

The City Center Urban Renewal Area

Aurora City Center has been planned as Aurora's Urban Core since the late 1970s. The zoning in this area promotes master planned development, focused on creating a true City Center with a nexus of multiple modes of transportation, civic and government services, as well as retail and a diversity of housing. The R Line stops at the new Metro Center Station and new RTD bus transfer station, making the site desirable for dense, transit-oriented development at a variety of price points.

Development already present around the site 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 450 higher density residential units.

The Parkside at City Center development broke ground in May 2019, and includes 218 units of high density market-rate housing at the northeast corner of Sable Boulevard and Alameda Avenue, along with 36,000 square feet of additional retail. Dense office, hotel, mixed-use retail and additional transit-oriented housing (at multiple price points) are envisioned for the Metro Center site closest to the station, focused on the southeast corner of South Sable Boulevard and East Alameda Avenue. The Aurora Town Center across Sable Boulevard will also develop additional office, hotel and housing on its property adjacent to the mall.

Projects within the existing urban renewal area that meet the vision and target several of Aurora's Urban Renewal Project Goals may be eligible for additional funding through Tax Increment generated by the project.