

Development and Dedication Requirements City of Aurora, Colorado

TPL Developer Park Partnership Strategies, Session 3
March 8, 2023



Michelle Teller, Senior Planner
Parks, Recreation and Open Space

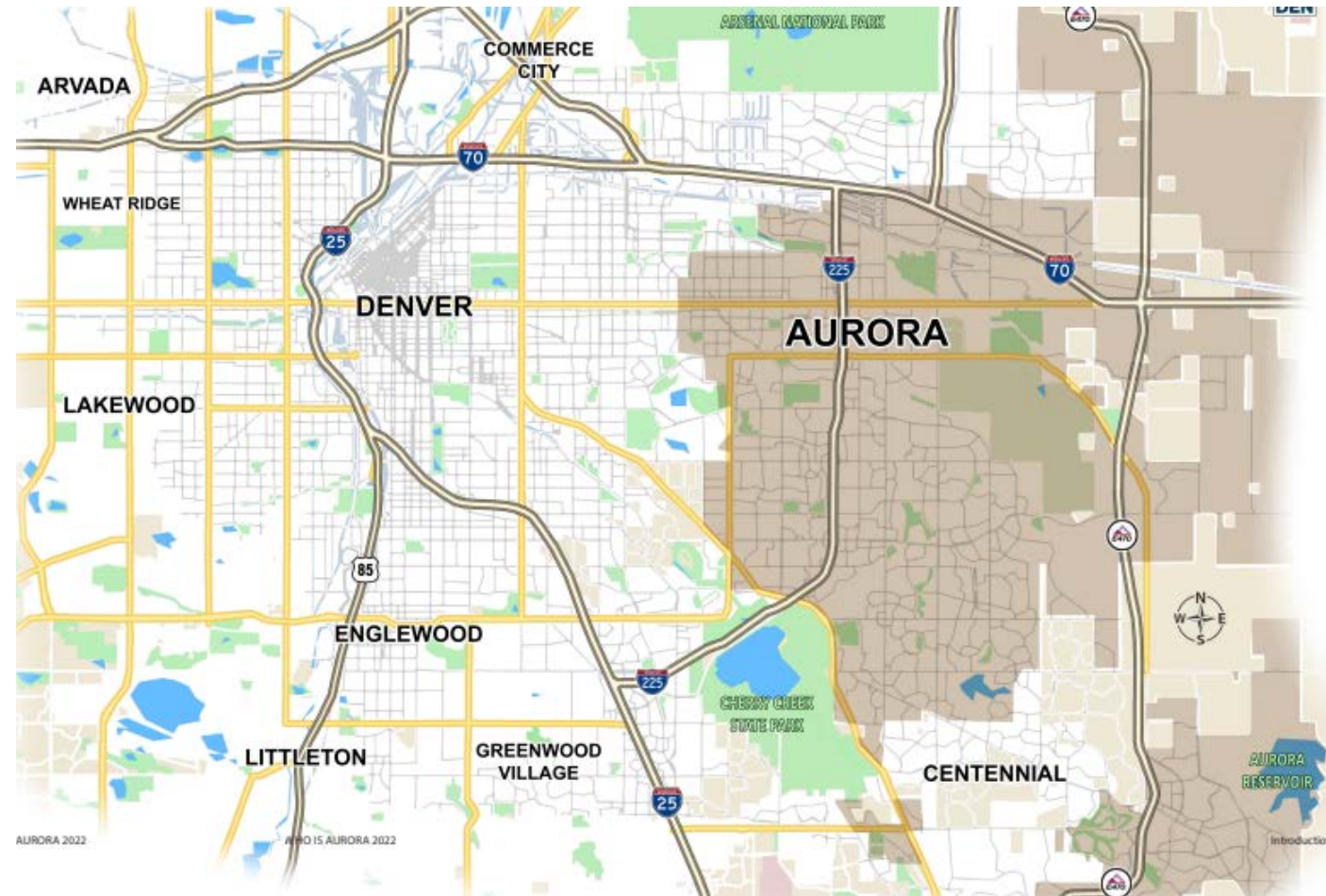
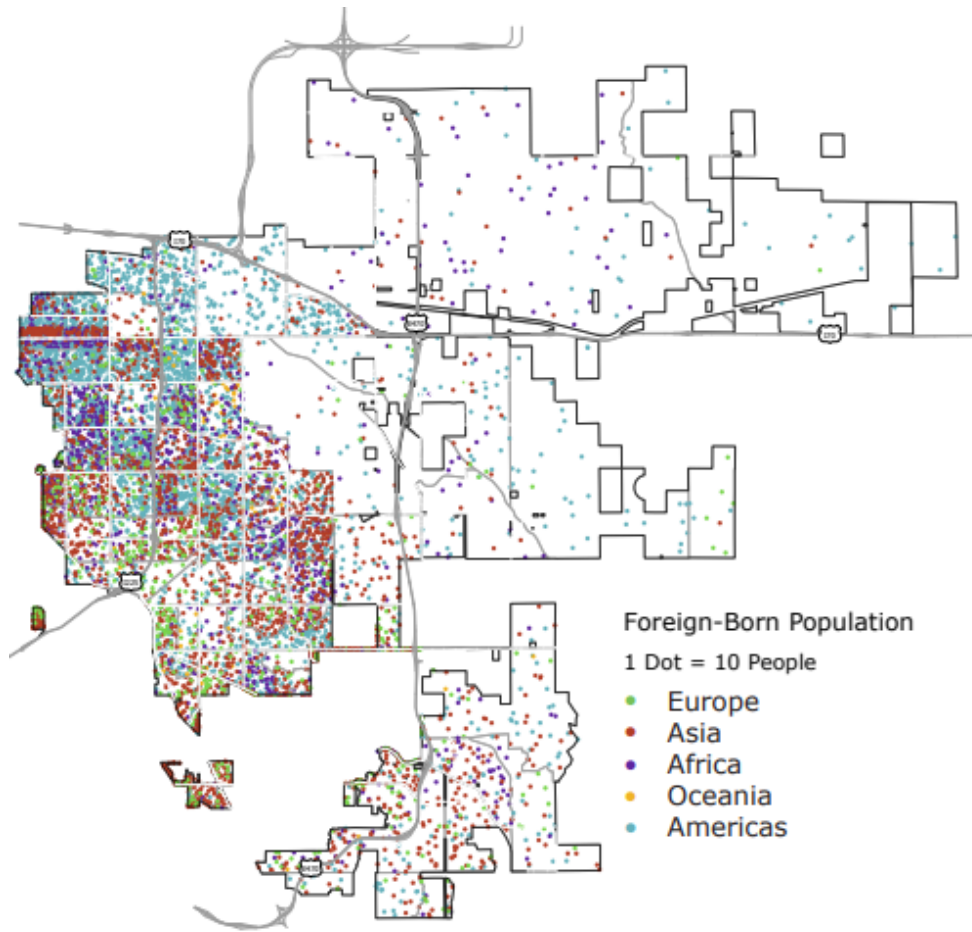
Presentation Overview

- Current dedication standards
- Historic inequities in Aurora
- Reflections on limitations
- Moving toward an equitable system



Aurora Context

Aurora is the 3rd largest city in Colorado



Aurora Parks, Recreation and Open Space

CITY OF AURORA PARKS & OPEN SPACE

8,000 acres of open space

119 miles of trails

103 parks

3 nature centers

2 reservoirs



Park Development Requirements



Infill or Transit Oriented Development



Greenfield Development



Park Design and Dedication Requirements



Pocket Park | Fairplay Park



Neighborhood Park | Montview Park



Community Park | Expo Park



Cultural & Historic Site | Delaney Farm



Special Use Park | Sports Park



Natural & Conservation Areas | Plains Conservation Center



Small Urban Park | Fletcher Plaza



Greenway | High Line Canal Trail

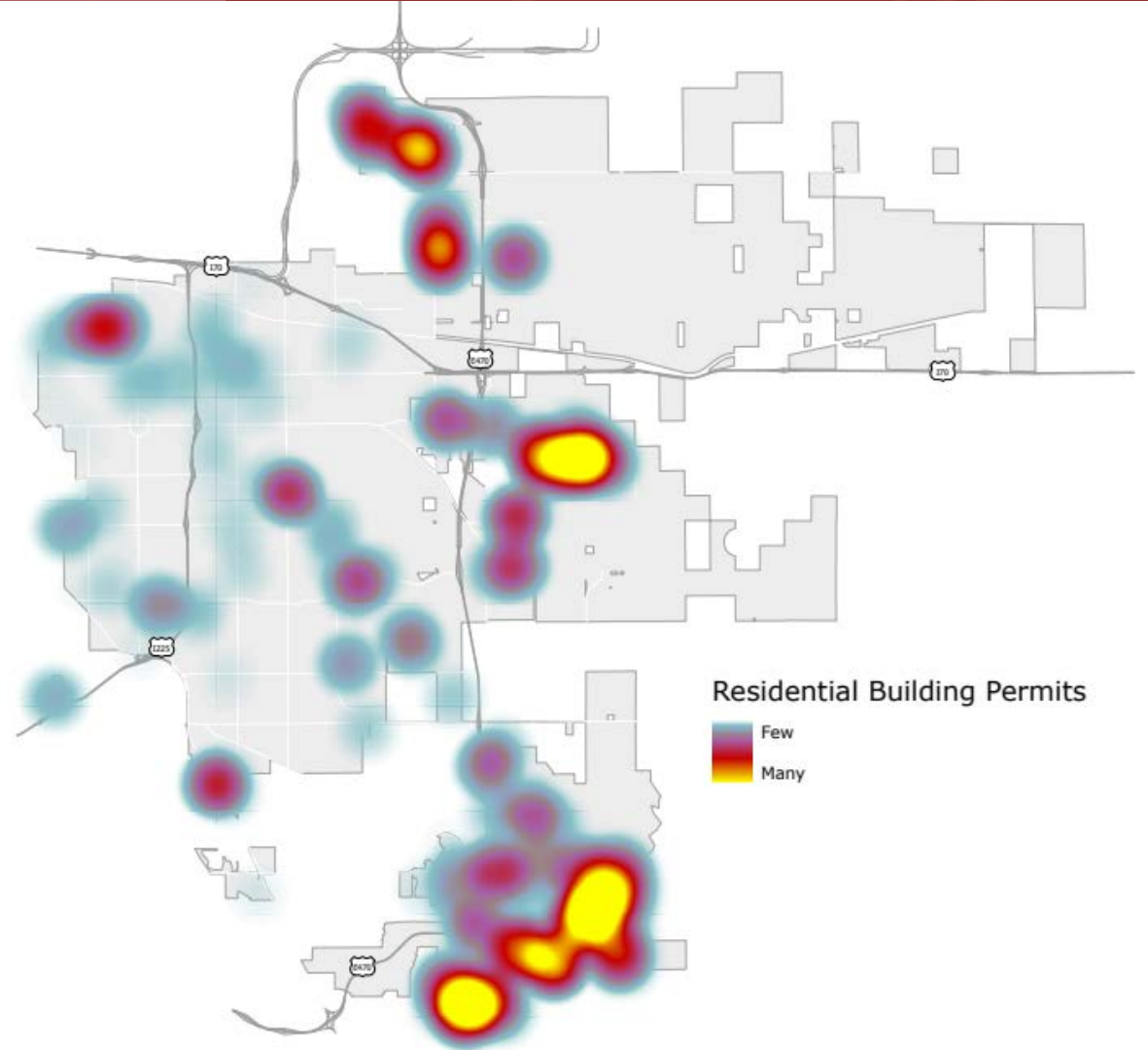


Regional Park | Aurora Reservoir

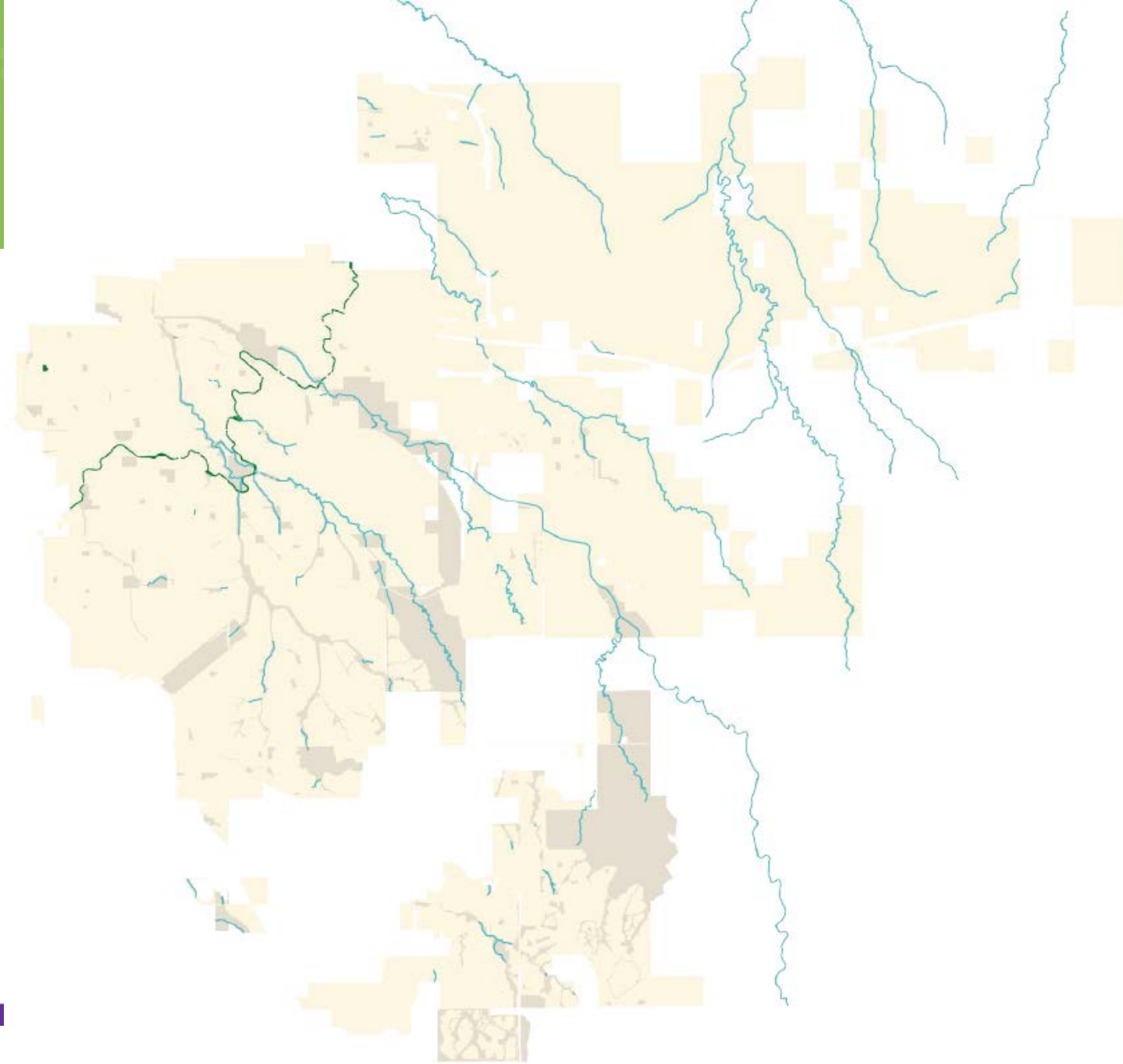
- Minimize size criteria
- Design requirements

Historic Inequity

- Over time growth in Aurora has continued out to the east.
- Development standards have changed, more P&OS required since 1925.
- Higher density, mostly built out in 'Original Aurora' with little room to expand.



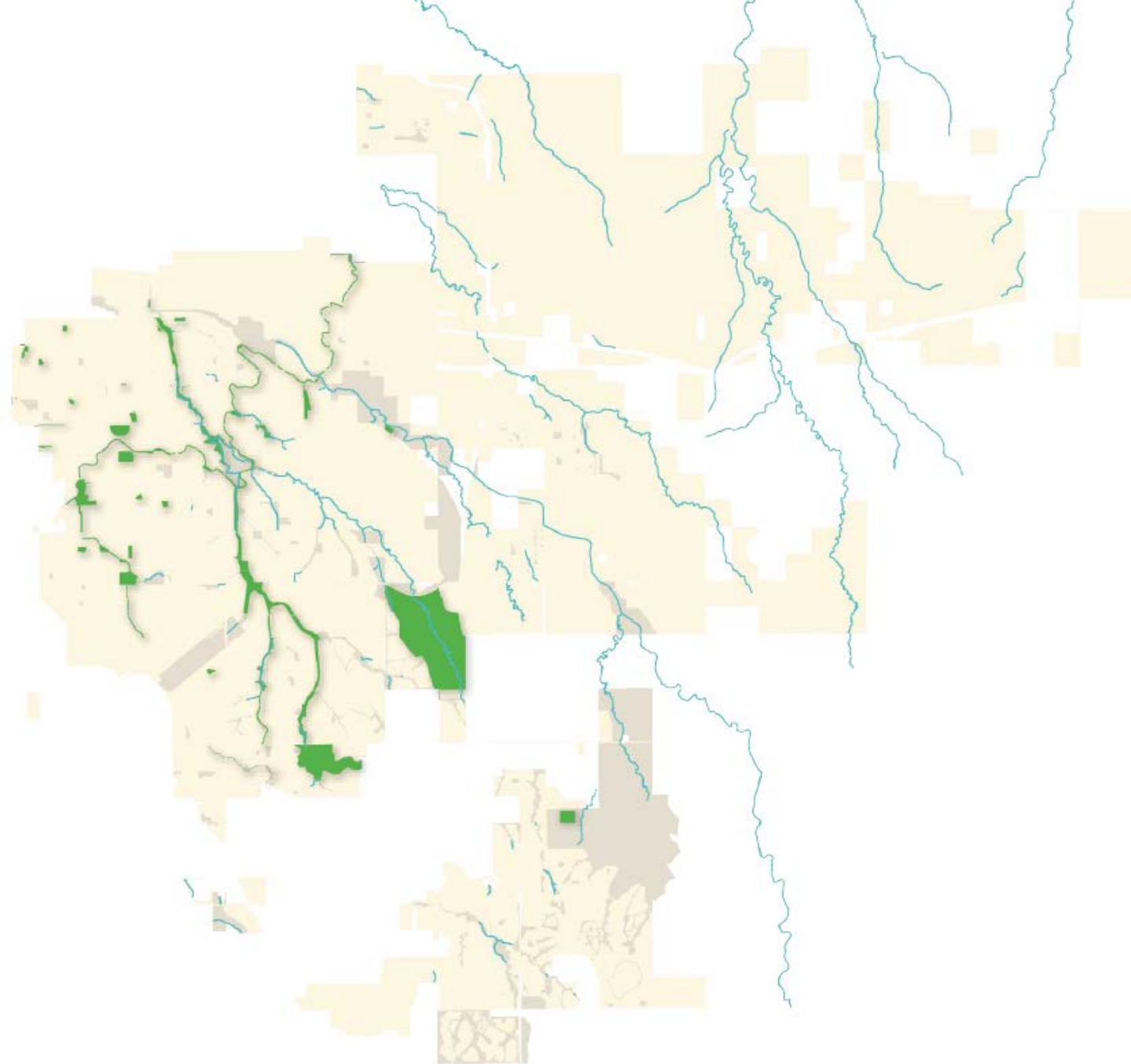
Pre-1925



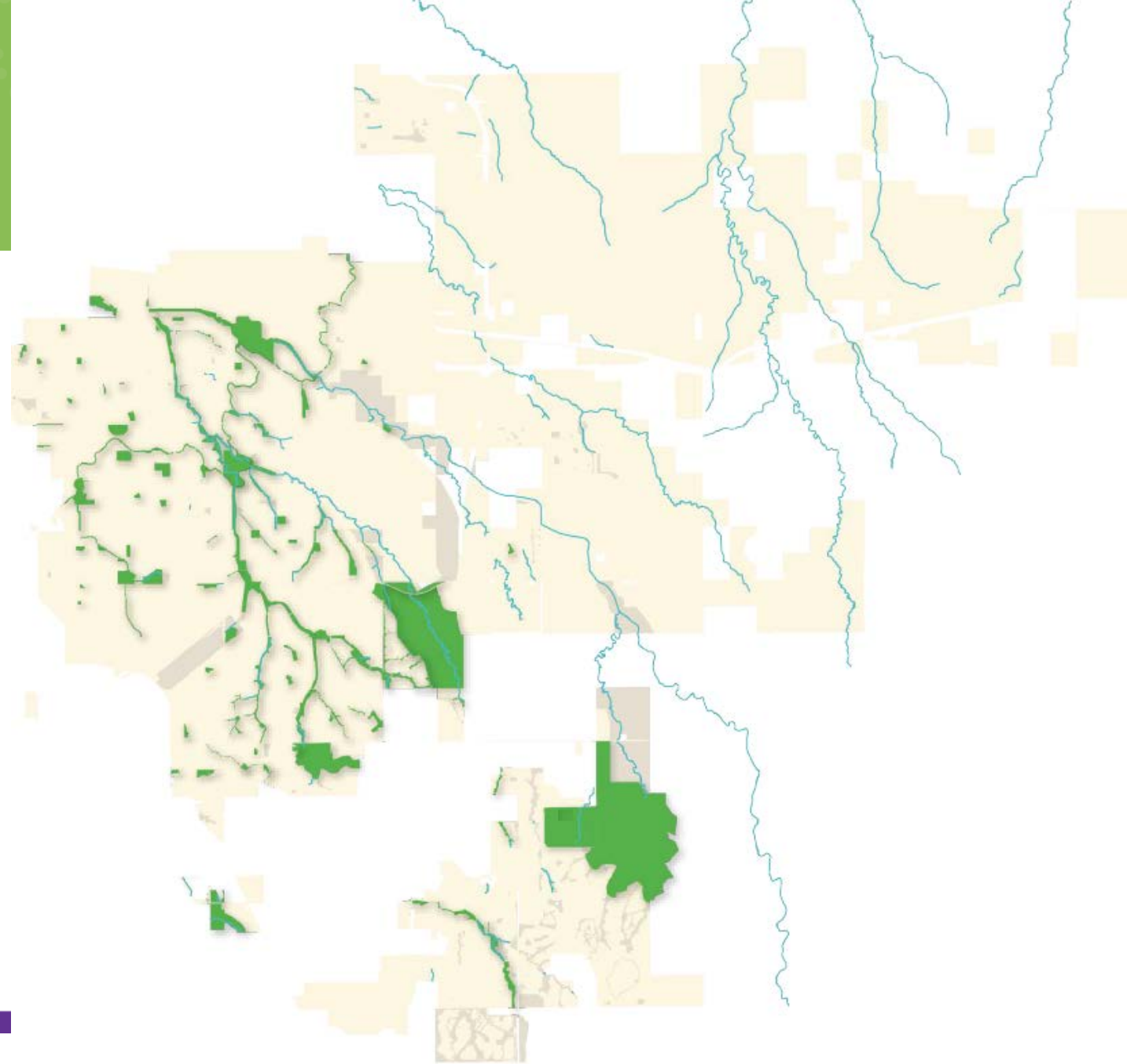
1925-1949



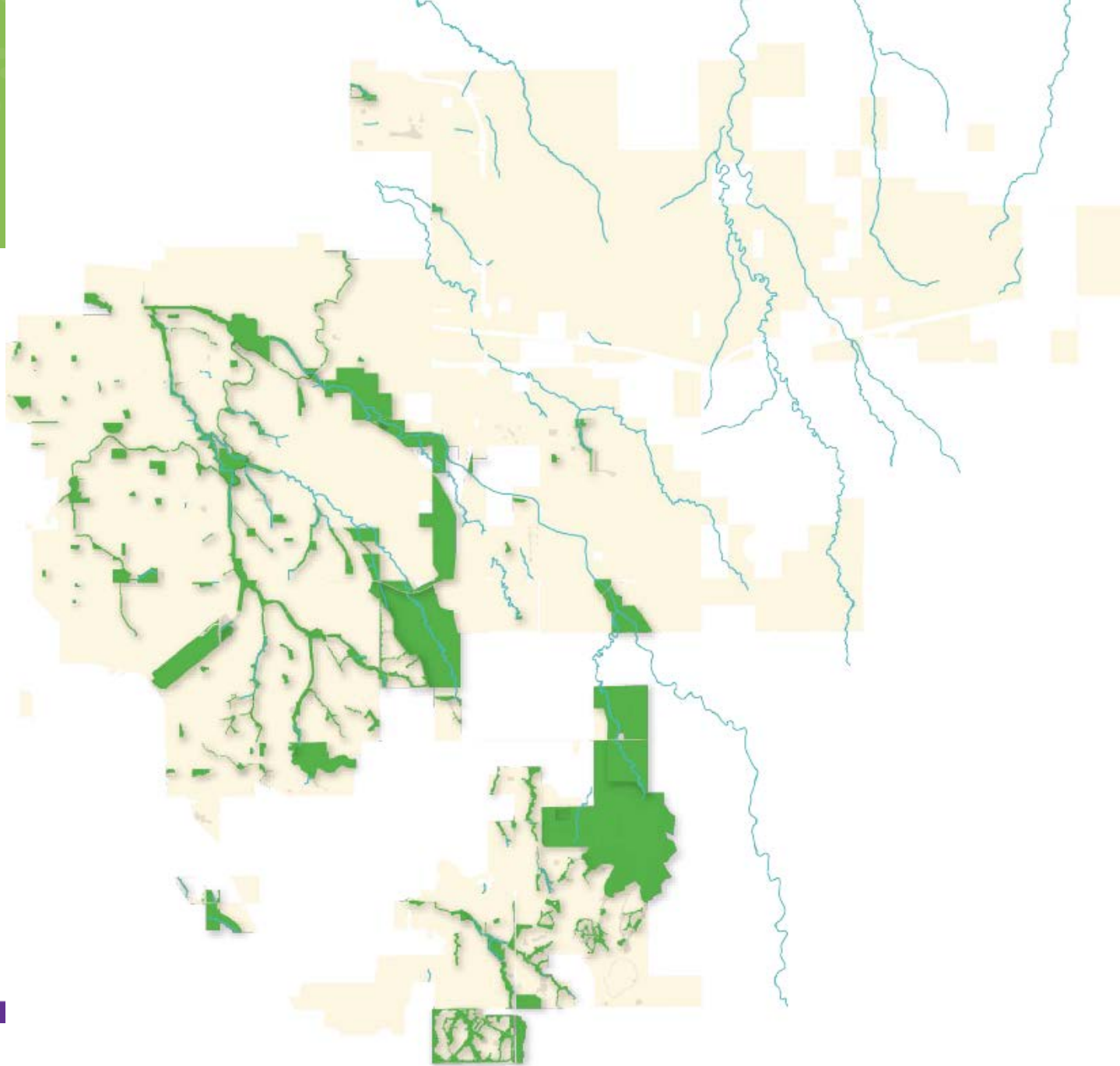
1950-1974



1975-1999



2000-Present



Limitations of current regulation

- Minimum size criteria
- Quality vs quantity
- How do we address different needs and design for what's needed?



Moving toward an Equitable System



- PROS Master Plan
- Building spaces designed for the people
- Flexibility and tracking of amenities
- Culturally inclusive design
- Strategizing around gaps and high need populations
- Quality vs Quantity





CROSS-SECTOR COLLABORATION

Parks + Housing

MARCH 2023

LA ROSAH is a coalition of organizations committed to advancing equity, exploring joint development of affordable housing and parks, and preventing displacement in the Los Angeles region within the context of green infrastructure, park and open space investment. Visit us larosah.org to learn more...



LA ROSAH
LA Regional Open Space &
Affordable Housing Collaborative





JOINT DEVELOPMENT TYPOLOGIES



INFILL HOUSING +
ON-SITE OPEN
SPACE / GREENING



INFILL HOUSING +
OFF-SITE OPEN
SPACE / GREENING



NEIGHBORHOOD
TRANSFORMATION
THROUGH
SCATTERED SITES



LARGE
MASTER-PLANNED
DEVELOPMENT



TRANSFORMATIVE
INFRASTRUCTURE
WITH ANTI-
DISPLACEMENT
STRATEGY





HOUSING SITE CONSIDERATIONS

Community	Need, RHNA, Market dynamics, political and neighborhood will/support, Relocation Costs
Land	Zoning, Price, Minimum Size, Construction Standards (Steel/Wood), Proximity to Amenities (LIHTC)
Financing + Entitlements	Timing acquisition for capital availability, timing zone changes, variances, permits + complexity
Affordability Levels	Financing and subsidy availability and requirements vs. real community needs; Market rate, mixed income, all affordable.
Long-Term Operations	Cash flow, deferred maintenance, affordability covenants, on-site service partners for residents

ISLA INTERSECTIONS

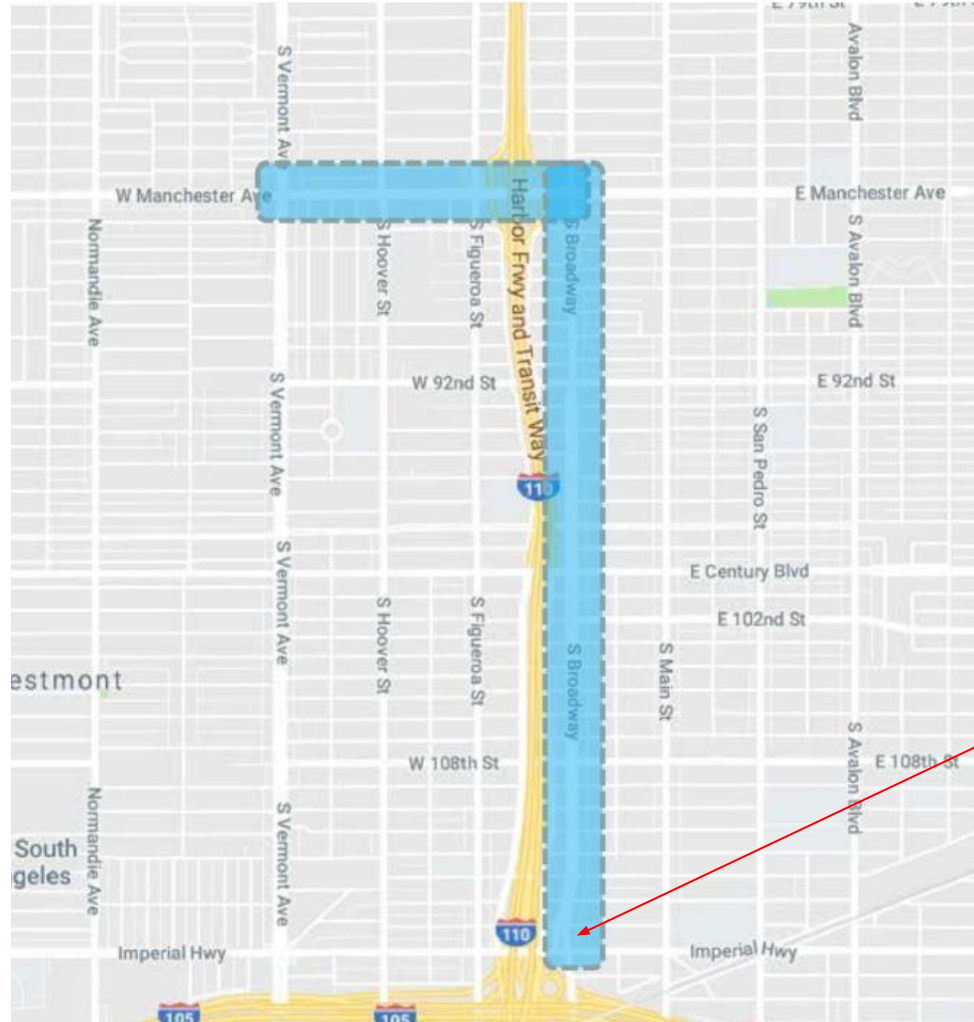
- **Isla Intersections** will provide 53 permanent apartments for formerly homeless households.
- **Annenberg Paseo**
 - wall of lush greenery called a *living lung*, which serves as a filter for pollution and noise from the surrounding freeways, and provides health, environmental, and community benefits
 - Shared street will function as a transit-oriented nexus, creating open pedestrian space for the community and Isla residents alike.
- **Neighborhood context:** parks-poor, no water recapture programs, low income census tract, highly affected by air and noise pollution.



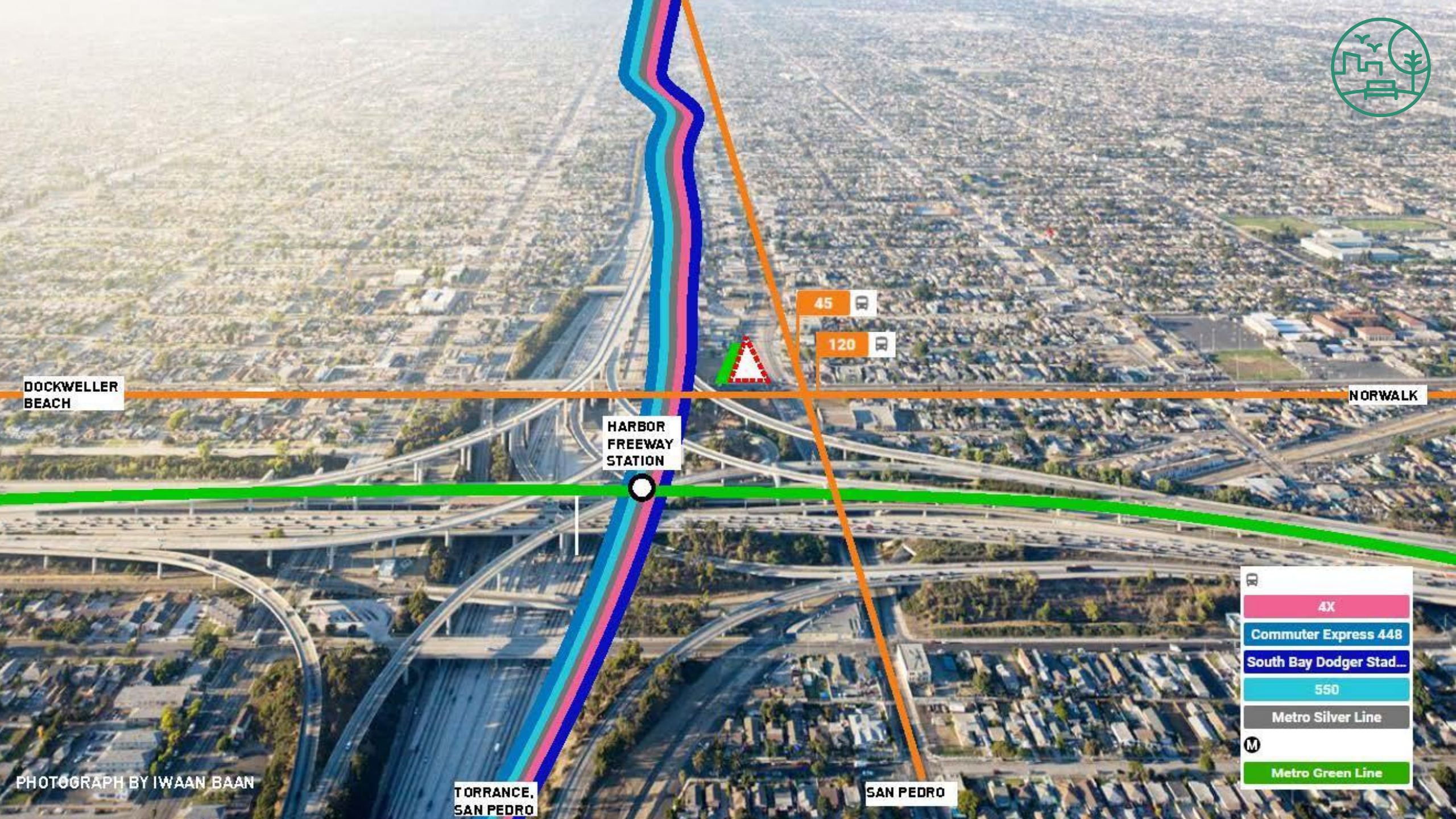




GREATER IMPROVEMENT DISTRICT



Isla project location



DOCKWELLER BEACH

NORWALK

HARBOR FREEWAY STATION

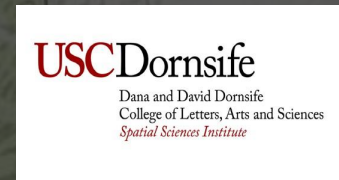
TORRANCE, SAN PEDRO

SAN PEDRO

-  4X
- Commuter Express 448
- South Bay Dodger Stad...
- 550
- Metro Silver Line
-  Metro Green Line

LA ROSAH Land Use Study

Site Identification and Analysis



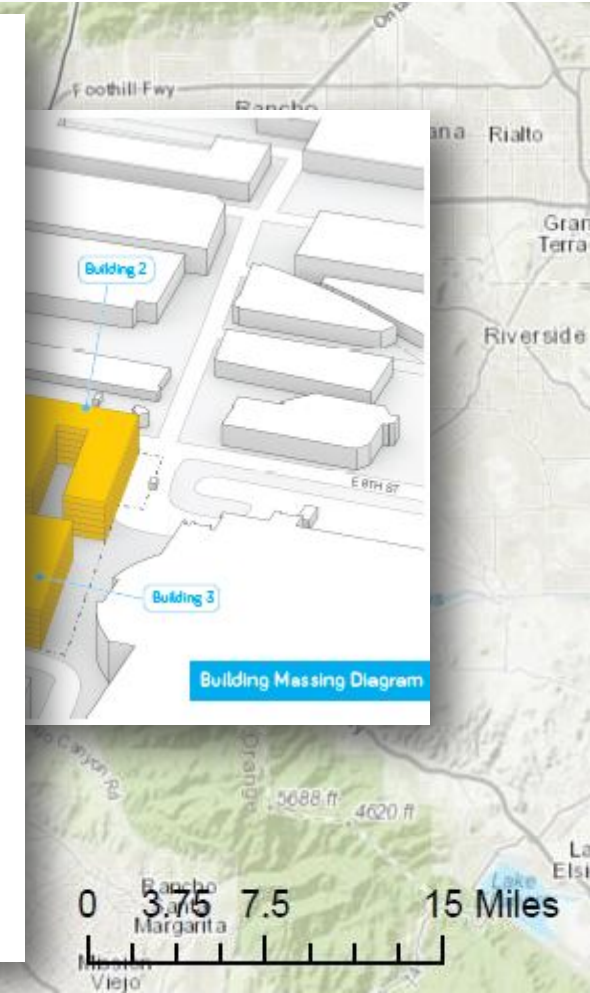
Using data to identify opportunities to increase resilience, affordable housing, green space.

LA ROSAH Site Classification Criteria : Climate Risk and Vulnerabilities

The following parameters are based on priorities for sustainable development in vulnerable communities and park need/opportunity data from the Trust for Public Lands Climate Smart Cities Decision Support Tool. They are used to identify suitable sites for Joint Development by classification, with Class A being highest suitability for development, Class B being medium suitability, and Class C being suitable for development.

Parameters	Class A	Class B	Class C
Extreme Heat Land Based Impact	115-121 Fahrenheit (Average Day Time Land Surface Temperatures)	112-115 Fahrenheit (average Day Time Land Surface Temperatures)	108-122 Fahrenheit (average Day Time Land Surface Temperatures)
Stormwater Management + Drought Mitigation Opportunities	Very high opportunity to capture stormwater for groundwater recharge	High opportunity to capture stormwater for groundwater recharge	Moderate opportunity to capture stormwater for groundwater recharge
Social Vulnerability to Climate Change	Very high concentration of residents deemed as socially vulnerable to climate impacts	High concentration of residents deemed as socially vulnerable to climate impacts	Moderate concentration of residents deemed as socially vulnerable to climate impacts

- Class A
- Class B
- Class C





Measure A Displacement Avoidance Policy

- Incentivizing displacement avoidance strategies
- Encouraging multi-sector collaboration
- Establishing a technical assistance program
- Creating a data collection and evaluation system
- Establishing a Displacement Avoidance Task Force
- Allow Measure A funds to be used for tenant relocation costs

LA COUNTY RIVER MASTERPLAN



1. Create forum for **coordination of housing and community stabilization** strategies
2. Require a **housing affordability assessment**
3. **Increase units** of affordable housing within one mile of the river
4. Develop an **affordable housing land bank authority**, land acquisition loan fund, or similar organization to strategically purchase land along the river and hold it
5. **Secure funding for affordable housing** in parallel with funding for river projects
6. Provide stronger **tenant protection policies**
7. Support persons experiencing homelessness along the river by coordinating outreach and **building new permanent supportive housing**
8. Integrate **best practices for working with persons experiencing homelessness** utilizing the river corridor



ULA is a real estate transfer tax applied to property sales \$5M and above, expected generate between \$600M to \$1.1B per year for the 3 P's in the City of Los Angeles. Passed November 2022.

LA COUNTY LAND BANK



- 1. Reduce displacement and homelessness in vulnerable communities.**
- 2. Mitigate speculative buying**
- 3. Stabilize production and preservation of affordable units around proposed greening and infrastructure projects.**
- 4. Build community ownership models**

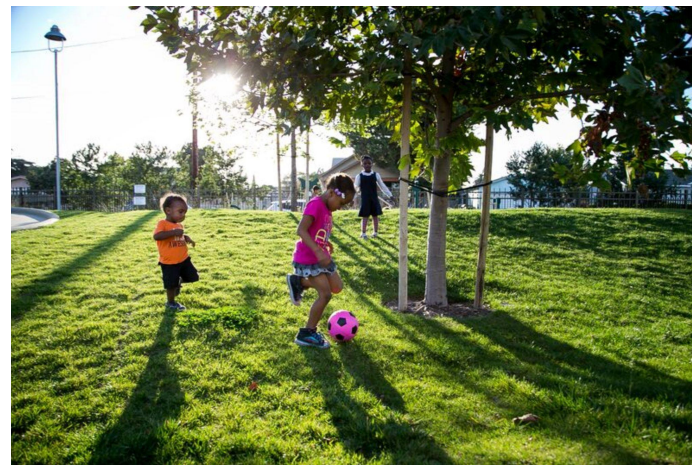
In Fall of 2022 LA County allocated \$40 million in ARP funds for a Los Angeles County pilot program.



TAYLOR YARD EQUITY STRATEGY



LA ROSAH



Launching 2023 | \$450K Raised to date

TYES project partners are undertaking a grassroots community organizing and planning effort to develop a community-driven proposal for equitable community development initiatives in the Northeast Los Angeles neighborhoods around Taylor Yard to uplift the priorities and sustainability of local residents and small businesses.



**HOUSING +
CULTURAL EQUITY,
ARTS + CULTURE,
SMALL BUSINESS +
WORKFORCE
DEVELOPMENT**



ESSENTIAL CONSIDERATIONS

1. ANTI-DISPLACEMENT STRATEGIES, FIRST AND FOREMOST
2. FUNDING GOOD COMMUNITY ENGAGEMENT, LEADERSHIP DEVELOPMENT, + RESOURCING LOCAL GRASSROOTS PARTNERS
3. CAPITAL FINANCING (JOINT OR INTEGRATED DEVELOPMENT)
4. PRIORITIZING COMMUNITY NEEDS + CLIMATE IMPACTS + RESILIENCY
5. NEW CONSTRUCTION + PRESERVATION
6. SITE SELECTION PROCESSES + REQUIREMENTS FOR DIFFERENT USES

OUR WISHLIST



1. Incentivize co-location considerations

2. Create (or adapt) to have a stable and flexible funding source to support community-drive, holistic multi-benefit projects.

parks + open space

+ *strong tenant protections + net-zero affordable housing*

+ *active transportation + GHG reducing infrastructure*

3. Cross-departmental coordination

Agency: Key Factors to Success

- *Keep the end goal in mind*
- *Active Listening*
- *Be prepared to learn and use what is learned now and include it in your work going forward*
- *New partnerships and alliances*
- *Communicate*

THANK YOU

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LA ROSAH

ABOUT LA ROSAH



Stemming from an initial conversation about the LA River, gentrification, and displacement, LA ROSAH was established in 2016 to develop anti-displacement strategies and cross-sectoral solutions to advance equity, community-driven integrated development strategies, and policies and strategies that prevent displacement in vulnerable communities.

Community Nature Connection

The Nature Conservancy

Holos Communities

Little Tokyo Service Center

Los Angeles Neighborhood Land Trust

Inclusive Action For The City

Mujeres De La Tierra

Natural Resources Defense Council

Southeast Asian Community Alliance

Trust For Public Land

T.R.U.S.T. South Los Angeles

Lesar Development Consultants

Friends Of The Los Angeles River

Inner City Law Center



Upcoming

- May 10- *What are successful stewardship, funding, & governance models for privately-owned parks?*
- July 12: *How can we communicate park access metrics in cities with significant number of residents served by private parks (e.g. HOAs)?*

Exit Ticket

Please take 1 minute to share your thoughts on today's session!



Thank you!

Stay in touch

- **Developer Track:** William.Klein@tpl.org
- **Discussing Spatial Mapping of Private Parks:** Kirsten.Mickow@tpl.org
- **Program & 10-Minute Walk:** Christina.Jang@tpl.org



Connecting everyone to the outdoors™