

Fitzsimons Urban Renewal Area

When built out as planned in approximately 2050, the Anschutz Medical Center and the Fitzsimons Innovation Campus will be the most densely developed portion of Aurora, rivaling downtown Denver in occupancy. The five institutions (the VA, University Hospital, Children's Hospital Colorado, the University Health Sciences Center and University Physician's Inc) on the southern portion of this square mile will generate a significant number of visits as well as a large number of jobs. The Innovation Campus north of Montview Boulevard will add approximately 4.5 million square feet of lab and office space, generating approximately 45,000 jobs at build out. There are two light rail stops in close proximity to the campus, one at Colfax and the other along Fitzsimons Parkway, making the area surrounding the campus (both south and west) a premier location for residential, retail and lodging that serves the medical center, the innovation campus and the surrounding neighborhoods.

The Hyatt Hotel and Conference Center serves the needs of the general area, but additional limited and extended stay hotels will meet the needs of families visiting the medical institutions. An additional 1,000 units of market-rate housing will be added to the market, while new low and moderate income projects will ensure an increase in the available unit quality to serve the existing citizens. Retail and commercial services are needed at all price points to serve this growing community.

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.