



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

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**STUDY SESSION AGENDA
TUESDAY
January 11, 2022**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

10:45 A.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding PERA and FOP Collective Bargaining Request
11:15 A.M.	ATTENDEE(S):	Doug Edelstein / Michael Sink
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Litigation with the Adams County Treasurer
11:45 A.M.	ATTENDEE(S):	Alisha Reis
	ITEM:	Administrative Item Review / Commissioners Communication
12:15 P.M.	ATTENDEE(S):	Jenni Grafton Hall
	ITEM:	Amendment to Colorado Science & Technology Park Urban Renewal Plan
12:45 P.M.	ATTENDEE(S):	Jillian Coffey / Eliza Schultz / Elisabeth Rosen / Alan Morse
	ITEM:	State Lobbyists Update
1:15 P.M.	ATTENDEE(S):	Jenni Grafton Hall / Ryan Nalty / Jen Rutter / Layla Bajelan / Christy Fitch
	ITEM:	2021 Regulation Amendments: Outdoor Storage
2:15 P.M.	ATTENDEE(S):	Alisha Reis / Chris Kline
	ITEM:	Public Health Transition & Director Update

TO WATCH THE MEETING:

- Watch the virtual Zoom Study Session through our [You Tube Channel](#)

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 11, 2022
SUBJECT: Amendment to Colorado Science & Technology Park Urban Renewal Plan
OFFICE/DEPARTMENT: Community & Economic Development
CONTACT: Jenni Grafton Hall, Director
FINACIAL IMPACT: N/A
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Direct Staff to Proceed into Negotiations on behalf of Board
RECOMMENDED ACTION: Direct Staff to negotiate terms of revenue sharing agreement and to return with final recommendations of agreement for Board to approve prior to February 26, 2021.

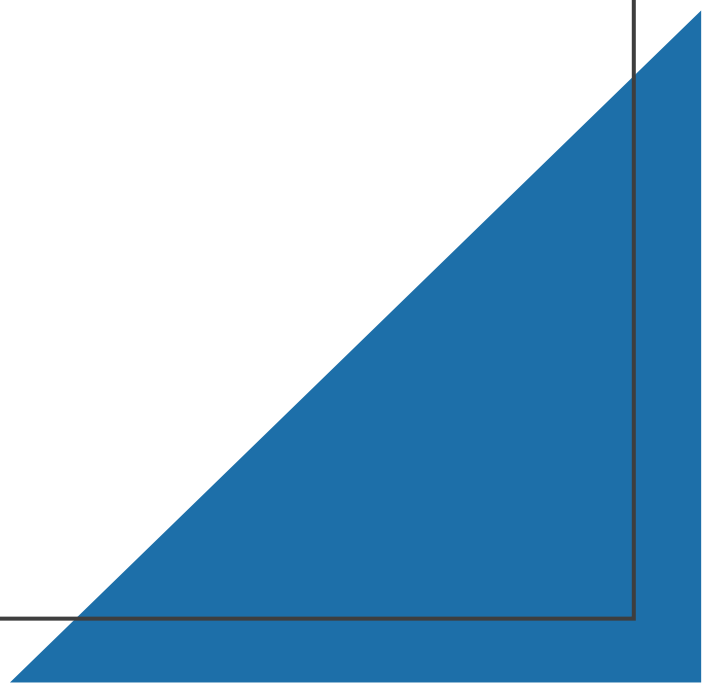
DISCUSSION POINTS:

- Original Colorado Science & Technology Park (CSTP) Urban Renewal Plan (2008) is proposed for amendment based on findings of 2018/2020 blight study.
- Creation of a second Tax Increment Area is proposed for 114-acre portion of the Plan Area, also referred to as the West Area (TIF 2).
- Plan prohibits residential development in this area and estimates development of over 3 million square feet of office and life science facilities, including over 1 million of University of Colorado facilities.
- Development of the TIF 2 area is estimated to produce:
 - 9,120 permanent jobs
 - Assessed value growth from \$8.3 million (base) to \$291 million (at build-out)
 - Transportation and environmental benefits
- Aurora Urban Renewal Authority (AURA) is proposing to share increment revenue as follows:
 - 30% to Adams County (projected to generate \$24 million over 25 years)
 - 60% to the Metro District
 - 10% to AURA for programs that support housing, social services, and small businesses

Amendment to the Colorado Science & Technology Park (CSTP) Urban Renewal Plan and Creation of a 2nd Tax Increment Area within Adams County

Key Terms for Negotiations and Discussions by the Standing Urban Renewal Review Committee (SURRC)

January 11, 2022







History on CSTP URA:

- 1995 U.S. Army Base Realignment & Closure Commission (BRAC) announced closure
- 1999 Base closed, Fitzsimmons Urban Renewal Area created
- 2000 Fitzsimmons Campus Conditions Survey (blight study)
- 2008 Colorado Science & Technology Park (CSTP) Blight Study and Urban Renewal Plan; TIF Area #1 created
- 2016 CSTP rebranded to ***Fitzsimmons Innovation Community***; general development plan amended to reflect changed pharmaceutical/life sciences market conditions
- 2018 Property Conditions Assessment (blight study) for CSTP – West Area; golf course closed and property transferred from U.S. Army to Fitzsimmons Redevelopment Authority
- 2020 Update/Review for 2018 Report



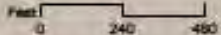
Legend

-  CSTP URA Boundary
-  TIF #1
-  TIF #2 (Proposed)
-  Parcel

Proposed TIF #2

TIF #1

Planning & Development Services
 15151 E. Alameda Parkway
 Aurora CO 80012 USA
 AuroraGov.org
 303.739.7250
 GIS@auroragov.org



City of Aurora, Colorado
 CSTP Urban Renewal Area



July 29, 2021

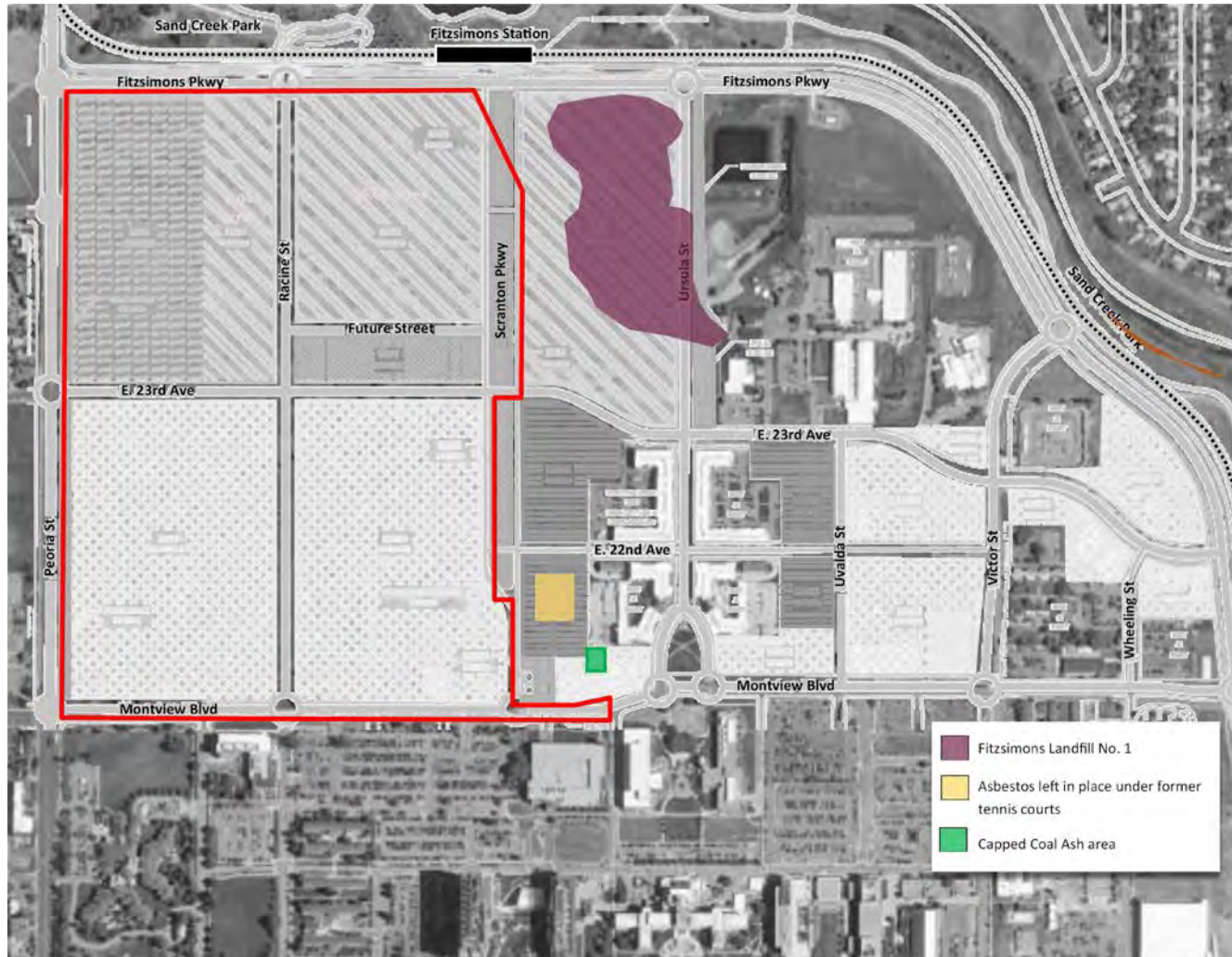


Blight Conditions over Time

Blight Factor	Qualifies 2001	Qualifies 2008	Qualifies 2018
Slum, deteriorated or deteriorating structures	Yes	No	Yes
Predominance of defective or inadequate street layout	Yes	Yes	Yes
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	No	Yes	Yes
Unsanitary or unsafe conditions	Yes	Yes	No
Deterioration of site or other improvements	Yes	No	Yes
Unusual topography or inadequate public improvements or utilities	Yes	Yes	Yes
Defective or unusual conditions of title rendering the title non-marketable	No	No	No
Existence of conditions that endanger life or property by fire or other causes	Yes	Yes	No
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	Yes	No	No
Environmental contamination of buildings or property	Yes	Yes	Yes
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	Not in C.R.S	Yes	Yes
TOTAL QUALIFYING FACTORS	8	7	7

Fitzsimmons Innovation Campus

Environmental Contamination Areas of Concern



Asbestos Containing Materials

- Contaminated soils under tennis courts
- Underground utilities (pipe insulation)

Coal Ash

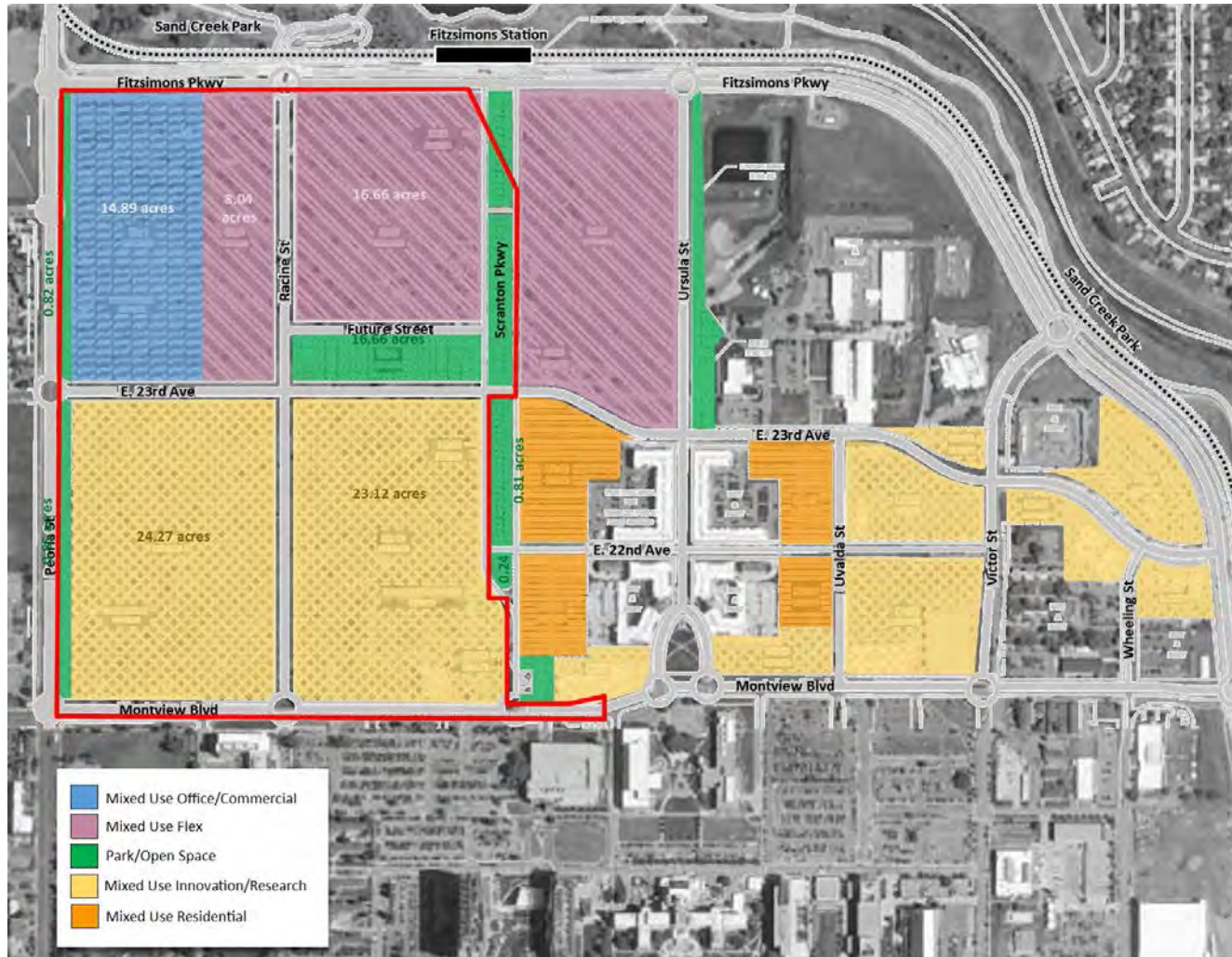
- Currently capped in place

Fitzsimmons Landfill No. 1

- Remediated and closed per CDPHE

Fitzsimmons Innovation Campus

General Development Plan – 184 acres total; 114 in West Area (TIF 2)



Land Use Summary for West Area:

- 14.89 acres Mixed-Use Office/Commercial
- 16.66 acres Mixed-Use Flex Space
- 47.39 acres Mixed Use Innovation/Research
- Parks/Open Space
- 2 miles minor arterial ROW

TIF 2 Project Area:

- Bioscience 1 Building (existing): 92,074 SF
- Bioscience 2 Building (existing): 114,650 SF
- Bioscience 3 Building (existing): 89,091 SF
- Future Office/Flex/Industrial: 2,713,150 SF
- University of Colorado facilities: 1,045,000 SF
- **Total 20-year build-out: 3,008,965 SF**

TIF 1 consists of apartments, townhomes, ground floor retail, an Aurora public school, a charter school, office buildings, and a hotel.

TIF 2 will be almost exclusively a mix of commercial office and flex space, along with ancillary retail and open space. The General Development Plan prohibits residential uses west of Scranton.

Overall Economic Impacts:

The Fitzsimmons Innovation Community and adjacent Anschutz Medical Campus are one of the largest bioscience developments in the country and represent the second largest economic engine in Colorado behind Denver International Airport. An economic impact study in January 2021 of the broader Fitzsimmons Health Sciences Area demonstrated the following impacts:

- **\$10 billion in economic output in Colorado**
- **Direct employment of approximately 28,674 people from 111 entities**
- **High-paying jobs with average annual wages of \$80,406**

TIF 2 Economic Impact Projections:

- **Number of Jobs Created – 9,120 new permanent jobs** (breakdown provided in Impact Report)
- **Assessed value growth from \$8.3 million to \$291 million** (from current base to build-out)
- **Transportation and infrastructure investment of \$67.19 million** (FRA and metro district budget)

Financial Structure of TIF 2

Need for public financing for the project



- Upfront financing of infrastructure estimated to be at least \$83.4 million in first 10 years (\$136 million in total debt service over 25 years)
- University of Colorado development will be exempt
- Over \$1 billion in privately funded, new, taxable commercial buildings to be constructed over 20-year build-out
- In present value terms, total project cost (all vertical and horizontal construction excluding university) estimated at \$369 million

Proposed Revenue Sharing Structure:

- 30% - Adams County
 - 60% - Metro District
 - 10% - AURA for housing, social services, small business support, administration
-
- Projected revenue for Adams County over 25 years: **\$24 million**
 - No revenue is generated if the project does not move forward



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 11, 2022
SUBJECT: State Lobbyists Update
OFFICE/DEPARTMENT: County Manager's Office
CONTACT: Jillian Coffey
FINACIAL IMPACT:
SUPPORT/RESOURCES REQUEST:
DIRECTION NEEDED:
RECOMMENDED ACTION: This is an update on interim task forces and what is ahead for 2022 session

DISCUSSION POINTS:

- Our state lobbying team will be updating us on the Behavioral Health Task force, Affordable Housing Task Force and giving an overview of what to expect moving into the 2022 legislative session.



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 11, 2022
SUBJECT: 2021 Regulation Amendments: Outdoor Storage
OFFICE/DEPARTMENT: Layla Bajelan, Long Range Planner II; Jen Rutter, Development Services Manager
CONTACT: Community & Economic Development
FINACIAL IMPACT: N/A
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Direction on proposed regulation amendments
RECOMMENDED ACTION: That the Board of County Commissioners allow staff to move forward with the proposed regulation amendments.

DISCUSSION POINTS:

- These proposed amendments include text amendments to the outdoor storage regulations.
- The amendments also include the addition of a Fleet Use with performance standards.
- To provide clarity, Staff has proposed additional definitions and performance standards for other principle uses.
- Staff is proposing several process improvements for clarity and to support the business community.
- Staff has held a series of Targeted Public Outreach Meetings through November and December. Through these meetings, we have received valuable feedback to present to the Board.

2021 Code Amendments Outdoor Storage

January 11, 2022

Case Manager: Layla Bajelan

Community and Economic Development Department

Summary

- Targeted Outreach Efforts
- Outdoor Storage
 - Principal
 - Accessory
 - Commercial
 - Industrial
- Fleet Use
- Other Principal Uses
- New Definitions
- Process Improvements
- Timeline

Targeted Outreach Efforts

- Office Hours
 - Tuesdays in November from 5-7 p.m.
- Stakeholder Engagement Forum
 - Tuesday, November 16th from 5-7 p.m.
- Welby Industrial Business Owners Meeting
 - Monday, December 13th from 5-7 p.m.
- Technical Assistance Meetings
- CORA Requests

Definition: Outdoor Storage

Current:

The storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.

Proposed:

Outdoor Storage - The storage of materials for a period greater than 72 hours, not in an enclosed building. Materials include, but are not limited to, vehicles and other any other items for processing and repair. Outdoor storage may be an Accessory Use or a Principal Use. Outdoor storage does not include drive aisles. Merchandise for sale or lease can be considered principal or accessory outdoor storage.

Outdoor Storage, Accessory Use – Outdoor storage, which is incidental and customary in connection with the principal building or use and is located on the same zoning lot as the principal building or use.

Outdoor Storage, Principal Use – Outdoor storage is considered the principal use when 50% or greater of the lot area is used for outdoor storage, or if no other principal use is on the lot. If a more specific use is identified on the Use Chart that better fits what is occurring on the property, then that will be the identified principal use.

Outdoor Storage

	I-1	I-2	I-3
Existing			
In excess of 100% of building area	Conditional	Permitted/Conditional*	Permitted/Conditional*
*Less than 80% of entire lot or less than 10 acres	Conditional	Permitted	Permitted
*In excess of 80% of entire lot or 10 acres	Conditional	Conditional	Conditional
Proposed			
* In excess of 100% of the building area	Conditional	Permitted/Conditional*	Permitted/Conditional*
* In excess of 50% of the of the entire lot or 10 acres	Conditional	Conditional	Conditional

* Whichever is less

Outdoor Storage, Principal

- Zone Districts:

- Permitted in the I-2 and I-3 zone districts
- Conditionally permitted in the I-1 zone district (CUP)
- Prohibited in all other zone districts.

(Same as current)

- Lot Coverage: Outdoor storage in excess of 50% of the entire lot or ten (10) acres, whichever is less, shall require an approved Conditional Use Permit.

(Current is 80% or 10 acres)

- Performance Standards:

- Screening
- Height
- Materials
- Setbacks from property lines
- Access
- Surface Materials

Outdoor Storage, Accessory

- Commercial Zone Districts:
 - Prohibited in the C-0, C-1, and C-2 zone districts
 - Permitted up to 25% of the building area in the C-3, C-4, and C-5 zone districts
 - Conditionally Permitted up to 100% of the building area in the C-5 zone district (CUP)
- Industrial Zone Districts:
 - Permitted up to 25% of the building area in the I-1 zone district
 - Conditionally permitted in excess of 25% of the building area in the I-1 zone district (CUP)
 - Permitted up to 50% of the lot or 10 acres, whichever is less, with an established principal use in I-2 and I-3
- Performance Standards:
 - Screening
 - Height
 - Materials
 - Setbacks from property lines
 - Access
 - Surface Materials

Definition: Fleet

Proposed:

The parking of commercial vehicles in excess of 7,000 g.v.w. for a period less than 72 hours. Fleet is a primary use when there are more than ten (10) commercial vehicles in excess of 7,000 g.v.w. for a period of less than 72 hours. Fleet includes office uses with ten (10) or more commercial vehicles but shall not include light or heavy logistics centers. Fleet can be an accessory use to an established principal use when there are less than ten (10) commercial vehicles in excess of 7,000 g.v.w. for a period of less than 72 hours.

- Zone Districts:

- Permitted up to 30 vehicles or 60% of the lot, whichever is less, in the I-2 and I-3 zone districts
- Conditionally permitted if more than 30 vehicles or 60%, whichever is less, of the lot in the I-2 and I-3 zone districts (CUP)
- Permitted as an Accessory Use

Fleet

- Performance Standards:
 - Minimum Parcel Area: one (1) acre
 - Vehicular Access: Principal vehicular entrance and exit on a State Highway, arterial or collector road.
 - Surface material: All vehicles shall be stored on a hard-surfaced material, concrete or asphalt, or another suitable surface as approved by the Director of Community and Economic Development.
 - Emergency Access: Vehicles shall be arranged in a neat and orderly manner so that emergency vehicles may be able to access within one hundred (100) feet of any portion of the property. Additionally, all operations shall comply to the requirements of the local fire district.
 - Landscaping: Boundary landscaping shall conform to the Type D Bufferyard standard.
 - Setbacks: All fleet uses shall be set back behind the building on the property line or fifty (50) feet from the front setback and a minimum of thirty (30) feet from any adjacent properties that are not zoned as Industrial.
 - Screening: All fleet vehicles shall be screened from adjacent properties and the public ROW with an eight-foot screen fence.
 - Timeframe: All vehicles that remain on the property for 72 hours or longer shall be considered outdoor storage and must meet the accessory outdoor storage regulations of the underlying zoning district.

Other Principal Uses

Principal industrial/commercial Uses with outdoor storage component:

- Salvage Yard
- Landscape Storage Yards
- Machinery, **Truck, and Heavy Equipment** Sales
- RV and Boat storage
- Auto Towing and Storage
- Heavy Construction Contractors
- Auto/ Truck rental/leasing (70%)
- Automobile Dealership (70%)
- **Truck, trailer, and horse trailer sales and rental (80%)**

Salvage Yard Performance Standards

- Minimum Parcel Area: Two (2) acres
- Screening: The salvage operations and yards shall be enclosed by a screen fence at least eight (8) feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
- Maximum Lot Coverage: The maximum lot coverage by stored materials shall be eighty percent (80%).
- Setback: All materials must be setback a distance equal to the front setback of the underlying zone district. All materials shall be setback from the rear and side property lines at a distance equal to or greater than the height of the fence.
- Stored Materials: The applicant shall demonstrate the stored materials will not pose a danger to surrounding properties or residents, due to noise, runoff, animal or insect populations or other factors.
- Additional Conditions: The Director of Community and Economic Development may add additional conditions in order to protect the general welfare of citizens.

New Definitions

- Drive Aisle: The clear space used exclusively for the maneuvering and circulation of motor vehicles and in which parking and storage is prohibited. In no case shall a drive aisle be less than 12 feet in width. Drive aisle widths may be increased for emergency access, as required by the local Fire District standards.
- Fleet Vehicles: Motor vehicles, trailers, and pole trailers used by a Fleet operator. Fleet vehicles are exempted from the definition of Outdoor Storage if maintained within a fleet use.
- Hazardous Material: Any article, substance, material, or mixture capable of posing a risk to health, safety, property, or the environment; is listed or classified as hazardous in regulations based on toxic, corrosive, oxidizing, reactive, flammable, combustible, carcinogenic, pathogenic, and/or radioactive characteristics; and not considered inert material as defined in CRS 25-15-101(9).

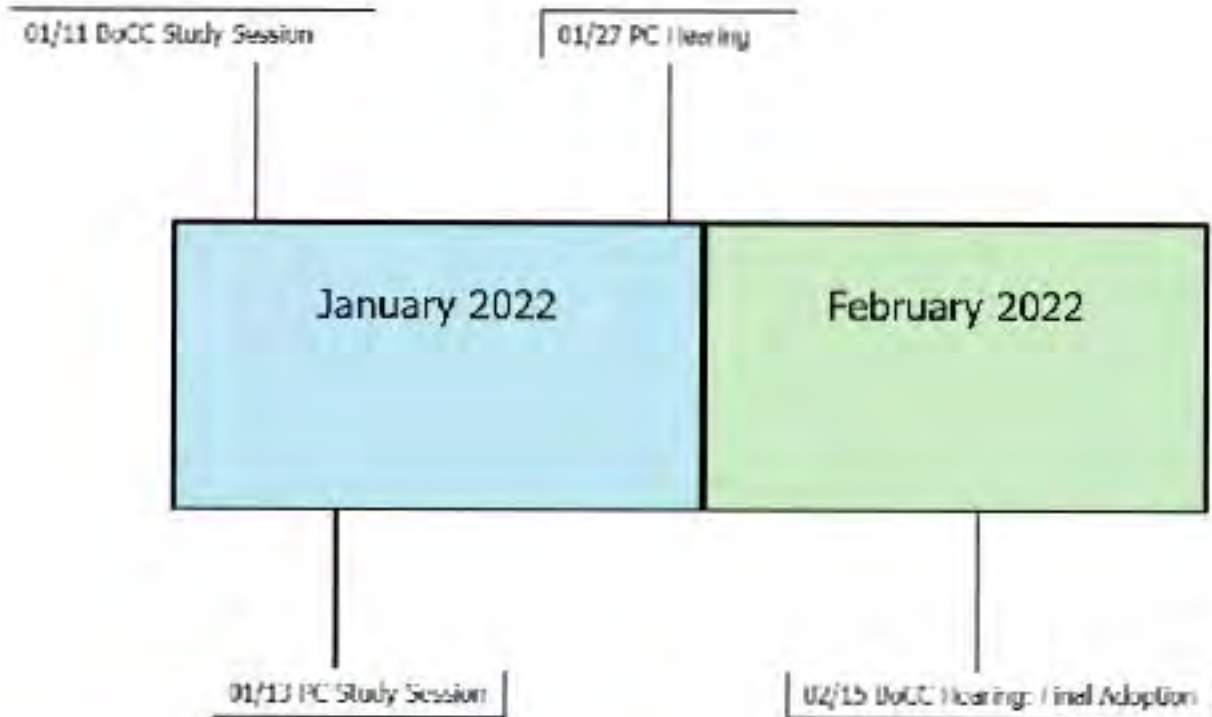
New Definitions

- Heavy Construction Contractors: contractor or builder engaged in activities such as, but not limited to, paving, highway construction, and utility construction.

Process Improvements

- Zoning Use Permit
 - Currently known as: Change in Use Permit
 - Required to establish or change a permitted use on a property
 - Ensures conformity with the requirements of the Development Standards & Regulations
 - Parking
 - Landscaping
 - Performance Standards
- Zoning Verification Letter +
 - Confirms zone district and allowed uses (current ZV Letter)
 - Involves property and permit history research
 - Includes a director determination on current use and compliance status
- Update Fee Schedule to reflect these new permits/services
 - ZVL = \$150 (current)
 - ZVL+ = \$300
 - Zoning Use Permit = \$300

Timeline





STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 11, 2022
SUBJECT: Public Health Transition Update
OFFICE/DEPARTMENT: CMO
CONTACT: Alisha Reis/Chris Kline
FINACIAL IMPACT: N/A
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Update Only
RECOMMENDED ACTION: Update Only

DISCUSSION POINTS:

- Transition planning and Transition Director recruitment update.



Adams County Public Health Transition Update



Transition Director

- Final interviews conducted and offer made to final candidate
- Formal announcement in the coming days
- Once hired will begin assembling our planning and implementation team
 - Admin Coordinator
 - 2 public health planners



Considerations

- Extending our service agreement with TCHD until 2024 or 2025.
 - Estimated annual cost \$6,500,000
 - Prevents service delivery disruption of all core public health services to our residents
- Allows us time to fully examine an expanded behavioral/mental health delivery system.
- Allows us time to begin standing up our model using the SDOH.