Aurora

154 sq.miles
347,000 population
483,000 = 2035 projection
Figure 53
Proportion of Hispanic or Latino 1990-2010 (Census)

Aurora

Colorado’s Most Diverse City—“Majority Minority”

Declining Incomes
FasTracks in Aurora

- 2 lines
- 11 stations

Delivery Method
- East: FDBOM
- Aurora: Design/Build
Beyond the Half-Mile

Florida Cross-Town Connector
$8.5 m TIP Project

Cycle Tracks
Ped/Bike Bridge
Bike Lanes
HAWK Signal

2 mile radius
Different from Urban – Aurora Characteristics

• Nature of Rail in Aurora
• End of Line Stations
• Embedded Rail
• Greenfield Infill
Embedded Rail

Regional Experiment: 2-Way Trains on 2-Way City Streets
Embedded Rail
Alameda-Sable Intersection
Opportunities along Aurora’s New “Main Street”
Putting the Tools in Place

- Not Non-Conforming
- Station Area Planning
- TOD Zoning
- Urban Street Standards
- Urban Park Standards
- Art in Public Places
- Aurora Line Design Package
- Lighting Standards
- Parking
- Incentives
- Branding/Marketing
Station Area Planning
- DRCOG Support
- Fundamental Concepts
- Land Use & Circulation
- Comp Plan amendment
- Zoning Precursor

Iliff Station
Comprehensive Plan

TOD “Base” Zone District

Station Area Plans
TOD Zone District

- One Base District
- Amended by Station Area Plans
- Mixed Use (vertical, horizontal)
- Minimum Densities
- Reduced Parking
Urban Street Standards

- Reduced Design/Posted Speeds
- More Street Types/Features
- Maximum Laneage
- Joint Administration

Potomac Street Diet, HAWK & Cycle Track
Urban Park Standards

- Reduced Minimum Size
- More Types
- Payment-in-Lieu Change (city-wide)
- Dedication Formula Change (2.02 persons/du)
Art in Public Places

- 1% Program Continues
- Synergy with RTD Program

Installation below Elevated Colfax Station
Aurora Line Design Package

Platform Amenities
Lighting Standards

- Expand the “Market Basket”
- City Assumes Ownership
Parking Issues

- Verifying Demand
- Forming a Parking Enterprise
- Building Garages
- Charging for Parking
Incentives

- Urban Renewal/TIF
- Water Tap Fees
- Water Fund Grant
- Free Rezonings
Branding/Marketing

- Formal Study
  Cohn/Parsons
  Brinckerhoff
- Brand Vision
- Tag Line
- Mood Board
- Web Site
- Videos
- Outreach, outreach, outreach…
Branding/Marketing

- Formal Study
  Cohn/Parsons
  Brinckerhoff

- Developer Interviews

- **Brand Vision**

- Tag Line

- Mood Board

“Aurora is committed to creating urban places that connect to, from and within our internationally influenced city”.
Branding/Marketing

• Formal Study
  Cohn/Parsons
  Brinckerhoff

• Developer Interviews

• Brand Vision

• **Tag Line**

• Mood Board

“Urban Unexpected”
Branding/Marketing
- Formal Study
  Cohn/Parsons
  Brinckerhoff
- Developer Interviews
- Brand Vision
- Tag Line
- Mood Board
Opportunities along Aurora’s New “Main Street”
Quantity: Is TOD Potential Significant?

29,293 du’s
151,998 jobs
Challenges

- Pushing the Market
- Last Mile Connections
- Design/Build and the Limits of 30% Engineering
- Betterments
Challenges

Pushing the Market

- Three-Story Walk-ups, Big Boxes, Retail Pads
- “Low density, value-oriented products”
- De Facto Land Banking
Challenges

- Last Mile Connections
  - Historically-Deficient Pedestrian/Bicycle Standards

- 4’ Attached Walks, Apex Ramps
Challenges

Last Mile Connections

• RTD as “Attractive Nuisance”
Bridge Landing

Potomac Street

LOOKING EAST FROM POTOMAC TOWARDS FLORIDA STATION
Challenges

Conflicting Values: More Lanes vs. Ped Access
Challenges

Design/Build and the Limits of 30% Engineering

- Realignment
- Property Takes
- Train/Traffic Interaction

Anschutz/Fitzsimons Realignment
Challenges

Design/Build and the Limits of 30% Engineering

- Coordinating Plan Review
- IGA
- When Can Construction Proceed?
  - 30-60-90-100%?
- At-Risk Construction
- NDC’s
Challenges

Betterments
Defined
Process
City Contributions

- Colfax Bridge Arch ($2 million)
- Iliff Garage ($6 million)
- Bike/Ped connections ($6 million):
  - Toll Gate Creek Ped/Bike Bridge
  - 2nd & Abilene High Line Bridge
  - Bike Lanes/Sharrows
  - Lighting
  - Fencing/Wall Treatments
- Public Art ($270K)
- TIP Grants 2016-2019 ($23 million)
Colfax Bridge Betterment
Questions