

Aurora's Station Area Plans

Transforming Neighborhoods around Transit Stations



Station Area Plans

Locations

Gateway Park East

Nine Mile

Fitzsimons Colfax

Abilene

Peoria-Smith

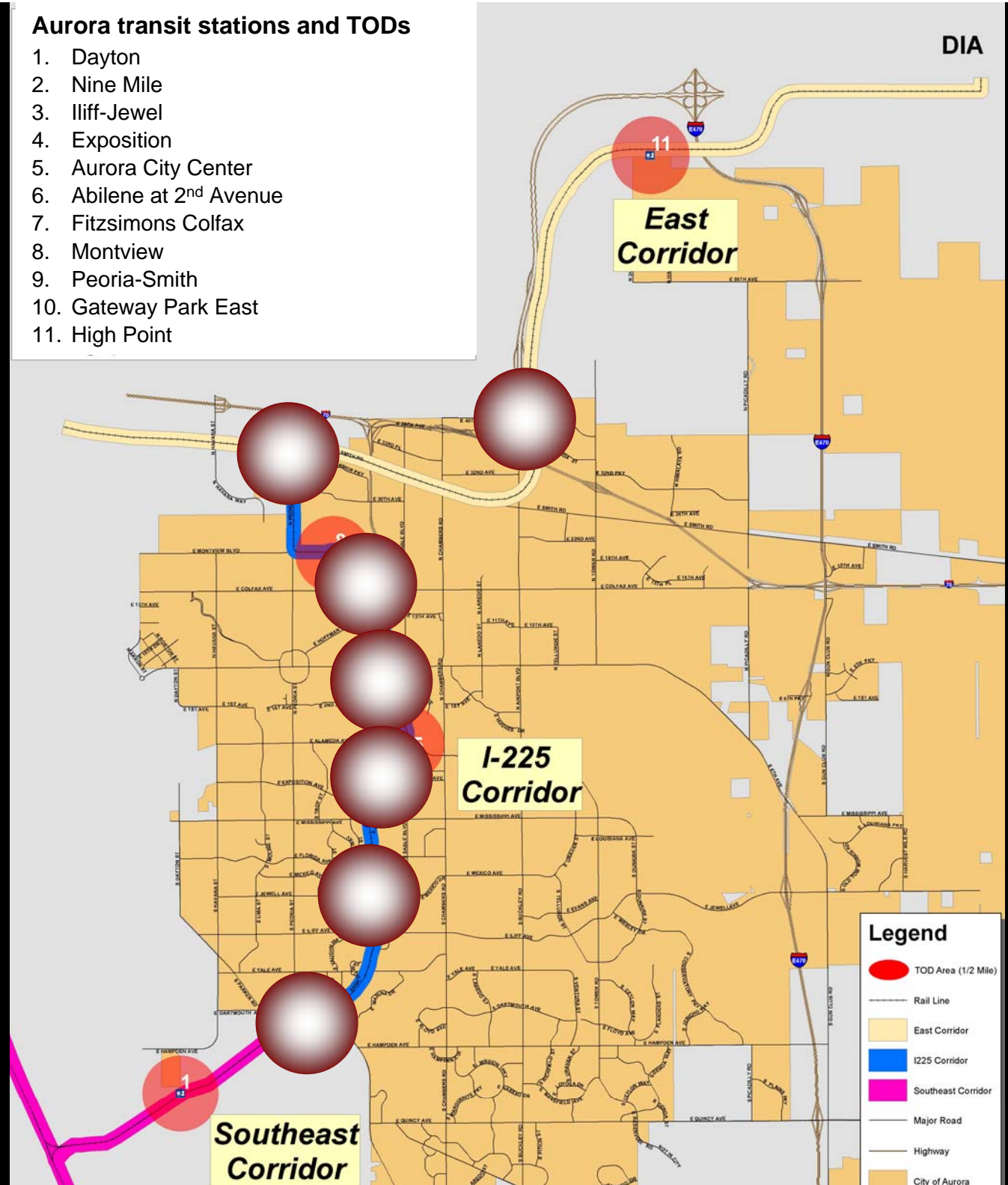
Iliff-Florida

Exposition

City of Aurora

Aurora transit stations and TODs

1. Dayton
2. Nine Mile
3. Iliff-Jewel
4. Exposition
5. Aurora City Center
6. Abilene at 2nd Avenue
7. Fitzsimons Colfax
8. Montview
9. Peoria-Smith
10. Gateway Park East
11. High Point



DIA

**East
Corridor**

**I-225
Corridor**

**Southeast
Corridor**

Station Area Plans

Goals

- Create **great places** and neighborhoods
- Focus on **redevelopment areas**
- Identify short and long term **opportunities**
- Identify the **special character** and the long-term vision
- Promote **density and mixed-use**
- Encourage **transit oriented development**
- Solicit **community** comments



Station Area Plans

Issue

Nine Mile

What's missing:

- Mixed-use
- Pedestrian-orientation
- Density
- Design standards
- Placemaking elements
- Reduced parking
- Appropriate uses for TOD



Station Area Plans

Concept

Nine Mile

- Compact development
- Mixed-use with residential, office, retail and hotel
- Pedestrian-oriented streets
- Public spaces
- Attractive buildings and public art



Station Area Plans

Concept

Nine Mile

- Economic study and development program
- Density and form testing
- Parking evaluation
- Community input

New Development Program											
All totals are added programs to existing—any deductions have not been deducted.											
		Stories	Residential	Office	Retail	Hotel	Open Space	Parking Standards (TOD)	Parking Spaces Demand	Parking Spaces Supply	Parking Spaces RTD
EAST SIDE			Units	SF	SF	Rooms	Acres	Spaces			
Residential	Multi-Family		400					1.0 min/2.0 max	600	600	
Office				500,000				2.0/1000 min-3.0/1000 max	1250	1300	
Retail					50,000			2.0/1000 min-4.0/1000 max	150	150	
RTD											300
Sub-Totals East Side			400	500,000	50,000	0	0		2000	2,050	300
CENTRAL CORE AREA (REGATTA PLAZA)			Units	SF	SF	Rooms	Acres	Spaces			
Residential	Townhomes	2	120					1.0 min/2.0 max	180	180	
Residential	Multi-Family	2-6	700					1.0 min/2.0 max	1,050	1100	
Office				300,000				2.0/1000 min-3.0/1000 max	750	850	
Hotel						300		1/room + convention, etc.	324	350	
Retail	At-grade	1			222,000			2.0/1000 min-4.0/1000 max	666	700	
RTD											600
Sub-Totals Central (Regatta Plaza)			820	300,000	222,000	300	0		2,970	3,180	600
WEST SIDE			Units	SF	SF	Rooms	Acres	Spaces			
Residential	Multi-Family		300					1.0 min/2.0 max	450	450	
Office				700,000				2.0/1000 min-3.0/1000 max	1750		
Retail					50,000			2.0/1000 min-4.0/1000 max	150		
Sub-Totals West			300	700,000	50,000				2350		
Totals for Three Sub-Areas			1,520	1,500,000	322,000	300	0		7,320	5,230	900
			Units	SF	SF	Rooms	Acres		Spaces	Spaces	Spaces



Station Area Plans

Issue

Pedestrian Bridge

- Nine Mile pedestrian bridge for access to station
- Pedestrian safety and comfort

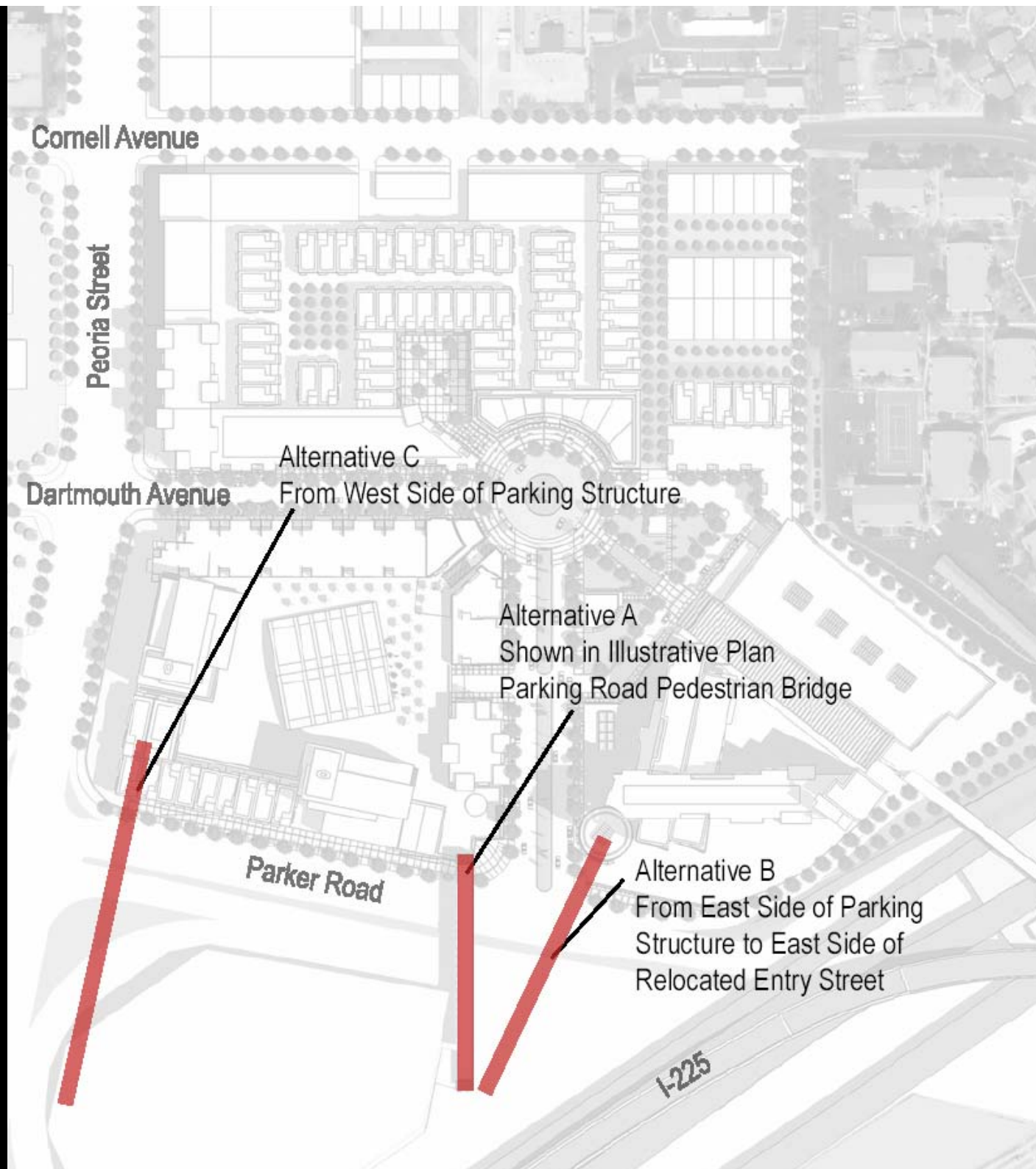


Station Area Plans

Concept

Nine Mile

- Funding of \$1.5 million
- 2009 start for design and construction
- Connection between RTD park-n-Ride and potential development



Peoria-Smith, Fitzsimons Colfax and Abilene

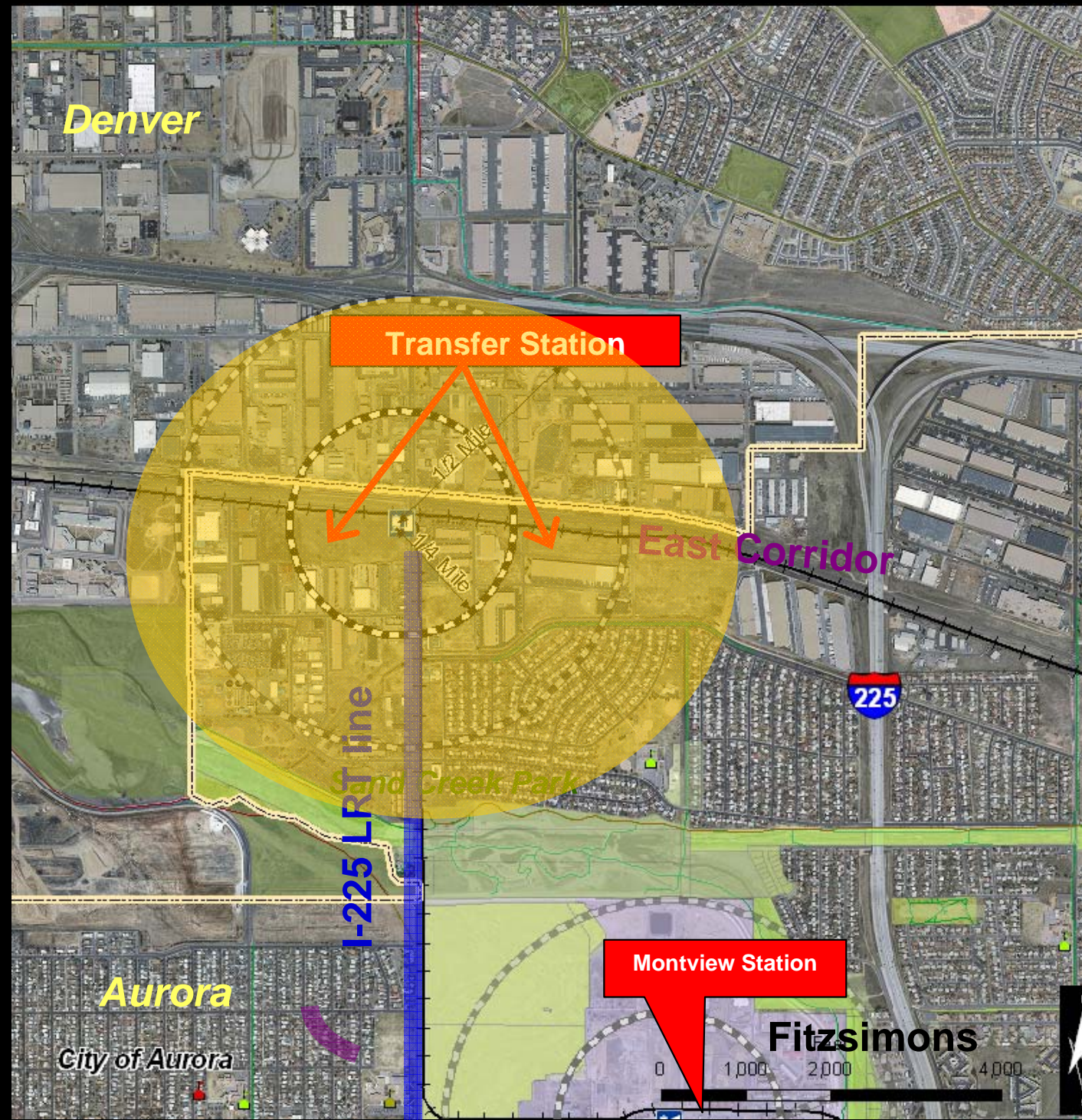
Station Area Plans

Station Area Plans and Environmental Evaluation

Peoria-Smith

Location decision:

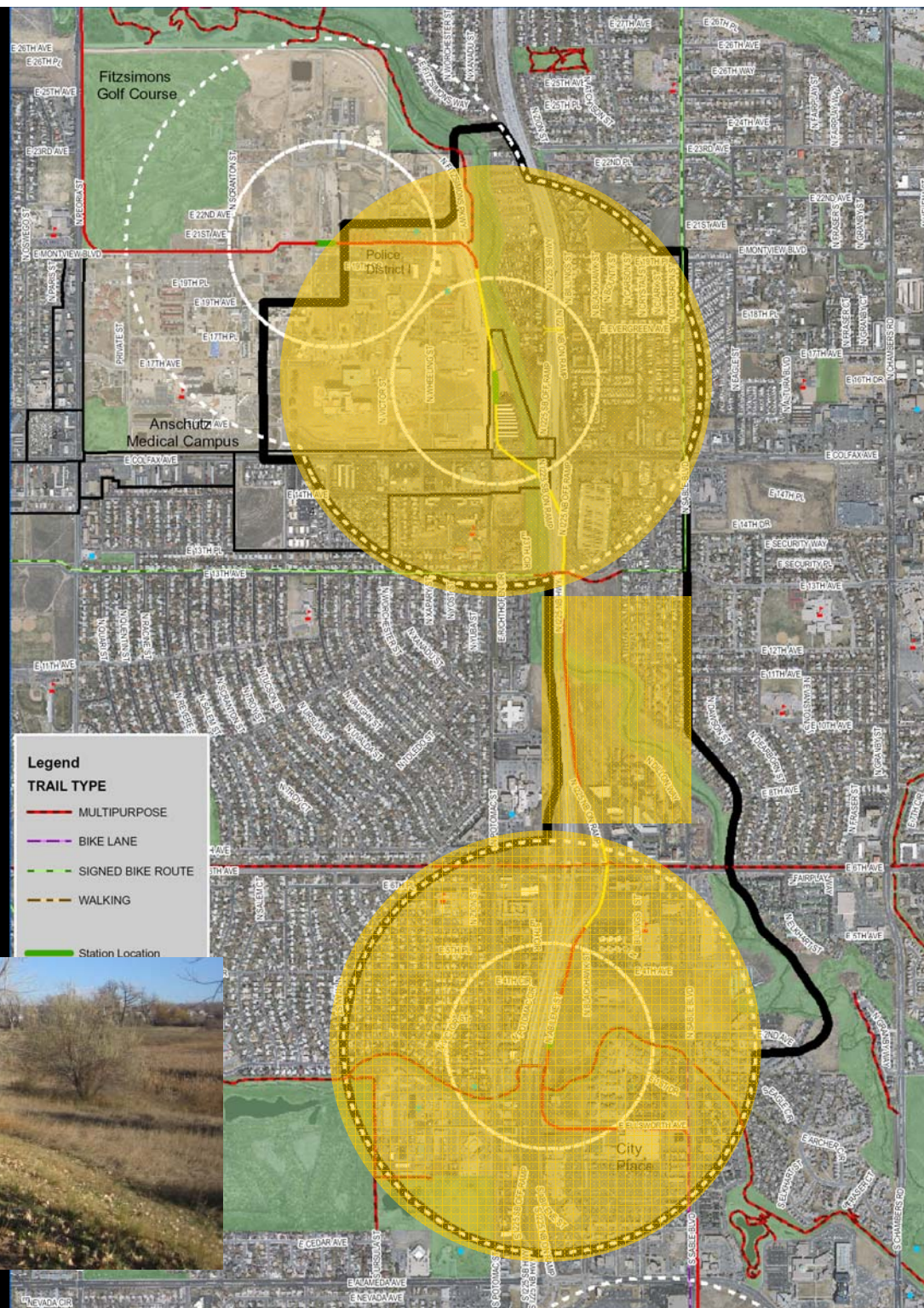
- Peoria-Smith transfer station on either west or east side of Peoria
- Neighborhood meeting on February 27th indicates preference for west side
- Station Area Plan will address land use and access concepts around the station
- What can this area look like?



Station Area Plans and Environmental Evaluation

Fitzsimons Colfax and Abilene

- Redevelopment opportunities
- Pedestrian access to the station
- Station Area Plan will address land use and access concepts around the station
- What can this area look like?



Public Workshop

Next stop: progress.

Light rail is going to change the way residents commute, work and live.

As FasTracks expands through Aurora, we are busy planning for three new light rail stations. They can be a great asset to the community and your neighborhood, and we're excited about the change they will bring. We hope you are, too.

Peoria-Smith: This will be an important station for the city, because it will be the end of the light rail line on the I-225 Corridor. At this station, commuters will transfer to the lines that connect Denver Union Station and DIA.

Fitzsimons Colfax: One of two light rail stations that will serve the Fitzsimons Life Science Center, this station is located roughly at Colfax Ave. and Potomac St.

Abilene: This station will be located at 2nd Ave. and Abilene St.

The city of Aurora will be holding three workshops this year so we can hear what you want around the stations as they are constructed. Please come and help us shape such an important part of your community.



The first public workshop will be held on Thursday, April 3, 6 - 8:30 p.m.

**North Middle School
12095 Montview Boulevard
Aurora, CO 80010**

All three station area plans will be discussed. For more information, call 303-739-7181.