

Aurora Water SEAM Facility  
Aurora, Colorado  
Aurora Development Project #2020-6019-00

July 6, 2020  
Eidos Project No. 18015

This project includes the development of the City of Aurora Southeast Area Maintenance (SEAM) site located at the northeast corner of E. Quincy Ave. and S. Powhatan Road for operational and administrative facilities for the Aurora Water Department. The total vacant site is 88 acres, and development area for Aurora Water will be approximately 30 acres of the north end of the property. This site is located within the Aurora Parks Masterplan area and does not require a Planning Department process as it will be reviewed by Parks, Recreation & Open Space (PROS). Our pre-application meeting was held on October 3, 2019.

The new facility includes four structures. The main building is 275,000 gsf in size and contains two levels of the administrative functions, laboratory, operations and maintenance areas as well as under building (open air) parking. A separate 35,000 gsf warehouse and trades building is adjacent to the main building. Also on site is a maintenance storage building 52,000 gsf in size. The last building will house the fleet shop and vehicle wash bays on the south end of the developed area. Overall building heights for the administrative areas are 25 feet, and maintenance buildings are 30 feet. Adjacent to the fleet building, a city-only fueling station will be located.

Scope of site work will include road development, utilities, grading and drainage for the development. The site improvements include an outdoor materials storage yard as well as outdoor parking for equipment and large vehicles. Employee parking is on surface for private vehicles, and city vehicles are parked in the under building (open air) parking. Visitor parking will be on surface near the administrative entry to the facility.

Building exteriors will reflect the prairie style look of the Parks Masterplan including long horizontal planes and projecting flat roof elements. Materials for office areas include a concrete base, large planes of glass and metal panel finishes. Maintenance buildings will transition into pre-cast concrete walls that carry design elements through. Colors of exterior materials will be earth tones to blend into the natural grassland environment.