Development and Dedication Requirements
City of Aurora, Colorado

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

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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

- 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.
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...
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

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

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