Recap—June 5

1. What is Planning? Why Plan?
   • History of Planning in Aurora
   • A Brief History of Planning & The Importance of Design
   • Planning Lessons from Austin, TX

2. Community Elements
   • Land Uses, Buildings & Public Spaces
   • Mobility Networks
   • How Elements Relate
   • Break
   • Plan Making

3. Planning Activity
   • Envision the future of Aurora
Overview – Day 2

1. Metro Center Site Planning Activity
   - Report-outs from Activity Day 1
   - Site Analysis from a Planner’s perspective

2. How Plans are Implemented & Getting Involved
   - Implementing Plans
   - Urban Renewal
   - How to get involved
   - Questions?
Roles, Tools & Processes Pt. 2: Creating an Area/Neighborhood Action Plan

Mindy Parnes
Planning in a nutshell

1. Where are you now?
2. Where do you want to be?
3. How do you get there?
We all see things differently
Outreach: Communication & Collaboration

Planners...

Work with property owners, developers and builders to facilitate construction and investment.

Advocate for the community’s vision and implement adopted policies.

Provide data, information and experience to inform decision-making.

Engage the community on important issues.
Site Analysis and Neighborhood Profile

1. Treasures, Challenges and Vision
2. Set Baseline
3. Measure Success
Tools: Action Plan Components

1. Create a Neighborhood or Area Profile - DATA, DATA, DATA
2. Outreach and Steering Committee
3. Devise a Vision Statement
4. Outline Objectives
5. Define Action Steps
6. Prioritize the Action Steps
7. Identify the Responsible Parties
8. Have the document adopted by the local jurisdiction
Tools: Implementation through Zoning

What is zoning?

What does zoning control?

Why do we have zoning?

How does zoning protect and benefit the community?
What is Zoning Anyway?

RULES & REGULATIONS THAT ATTACH TO THE LAND

• Promotes the public health, safety, and general welfare
• Controls the physical character and form of what may be built on land in particular locations
• Controls the way buildings and sites are used in particular locations
• Regulates compatibility of new development and uses with existing neighborhoods
Tools: Design Standards

Site Layout

Site Design and Landscaping

Parks and Open Space

Building Form

Relationship with Street
Other Tools: Urban Renewal, Public & Capital Improvements/Grants

How are public improvements done?
• Public Improvement Plans

Capital Improvement Plan/Grants?

Bonds for capital improvements
• Identifies specific projects
• Five-year plan
Communicate VISION visually

BEFORE
Tools: Community Empowerment

**Neighborhood Group:** Start or join a Neighborhood Watch group, or an iWatch group to address speeding vehicles in the neighborhood, or an Adopt-A-Street group to clean up litter along a section of a road.

**Block Party:** Neighborhood block parties are a fun way to build neighborhood connections. Host a block party with your neighbors throughout the year or on special days such as National Night Out or Good Neighbor Day.

**Neighborhood Activities:** Residents may want to join a community garden or host a neighborhood garage sale.

- Next Door
- Block Meister
- Registration
- Neighborhood Planning Website (COA)
- Watch City Council Meetings
- Come to Public Hearings
- Storytelling
- Study Circles
AUTHORITY & ROLE OF THE URBAN RENEWAL IN AURORA

- AURA was created by City Council to eliminate blighted properties; Council + 4 serves as the Authority Board
- AURA is a quasi-governmental agency governed by State Statute independent of Aurora City Charter and Municipal Code
- State statute establishes criteria for determining blight conditions
- City Council designates blighted areas and approves urban renewal plans
- AURA implements urban renewal plans utilizing Tax Increment Funds
- AURA, upon authorization of City, has ability to condemn property; City is generally condemnation adverse
WHY DO REDEVELOPMENT PROJECTS NEED AURA ASSISTANCE?

- Land acquisition costs high due to existing improvements on property or relative to size of parcel
- Building demolition and/or environmental conditions requiring remediation
- Increased costs associated with meeting code requirements given land constraints (i.e. parking structures, underground detention, etc.)
- Rents or sales prices, based on market conditions, less than needed to cover cost of construction
- Project enhancements to benefit community or general public required or requested by City
- Condemnation or property can have significant cost implications (i.e. legal, “market” value, cost relative to time)
URBAN RENEWAL AREAS AND PROJECTS

- 19 Distinct Urban Renewal Areas within City
- 29 Tax Increment Areas within URA’s
- Many other areas of City eligible for urban renewal designation
- 15 Urban Renewal Projects Completed, in Process, or in Evaluation/Negotiations

Hyatt Hotel & Conference Center 14th & Victor
Completed
Gardens on Havana Havana @ Mississippi
Completed

Forum at Fitzsimons
Colfax @ Potomac
Leasing Underway
Stanley Marketplace  
Dallas @ 25th  
Completed

Stanley Apartments  
Dallas @ 23rd  
Commencing Fall 2018
Metro Center TOD Alameda @ Sable
Pending TIF Funding Approval

Parkside TOD Alameda @ Sable
Pending TIF Funding Approval
**Fan Fare**  Havana @ 4th
*Pending Plan & TIF Funding Approvals*

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**Plaza @ Nine Mile Station**
Peoria @ Parker
*Phase 1 (King Soopers) Under Construction*
Iliff Station TOD  Iliff @ Blackhawk
Under Construction

Gaylord Hotel & Conference Center
Under Construction
**Ovis Mixed Use** Peoria @ 17th
*In Negotiations*

**Alta @ Fitzsimons** Colfax @ Fitzsimons Parkway
*In Evaluation & Negotiations*

**Fletcher Plaza/Arts District** 2 Locations
*Preliminary Discussions/Evaluation*
Getting Involved
Brenden Paradies
Web Resources: Property Info
Maps

The city of Aurora produces a large assortment of geographic data, maps, and applications in support of operations like public safety, utilities, and planning.

Contact Aurora GIS (Geographic Information System) at gis@auroragov.org
Web Resources: Projects

Neighborhood Planning Page

Active Application Map

Project List: aurora4biz.org
Project List:

City of Aurora
Development Application Review

Folder Name: BRAVADA NEHER ANNEXATION AT CCSC- INITIAL ZONING TO NEMP-MRES
Folder Status: Ready for CC
Project Create Date: Monday, October 03, 2016
Address:
Case Manager: Nathan Owens
DA Number: DA-2016-00
Number of Comments: 5
Description: INITIAL ZONING OF 161.58 ACRES MORE OR LESS TO NORTH EAST PLAINS- MEDIUM DENSITY RESIDENTIAL PETITION NO 1 BRAVADA/NEHER
Condition:

Copyright: 2017 Version: 1.0
15151 East Alameda Parkway, Second Floor | Aurora, Colorado 80012
Phone: 303-729-7250 | Fax: 303-729-7268 | Email: PlanReview@auroragov.org
### Project List

**City of Aurora**

**Development Application Review**

#### Current Files (Hide)

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**Files Flagged as Resubmit**

| Case Files - 1st Review Comments          | Planning File Mgmt            | 1S                                               | 11/3/2015  |          |      |
Project List
Home Owners Associations & Neighborhood Groups

Join your area’s neighborhood group or start a new one.

Projects are referred to all neighborhood groups within 1 mile.
Meetings

Neighbor 2 Neighbor Meetings through Neighborhood Services.
Boards and Commissions, City Council

Apply for a board or commission position!

Someday you may decide to run for City Council!
Urban Design Activity: Metro Center
Urban Design Activity

URBAN DESIGN ELEMENTS
- Shops/Businesses/Restaurants
- Signage
- Homes/Apartments/Schools
- Lighting/Planters/Benches
- Open Space/Parks/Trees
- Sidewalks/Roads/Bike Paths