



AURORA LINE

urban unexpected.

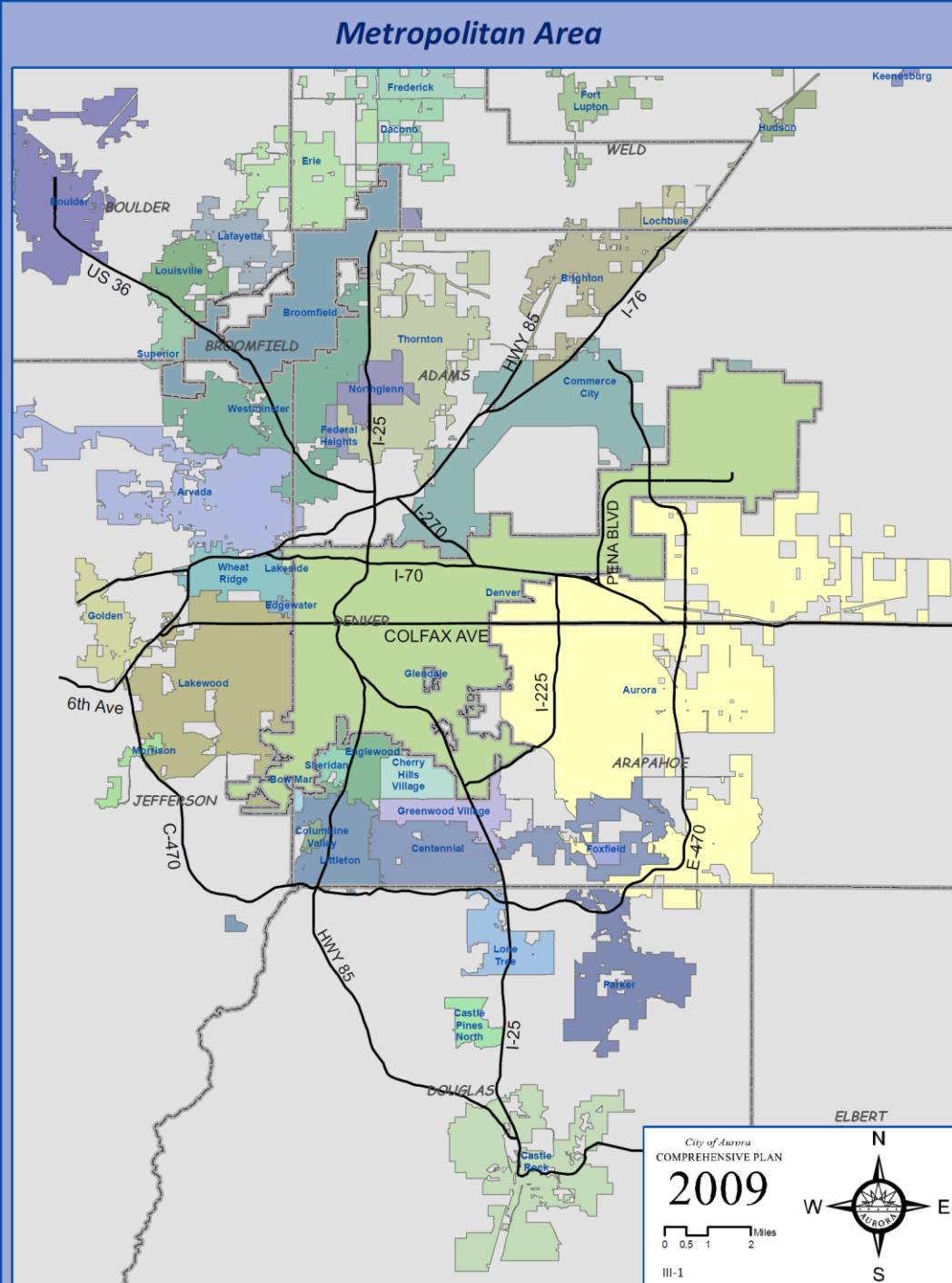
TOD Goes Suburban: Setting the Stage

Aurora

154 sq.miles

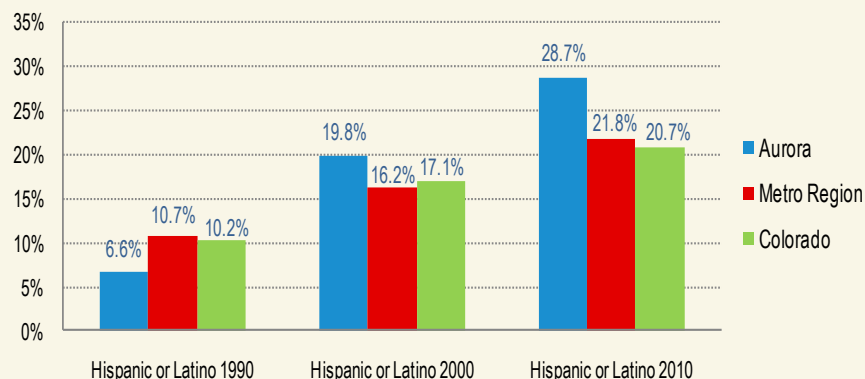
347,000 population

483,000 = 2035 projection



Aurora

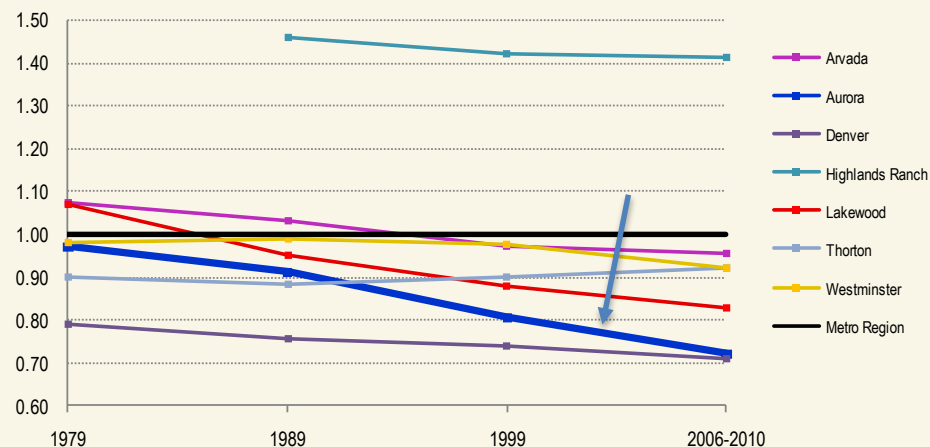
Figure 53
Proportion of Hispanic or Latino 1990-2010 (Census)

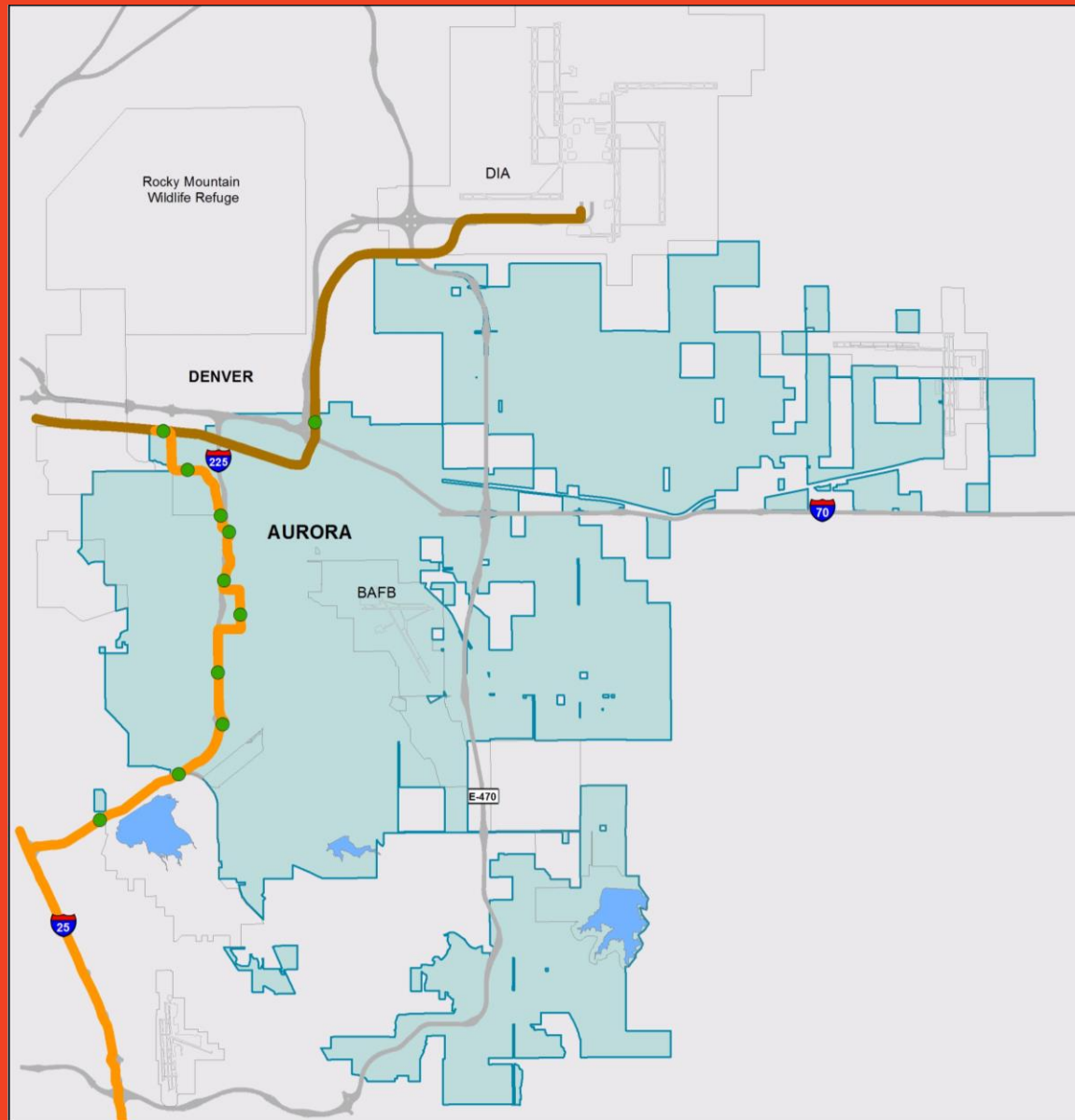


Colorado's Most Diverse City – "Majority Minority"

Declining Incomes

Relative median family income for selected cities in Metro Region





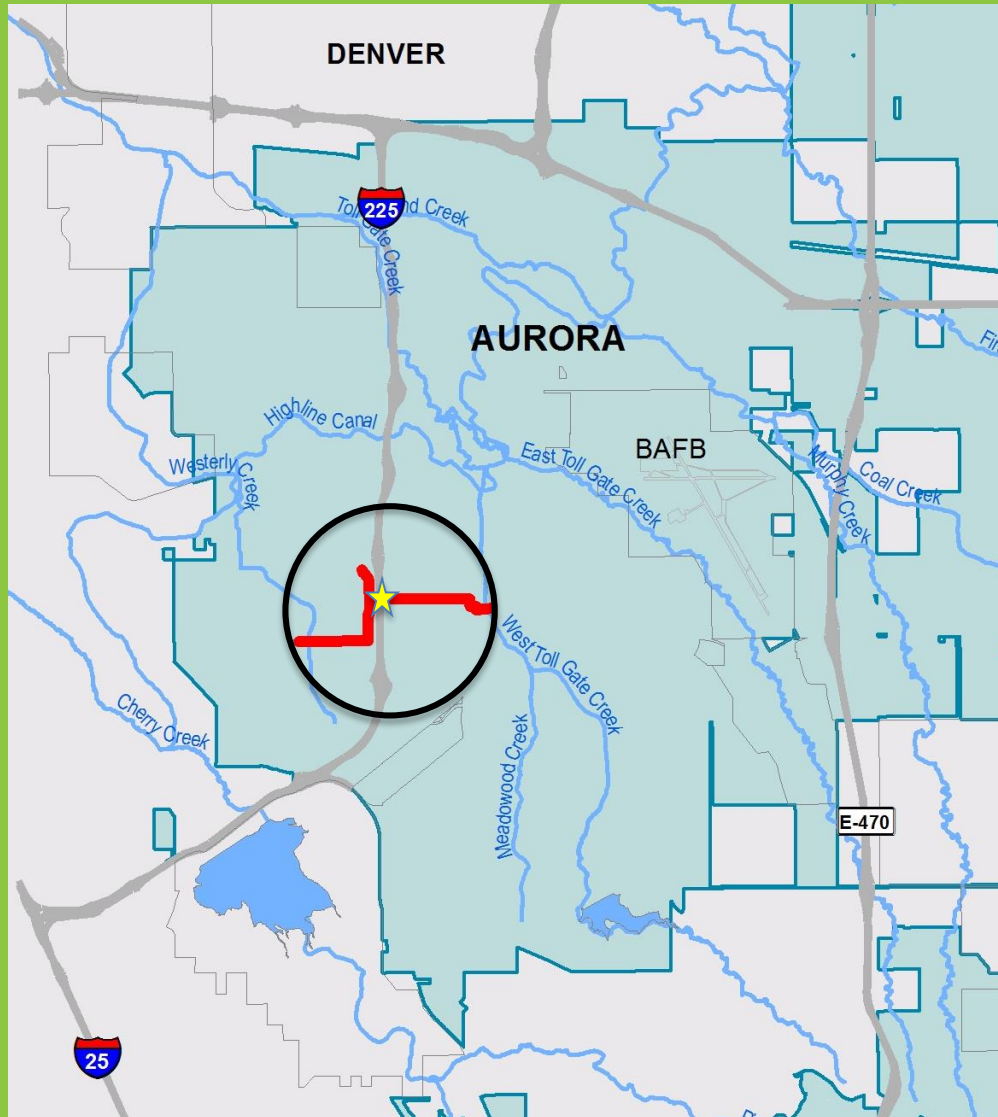
FasTracks in Aurora

- 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

AURORA LINE

● TOD sites for housing, retail, and mixed-use.



Station Area Planning

- DRCOG Support
- Fundamental Concepts
- Land Use & Circulation
- Comp Plan amendment
- Zoning Precursor

Iliff Station



AURORA LINE

● TOD sites for housing, retail, and mixed-use.



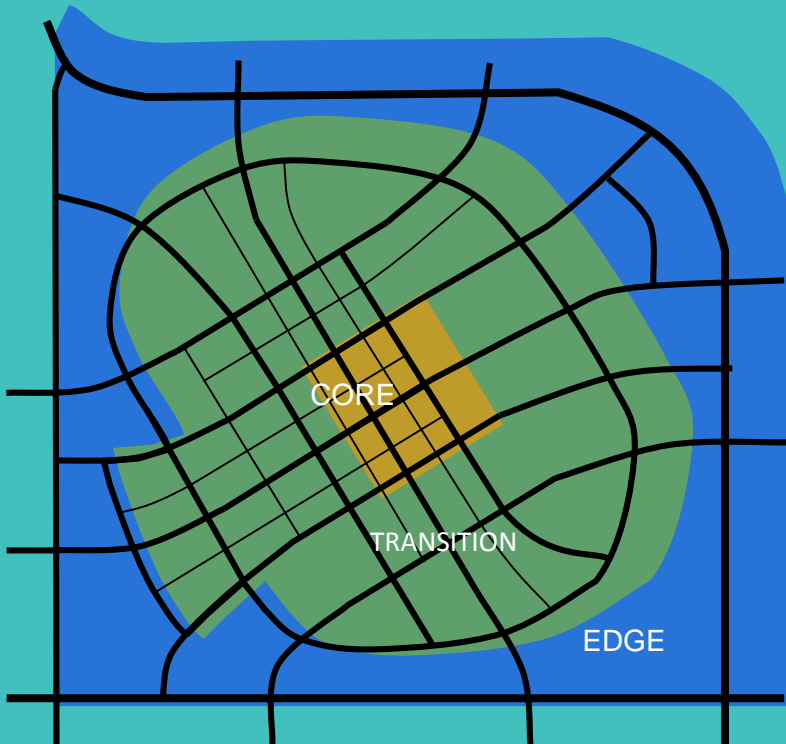
Comprehensive Plan

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

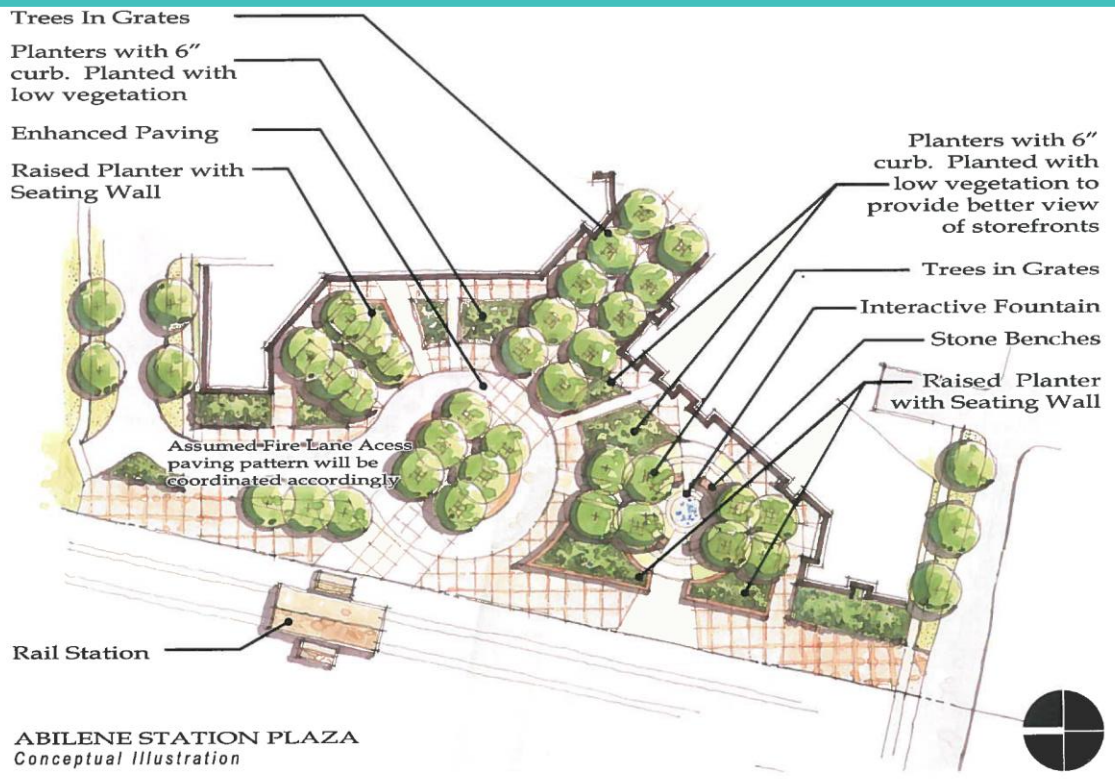
- Reduced Design/Posted Speeds
- More Street Types/Features
- Maximum Laneage
- Joint Administration



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

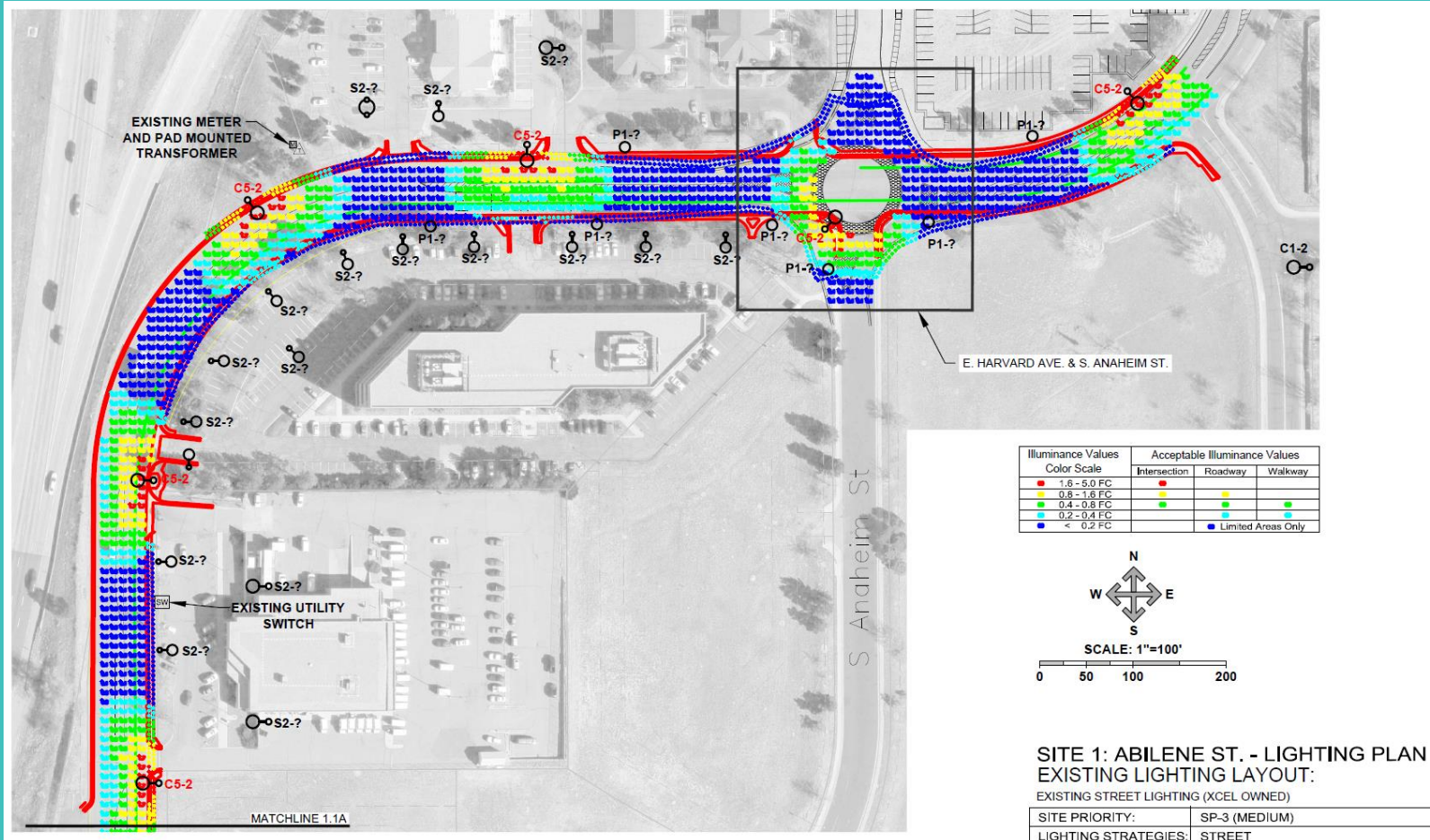
Aurora Line Design Package



Platform Amenities

Lighting Standards

- Expand the “Market Basket”
- City Assumes Ownership



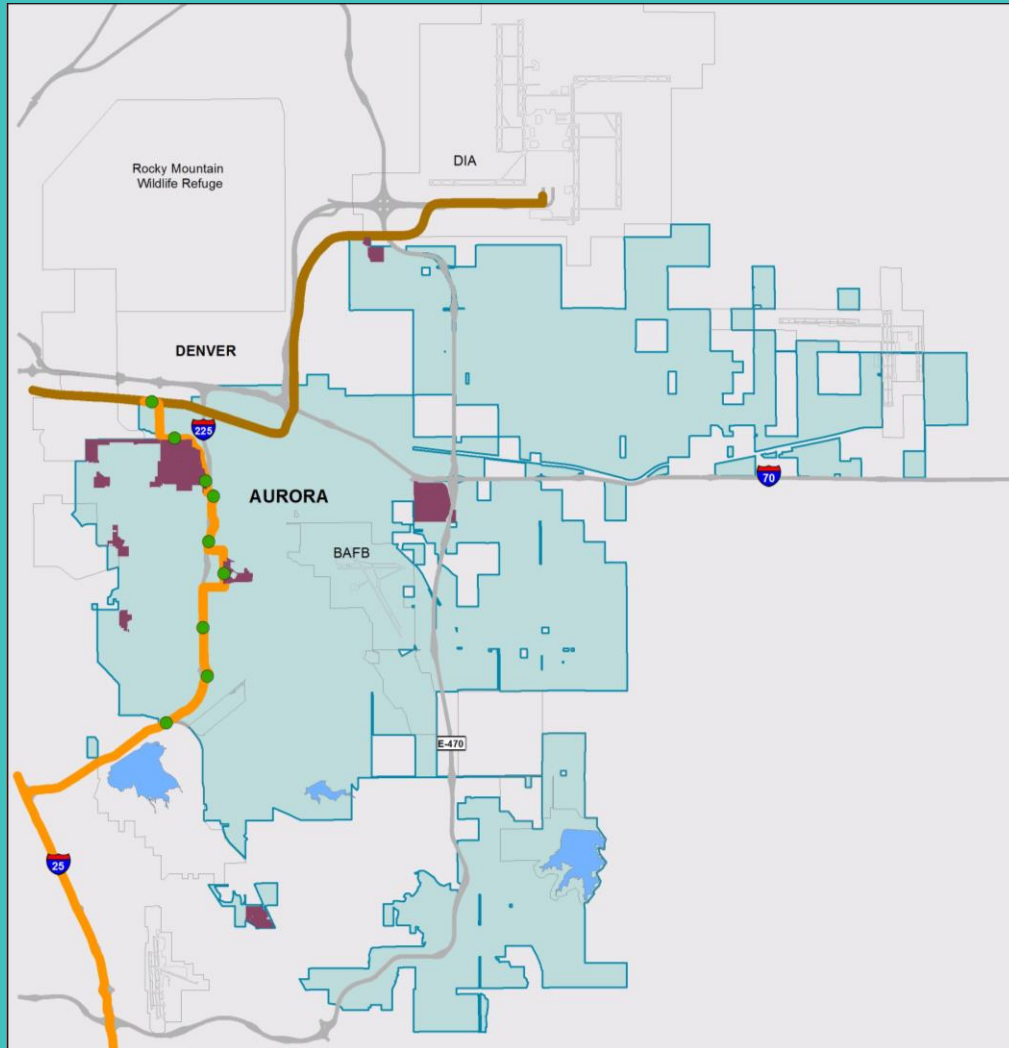
Parking Issues

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



Incentives

- Urban Renewal/TIF
- Water Tap Fees
- Water Fund Grant
- Free Rezoning



Urban Renewal Areas

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
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- Developer Interviews
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- **Tag Line**
- Mood Board

“Urban Unexpected”

Branding/Marketing

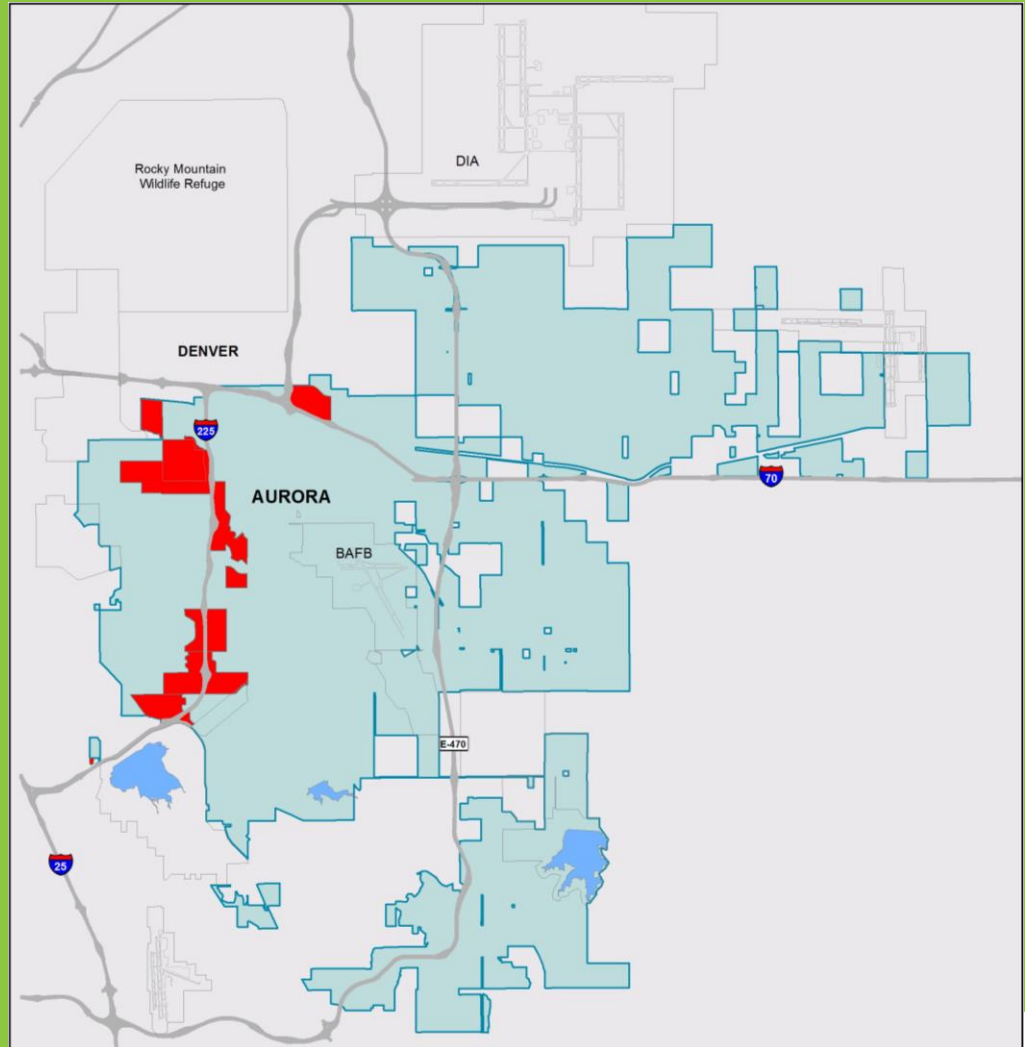
- Formal Study
 - Cohn/Parsons
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- Developer Interviews
- Brand Vision
- Tag Line
- **Mood Board**



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”



Florida Station Pedestrian Bridge – West Side Pier





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)

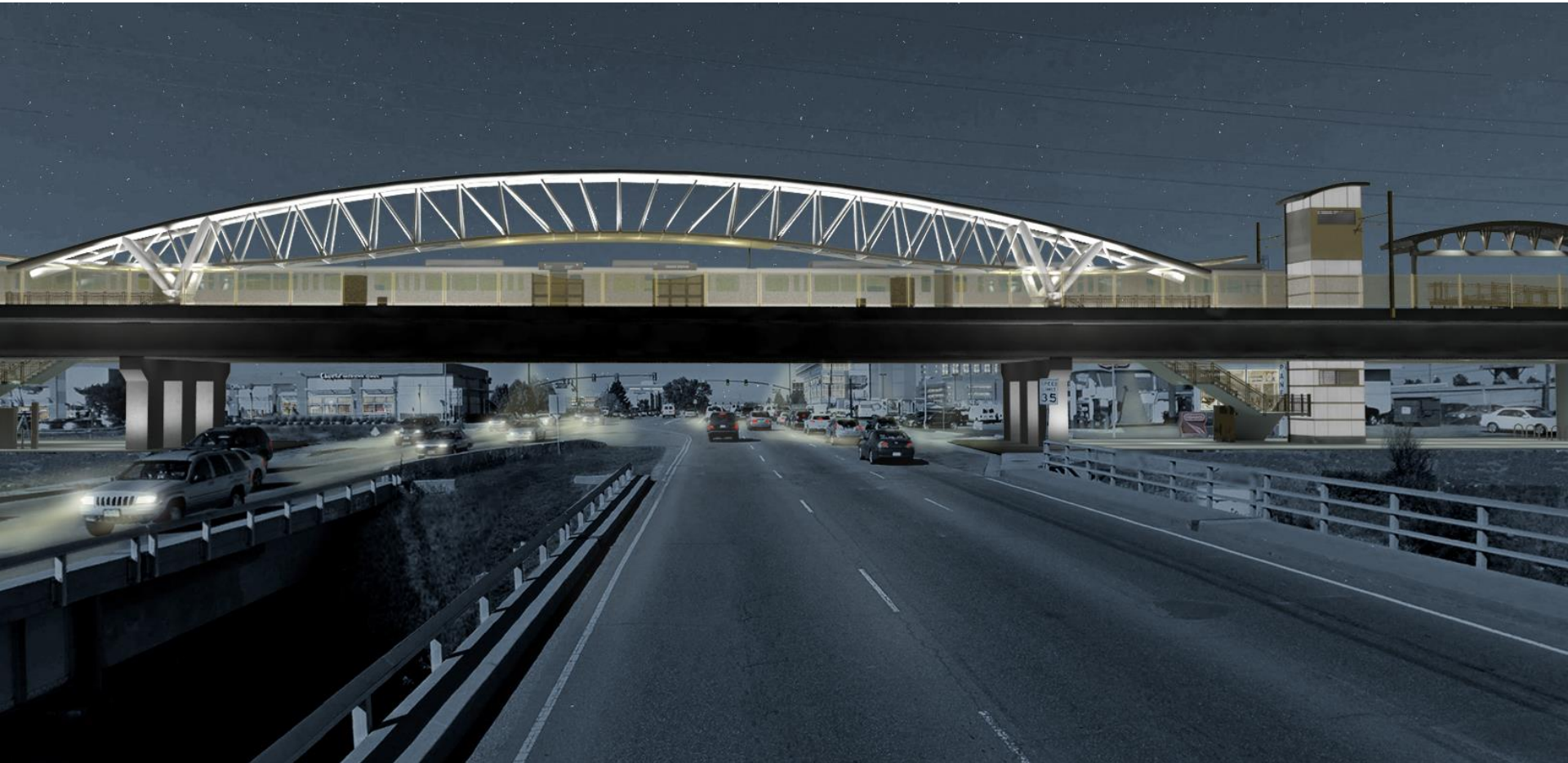


Colfax Bridge Betterment

Aurora Line

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Questions