

City Center

Website: City of Aurora / Business Services / Economic & Business Development / Transit Oriented Development / **City Center**

Location: The [R Line](#) with an at grade station location off the standard I-225 alignment strategically placed within the central part of the City of Aurora with an excellent opportunity for development. Directly adjacent to the platform is eighty (80) acres of undeveloped land providing the opportunity to create a compact, mixed-use neighborhood within easy walking distance of the station.

Through the station area planning process, the city of Aurora worked closely with the Regional Transportation District (RTD), and adjacent property owners, to identify the planning principles that guided this plan, and the framework plan that is the result. This plan presents the vision developed with the stakeholders and RTD.

Since the late 1970s, Aurora City Center has been planned as a major government center. The new light rail platform construction is serving as a catalyst for this regional center which is undergoing major changes. At 772 acres, City Center has its own zoning district that promotes master planned development. Newer development includes the Aurora Municipal Center, the Arapahoe County Administrative Offices, the Aurora City Place retail center, the refurbishment of the Town Center at Aurora (formerly the Aurora Mall), and the construction of 450 higher density residential units. Alameda Avenue streetscape improvements were installed following the development of consultant prepared guidelines to create an overall City Center urban design theme. A master plan for the Metro Center was approved in 2008, yet development plans for the 80 acre vacant site have yet to be realized. There is a RTD bus transfer station operating on the portion of the site owned by RTD and the new light rail station began operating in 2017. The surrounding land area is located in the newly formulated 2018 Opportunity Zone.

CITY CENTER STATION AREA



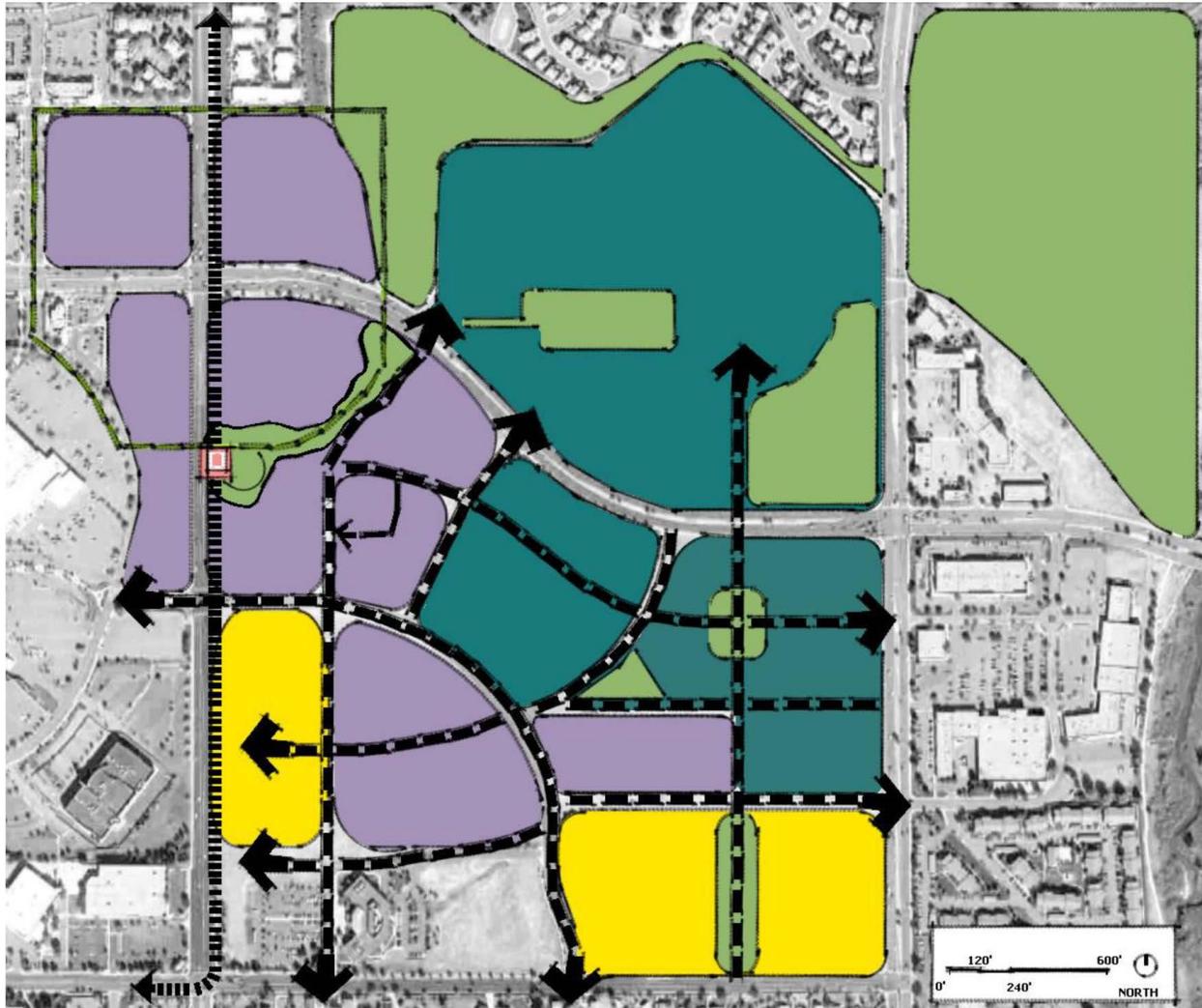
Aerial view looking northwest over the City Center station area

In the past 15 years alone, over \$400 million has been invested in infrastructure improvements in City Center, including the I-225 and Alameda interchange, the new Municipal Campus, the Arapahoe County Service Center, several residential communities, Aurora City Place, the redevelopment of the Aurora Town Center, and the RTD bus transfer station constructed in June 2008. These investments have created the framework to develop City Center as a high-density, pedestrian-oriented center for Aurora, with mixed uses including residential, government, retail, office and multimodal transit. Long before an RTD light rail station was announced for this site, City Center was planned to be Aurora's intensive, mixed-use urban core, and a special zoning classification was established to ensure its implementation. With the light rail, this vision is more viable than ever in the real estate market as a dense urban center. All of the peripheral components of a City Center are in place in this location, except for the essential core development at Metro Center.

Parking: Commuter spaces provided on RTD site

Zoning: With established residential areas to the south and the Aurora Mall located to the west along Alameda Parkway, this is a major employment center in the city with substantial development opportunities. The existing Transit Oriented District allows for high density, mixed-use development. Parcels outside of this zone district can be rezoned to TOD zoning to provide for high density, mixed-use development.

Vision: The City Center Station Area Plan details a development vision for an area where intensive land uses, such as medium and high density office, commercial and residential uses, are encouraged. Development here also has excellent access



LEGEND			
	Mixed-Use		Commercial
	Residential		Park/Open
	Street Grid		Desired Future Walkway

to the High Line Canal and multi-use trails, and provides pedestrian and bicycle links to the extensive city and regional trail system. Place making, parking, station access, drainage and high density development are the balanced plan components. The plan provides for a unique design to access the station with the establishment of a gridded street system, creation of a sense of place by means of public spaces, concepts for medium to high density development, and design elements that take advantage of the location in the City Center area. This City of Aurora recently invested over 6 million dollars to solve a regional drainage challenge which now provides an enhanced greenway with an underground tunnel connecting to Aurora's Municipal Center (City Hall).