

Colfax

Website: City of Aurora / Business Services / Economic & Business Development / Transit Oriented Development / **Colfax**

Location: The [R Line](#) with an elevated station spanning Colfax Avenue east of the Fitzsimons Parkway that also serves as a pedestrian bridge; features a distinctive arch design with illuminated public art at the street level, creating a gateway to this section of Colfax Avenue.



Serving a thriving medical community, including the University of Colorado Anschutz Medical Campus, the University of Colorado, Children's Hospital Colorado and the VA medical center (under construction)

Parking: No commuter spaces provided, but 250 spaces provided at the nearby 13th Avenue Station.

Zoning: With established residential areas to the south and the [Aurora Cultural Arts District](#) located to the west along Colfax Avenue, this is a major employment center in the city with substantial development opportunities. The existing Fitzsimons Boundary Area District provides zoning for high

density, mixed-use development. Parcels outside of this zone district can be rezoned to [TOD zoning](#) to provide for high density, mixed-use development.

Vision: The Colfax-13th Avenue Station Area Plan details a development vision for an area where intensive land uses, such as medium and high density office and residential uses, are encouraged. Development here also has good access to the planned Toll Gate Creek multi-use trail, and will provide pedestrian and bicycle links to the extensive city and regional trail system.



Development opportunities ring the campus and Fitzsimons Innovation Campus and are included within the [Fitzsimons Urban Renewal Area](#). New developments are creating a dramatic change in character for Colfax Avenue, including Fitzsimons Village with office, hotel and retail uses, and the newly opened Hyatt Regency Aurora-Denver Conference Center. The [Forum ~ Fitzsimons](#), Aurora's first transit-oriented, mixed-use development, containing 397 rental homes and 28,000 square feet of restaurant and retail space is open and operating since late 2018.