DRAFT REPORT
PHASE II: Consolidated Site-Wide Master Plan

AGENDA

Overview
Planning Framework
Physical Plan
Implementation
OVERVIEW

Purpose
Process
Context

PURPOSE

Collaboratively Address Site-wide Planning • Design • Development

- Explosive Facility | Population Growth
- Smart, Balanced Development Within Limited Land Resources
- Poor Access: Vehicular, Transit, Pedestrian, Bike
- Outdated, Inadequate Infrastructure / Utilities
- Inadequate Parking
- Safety Concerns
- "Isolation" From Community
- Wayfinding
- Limited Amenities
PURPOSE

Game Changers In-Process

RTD Light Rail Montview Station Relocated to Fitzsimons Parkway at Scranton:
- Montview Becomes Site-Wide Main Street
- Circulation / Roadways a Priority
- Opportunity for Vibrant Transit Oriented Mixed-Use Development Throughout FRA
  - Update Obsolete FRA Master Plan
  - Need Fitz/Scranton Station Transit Area Plan

PROCESS

Engagement | Decision-making Framework

Iterative Loop

Highly Engaged Process

Approvers
Deciders
Guiders
Integrators

Initiators

STATUTORY

Executive

Steering

Management Planning

Site-Wide Steering Committee

Site-Wide Committee

Executive Committee (EC) Board

Academic Medical Center Planning Committee

Academic Medical Center Planning Team

Academic Medical Center Site Planning Team

Academic Medical Center Site Planning Committee

Project Management Team

Academic Medical Center Site Planning Team

Academic Medical Center Site Planning Committee

Project Management Team

Academic Medical Center Site Planning Team

Academic Medical Center Site Planning Committee

Project Management Team

Academic Medical Center Site Planning Team

Academic Medical Center Site Planning Committee

Project Management Team
Square-mile | Seven Major Stakeholders

- City of Aurora (CoA)
- Children's Hospital Colorado* (CHCO)
- CU Anschutz Medical Campus* (CU Anschutz)
- Denver Veterans Affairs Medical Center (VAMC)
- Fitzsimons Redevelopment Authority (FRA)
- University of Colorado Hospital* (CHCO)
- University Physicians, Inc. (UPI)

* Included in Anschutz Medical Campus 2012 Facilities Master Plan

Within the Community

City of Aurora's "Opportunity Triangle"

- Enterprise and Tax Increment Finance Zones
- Neighborhood and Corridor Improvements
- Sand and Toll Gate Creek Enhancements
- Transit Area Development at 13th, Colfax, and Smith Street LRT Stations.

Dynamic, Active Neighborhood Organizations:
- Northwest Aurora NO
- Hoffman Heights/Jewell Heights NO
- Del Mar Parkway NO
- Moma's Height
- The Aurora Arts District
EXISTING SYSTEMS

Existing Natural, Built and Regulatory Systems Analysis

- Findings Informed Planning Priorities, Possibilities, and Decision-Making

CONTEXT

PLANNING FRAMEWORK

Vision
Goals
Principles
VISION

A World Class "Health Sciences District." A Destination of Choice that Attracts and Retains the "Best and Brightest" from Colorado, the Nation, and Globally.

- Strong Public \ Private Partners and Affiliates
- Healthy and Vibrant Community
- Create Jobs and Attract Businesses that Serve the "District," City, and Region
- Foster Bioscience and Biotechnology Entrepreneurship

GOALS

INNOVATION:

We Will Reinforce Our Collaborative Culture of Creativity and Entrepreneurship that Inspires Innovation, and Build Upon our Physical Environment to Strengthen Our Identity and Support a Global Health Sciences Destination of Choice.

- Create Opportunities for Convergence, Integration, and Collaboration
- Create Inter-professional, Inter-disciplinary, and Inter-Institutional Hybrid Facilities
- Create an Attractive, Memorable, and Sustainable Site-Wide Environment
- Create a Vibrant 24/7 Community that Enhance the "Quality of Experience" of Residents, Users and Visitors
- Create "State of the Art" Infrastructure, IT/Communications, Utilities, and Support Services
GOALS

CONNECTIVITY:

Through Development of Advanced, Shared, Infrastructure Resources and Safe, Intuitive, and Attractive Site-Wide Universal Access We Will Enhance The User Experience and Promote a Connected, Engaged Community.

- Create a Physically and Symbolically Integrated Site-Wide Community
- Create an Interconnected, Comprehensive Site-Wide Circulation Network that is Linked to the larger Community and Region
- Create a Cohesive, Multi-Functional Open Space System that is Integrated with Regional Parks and Open Space Systems
- Create a Comprehensive, Advanced IT/Communications System that Seamlessly Maximizes Inter-Institution Connectivity
- Create Site-Wide Associations that Fund, Implement, and Manage shared Resources

GOALS

STEWARDSHIP:

Our Shared Commitment to Good Stewardship of Resources Will Result in a More Economically, Socially, and Environmentally Sustainable Community.

- Create a Strategy to Ensure Site-Wide Entities Have Sufficient Land to Meet Short- and Long-Term Core Mission Needs
- Create High-Performance Built Environments That Reduce Energy Use and Minimize Storm Water Outflows
- Create a Comprehensive Shuttle System Linked to RTD Transit That Encourages Use of Alternative Transit
- Create More Opportunities in which Site-Wide Entity Services can be Provided to the Greater Community
- Create a Site-Wide Parking Association to Better Provide Sustainable, Right-Sized Parking
PHYSICAL PLAN

Organization
Planned Systems
Planned Projects

ORGANIZATION

CONTINUITY and INDIVIDUALITY:

Site-Wide Entities have Differed Greatly in the Pace and Scale of Growth and Development.

- Create a Strategy to Ensure Public Realm Systems—Infrastructure, Utilities, IT, and Open Space—Facilitate a Wide Range of Building Types/Uses.
- Maximize Flexibility and Adaptability
- Encourage Mixed-/Multi-Use Development
ORGANIZATION

CHARACTER DISTRICTS:

- Acknowledge Existing Site-Wide Areas with Distinct Character + Quality
- Identify New and Build Upon Existing Desired Physical Qualities
- Ensure that Future Built Environment Fits within Its Character District

Districts:
- C1 Academic Village District
- C2 Urban District
- C3 Hospital District
- C4 Special District
- C5 Natural District

PLANNED SYSTEMS

PUBLIC REALM:
Comprehensive, Consistent Development of "Support" Systems: Infrastructure, Utilities, IT, Roadways, Transit, Open Space, Pedestrian and Bike Circulation, etc.

- Roadways
- Intersection Improvements
- Transit
- Open Space
- Bike Routes / Racks
- Potable Water
- Sanitary Sewer
- Storm Water
PLANNED PROJECTS

POTENTIAL DEVELOPMENT SITES:

Future Building Sites were Determined by Owner, Current Use, Ease of Development, and Suitability.

- Sites Shown Can Accommodate Multiple Buildings, Depending on Defined Character District Density and Massing
- Buildings Expected to Address Streets
- Site Development Includes Required Parking and Landscape

SITES:
Blue: CU Anschutz
Yellow: Hospitals
Purple: FRA

PLANNED PROJECTS

POTENTIAL PROJECTS:

Identified Projects Will Meet Individual Entity Space Needs Over Next 10-Years

- FRA and City of Aurora Could Not Identify Projects Until In-Process Plans are Completed (1/2015)
- Some Projects Shown are Completed, or In-Development (1/2013)

SITES:
Blue: CU Anschutz
Yellow: Hospitals
Purple: FRA
IMPLEMENTATION PLAN

Project Phasing
Design Guidelines
Future Studies

PROJECT PHASING

PHASE I: 2013 - 2017

PHASE II: 2017 - 2017

Legend:
Blue: CU Anschutz New Facilities
Yellow: Hospital New Facilities
Green: CU Anschutz Renovations
PROJECT PHASING

TIMELINE:

<table>
<thead>
<tr>
<th>Phases</th>
<th>Phase I (to 2017)</th>
<th>Phase II (to 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

DESIGN GUIDELINES

PUBLIC REALM vs. PRIVATE DEVELOPMENT:

Site-Wide Vision For Public Realm | Individual Entity Design Guidelines for Facilities + Landscapes
FUTURE STUDIES

SITE-WIDE PLANNING:
- Transit Oriented Development Study "Station Area Plan"
- Wayfinding and Signage Plan
- Storm Water Master Plan

ENTITY - SPECIFIC PLANNING:
- FRA Master Plan UPDATE
- Anschutz Medical Campus Landscape Master Plan Update
- Anschutz Medical Campus Lighting Study
- FRA Infrastructure Master Plan
- CU Anschutz Sustainability Master Plan
- City of Aurora Parks Study

SITE-WIDE BY 2022
Thank You

DRAFT REPORT

PHASE II: Consolidated Site-Wide Master Plan

February 25, 2014