



PLANNING ACADEMY

June 12, 2018

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

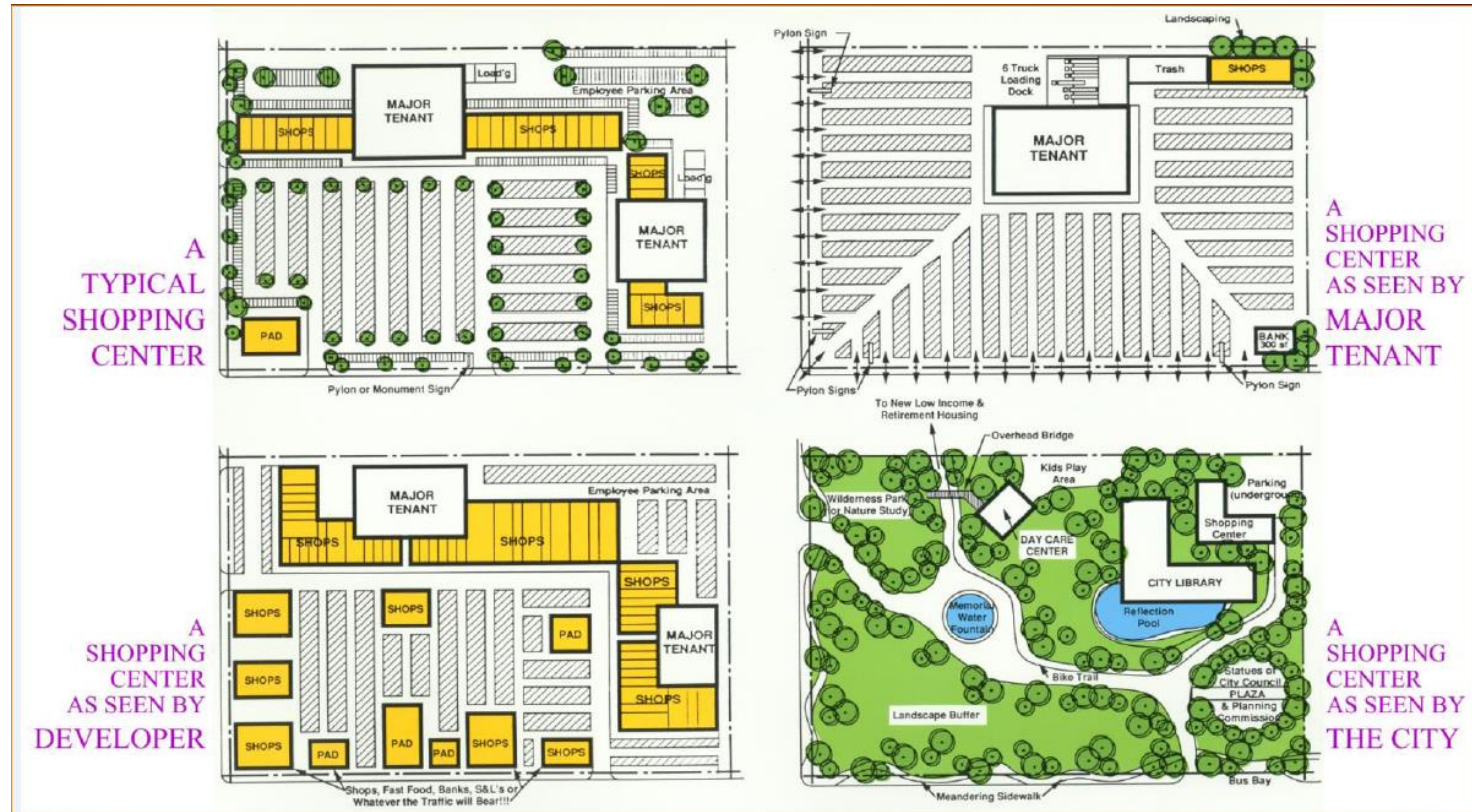
Mindy Parnes

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*



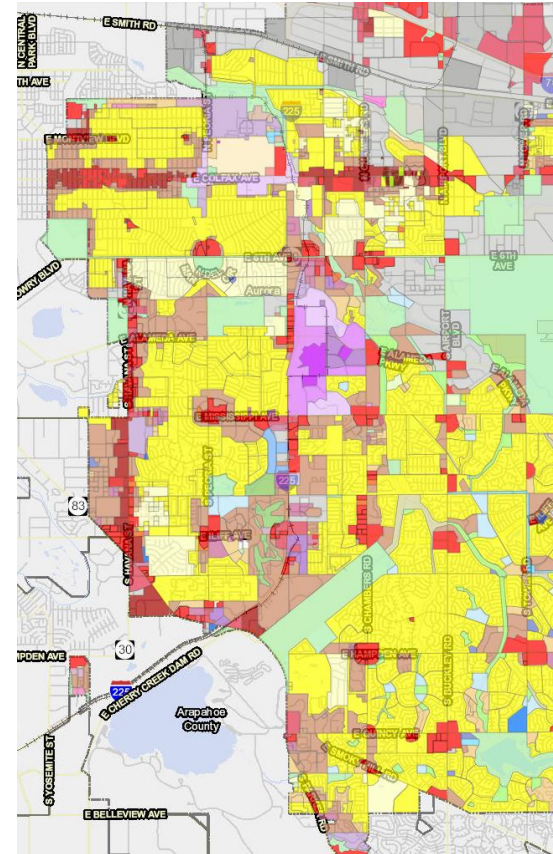
Tools: Implementation through Zoning

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

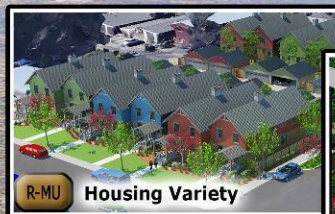
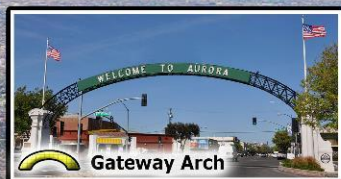
- Promotes the public health, safety, and general welfare
- Controls the physical character and form of what may be built on land in particular locations
- Controls the way buildings and sites are used in particular locations
- Regulates compatibility of new development and uses with existing neighborhoods



Planning &
Development
Services

ZONING CODE UPDATE AREAS OF OPPORTUNITY

**POSITIVE
CHANGE**
Aurora's Future is Bright



LEGEND	
OA-MS	Original Aurora Main Street
OA-Gen	Original Aurora General
FBA	Fitzsimons Boundary Area
R-MU	Residential Mixed-Use
OA-R2	Original Aurora R-2
OA-R1	Original Aurora R-1
Open	Open



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



AFTER



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





Roles, Tools, and Processes Pt. 3: Urban Renewal

Tony Chacon

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



**Aurora Urban
Renewal Authority**

WHY DO REDEVELOPMENT PROJECTS NEED AURA ASSISTANCE?



**Aurora Urban
Renewal Authority**

- 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



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



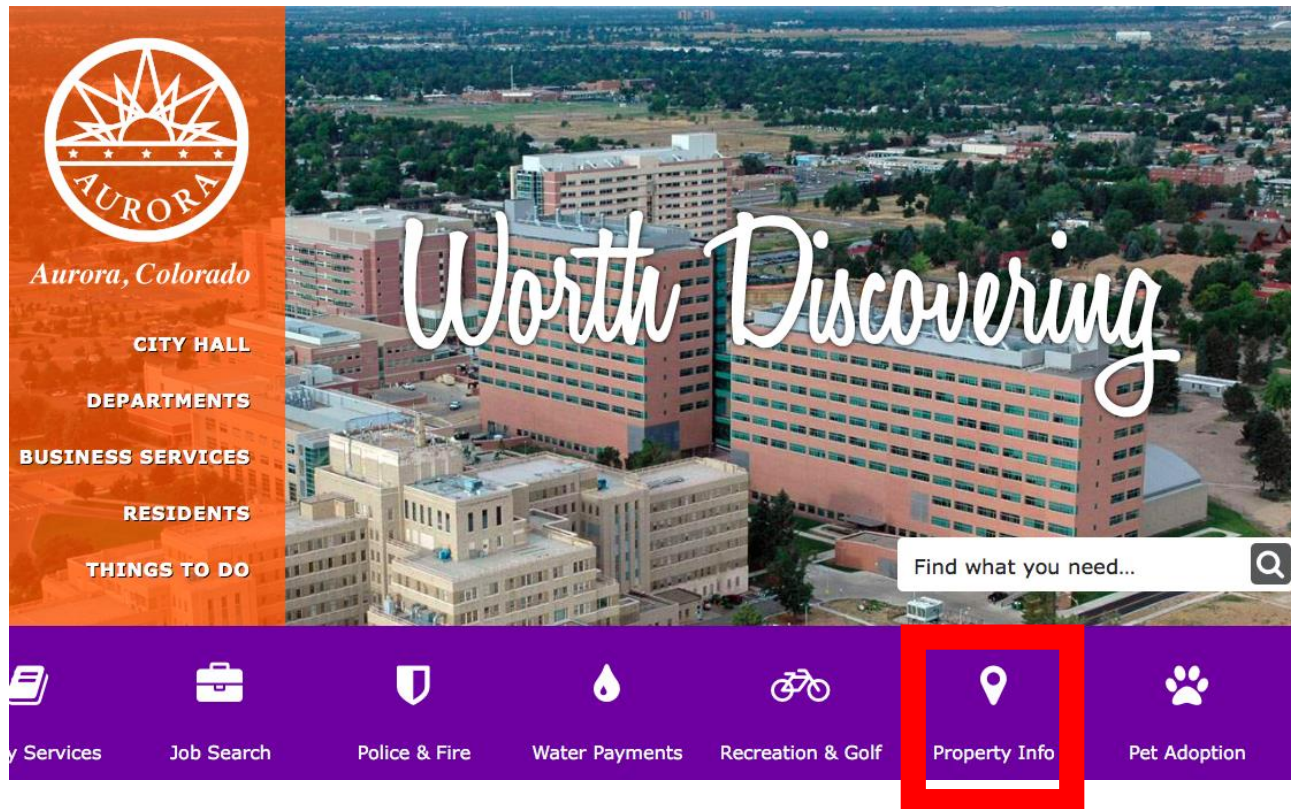
Fletcher Plaza/Arts District 2
Locations
Preliminary Discussions/Evaluation



Getting Involved

Brenden Paradies

Web Resources: Property Info



Aurora Property Info

Map



- ▶ My Property
- ▶ My Neighborhood
- ▶ My Government

City Hall

> Maps

Aurora Water Maps

Boundary Maps

City Facilities Maps

Developer Maps

Floodplain Map

Land Use & Zoning Maps

Neighborhood Maps

Open Data

Public Safety Maps

Sex Offender Map

Snow Plow & Street Sweeper Maps

Socioeconomic Map

Trail & Bike Maps

Transportation Map

Road Construction Updates

Read More

Dockless Bike Sharing Arrives in Aurora

Maps

City of Aurora / City Hall / Maps

A-

A+

Click for full Aurora Maps Home Page

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

Property Information

Aurora Development Tour

Survey Control Map

Aurora Open Data

Gallery for City of Aurora, Colorado Maps

Search gallery

View Count

Aurora Property Info

Property information map for the City of Aurora, Colorado.

...

Aurora Zoning

Aurora Zoning

...

Aurora Trees

City trees in the City of Aurora, Colorado

...

Aurora Wards

Aurora Wards

...

Aurora Developer

City of Aurora Developer Web Map

...

Aurora Survey Control

Aurora Survey Control

...

Aurora Neighborhoods

Aurora Neighborhoods

...

Aurora Police Stations and PAR Areas

Aurora Police Stations and PAR Areas

...

32

Web Resources: Projects

Neighborhood/HOA Support

City of Aurora / Residents / Neighborhood Resources / **Neighborhood/HOA Support**

Neighborhood Resources
 > **Neighborhood/HOA Support**
 Contact Your Neighborhood Liaison

NE transportation plan public meeting June 21
 Read More

Buskers, Brews & BBQ is June 9
 Read More

Aurora Places Plan Draft Ready for Feedback
 Read More

Questions? Access Aurora
 303.739.7000

Neighborhood Liaison Program
 Neighborhood Liaisons help residents and businesses connect to valuable information, access services and programs, discover community resources, and develop self-reliance through capacity building.

[Contact Your Neighborhood Liaison](#)

Neighborhood Registration Referral
 Register your neighborhood, community group, business association or homeowners' association with the liaison program and you will receive notice of nearby proposed developments and have the opportunity to comment on these applications. Once registered, your neighborhood will receive information about events, programs of interest and important city notifications. The registration is free.

[Neighborhood Beautification Grant Program](#)
 The city of Aurora has allocated \$60,000 for the Neighborhood Beautification Grant

[Find/Contact Your Liaison](#)
[Register Your HOA](#)
[Map of Neighborhood Associations](#)
[View map as PDF](#)
[Contact Neighborhood Association](#)

Neighborhood Planning Page

Aurora Active Development

Aurora Maps Development Application Review

Find address or place

3,168,185.459 1,120,438.000 Feet

Active Application Map

City of Aurora Development Application Review						
Public Home Aurora4Biz Home Project Search Project List	Project List					
	Status	Name	DA#	CM	Address	Actions
	Approved	10121-10151 E MONTVIEW BLVD - SP-AM	2009-6021-01	Kimberly Kreimeyer 303-739-7126	10121 E MONTVIEW BLVD	View
	Need Final Mylars	11900 E 33RD AVENUE (TERRAPIN CARE STATION) - SITE PLAN AMDT	DA-2007-00	Kimberly Kreimeyer 303-739-7126	11900 E 33RD AVE	View
	Planning File Mgmt	13TH AND I-225 - REZONE	DA-1934-01	Mindy Parnes 303-739-7238		View
My Account Login Forgot Password	Ready for Plg Dir Decision	1445 EMPORIA - RED	2014-6001-00	Kimberly Kreimeyer 303-739-7126	1445 N EMPORIA ST	View
User Guides Public/Agency						

Project List: aurora4biz.org

Project List:



City of Aurora

Development Application Review

Public

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Project Detail

Application

Files

Comments

BRAVADA NEHER ANNEXATION AT CCSC- INITIAL ZONING TO NEP-MRES | Ready for CC

Folder Name: **BRAVADA NEHER ANNEXATION AT CCSC- INITIAL ZONING TO NEP-MRES**

Folder Status: **Ready for CC**

Project Create Date: **Monday, October 05, 2015**

Address:

Case Manager: **Nathan Owens**

DA Number: **DA-2018-00**

Number of Comments: **5**

Description: **INITIAL ZONING OF 161.68 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: 303-739-7250 | Fax: 303-739-7268 | Email: PlansReview@auroragov.org

Project List



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Current Files (Hide)

Type	Phase	Title	Date	Resubmit	View
Case Files - Planning Commission Results Letter	Planning File Mgmt	Planning Commission Results Letter	4/20/2016		
Case Files - Document One	Need 2nd Subm	Zoning Map	3/24/2016		
Case Files - Applicant Response - 1st Review Comments	Need 2nd Subm	Applicant Response to 1st Review Comments	3/24/2016		
Case Files - 1st Review Comments	Planning File Mgmt	1st Review Comments	11/3/2015		
Case Files - Acceptance Letter	1st Referral Sent	ACCEPTANCE LETTER	10/8/2015		
Case Files - Referral Memo	1st Referral Sent	REFERRAL MEMO	10/8/2015		
Case Files - Letter of Introduction/Justification	Submit Application	Bravada Neher Letter of Introduction/Authorization	9/21/2015		
Case Files - Legal Description	Submit Application	Bravada Neher Legal Description	9/18/2015		
Case Files - Vicinity Map	Submit Application	EAA Vicinity Map	9/18/2015		
Case Files - Title Work	Submit Application	EAA Title Commitment	9/18/2015		
Site Plans - Cover Sheet and Engineered Site Plan	Submit Application	Bravada Neher Zoning Map	9/18/2015		
Files Flagged as Resubmit					
Case Files - 1st Review Comments	Planning File Mgmt	1S	11/3/2015		

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Project Detail **Application** **Files** **Comments**

KING SOOPERS #139 AT THE POINT AT NINE MILE - SITE PLAN | 3rd Referral Sent

Public Comments

First Name *Last name *

Business/Organization (if applicable)

Address Line 1

Address Line 2

CityStateZip

PhoneEmail *

Files

Comment (limited to 2000 characters) *
Upload a text document if your comments exceed this length

File Name (Optional)
Choose File no file selected

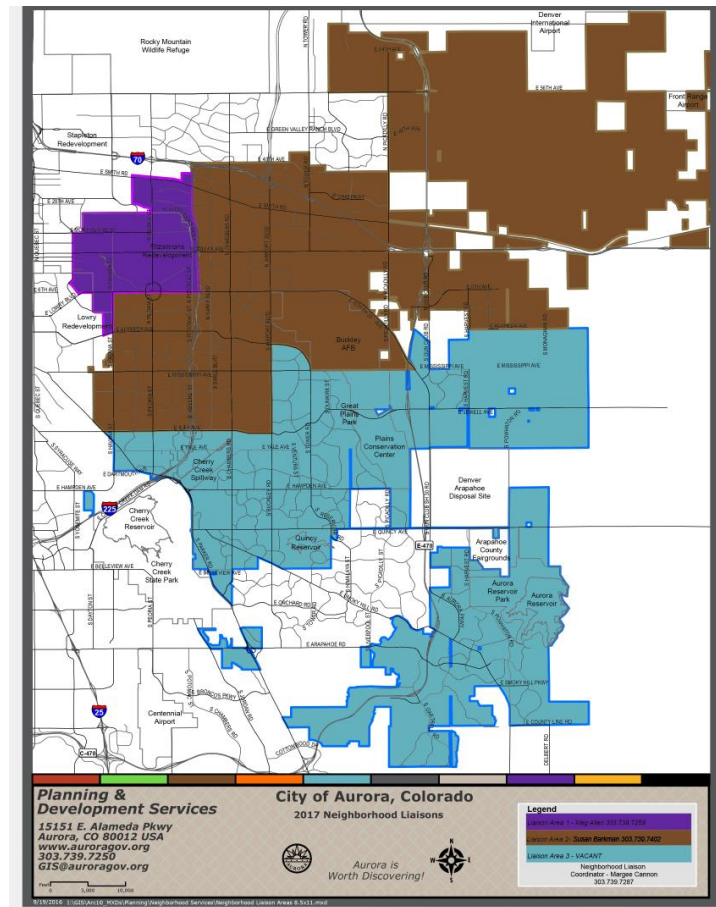
Valid File Types: DOC, .DOCX, JPG, .JPEG, .PDF, .TXT, .XLS, .XLSX
File Size Limit: 90 Megabytes

Submit

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.

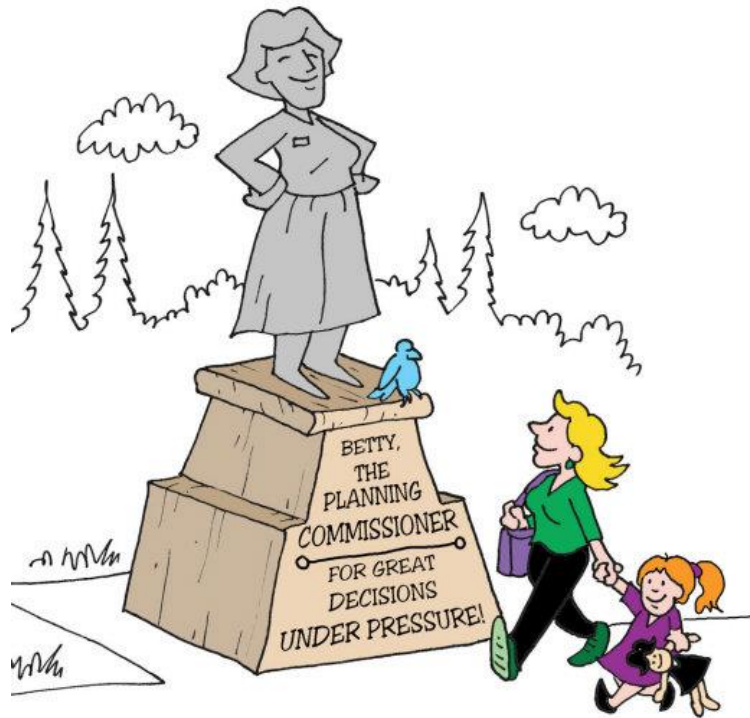


Meetings



Neighbor 2 Neighbor
Meetings through
Neighborhood
Services.

Boards and Commissions, City Council



Apply for a
board or
commission
position!




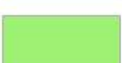

Someday you
may decide
to run for City
Council!

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

