Inadequate Street Layout is present.

c. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

Faulty street layout often produces faulty lots, particularly when vehicular access is impacted. Other causes of faulty lot layout can include the presence of natural features (such as creeks) or manmade features (such as the presence of highways, rail roads, etc). Commercial properties that lack access or visibility are at a significant disadvantage compared to those with adequate access/visibility and are, in many cases undervalued.

In addition to visibility and access constraints, the size and shape of a property can impact a parcel's utilization. Irregularly shaped parcels, inadequately shaped parcels, or parcels with natural or man-made obstacles can lead to undeveloped or inaccessible areas within the parcel itself, while small parcels may have little development value.

The Study Area has several parcels of land (both in the northern portion of the Study Area and the southern portion of the Study Area) that can be considered

inaccessible, odd-sized or shaped, and generally inadequate for development. The following Table identifies parcels within the Study Area that are considered faulty in relation to size, adequacy, accessibility, or usefulness.

Parcel No.	Faulty Lot Layout
0182131320005 (Adams County)	*Usefulness, size*. The size and location of this parcel (between two larger parcels) would make redevelopment difficult.
1975-06-2-00-019 (Arapahoe County)	*Usefulness, size*. The size and location of this parcel (between two larger parcels) would make redevelopment difficult. In addition, the elevated RTD light rail goes through this property.
1975-06-2-00-025 (Arapahoe County)	*Usefulness, size*. This parcel, owned by RTD, is crossed by an elevated portion of the RTD light rail tracks. The northern portion of the property is not accessible to Colfax Avenue and will likely remain undeveloped.
1975-06-2-00-021 (Arapahoe County)	*Usefulness, partial access limitations.* This parcel, owned by RTD, is the location of the 13th Avenue Park and Ride and Light Rail Station. Less than half of the parcel is developed. The western half of the property (approximately 6 acres) remains inaccessible and undevelopable. The southern portion of the parcel, although it could be accessed through the southern portion of the parking area, is undeveloped. Because this is a "commercial" property, its visibility to main thoroughfares is important. Its limited accessibility and layout makes this parcel difficult to find and not readily accessible to any major thoroughfares. Any future development in the area immediately surrounding the RTD Station would be at a competitive disadvantage relative to other transportation-oriented development areas.

Parcel No.	Faulty Lot Layout
1975-06-3-14-005 1975-06-3-03-028 1975-06-3-14-010 1975-06-3-14-011 1975-06-3-14-008 (Arapahoe County)	*Usefulness, size, accessibility.* These small parcels are not accessible and are too small for development. These parcels would be more useful if incorporated into adjacent parcels.
1975-06-3-03-026 (Arapahoe County)	*Usefulness, size.* The size and location of this parcel (between two larger parcels) limits the beneficial uses for redevelopment activities.
1975-06-3-14-013 1975-06-3-14-004 1975-06-3-14-015 1975-06-3-14-017 (Arapahoe County)	*Inaccessible.* Currently there are no roadways or other means available for vehicular access. These parcels would require the extension of Dillon Way for accessibility prior to development.

Blight Factor: Faulty Lot Layout is present.

d. Unsanitary or Unsafe Conditions

Many factors can contribute to unsanitary or unsafe conditions including insufficient infrastructure improvements (e.g. inadequate lighting or a lack of sidewalks or other pedestrian protections), high crime, homelessness, a lack of public safety protection (e.g., undermanned or overworked police forces or a lack of readily available fire protection equipment) and unsafe physical conditions (natural or man-made).

During the field survey, Matrix observed numerous conditions at and near the Study Area that could be considered unsanitary and/or unsafe. The following



**Evidence of graffiti, homeless encampments and debris.*



**Evidence of graffiti, homeless encampments and debris.*



**Evidence of homeless encampments.*

sections discuss unsanitary/unsafe conditions observed within or near the Study Area boundary.

Homelessness: Evidence of homelessness including campfire pits, tents, a mud hut, mattresses, shopping carts, debris, and personal items were observed nestled under an overpass next to the I-225S in the southern portion of the Study Area.

Evidence of homelessness including a tent hidden in the brush was also observed along Toll Gate Creek near the northern portion of the study area.

The presence of homeless camps can lead to unsanitary and/or unsafe conditions in the area.

Light Rail Tracks: Although the RTD light rail system is a significant asset for the area, it also presents a pedestrian safety concern. The presence of the RTD light Rail system in densely developed residential areas may be a safety concern to pedestrians or children living in the area. The RTD light rail tracks run from north to south throughout the Study Area and have limited pedestrian crossings. Although the tracks are protected by grade separation, fencing, and signage in many areas, any transit- adjacent development must be carefully designed, taking into account the high voltage equipment and pedestrian safety.

Illegal Dumping: A significant amount of illegal dumping was identified along the banks of Toll Gate Creek at Dillon Way in the southern portion of the Study Area. Illegal dumping can be considered unsanitary or unsafe.

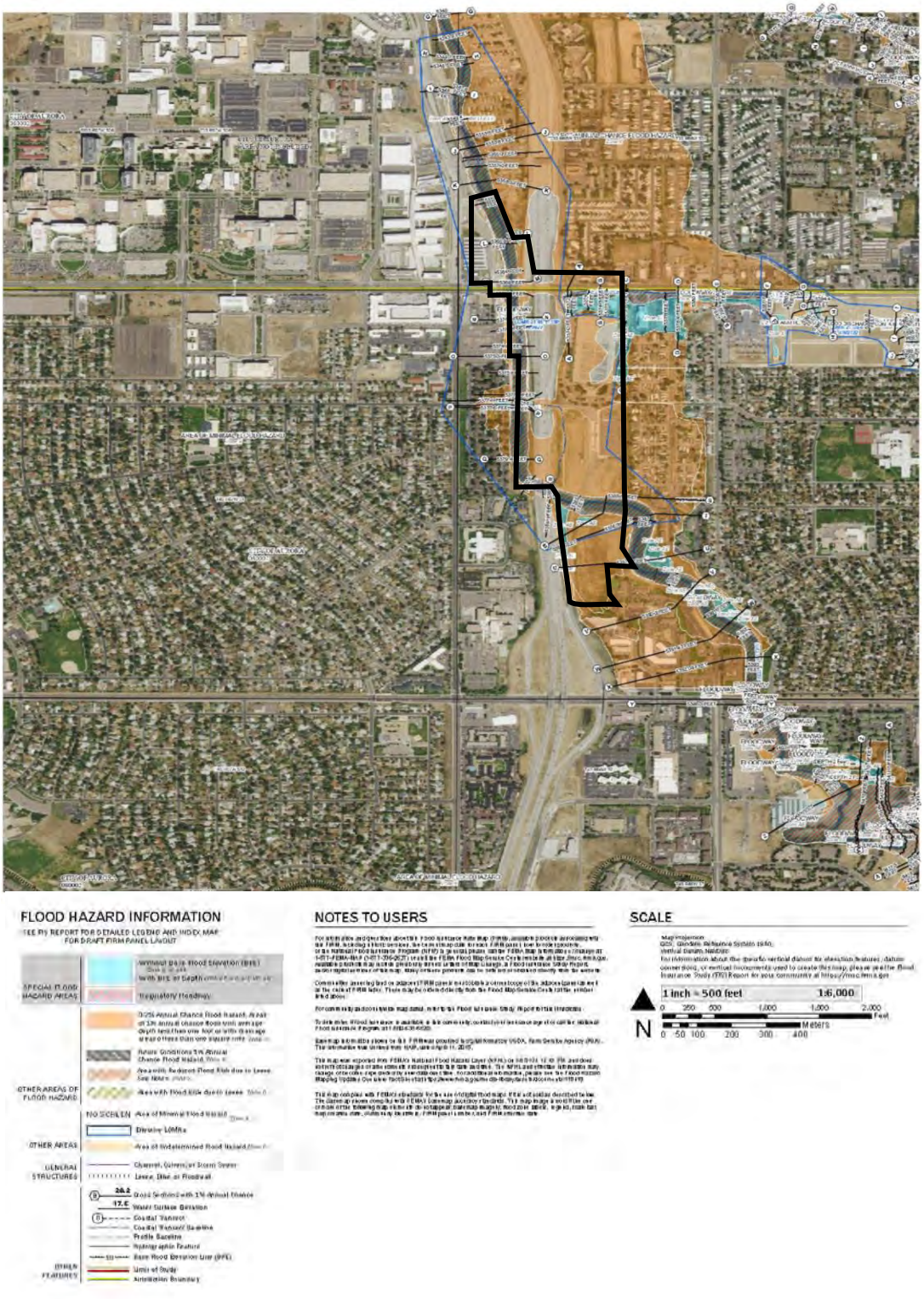


**Evidence of illegal trash dumping.*

Lack of Sidewalks: The east side of Fitzsimons Parkway does not have a sidewalk or protections for pedestrian traffic on the northern portion of the study area. Evidence of significant pedestrian traffic walking along the east side of the street was observed in the form of a well-worn path through the grass. A lack of sidewalks creates an unsafe condition for pedestrian traffic at the Study Area.

Floodplains: The presence of Toll Gate Creek and associated flood plains can be unsafe for many reasons. Flash flooding can be an imminent source of danger for pedestrians or children playing along the creek and structures located within the 100- or 500-year flood area may also be at risk. Matrix reviewed the Federal Emergency Management Agency (FEMA) floodplain database and applicable Letters of Map Revisions (LOMR)s for Toll Gate Creek at the Study Area and estimates that approximately 30% of the Study Area is located within the Regulatory floodway designated as Zone AE and more than 97% of the Study Area is designated as Zone X (Shaded) with at least a 0.2% annual chance for flood hazard. Figure 5.3 shows the FEMA Floodplain designations for the area.

Figure 5.3: FEMA Floodplain Map



***Crime*:** The Aurora police department participates in the Federal Bureau of Investigation (FBI) Uniform Crime Reporting System (UCR) database and voluntarily reports Violent Crime (murder, rape, aggravated assault, and robbery) and Property Crime (burglary, larceny, and motor vehicle theft).

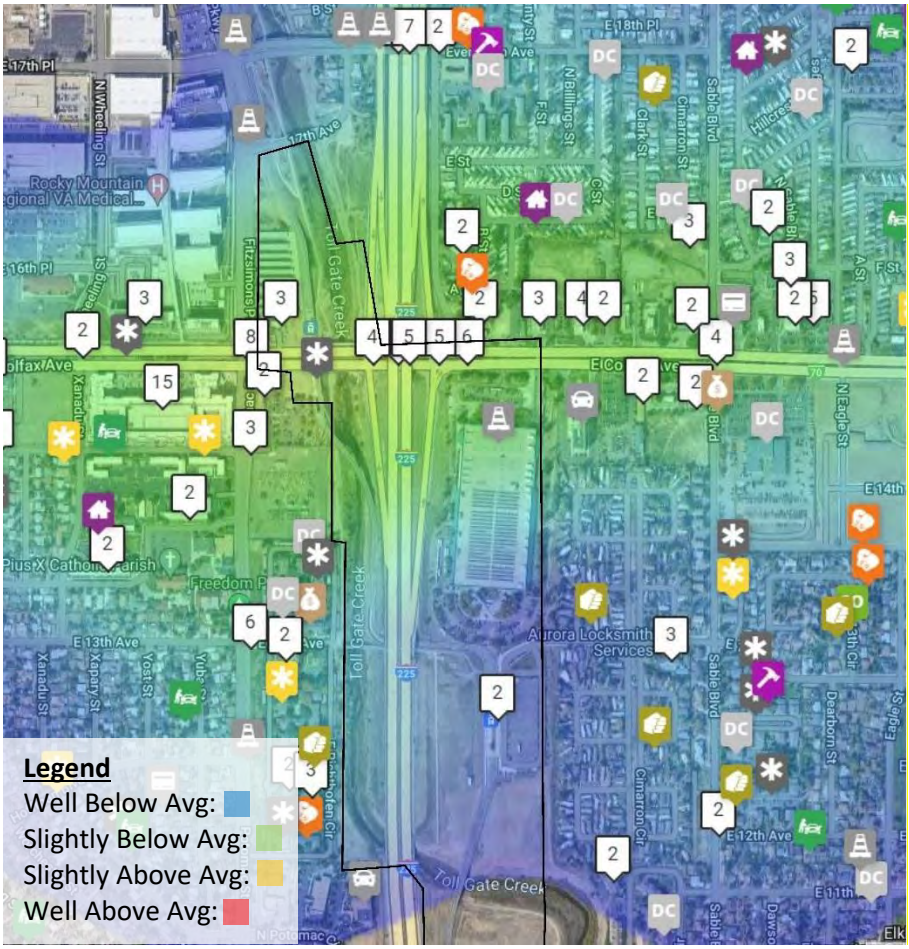
Matrix reviewed annual crime data for the Aurora area along Colfax Avenue including the Study Area. As indicated in *Figure 5.4: Crime Density Map*, the area with higher annual crime is located along the East Colfax Avenue corridor that transects the northern portion of the Study Area.



**Evidence of graffiti and tagging.*

Evidence of graffiti (tagging) and other indicators of criminal activity can also point to higher crime and unsafe conditions. During the site reconnaissance, instances of tagging were observed on the overpass, walls, on public utility boxes, and on fencing.

Figure 5.4: Crime Density Map



Blight Factor: Unsanitary or Unsafe Conditions is present.

e. Deterioration of Site or Other Improvements

Deterioration of site or other improvements refers to current land conditions, site improvements (infrastructure), or support structures (fencing, landscaping, parking, etc.) that have been damaged or neglected. Many parcels within the Study Area do not have any site improvements and contain native vegetation. Those parcels within the Study Area that do have site improvements were assessed in the field and although some instances of site deterioration of fences and asphalt were identified in localized areas, the number of properties exhibiting identifiable deterioration does not rise to the level of a condition of blight for the Study Area as a whole.

No finding of Deterioration of Site or Other Improvements has been made.

f. Unusual Topography or Inadequate Public Improvements or Utilities

As discussed in several sections above, many of the parcels in the Study Area, especially those south of Colfax Avenue, lack adequate infrastructure (streets, sidewalks, utilities, drainage improvements, etc.) necessary for development. For example, the expansion of Dillon Way in the southern portion of the Study Area would be required to access many parcels in Arapahoe County, and utility corridors to these parcels would also be required prior to development.



**Evidence of lack of accessibility.*

In addition, a significant portion of the Study Area is impacted by Toll Gate Creek and its associated floodplain. The presence of the creek presents several logistical challenges to development by limiting the amount of developable space to provide public improvements and providing accessibility barriers.

Blight Factor: Unusual Topography or Inadequate Public Improvements or Utilities is present

g. Defective or Unusual Conditions of Title Rendering the Title Non-Marketable

Conditions within the Study Area are not expected to render the Title Non-marketable.

This blight factor is not considered to be present in the Study Area.

h. Existence of Conditions that Endanger Life or Property by Fire or Other Causes

This blight factor may be present when site and/or building maintenance or use contributes to conditions that may physically expose site users to potentially dangerous conditions. The factor may also include increased threats from fire or other causes due to site conditions. Although Matrix identified an area with signs of fire activity, the extent of this area did not threaten life or property and no other conditions indicating danger to life or property by fire or other causes were identified as part of this assessment.

This blight factor is not considered to be present in the Study Area.

i. Buildings that are Unsafe or Unhealthy for Persons to Live or Work in Because of Building Code Violations, Dilapidation, Deterioration, Defective Design, Physical Construction, or Faulty or Inadequate Facilities

This blight factor is typically related to deterioration of buildings and site or other improvements (blight factors a. and e.) and is said to be present when conditions exist that could be considered dangerous to the extent that habitation and/or daily use is unsafe or unhealthy. Buildings, facilities, or other primary improvements that would potentially pose a danger to the extent required for this factor of blight were not identified during the onsite assessment.

This blight factor is not considered to present in the Study Area.

j. Environmental Contamination of Buildings or Property

Environmental conditions include the presence or likely presence of contamination in the soils, water sources, or other locations within the Study Area. Matrix contracted Environmental Risk Information Services (ERIS) to complete a database search for potential historical environmental conditions. The ERIS report identified the following areas of environmental concern:

- *Asbestos in Soil:* Prior to construction of the RTD light rail tracks, asbestos containing materials (ACM) were identified within urban infill at the current 13th Avenue RTD Station (Arapahoe County Parcel No. 1975-06-2-00-021). Hudspeth & Associates (Hudspeth) was contracted to complete an abatement of the identified Transite in August 2013. Remediation included clearance of surficial ACM in a gridded area and clearance by a CDPHE-certified asbestos building inspector (CABI). The remediation did not include removal or investigation of potential subsurface ACM, even though the report noted that some of the ACM in the area appeared to have been brought to the ground surface by burrowing prairie dogs. Matrix notes that Transite materials are considered non-friable. Furthermore, the identified area is limited to a single parcel of land at the site areas. However, ACM's may still be present below the ground surface within the Study Area boundary, thus an environmental condition is present.
- Multiple spill events within the study area boundaries were reported to Colorado Department of Public Health and Environment (CDPHE). A February 1990 gasoline spill of approximately 30 gallons was reported to CDPHE at 14100 East Colfax Avenue. In September 1994 an estimated 60 gallons of diesel was released at 14100 East Colfax Avenue. An April 2004 oil spill was also reported to the CDPHE with an unknown quantity at 14100 East Colfax Avenue.

- An Environmental Baseline Survey for Fitzsimons Army Medical Center completed in May 1996 identified a landfill (Landfill No. 4) located along Toll Gate Creek in the northern portion of the Study Area. Groundwater contamination from this landfill has historically been detected at concentrations exceeding regulatory levels. Landfill No. 4 has been remediated and has received closure from the CDPHE.
- Several leaking underground storage tank (LUST) sites were identified along the Colfax corridor upgradient to and within an eighth of a mile from the Study Area boundary. Petroleum-contaminated groundwater from these potential source areas have the potential to impact the Study Area.

Blight Factor: Environmental Contamination of Buildings or Property exists.

k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Vacancy and underutilization are present within the Study Area. As outlined in previous sections, a majority of the Study Area consists of vacant, undeveloped parcels with no public services present.

Because of the lack of development, vacancies, and underutilization and the significant amount of infrastructure upgrades that would be required for development, especially along a major transportation corridor the study area meets the criteria for the presence of substantial physical underutilization.

Blight Factor: Substantial Underutilization or vacancy of sites, buildings, or other improvements is present.

Section 6: Conditions Assessment Summary and Conclusion

Within the entire Study Area, **six** of the eleven blight factors were identified as being present. The blight factors identified within the Study Area include:

- b. Predominance of defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- d. Unsanitary or unsafe conditions
- f. Unusual topography or inadequate public improvements or utilities
- j. Environmental contamination of buildings or property
- k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

As discussed in Section 2, in order for an area to meet the definition of blight, a certain number of the eleven blight factors identified in the Colorado Urban Renewal Law must be found within the Study Area. Four of the eleven factors is the required minimum, unless eminent domain is to be used, then the required minimum is five of the eleven factors.

It is the conclusion of this Conditions Assessment that **six** blight factors identified within the Study Area exhibited significant levels of blight. Those six factors exceed the minimum required number under Colorado Urban Renewal Law to consider the Study Area a “blighted area”.

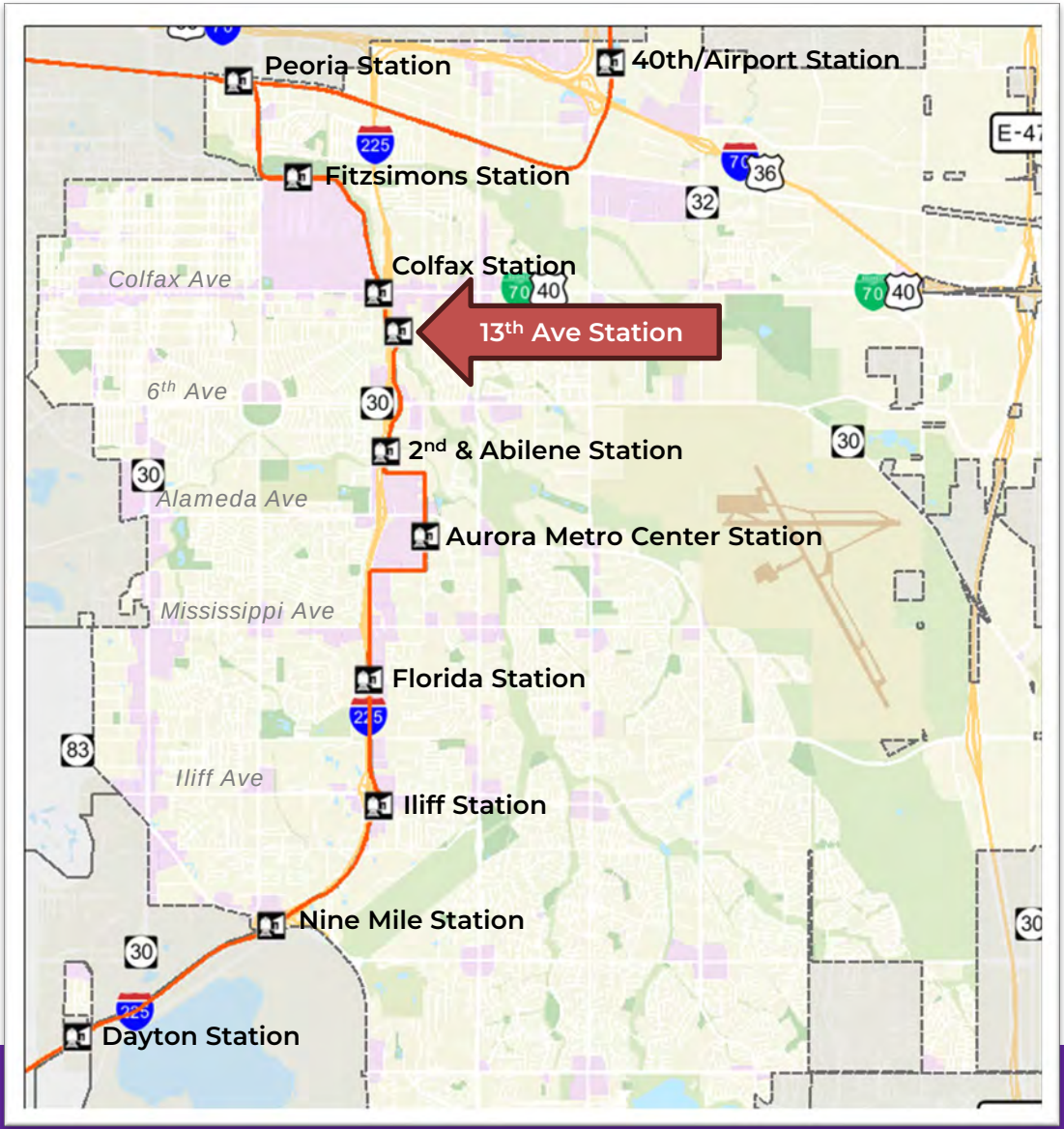


Proposed 13th Avenue Station Urban Renewal Area Update

Aurora Urban Renewal Authority

December 15, 2025

13th Avenue Station: Regional Location



- **East** of **I-225**, between **Colfax** and **6th Ave**
- Along the **RTD R Line**, 3 stops south of Peoria Station (with A Line connections to Union Station and Airport)

13th Avenue Station: Current Condition?

- **242 mostly empty parking spaces**
  (2019: 13th Ave had 2nd lowest ridership of all stations)

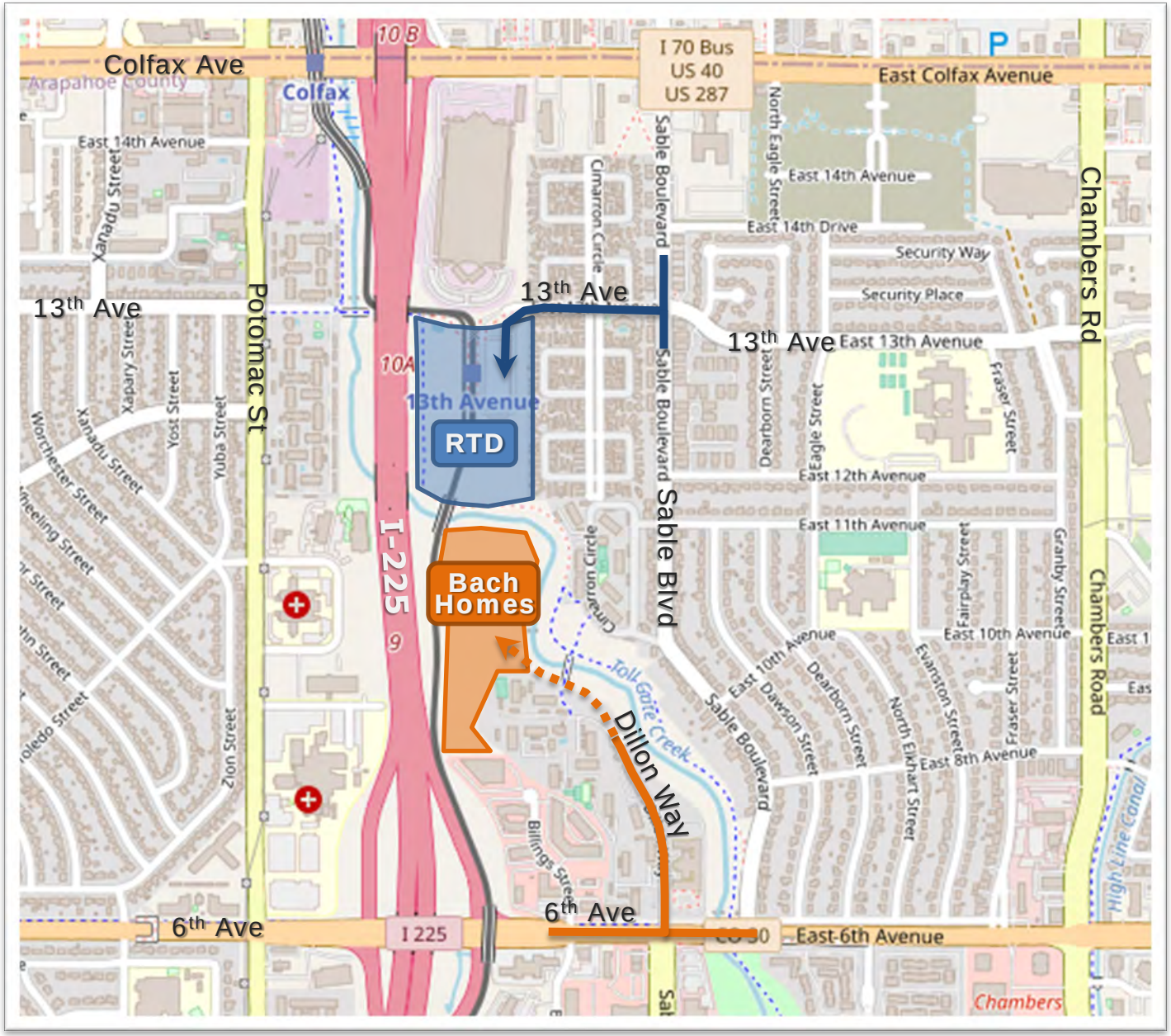


- **4.5 acres of developable land** + 3 acres for a potential neighborhood park west of the station

Inaccessible

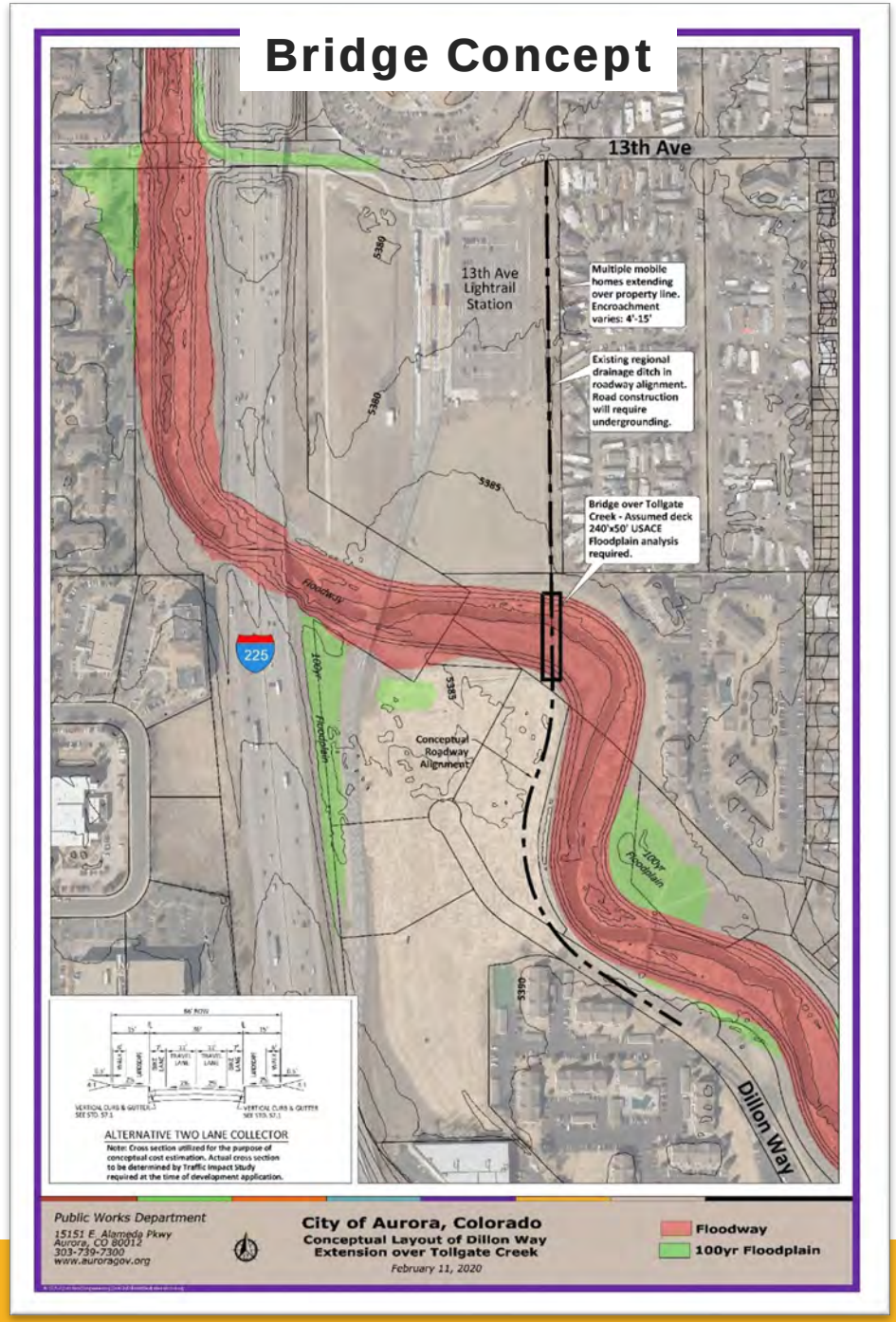
Two sites, each with a single point of access:

- North: RTD property, (access from 13th Ave/ Sable)
- South: Bach Homes property (access from Dillion Way/ 6th Ave)



Solution?
Build a Bridge

- Concept for 240’x50’ deck with two travel lanes and sidewalks
- Current (2024) estimated cost of **$8 million** for bridge and road connections



Why here?
Why now?

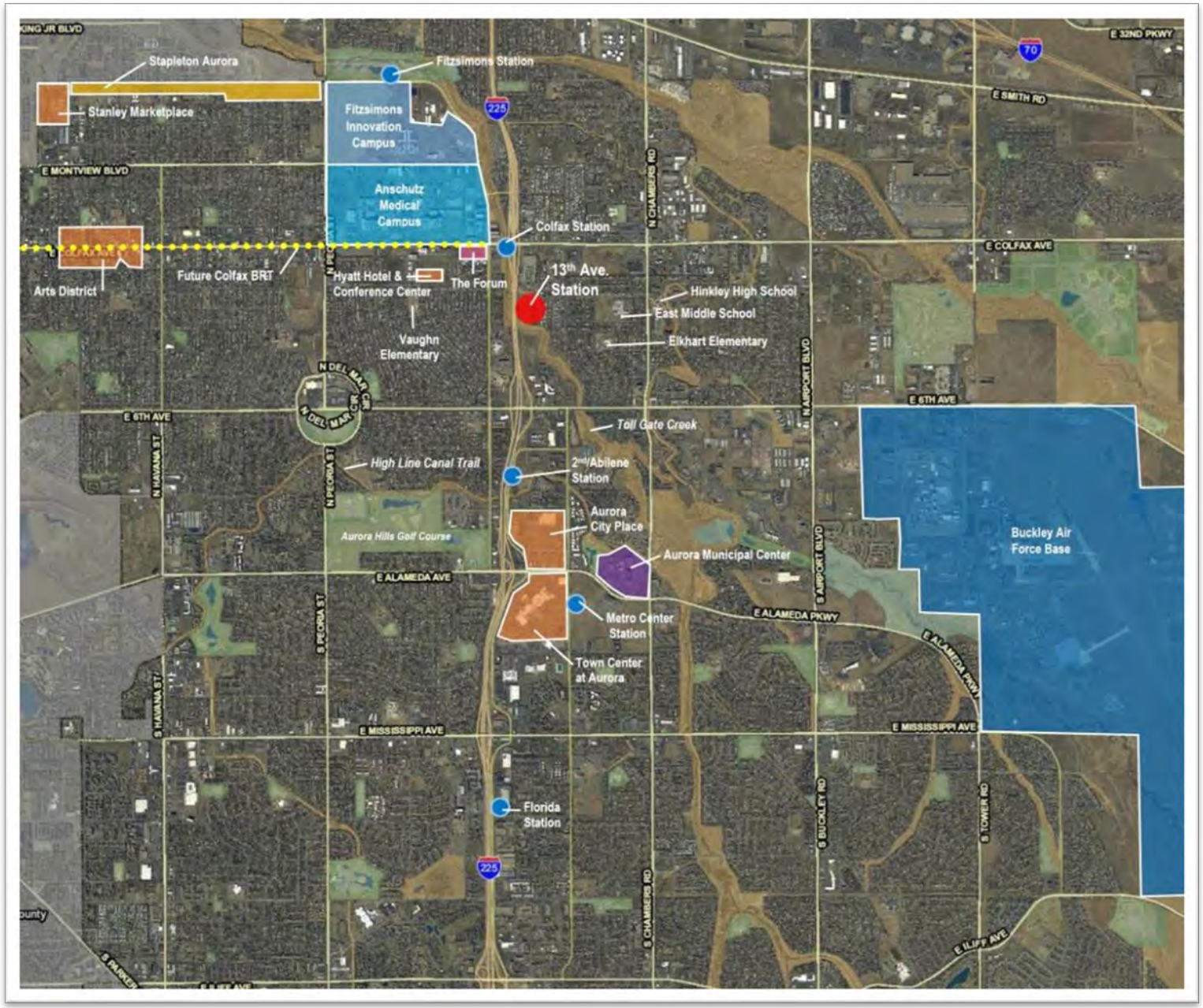
- State grant funding availability
- Bach Homes being prepared to move forward
- Toll Gate Creek Trail improvements
- Housing shortage
- RTD's openness to redevelopment



Employment

Excellent proximity to:

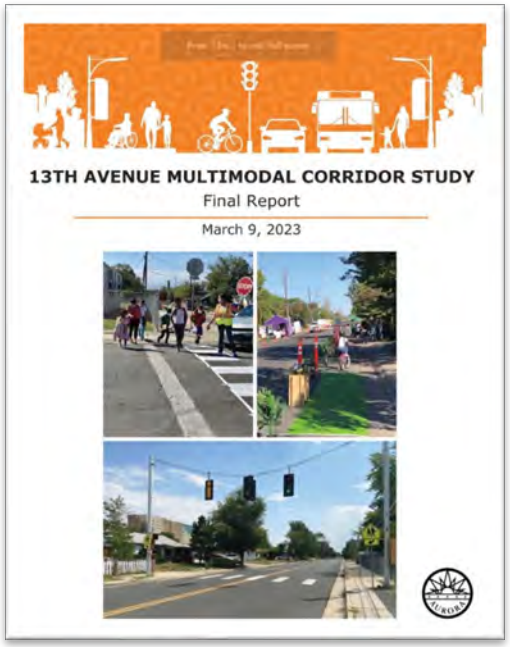
- **Fitzsimons Campus** (26k jobs)
- **Buckley SFB** (12k jobs)
- **I-70/DIA** logistics hubs (20k jobs)

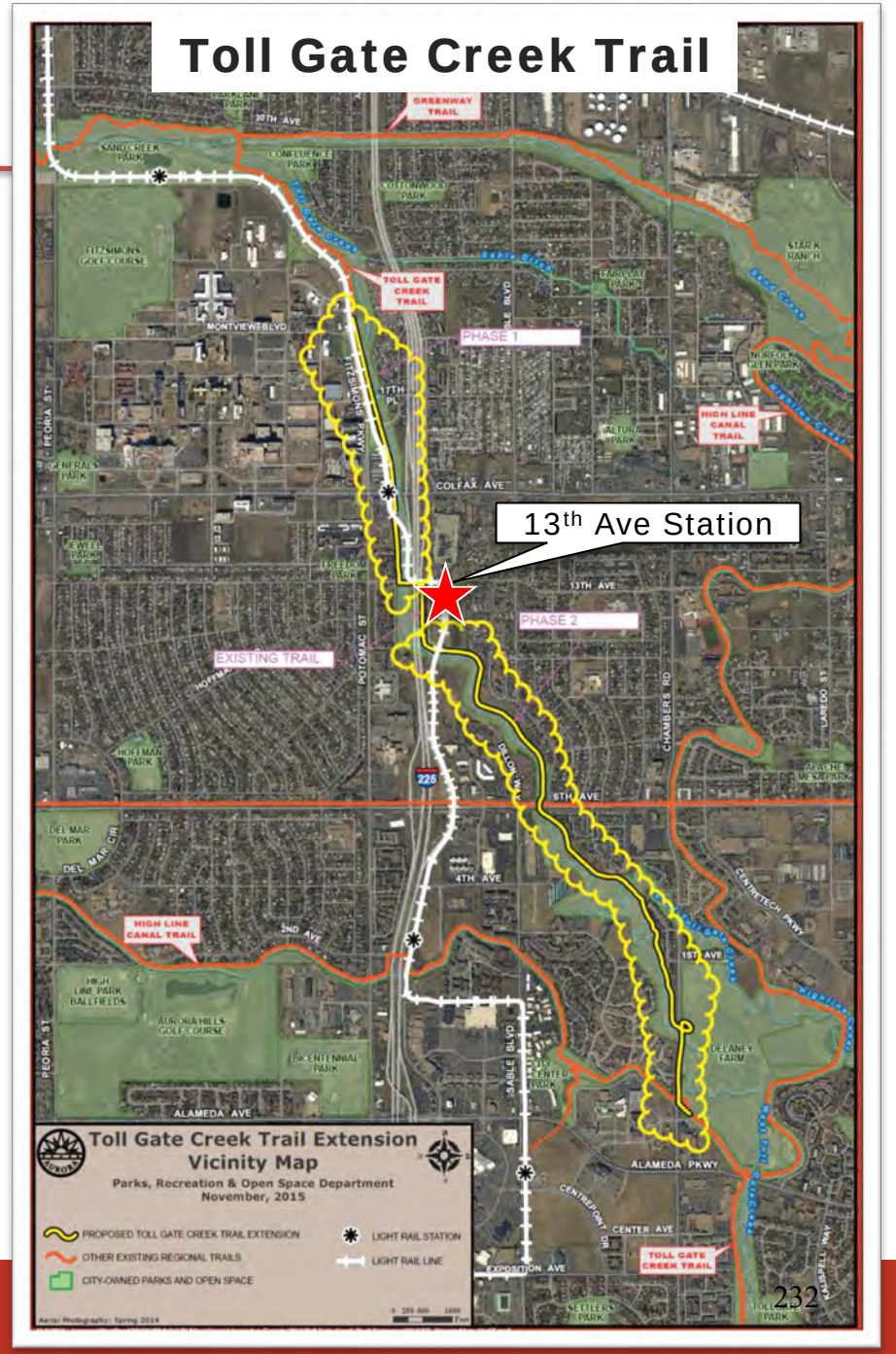


Mobility

- Access to **transit**
- New **Toll Gate Creek regional trail** linking to metro network
- Planned **multimodal improvements to 13th Avenue** Corridor

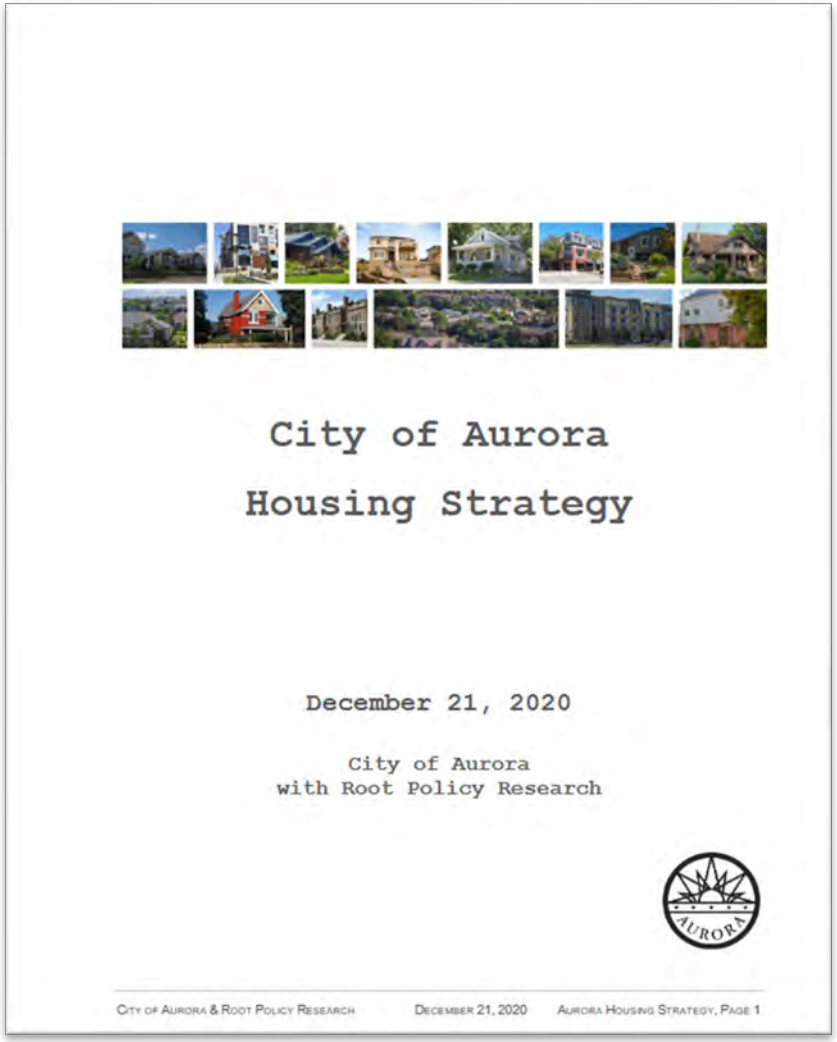






Aurora's Housing Strategy

- 13th Ave TOD furthers these goals:
  - foster a balanced and sustainable housing portfolio;
  - expand the inventory of housing options; and
  - identify and set aside publicly owned land for mixed-income housing
- Aurora is 12,000 affordable housing units short but has made a Prop. 123 commitment to build 550 units per year (1,650 over 3 years)


City of Aurora

Housing Strategy

December 21, 2020

City of Aurora
with Root Policy Research

City of Aurora & Root Policy Research December 21, 2020 Aurora Housing Strategy, Page 1

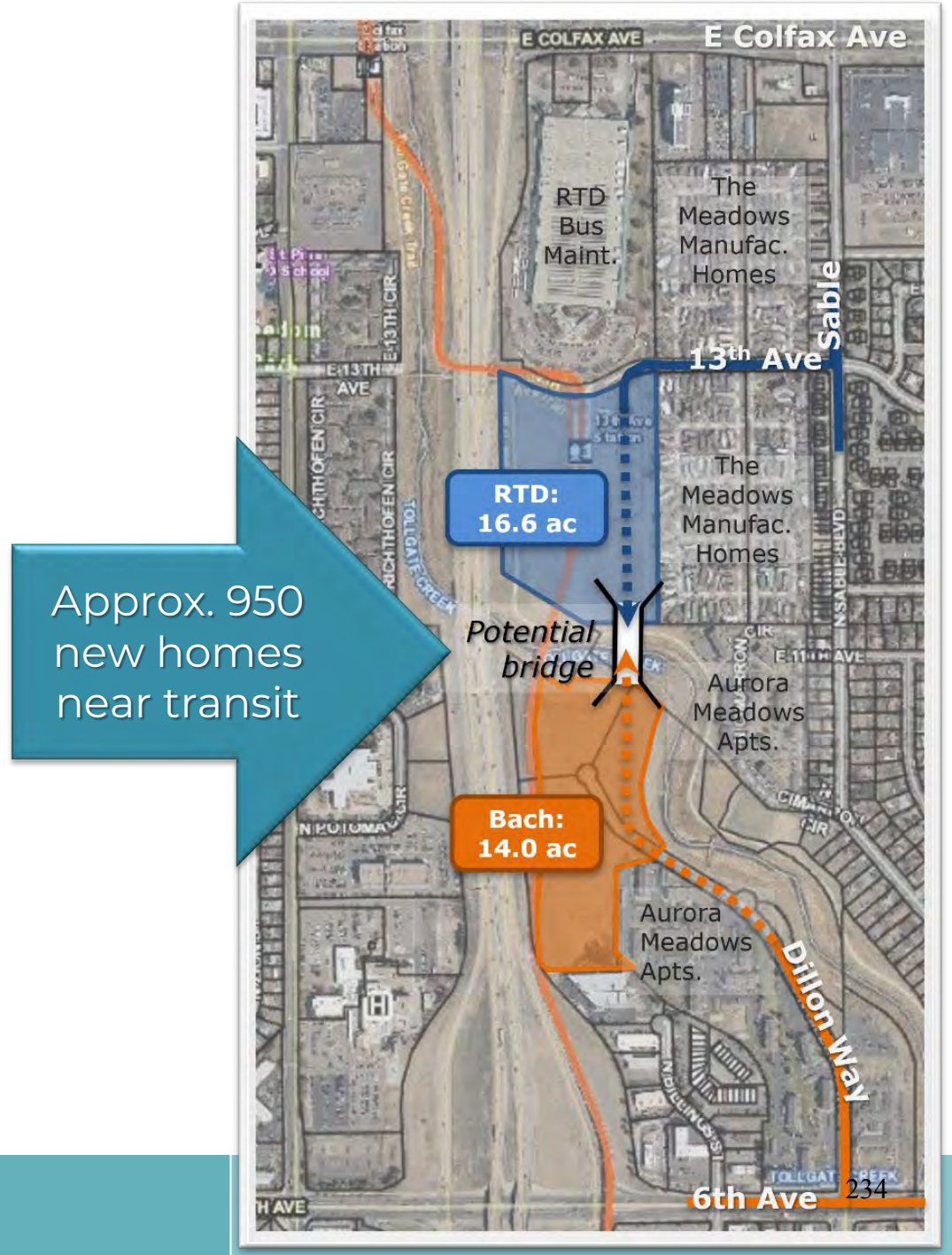
Impact?
Approx. 950 homes

RTD property:

- **190-430** affordable/mixed-income units *(with Aurora and Arap Co. sharing Prop. 123 credit, subject to negotiation)*

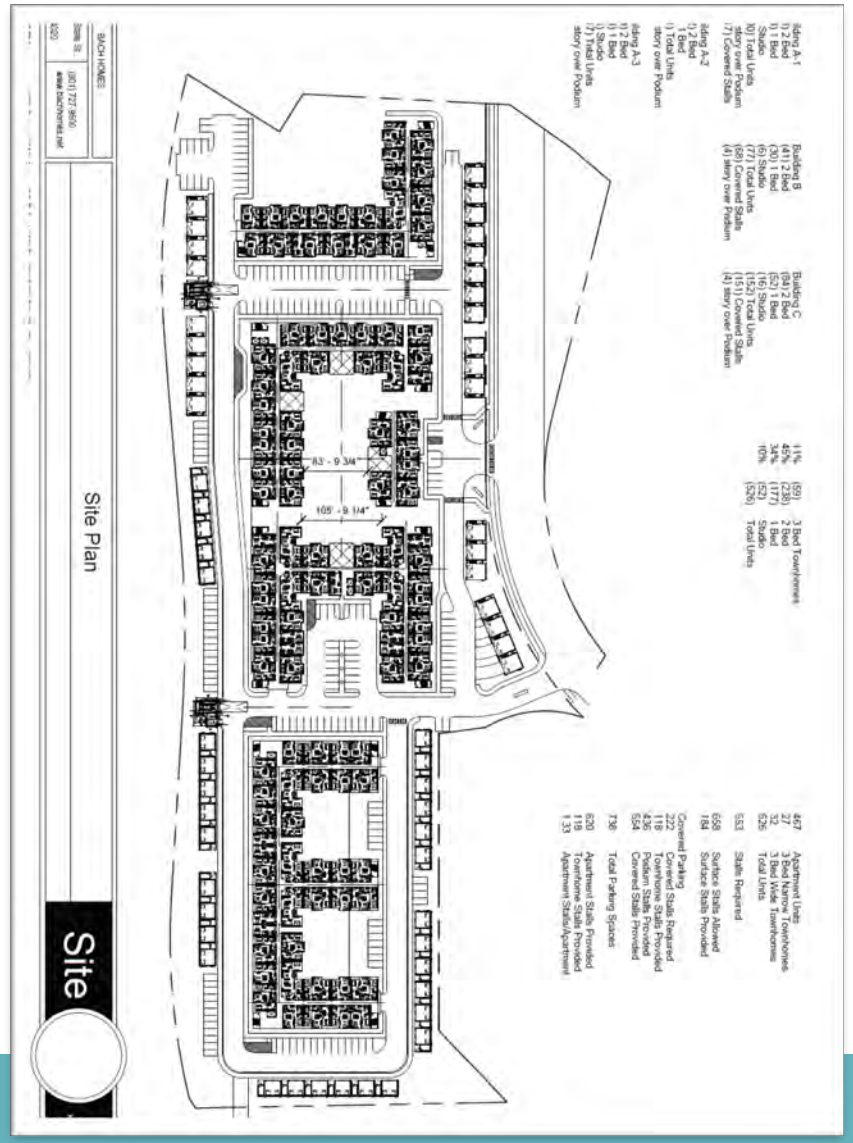
Bach Homes property:

- **526** market-rate apts and rental townhomes



Bach Property Concept

- Phased concept with approximately **457 market-rate apartments** and **59 rental townhomes** (market rate rentals in Aurora are affordable at 60-90% AMI)
- Rezoning application unanimously approved by Council 6/2023



RTD Property Test-Fit Concept

High Density: **340-430 units** total (phases 1 & 2)

- 3-story Townhomes, for-sale affordable
- 4-story Permanent Supportive Housing
- 4-story Attainable Apartments
- Redevelop RTD parking with a mixed-income building (150 units) and parking garage



Financial Strategy

- **$4 million in DOLA grant funding** to support infrastructure for affordable housing:
  1) Strong Communities Infrastructure Grant: $2 million; and
  2) Energy Impact Assistance Fund (EIAF) More Housing Now Initiative: $2 million.
- Grants require a minimum local match of $3.25 million which will increase as costs increase.
- City has entered a Subrecipient Agreement with Bach Homes to oversee the bridge design and construction.
- **$5 million in up-front, matching funding / loan from AURA would be repaid with tax increment revenues** from a future urban renewal area to be established in the 13th Avenue Station area.

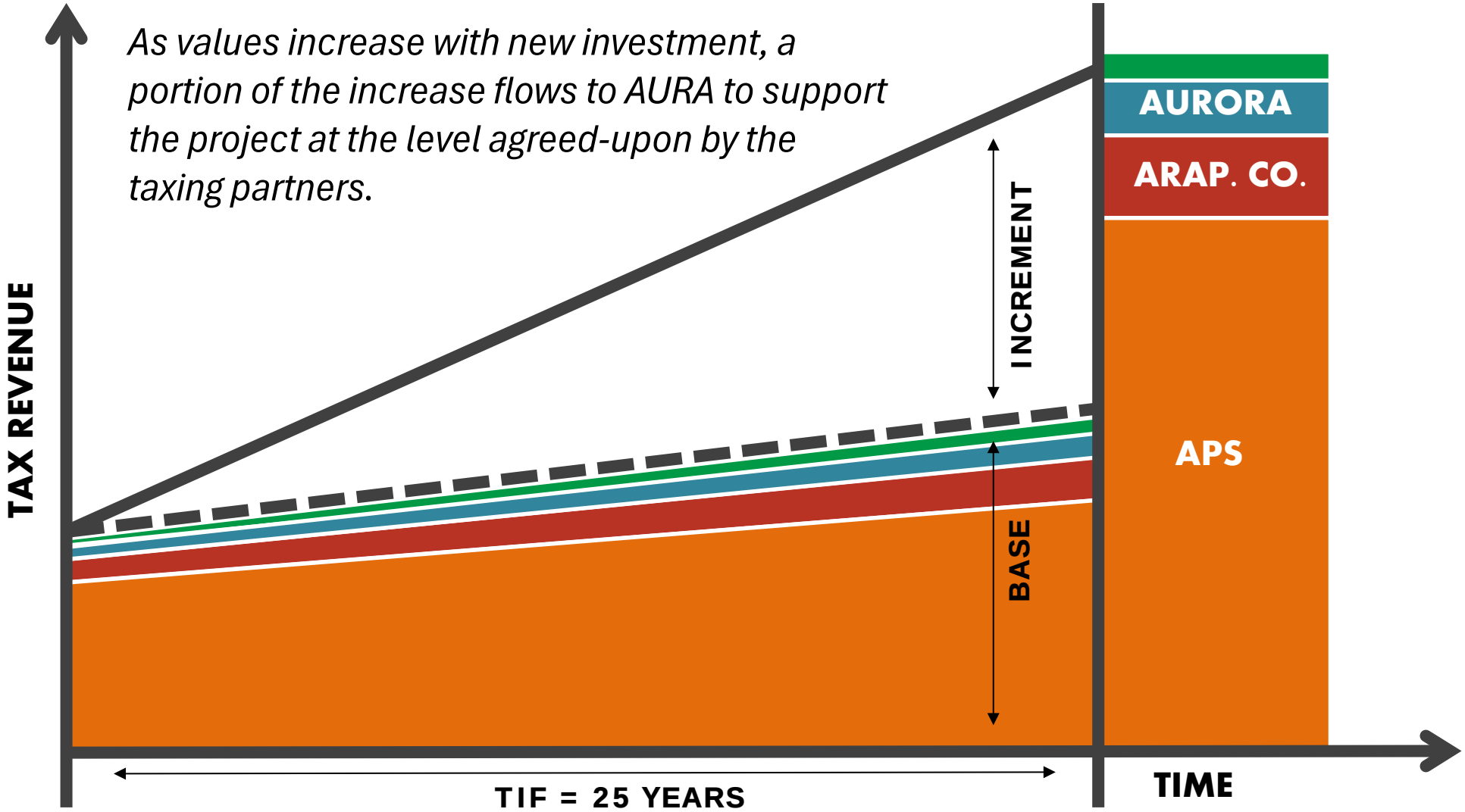
Urban Renewal Process

The creation of a new urban renewal area requires the following documentation:

- **Conditions Survey**: documents the existing conditions and referenced by Council in a Declaration of Blight
- **Urban Renewal Plan**: outlines the vision for the project area, can include plans for the use of tax increment financing (TIF) to assist with public improvements
- **Impact Report**: forecasts future development, estimates future tax revenue, provides information to guide a State-mandated 120-day negotiation period with taxing bodies

What is TIF?

As values increase with new investment, a portion of the increase flows to AURA to support the project at the level agreed-upon by the taxing partners.



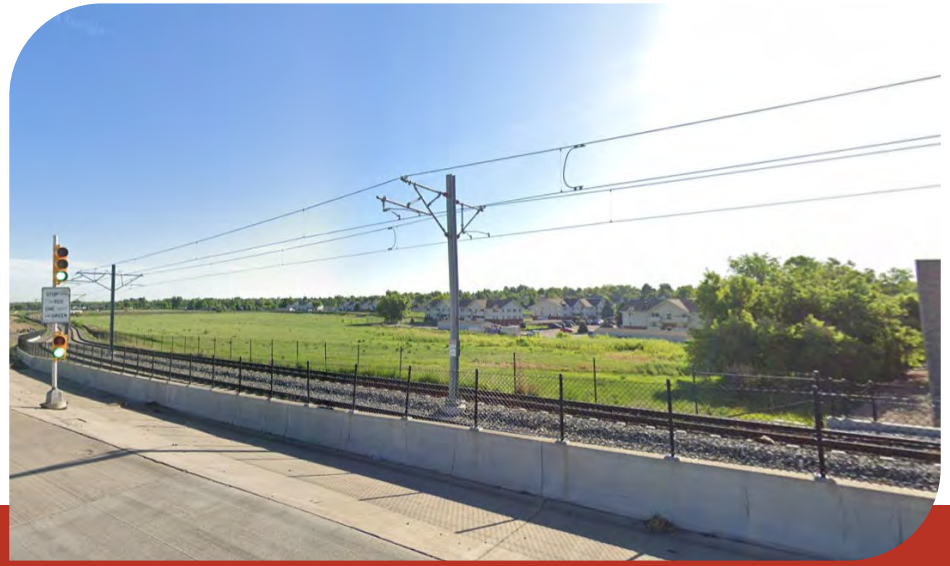
Steps Completed

- Council-approved **blight designation** (March 2025)
- **Station Area Plan Update** (public outreach in 2024, Council approval in August 2025)
- **Planning Commission review of the Urban Renewal Plan** (October 2025)



Plan Adoption Timeline





December 2025:

- AURA: overview of Plan
- Council Study Session: resolution to set a Public Hearing

January 2026:

- Council Regular Meeting: resolution to set Public Hearing

Timeline (continued)

February/March 2026:

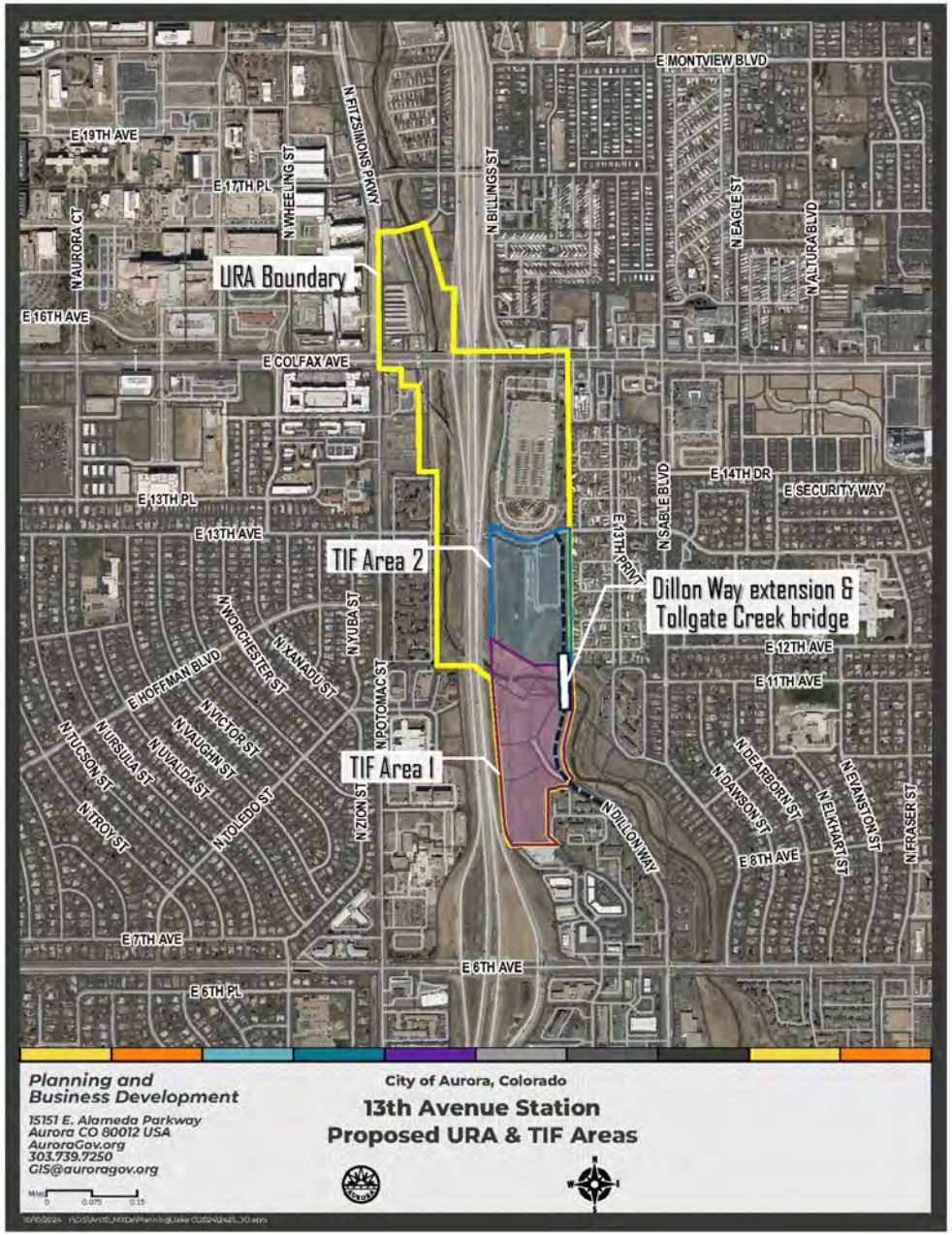
- Council Regular Meeting: **Public Hearing** & consideration of ordinance approving Plan/Area
- Council & AURA: consideration of resolutions approving **Cooperation Agreements** with taxing entities





Questions?

Does the Board have questions about the proposed 13th Avenue Station Urban Renewal Area or the urban renewal process?



CITY OF AURORA
Council Agenda Commentary

Item Title: Urban Cottages Jewell - Zoning Map Amendment
Item Initiator: Rachid Rabbaa, Planner III, Planning and Business Development
Staff Source/Legal Source: Rachid Rabbaa, Planner III / Lena McClelland, Assistant City Attorney
Outside Speaker: Todd Johnson, Applicant, Urban Cottages LLC / Alan Cunningham, Agent, PCS Group INC
Council Goal: 2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 3/10/2025

2nd Regular Meeting (if applicable): 3/24/2025

Item requires a Public Hearing: ☒ Yes ☐ No

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

- 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)

2025-06 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)
Rachid Rabbaa, Planner III, Planning and Business Development / Lena McClelland, Assistant City Attorney

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 and Zoning Commission

Policy Committee Date: 1/8/2025

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.)*

The Planning and Zoning Commission held a public hearing to review the Zoning Map Amendment and Site Plan request at a regular meeting held on January 8, 2025. Following staff's presentation, public comments were given at the hearing. The commission voted to make recommendation of approval for the Zoning Map Amendment. The commission voted to table the Site Plan request, in order for the applicant and staff to schedule a neighborhood meeting. The meeting occurred on March 3rd 2025. On September 24th 2025 the Planning and Zoning Commission approved the Site Plan. A copy of the Planning Commission Meeting Minutes are attached for reference.

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

The applicant, Urban Cottages, LCC, is requesting approval of a Zoning Map Amendment (Rezone) for 3.91 acres from the Rural Residential (R-R) to Medium-Density Residential (R-2) District. The subject property is located south of E. Jewell Avenue, a collector street, approximately 900' east of S. Havana Street. The site is bounded by single-family attached and detached residential development to the north, a park to the east, a large lot rural residential development to the west, and single-family detached residential development and vacant land to the south. The subject property lies within the Established Neighborhood placetype in the Aurora Places Comprehensive Plan and is located in direct proximity to Havana Heights, a low-density single-family neighborhood.

The purpose of the R-2 Medium Density District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. This district is intended for use close to collector streets and public transit facilities. The surrounding area includes a variety of land uses with commercial on Havana and Ponderosa Elementary school to the east. Residential uses include single family detached, townhome and multifamily all nearby. Based on the approval criteria regarding the consistency with the Comprehensive Plan, purpose statement of the zoning district, scale of the proposal and compatibility with the surrounding area, the proposed Zoning Map Amendment complies with the approval criteria in the City Code.

Neighborhood comments were received during the first review cycle regarding infrastructure, parking, and traffic concerns. Based on the comments and concerns, a neighborhood meeting was held on Tuesday, May 31, 2022. The applicant addressed the concerns raised at the meeting.

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.)

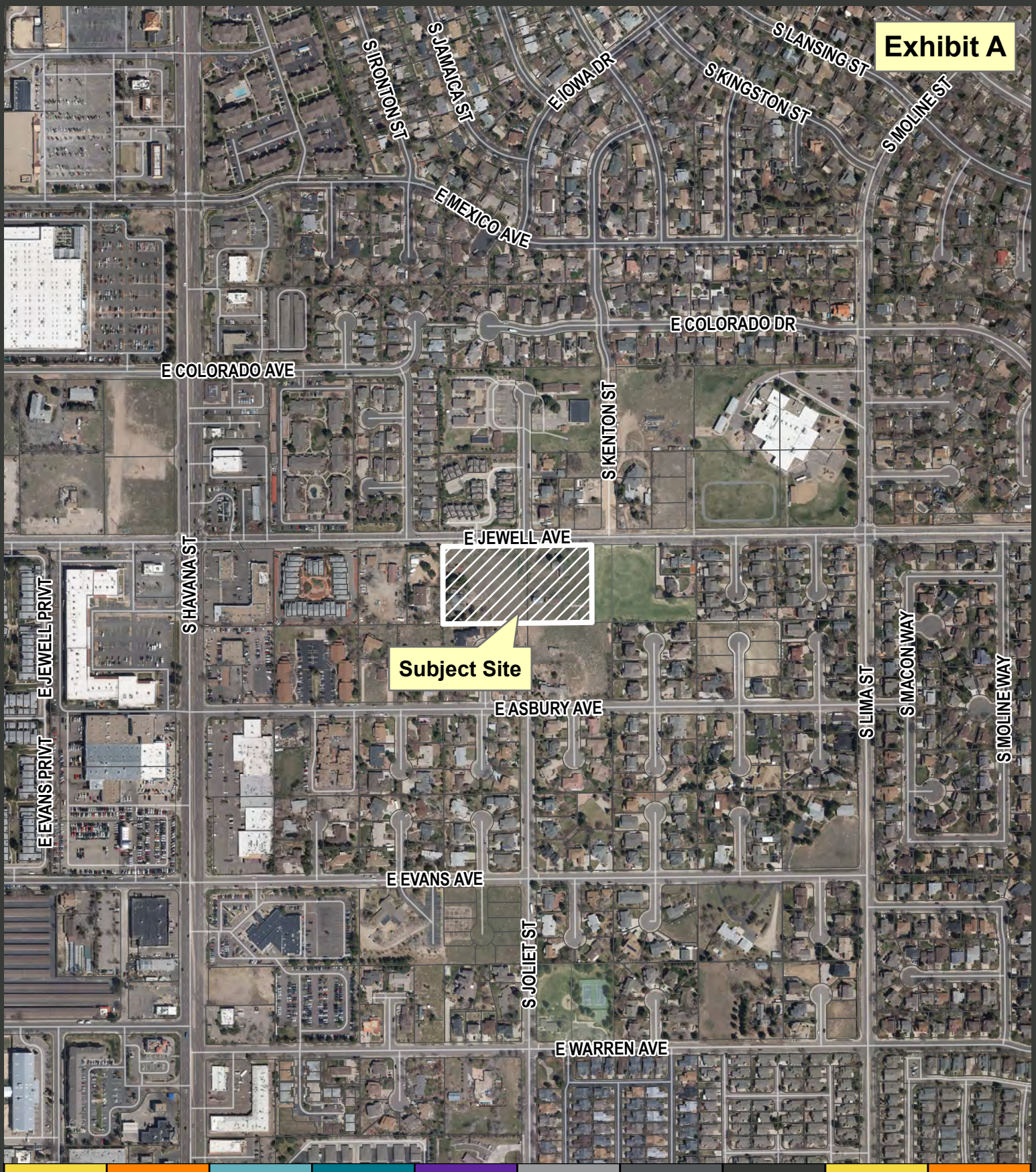
N/A

QUESTIONS FOR COUNCIL

Does the City Council wish to approve the ordinance to rezone 3.91 acres of Rural Residential (R-R) to Medium Density Residential (R-2) for the Urban Cottages Jewell Zoning Map Amendment?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

Miles 0 0.04 0.08

City of Aurora, Colorado

Urban Cottages Jewell
Zoning Map Amendment
Site Plan w/ Adjustments

Case Numbers: 1984-2057-02, 2022-4026-00
Development Application: #2309-00

12/12/2024 I:\GIS\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\VicinityMap_Pro\VicinityMap_Pro_Arial.aprx

ZONING MAP AMENDMENT PROPOSAL
LETTER OF JUSTIFICATION

ZONING MAP AMENDMENT PROPOSAL
LETTER OF JUSTIFICATION

The 11000 E. Jewell Ave site sits between S. Havana St and 225 and north of S. Parker Rd. As can be seen on the attached graphics, this site currently falls within a R-R zoning map designation.

In terms of context, the character of the surrounding 11000 E. Jewell project consists mainly of R-1 zoning designated parcels to the east & south, with higher intensity uses to the west and a mix of R-1, R-2 and educational uses to the north. Along the eastern border of the site sits Havana Heights Pond Park and directly north, opposite of the 11000 E. Jewell site is a R-2 parcel designation, with existing town home development of approximately 10 du/ac . In close proximity, as you move west towards S. Havana St., there are some MU-C zoned parcels situated within a short walking distance to the 11000 E. Jewell Ave Site as well as more R-2 and R-3 zoned parcels.

With our Zoning Map Amendment proposal we are requesting to revise the zoning designation on the 11000 E. Jewell Ave property to be rezoned from R-R to R-2. The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Our proposed change in zoning designation to R-2 with the use of Two-Family Dwellings (Duplex), will allow for an increase in the diversity of residential housing types within the context of the surrounding neighborhood, providing a mix of options and price points within this part of Aurora. Additionally, the direct adjacency to Havana Heights Pond Park assures adequate usable open space and amenities for the future residents of this infill development.

The applicant believes that this zoning map amendment request will be beneficial for the city and that it should be approved for several reasons. First, as depicted within Aurora Places, the 11000 E. Jewell site is located within an Established Neighborhood “placetype.” Accordingly, this placetype is predominantly characterized as “residential areas with a variety of unit types including single-family detached, single-family attached, and multifamily.” The 11000 E. Jewell Ave community is being designed as a well-defined and connected neighborhood that provides a paired home unit type to ensure consistency with the current surrounding residential character while also creating a transition in density between the single family detached homes to the south, and the higher density town home development across Jewell Ave.

In addition to the Comprehensive Plan compliance, the requested change to the R-2 zone district is also consistent with many of the zone districts located along Jewell Ave. For instance, in the mile long stretch of E. Jewell Ave between S. Lima St and S Daytona Street, that is bisected by Havana St, and is relevant to this site’s frontage, this is the only site that is currently zoned R-R. In fact, this site is the only property zoned R-R west of I-225 along E. Jewell Ave. Otherwise, the aforementioned stretch of Jewell Ave consists of less than 25 % of the frontage as R-1 zone district, with the remaining frontage consisting of R-2 or higher zone districts, along with a small part of the frontage being attributed to the Ponderosa Elementary School . As such, the requested zoning change on this property is in keeping with the existing development patterns along Jewell. Additionally, the majority of R-R and R-1 zoned property exists to the south and east of this site, much of which is buffered by Havana Heights Pond Park. With respect to the existing R-R zone district and homes to the south, we are addressing the relationship to the south by turning our proposed units sideways to the property, and by incorporating and additional 10’ buffer and new privacy fence along that interface.

Furthermore, as explained in the City of Aurora Housing Strategy study, it has been acknowledged that the City of Aurora is experiencing continual growth and increase in resident population and home prices each year. The 11000 E. Jewell Ave site plan with paired homes will provide more attainable housing options, and diversity of home types within this portion of the City of Aurora. The concept for Urban Cottages is to be attainable by design, meaning the site design approach focuses on creating modestly sized homes on smaller lots. These missing middle design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.

Overall, when considering the mixture of the surrounding site character; the Established Neighborhood placetype in the comprehensive plan, and the City of Aurora Housing Strategy study, the Zoning Map Amendment request associated with the 11000 E. Jewell community is warranted and will ultimately benefit the City of Aurora. By providing additional variety of residential uses to support the ultimate housing demand in the area, while at the same time fitting within the general site context of the area, the 11000 E. Jewell community will ensure the creation of a cohesive and beneficial neighborhood on this infill site. In this regard, the proposed site plan for 11000 E. Jewell Ave. will fulfill the City's approval criteria by creating a residential community which will promote diversity and affordable housing for the City of Aurora. The City's approval criteria are included below.

Section 5.4.1.C.3.A - Criteria Approval.
An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

i. The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or
As far as we know there has not been an error in the Zoning Map that needs correcting.

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:
There have been changes in the surrounding area as this part of the City has continued to evolve and more multi-family developments have occurred. Additionally, circumstances and conditions have changed on the subject property as existing buildings are now sitting vacant and in a state of disrepair.

(a) The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);
As outlined above, the rezoning of this property from R-R to R-2 is consistent with the spirit and intent of the Comprehensive Plan and the integration within the Established Neighborhoods placetype, as well as the purpose statement of the R-2 zone district. Additionally, it is consistent with several Comprehensive Plan Principles such as: the Housing for All Principle which envisions high-quality housing options that enable people across all socioeconomic levels, cultural practices and stages of life to establish and manage households, and the Easy Mobility and Active Transportation Principle with an easy to use transportation network with multiple choices for travel. In essence, the requested Zoning Map Amendment will allow this site to develop in an infill manner, filling a need within the City of Aurora for housing diversity, and attainability within the missing middle of housing product.

(b) The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and

As a neighborhood of paired residential homes, the size, scale, height, density and multi-modal traffic impacts are appropriate for an infill development site along a city thoroughfare such as Jewell Ave. The proposed residential product is similar in height to the surrounding residential uses, and given the grade difference between this property and the residential units to the south, there will be very little impact to those existing homes. The size and scale of the homes are smaller than some surrounding residences, but as outlined above, this is geared towards providing much needed housing diversity to a missing segment of the market that is in desperate need of housing options. Providing options such as this often results in increased density, but given the adjacency to E. Jewell Ave and the higher density uses located along it, the applicant believes that this proposed development is a compatible, transitioning use that will fit cohesively into the fabric of the greater neighborhood.

(c) The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

The change in zoning will not create significant dislocations of occupants of the property, as the buildings are currently sitting vacant and in a state of disrepair. As such, the redevelopment of this site will help progress it towards the goals of the Comprehensive Plan and advance it beyond its' current state.



Contextual Birdseye View of the Site

LEGAL DESCRIPTION
EXHIBIT A
SHEET 1 OF 2

A PARCEL OF LAND LYING SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, ALSO BEING PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, RECORDED IN BOOK 9, PAGE 48, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, ASSUMED TO BEAR NORTH 89°20'02" EAST, A DISTANCE OF 2,626.00 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 26 TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

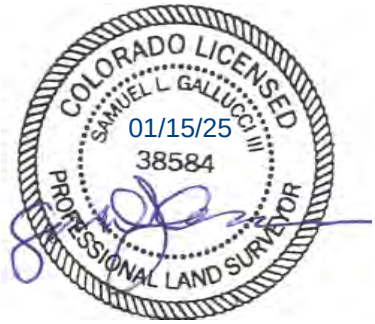
COMMENCING AT SAID NORTHWEST CORNER OF SECTION 26; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89°20'02" EAST, A DISTANCE OF 984.93 FEET; THENCE SOUTH 00°11'48" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT FOUR (4), ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOTS FOUR (4) AND FIVE (5), ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, NORTH 89°20'02" EAST, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND SOUTH 00°14'21" EAST, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT FIVE (5);
THENCE ALONG THE SOUTH LINES OF SAID PLOTS FIVE (5) AND FOUR (4), SOUTH 89°21'07" WEST, A DISTANCE OF 578.65 FEET, TO THE SOUTHWEST CORNER OF SAID PLOT FOUR (4);
THENCE ALONG THE WEST LINE OF SAID PLOT FOUR (4) NORTH 00°11'48" WEST, A DISTANCE OF 300.70 FEET, TO THE POINT OF BEGINNING;

CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

ALL LINEAL UNITS ARE REPRESENTED IN U.S. SURVEY FEET.
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

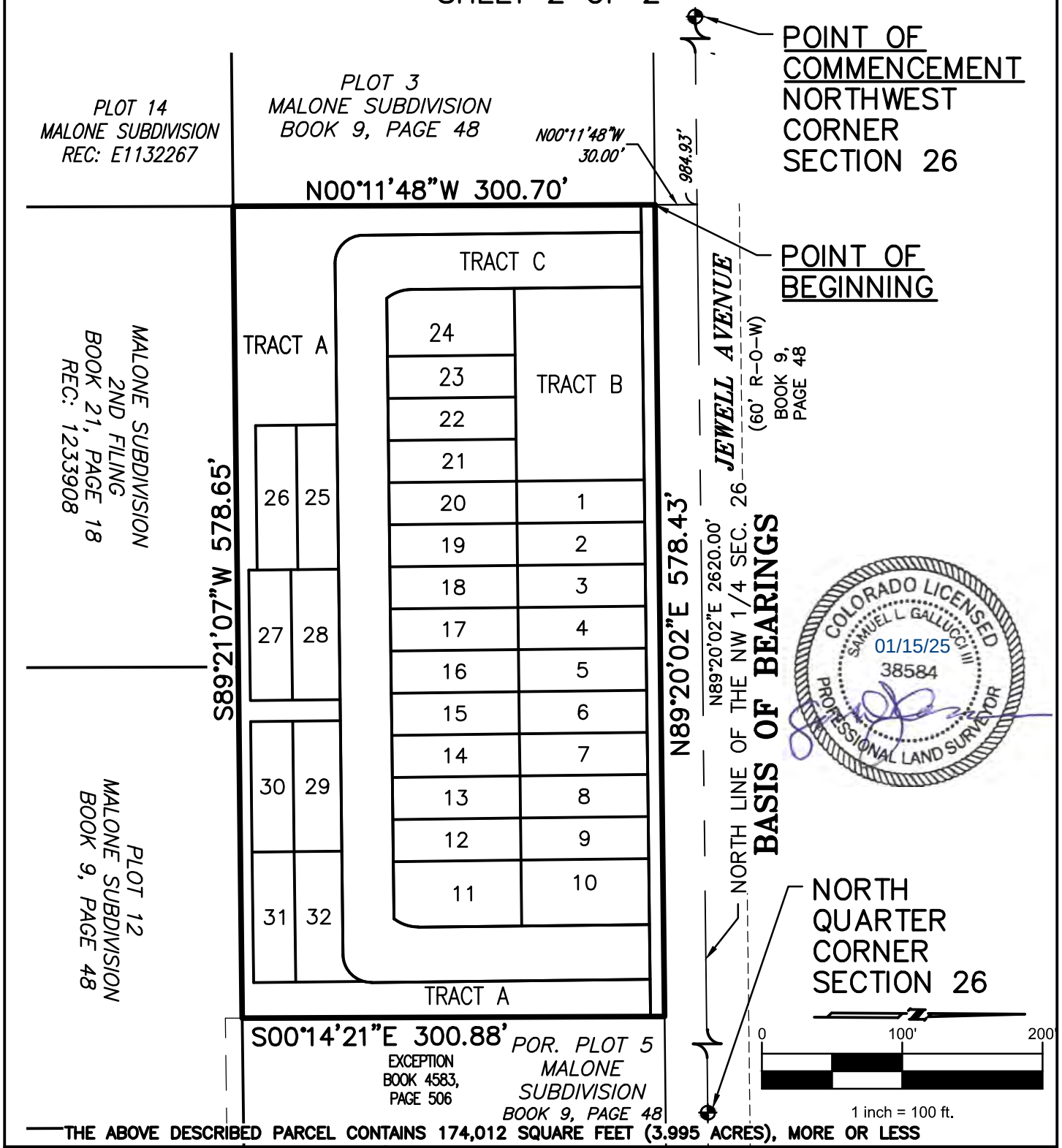


SAMUEL L. GALLUCCI III, PLS 38584
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

ILLUSTRATION FOR

EXHIBIT A

SHEET 2 OF 2

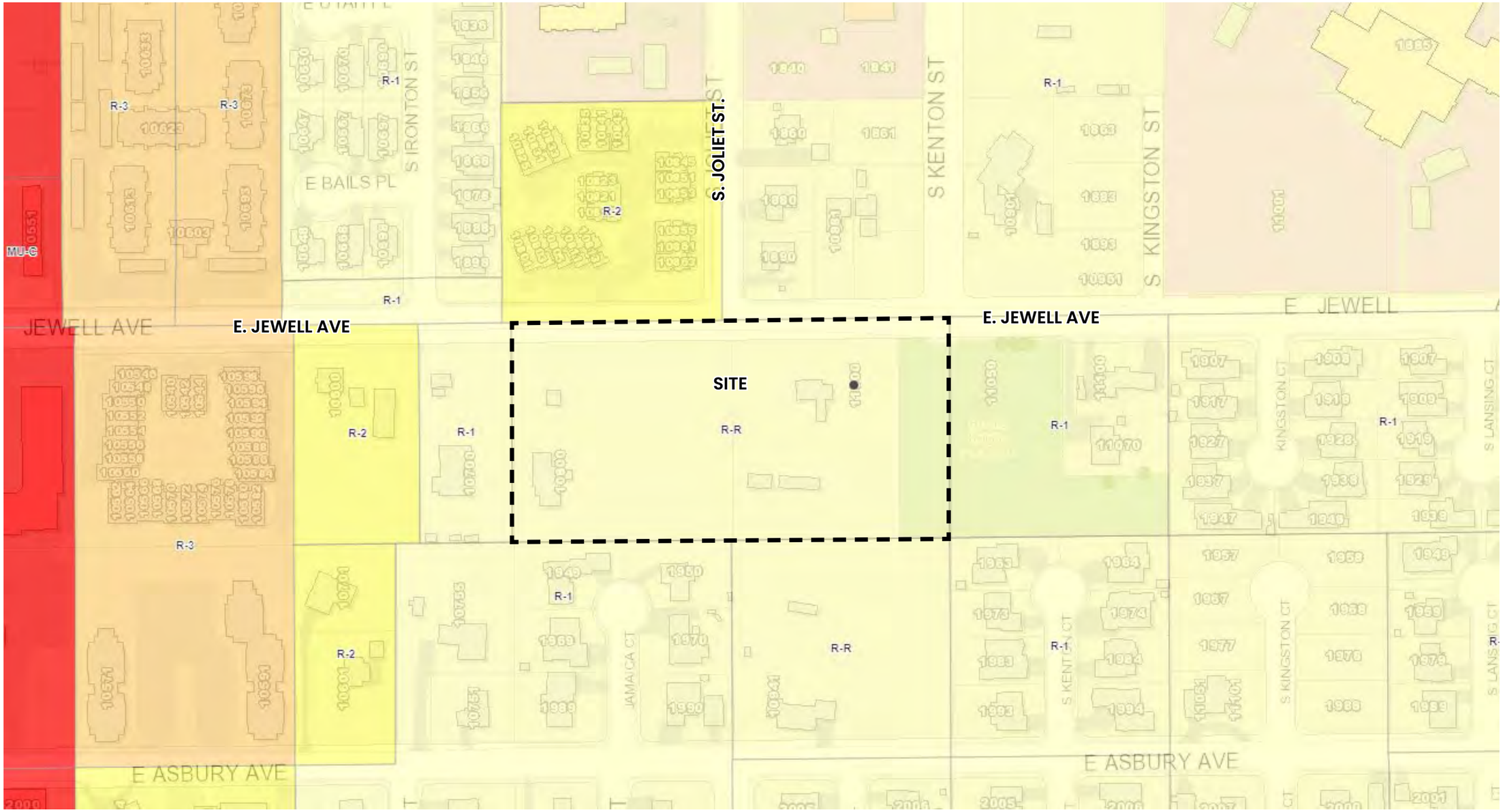


THE ABOVE DESCRIBED PARCEL CONTAINS 174,012 SQUARE FEET (3.995 ACRES), MORE OR LESS

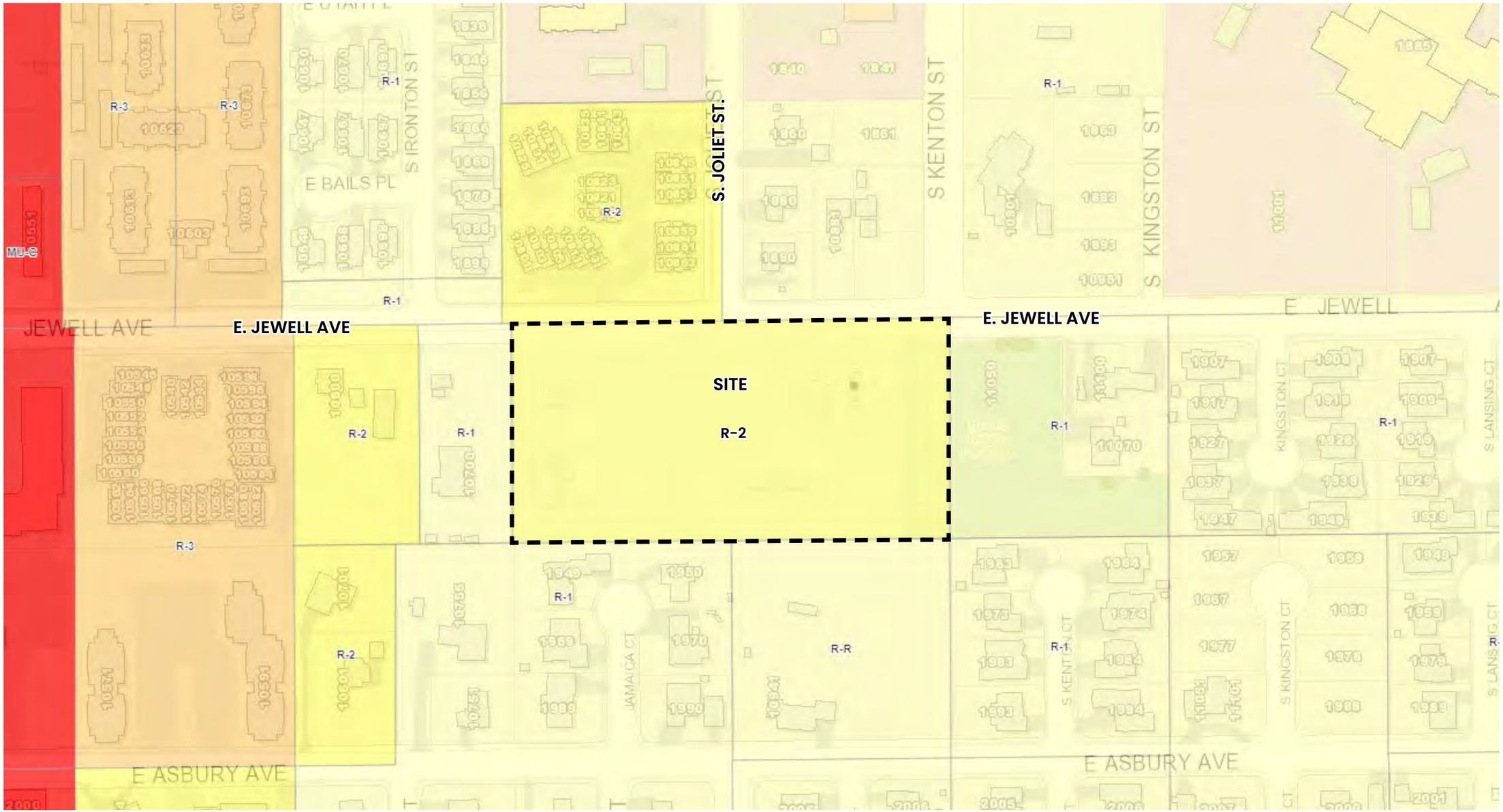
CITY OF AURORA, COLORADO		
DRAWN BY: SLG3	SCALE: 1"=100'	R.O.W. FILE NO.
CHECKED BY: JTH	DATE: 01/15/25	JOB NO.: 13298

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, T4S, R67W, 6TH P.M. CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

ZONING MAP: EXISTING R-R ZONE DISTRICT



ZONING MAP: PROPOSED R-2 ZONE DISTRICT





Conceptual Site Plan:

- Site Area: 3.91 AC
- 32 Paired Home Units
- Alley Loaded Product Placing Front Architecture along Jewell Ave.
- Buffering of Adjacent Properties with Setbacks, Landscape and Side Orientation.
- 72 Parking Spaces
  - 64 Residential
  - 12 Parallel

8gh. URBAN COTTAGES – ZONING MAP AMENDMENT AND SITE PLAN WITH ADJUSTMENTS

The applicant, Urban Cottages, LCC, is requesting a recommendation of approval of a Zoning Map Amendment (Rezone) for 3.91 acres from the Rural Residential (R-R) to Medium-Density Residential (R-2) District; and is requesting approval of a Site Plan with 16 two-family duplexes (24 units) and green courts (eight units). The subject property is located south of the intersection of E. Jewell Avenue and S. Joliet Street, approximately 900' east of S. Havana Street. The site is bounded by single-family attached and detached residential development to the north, a park and pond to the east, a large lot rural residential development to the west, and single-family detached residential development and vacant land to the south. The subject property lies within the Established Neighborhood placetype in the *Aurora Places Comprehensive Plan* and five (5) adjustments are requested with the application.

As mentioned, the proposed Site Plan includes two-family duplexes and green courts. An internal private street, E. Jewell Place, loops through the development providing access for the duplexes and green courts. Five (5) alley-served duplexes (10 units) will have direct pedestrian access to E. Jewell Avenue. The remaining seven alley-served duplexes (14 units) will have direct access to E. Jewell Place as a private internal street. E. Jewell Place incorporates an attached sidewalk along the west and east sides. The southern and northern perimeter include a detached sidewalk with a tree lawn and street trees. The end green court units will have direct pedestrian access to the attached sidewalk along E. Jewell Place. Vehicular access to the units is provided via Alley 2 and Alley 3. The green courts face and open to a 25'- special landscape buffer on the east end and a robust tract of on-site open space to the west. Also, on-site detention is provided.

The proposed architectural design of the duplexes strives to be consistent with the surrounding neighborhood by reflecting the building massing, articulation, and varied materials that characterize the existing single-family homes in the area.

The Site Plan proposal includes five (5) adjustment requests regarding lot area. Of the five adjustments requested, two (2) concern green courts, one (1) landscape, and (1) setback. Staff support the adjustment requests as proposed.

Twenty-one (21) registered neighborhood organizations and seventeen (17) adjacent property owners were notified of the Site Plan application. Neighborhood comments were received as part of the first review regarding infrastructure, parking, and traffic concerns; and a neighborhood meeting was held on Tuesday, May 31, 2022. The applicant addressed the concerns raised at the meeting.

Testimony Given at the Hearing:
Rachid Rabbaa, Case Manager, gave a presentation on the item, including the staff recommendation.

Commissioner Jetchick asked staff to confirm that five adjustments were requested by the applicant.

R Rabba, case manager, confirmed this understanding was correct.

Todd Johnson, Urban Cottages, 4601 DTC Boulevard Ste 525, Denver, CO 80237, applicant, gave a presentation on the item. T Johnson reviewed the intent of the intent of the proposal, to provide what they feel is a good fit for urban infill projects

Alan Cunningham, PCS Group, Inc. 200 Kalamath Street, Denver, CO 80223, agent representing the applicant, gave a presentation on the item. A Cunningham argued that the rezoning request is in keeping with the surrounding zone districts and neighborhood character. A Cunningham stressed it is also necessary to move forward with the site plan with adjustments proposed. Proposed is to develop 32 paired home units, 16 buildings total. Design, landscaping and parking information was reviewed.

Eric Pearson, CAGE Engineering, 8475 Oak Way, Arvada, CO 80005, agent representing the applicant, was available for questions.

Orly Babakhanov, 1918 S Kingston Cir, Aurora, CO 80014, citizen, gave public comment on the item. O Babakhanov spoke in opposition to the proposal stating concerns for overcrowding, safety neighborhood fit and noticing completed.

Gary Pettersen, 11070 E Jewell Avenue, Aurora, CO 80012, 720-388-5496 citizen, gave public comment on the item. G Petterson questioned the applicability of the rezoning request for this community. Concerns were raised regarding the limited information offered on the pricing of the proposed units and the time delay of the noticing for the project from the initial referral. G Petterson urged the commission to deny the project for these reasons.

Sue Miranda, 10941 E Asbury Avenue, Aurora, CO 80014, 319-621-0543 citizen, gave public comment on the item. S Miranda spoke in opposition to the proposal and stressed that the negative impact it would have on Havana Heights.

Fred Cottingham, 19526 E Basset Drive, Aurora, CO 80018, citizen, gave public comment on the item. F Cottingham noted residing the area of the proposal for 50 years. F Cottingham stated that the rezoning request goes against the original plan of zoning for Havana Heights. Concerns were voiced regarding the potential negative impacts of the rezoning and the site plan with adjustments requested. These concerns included overcrowding, traffic, and inadequate buffer from adjacent properties

Arnie Schultz, Village East Neighborhood Association, 1137 S Oakland Street, Aurora, CO 80012, 720-281-2880 citizen, submitted a speaker slip but did not provide public comment when called upon to speak. Several attempts were made to allow the citizen to provide comment.

Shayna Shabatura, 1950 S Jamaica Court, Aurora, CO 80014, 651-334-3816 citizen, gave public comment on the item. S Shabatura voice interest in the commission tabling the project to allow the applicant to conduct additional studies and provide data to

interested parties. S Shabatura stressed concerns amongst residents that the applicant did not adequately address the impacts of the rezoning and compatibility with surrounding development. It was noted that residents have not been informed whether the proposed units will be for low income or affordable housing. S Shabatura opposed the project for these reasons but also due to drainage and design concerns.

Kyle Weber, 1950 S Jamaica Court, Aurora, CO 80014, citizen, gave public comment on the item. K Weber stressed that neighboring developments were constructed without the number of adjustments requested by this applicant. K Weber stressed the proposal was not a good fit for the area. Concerns were raised about wildlife impacts.

Gary Ravdel, 10744 E Colorado Ave, Aurora, CO 80012, citizen, gave public comment on the item. G Ravdel opposed the project due to concerns that it will significantly change the neighborhood, in a negative way.

Darryl Goodwin 10821 E Jewel, Aurora, CO 80012 citizen, gave public comment on the item. D Goodwin spoke about traffic congestion that may be caused by the development. D Goodwin opposed the project.

Alina Katanov, 1927 S Kingston Court, Aurora, CO 80014, citizen, gave public comment on the item agreed with previous concerns raised on traffic impacts due to the proposal. Safety issues for students of the adjacent Ponderosa Elementary school while walking to school were voiced. A Katanov expressed doubts that adequate noticing took place.

Alex Katanov, 1927 S Kingston Court, Aurora, CO 80014, gave public comment on the item. A Katanov noted that there are already existing traffic and safety concerns due to speeding vehicles in the area where this project is planned to be built. Collaboration with Aurora Police Departments is being made. A Katanov stressed that this project will only make matters worse.

Aharon Molokondo, 1917 S Kingston Court, Aurora, CO 80014, citizen, agreed with comments made by his neighbors. A Molokondo indicated there are concerns that the children who attend the adjacent school will not be safe due to traffic issues exacerbated by the development.

Sunny Malachi, 1947 S Kingston Court, Aurora, CO, 80014, citizen, stated that this project does not fit the neighborhood.

Alan Cunningham, PCS Group, responded to citizen commentary. A Cunningham indicated that, coordinating with city staff, it was determined that due to the number of units proposed traffic impacts were too low for the city to require a full traffic impact study. A Cunningham stressed that traffic numbers are expected to be low. A Cunningham then addressed concerns regarding the type of housing being proposed by noting it will be market rate. Information was provided on the compatibility of the rezone with surrounding zone districts and uses.

Todd Johnson, Urban Cottages, acknowledged that this project has been in the making for some time. T Johnson stated that a neighborhood meeting was conducted, and staff has been worked closely with to address any concerns. T Johnson also spoke about drainage plans, setbacks, and proposed detached sidewalks. T Johnson stated that a

traffic study was conducted, though not required. It was stressed there are low traffic impacts projected.

Arthur Simonov, 11040 E Colorado Drive, Aurora, CO 80012, citizen, asked confirmation if a traffic report was completed.

Chair Walls indicated that the citizens' question has already been addressed by the applicant.

A Simonov stated concerns due to impacts of traffic for the community and existing safety issues.

Commissioner Hogan asked staff when the last time noticing for the project was completed.

Rachid Rabbaa stated that notices were mailed to abutting property owners and neighborhood groups in December and a Public Hearing notice was posted on the site.

Chair Walls closed public comment.

Chairman Walls indicated support for postponing the project to allow the applicant to complete additional neighborhood meetings.

Commissions Gayle and Banka agreed with Chairman Walls.

Commissioner Hogan expressed support for the rezoning but not the site plan due to the number of adjustments requested and the density of the proposed housing.

Commissioner Bush agreed with Commissioner Hogan and stated that postponing may not be the answer as this may not have a significant impact on the neighbors.

Chairman Walls also agreed with general support for the rezoning but not the site plan due to the adjustments and issues noted in public comment, noting support for postponing that decision for a future meeting. Chairman Walls also expressed concerns regarding the traffic.

Planning Commission Results

AGENDA ITEM 8g – ZONING MAP AMENDMENT TO REZONE FROM RURAL RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL

A MOTION WAS MADE BY COMMISSIONER JETCHICK AND SECONDED BY COMMISSIONER HOGAN.

MOVE TO RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL OF THE ZONING MAP AMENDMENT FROM RURAL RESIDENTIAL (R-R) TO MEDIUM-DENSITY (R-2) DISTRICT BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN CODE SECTION 146-5.4.1.C.3 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSED ZONING MAP AMENDMENT IS REQUESTED TO ADDRESS HOUSING TREND CHANGES IN THE SURROUNDING AREA AND CITY-WIDE, WHICH INCLUDE THE INCREASING NEED FOR AFFORDABLE HOUSING OPTIONS AND HOUSING AVAILABILITY NOT MEETING GROWTH DEMAND;
2. THE CITY OF AURORA HOUSING PLAN IDENTIFIES THESE TRENDS AND RECOMMENDS SUPPORTING MIXED-INCOME NEIGHBORHOODS THAT OFFER A VARIETY OF HOUSING OPTIONS AND BREAKING BARRIERS TO HOME OWNERSHIP, ESPECIALLY FOR LOW-INCOME HOUSEHOLDS;
3. THE APPLICATION IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE AURORA PLACES PLAN BECAUSE IT IS CONSISTENT WITH THE "ESTABLISHED NEIGHBORHOOD PLACETYPE".
4. THE APPLICANT HAS DEMONSTRATED THAT THE PROPOSED SIZE, SCALE, HEIGHT, DENSITY, AND MULTI-MODAL TRAFFIC IMPACTS OF THIS PROPOSAL ARE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT BY PROVIDING A SITE PLAN AND TRAFFIC ANALYSIS ILLUSTRATING DUPLEX DWELLING UNITS IN THE SAME SIZE, SCALE, HEIGHT, AND MULTI-MODAL TRAFFIC IMPACTS OF THE SURROUNDING DEVELOPMENT; AND,
5. THIS REZONING APPLICATION WILL NOT DISLOCATE TENANTS OR OCCUPANTS OF THE PROPERTY.

Further Discussion:

Chair Walls voiced concerns regarding the proposal and suggested postponing the decision to allow the applicant to respond to public concerns, noting that the applicant conducted the last neighborhood meeting some time ago. Chair Walls also indicated concerns regarding the number of adjustments requested for item 8h.

Commissioner Jetchick stated, that though she made a motion on item 8g, she was inclined to deny. Commissioner Jetchick agreed with Chair Walls comments on 8g and 8h.

Commissioner Banka also agreed that the decision should be postponed to allow additional neighborhood meetings.

Commissioner Hogan stated comfort with the rezoning application, 8g, but not the site plan, 8h, due to the number of adjustments requested. Commissioner Hogan stated that more communication on the plan would help the applicant and the neighbors.

Commissioner Bush agreed with Commissioner Hogan. Commissioner Bush then noted that postponing may not yield different comments from the neighbors regarding 8h. The preferred approach for Commissioner Bush would be to deny 8h.

Chair Walls voiced agreement with the comments provided by Commissioners Hogan and Bush's recommendation of approval for 8g for the Zoning Map Amendment but not approval of the 8h Site Plan with Adjustments. Chair Walls reiterated that additional work on the site plan may be needed, with public collaboration. Chair Walls stated that development in this area would be an asset but traffic issues due to the neighboring

school would need to be considered. Chair Walls indicated an inclination to move forward with a vote on 8g and tabling 8h for a future undetermined date.

COMMISSIONER JETCHICK DENIED

MOTION APPROVED

AGENDA ITEM 8h – SITE PLAN WITH ADJUSTMENTS

A MOTION WAS MADE BY COMMISSIONER BUSH AND SECONDED BY COMMISSIONER BANKA.

MOVE TO DENY AGENDA ITEM 8h FOR THE REASONS TO BE STATE FOLLOWING A MOTION TO SECOND IF THAT MOTION IS SECONDED.

COMMISSIONER BANKA SECONDED

Commissioner Hogan asked if there would be an option to postpone the decision to a certain date rather than deny it.

Chair Walls stated that those would be options that would in order. Chair Walls stated that two options would be to postpone until a date certain or lay on the table which does not require a specific date but would require a motion to remove it from the table in the future.

Lena McClelland, City Attorney, stated that if the desire to postpone the decision to a date certain there is a presidential motion on the floor. The commission would need to have that motion withdrawn or vote on that motion, and if it fails, vote on a new motion if the commission would like to move forward with postponement.

Chair Walls asked for clarification that a motion to postpone to a certain day can apply to a main motion.

L. McClelland stated this would be applicable.

COMMISSIONER BUSH WITHDREW THE MOTION ON AGENDA ITEM 8h, COMMISSIONER BANKA CONCEDED TO WITHDRAWING THE MOTION.

Chair Walls entertained a motion to postpone the agenda item to a date certain or to table it to a date uncertain.

L. McClelland reminded the commission that a motion to table the decision will require a motion to remove it from the table at a future undetermined date. L. McClelland advised postponing it to a certain date but deferred to the commission to decide.

Commissioner Banka stated one of the concerns is the number of units in the space. Commissioner Banka stated that time will be needed for the applicant to address the issues therefore it may be difficult to determine a future date to consider the item.

Chair Walls commented that the commission can work with staff to determine when the applicant has addressed issues of concern. At that time, a decision to remove the item from the table can be placed on the agenda for a commission meeting.

L. McClelland concurred that this procedure would be acceptable.

CHAIR WALLS MOVED TO LAY AGENDA ITEM 8h ON THE TABLE TO BE RECONSIDERED AT A LATER DATE AND COMMISSIONER HOGAN SECONDED.

Further Discussion:

There was no further discussion

MOTION APPROVED UNANIMOUSLY TO TABLE AGENDA ITEM 8h

Project No: DA-2309-00
Public Hearing
Aurora City Council
December 15, 2025

APPLICATION

- **Request:** Zoning Map Amendment from RR- to R-2
- **Location:** The subject property is located south of the intersection of E Jewell Avenue and S Joliet Street approximately 900’ east of S Havana Street
- **Applicant:** Urban Cottages, LLC. (Todd Johnson)
- **Agent:** PCS Group, INC. (Liam Hogan)
- **Current Zoning:** R-R (Rural Residential) District
- **Proposed Zoning**: R-2 (Medium Density Residential) District
- **Placetype:** Established Neighborhood

Background and Update

- **Planning and Zoning Commission** - January 8, 2025, **Site Plan** tabled, and **Zoning Map Amendment** advanced to City Council.

- **City Council** - January 27, 2025, **Zoning Map Amendment** continued to March 10, 2025.

- **Neighborhood Meeting** - March 3, 2025, Applicant held a virtual neighborhood meeting per the recommendation of the Planning & Zoning Commission and staff.

- **City Council – Zoning Map Amendment** continued to March 10, 24, May 5, and July 14, 2025.
- **City Council – Zoning Map Amendment** continued to September 22, and November 17, 2025.

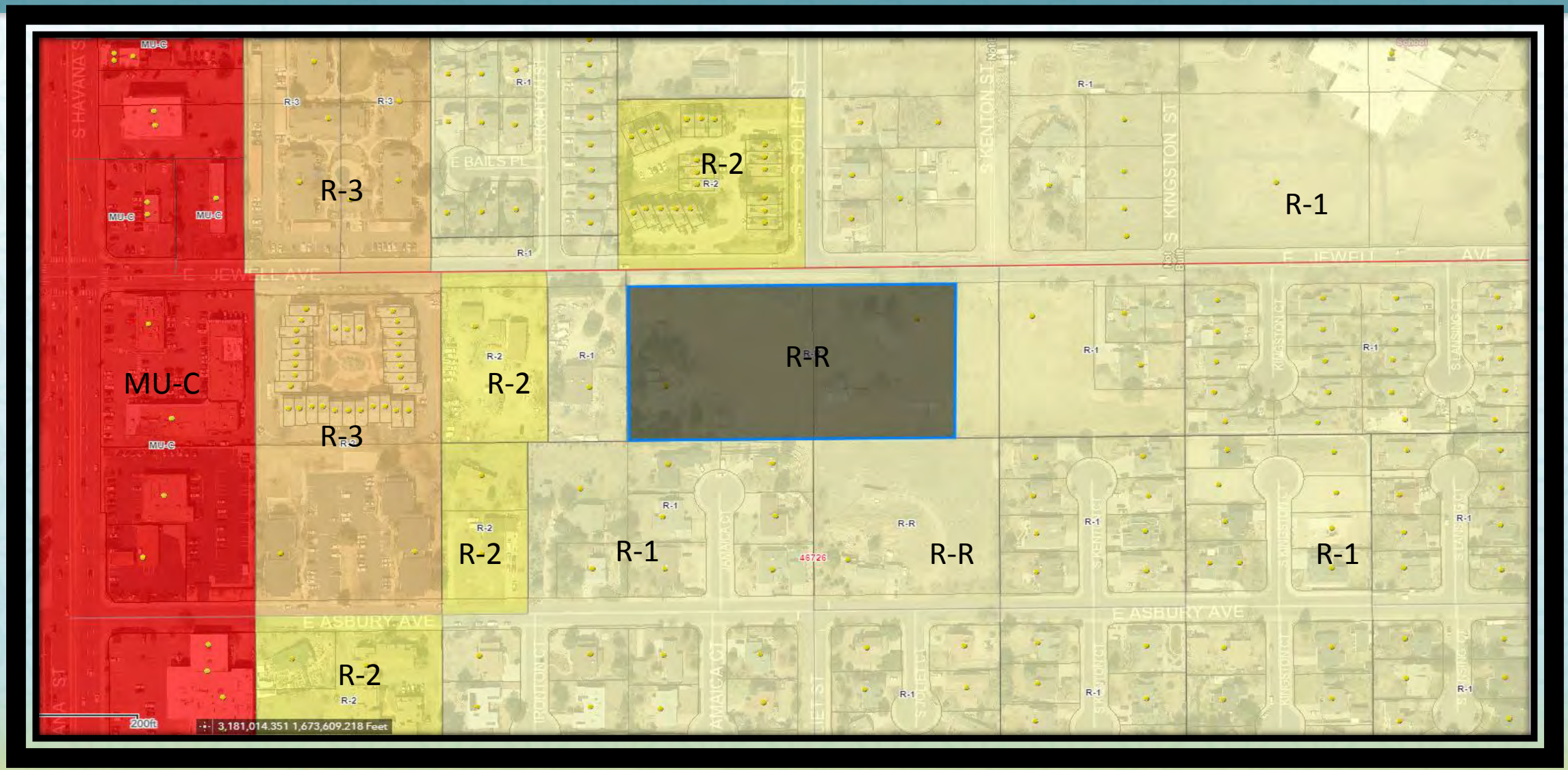
- **Planning and Zoning Commission - Site Plan** approved on September 24th, 2025.

- **City Council - Zoning Map Amendment** continued to December 15, 2025.

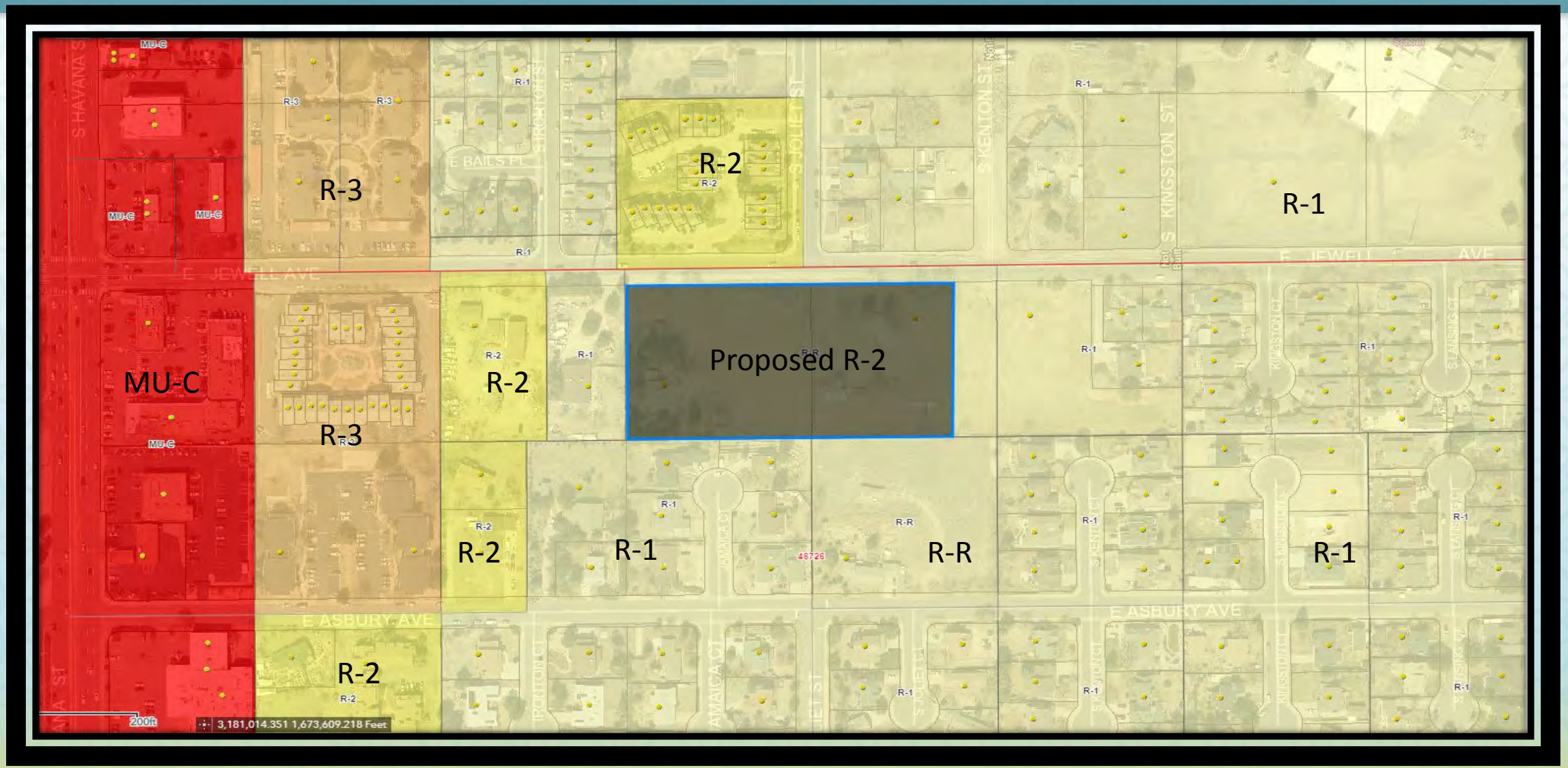
AERIAL MAP



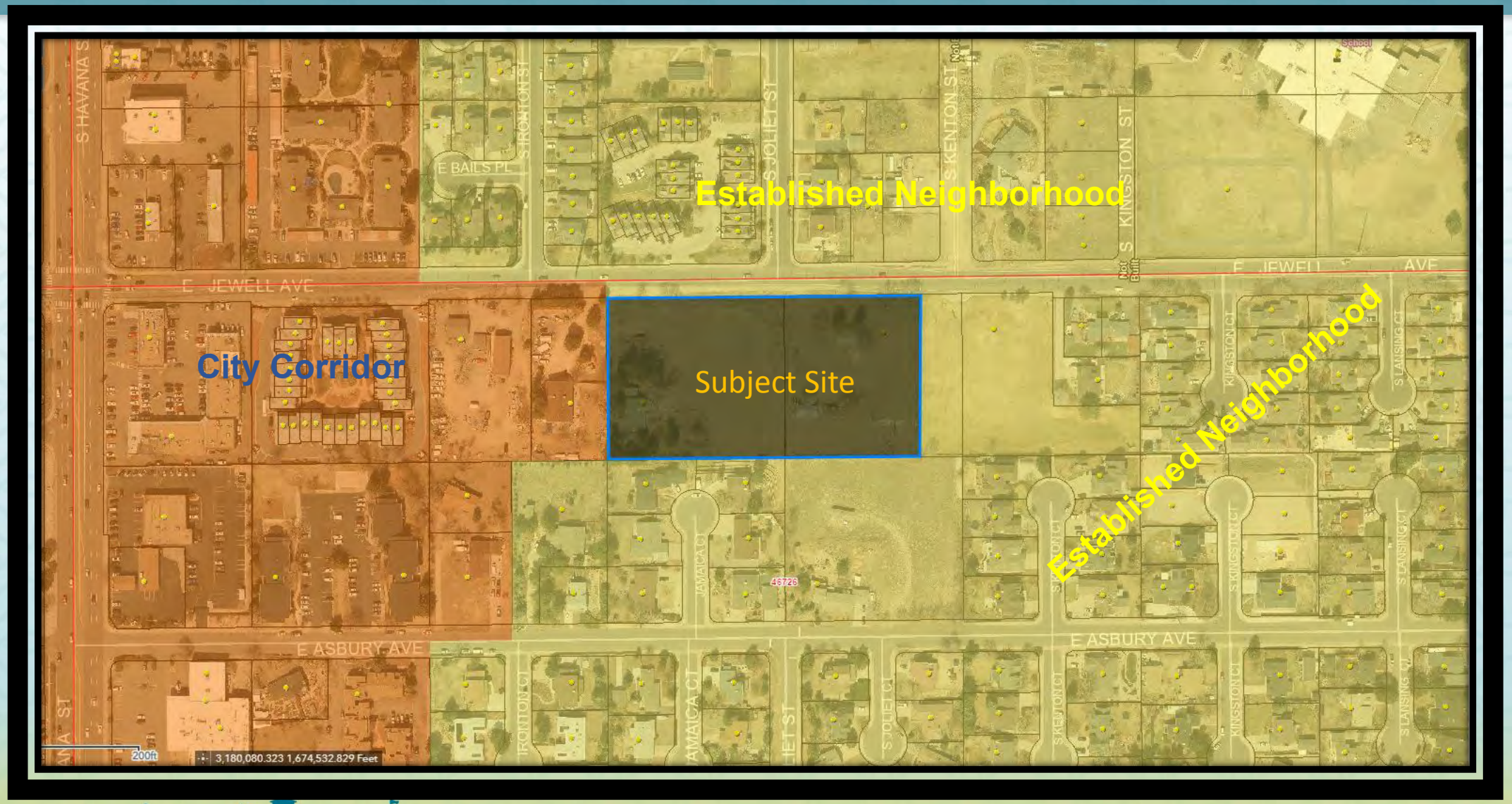
ZONING MAP AMENDMENT (Existing Zoning)



ZONING MAP AMENDMENT (Proposed Zoning)



PLACETYPE MAP



ZONING MAP AMENDMENT APPROVAL CRITERIA

Per Section 146-5.4.1.C.3, an application for changes to the Zoning Map shall only be recommended for approval to City Council if the Planning and Zoning Commission finds that the following criteria have been met and shall only be approved if City Council finds that the following criteria have been met:

1)The change to the Zoning Map is needed to correct an error; or

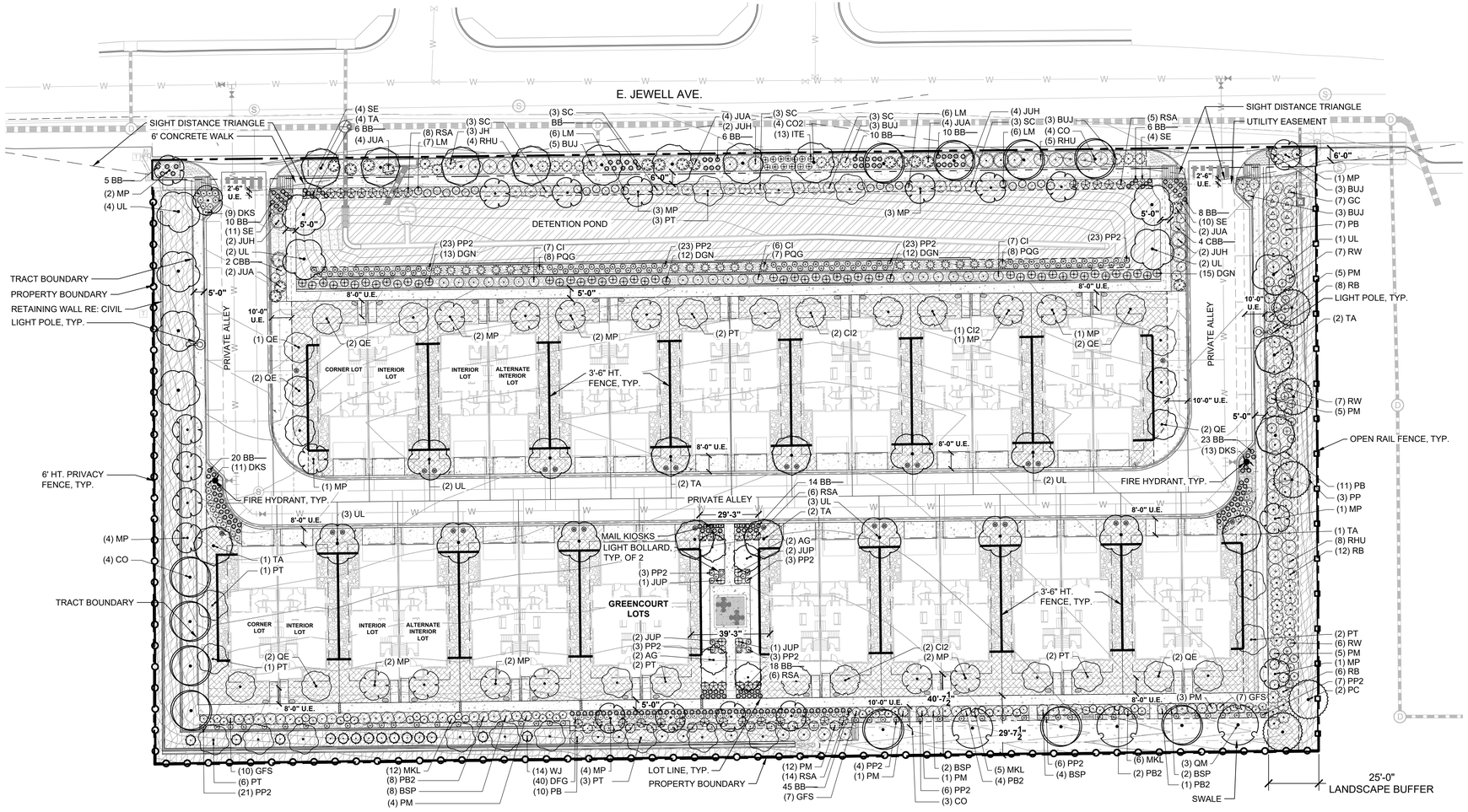
2)The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

- *The applicant has demonstrated that the change in zoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);*
- *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the change in zoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and,*
- *The applicant demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*

URBAN COTTAGES JEWELL

SITE PLAN WITH ADJUSTMENTS

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 LANDSCAPE PLAN
Scale: 1"= 30'-0"

SCALE: 1"=30'
0 15 30 60 90

LANDSCAPE CALCULATIONS

Residential Yard Landscape- Each Lot (Typ.)

Area	*Requirement*	*Required*	*Provided*	*Type*
Front Yard (Each)	(1 tree)	30	30	Trees

Street Frontage Requirement - Curbside

Streets	*Calc*	*Unit*	*Requirement*	*Required*	*Provided*	*Type*
E. Jewell Ave.	515	LF	(1 Tree per 40 LF)	13	14	Trees
	3,887	SF	(1 Shrub per 40 SF)	97	97	Shrubs
Street Tree Requirement - Internal Private Street						
Internal Private Drive	768	LF	(1 Tree per 40 LF both sides)	38	38	Trees

Note:
** Per section 146-4.7.5 - Street trees required 1 tree/ 40 linear feet and 1 shrub per 40 s.f. of curbside landscape.*

25' Special Landscape Buffer (East Edge)

Area	*Length L.F.*	*Requirement*	*Required*	*Provided*	*Type*
East Edge	300	(1 Tree per 30 LF)	10	10	Trees
		(10 Shrubs per 30 LF)	100	100	Shrubs

Private Open Common Space/ Tract Landscaping

Area	*Square Footage*	*Requirement*	*Required*	*Provided*	*Type*
Southwest	22,285	(1 tree per 4,000 SF)	6	33	Trees
		(10 Shrubs per 4,000 SF)	56	166	Shrubs

Note: ** Private open space required by section 146-4.7.5.I.*
** Ornamental grasses were provided at 3 grasses for 1 shrub plant*

Detention, Retention, Water Quality Ponds Landscaping

Area	*Square Footage*	*Requirement*	*Required*	*Provided*	*Type*
Detention Pond	21,925	(1 tree per 4,000 SF)	5	9	Trees
		(10 Shrubs per 4,000 SF)	55	217	Shrubs

Note: *Area is caclulated from 100-Year floodplain to top of detention basin per the city of Aurora UDO

NOTE:
- ALL TREE COUNTS ARE INCLUDED IN THE OVERALL PLANT SCHEDULE.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS/ TYPICAL PLANT SCHEDULES TO DETERMINE QUANTITIES FOR THE REST OF THE ON-SITE LOTS ON SHEETS 14 AND 15.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADING
- 3'-6" HT. FENCE
- OPEN RAIL FENCE
- 6' HT. PRIVACY FENCE
- STEEL EDGING
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- 2"-3" ROCK MULCH
- CRUSHER FINES
- UPLAND NATIVE SEED
- WETLAND NATIVE SEED
- SHREDDED BROWN MULCH
- TALL FESCUE 80/20 BLEND
- 3' BOULDER

CAGE CIVIL ENGINEERING
pcs group

REV. NO.	DESCRIPTION	DATE
	2ND SUBMITTAL	08/02/22
	3RD SUBMITTAL	06/12/24
	4TH SUBMITTAL	08/27/24
	5TH SUBMITTAL	11/11/24
	5TH SUBMITTAL - UPDDATED	12/11/24
	6TH SUBMITTAL	04/11/25
	7TH SUBMITTAL	07/17/25

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL
LANDSCAPE PLAN

E JEWELL AVE
AURORA, CO

PROJ NO: 210204
ENG : AG, MLH
DATE : 06/12/2024

SHEET NUMBER
13

NOT FOR CONSTRUCTION

ORDINANCE NO. 2025- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)

WHEREAS, the applicant has requested that approximately 3.91 acres of land located south of the intersection of East Jewell Avenue and South Joliet Street, County of Arapahoe, State of Colorado (the "Property"), be rezoned from Rural Residential District (R-R) to Medium-Density Residential District (R-2); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the "City"), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on January 8, 2025, following a public hearing, the Planning and Zoning Commission voted to recommend the rezoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight's public hearing, City Council finds and determines that: the rezoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in "Exhibit A" attached hereto and incorporated herein, is zoned Medium-Density Residential District (R-2) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the

extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: Lena McClelland RLA
LENA MCCLELLAND, Assistant City Attorney

LEGAL DESCRIPTION
EXHIBIT A
SHEET 1 OF 2

A PARCEL OF LAND LYING SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, ALSO BEING PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, RECORDED IN BOOK 9, PAGE 48, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, ASSUMED TO BEAR NORTH 89°20'02" EAST, A DISTANCE OF 2,626.00 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 26 TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

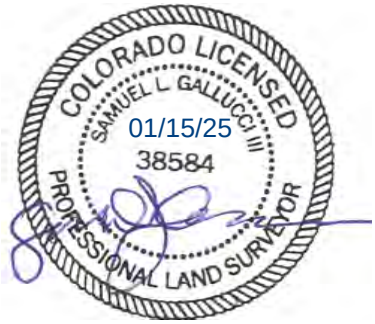
COMMENCING AT SAID NORTHWEST CORNER OF SECTION 26; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89°20'02" EAST, A DISTANCE OF 984.93 FEET; THENCE SOUTH 00°11'48" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT FOUR (4), ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOTS FOUR (4) AND FIVE (5), ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, NORTH 89°20'02" EAST, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND SOUTH 00°14'21" EAST, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT FIVE (5);
THENCE ALONG THE SOUTH LINES OF SAID PLOTS FIVE (5) AND FOUR (4), SOUTH 89°21'07" WEST, A DISTANCE OF 578.65 FEET, TO THE SOUTHWEST CORNER OF SAID PLOT FOUR (4);
THENCE ALONG THE WEST LINE OF SAID PLOT FOUR (4) NORTH 00°11'48" WEST, A DISTANCE OF 300.70 FEET, TO THE POINT OF BEGINNING;

CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

ALL LINEAL UNITS ARE REPRESENTED IN U.S. SURVEY FEET.
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

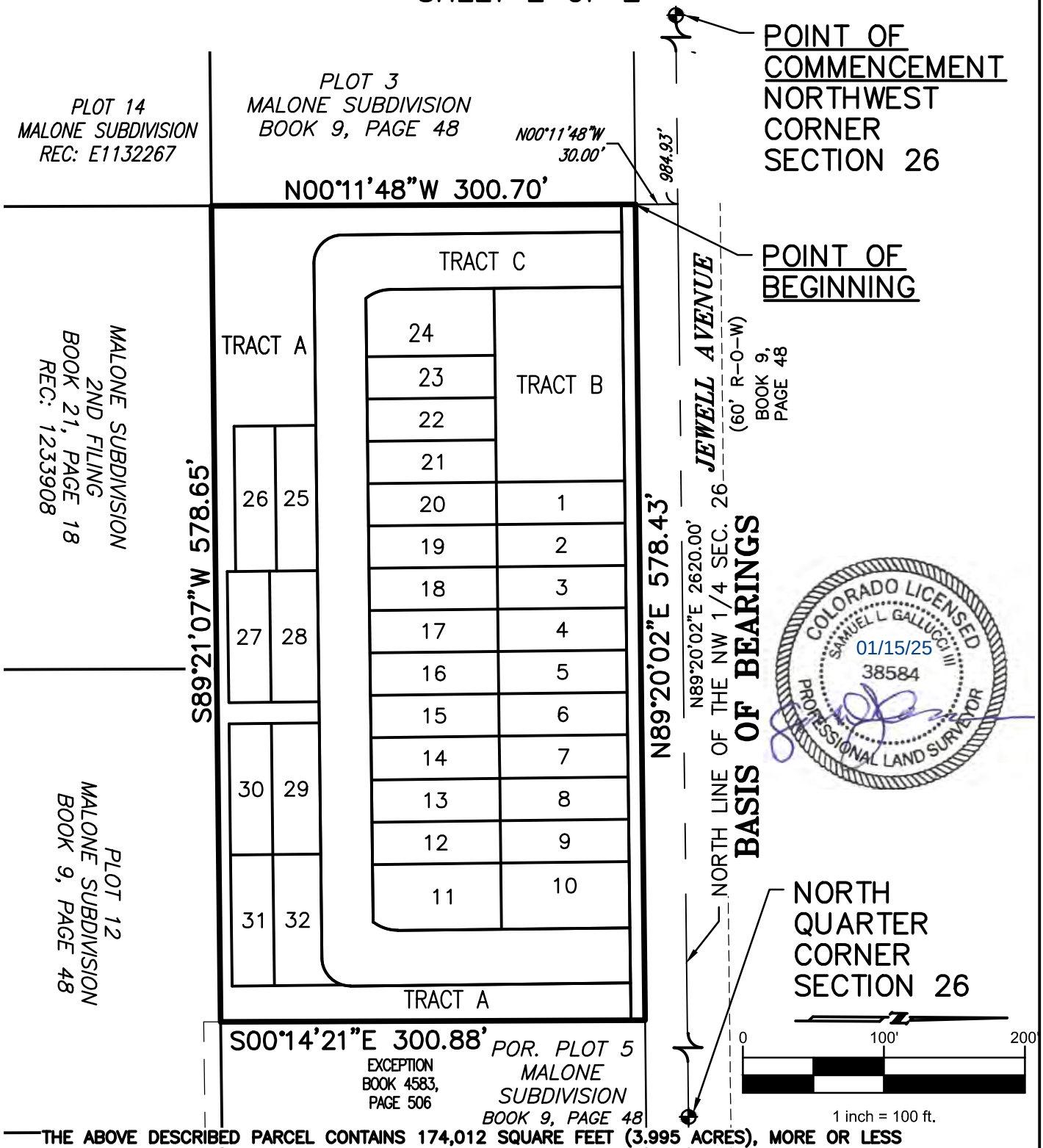


SAMUEL L. GALLUCCI III, PLS 38584
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

ILLUSTRATION FOR

EXHIBIT A

SHEET 2 OF 2



COLORADO LICENSED SAMUEL L. GALLUCCI III 38584 PROFESSIONAL LAND SURVEYOR 01/15/25

THE ABOVE DESCRIBED PARCEL CONTAINS 174,012 SQUARE FEET (3.995 ACRES), MORE OR LESS

CITY OF AURORA, COLORADO		
DRAWN BY: SLG3	SCALE: 1"=100'	R.O.W. FILE NO.
CHECKED BY: JTH	DATE: 01/15/25	JOB NO.: 13298

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, T4S, R67W, 6TH P.M. CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

From: Zapata, Cecilia
To: CouncilAgenda
Subject: FW: A neighborhood presentation regarding Case # 1984-2057-02 for Zoning Map Amendment from R-R to R-2 on E Jewell Ave
Date: Tuesday, March 25, 2025 8:00:57 AM
Attachments: A Neighborhood Presentation Opposing UCJ.pdf
image001.png

Hello,

Here's another email for Urban Cottages. Thank you.

Cecilia Zapata, CMC
Deputy City Clerk
City Clerk's Office | City of Aurora
office 303-739-7787

THE CORE 4
Integrity • Customer Service
Respect • Professionalism

From: Rabbaa, Rachid [redacted]
Sent: Monday, March 24, 2025 11:11 AM
To: Rodriguez, Kadee [redacted]; Zapata, Cecilia [redacted]
Cc: Rodriguez, Stephen E [redacted]
Subject: FW: A neighborhood presentation regarding Case # 1984-2057-02 for Zoning Map Amendment from R-R to R-2 on E Jewell Ave

Urban Cottages - This one too. Please

From: Shayna Shabatura [redacted]
Sent: Friday, March 21, 2025 9:11 AM
To: Coffman, Michael [redacted]; Batchelor, Jason [redacted] Murillo, Crystal [redacted]; Sundberg, Steve [redacted] Medina, Ruben [redacted] Hancock, Stephanie [redacted] Lawson, Angela [redacted] Bergan, Francoise [redacted] Coombs, Alison [redacted]; Gardner, Curtis [redacted]; Jurinsky, Danielle [redacted] Kassaw, Amsalu [redacted]
Subject: A neighborhood presentation regarding Case # 1984-2057-02 for Zoning Map Amendment from R-R to R-2 on E Jewell Ave

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Dear Mayor Coffman and Aurora City Council members,

My name is Shayna Shabatura and I spoke at the most recent City Council meeting, opposing the rezoning request by Urban Cottages, LLC to upzone from R-R to R-2 on a small site on E Jewell Ave for Item 11a on the agenda for the 3/24 City Council Meeting.

As I mentioned in my previous email with the petition (sent moments ago), attached is a detailed presentation regarding the opposition to the rezoning. Please give the appropriate weight to these arguments.

Thank you,
Shayna Shabatura

From: Zapata, Cecilia
To: CouncilAgenda
Subject: FW: Documents for City Council
Date: Tuesday, March 25, 2025 8:02:42 AM
Attachments: image001.png
A Neighborhood Presentation Opposing UCJ.pdf
A Neighborhood Presentation Opposing UCJ.pdf
image001.png

Third email. The attachments may be the same. If so, you can just attach them once. Thank you.

Cecilia Zapata, CMC
Deputy City Clerk
City Clerk's Office | City of Aurora
office 303-739-7787

THE CORE 4
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Respect • Professionalism

From: Rabbaa, Rachid [redacted]
Sent: Monday, March 24, 2025 11:14 AM
To: Rodriguez, Kadee [redacted] Zapata, Cecilia [redacted]
Cc: Rodriguez, Stephen E [redacted]
Subject: FW: Documents for City Council

Urban Cottages - And this one too. I am requesting all the three emails with the attachments to be entered into the record.

Thank you so much!
Rachid Rabbaa

From: Shayna Shabatura [redacted]
Sent: Friday, March 21, 2025 2:57 PM
To: Rabbaa, Rachid [redacted]
Cc: AOL.MAIL [redacted] Rodriguez, Stephen E [redacted]
McClelland, Lena [redacted] Rustad, Jeannine [redacted]
Subject: Re: Documents for City Council

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Hey there Rachid,
Welcome to the end of the week, and happy Friday.
Earlier today, you were copied on 2 emails from me to City Council Committee Members

with visual attachments - both PDFS are attached here as well.
Councilwoman Bergan replied, “Our City Attorney has reminded me that it is not appropriate for a council member to receive information or other evidence outside of the Public Hearing process when the City Council is acting in its quasi-judicial function. As such, I invite you to attend the City Council meeting and present the information and testimony you would like Council to consider when making its decision.”

I am in Minnesota next week, so I need an alternative option. My husband Kyle will be in attendance, but I need an alternative option to submit my visuals. If I sign up to speak, can another individual play a video of me presenting this information? Could you play the video? If you were in my shoes, what would you do?

My end goal - my ultimate hope - is for the City Council members to review these PDF documents during their rigorous assessment of the site and the Case(s). Please let me know of any alternatives to a physical presence at the City Council meeting and I would appreciate confirmation once these documents/images have been uploaded to the Case files.

Hope your weekend ahead is lovely.

Anyone on the internet with the link can safely view the PDF document link to the Petition here:
https://drive.google.com/file/d/1Jc_lxFIEDy012m61z-L0nXOT5OkRw-_T/view?usp=sharing

Shayna

On Mon, Mar 17, 2025 at 8:29 PM Rabbaa, Rachid [redacted] wrote:

> Happy St. Patrick's Day to you too!
>
> I haven't received any information from Urban Cottages yet.
>
> Best,
> Rachid
>
> ---
>
> **From:** Shayna Shabatura [redacted]
> **Sent:** Monday, March 17, 2025 12:33 PM
> **To:** Rabbaa, Rachid [redacted]
> **Cc:** AOL.MAIL [redacted] Rodriguez, Stephen E [redacted]

McClelland, Lena [redacted]; Rustad, Jeannine [redacted]
Subject: Re: Documents for City Council

Happy St. Patrick's Day Rachid,
At this time, we do not have any updates. Has Urban Cottages shared with you their 4th revised site plan or any of the engineering studies/plans/reviews?

Thank you,
Shayna

On Mon, Mar 17, 2025 at 10:21 AM Rabbaa, Rachid [redacted] wrote:

> Good morning Shayna and Gary,
>
> Do you have any updates on the documentation you plan to provide to staff before the upcoming City Council hearing ?
>
> Thank you,
>
> Rachid Rabbaa
> Planner III
> Planning and Business Development | City of Aurora
> *office 303-739-7541 email* [redacted]
>
> THE CORE Respect Integrity Professionalism Customer Service LIVE IT EVERY DAY
>
> Facebook | Twitter | Instagram | Nextdoor | AuroraTV.org

From: Zapata, Cecilia
To: CouncilAgenda
Subject: FW: Petition Opposing Urban Cottages Jewell
Date: Tuesday, March 25, 2025 8:00:05 AM
Attachments: image001.png

Hi Jocelyn,

Can you make sure the attached map and the email below are added as back up to the Urban Cottages item that was continued to May. You may already know, but anytime emails are added as backup, we must redact the email addresses.

I'll be sending over a couple more emails over for the same item. Thank you.

Cecilia Zapata, CMC
Deputy City Clerk
City Clerk's Office | City of Aurora
office 303-739-7787

THE CORE 4
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Respect • Professionalism

From: Rabbaa, Rachid [redacted]
Sent: Monday, March 24, 2025 11:10 AM
To: Rodriguez, Kadee [redacted] Zapata, Cecilia [redacted]
Cc: Rodriguez, Stephen E [redacted]
Subject: FW: Petition Opposing Urban Cottages Jewell

Good morning Kadee,

Regarding the Urban Cottage project, please ensure this information is entered into the record. I will be asking for it to be recorded during my update this evening.

Thank you,
Rachid

From: Shayna Shabatura [redacted]
Sent: Friday, March 21, 2025 9:10 AM
To: Coffman, Michael [redacted] Batchelor, Jason [redacted] Murillo, Crystal [redacted]; Sundberg, Steve [redacted] Medina, Ruben [redacted] Hancock, Stephanie [redacted] Lawson, Angela [redacted] Bergan, Francoise [redacted] Coombs, Alison [redacted] Gardner, Curtis [redacted] Jurinsky, Danielle [redacted] Kassaw, Amsalu [redacted]
Subject: Petition Opposing Urban Cottages Jewell

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Dear Aurora City Council members,

My name is Shayna Shabatura and I spoke at the most recent City Council meeting, opposing the rezoning request by Urban Cottages, LLC to upzone from R-R to R-2 on a small site on E Jewell Ave, across from 3 educational facilities and next to Havana Heights Retention Pond Park. More specifically, Case # 1984-2057-02 and subsequent Case # 2022-4026-00 (site plan).

I am following up on my email from January 27, with the subject, "Time Sensitive PETITION for 1/27 City Council Meeting."
Anyone on the internet with the link can view the PDF document via Google Drive: https://drive.google.com/file/d/1GSivZZ-PQ2ZHhSADx5HuL1VZ6GhZY_1P/view?usp=drive_link

Attached is a visual representation of the neighborhood households who signed the petition. n=96 homes. *A modified version of this slide will appear in a presentation, which will be emailed separately.*

Please give appropriate weight to the opinion of the neighborhood. Thank you and hope your weekend ahead is the one you deserve.

Sincerely,
Shayna Shabatura

A neighborhood presentation to the Aurora City Council Members regarding Case # 1984-2057-02 Zoning Map Amendment from R-R to R-2 on E Jewell Ave

March 2025

OVERVIEW

- ❑ Parcel information
- ❑ Reason #1: Rezoning this parcel to R-2 will NOT match the neighborhood
- ❑ Reason #2: Our Petition
- ❑ Reason #3: Site and Perimeter Constraints
- ❑ Reason #4: More information is needed
- ❑ R-2 is a terrible fit; Support R-1 instead

Parcel information

- South of the intersection of E Jewell Ave and S Joliet St
- 10800 E Jewell Ave → Parcel ID 1973-26-2-01-014 -AND- 11000 E Jewell Ave → Parcel ID 1973-26-2-01-037
- The parcel is at the northern perimeter of the Havana Heights neighborhood, opposite the Village East neighborhood and 3 youth educational facilities (next slides)



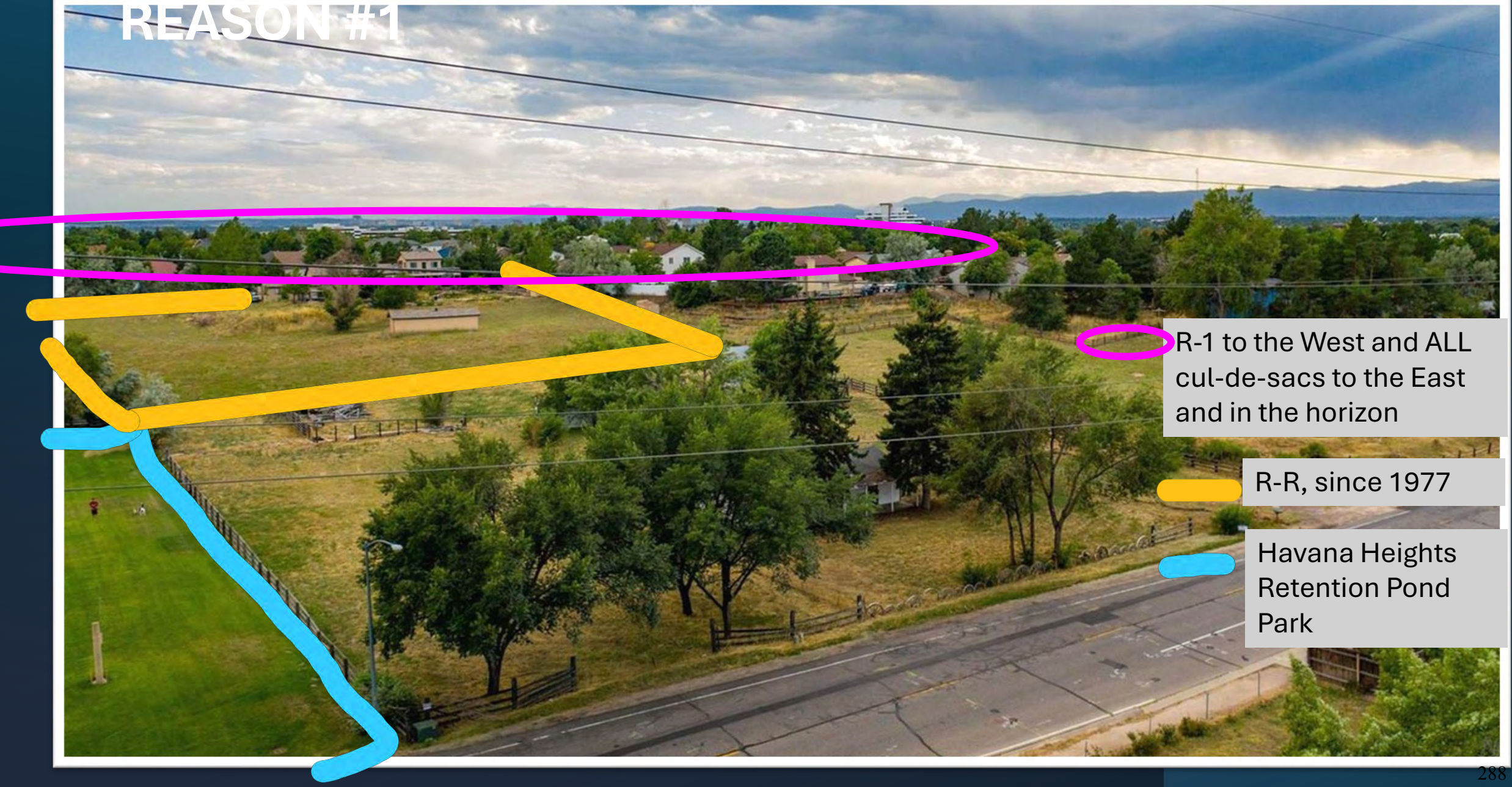
REASON #1

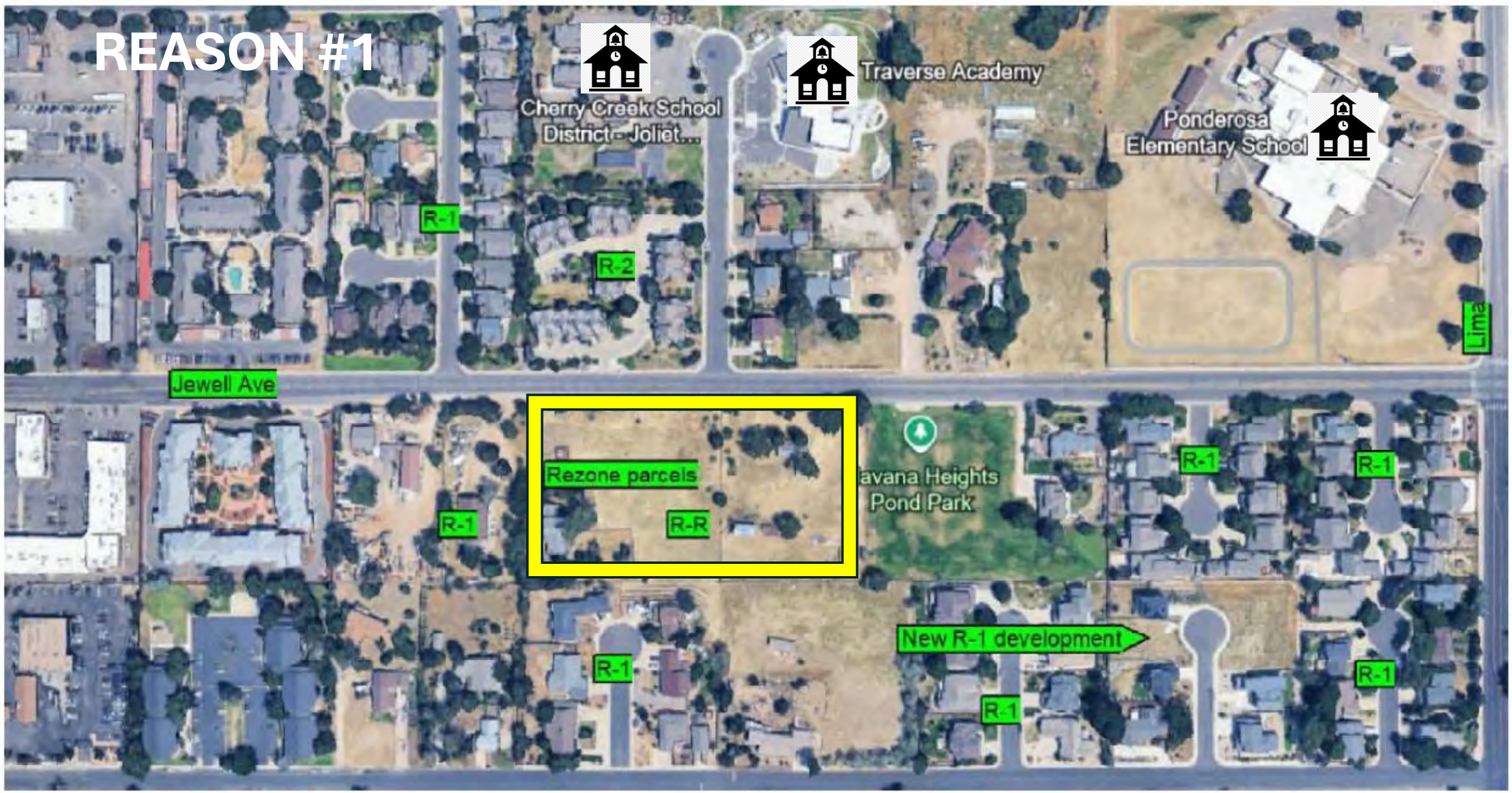
Rezoning this parcel to R-2 will NOT match the neighborhood

The Havana Heights neighborhood is primarily R-R or R-1 with a cul-de-sac neighborhood, including the Habitat for Humanity Mountain View Community that's still under construction (pictured right)

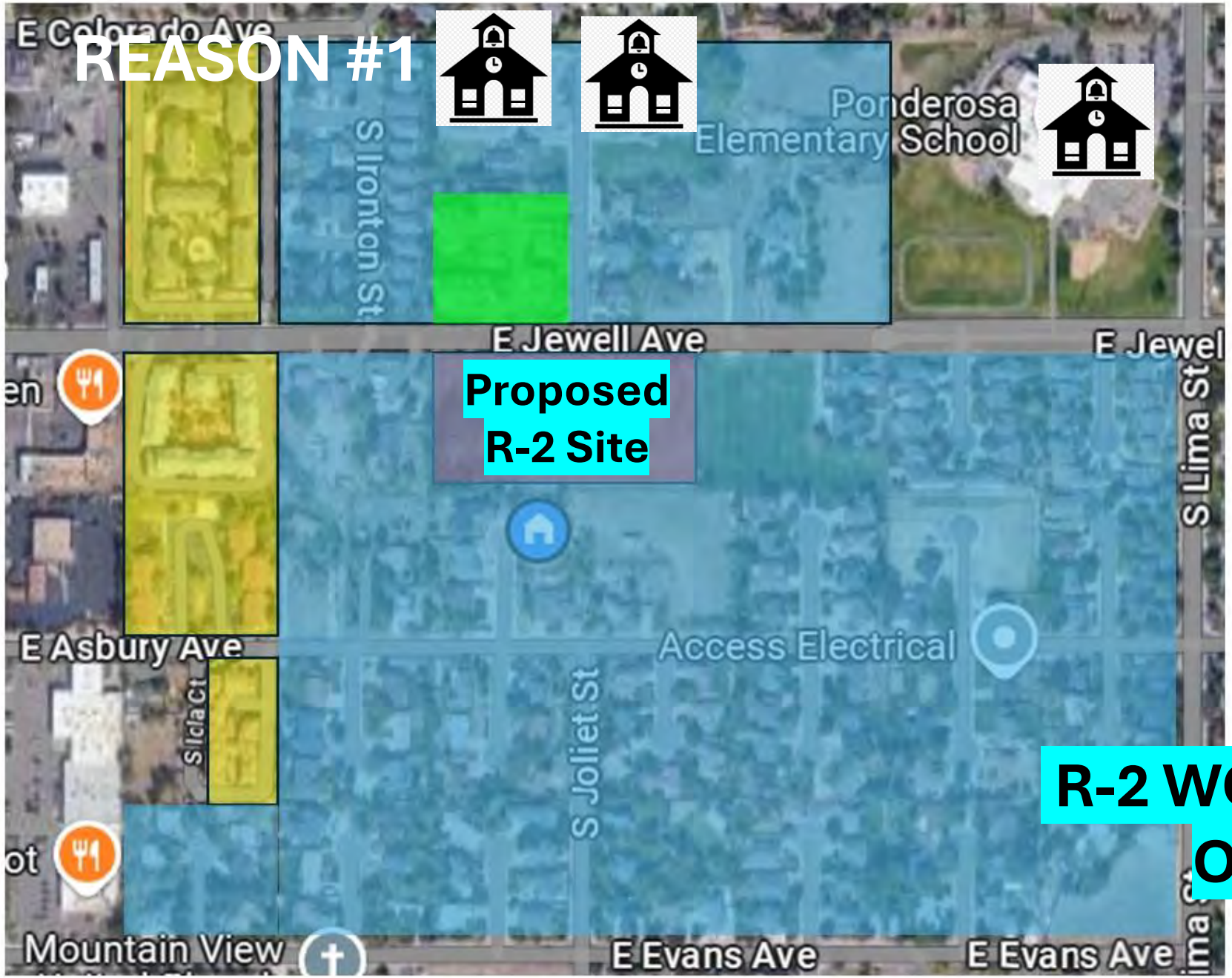


REASON #1


R-1 to the West and ALL cul-de-sacs to the East and in the horizon
R-R, since 1977
Havana Heights Retention Pond Park


REASON #1
Cherry Creek School District - Joliet...
Traverse Academy
Ponderosa Elementary School
Lima
Jewell Ave
R-1
R-2
Rezone parcels
R-R
avana Heights Pond Park
New R-1 development

REASON #1



Cul de Sac and/or R-1

Apartment

Multi story townhomes

Youth Educational Facility

R-2 WOULD BE GROSSLY OUT OF PLACE

REASON #1 SUMMARY

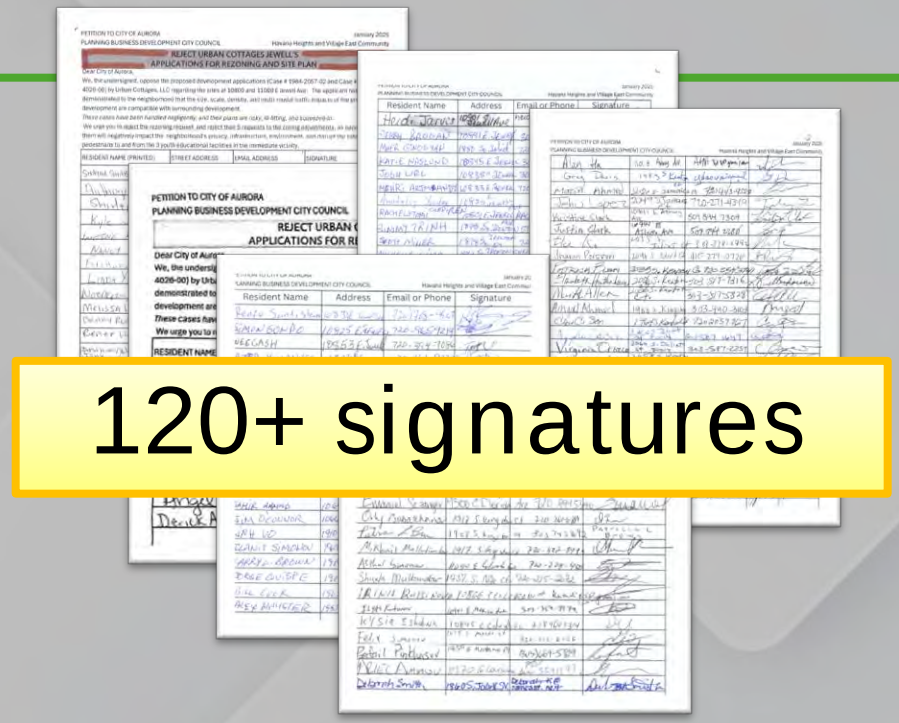
Rezoning this parcel to R-2 will NOT match the neighborhood

- Urban Cottages has admitted that their vision is not a match, using “transition” as the key word
- In addition to cul-de-sac design, there are 3 immediate youth educational facilities and a retention pond park which would contrast with R-2
- Urban Cottages has excused themselves from providing any add-ons, or “microelements”, using their in-fill status and constraints of the site as reasons
- The area is already under traffic stress with no effective traffic calming measures or policing of speeding violations because E Jewell is a hospital and school route

REASON #2

Our Petition

"We, the undersigned, oppose the proposed development applications (Case # 1984-2057-02 and Case # 2022-4026-00) by Urban Cottages, LLC regarding the sites at 10800 and 11000 E Jewell Ave. The applicant has NOT demonstrated to the neighborhood that the size, scale, density, and multi-modal traffic impacts of the proposed development are compatible with surrounding development.
These cases have been handled negligently, and their plans are risky, ill-fitting, and squeezed-in.
We urge you to reject the rezoning request."



Anyone on the internet with the link can view the PDF document:

https://drive.google.com/file/d/1Jc_lxFIEDy012m61z-L0nXOT5OkRw-_T/view?usp=sharing

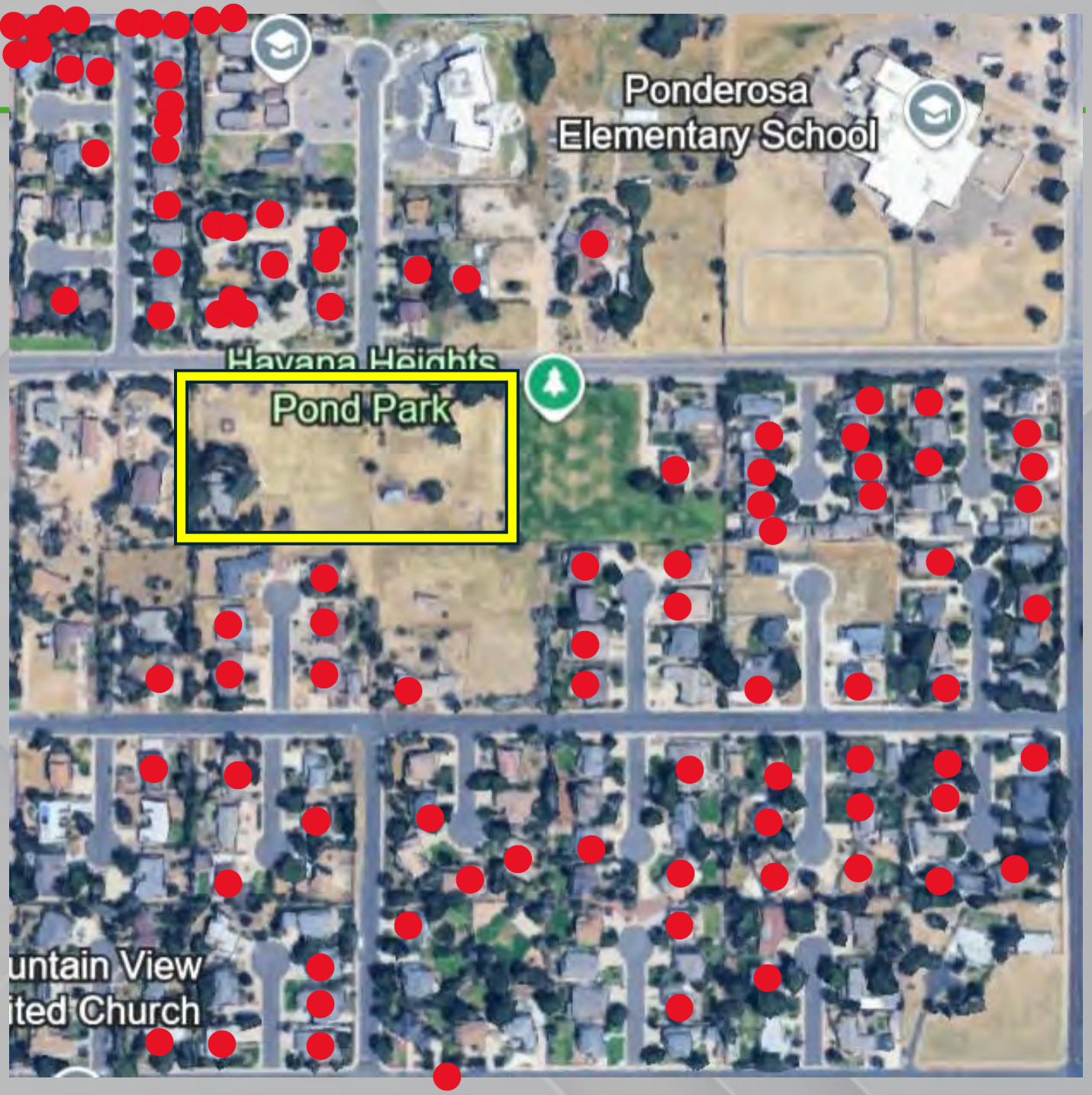
REASON #2

Our Petition

Visual representation of the neighborhood Petition signatures against R-2 zoning surrounding the parcel (yellow box)

Each **red dot** represents one household signed

- n= 96



REASON #3

Site and Perimeter Constraints

- Perimeter property #1 of 3 (pictured right): 1950 S Jamaica Ct
  - 16-20 ft. drop
  - Significant investment in retaining walls
- Non-migratory red-tailed hawk habitat
- Unique and complex topography
- Too small for R-2 / in-fill project
- *Key words used by the Urban Cottages team during Q&As include*, “**squeezed-in**”, “atypical”, “drainage at nauseam”, and “**limited**”
  - Upwards of a 40% grade and 20% slope (source: Preliminary Drainage Report)
  - Part of Havana Heights Drainage Basin



REASON #4

More information is needed

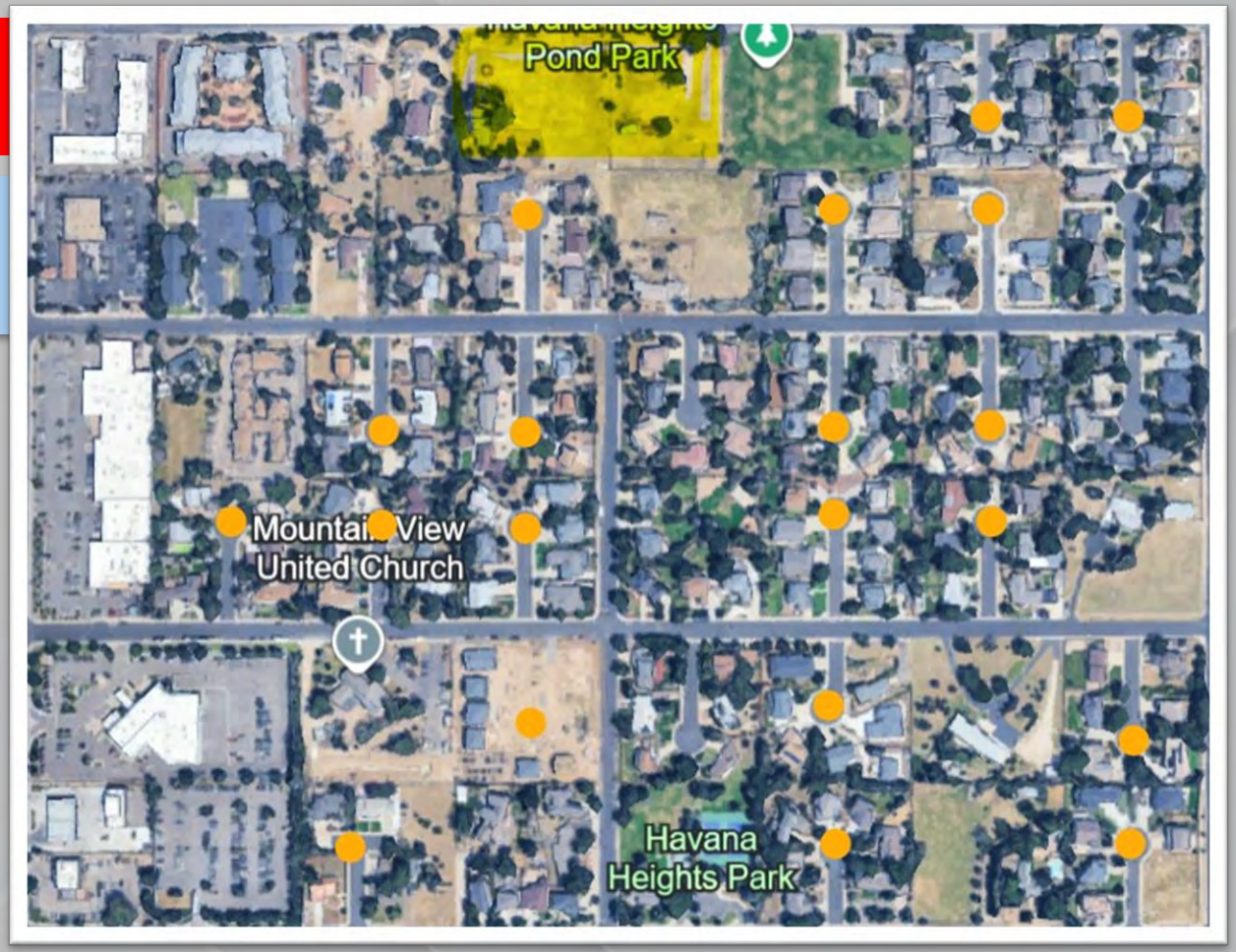
- The expectation is for City Staff to provide ethical due diligence – to thoroughly review, carefully examine, and provide rigorous assessment before deciding, but these cases are seriously flawed enough to plant the idea seed that this separated and out-of-touch project is smoke-and-mirrors, *just* to approve the R-2 rezoning
- Improve the opportunity for success on this wonderfully unique and challenging parcel
  - It really is in an ideal neighborhood, with the local church referencing their property as **God's Backyard** (Source: https://sentinelcolorado.com/metro/aurora-church-turns-vacant-gods-backyard-land-into-affordable-housing/)
  - Reduce the chances of this project going South – Urban Cottages is not ready!
  - Urban Cottages has been neglecting vital information that was provided to them about the area at the beginning of the project
- A great deal about their project is **undecided** and **unspecified**
  - *How can a decision be made when City Staff and the neighborhood have incomplete or missing information?*
  - No builder or engineer is under contract
  - Not able to commit to a site plan
  - Original proposal was for 38 units with 5 zoning adjustment requests
  - City staff expressed concern and confusion about definitions of zoning, density, and visiting the parcel

R-2 IS A TERRIBLE FIT

Support R-1 instead

Please, at minimum, discuss bumping it back to the Planning and Business Development Board to pair this rezoning request with Urban Cottage's 3rd revised site plan.

This would allow the Urban Cottages team time to assemble and produce up-to-date paperwork, to be reviewed with their site plan and zoning adjustment requests.



Pictured above is the Havana Heights neighborhood with each gold dot representing one cul de sac

● n = TWENTY CUL-DE-SACS

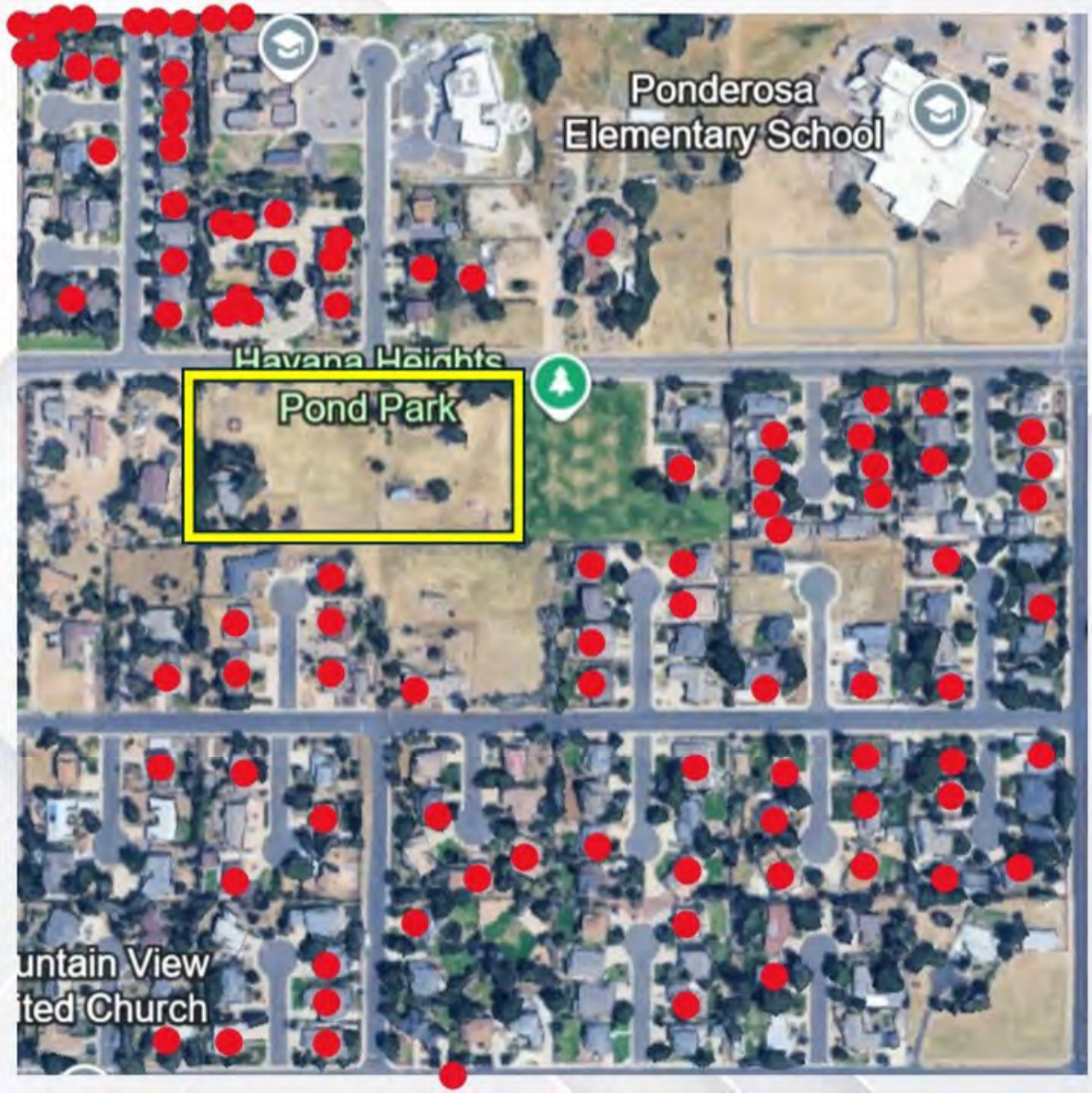
PETITION

Visual representation of the neighborhood petition signatures opposing the rezoning request by Urban Cottages LLC to upzone from R-R to R-2 for the parcels at 10800 and 11000 E Jewell Ave in the Havana Heights neighborhood

Case # 1984-2057-02

Each **red dot** represents one household signed

● n= 96



CITY OF AURORA
Council Agenda Commentary

Item Title: Planning and Annexation Boundary Amendment 2026 (Ordinance)
Item Initiator: Daniel Krzyzanowski, Planning Supervisor, Planning and Business Development
Staff Source/Legal Source: Lena McClelland, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

2nd Regular Meeting (if applicable): 2/10/2026

Item requires a Public Hearing: ☒ Yes ☐ No

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

- 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)

Daniel Krzyzanowski, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney
Estimated time: 25 mins

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 11/12/2025

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.)*

Aurora Water staff provided presentations on the proposed amendment at the Water Policy Committee meetings on July 16 and October 15, 2025. Minutes are attached.

At their November 12th meeting, the Planning and Economic Development (PED) Policy Committee was provided a staff presentation on the proposed amendment. The Committee directed staff to move the proposal forward into the formal review and adoption process. Minutes are attached.

At their December 10th meeting, the Aurora Planning and Zoning Commission voted unanimously to recommend approval of the proposed amendment to the Planning and Annexation Boundary.

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

This item is a proposed amendment to the Aurora Places Comprehensive Plan to strategically reduce the area within the city's Planning and Annexation Boundary (PAB).

Planning and Annexation Boundary:
The Planning and Annexation Boundary is a planning tool that the city uses to identify areas outside of the city's current city limits for potential future annexation. Anticipating and directing future growth allows the city to plan for the long-term demands on city infrastructure and services, including utilities and transportation infrastructure. While the boundary identifies properties eligible to request annexation, Council still reserves the right to review and decide on individual annexation proposals on a case-by-case basis.

Background:
Water supply in the Arid West presents ongoing and well-documented challenges. The region faces persistent drought conditions, hydrologic uncertainty, legal and interstate constraints, and increasing demand—all of which impact Aurora's ability to reliably source and develop future water supplies. Currently, the City of Aurora is only about 50% built out. As Aurora continues to grow, future water demands are projected to rise significantly, necessitating the development of additional, sustainable water supplies.

Growth with Intent:
Water development opportunities are increasingly limited and often come with high financial, environmental, and political costs. Developing water supply and infrastructure (storage, conveyance) projects involve complex multi-year permitting, planning and implementation. Aurora has led the way to a more water secure future with innovative programs such as Prairie Waters, the London Mine, Turf reduction and removal, progressive fee structures, and other options are limited. Looking forward, Aurora needs to be careful about the obligations it takes on.

If the City were to annex all of the area in the current planning area boundary, we would not be able to meet the water demands. To ensure a secure and resilient water future, Aurora Water is proposing several policies and planning frameworks to guide future growth and set clear expectations. One of those approaches is an amendment to the city's Planning and Annexation Boundary to reduce the area of land eligible for future annexation and development, hence reducing long-term demands on the water supply needed to serve this future growth.

The attached map shows the current boundary (in blue) and the proposed boundary (in red). The red hatched area is proposed for removal from the boundary area. The areas recommended for removal from the boundary are in far east Aurora and include some of the land northeast of the Colorado Air and Space Port in unincorporated Adams County and areas of unincorporated Arapahoe County, including the Sky Ranch and Prosper developments.

Study Session Presentation:
Staff from Aurora Water and Planning and Business Development Departments will provide a presentation on the request at the January 12 Study Session, which will provide context, details, and impact of the proposed amendment.

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

Does the City Council wish to support the amendment and move it forward through the formal adoption process?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Comprehensive Plan and amendments to the Comprehensive Plan. (UDO §146-5.1.1.E)
The City Council shall conduct a public hearing on the application. The City Council may approve amendments to the Comprehensive Plan by an ordinance approved by a vote of not less than two-thirds of the entire membership of City Council. (UDO §146-5.4.1.A.2.c)

A Comprehensive Plan amendment shall be approved only if it promotes the long term economic, social, and environmental health of the City and protects the public health, safety, and welfare of the citizens of Aurora. (UDO §146-5.4.1.A.3) (McClelland)

ORDINANCE NO. 2025- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE 2018 COMPREHENSIVE PLAN TO REDUCE THE PLANNING AND ANNEXATION AREA BOUNDARY (PLANNING AND ANNEXATION BOUNDARY REDUCTION COMPREHENSIVE PLAN AMENDMENT)

WHEREAS, Section 146-5.4.1.A of the Unified Development Ordinance provides for the adoption of a Comprehensive Plan for the orderly development and redevelopment of the City of Aurora, Colorado (the "City"), and that this plan shall serve to guide the City Council and the Planning and Zoning Commission in their decisions and recommendations in all land use decisions within the City; and

WHEREAS, on October 8th, 2018, the City Council passed Ordinance 2018-37 adopting the 2018 Aurora Comprehensive Plan; and

WHEREAS, the Comprehensive Plan establishes a land use map providing varying placetypes for City design; and

WHEREAS, on December 10, 2025, following a public hearing thereon, the Planning and Zoning Commission voted to recommended approval of an amendment to the Comprehensive Plan which would reduce the planning and annexation boundary of the City, as incorporated in the attached Exhibit A; and

WHEREAS, Section 146-5.4.1.A of the Unified Development Ordinance provides that City Council may amend the Comprehensive Plan by an ordinance approved by a vote of not less than two-thirds of the entire membership of the City Council, if they find that the amendment promotes the long term economic, social, and environmental health of the City, and that it protects the public health, safety and welfare of the citizens of Aurora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Aurora Comprehensive Plan is hereby amended to reduce the planning and annexation boundary of the City as shown in the attached Exhibit A.

Section 2. The amendment to the Comprehensive Plan shall be in the form as filed with the Office of the City Clerk and presented to the City Council at tonight's meeting.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

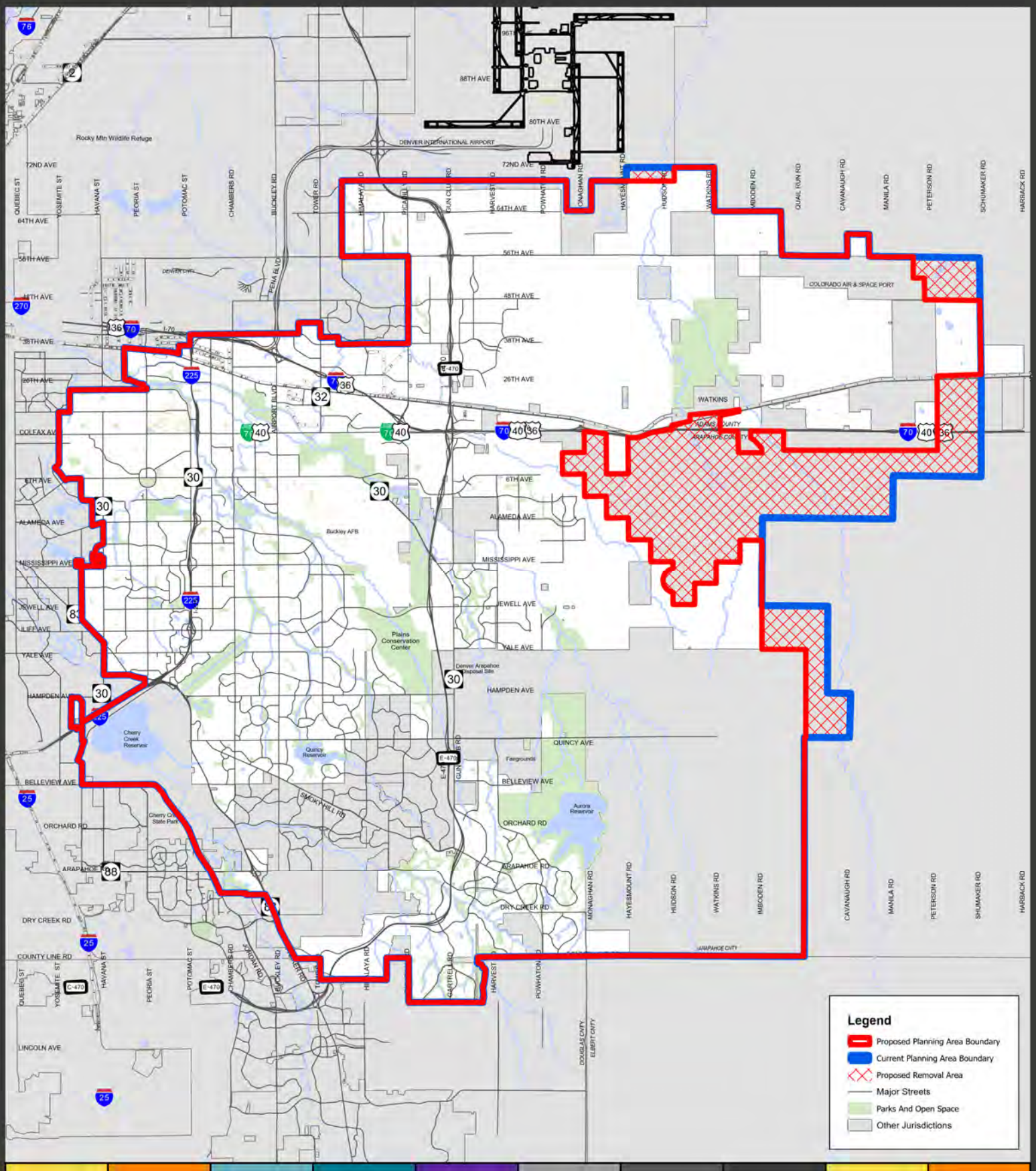
ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Lena McClelland MP
(LENA MCCLELLAND, Assistant City Attorney)



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Proposed Planning Area Boundary

January 12, 2026

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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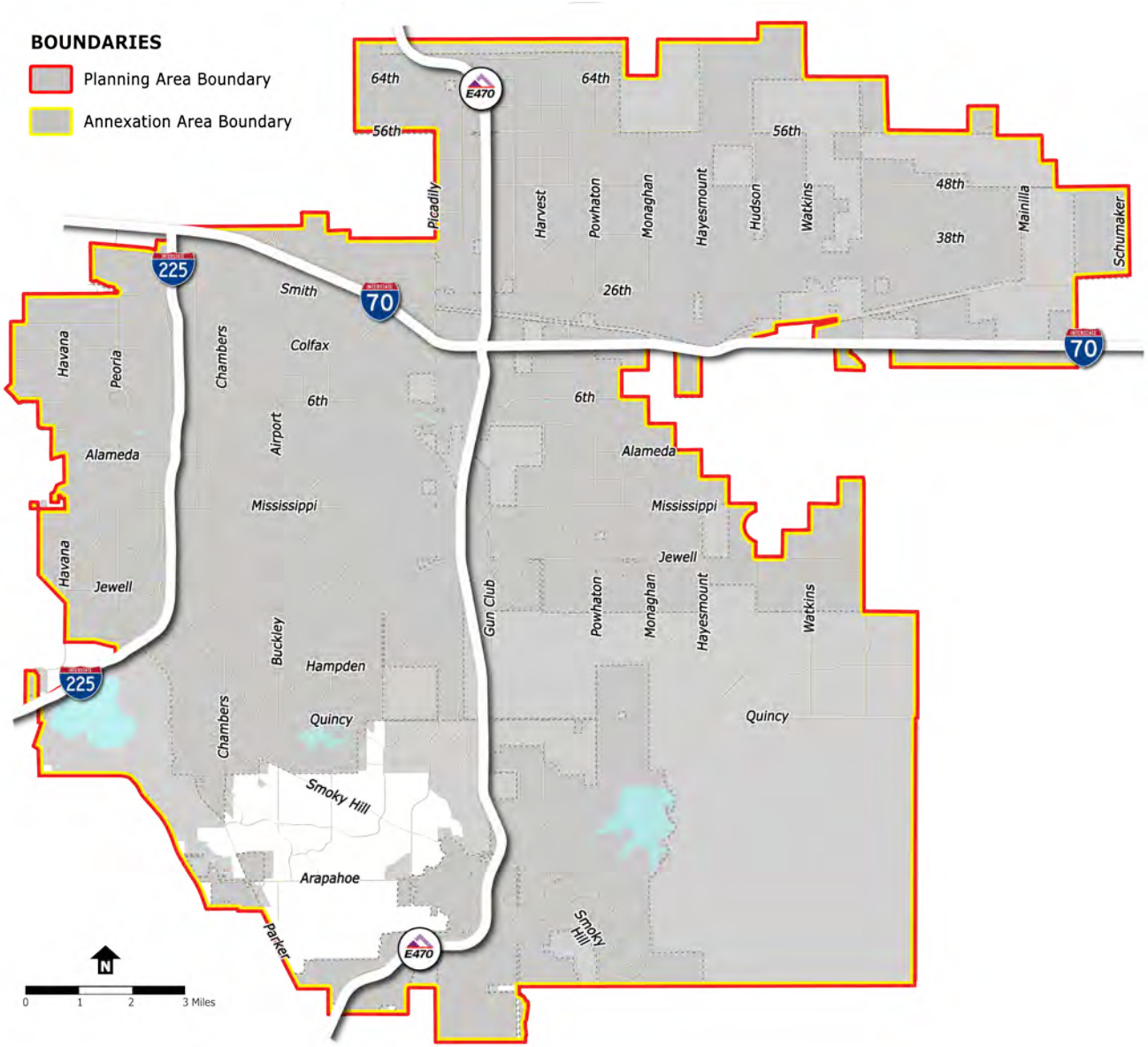
1/12/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\Comprehensive Plan\Planning Area Boundary\Planning Area Boundary.aprx

Planning and Annexation Boundary

The city has traditionally built its Comprehensive Plan around a geographic area referred to as the "Planning and Annexation Boundary". This boundary encompasses the area within the city's municipal city limits as well as select and adjacent land outside of the city limits. Aurora's boundaries, particularly on the eastern edges, are not always coherent and substantial acerage lies between city boundaries. The city has an interest in planning for ordered and well-served development in these outlying areas.

Property within the boundary is eligible to be considered for future annexation, in accordance with all applicable city codes and state laws. City Council will consider whether to approve such annexation requests based on its established procedures and policies on a case-by-case basis.

The Aurora Places Comprehensive Plan, including this Planning and Annexation Boundary, and all applicable plans, policies, and codes included by reference within the plan, or otherwise adopted or approved by the City of Aurora, are intended to meet the requirements of Colorado Revised Statutes (C.R.S.) 31-12-105(1)(e).



This map is current as of 03/01/2026. For an official or updated map, please visit the City of Aurora Maps Library or contact the Planning and Business Development Department.

Water Policy Committee (WPC) Meeting

July 16, 2025

Members Present: Council Member Alison Coombs (Chair), Council Member Françoise Bergan (Vice Chair), Council Member Ruben Medina

Absent:

Others Present: Vern Adam, Rachel Allen, Mathew Allsopp, Ian Best, Marshall Brown, Melina Bourdeau, Michael Bryant, Stephen Cann, Shonnie Cline, Alexandra Davis, James DeHerrera, Elizabeth Gillitzer-Gallardo, Luz Lopez, Adrian Morris, John Murphy, Christian Nelson, Cat Olukotun, Casey Rossman, Oona Sullivan, Earl Wilkinson, Chong Woo, Cheinette Van Wyk, Rich Vidmar, Jenny Wynn, Sarah Young

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1. Approval of Minutes

The June 18, 2025, meeting minutes were approved as presented.

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2. Consent Items

A. Construction Change Order Report
B. Monthly Water Supply Update
C. Grants Update
D. Wild Horse Quarterly Update

Summary of Issue and Discussion: CM Bergan asked for a brief update on the current water supply. J. Murphy responded, we are at 82% total storage, which will likely be our peak for this year. A. Davis asked, what is the usual peak? J. Murphy responded, in the agenda packet, there is an average over the past five years, and some years were less than and some years were higher than 82% but considering how dry it's been, 82% is a good place to be.

CM Coombs asked, with all Wild Horse land acquisitions on hold, are we still trying to work with the Bureau of Land Management (BLM) on permitting? And can we get an update on where we are with that? S. Young responded, we are still on schedule with permitting and expect the Notice of Intent process to begin next year. We are also continuing to work with our attorneys to understand all the new regulation changes and if the BLM will be changing their approach on permitting based on the regulatory changes. We will continue to evaluate and bring any updates to the Committee as soon as we hear anything. As far as the land acquisitions, we only have a handful of acquisitions left at the original Wild Horse site and each of those is nearing condemnation so we will want to ensure it is the preferred project before proceeding.

CM Bergan asked, where are we with the alternate site analysis of Wild Horse? S. Young responded, we are still in the process of putting together the full application but in the process, we are working closely with the BLM to understand the impact of not only the proposed site, but all the alternative sites as well. These impacts include wetlands evaluations, natural resource evaluations, socioeconomic impacts, and tribal impacts.

CM Bergan asked, is there any way to have the Governor put some urgency on the Wild Horse permitting process? M. Brown responded, we have talked about the Governor's possible involvement previously, but we don't feel this would be the right time since the Federal government is still deciding on the National Environmental Polic Act (NEPA) regulation changes. CM Bergan asked, once we are approved and through the process, can we let the State and Federal agencies know how much this has cost us? M. Brown stated, we are tracking costs that are incurred due to delays and possible land acquisition costs if one of the alternate sites is selected and will report on those. All the additional costs were not completely driven by regulatory complications, but some were, and we will be able to break those costs out when discussing with the various agencies.

Outcome: The consent items were supported as presented.

Follow-Up Action: None.

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3. Horizon Uptown Reimbursement Agreement

Summary of Issue and Discussion: J. Wynn gave a presentation on a Reimbursement Agreement with HULand LLC., the developer of the Horizon Uptown Subdivision, which includes several pieces of infrastructure within Picadilly Road which were not necessary for the developer's plans but were constructed at the request of Aurora Water to accommodate future utilities in the region. The total reimbursement amount is $268,945.00.

CM Coombs gave a brief overview of why Aurora Water participates in reimbursement agreements.

Outcome: The Committee supports moving a Resolution for the Horizon Uptown Reimbursement Agreement forward to the August 11, 2025, Council Meeting.

Follow-Up Action: A Resolution for the for the Horizon Uptown Reimbursement Agreement will be forwarded to the August 11, 2025, Council Meeting.

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4. Urban Watershed Intergovernmental Agreement

Summary of Issue and Discussion: R. Vidmar gave a presentation on an Intergovernmental Agreement (IGA) between the City of Aurora and the United States Geological Survey (USGS)

for a new study to evaluate if recent restoration efforts and infrastructure improvements along the South Platte corridor have improved water quality since the last study conducted in 2020.

CM Bergan asked, what happens when the survey results are in? R. Vidmar responded, the project is being conducted in conjunction with the South Platte Urban Watershed partner group which is comprised of a group of over 100 organizations that will utilize the USGS's results to understand water quality in the river and how to better treat the water. Additionally, the survey results may lead to partnerships throughout the state to identify non-point sources and how we can treat and protect the watershed.

Outcome: The Committee supports moving a Resolution for the Urban Watershed Intergovernmental Agreement forward to the August 11, 2025, Study Session Meeting.

Follow-Up Action: The Resolution for Urban Watershed Intergovernmental Agreement will be forward to the August 11, 2025, Study Session Meeting.

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5. Strontia Springs Deep Sediment Removal Intergovernmental Agreement Amendment

Summary of Issue and Discussion: M. Allsopp gave a presentation on the first amendment to an Intergovernmental Agreement between the City of Aurora and the City and County of Denver regarding the deep sediment removal project at Strontia Springs Dam. During Phase One of the project, it was determined that there was a more efficient, cost-savings, and less environmentally impactful method of removing deep sediment from Strontia Springs by way of facilitated flushing. This method would utilize the dam's Emergency Reservoir Drain System (ERDS) to mobilize sediment to downstream locations where it can be easily removed.

CM Coombs asked, if this new method is denied by the Corps of Engineers, would we just revert to the original plan? M. Allsopp responded, yes.

Outcome: The Committee supports moving a Resolution for the Strontia Springs Deep Sediment Removal Intergovernmental Agreement Amendment forward to the August 11, 2025, Council Meeting.

Follow-Up Action: A Resolution for the for the Strontia Springs Deep Sediment Removal Intergovernmental Agreement Amendment will be forwarded to the August 11, 2025, Council Meeting.

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6. Growth With Intention Presentation

Summary of Issue and Discussion: A. Davis gave a presentation on water supply in the Arid West which presents ongoing and well-documented challenges. The region faces persistent drought conditions, hydrologic uncertainty, legal and interstate constraints, and increasing demand – all of which impact Aurora's ability to reliably source and develop future water

supplies. To ensure a secure and resilient water future, Aurora may want to consider establishing clear policies and planning frameworks that guide growth and land-use coordination.

CM Bergan asked, if we eliminated turf and customers were not using as much water, wouldn't that reduce revenues? M. Brown responded, yes, that can be true for systems that are not growing. If we are not adding new demands to the system and reduce demands within the system, less revenue becomes more pronounced. However, Aurora is still experiencing significant growth, so rates are not having to increase as significantly even as we continue to take conservation measures because additional demands continue to hit our system.

CM Bergan asked, the proposal is looking at shrinking the planning area that has not yet been annexed in, are you weighing the impacts of both residential and commercial? M. Brown responded, yes. CM Bergan added, there will eventually be a need for infrastructure to go beyond the current planning boundary. M. Brown stated, in previous discussions of annexations, we talked about the large cost of additional infrastructure so we have set up a fee structure so that growth would pay for the infrastructure and the water supplies. However, the last iteration of the Integrated Water Master Plan (IWMP) has caused some pause where we cannot develop the additional water supplies needed for annexations no matter how much revenue it brings in. CM Bergan asked, don't we still have undeveloped land within the planning boundaries that we can provide water to? M. Brown responded, yes.

CM Coombs asked, it was stated that Aurora Water would be looking at trimming back the potential annexation area, but have you looked at trimming back the future growth area within city limits? Possibly areas where there is not a clear developmental plan that we can keep as open space that do not require irrigation? M. Brown responded, yes, we are looking at those options as well. When we return to the Committee with our proposals on how to grow with intention, they will likely include no extra-territorial agreements, no emergency connections outside of city limits, a recommendation to trim 20 square miles out of the potential annexation area and we will go back and look at the future growth area. We are also looking at developing a policy where we inform developers that we do not have the water supply to meet any demands in the 'area not planned to be served by the City' so it will not become part of the future development planning.

CM Medina asked, what happens when communities like Thunderbird Estates, who are currently using well water, run out of water? M. Brown responded, if the Thunderbird Estates wells dry up, we will have to communicate to Council that we will be able to take on the additional demands but will have to cut back on other planned development areas where we will not be able to meet demands.

CM Bergan asked, can we build more water tanks? M. Brown responded, we could but water tanks are used for our distribution systems and while the water is treated, we must keep the water moving otherwise we end up with disinfection by-products like chlorine and chloramine

breakdowns, which are not healthy for the community. What we need is supply resiliency which comes from our raw water system and not necessarily from our distribution system.

CM Coombs suggested having additional conversations to possibly negotiate during development the possibility of dedicating portions of land that would not require irrigation for open space and in turn, we would provide a certain amount of water for irrigation.

Outcome: Informational Item Only.

Follow-Up Action: Informational Item Only.

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7. Miscellaneous Matters for Consideration

Summary of Issue and Discussion: M. Brown stated there has been an interest in a tour of the Arkansas Basin for Council Members for which the Committee expressed interest. Staff will coordinate dates for the tour.

Outcome: Informational only.

Follow-Up Action: Informational only.

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8. Confirm Next Meeting

The next meeting is scheduled for August 20, 2025, at 10:30 a.m. at the Southeast Area Maintenance Facility or via Teams.

X Francoise Bergan
Francoise Bergan (Aug 20, 2025 13:02:54 MDT)

Francois Bergan
Vice Chair, Water Policy Committee

Water Policy Committee (WPC) Meeting

October 15, 2025

Members Present: Council Member Alison Coombs (Chair), Council Member Françoise Bergan (Vice Chair), Council Member Ruben Medina

Absent:

Others Present: Rachel Allen, Matthew Ashley, Melina Bourdeau, Marshall Brown, Michael Bryant, Stephen Cann, Shonnie Cline, Mayor Mike Coffman, Alexandra Davis, James DeHerrera, Council Member Stephanie Hancock, Zachary Henry, John Hulett (Sky Rim Subdivision), Kathleen Kitzmann, Luz Lopez, Adrian Morris, John Murphy, Swirvine Nyirenda, Casey Rossman, Brian Rulla, Oona Sullivan, Alex Weber, Sarah Young

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1. Approval of Minutes

The September 17, 2025, meeting minutes were approved as presented.

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2. Consent Items

A. Construction Change Order Report
B. Monthly Water Supply Update
C. Grants Update
D. Wild Horse Reservoir Project Quarterly Update

Summary of Issue and Discussion:

Outcome: The consent items were supported as presented.

Follow-Up Action: None.

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3. Restaurants Water Service Ordinance

Summary of Issue and Discussion: M. Brown and CM Hancock gave a presentation on an Ordinance that will provide guidance for water service at restaurants during our various stages of water availability in Aurora. This Ordinance will not only conserve water but educate the restauranteurs and public about the need for conserving water.

Outcome: The Committee supports moving an Ordinance pertaining to Water Service at Restaurants forward to the October 20, 2025, Study Session.

Follow-Up Action: An Ordinance pertaining to Water Service at Restaurants will be forwarded to the October 20, 2025, Study Session.

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4. Consideration to Reappoint One (1) Member to the Joint Water Authority

Summary of Issue and Discussion: M. Brown gave a presentation on the reappointment of Alexandra Davis to the Joint Water Authority for a three-year term from December 2025 through December 2028.

Outcome: The Committee supports moving the Reappointment of One (1) Member to the Joint Water Authority forward to the November 3, 2025, Study Session.

Follow-Up Action: The Reappointment of One (1) Member to the Joint Water Authority will be forwarded to the November 3, 2025, Study Session.

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5. Consideration to Reappoint One (1) Member to the Homestake Steering Committee

Summary of Issue and Discussion: M. Brown gave a presentation on the reappointment of Alexandra Davis to the Homestake Steering Committee for a three-year term from December 2025 through December 2028.

Outcome: The Committee supports moving the Reappointment of One (1) Member to the Homestake Steering Committee forward to the November 3, 2025, Study Session.

Follow-Up Action: The Reappointment of One (1) Member to the Homestake Steering Committee will be forwarded to the November 3, 2025, Study Session

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6. Park County Intergovernmental Agreement for Wild Horse NEPA 1041 Permit Review Costs

Summary of Issue and Discussion: S. Young gave a presentation on an Intergovernmental Agreement between the City of Aurora and Pak County for Park County's support and review of the Wild Horse Reservoir NEPA and 1041 Permitting process.

Outcome: The Committee supports moving the Intergovernmental Agreement with Park County for the Wild Horse NEPA and 1041 Permit Review forward to the November 3, 2025, Study Session.

Follow-Up Action: The Intergovernmental Agreement with Park County for the Wild Horse NEPA and 1041 Permit Review will be forwarded to the November 3, 2025, Study Session

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7. Colorado State Forest Service Funding Agreement

Summary of Issue and Discussion: M. Ashley gave a presentation on an Intergovernmental Agreement between the City of Aurora and the Board of Governors of the Colorado State University System to provide funding for forest health treatment projects for watershed protection in partnership with the Colorado State Forest Service.

Outcome: The Committee supports moving the Intergovernmental Agreement with the Board of Governors of the Colorado State University System Regarding Forest Restoration and Watershed Protection forward to the November 3, 2025, Study Session.

Follow-Up Action: The Intergovernmental Agreement with the Board of Governors of the Colorado State University System Regarding Forest Restoration and Watershed Protection will be forwarded to the November 3, 2025, Study Session

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8. Biochar Facility Use Intergovernmental Agreement

Summary of Issue and Discussion: M. Ashley gave a presentation on an Intergovernmental Agreement between the City of Aurora and Douglas County for Aurora Water's use of Douglas County's planned biochar production facility which will serve forestry and fire prevention projects in our high priority upper South Platte watershed.

Outcome: The Committee supports moving the Intergovernmental Agreement with Douglas County for use of the Biochar facility forward to the November 3, 2025, Study Session.

Follow-Up Action: The Intergovernmental Agreement with Douglas County for use of the Biochar facility will be forwarded to the November 3, 2025, Study Session

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9. Growth with Intention Update

Summary of Issue and Discussion: A. Davis gave an update on the Growth with Intention presentation where Aurora Water is proposing several policies and planning frameworks to guide future growth in Aurora and set expectations for development.

CM Coombs asked, how will we be recovering the cost for the estimated three billion dollars for Portfolio E of water right acquisitions and capital costs for upgrades to the system? M. Brown responded, the cost burden would come from connection fees, this would not be a rate burden. What would become a rate burden is if there is shrinkage to existing water supplies. For example, Wild Horse Reservoir is funded 15% by rates and 85% by connection fees.

CM Coombs asked, did the supply graph include direct potable reuse? Or are we not counting on that yet? M. Brown responded, yes, in the hatched orange portion of the graph, we do include the expansion of our reuse system. CM Coombs asked, are we including direct potable reuse in the expansion of the Prairie Waters System? M. Brown responded, yes, with one caveat, although we

have included potable reuse with the expansion of the Prairie Water System, direct potable reuse has not yet been incorporated into the current projections.

M. Brown stated that the new proposed planning area boundary is queued up to go to the Planning and Economic Development Policy Committee meeting and the Planning Commission in November for approval.

CM Coombs asked, there's a potential in Northeast Aurora for there to be groundwater impacts from developers going in, developing and installing wells which was part of the justification for this planning area boundary discussion, where does that conversation come into this decision? M. Brown responded, there has been some struggle with development that is up against the planning area boundary and utilizing ground water, which is not a long-term sustainable source. Initially, we thought we could obtain more sustainable supplies, but that is no longer feasible as water supplies are becoming far less available to us. We could draft language that would state that any development outside of the Aurora boundary will absolutely not be able eligible for service from Aurora Water at any point, or we could draft something that states, we would meet their minimum indoor demand in the case of groundwater depletion but absolutely no irrigation. The second option would affect our overall water balance and could result in a further planning area boundary adjustment. Additionally, communities are currently using high-quality aquifers but once those are depleted, they will have to begin using lower quality aquifers which would require additional treatment.

CM Coombs asked, we have discussed future development landscapes, but do we have any plans now for converting existing landscapes besides offering incentives? M. Brown stated the city has signed a commitment to reduce nonfunctional turf by 30%. So, we would like to get the city facilities and properties in a good place before we mandate the public to do so. Right now, it is only voluntary with very aggressive incentives.

Mayor Coffman asked, there was discussions about not allowing more bottling facilities, but what about allowing for new data centers? M. Brown responded, those would depend on the Large Water-Users Guidelines. If they fall within the red where the water use is far greater than what is recoverable, they will not be allowed to build in Aurora. However, there are data centers now utilizing closed-system cooling which significantly reduces waste and allows them to move to a category in the large water-users guidelines that is acceptable for Aurora Water to allow them to build.

Outcome: Informational only.

Follow-Up Action: Aurora Water will draft an Ordinance to amend city code that will further define guidelines for water use in annexations and bring those back to a future Water Policy Committee date.

10. Miscellaneous Matters for Consideration

Summary of Issue and Discussion: J. Hulett from the Sky Rim subdivision adjacent to the Elora subdivision discussed the need for the Skyrim Subdivision to install a hydrant valve for them for emergency use only.

CM Bergan asked, who was the developer for Sky Rim? J. Hulett responded, a developer that tried to make money off the homeowners and the community sued him. CM Bergan asked, are you a metro district? J. Hulett responded, yes, we are. CM Bergan asked, has your metro district discussed completing repairs to your well? J. Hulett responded yes, although we are still paying off bonds and we have also increased the water rates in the community.

CM Coombs asked, when you say emergency use only, are you referring to actual lifesaving emergencies? Or, are you referring to your well fails? J. Hulett responded, yes, they are both the same.

M. Brown asked, what is your summer demand? J. Hulett responded, we are just going to have to tell residents they can't water. They would rather not water than have water brought in by trucks.

CM Coombs, informed J. Hulett that there will be no decisions made today, and the process is extensive before any decisions were made. CM also asked, the understanding is that Sky Rim would like to run a valve that would only be turned on either in life safety emergencies, or if the wells completely failed and the water would then only be used for households and irrigation would be prohibited? J. Hulett responded, yes.

CM Bergan asked, are there plans to expand the Sky Rim community beyond the 77 homes? J. Hulett responded, no, the community is fully built out.

CM Coombs stated, they will consult with Aurora Water staff on the ask from the Sky Rim community considering the city's water restrictions and future water planning but there will be further discussions with Council regarding this request.

Outcome: Informational only.

Follow-Up Action: Informational only.

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11. Confirm Next Meeting

The next meeting is scheduled for November 19, 2025, at 10:30 a.m. at the Southeast Area Maintenance Facility or via Teams.

PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING MINUTES

Date: **November 12, 2025**
Time: **8:30 a.m. MT**

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

Others Present: Aja Tibbs, Alexandra Davis, Alison Lueck, Ani Karabashian, Ariana Muca, Ashvina Patel, Becky Hogan, Bill Wichterman, Brandon Cammarata, Brenda Kenney, Brian Rulla, Brit Vigil, Bruce Dalton, Caitlynn Fortner, Cathy DeWolf, Cesarina Dancy, Chad Argentar, Chance Horiuchi, Claudia Yanez, Connor Bailey, Daniel Krzyzanowski, Darren Akrie, David Schoonmaker, Deborah Bickmire, Erik Gates, Ian Best, Jacob Cox, Jake Calegari, Jeannine Rustad, Jeffrey Moore, Jeremiah Fettig, Jessica Prosser, Jose Rodriguez, Julie Patterson, Justin Andrews, Kelly Bish, Laura Perry, Laurie Womer, Layla Rosales, Leah Ramsey, Lena McClelland, Mac Callison, Maria Alvarez, Marisa Noble, Marshall Brown, Maurice Healy, Melissa Rogers, Mike Landes, Mindy Parnes, Naomi Colwell, Paige Langley, Rachel Allen, Rachel Gruber, Robert Oliva, Robin Fleischmann, Sarah Pulliam, Sarah Wile, Siena Mauvais, Stephen Cann, Stephen E Rodriguez, Stephen Gubrud, Steve Timms, Susan Sherman, Thomas Blevins, Tim Buschar, Tod Kuntzelman, Tom Oldenburg, Trevor Vaughn, Wendy Vue, Zachariah Arnold

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1. CALL TO ORDER

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2. APPROVAL OF OCTOBER 8, 2025, DRAFT MINUTES–COUNCIL MEMBER BERGAN

2.a. The minutes of the October 8, 2025, meeting were approved.

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3. GENERAL BUSINESS

3.a. Amendment to the Aurora Places Comprehensive Plan

Summary of Issue and Discussion:

Daniel Krzyzanowski, Planning Supervisor; Alexandra Davis, Aurora Water; Marshall Brown, Aurora Water

D. Krzyzanowski introduced the item, explaining that the Planning and Annexation Boundary (PAB) is a planning tool used to identify areas outside current city limits for potential future annexation. He noted this long-term plan is critical for anticipating public service and infrastructure needs, such as transportation and utilities. Only properties within the PAB are eligible to apply for annexation. Because the PAB is part of the comprehensive plan, any change requires a formal plan amendment.

Alexandra Davis provided context from Aurora Water, reviewing the city's diverse water supply system. She explained that planning tools show a heavy reliance on snowpack, which she described as Colorado's largest reservoir. A. Davis reviewed current data indicating a hot and dry forecast, with below-normal precipitation and above-normal temperatures.

A. Davis detailed the long-term Integrated Water Master Plan, noting that future demand projections account for significant water losses. She stated that losses due to warming have nearly doubled since 2012. This warming requires roughly two acre-feet of raw water to be acquired for every one acre-foot delivered to the treatment plant. She reviewed supply projections, which show a decrease in existing supplies due to climate warming and expiring lease.

A. Davis emphasized that water supply opportunities are shrinking. She provided illustrative context, explaining that mountain supply opportunities are nearly exhausted, the Colorado River is facing a significant water shortage, and the Upper South Platte has no further water rights to acquire. The remaining opportunities in the Lower South Platte are vastly more expensive, lower quality, and face intense competition. She noted the most aspirational plan, Portfolio E, is estimated to cost $1.5 to $3 billion.

The policy recommendation is to strategically trim the PAB. A. Davis explained the current PAB creates an expectation of service that Aurora Water cannot meet. She stated definitively that if the full area within the current boundary were developed, we would not have enough water.

CM Gardner had no questions, having met with staff previously.

CM Bergan asked about the large gray area on the map near the Aurora Reservoir, identified as the Lowry Range. D. Krzyzanowski confirmed this area is designated for open space and conservation, not development. CM Bergan then asked why, if it is not developable, the boundary was not shrunk.

Marshall Brown responded with the strategic rationale, explaining that leaving the area in the PAB strengthens the city's position when communicating with the State

Land Board. He noted that another water district, Rangeview, has previously petitioned to have the conservation easement removed for development. By keeping the area in the PAB, Aurora can continue to formally support the conservation easement. CM Bergan agreed this rationale made sense.

Outcome:
Council Member Bergan and Council Member Gardner approved this item to move forward through the formal adoption process.

Follow-up Action:
An ordinance will be brought through the formal adoption process. The ordinance will be presented to the Planning and Zoning Commission for a public hearing and a recommendation.

3.b. Housing UDO Analysis Update
Summary of Issue and Discussion:
Brandon Cammarata, Manager of Current Planning

Brandon Cammarata provided an update, stating that staff is actively developing code drafts with the goal of rolling them out in mid-December. He reviewed the project's background, noting that the 2019 Unified Development Ordinance (UDO) enabled new small lot housing options, such as green courts and motor courts.

B. Cammarata explained the rationale for the update: while these options have been used as much as the code allows, they were limited to Subarea C (eastern Aurora) and capped at a certain percentage of development. The market has shown strong interest in using these options in other parts of the city and at higher percentages. The project aims to support more housing price points and aid attainability goals.

He reported that staff received general affirmation from both the PED Committee and the full City Council on the project's direction. Staff is now drafting code based on three main categories: Greenfield (east), Infill (west), and Design Standards (e.g., masonry, parking). A third developer roundtable is planned for mid-December.

CM Gardner had no questions. CM Bergan noted the item had been discussed at the recent council study session and reiterated her request for visuals to help illustrate the proposed configurations.

Outcome:
Information only.

Follow-up Action:
None required.

3.c. Colorado, SBDC: Annual Update and Looking Ahead
Summary of Issue and Discussion:

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Golf Equipment Financing (Ordinance)
Item Initiator: Teresa Sedmak, City Treasurer, Finance
Staff Source/Legal Source: Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Healthy: Connecting natural and built environments with multimodal networks, ensuring access to parks and recreation, and preserving sustainable water supplies.

COUNCIL MEETING DATES:

Study Session: 1/12/2026

Regular Meeting: 1/26/2026

2nd Regular Meeting (if applicable): 2/2/2026

Item requires a Public Hearing: ☐ Yes ☒ No

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

- 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)

Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney
Estimated time: 10 mins

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 12/4/2025

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.)*

The City owns and operates five golf courses. As these courses and attendant assets age, the replacement of equipment becomes necessary to maintain the courses and provide a positive experience to those utilizing them.

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

Aurora Golf is desiring to replace certain golf carts and course maintenance equipment which is nearing the end of its useful life. It is currently in discussions with suppliers to acquire these carts and equipment which will allow it to maintain its assets and provide a positive experience to those utilizing its golf facilities.

While vendor financing is available for these assets, staff will explore bank financing, which could provide for a more cost-efficient solution for Aurora Golf.

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.)

Debt service of approximately $420,000 will be paid out of the Golf Fund.

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

Is it recommended that this item be forwarded to the next regularly scheduled City Council meeting?

LEGAL COMMENTS

The City is authorized to enter into long-term or short-term rental or leasehold agreements in order to provide necessary land, buildings, equipment, and other property for governmental or proprietary purposes, which agreements may include an option to purchase and acquire title to such leased or rented property, and may have a term, at the discretion of the City, in excess of 30 years. Sec. 31-15-801, C.R.S.; City Code Sec. 2-683. Any use of lease-purchase financing by the City shall be approved by ordinance. City Charter Art. 5-3. (Hernandez)

2026 Golf Maintenance Equipment

Saddle Rock	198,683.09		
Saddle Rock (shared among courses)	20,147.87		
Total - Saddle Rock		218,830.96	
Murphy Creek	107,391.60		
	41,357.64		
	75,206.90		
	79,660.68		
Total - Murphy Creek		303,616.82	
Aurora Hills	72,308.98		
	35,876.43		
	24,599.30		
	84,950.11		
Total - Aurora Hills		217,734.82	
Spring Hill	86,344.50		
	72,308.98		
	35,876.43		
	43,706.74		
Total - Spring Hill		238,236.65	
Meadow Hills	53,684.00		
	72,308.98		
	35,876.43		
Total - Murph y Hill		161,869.41	
Total - Golf Maintenance Equipment			1,140,288.66
2026 Golf Cart Acquisiton	344,000.00	344,000.00	
2026 Ranger and Picker - Aurora Hills	23,680.00	23,680.00	
Total - Carts, Ranger and Picker			367,680.00
Grand Total - Golf Equipment Lease			**1,507,968.66**

ORDINANCE NO. 2026-____

A BILL

FOR AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING TO ACQUIRE CERTAIN EQUIPMENT PURSUANT TO THE TERMS OF AN EQUIPMENT LEASE-PURCHASE AGREEMENT BY AND BETWEEN THE AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND OTHER RELATED MATTERS

WHEREAS, the City of Aurora, Colorado, (the “City”), is a home rule municipality, organized and existing under and by virtue of Article XX, Section 6 of the Colorado Constitution; and

WHEREAS, the City is authorized pursuant to Section 31-15-801, C.R.S., as amended, the City’s home rule powers, and Section 2-683 of the City Code to enter into long-term or short-term rental or leasehold agreements in order to provide necessary land, buildings, equipment, and other property for governmental or proprietary purposes, which agreements may include an option to purchase and acquire title to such leased or rented property, and may have a term, at the discretion of the City, in excess of 30 years; and

WHEREAS, in order to provide for the capital asset needs of the City, the City Council of the City (the “Council”) hereby determines that it is necessary and in the best interests of the City and its citizens that the City undertake lease-purchase financing of equipment for use by the City for governmental or proprietary purposes; and

WHEREAS, the City wishes to obtain lease-purchase financing of certain equipment, including vehicles and related equipment for use by the City’s Golf Enterprise, (the "Equipment") to be completed within 12 months of the date hereof; and

WHEREAS, the Equipment is hereby authorized to be financed by a tax-exempt municipal lease purchase financing from the Aurora Capital Leasing Corporation ("ACLC") to the City pursuant to a direct placement of a lease-purchase agreement, or an assignment thereof, as a tax-exempt obligation, with a suitable bank or institutional investor selected by the Finance Director through a request-for-proposals or informal competitive process (a "Financing"); and

WHEREAS, there has been filed for public inspection with the City Clerk in connection herewith a proposed form of Equipment Lease Purchase Agreement (the "Lease"), to be entered into by and between ACLC, as lessor, and the City, as lessee; and

WHEREAS, as specific items of Equipment are acquired by ACLC for the City's use in accordance with the terms of this ordinance (the “Ordinance”), one or more Leases, or schedules thereto, may be executed by and between ACLC and the City in accordance with the parameters set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. *Ratification of Actions.* All actions heretofore taken, not inconsistent with the provisions of this Ordinance, by the Council or the officers of the City directed towards the acquisition of the Equipment and the preparation of the form of the Lease are hereby ratified, approved, and confirmed.

Section 2. *The Equipment.* The City is hereby authorized to obtain lease-purchase financing through one or more lease-purchase agreements with ACLC to acquire up to up to 64 golf carts and lithium batteries for those vehicles, approximately 31 course maintenance vehicles and other related equipment for use by the City's Golf Enterprise, including all equipment, software, warranties, and service contracts accessory thereto and/or associated therewith, which Equipment is to be acquired by or before January 30, 2027. All title to, or other indicia of ownership of, the Equipment is to be initially issued in ACLC's name.

Section 3. *Maximum Principal Amount; Interest Rate; Term*. The principal amount to be financed shall not exceed One Million Eight Hundred Thousand Dollars ($1,800,000.00), the interest component of rental payments to be made by the City shall accrue at a rate not to exceed five and one-quarter percent (5.25%), and the term of any Lease hereunder shall not exceed 60 months. Rental payments may be made annually, semi-annually, or at any other convenient interval as determined by the Finance Director.

Section 4. *Findings; Authorizations*. The Council hereby finds and determines, pursuant to the City's home rule powers and the laws of the State of Colorado, that the acquisition of the Equipment is necessary, convenient, and in furtherance of the governmental purposes of the City and in the best interests of the City and its citizens; and the Council hereby authorizes the acquisition of the Equipment by means of lease-purchase financing.

Section 5. *Agency Relationship*. Pursuant to the Lease, the City shall act as the agent of ACLC solely for the purpose of acquiring the Equipment. The City will do all things necessary to effect the acquisition of the Equipment free and clear of any encumbrances and subject the same to any security interests as may be contemplated under the Lease.

Section 6. *Approval and Execution of Documents; Authorized Officers*. The Lease, in substantially the form filed in the office of the City Clerk prior to the final adoption of this Ordinance, is in all respects approved, authorized and confirmed. The Mayor is hereby authorized and directed to execute and deliver, and the City Clerk is hereby authorized and directed to affix the seal of the City to, and attest, each Lease hereunder in substantially the form filed with the City Clerk, with such changes as are not inconsistent with the intent of this Ordinance and as approved by the City Attorney. The Council hereby designates the Finance Director to act as "Authorized Officer" under the Lease. The Finance Director is hereby authorized to determine, based on the recommendation of the City's financial advisor, whether the Financing will be completed through a single disbursement of funds sufficient to acquire all of the items of Equipment contemplated by this Ordinance or the phased disbursement of funds for the acquisition of individual items of Equipment as they become available. To the extent the Finance Director determines that a phased disbursement of funds is preferred, changes to the Lease not inconsistent with the intent of this

Ordinance and as approved by the City Attorney or designee to accommodate a master lease structure are hereby authorized. Prior to the execution of each Lease, the final terms of the Financing, the description and price of the Equipment subject to the Lease, and the schedule of rental payments allocated to the Equipment under the Lease shall be approved by a certificate executed by the Finance Director (the "Final Terms Certificate") and attached as a schedule to the Lease.

Section 7. *Additional Documents*. The City Clerk is hereby authorized and directed to attest all signatures and acts of any official of the City in connection with the matters authorized by this Ordinance. The Mayor and the Authorized Officers are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Ordinance.

Section 8. *No General Obligation or Other Indebtedness*. The obligation of the City to make rental payments under the Lease is subject to annual appropriation by the Council and constitutes an undertaking of the City to make current expenditures. Such payments are subject to termination and nonrenewal by the City in accordance with the provisions of the Lease. No provision of this Ordinance or any Lease hereunder shall be construed as constituting or giving rise to a general obligation or other indebtedness or multiple fiscal year financial obligation of the City within the meaning of any home rule, constitutional or statutory debt limitation nor a mandatory charge or requirement against the City in any ensuing fiscal year beyond the current fiscal year.

Section 9. *Expression of Need*. The City hereby declares its current need for the Equipment. It is hereby declared to be the present intention and expectation of the Council that each Lease will be renewed annually until title to all of the Equipment is acquired by the City pursuant to the Lease; but this declaration shall not be construed as contractually obligating or otherwise binding the City.

Section 10. *Reasonable Rentals*. The Council hereby determines and declares that, after execution and delivery of each Lease, the rental payments due thereunder will represent the fair value of the use of the Equipment and the purchase price, as defined therein, will represent, as of any date upon which the City may exercise its option to purchase such Equipment, the fair purchase price of such Equipment. The Council further hereby determines and declares that, after the execution and delivery of each Lease, the rental payments due thereunder will not exceed a reasonable amount so as to place the City under an economic or practical compulsion to renew the Lease or to exercise its option to purchase the Equipment pursuant to the Lease. In making such determinations, the Council has given consideration to the cost of acquiring and installing the Equipment, the uses and purposes for which the Equipment will be employed by the City, the benefit to the citizens of the City by reason of the acquisition and use of the Equipment pursuant to the terms and provisions of each Lease, the City's option to purchase the Equipment, and the expected eventual vesting of title to, or other indicia of ownership of, the Equipment in the City. The Council hereby determines and declares that, after execution and delivery of each Lease, the maximum duration of the portion of the Lease allocable to any item of Equipment separately identified in the payment schedule appended thereto will not exceed the weighted average useful life of such item of Equipment.

Section 11. *Confirmation of Prior Acts*. All prior acts and doings of the officials, agents and employees of the City which are in conformity with the purpose and intent of this Ordinance and in furtherance of the purchase of the Equipment are in all respects ratified, approved and confirmed.

Section 12. *Severability*. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 13. *Repealer*. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 14. *Publication*. Pursuant to Section 5-5 of the City Charter, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Hanosky Hernandez HK
HANOSKY HERNANDEZ, Sr. Assistant City Attorney