

27 November 2024

Fitzsimons GDP Amendment No 16
DA-1233-55**Letter of Introduction**

Dear City of Aurora Reviewers,

Tryba Architects (Tryba) is pleased to submit the General Development Plan (GDP) Amendment No. 16, along with the Master Traffic Impact Study (MTIS), Master Drainage Study (MDS), and Master Utility Study (MUS) amendments, for the City of Aurora's review on behalf of the Fitzsimons Redevelopment Authority (FRA) as the selected Master Plan consultant.

The FRA site spans 184 acres, located north of the CU Anschutz Medical Campus and south of Sand Creek Park. This area is being developed into a high-density, mixed-use innovation community, poised to catalyze growth for the City of Aurora and the greater Front Range area. The site is bounded by Peoria Street to the west, Montview Boulevard to the south, and Fitzsimons Parkway to the north and east. It is served by RTD Fitzsimons Station to the north and RTD Colfax Station at the southeast corner of the CU Anschutz Medical Campus. Surrounding the site are over 250 acres of open space, including the CU Anschutz Campus Quads, Sand Creek Park, and the Toll Gate Creek Greenway.

The amended GDP and Technical Reports reflect an increase in overall density within the FRA, from 6.56 million gross square feet (GSF) in the previous GDP to 17.40 million GSF, aligning with the Urban District placetype defined in the City of Aurora Comprehensive Plan, effective October 27, 2018. The maximum residential density has increased from 850 units to 7,266 units, supporting planned uses such as office, commercial, research, and institutional/civic, creating an active multi-use life science community. The open space strategy features a network of linear parks connecting Sand Creek Park to the CU campus and urban-scale parks that provide amenities for residents of the FIC and Aurora. Linear parks incorporate water quality streetscapes that combine open space with major basin drainage requirements, supporting mobility and defining the campus' character. The proposed open space system delivers 41.2% of the open space typically required by suburban developments and integrates with surrounding resources like Sand Creek Park. Development will comply with Section 146-5.4.1.C.3.c. of the City of Aurora Unified Development Ordinance, emphasizing private common spaces, connectivity, and will be enforced through the Urban Design Guidelines.

The Urban Design Guidelines serve as a framework for guiding development within the FRA and are referenced by the City of Aurora during proposed project reviews. These existing guidelines will form the basis for review but will be updated in collaboration with the FRA Design Review Board as the GDP and Technical Reports progress through the City of Aurora approval process.

We look forward to continued collaboration with the City of Aurora as we work towards creating an urban district characterized by innovative research, high-quality living, and anchoring institutions that will attract users to both the FRA and the City of Aurora.

Kathleen Fogler, AIA
Principal, Tryba Architects

Date