

13 FEBRUARY 2024



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Innovation Community

City of Aurora Meeting Master Plan Overview

TRYBA ARCHITECTS

Agenda

1. Vision Book
2. GDP Amendment Summary
 - Density and Land Use
 - Open Space Network
 - Technical Report Coordination
3. Department Coordination Next Steps
4. Appendix: Technical Report Analysis
 - Master Traffic Impact Study
 - Master Drainage Report
 - Master Utility Study

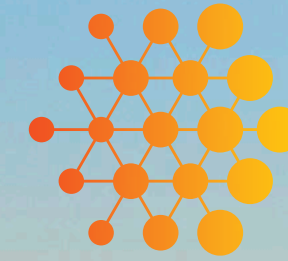
Vision Book



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TRYBA ARCHITECTS

DISCOVER A NEW COMMUNITY OF CARE



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Fitzsimons Innovation Community and Transit Station overlooking the Sand Creek Regional Greenway and the Rocky Mountains



A framework to **expand the impact of each person**

We are a community **transforming science
into the future of healthcare.**

Our visionaries access the resources to
achieve peak performance, while **being
sustained** by a deep connection to the
established bioscience research community
and the Rocky Mountain landscape.



Fully Integrated Master Plan

A layered ecosystem provides the framework for a vibrant Innovation Community **centered on health, wellness and open space**. Building on the site's history and topography, the Master Plan introduces **new opportunities for connectivity**.



4. Commercial Innovation to Revolutionize Patient Care

- Startups
- Growth Companies
- Company headquarter campus opportunities

3. High-Performance Ecosystem

- Patient Care
- Education & Research
- Housing, Hotels & Amenity

2. Sustaining Landscape and Multi-Modal Connectivity

- Promote Health
- Climate-smart Traveling
- Multi-beneficial Green Infrastructure

1. Existing Campus & Colorado Landscape





225

FITZSIMONS
TRANSIT
STATION
RTD

COLFAX
TRANSIT
STATION
RTD

- Existing Building
- Near-term Opportunity
- Future Opportunity
- Micro-Mobility: Bus/Trolley
- Vehicular + Bikeway
- Greenway/Bikeway (Pedestrian Mobility)
- Vehicular



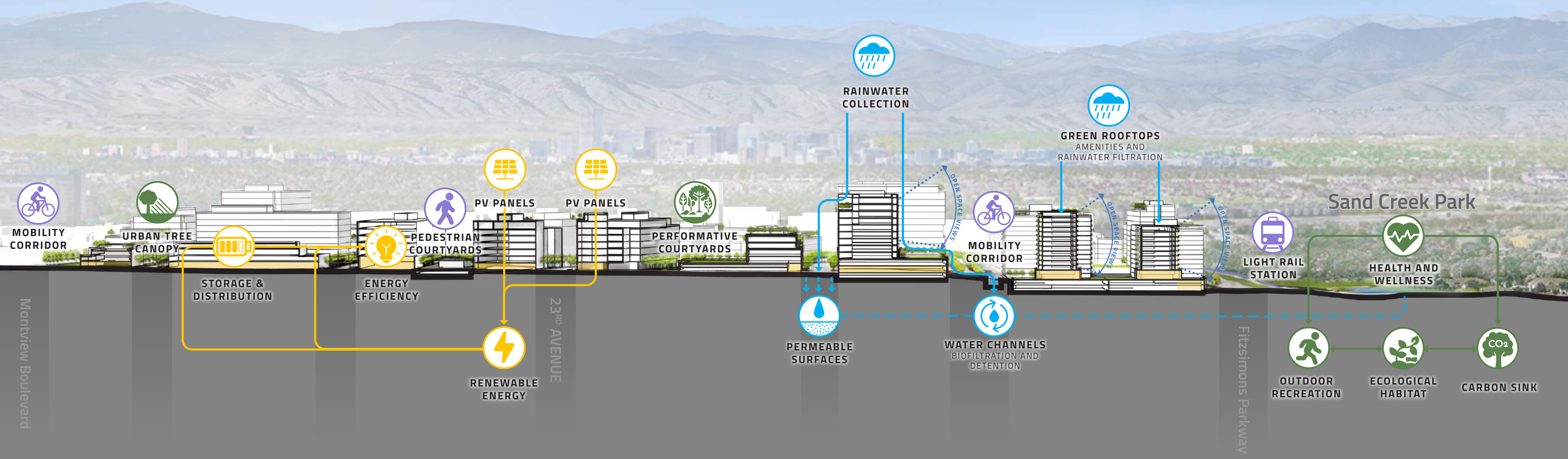
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THE FAIRWAY



View from RTD Light Rail to Fitzsimons Amphitheater, Cultural Anchor, the CU Fitzsimons Gateway, residential and commercial innovation within the campus

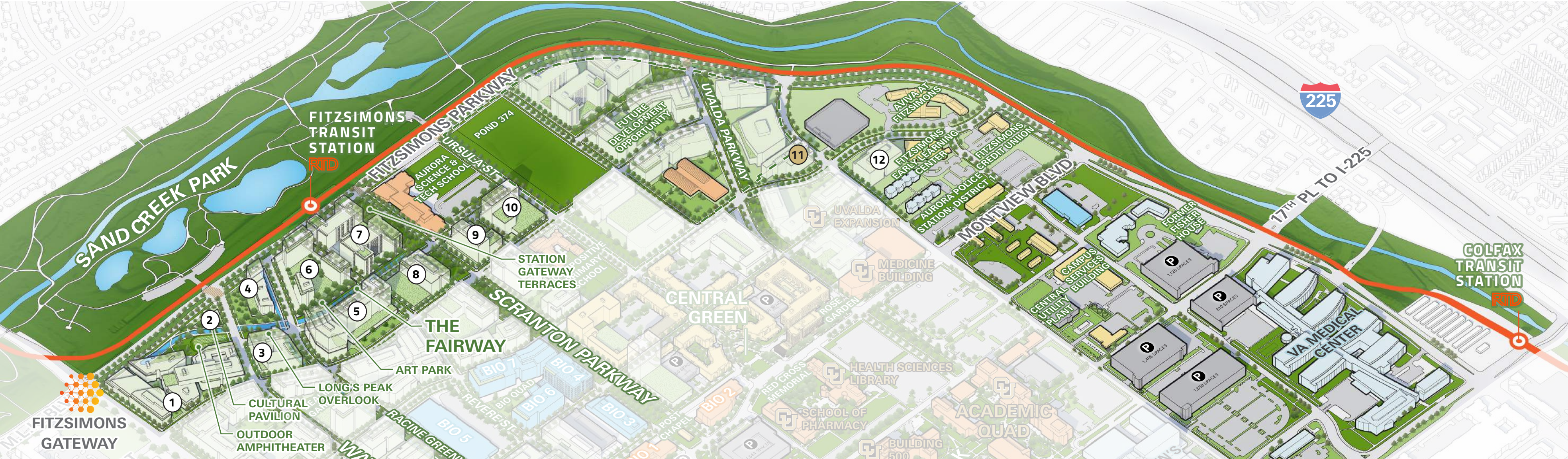
Working with Nature: Integrated into the Sand Creek Basin



Sustaining landscape and infrastructure harnesses energy from the sun, filters water, supports vegetation and celebrates the Rocky Mountain Region.

The Fairway Flexible Development Opportunities

Available parcels provide **protected views** to Long's Peak, **direct access to outdoor recreation and trails**, Fitzsimons Transit Station and new terraced park spaces.



- Future Opportunity
- Near-term Opportunity
- Existing Patient Care
- Existing Commercial Innovation
- Existing Housing, Hotels & Amenity
- Education & Research

AVAILABLE PARCELS

① 5.35 acres 440' x 730'	⑤ 3.02 acres 250' x 540'	⑨ 1.19 acres 250' x 200'
② 0.43 acres 170' x 250'	⑥ 3.02 acres 440' x 180'	⑩ 1.46 acres 250' x 240'
③ 1.27 acres 250' x 200'	⑦ 2.72 acres 440' x 270'	⑪ CU Owned
④ 1.44 acres 390' x 200'	⑧ 1.57 acres 250' x 270'	⑫ 0.87 acres 150' x 260'

WATER GARDENS

Garden courtyard connecting Racine and Quentin Streets with commercial manufacturing Bioscience 5 beyond



Flexible Development Sites with Supporting Green Infrastructure

Development parcels at the Water Gardens range from smaller sites supporting individual structures, to large and medium-sized mixed-use campus clusters.

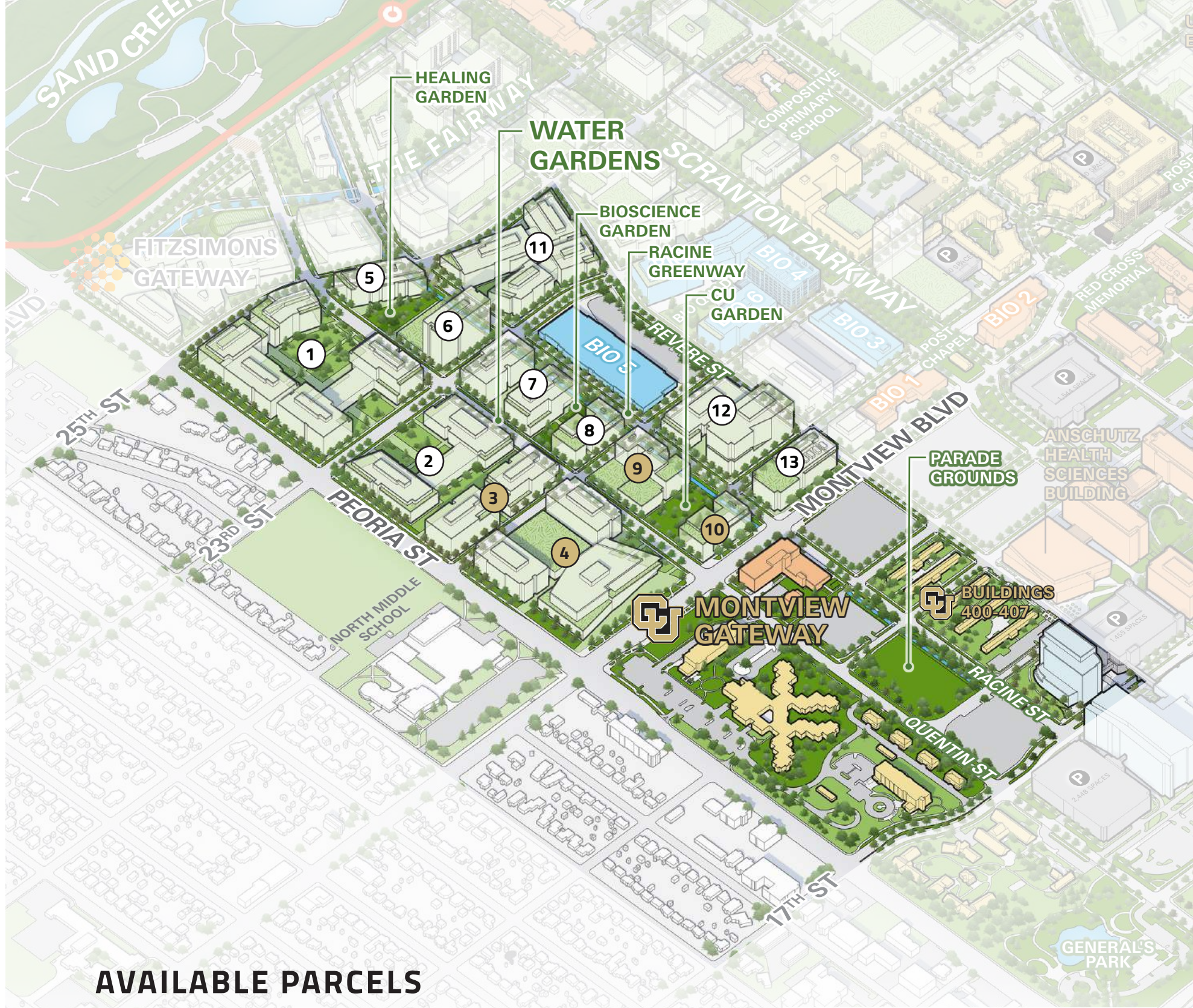
This multi-beneficial ecosystem enhances new development by improving water quality and drainage, supporting multi-modal connectivity, and providing all users with restorative green spaces for gathering and relaxation.



NET-POSITIVE BUILDINGS AT MERCAT DEL PEIX RESEARCH CENTER IN BARCELONA



ENS PARIS-SACLAY IS A TRAINING AND RESEARCH CENTER



AVAILABLE PARCELS

① 8.13 acres 670' x 530'	⑧ 0.82 acres 145' x 240'
② 5.03 acres 410' x 530'	⑨ CU Owned
③ CU Owned	⑩ CU Owned
④ CU Owned	⑪ 3.79 acres 385' x 520'
⑤ 1.22 acres 285' x 240'	⑫ 2.68 acres 355' x 325'
⑥ 1.24 acres 220' x 240'	⑬ 1.26 acres 155' x 325'
⑦ 2.02 acres 365' x 240'	

- Near-term Opportunity
- Existing Patient Care
- Existing Commercial Innovation
- Existing Housing, Hotels & Amenity
- Education & Research

CAMPUS CORE

A digital display board for Central Green. The top section features a green background with a white circular logo and the text "CENTRAL GREEN". Below this is a "WELCOME" section with a grid of icons representing various amenities. The bottom section is titled "HOTEL, RESIDENTIAL & EVENTS" and lists several buildings and their features.

CENTRAL GREEN

WELCOME

AMOLI MEXICO REVERIE Casa Dora Pro

Hotel, Residential & Events

- CENTRAL GREEN
- 30 PIZZERIAS
- APARTMENT HOMES AND PLANT GALLERY
- THE FREMONT RESIDENCES
- THE BENSON HOTEL AND SOCIETY CLUB

Central Green community gathering space with the Benson Hotel and Faculty Club, Fremont Residences and CU Medicine Building beyond



Mixed-Use Campus Core

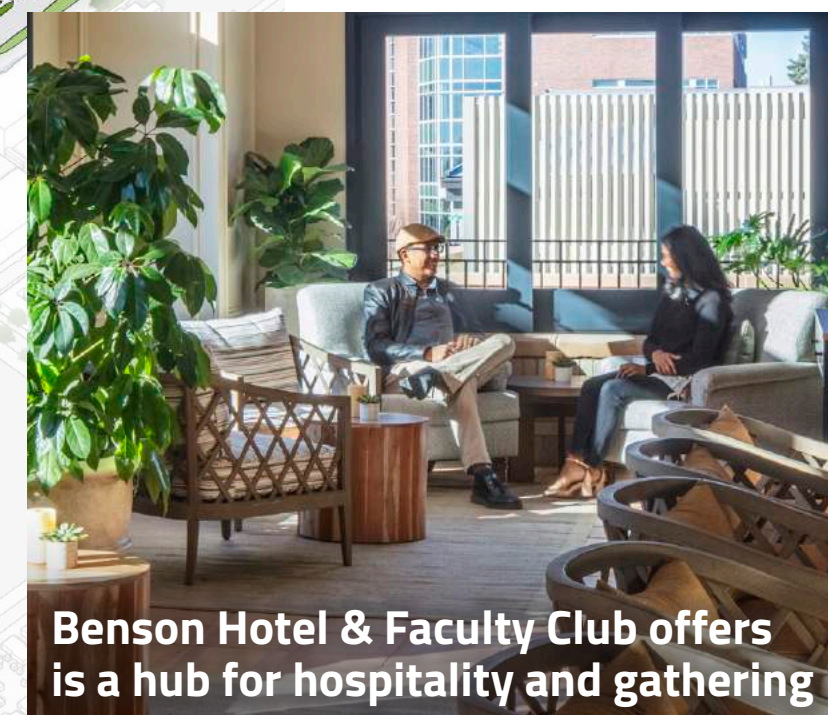
The foundation of the community is the established mixed-use core, with residences, retail and gathering places complementing world-class research and lab office facilities.

With room to grow, the community offers a variety of near-term development opportunities, flexible space in existing buildings, and projects underway such as the new Bioscience 4.

AVAILABLE PARCELS

- | | |
|--------------------------|---------------|
| ① 3.80 acres 510' x 280' | ⑥ In Progress |
| ② In Progress | ⑦ In Progress |
| ③ 0.98 acres 355' x 120' | ⑧ In Progress |
| ④ 2.36 acres 170' x 120' | ⑨ CU Owned |
| ⑤ 1.82 acres 510' x 200' | ⑩ CU Owned |

- Future Opportunity
- Near-term Opportunity
- Existing Patient Care
- Existing Commercial Innovation
- Existing Housing, Hotels & Amenity
- Education & Research



Benson Hotel & Faculty Club offers is a hub for hospitality and gathering



Atrium of mixed-use Anschutz Health Sciences Building

GDP Amendment Summary



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Innovation Community

TRYBA ARCHITECTS

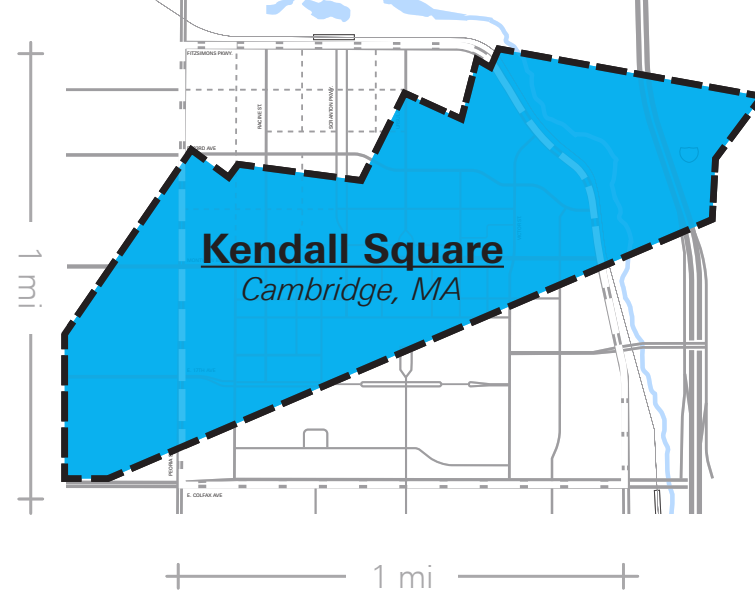
CU Anschutz Medical Campus
11.70M GSF
578 AC



Kendall Square
20.50M GSF
525 AC



Mission Bay
13.56 GSF
303 AC



Yield Comparison Campus Scale Comparison

Existing CU Anschutz Campus

578 AC



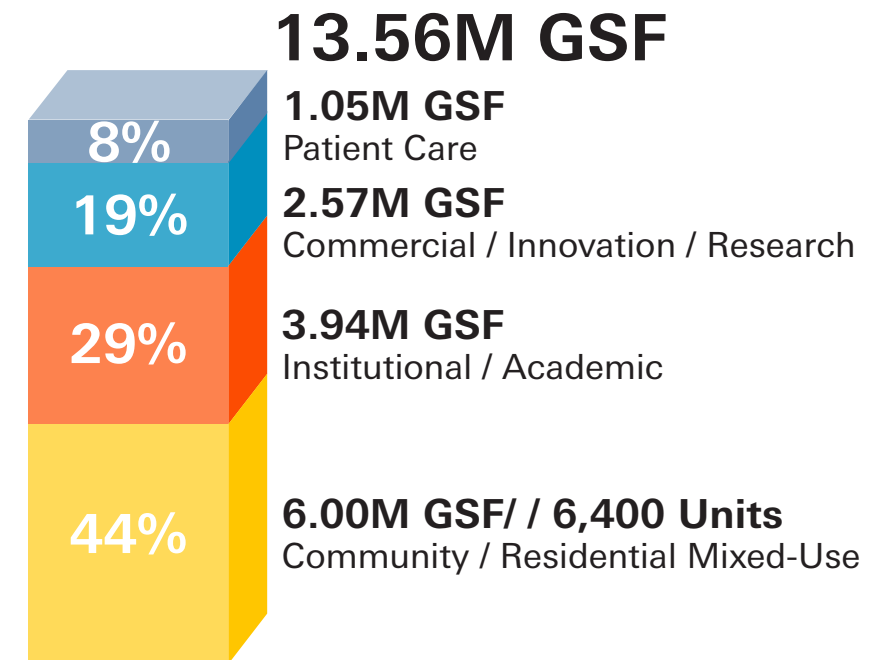
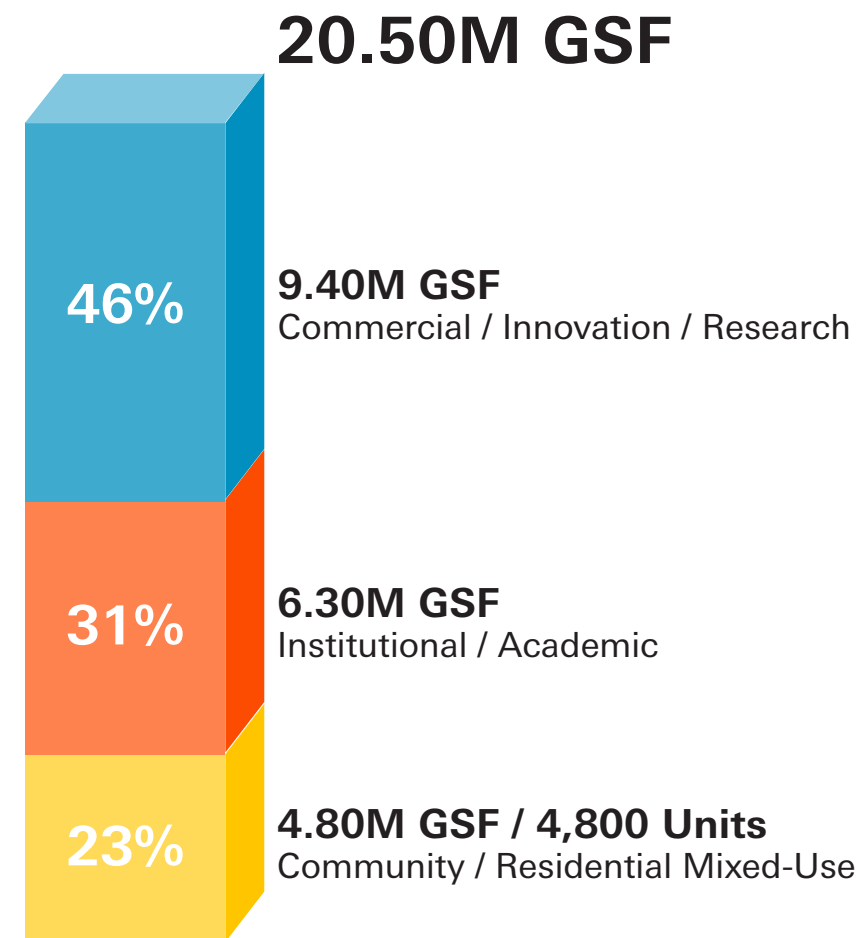
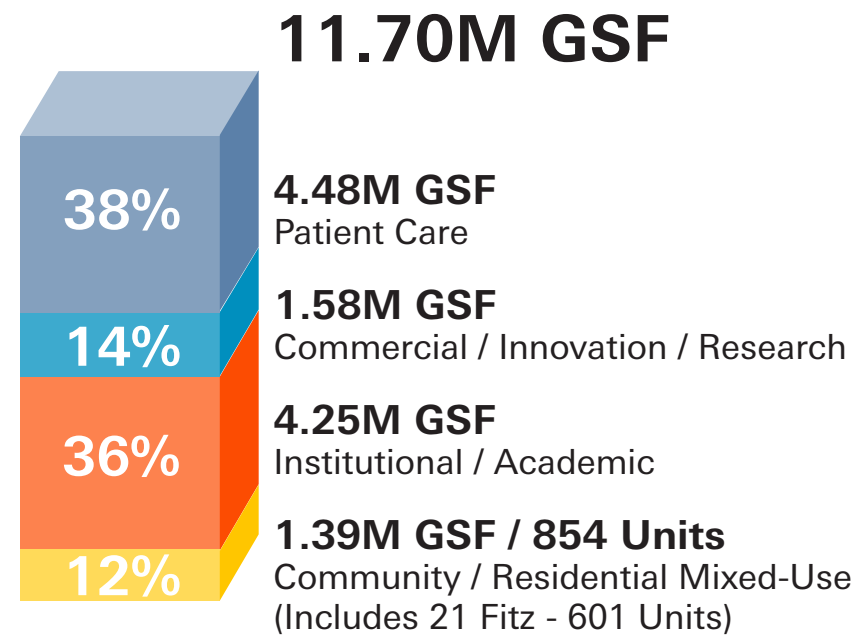
Kendall Square

525 AC

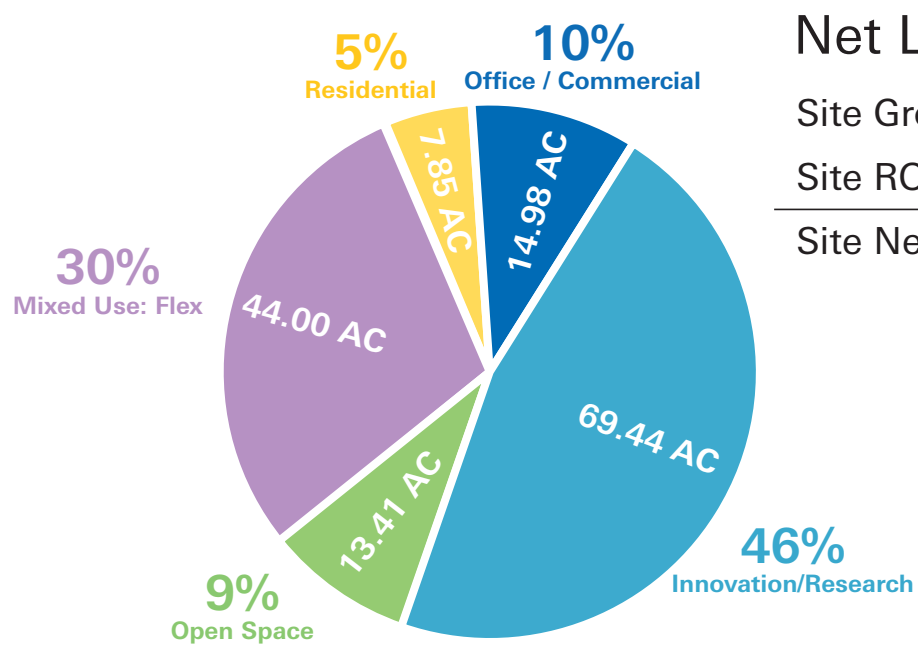
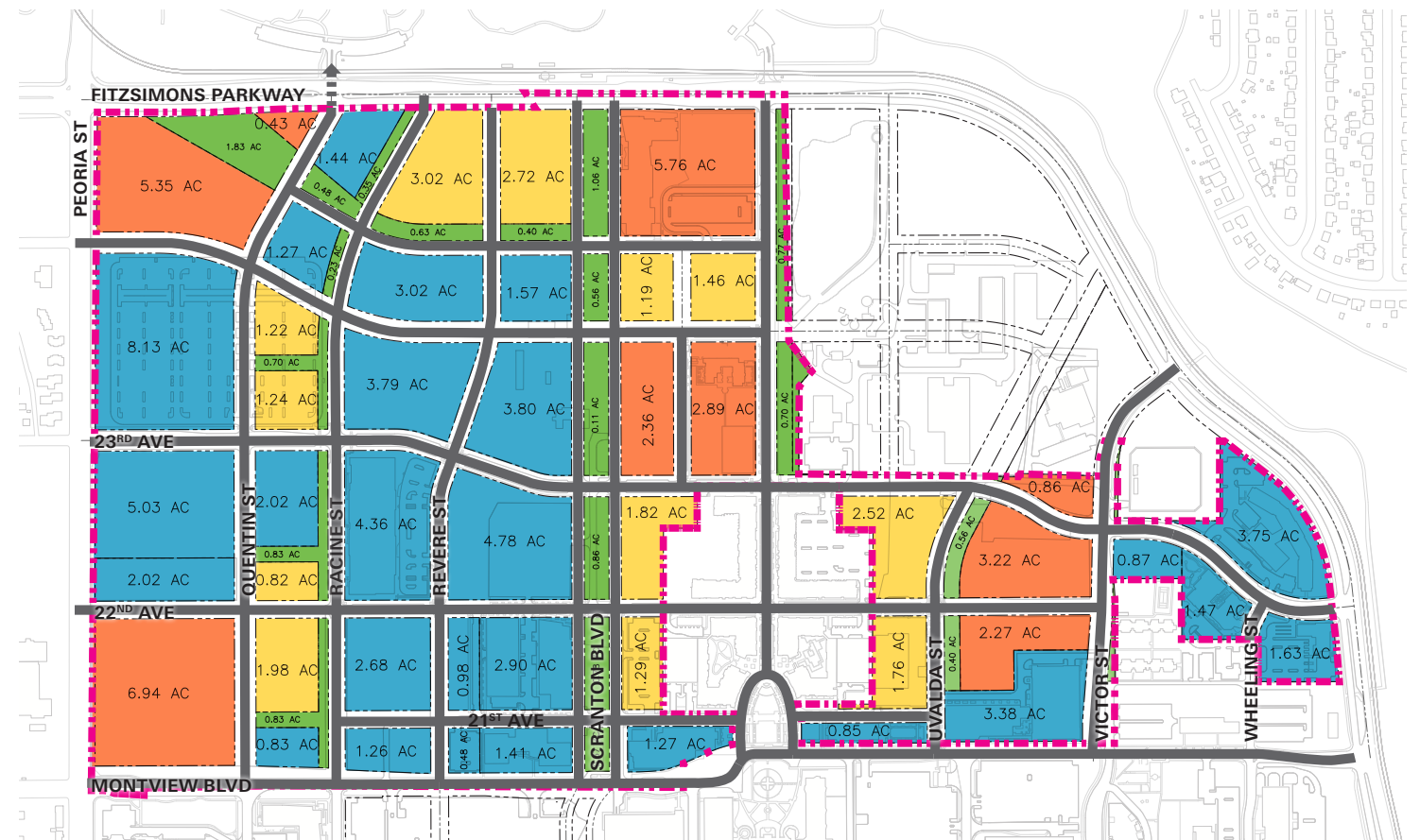
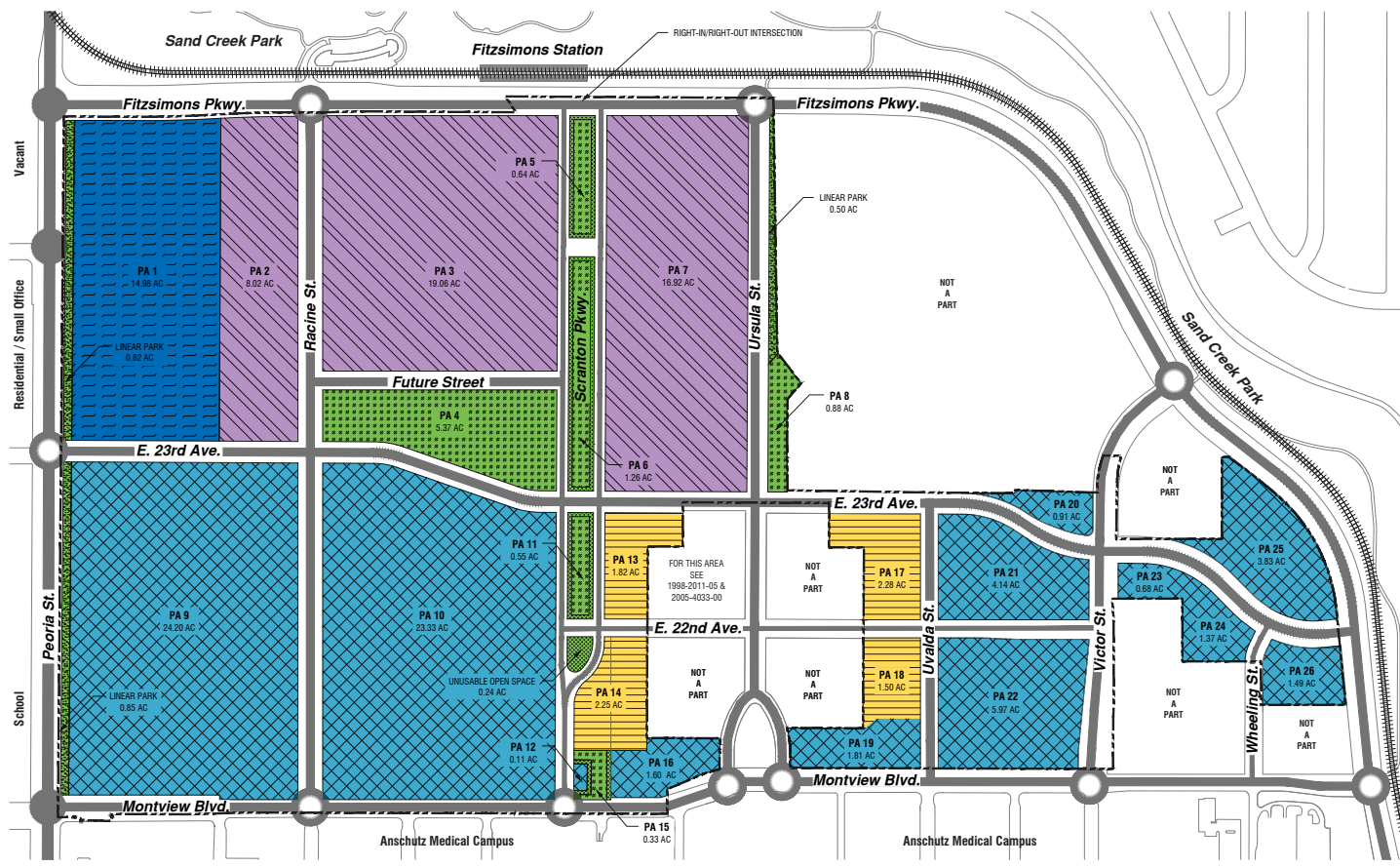


Mission Bay

303 AC

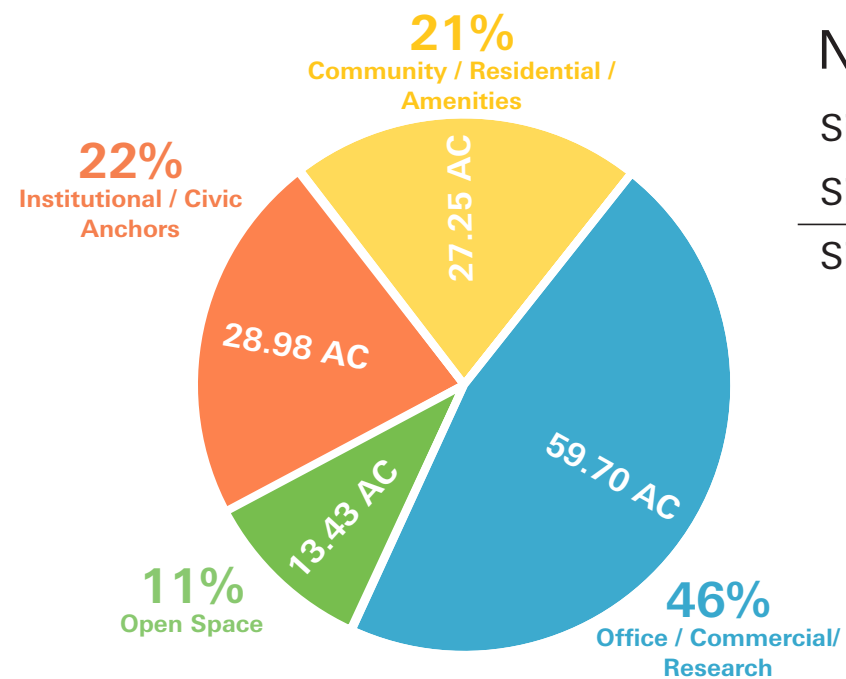


Yield Comparison Campus Competitive Analysis



Net Land Use Distribution

Site Gross Acres:	184.19 AC
Site ROW Acres:	34.51 AC
Site Net Acres:	149.68 AC



Net Land Use Distribution

Site Gross Acres:	184.19 AC
Site ROW Acres:	54.92 AC
Site Net Acres:	129.27 AC

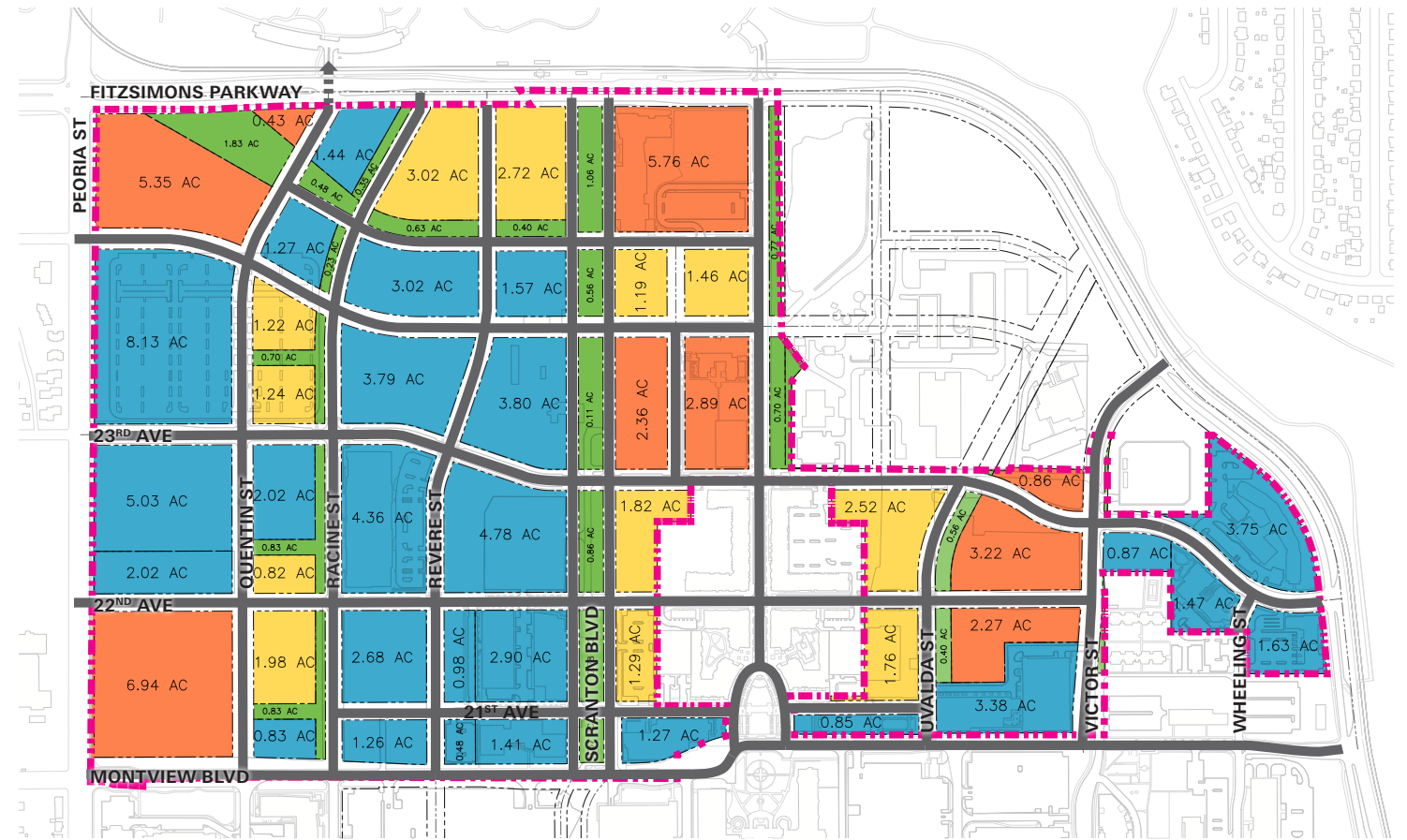
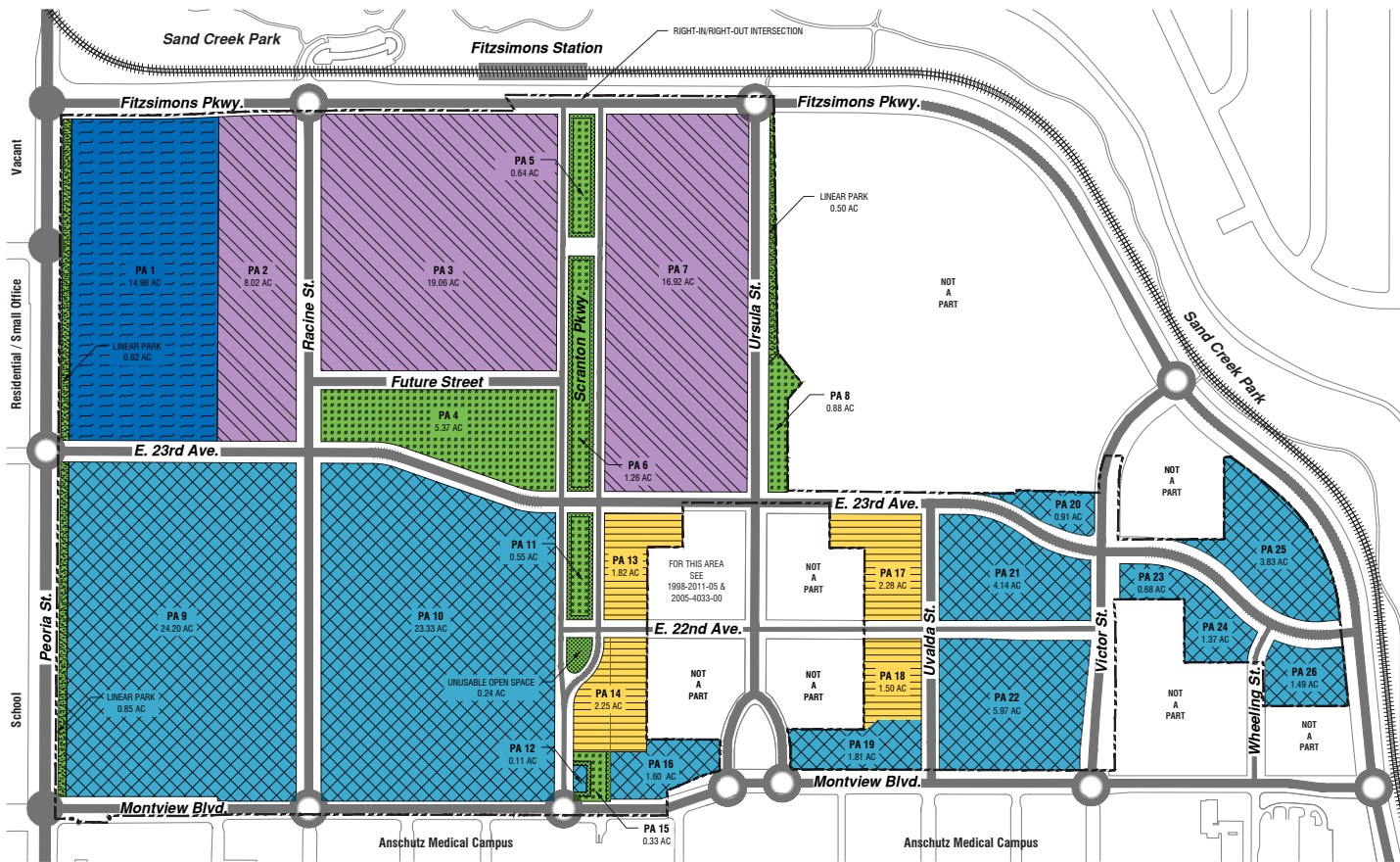
Planned Land Use

Proposed Land Use

Existing General Development Plan (GDP) Comparison

CIVITAS | NOVEMBER 2020

FITZSIMONS INNOVATION COMMUNITY MASTER PLAN | AURORA, COLORADO | 13 FEBRUARY 2024



TYOLOGY

4 Story Residential



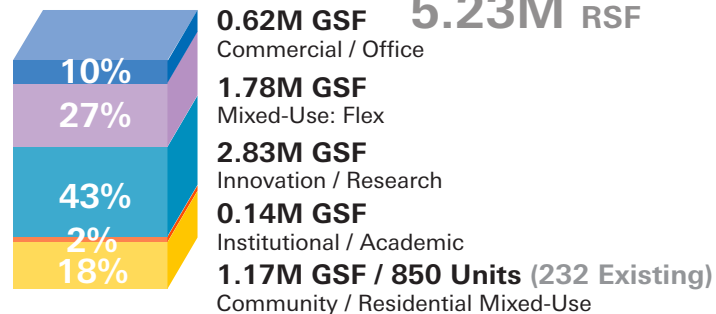
21 FITZSIMONS 1A
4 Stories | 114 Units | 120,948 GSF

3 Story Lab/Office



Bioscience 1
3 Stories | 97,000 GSF

6.56M GSF



Planned GDP Density

Existing General Development Plan (GDP) Comparison

CIVITAS | NOVEMBER 2020

FITZSIMONS INNOVATION COMMUNITY MASTER PLAN | AURORA, COLORADO | 13 FEBRUARY 2024

TYOLOGY

6-12 Story Residential



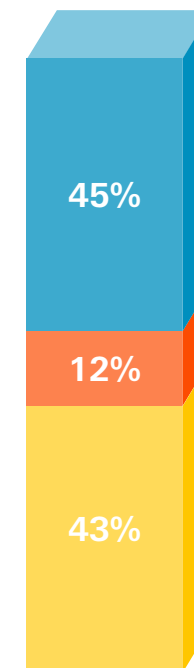
Sloans Lake Tower
12 Stories | 164 Units | 504,350 GSF

7 Story Lab/Office



Bioscience 4
7 Stories | 230,650 GSF

17.95M GSF
14.91M RSF



Proposed Density

PLACETYPE PLAN

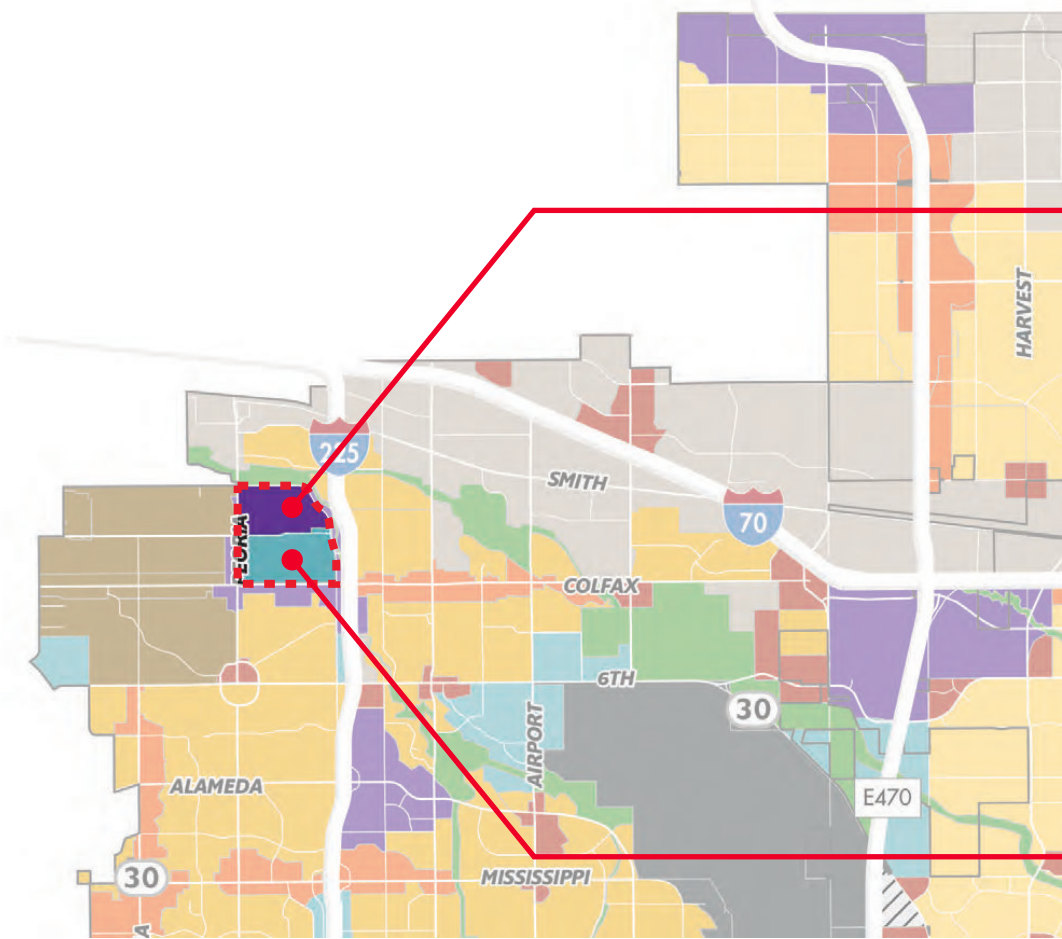


PLACETYPES

- Urban District
- Innovation District
- Industry Hub
- Buckley Air Force Base
- Urban Green Space
- City Corridor
- Established Neighborhood
- Emerging Neighborhood
- Original Aurora
- Commercial Hub
- Special Use
- State Land Boundary

This map identifies placetype designations for all areas within the city of Aurora's adopted planning and annexation boundaries. See page 51 for additional information about these boundaries.

Placetype designations for areas outside of the city limits are for long-range planning purposes only. These properties are subject to rules and regulations of their appropriate jurisdiction(s). The city of Aurora does not enforce zoning, subdivision or development standards in unincorporated areas.



AURORA PLACES planning tomorrow's city

Placetypes	Single-Family Detached Residential	Single-Family Attached Residential	Multifamily Residential	Restaurant	Commercial Retail	Commercial Service	Entertainment and Arts District	Office	Light Industrial / Business Parks	Heavy Industrial	Buckley Air Force Base	Parks and Open Space	Urban Agriculture	Community Garden
Urban District	●	○	○	○	○	○	○	○	○	○	○	○	○	○
Innovation District	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry Hub	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Buckley Air Force Base	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Original Aurora	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Established Neighborhood	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Emerging Neighborhood	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Commercial Hub	○	○	○	○	○	○	○	○	○	○	○	○	○	○

● Primary Land Uses are more prominent and play a pivotal role in characterizing that placetype.
○ Supporting Land Uses are less prevalent and serve to support the primary land use.

FIC Designation: Urban District

- Most intensely developed placetype within the Comprehensive Plan
- Focused on Pedestrian Friendly environment within a mixed-use urban fabric
- Stands out from other placetypes due to its high density, scale, and a focus on prioritizing multimodal transportation
- Public facilities and institutions may be strategically located within the Urban District to anchor and support the diverse and active environment.



Aurora Placetypes Urban District

Urban Districts are Aurora's signature destinations that offer a unique, vibrant urban experience.

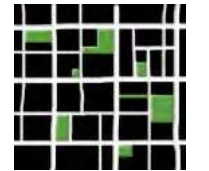
Urban Districts will be critical to the economic and fiscal health of the city because they will be the centers of employment, culture and activity. The Urban District is the city's most intensely developed area with mixed-use, entertainment, institutional, retail, restaurant and multifamily residential as defining uses. In the absence of a single "Downtown Aurora," this placetype creates a unique mix of uses in a relatively dense urban fabric, that provides a pedestrian-friendly environment and a place to live, work, shop, dine, recreate and more. It is distinguished from other placetypes by density, scale and the prioritization of multimodal transportation. Multifamily housing and employment opportunities abound, making Urban Districts the center of activity for Aurora.

Predominantly mixed-use developments accompanied by a small amount of stand-alone commercial and multifamily uses characterize the Urban District. Public facilities and institutions may be strategically located within the Urban District to anchor or support these diverse and active places. Urban parks provide green space for residents and workers and serve as locations for community activities. This mix and intensity of uses is intended to provide around-the-clock activity. Transit, pedestrian and bike connections are essential to its development and success.

- Primary Land Use**
- Multifamily Residential
 - Restaurant
 - Commercial Retail
 - Commercial Service
 - Entertainment and Arts District
 - Office

- Supporting Land Use**
- Single-Family Attached Residential
 - Institutional
 - Parks and Open Space

Street and Open Space Network



Develop Urban Districts with a complete grid of streets creating relatively small urban blocks. Provide easy, short pedestrian and bicycle connections to surrounding districts and neighborhoods.

AURORA PLACES planning tomorrow's city



Aurora Placetypes Innovation District

Innovation Districts foster new ideas and enterprises by bringing together people, companies and institutions.

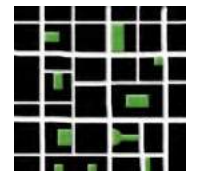
The Innovation District is where leading-edge anchor institutions and businesses connect with start-ups and business incubators and accelerators. This placetype fosters new ideas and enterprises by bringing together different people, companies and institutions and are key to increasing employment within the city. Light industrial and business park uses are joined with educational and medical institutions to foster sought-after creativity. These primary uses interact horizontally to promote integration across the various industries that fill this placetype.

A high-quality, tech-centric space is critical to this placetype's success, including unique meeting spaces that encourage people and organizations to come together, learn from one another and exchange ideas. High-quality office space and jobs colocated with housing are necessary to keep Aurora's innovative and creative thinkers close to home, such as students and professors that live on campus. Urban agriculture and community gardens serve as secondary uses, particularly to various biological sectors that utilize them for research. Transit, pedestrian, and bicycle accessibility to and through the Innovation District is also critical.

- Primary Land Use**
- Office
 - Light Industrial
 - Institutional

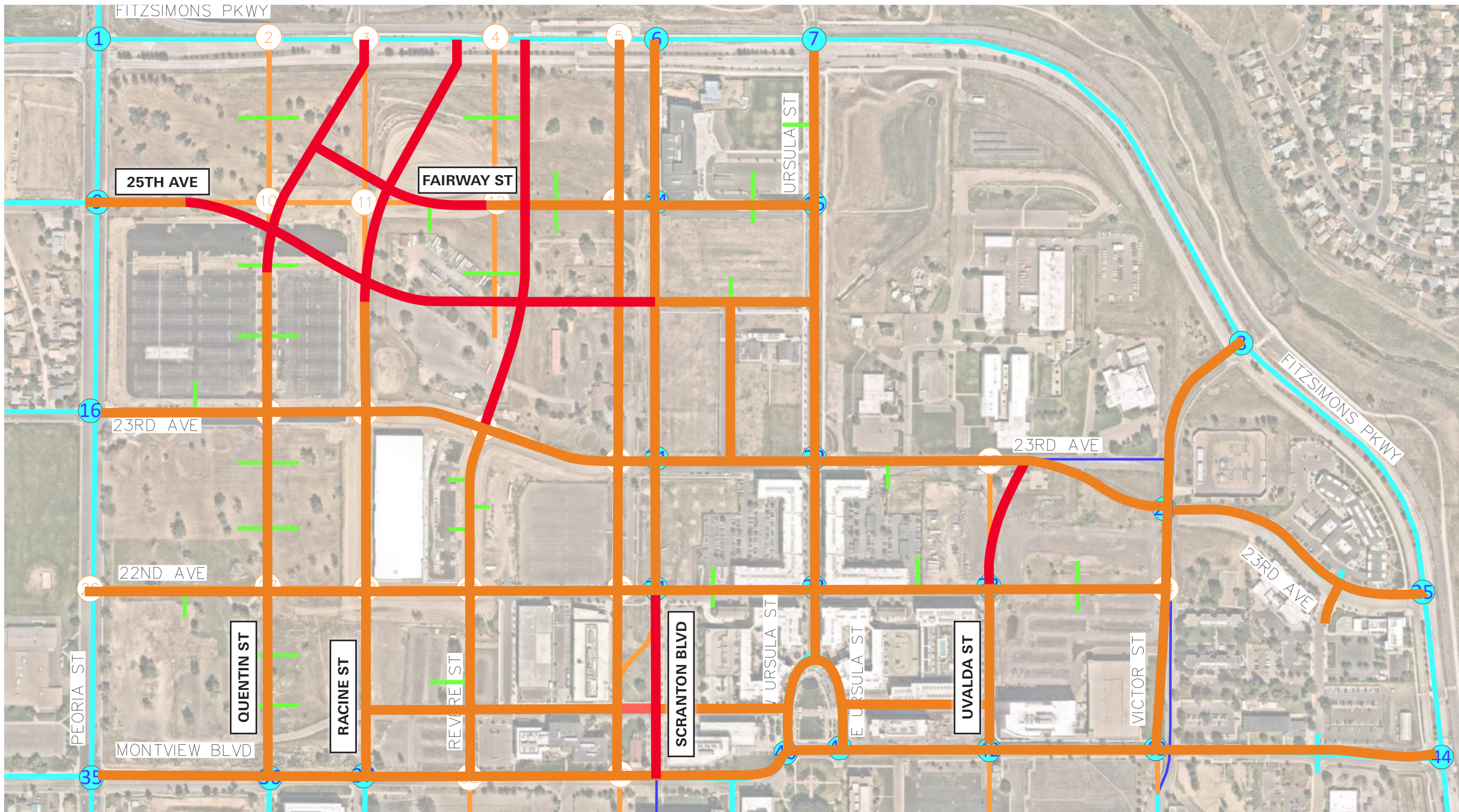
- Supporting Land Use**
- Single-Family Attached Residential
 - Multifamily Residential
 - Restaurant
 - Commercial Retail
 - Commercial Service
 - Parks and Open Space
 - Urban Agriculture

Street and Open Space Network



Connect the district through a highly-connected and walkable network of streets. Cluster buildings around gathering places or within a campus layout.

AURORA PLACES planning tomorrow's city



Traffic Study Alignments

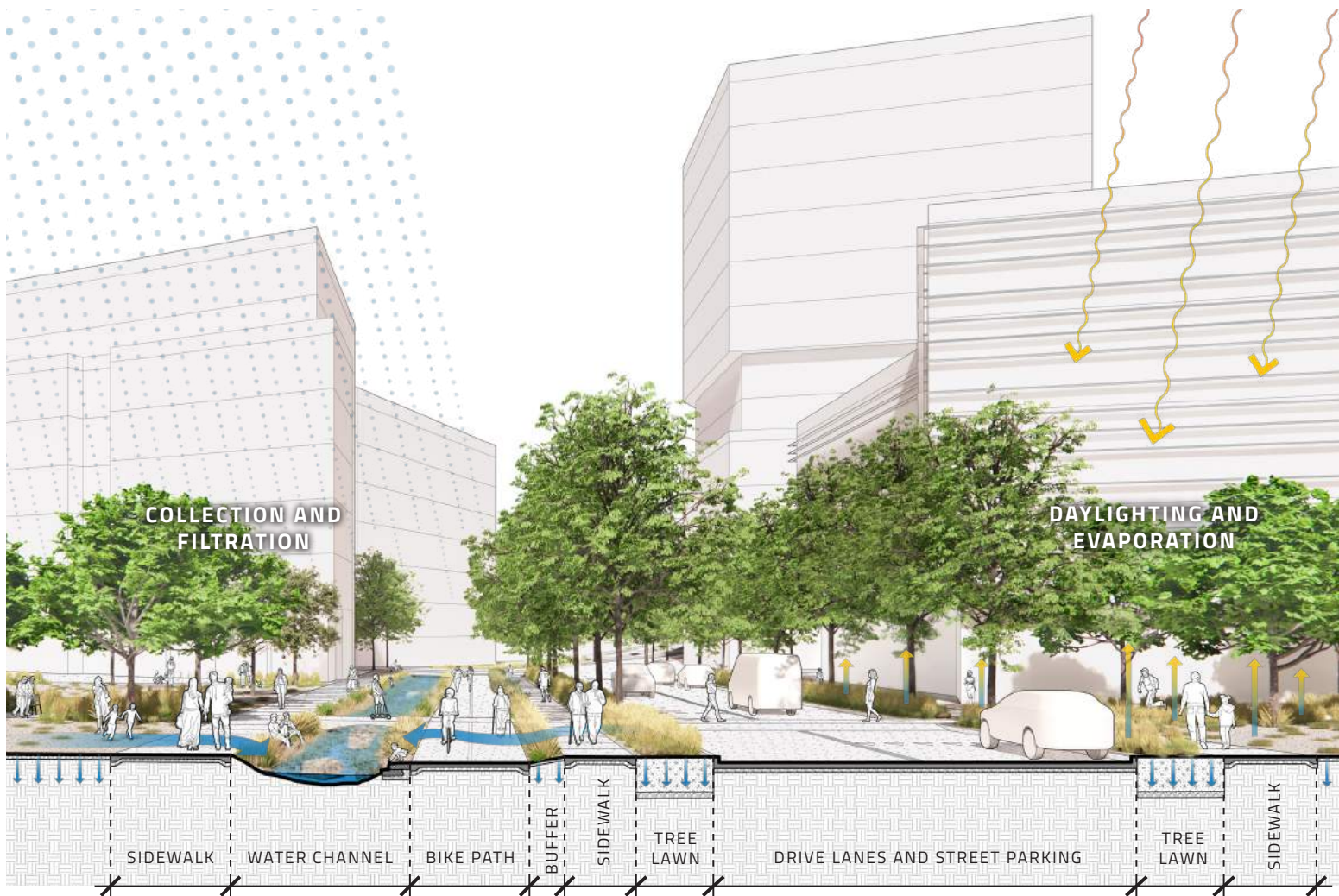
- **25th Avenue**
 -Street curves to connect to existing 24th St
 -Existing 25th Avenue becomes Fairway Street
- **Quentin Street**
 -Street Curves to Align with Intersection #3
- **Racine Street**
 -Street Curves to meet Fitzsimons Parkway (395' from Quentin Intersection)
- **Revere Street**
 -Continuous Street from Montview to Fitzsimons Parkway
- **Scranton Boulevard**
 -Montview and Scranton Intersection
- **Uvalda Street**
 -Street Curves to 23rd Avenue to align with future expansion opportunities

— Revised Street Alignment
— Traffic Study Aligned Streets

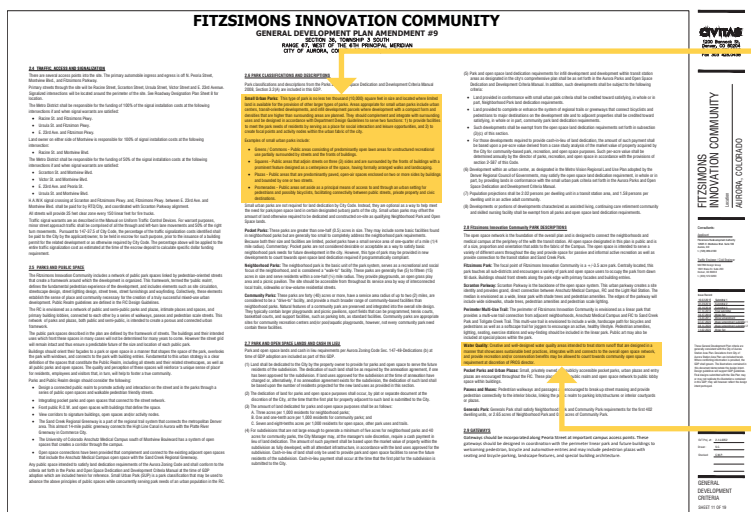
Master Traffic Impact Study

KIMLEY HORN | APRIL 2023

FITZSIMONS INNOVATION COMMUNITY MASTER PLAN | AURORA, COLORADO | 13 FEBRUARY 2024



Racine Greenway Conceptual Section

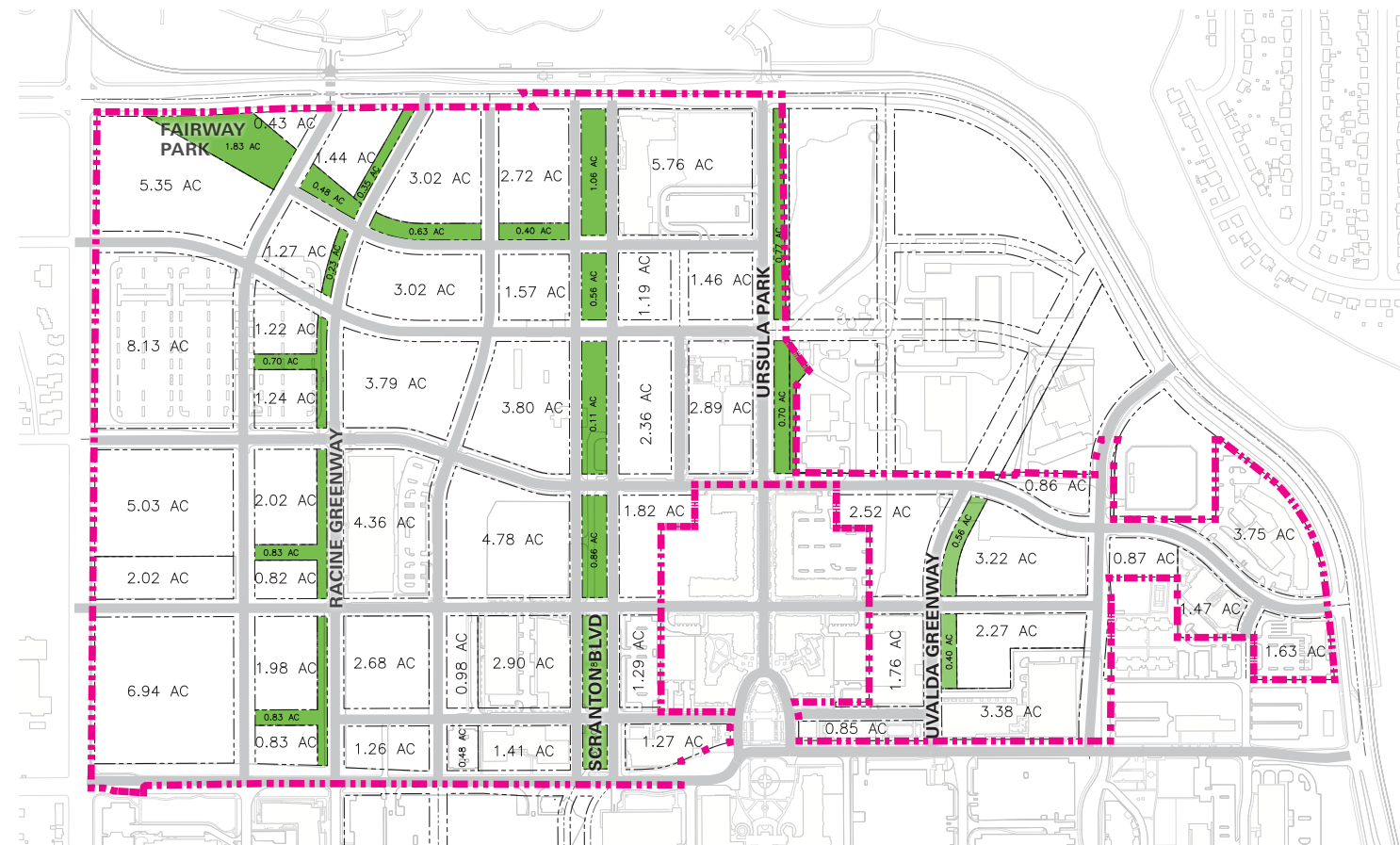


Small Urban Parks: This type of park is no less than ten thousand (10,000) square feet in size and located where limited land is available for the provision of other larger types of parks. Areas appropriate for small urban parks include urban centers, transit-oriented developments, and infill development parcels where development with a compact form and densities that are higher than surrounding areas are planned. They should complement and integrate with surrounding uses and be designed in accordance with Department Design Guidelines to serve two functions: 1) to provide facilities to meet the park needs of residents by serving as a place for social interaction and leisure opportunities, and 2) to create focal points and activity nodes within the urban fabric of the city.

Examples of small urban parks include:

- Greens / Commons - Public areas consisting of predominantly open lawn areas for unstructured recreational use partially surrounded by streets and the fronts of buildings.
- Squares - Public areas that adjoin streets on three (3) sides and are surrounded by the fronts of buildings with a prominent feature designed as a centerpiece of the space, having formally arranged walks and landscaping.
- Plazas - Public areas that are predominantly paved, open-air spaces enclosed on two or more sides by buildings and bounded by one or two streets.
- Promenades - Public areas set aside as a principal means of access to and through an urban setting for pedestrians and possibly bicyclists, facilitating connectivity between public streets, private property and civic destinations.

Water Quality: Creative and well-designed water quality areas intended to treat storm runoff that are designed in a manner that showcases sustainable best practices, integrates with and connects to the overall open space network, and provide recreation and/or conservation benefits may be allowed to count towards community open space requirement at discretion of PROS director.



Proposed Open Space Network

SECTION 2 DEDICATION & DEVELOPMENT FUNDAMENTALS

2.1 PROS CLASSIFICATION SYSTEM

PROS uses a classification system to describe and categorize its parks, recreation and open space landholdings. Refer to Section 6.2 of this manual. The classification system, includes a multitude of different types of sites that collectively serve the entire city population, but a few components stand out as playing a more pivotal role in meeting residents' basic needs:

- Neighborhood parks, community parks, and open space are considered the building blocks of PROS' strategy for expanding its system in conjunction with the development community as the city continues to build out.

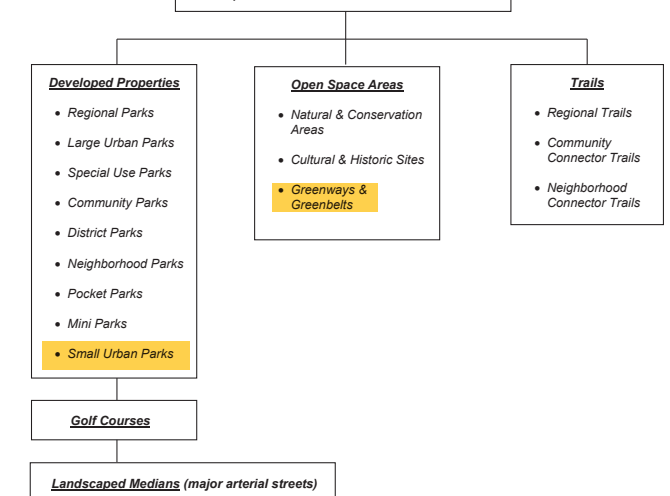
2.2 KEY SITES AND USES

In the late 1990s, a study was conducted to characterize representative residential density and development patterns anticipated to occur in the developing parts of Aurora. This exercise involved identifying "model" areas within the city that generally had a good supply of parks and open space. Mapping analyses of the then existing park and open space acreage and population distribution were prepared. Public input was sought and taken into account as the vision for the ideal amount of acreage needed to serve the fundamental needs of the population took shape.

The study recommended population-based acreage goals for park and open space use. City Council endorsed the analysis, including the recommendations for growth of the park and open space system into the future. The acreage goals are established as formal city policy in Section 146-4.3.18.B of the City Code, which spells out the land dedication standards that are currently imposed upon new development. The policy requires that for every 1,000 persons, no less than the following acreages should be set aside for park and open space purposes:

- 3.0 acres of neighborhood park land.
- 1.1 acres of community park land.
- 7.8 acres of open space land.

PARKS, RECREATION AND OPEN SPACE ASSETS



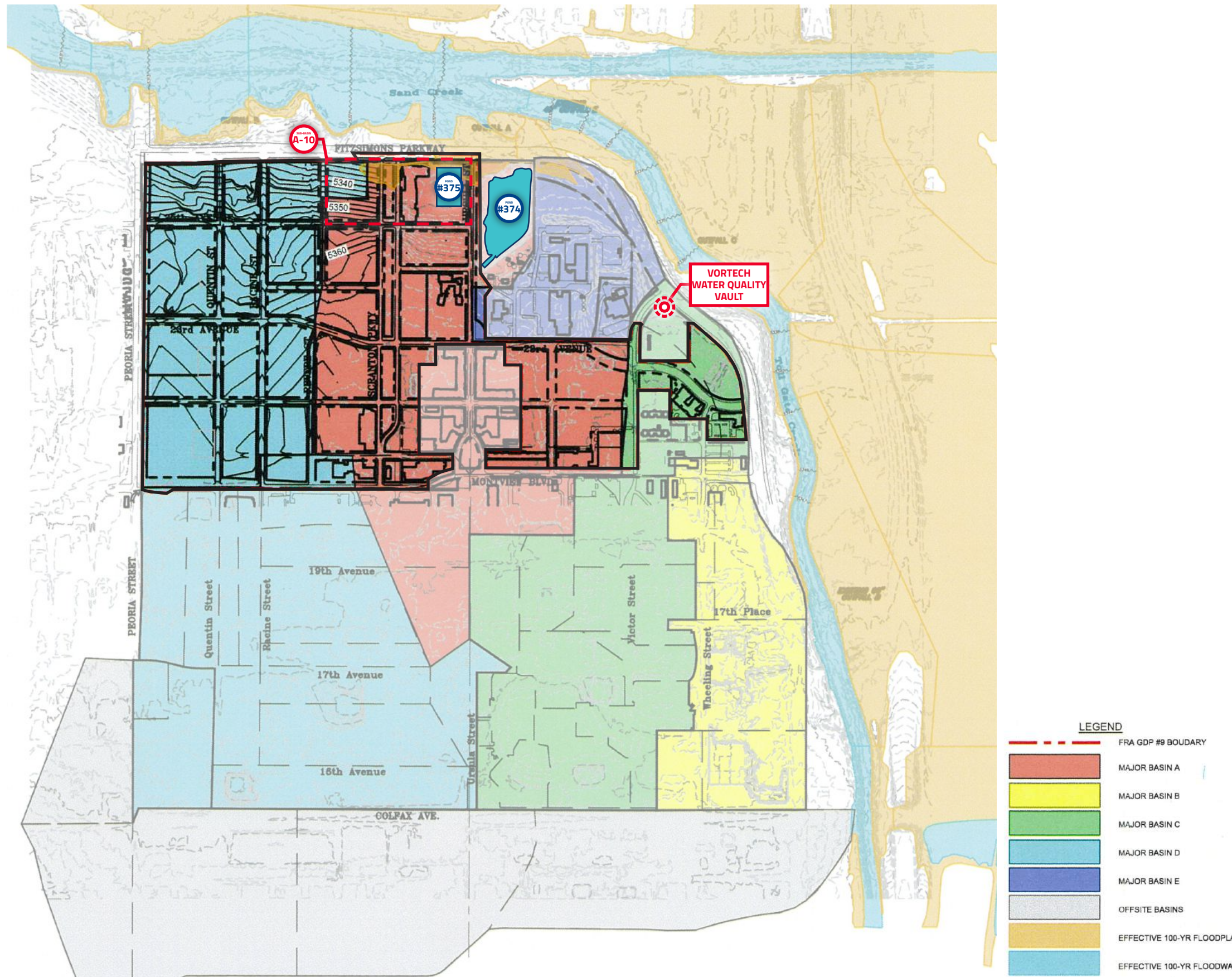
2020 FIC GDP Park Descriptions - Sheet 11

Performative Open Space CITY OF AURORA

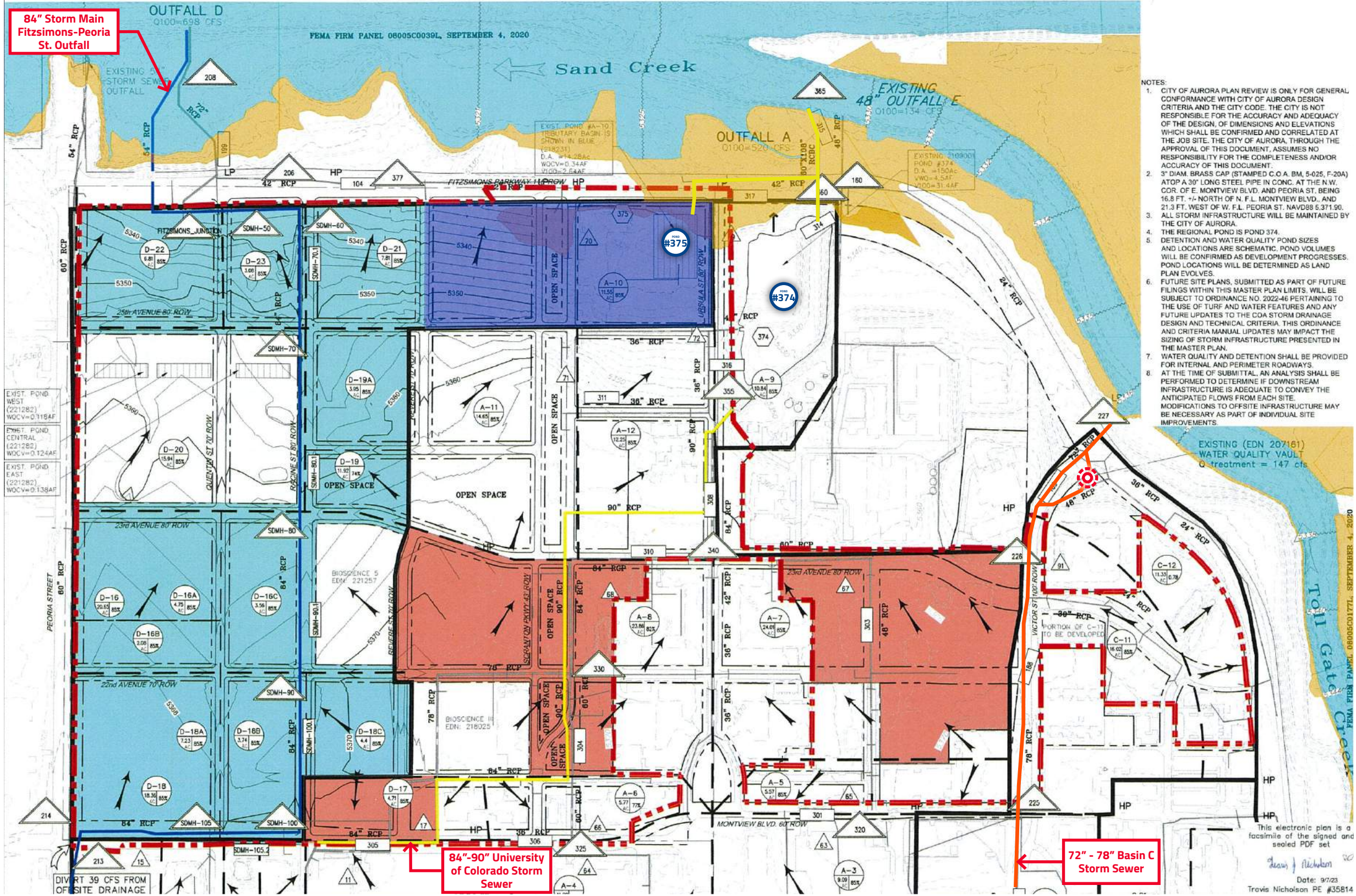
PROS D&DC Manual Excerpts

Drainage Basin Analysis

- FIC Major Basins outfall to Sand Creek and Tollgate Creek
- Pond #374 expanded in 2018 accommodates full build-out of Basin A (251.6 AC) except Sub-Basin A-10.
- Underground Pond #375 provides 100-year detention for Sub-Basin A-10 due to location within floodplain.
- 84" Storm Main constructed in 2019 running underneath Racine St. will handle storm sewer drainage within Major Basin B but requires on-site water quality treatment within Parcels and R.O.W.
- Portion of FIC within Major Basin C is serviced by Vortech Water Quality Vault



NO WORK IS ALLOWED IN THE FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT, NO WORK IS ALLOWED WITHIN THE FLOODWAY WITHOUT A CLOMR



- NOTES:
1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
 2. 3" DIAM. BRASS CAP (STAMPED C.O.A. BM, 5-025, F-20A) ATOP A 30" LONG STEEL PIPE IN CONC. AT THE N.W. COR. OF E. MONTVIEW BLVD. AND PEORIA ST. BEING 16.8 FT. +/- NORTH OF N.F.L. MONTVIEW BLVD. AND 21.3 FT. WEST OF W.F.L. PEORIA ST. NAVD83 5.37190.
 3. ALL STORM INFRASTRUCTURE WILL BE MAINTAINED BY THE CITY OF AURORA.
 4. THE REGIONAL POND IS POND 374.
 5. DETENTION AND WATER QUALITY POND SIZES AND LOCATIONS ARE SCHEMATIC. POND VOLUMES WILL BE CONFIRMED AS DEVELOPMENT PROGRESSES. POND LOCATIONS WILL BE DETERMINED AS LAND PLAN EVOLVES.
 6. FUTURE SITE PLANS, SUBMITTED AS PART OF FUTURE FILINGS WITHIN THIS MASTER PLAN LIMITS, WILL BE SUBJECT TO ORDINANCE NO. 2022-46 PERTAINING TO THE USE OF TURF AND WATER FEATURES AND ANY FUTURE UPDATES TO THE COA STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA. THIS ORDINANCE AND CRITERIA MANUAL UPDATES MAY IMPACT THE SIZING OF STORM INFRASTRUCTURE PRESENTED IN THE MASTER PLAN.
 7. WATER QUALITY AND DETENTION SHALL BE PROVIDED FOR INTERNAL AND PERIMETER ROADWAYS.
 8. AT THE TIME OF SUBMITTAL, AN ANALYSIS SHALL BE PERFORMED TO DETERMINE IF DOWNSTREAM INFRASTRUCTURE IS ADEQUATE TO CONVEY THE ANTICIPATED FLOWS FROM EACH SITE. MODIFICATIONS TO OFFSITE INFRASTRUCTURE MAY BE NECESSARY AS PART OF INDIVIDUAL SITE IMPROVEMENTS.

Drainage Report Analysis

- All future development needs to be under 85% impervious to not have to provide on-site water detention
- Developers are responsible to provide surface or underground water quality treatment for sites within Major Basin D. Any development that triggers R.O.W. construction will be responsible to provide on-site water quality treatment for the full width of R.O.W adjacent to their site

Block ID (RE: PLAN)	Area (AC)	Required Pervious Area
1	5.16	0.77
2	4.75	0.71
3	2.08	0.31
5	3.95	0.59
7	8.15	1.22
8	4.27	0.64
9	4.75	0.71
10	3.56	0.53
11	2.08	0.31
12	7.23	1.08
13	3.74	0.56
14	4.4	0.66
OS-1A	1.64	0.25
Total	55.76	8.36

Required Parcel Surface or Underground Water Quality Treatment Area 8.36 AC

Min. % Pervious	15%
-----------------	-----

Master Drainage Report MATRIX | AUGUST 2023

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City of Aurora Unified Development Ordinance

- Section 138-191 (a) - Use of Turf and Ornamental Water Features

Ornamental water feature means **any exterior decorative fountains, waterfalls, basins, ponds, lakes, waterways or other similar aesthetic structures unless required under Article VIII, Stormwater**, of this chapter.

- Article VIII. Stormwater, Section 138-436 (a)

Stormwater system means all drainage facilities owned, operated or maintained by the city which are **used for the conveyance, control, or storage of stormwater to, through and from drainage areas to points of final outlet**, including but not limited to any and all of the following: conduits, **canals**, ditches, **channels, streams**, gulches, gullies, flumes, culverts, **ponds**, siphons, bridges, pump stations, and all features appurtenant thereto.

- Section 138-191 (f) - Use of Turf and Ornamental Water Features

The installation of turf in the following developments shall be allowed only in active or programmed recreation areas:

(1) Multi-family developments;

(2) Commercial developments;

(3) Public and private schools;

(4) Interior landscaped common areas on a common irrigation meter designed for recreation and conforming to the City's Unified Development Ordinance, as modified from time to time; and

(5) Formal sports fields, informal play areas, active and reflective recreation areas only as defined in the city's Parks, Recreation and Open Space Dedication and Development Criteria Manual.

- Section 138-191 (h) - Use of Turf and Ornamental Water Features

Ornamental water features. **The use of water in all public and private exterior ornamental water features and ponds is prohibited.**

- Section 146-4.7.6 (a) - Site Design for Low Impact Development (LID)

Treating and capturing storm water at the source is a proactive process. Traditional storm water management practices include the construction of large unattractive detention basins that are at the receiving end of a pipe located on public property and maintained by a public agency. Recently, the thought process has started to shift to **more environmentally proactive practices that look at preventing storm water contaminants from entering the storm water conveyance system** and or water body at the source rather than spending costly amounts of money retrofitting existing systems.

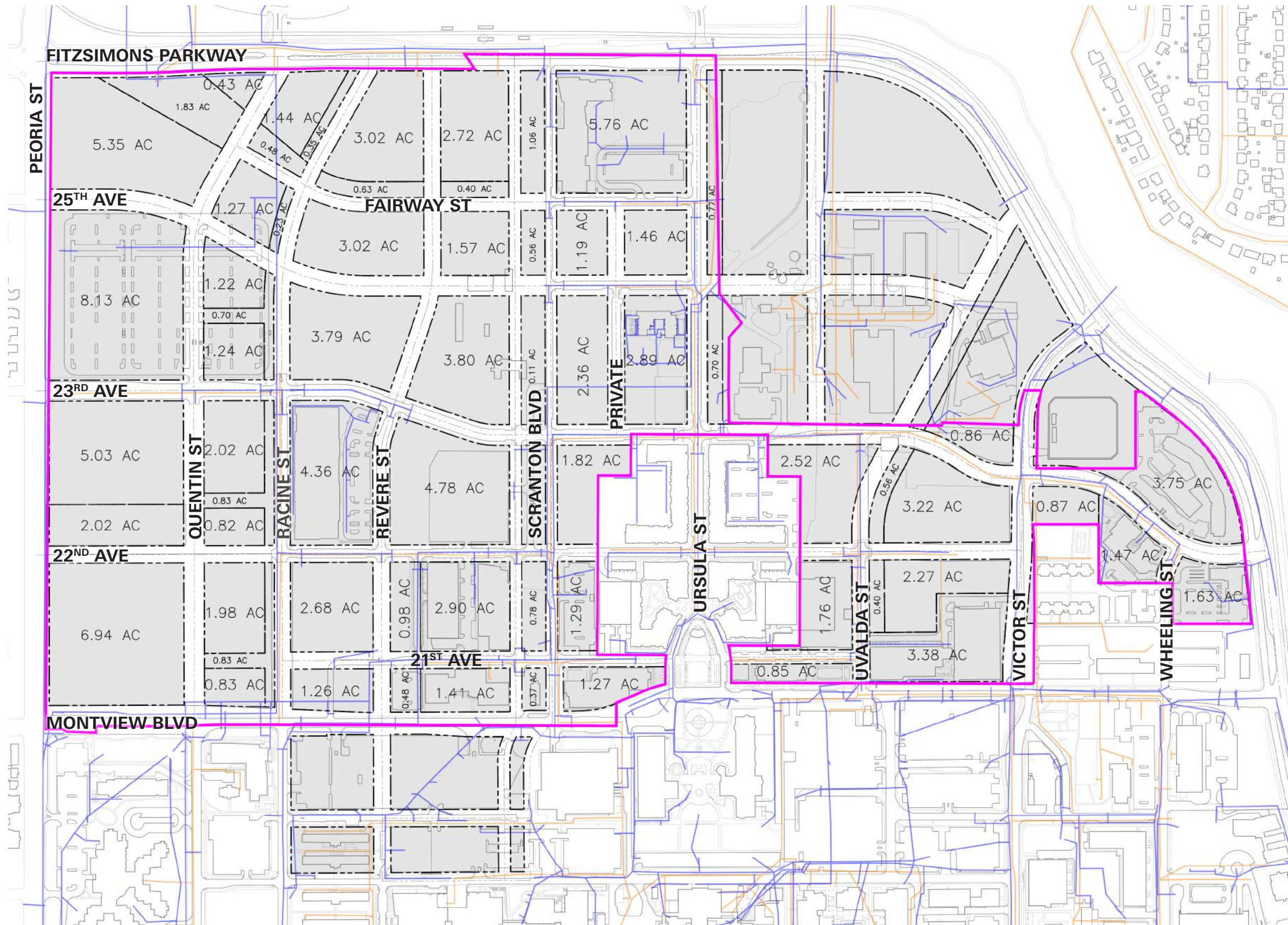
- Section 146-4.7.6 (b) - Site Design for Low Impact Development (LID)

Applicants are **encouraged to implement any of the following LID options at the time of site development.** They are not intended to be prescriptive or inhibit creative design, but provide some ideas for consideration. Further descriptions and examples of Low Impact Development options that are permitted and promoted for use within the City are discussed in the **Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual, Volume 3.**

Integrated Stormwater Detention & Filtration

CITY OF AURORA

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- City of Aurora Water Mains
- City of Aurora Waste Mains
- Proposed Parcels
- Proposed Parcels
- FIC Site Boundary

Proposed Infrastructure

EXISTING UTILITY FRAMEWORK

Department Coordination Next Steps



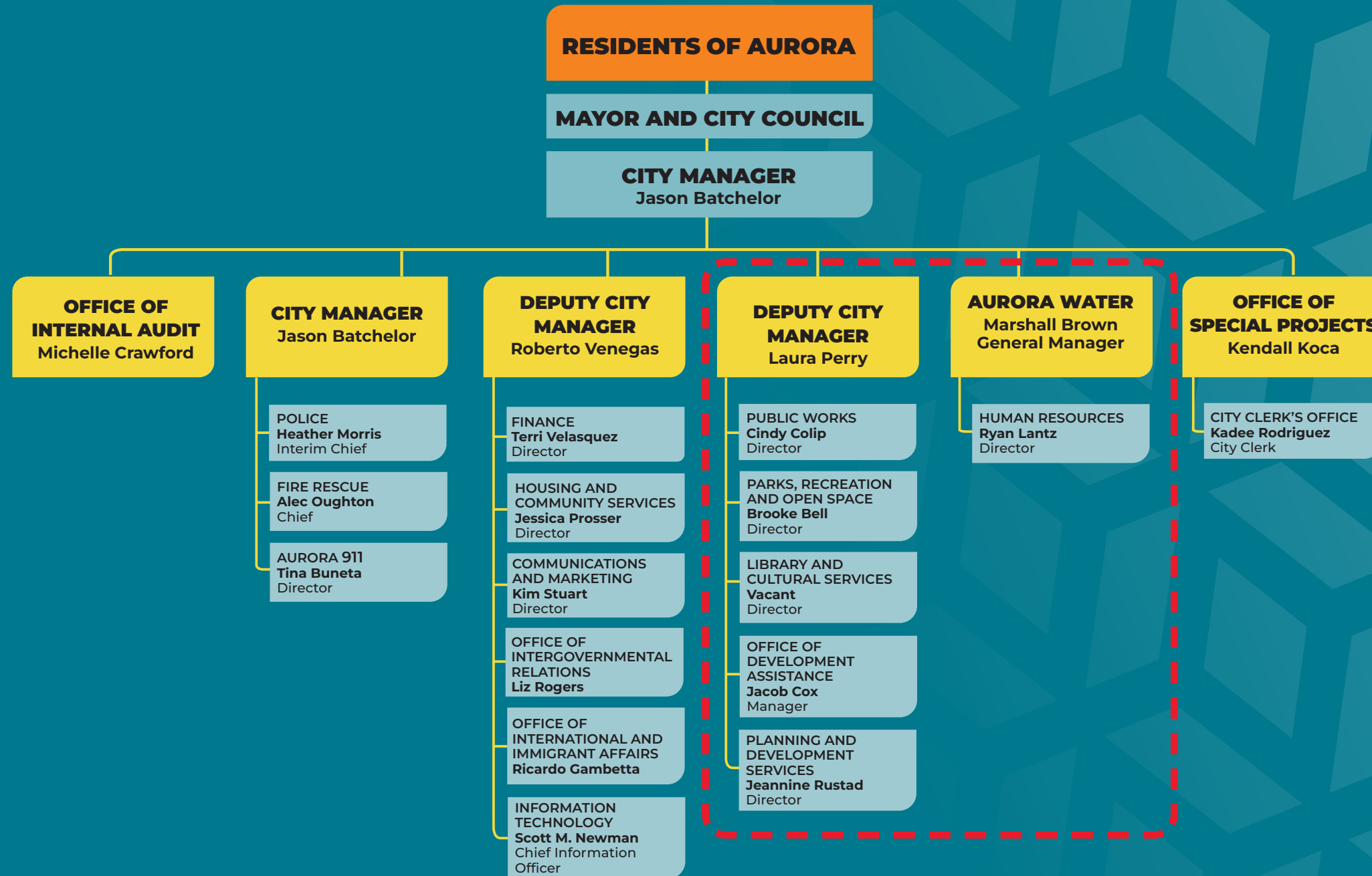
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TRYBA ARCHITECTS



CITY OF AURORA CITY MANAGER ORGANIZATIONAL STRUCTURE

January 2024



City Manage Organization Chart

CITY OF AURORA | JANUARY 2024

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Thank you

Appendix : Technical Reports



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TRYBA ARCHITECTS

Existing CU Anschutz and Proposed FIC Density Scenario

578 AC



Kendall Square

525 AC

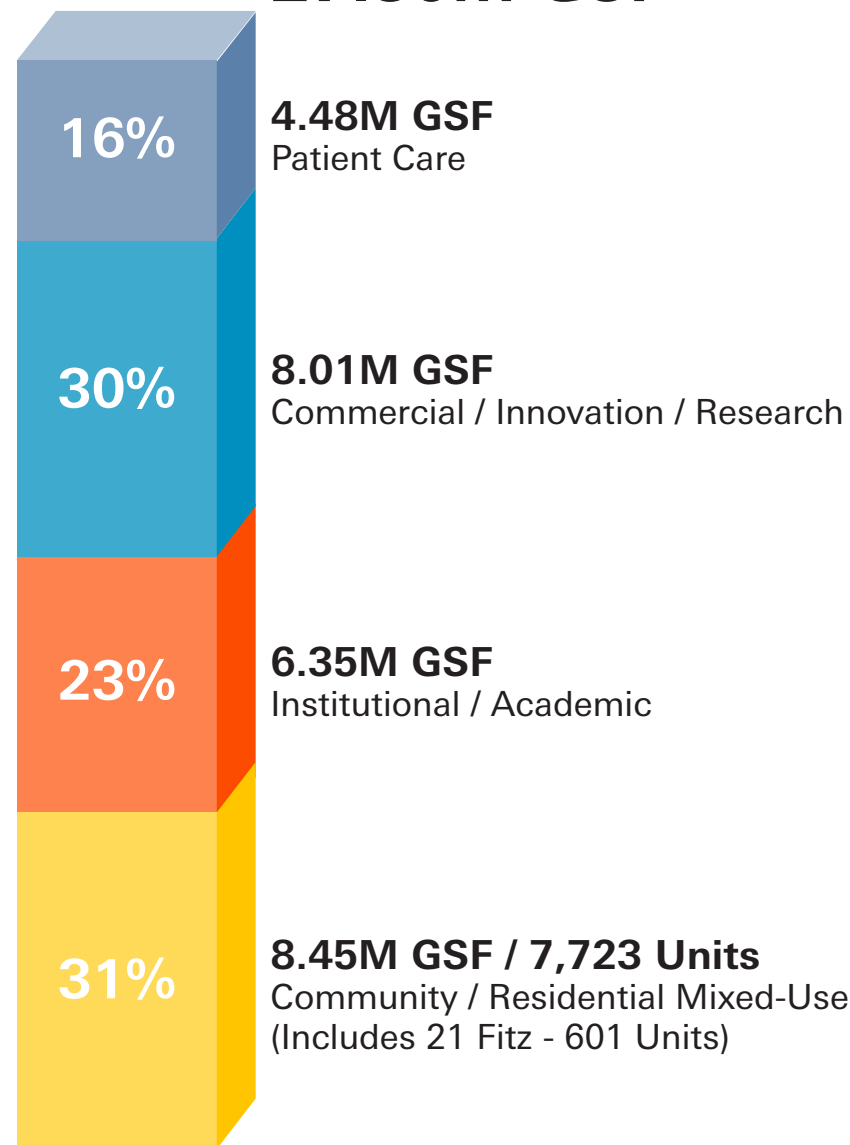


Mission Bay

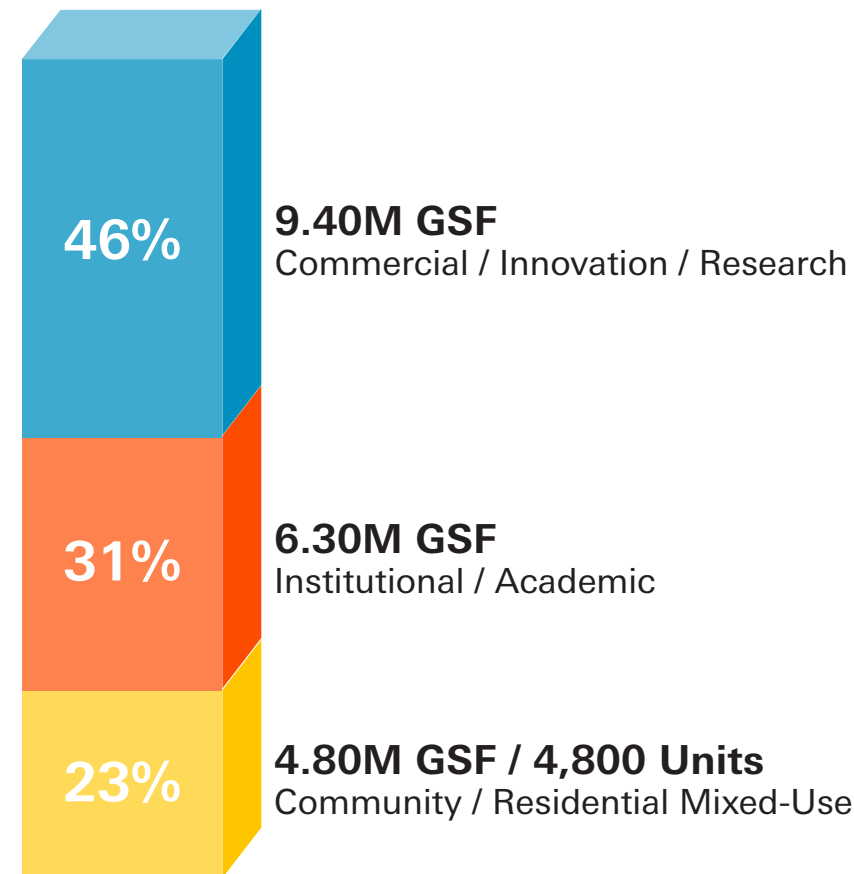
303 AC



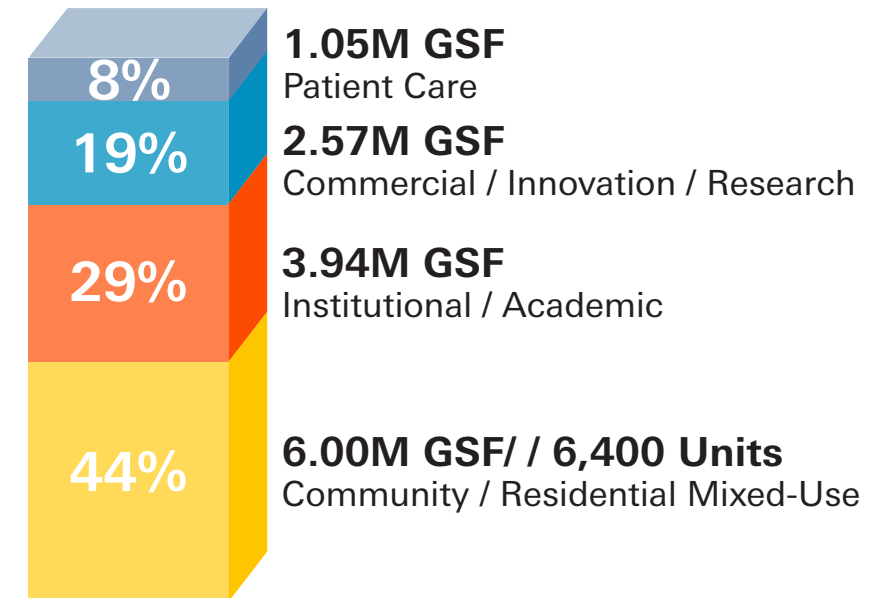
27.30M GSF



20.50M GSF



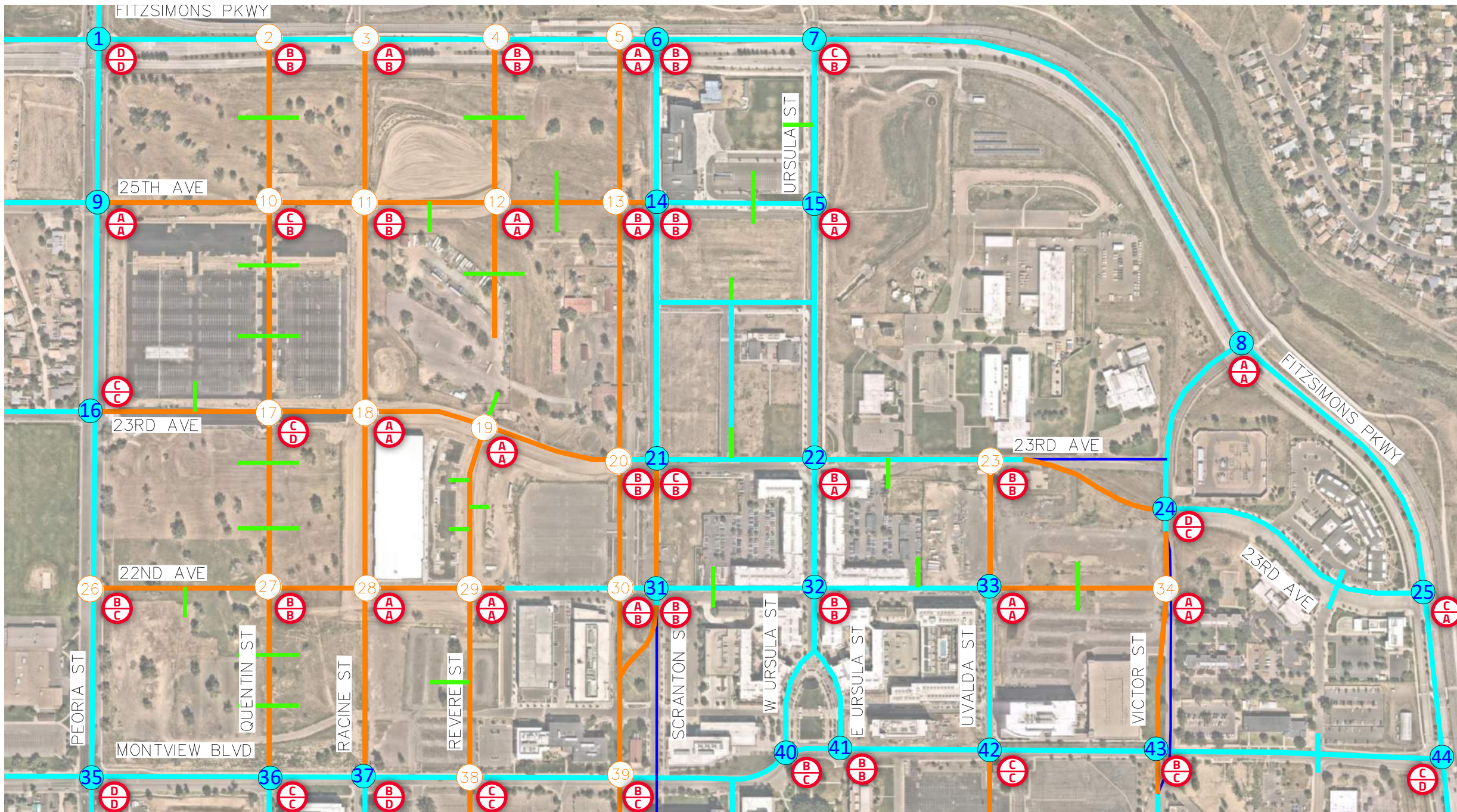
13.56M GSF



Yield Comparison Potential Future Campus

Intersection Analysis

- 51,615 Total Trips
 - 6,758 Trips during AM Peak Hours
 - 6,434 Trips during PM Peak Hours
- Trip Reduction Program Reduction
 - Office: 22.5%
 - Industrial: 9.0%
 - Research: 27%
 - Residential: 25%
- Lowest Grade Street Intersections
 - #1 | Peoria St & Fitzsimons Pkwy
 - #35 | Peoria St & Montview Blvd
 - #44 | Montview Blvd & Fitzsimons Pkwy
 - #24 | Victor St & 23rd Ave
 - #17 | Quentin St & 23rd Ave



LEGEND

- Existing Study Area Key Intersection
- Future Study Area Key Intersection
- Existing Roadway
- Future Roadway
- Assumed Access Locations
- Existing Roadway to be Removed

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Definitions provided from the Highway Capacity Manual, Sixth Edition, Transportation Research Board, 2016.

2040 TOTAL GRADE

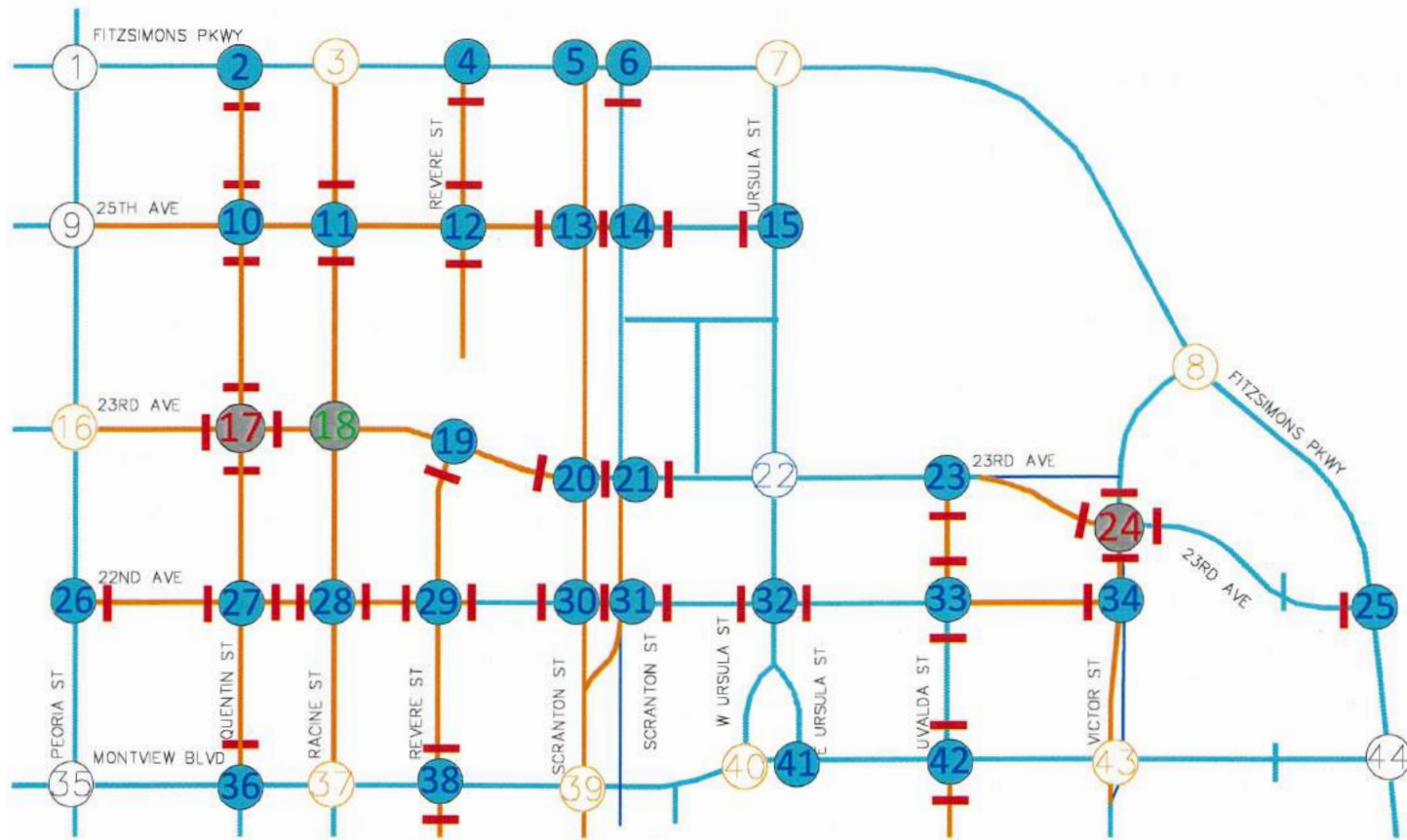


NOTE: WHEN NOT PROVIDED OVERALL GRADE, AVERAGE GRADE WAS GENERATED FROM INTERSECTION DELAY TIMES

Master Traffic Impact Study

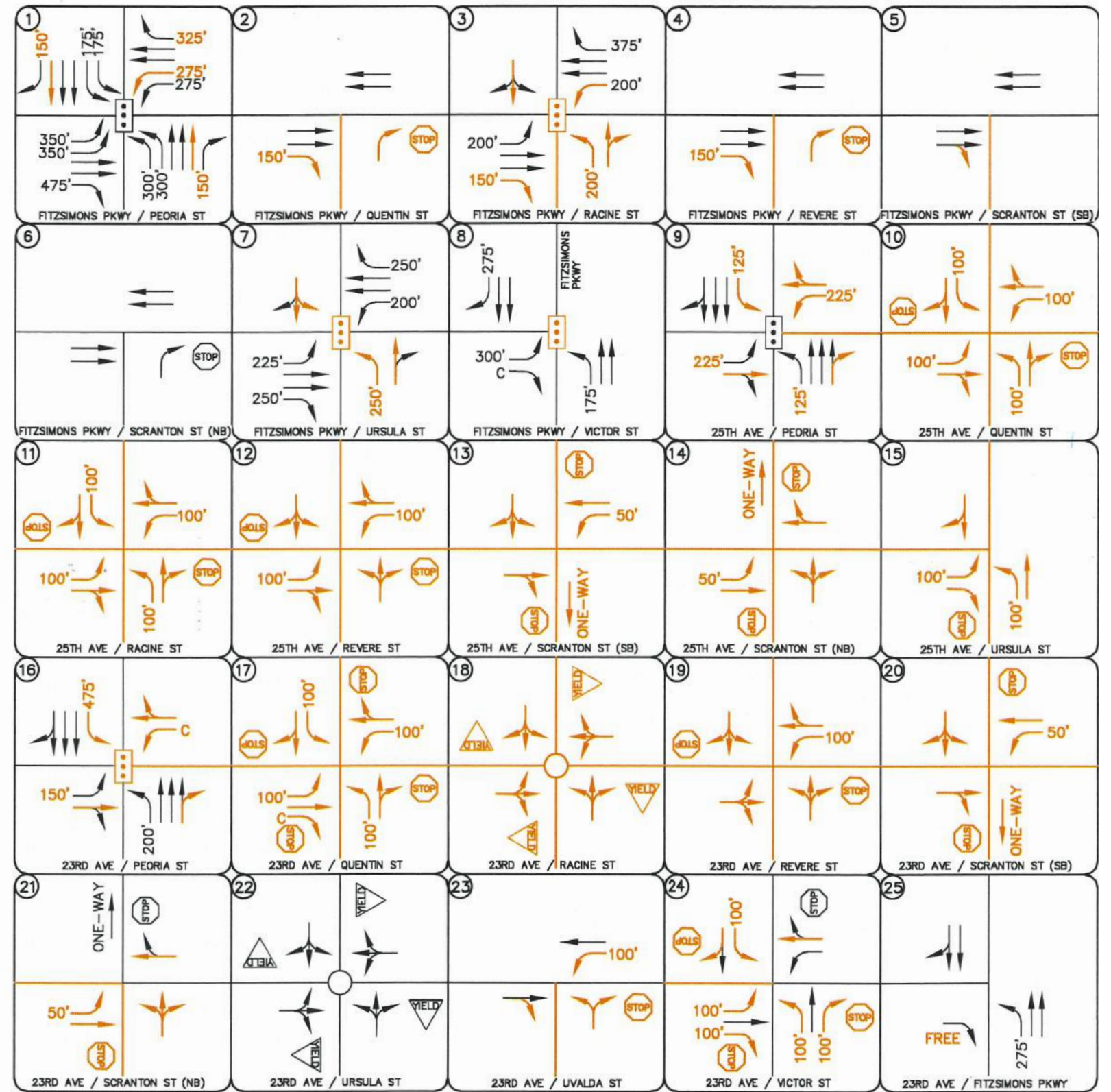
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LEGEND

- (X) Existing Traffic Signal
- (X) Proposed Traffic Signal
- (X) Existing Roundabout Control
- (X) Two Way Stop Control
- (X) All-Way Stop Control
- (X) Roundabout Control
- (•••) Signalized Intersection
- (○) Roundabout Control
- (STOP) Stop Controlled Approach
- (—) Stop Bar
- (→) Improvement
- (—) Future Roadway
- (—) Existing Roadway
- (—) Existing Roadway to be Removed



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Sanitary Sewer Analysis

- Demand for Commercial sites was based on B-2 zoning calling for highest sewer demand calculated by land use acreage and equivalent population count per acre. Residential sites were based on anticipated residential units with an assumption of 2.77 People per Units
- Sewer depth is planned to be ~15' below finished grade to enable gravity service to 12' basements. Existing Sewers can be 25' below grade so new depth mains may need to match depth to provide connections
- Eastern Basins will convey through the Uvalda St. Outfall and Army Reserve Outfall System. Western Basins will utilize the Sand Creek Outfall

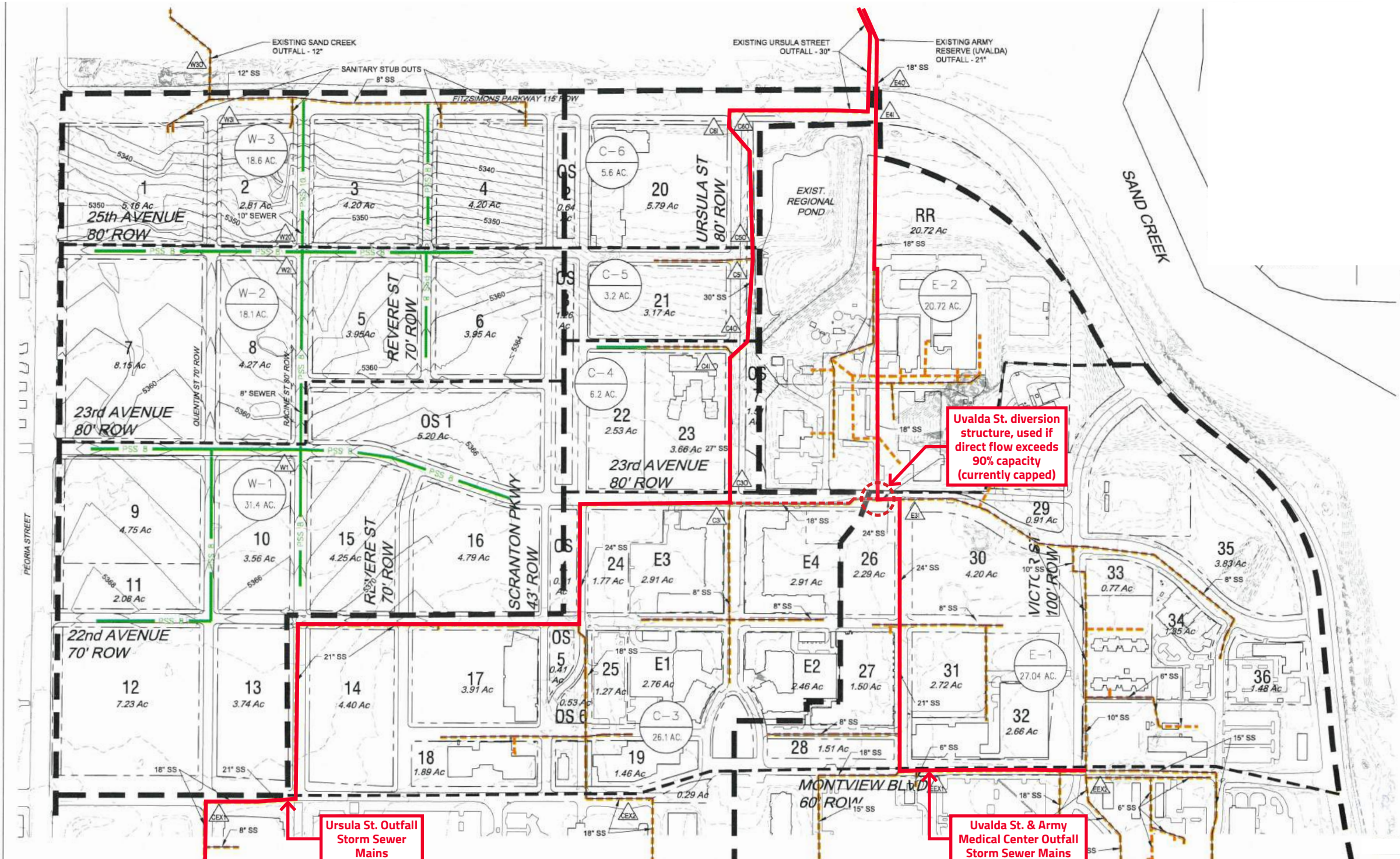


Table 3.3 – Residential Sanitary Sewer Demands

Zoning	People per Unit	Loading Rate (gpcd)
Residential	2.77	68

Table 3.4 – Non-Residential Sanitary Sewer Demands

Zoning	Average Day (gpd/acre)	Equivalent Population per Acre
Commercial	1,500	22
Industrial (Including Schools)	1,200	18

Total Analyzed Acreage	160.55 AC
Total Population	8,004
Total Gallons Per Minute	349.80
Total Gallons Per Minute (with I/I)	384.78
Total Gallons Per Day	503,711
Total Gallons Per Day (with I/I)	554,083

*I/I = Infiltration & Inflow (set as 10%)

Master Utility Study MATRIX | JANUARY 2023

Water Analysis

- Demand for water were generated off of City of Aurora land use standard demand calculations, proposed yield per use and fire flow demands
- Anticipated Maximum Daily Demand for water usage is 2582 GPM (Gallons per Minute) for 6,555,297 SF of development
- Proposed water mains will support existing mains to generating redundancy within the looped system to provide for fire protection and improve water quality
- If future land use varies from existing GDP, additional analysis is required to determine if changes to water distribution system are needed to support the FIC and the existing system in place

