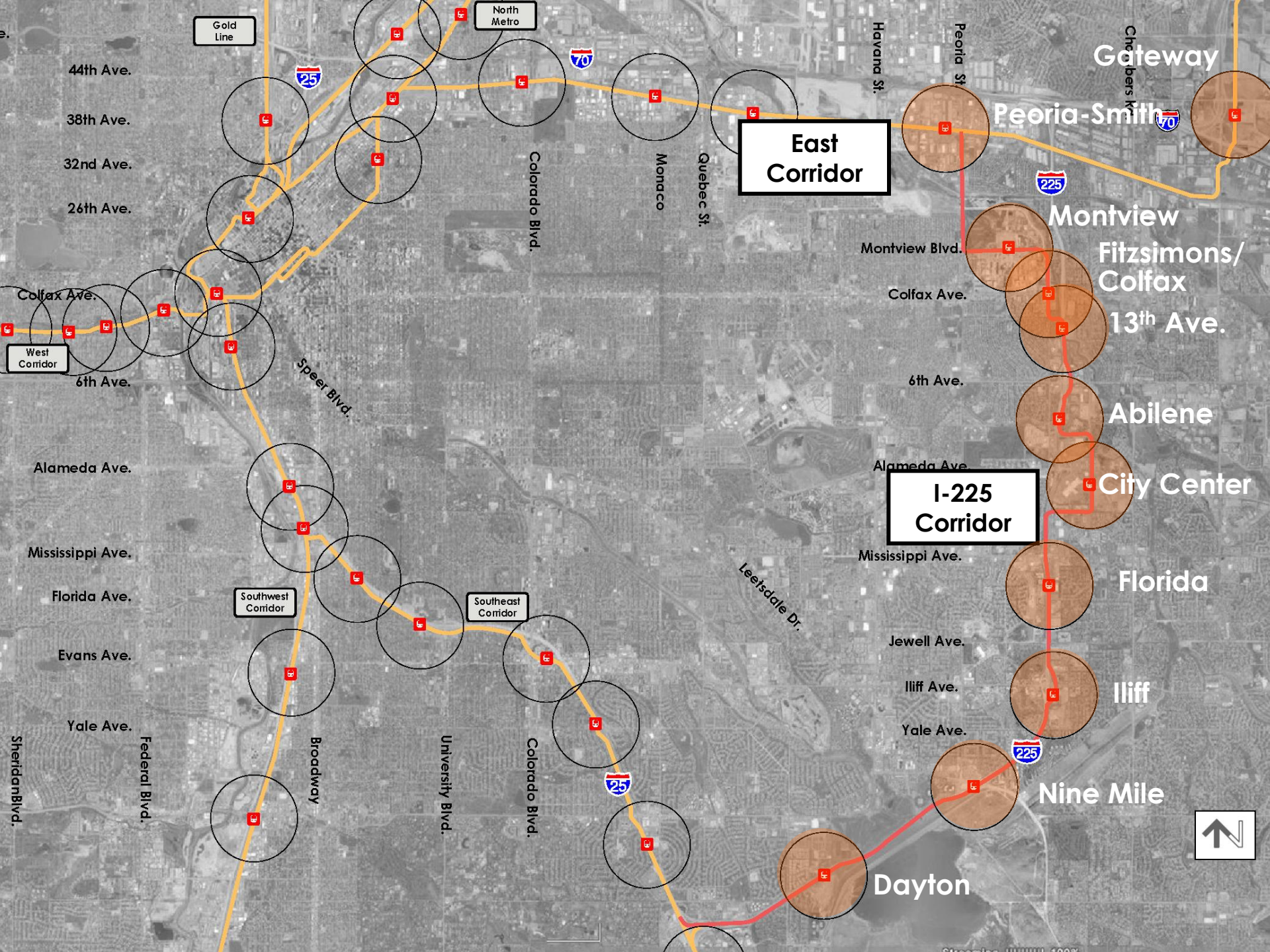
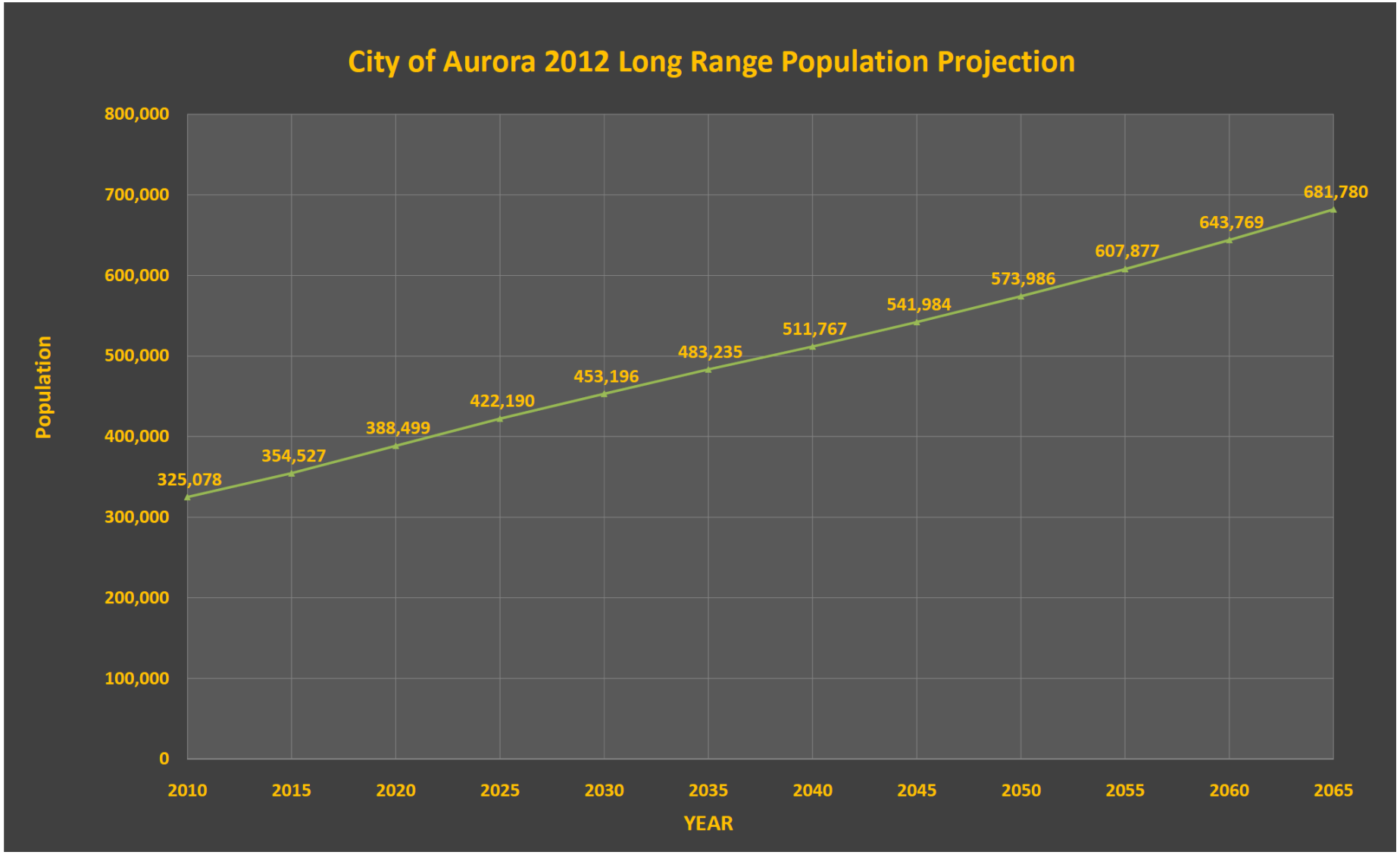
City of Aurora

FASTRACKS & TOD OPPORTUNITIES

SCI East Corridor Stakeholder's Meeting
March 28, 2013


Gold Line
North Metro
44th Ave.
38th Ave.
32nd Ave.
26th Ave.
Colfax Ave.
West Corridor
6th Ave.
Speer Blvd.
Alameda Ave.
Mississippi Ave.
Florida Ave.
Evans Ave.
Yale Ave.
Southwest Corridor
Southeast Corridor
Federal Blvd.
Broadway
University Blvd.
Colorado Blvd.
Sheridan Blvd.
Monaco
Quebec St.
East Corridor
Havana St.
Peoria St.
Chambers Rd.
Gateway
Peoria-Smith
Montview
Montview Blvd.
Fitzsimons/ Colfax
13th Ave.
Abilene
City Center
I-225 Corridor
Leetsdale Dr.
Florida
Jewell Ave.
Iliff Ave.
Iliff
Nine Mile
Dayton

Growth Happens



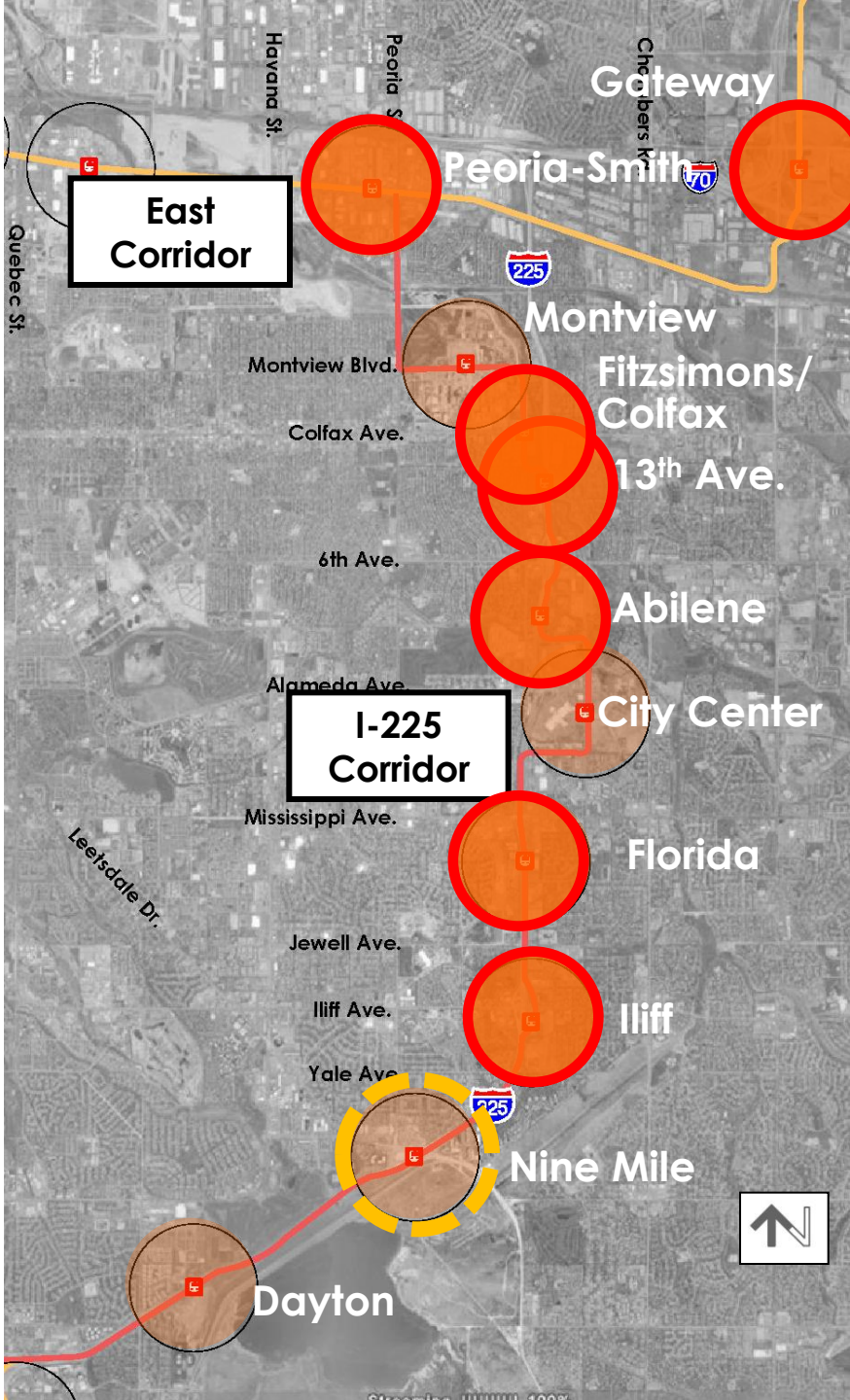
Station Area Plans

Six Completed Plans:

- Gateway Park East
- Iliff
- Abilene
- Fitzsimons-Colfax and 13th Avenue
- Peoria-Smith
- Florida

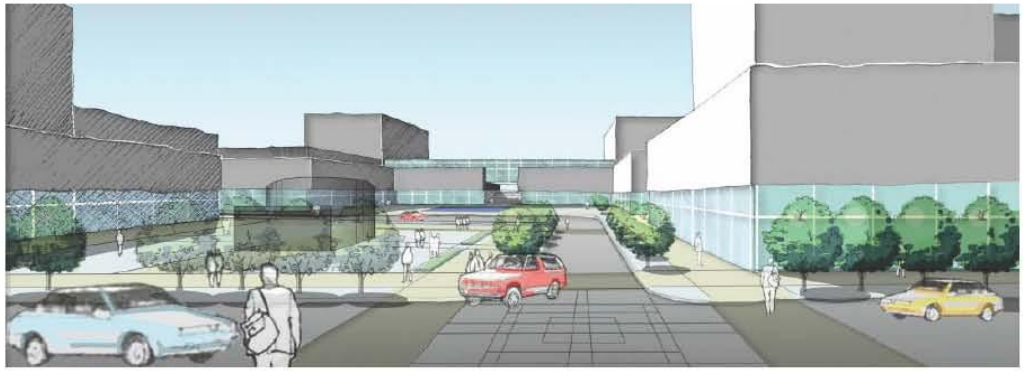
In Process:

- Nine Mile



Aurora Plans and Policies

- Aurora Comprehensive Plan
- Station Area Plans
- TOD Zoning
- Urban Street Standards
- Urban Park Standards



Gateway Park East Station Area Plan

A Framework for Transit-Oriented Development

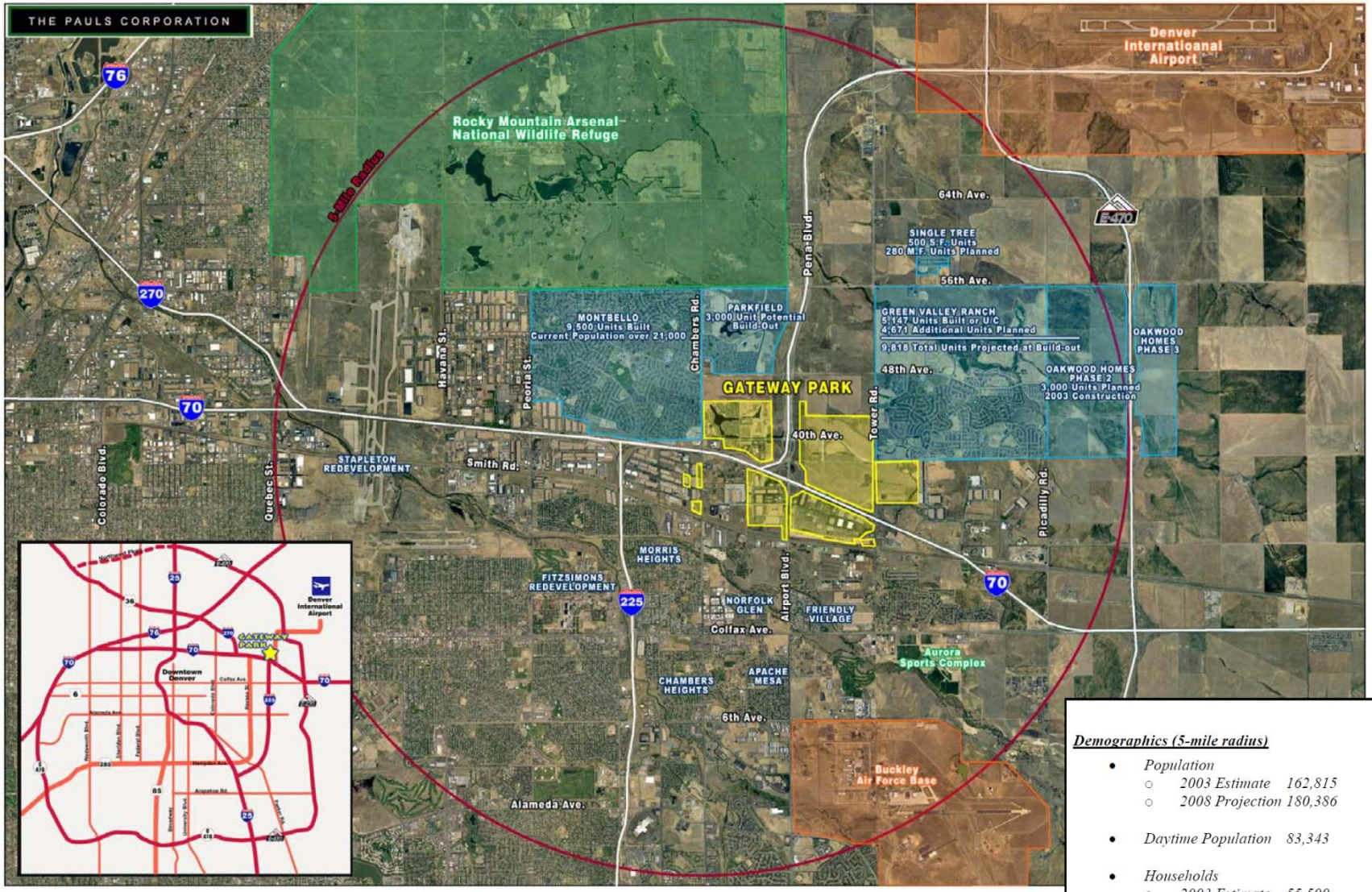
City of Aurora
David Owen Tryba Architects
Fehr & Peers
EDAW, Inc.

in consultation with

Regional Transportation District
The Pauls Corporation
City and County of Denver
Denver International Airport

DECEMBER 2008

GATEWAY PARK RETAIL – I-70 & PENA BLVD.



THE PAULS CORPORATION

3855 Lewiston Street, Suite 100 • Aurora, Colorado 80011 • Phone 303.371.9000 • Fax 303.371.1465

Demographics (5-mile radius)

- *Population*
  - *2003 Estimate 162,815*
  - *2008 Projection 180,386*
- *Daytime Population 83,343*
- *Households*
  - *2003 Estimate 55,500*
  - *2008 Projection 60,602*
- *Average Age 31.3 years*
- *Average HH Income $59,334*

GATEWAY PARK
E. 48th Ave.
Chambers Rd.
Tower Rd.
Peña Blvd.
TownePlace SUITES Marriott
HYATT PLACE
Hampton Inn
HOMEWOOD SUITES Hilton
E. 40th Ave.
Holiday Inn HOTELS · RESORTS
Residence Inn Marriott
COUNTRY INN & SUITES
aloft A VISION OF W HOTELS
Hilton Garden Inn
Marriott
70
RTD FasTracks
E. 40th Ave.
Salida St.
Tower Rd.
SUBJECT SITE
E. 32nd Ave.
Chambers Rd.
Smith Rd.
Airport Blvd.
70
N
Photo Date: July 2011
AerialPhotos.com
303-893-3303

2008 Station Area Plan

Figure 2. Study Area "Core" and Station "Area of Influence"

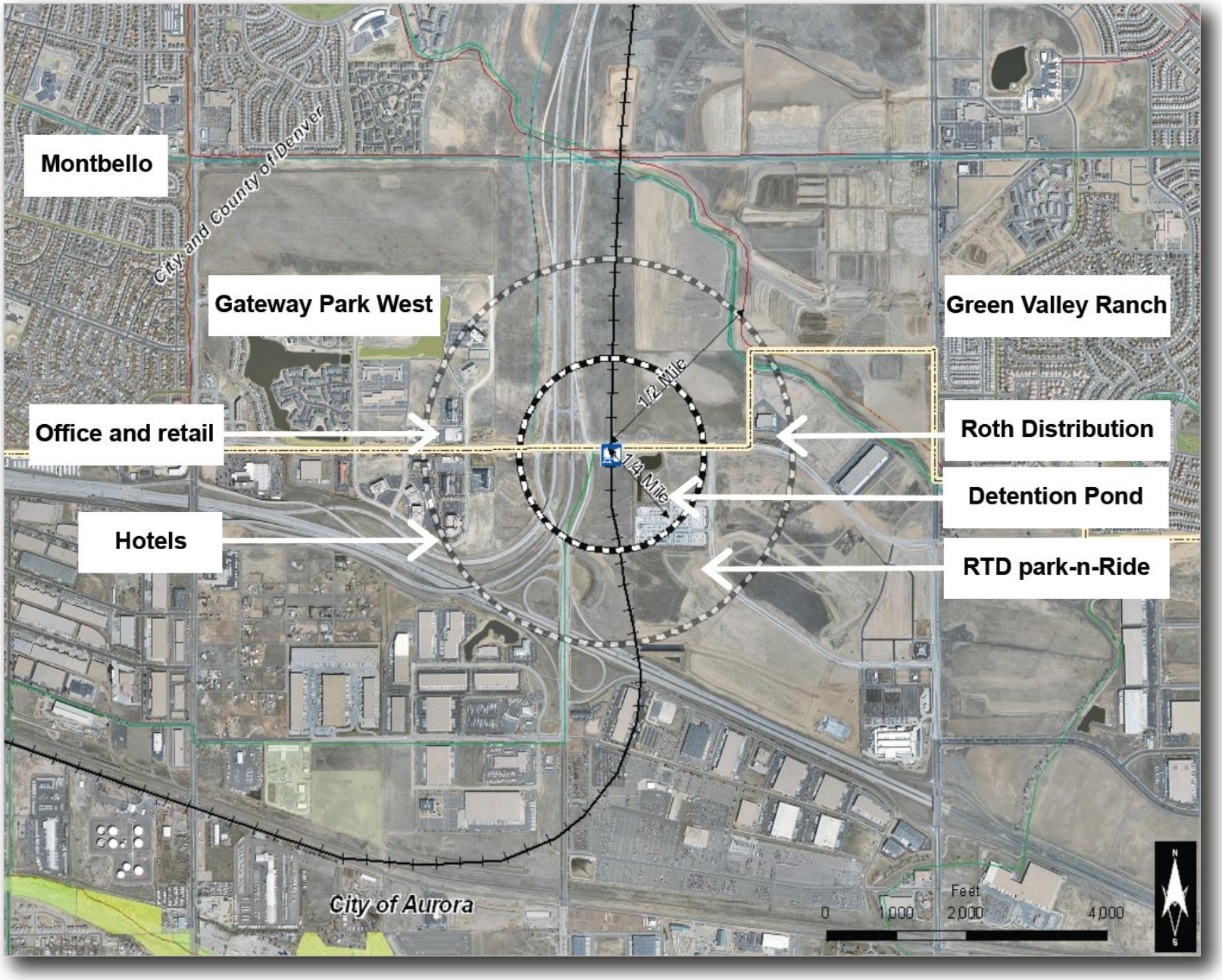


Figure 3. Proposed Alignment of East Corridor Commuter Rail at Gateway Park

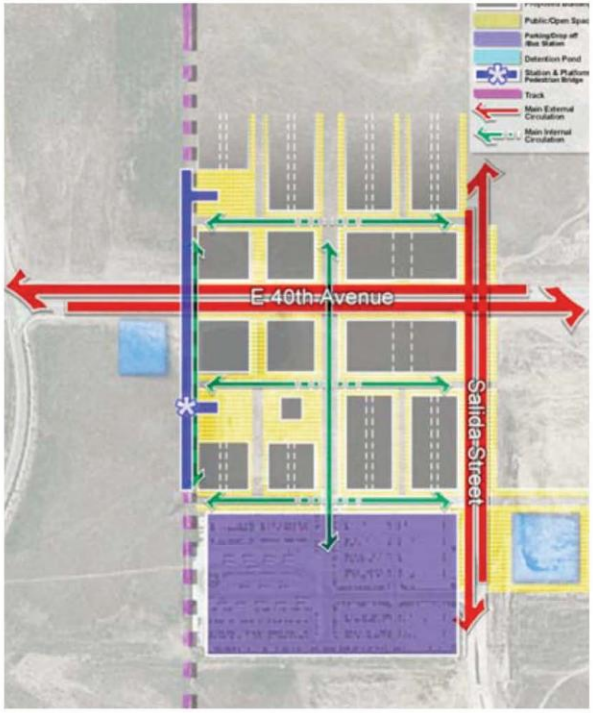


Figure 5. Possible development scenario in 2030.

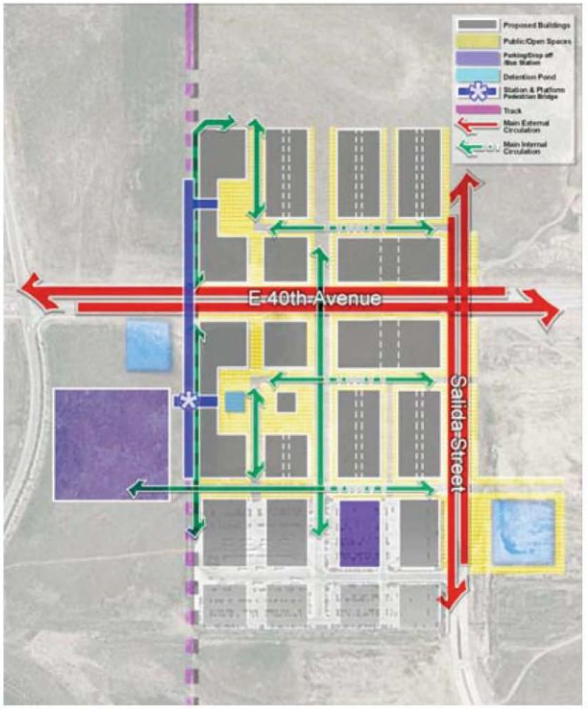


Figure 6. Possible phasing scenario at build-out (2035 or later)

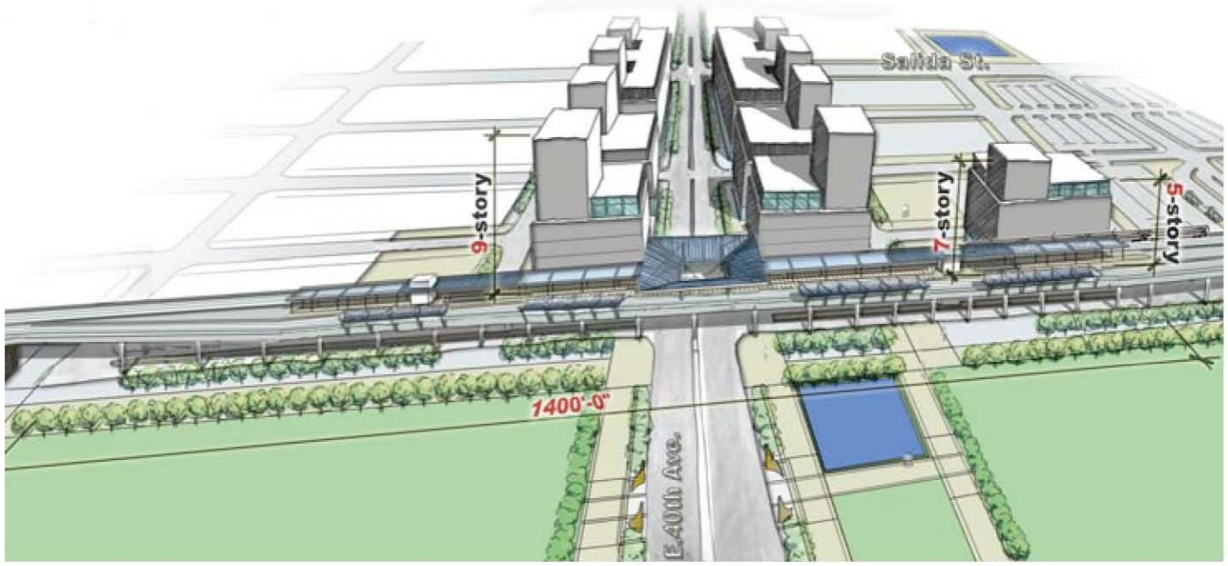
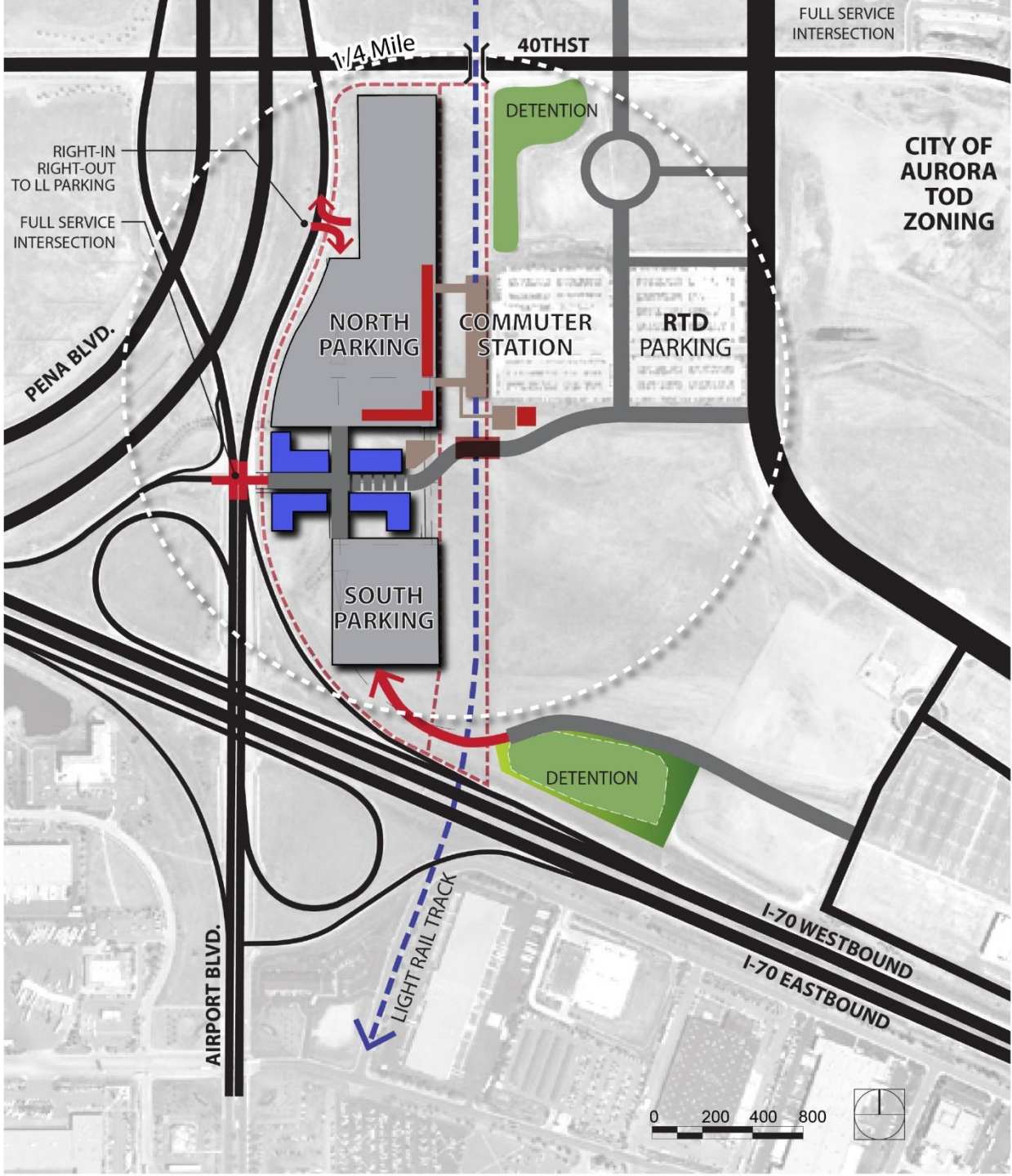


Figure 7. Bird's-eye view looking east with the commuter rail station spanning 40th Avenue. This illustrates the "2020" concept. (Building heights are conceptual.)

Pauls Corporation Project

Figure 17: Concept for the proposed grade-separated commuter rail station

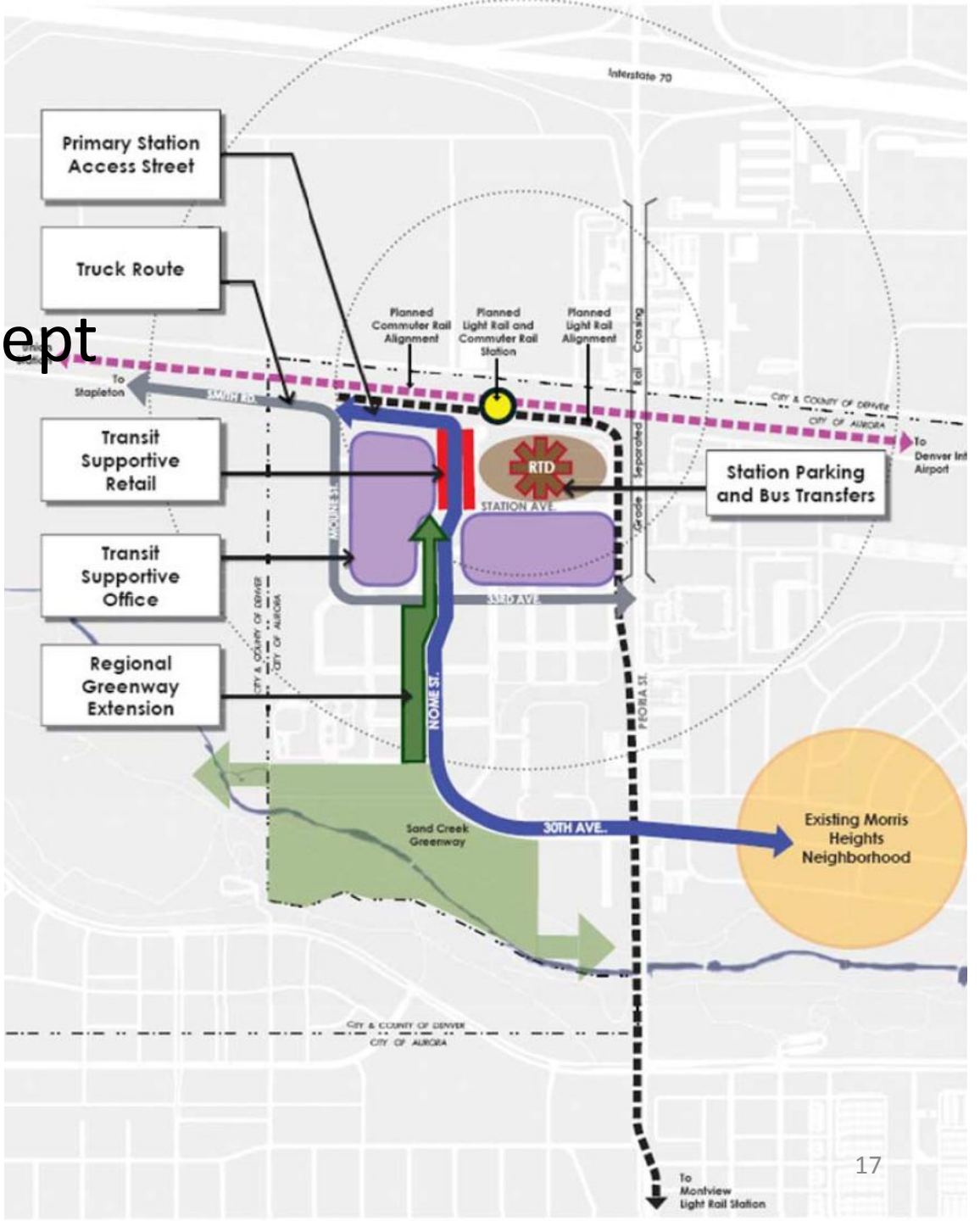

FULL SERVICE INTERSECTION
1/4 Mile
40THST
DETENTION
CITY OF AURORA TOD ZONING
RIGHT-IN RIGHT-OUT TO LL PARKING
FULL SERVICE INTERSECTION
PENA BLVD.
NORTH PARKING
COMMUTER STATION
RTD PARKING
SOUTH PARKING
DETENTION
AIRPORT BLVD.
LIGHT RAIL TRACK
I-70 WESTBOUND
I-70 EASTBOUND
0 200 400 800

Peoria-Smith Station area

East Rail – I-225 LRT Station
37th Ave
UPRR
Smith Rd
Peoria St

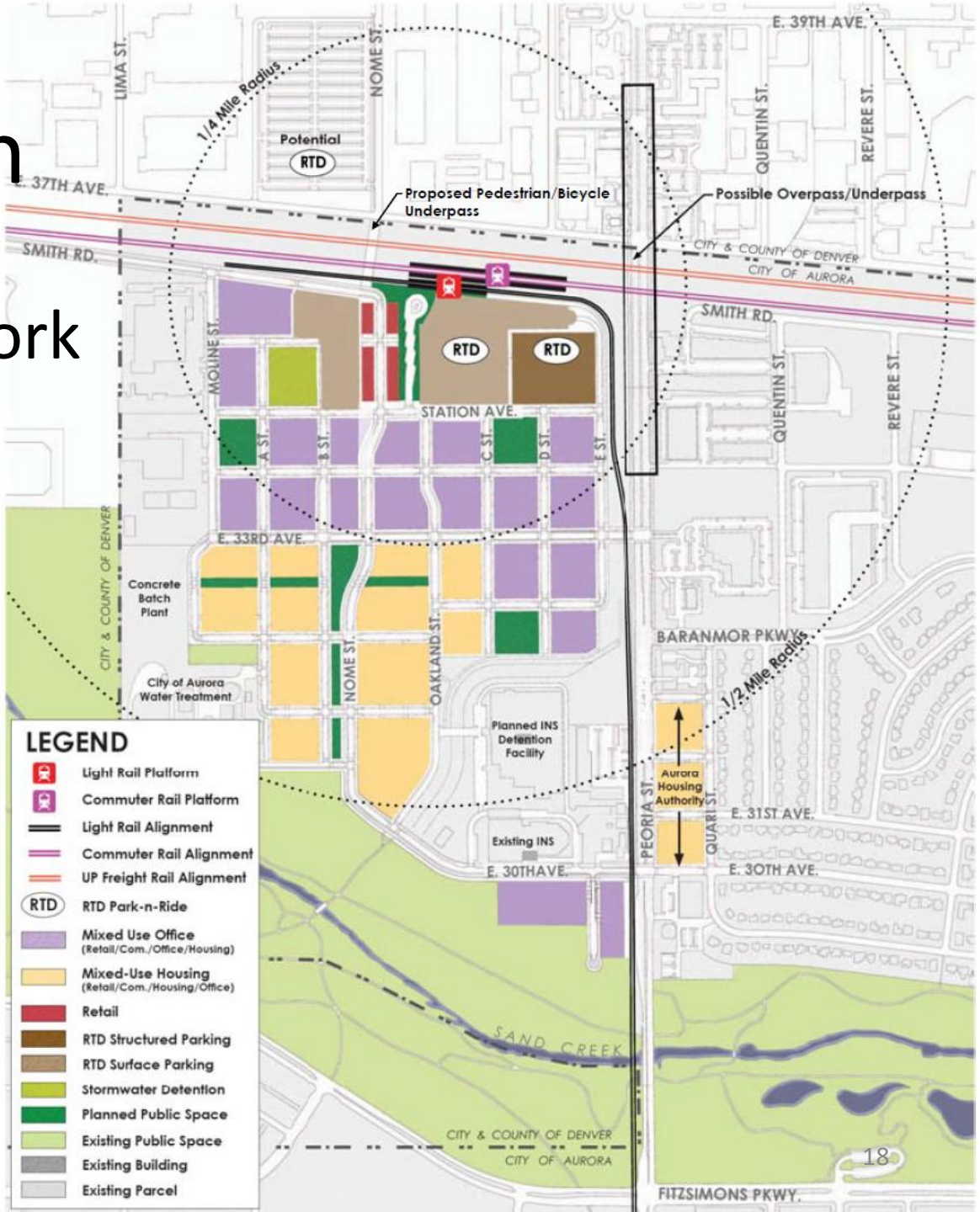
Peoria-Smith

Fundamental Concept

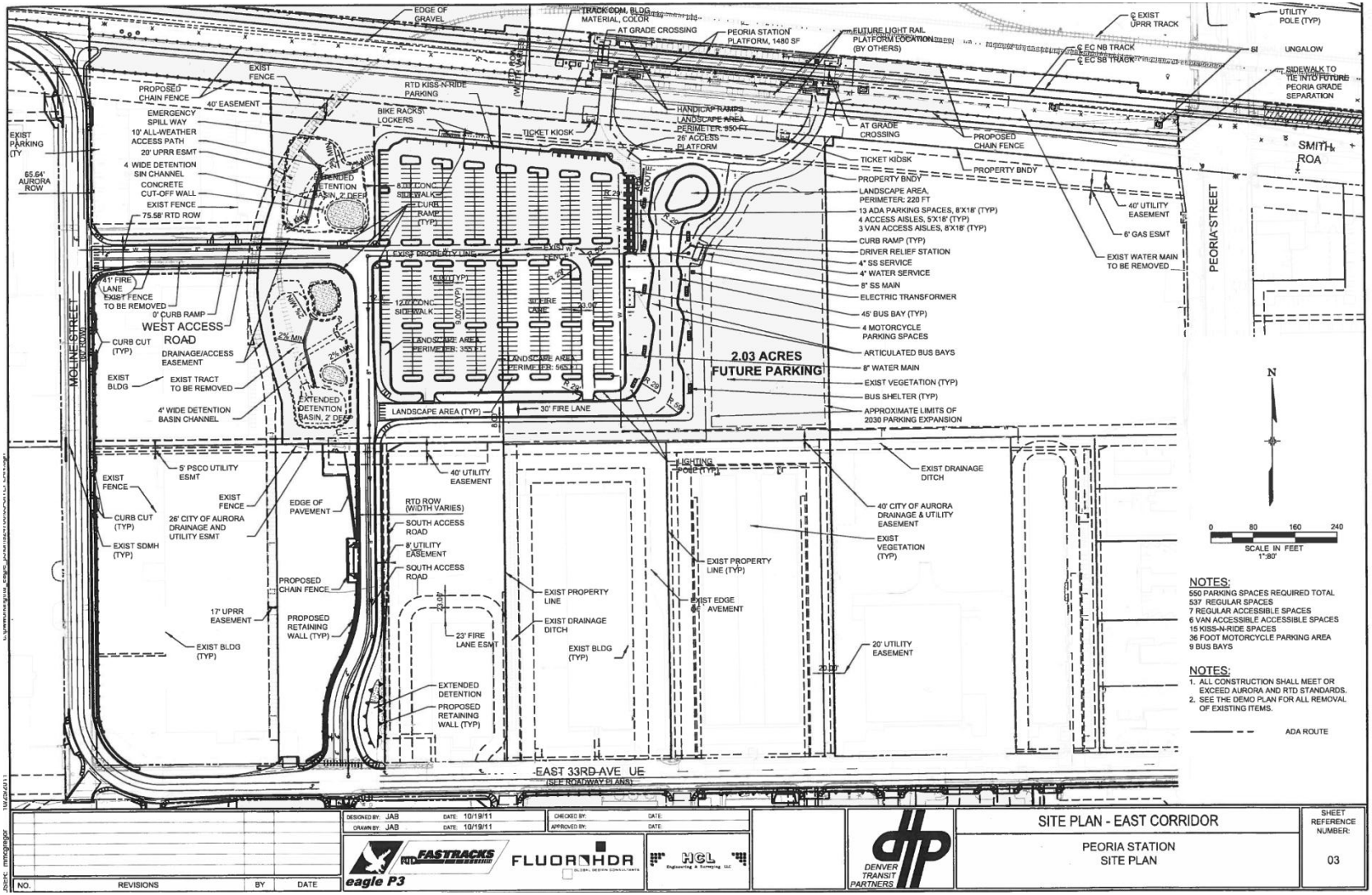


Peoria-Smith

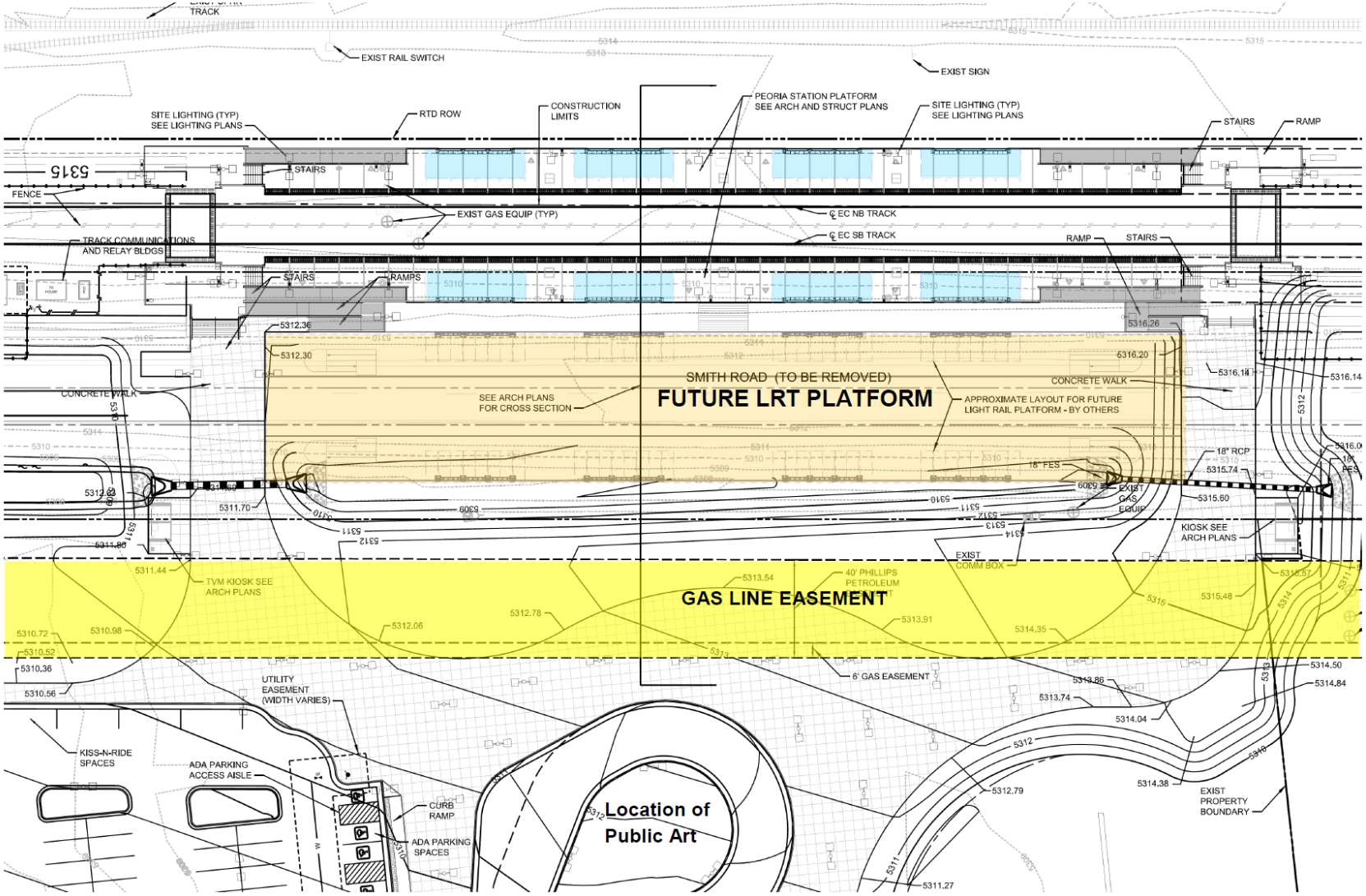
Land Use Framework



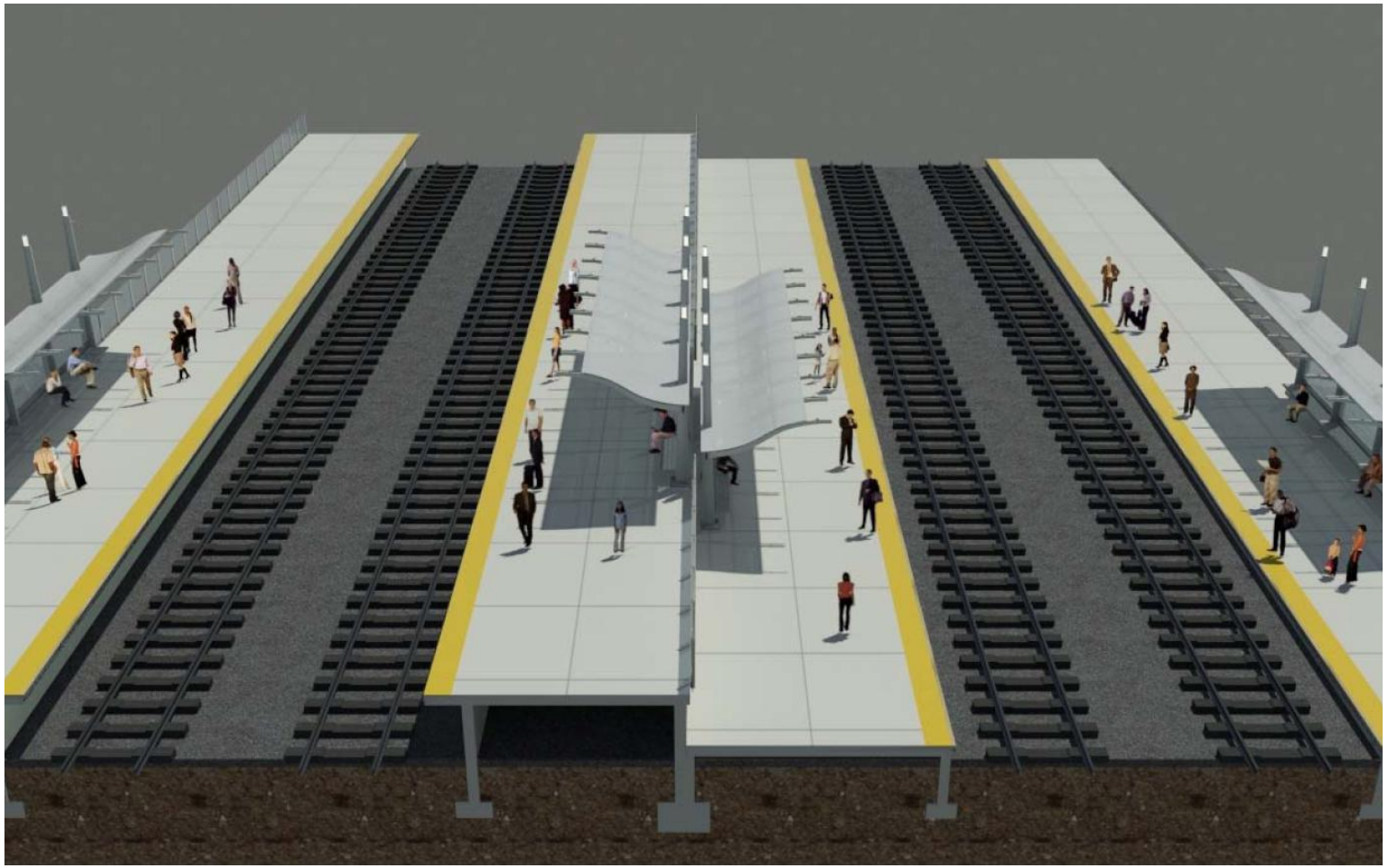
Peoria-Smith



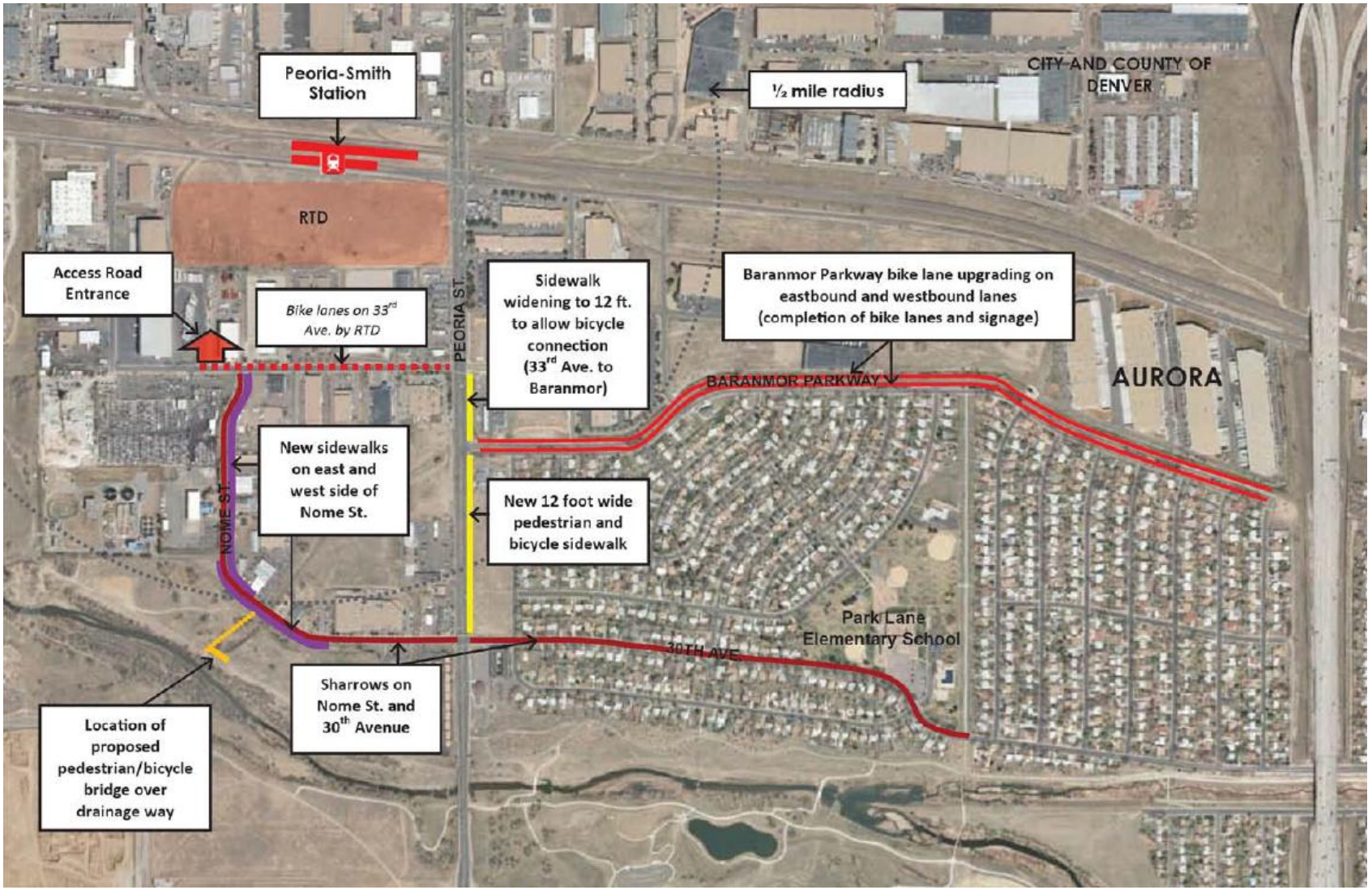
Peoria-Smith Transfer Station



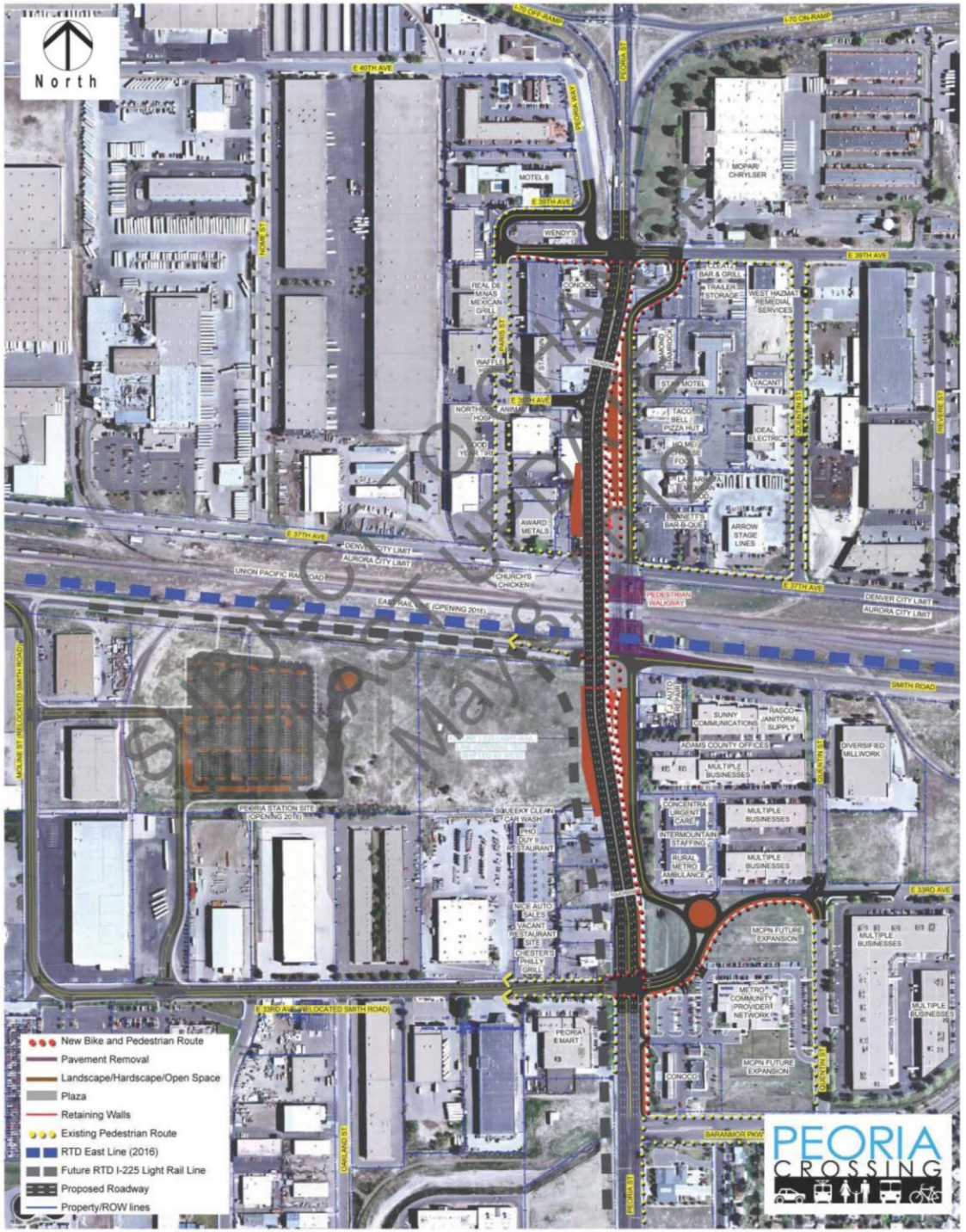
Peoria-Smith Transfer Station



TIP Projects : Peoria-Smith



Grade Separation Project



Peoria-Smith Station: Issues

- Compatible canopy design
- “Amenities”
  - bathrooms
  - services
- Construction coordination
  - Peoria Crossing
  - TIP project
- Potential LRT rail car storage
- Parking
  - structure
  - remote lot