

Fitzsimons Area Urban Renewal Plan

February 2001

Prepared for:

City of Aurora, Colorado

Prepared By:

Clarion Associates, LLC



In Association With:

**McBride Dale Clarion
Coley/Forrest
Paul Benedetti**

TABLE OF CONTENTS

I.	INTRODUCTION	1
	Blight Findings	1
	Urban Renewal Plan Preparation	1
	Urban Renewal Area/Boundary Determination	1
II.	FINDING OF BLIGHT	3
	Boundary Area	3
	Fitzsimons Campus	6
IV.	PLAN'S RELATIONSHIP TO LOCAL OBJECTIVES (Plan Overview)	8
	A. Compliance With Comprehensive Plan	8
	B. Appropriate Land Uses	9
	C. Improved Traffic	10
	D. Public Transportation	11
	E. Public Utilities	12
	F. Recreational and Community Facilities/Community Design and Amenities	12
V.	UNDERTAKINGS AND ACTIVITIES	14
	Development Concept	14
	Redevelopment Strategies and Techniques	15
	1. Priority I Areas	17
	Priority Area 1-A: Southwest Corner of Colfax and Peoria	17
	Priority Area 1-B: The Centerpiece Site—Southwest Corner of Ursula Street and East Colfax Avenue	18
	Priority Area 1-C: Gateway Commercial Site—Potomac Street and East Colfax Avenue	20
	2. Secondary Areas	22
	Priority Area II	22
	Priority Area III	24
	3. The Fitzsimons Campus	24
	A. Key Elements of the Fitzsimons Redevelopment Plan	25
	B. Key Elements of the UCHSC Institutional Master Plan	25
VI.	RELOCATION	27
VII.	PROJECT FINANCING	27
VIII.	PLAN AMENDMENTS	28
IX.	MINOR VARIATIONS	28

I. INTRODUCTION

The intent of the urban renewal plan is to comply with the requirements of Colorado Urban Renewal Law (C.R.S. § 31-25-101 et seq.) Specifically, Colorado law requires that before an urban renewal project may be undertaken, the governing body must determine that the area proposed for renewal be considered and designated a slum, blighted area, or a combination of both. In making the determination of blight, the boundaries of the proposed urban renewal area must be drawn as narrowly as feasible to accomplish the planning and development objectives of the urban renewal project.

Blight Findings

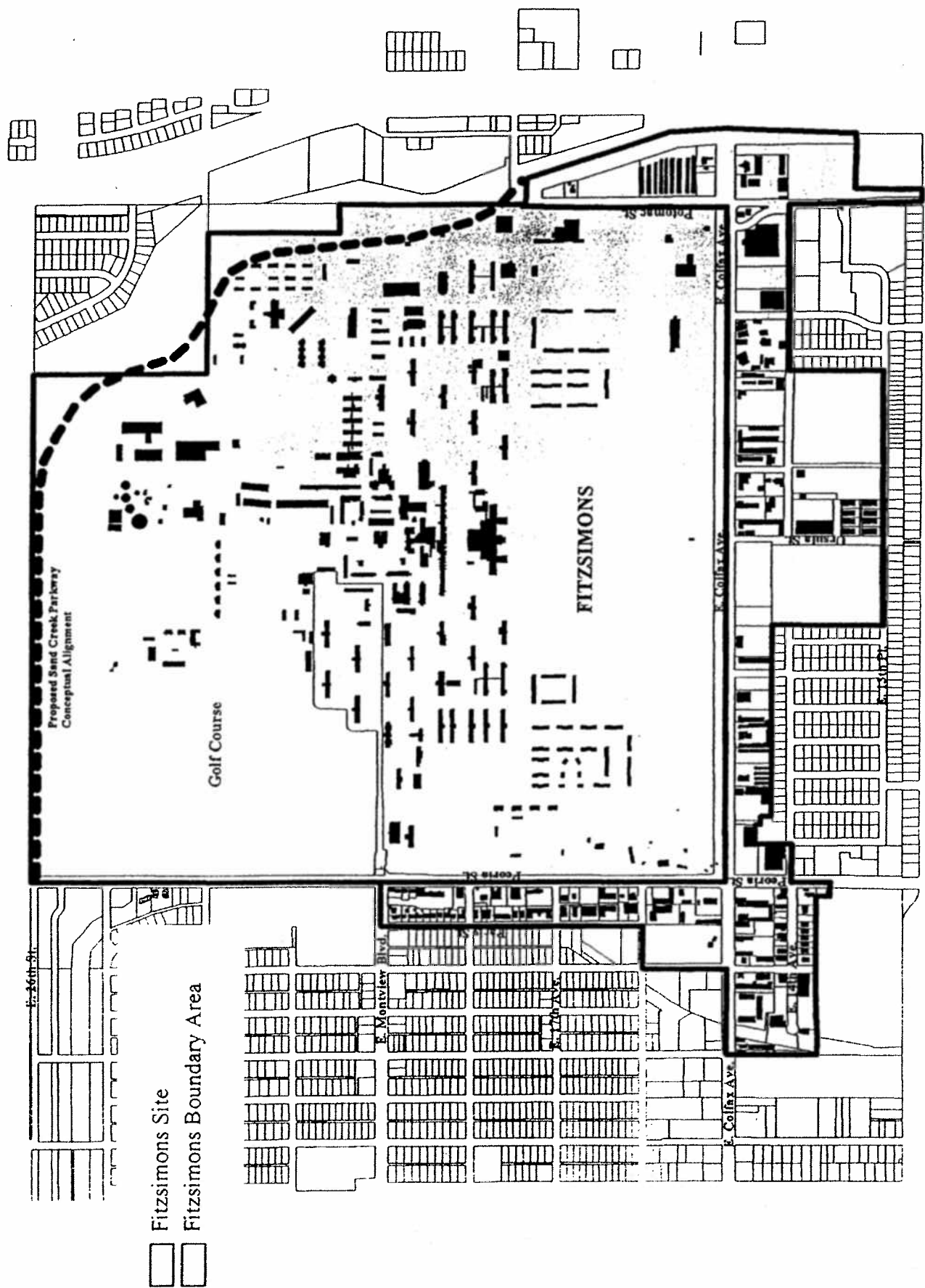
The blight studies of both the Fitzsimons Campus and the Boundary Area demonstrated clearly that the study area is blighted as defined under Colorado law (See Appendices 4 and 5 of the Fitzsimons Urban Renewal Feasibility Study and Recommendations.)

Urban Renewal Plan Preparation

Based on this blight finding, the consulting team retained by the City of Aurora proceeded to produce this urban renewal plan. This urban renewal plan is the product of site visits, analyses of background market and financial feasibility studies (Fitzsimons Urban Renewal Feasibility Study and Recommendations), interviews with developers and landowners, and several brainstorming sessions between the consulting team and city staff. The consulting team used the ideas and comments received to further refine alternative development scenarios and then evaluated those scenarios from a market, financial, land use, and design perspective.

Urban Renewal Area/Boundary Determination

Based on blight studies of the Fitzsimons Campus and the Boundary Area and the critical relationship between the Fitzsimons Campus and the Boundary Area, the city determined that the boundary of the urban renewal area should include both the Fitzsimons Campus and the Boundary Area, as depicted on the map on page 2. This includes the Fitzsimons Campus bounded on the south by Colfax Avenue, on the west by Peoria Street, on the east by Potomac Street and Tollgate Creek, and on the north by Sand Creek Park. It also extends to the area around the campus, encompassing the area one block west of the Peoria extending from Montview Avenue to 13th Avenue, two blocks south of Colfax to 13th Avenues, and one block east of Potomac Street between 12th and the northern end of Potomac Street.



Fitzsimons Area Urban Renewal Plan
Study Areas

II. FINDING OF BLIGHT

Before an urban renewal plan can be adopted by a city, the area must be determined to be a blighted area as defined in the Colorado Urban Renewal Law (31 Col. Rev. Stat 25). In order to be designated as blighted, at least four of the following factors must be present in the area:

1. Slum, deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Unsanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Unusual topography;
7. Defective or unusual conditions of title rendering the title nonmarketable;
8. The existence of conditions that endanger life or property by fire or other causes;
9. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
10. Environmental contamination of buildings or property;
11. Inadequate public improvements or utilities; or
12. If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area.

Two blight studies were undertaken as part of the urban renewal plan feasibility study. The first, focused on the Boundary Area adjacent to the Fitzsimons Campus. This study was prepared by Clarion Associates. The second, focused on the Fitzsimons Campus itself. It was prepared by the Aurora city staff and reviewed by the consultants.

Boundary Area

Within the Boundary Area, a total of 139 properties were surveyed. Each property was viewed by team members and photographically documented. The team also conducted research via public records on such factors as crime, public utilities, taxes, roadway conditions, and housing violations, among others. The results, summarized in the two tables on the following pages, show clearly that many properties were rated in "poor" condition. Eighty percent demonstrated a faulty lot layout; 55% exhibited unsanitary and unsafe conditions; and 45% had inadequate public improvements or utilities.

Table 1

Blighting Criteria	Number of Properties	Percentage of Total Properties
1. Slum, deteriorated or deteriorating structures	30	21.6%
2. Predominance of defective or inadequate street layout	5	3.6%
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	111	79.9%
4. Unsanitary or unsafe conditions	76	54.7%
5. Deterioration of site or other improvements	50	36.0%
6. Defective or unusual conditions of title rendering the title nonmarketable	15	10.8%
7. The existence of conditions that endanger life or property by fire or other causes	62	44.6%
8. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities	9	6.5%
9. Environmental contamination of buildings or property	12	8.6%
10. Inadequate public improvements or utilities	62	44.6%

Table 2

Number of Blighting Criteria	Number of Properties	Percentage of Total Properties
Properties that are rated "poor" in one or more blighting criteria	136	97.8%
Properties that are rated "poor" in two or more blighting criteria	111	79.9%
Properties that are rated "poor" in three or more blighting criteria	88	63.3%
Properties that are rated "poor" in four or more blighting criteria	50	36.0%
Properties that are rated "poor" in five or more blighting criteria	24	17.3%
Properties that are rated "poor" in six or more blighting criteria	12	8.6%



Faulty Lot Layout



**Unsanitary and Unsafe Conditions—
Letter of Public Nuisance**



Inadequate Public Improvements

Tables 1 and 2 demonstrate clearly that more than four blighting conditions are present. In addition, a review of the maps in the blight study found in Appendix 4 of the Fitzsimons Urban Renewal Feasibility Study and Recommendations shows that each of the ten blighting criteria are distributed throughout the surveyed area—demonstrating that blight is not concentrated in one specific location. For these reasons, the consulting team determined that the area surveyed for this plan meets the definition of a blighted area. With the predominance of blighting influences within this area, it is likely that more properties will continue to deteriorate unless there are new investments and a revitalization initiative.

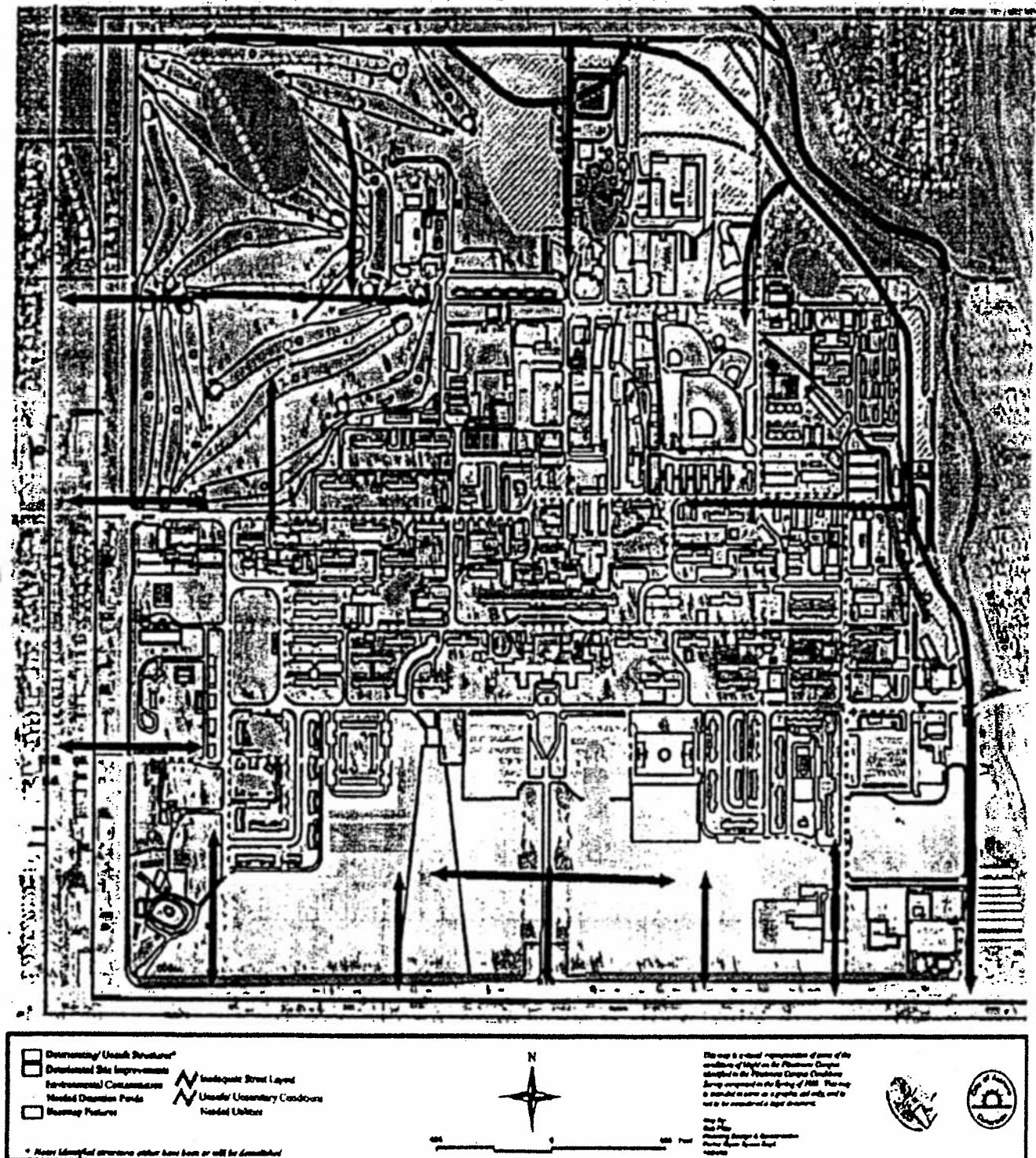
Therefore, it is the conclusion of the study that the Boundary Area, “by reason of the presence of at least four” of the blighting criteria established in Colorado Urban Renewal Law, is blighted. Furthermore, in its present condition, this area “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”

Fitzsimons Campus

Based on the initial assessment of the study area, the consulting team and city staff determined that critical relationships exist between the Fitzsimons Campus and the Boundary Area. These relationships include major existing and proposed entries to the campus from the Boundary Area, the planned Sand Creek Parkway, major utility connections, and common amenities such as the proposed Sand Creek and Tollgate Creek trail system. These and other relationships led the consultants and city staff to conclude that an expanded blight conditions survey should be undertaken, focusing on the Fitzsimons Campus. As depicted on the accompanying map on the following page, the campus is bounded on the south by Colfax Avenue, on the west by Peoria Street, on the east by Potomac Street and Tollgate Creek, and on the north by Sand Creek Park. This additional survey was conducted by city staff in the Spring of 2000. The survey, set forth in full in Appendix 5 of the Fitzsimons Urban Renewal Feasibility Study and Recommendations, involved an extensive review of the 24 references listed in blight survey, numerous site visits, and photographic documentation of existing site conditions.

As discussed in detail in the blight survey of the campus, a large number of the 283 buildings on the campus are in need of renovation (140 buildings), in deteriorated condition or of inferior construction (47 buildings), or have severe deterioration or are not habitable (43 buildings). The street network on the campus is irregular and non-standard in many locations and completely absent in other large areas (e.g., the northwest corner). Many water lines on the campus are unsafe, and several old landfills pose the potential threat of environmental contamination. Based on this investigation, the city staff and consultants concluded that the area is blighted within the meaning of the Colorado Urban Renewal Law discussed above.

Fitzsimons Campus Blight Conditions



IV. PLAN'S RELATIONSHIP TO LOCAL OBJECTIVES (Plan Overview)

A. Compliance With Comprehensive Plan

As discussed below, this proposed urban renewal plan is in compliance with the City of Aurora's 1998 Comprehensive Plan. The city's plan identified the following concerns, opportunities, and challenges regarding the Fitzsimons subarea (1998 Comprehensive Plan, page 30 -32):

- Reuse/redevelopment/revitalization of the areas directly south of Colfax and west of Peoria
- Economic revitalization of the Boundary Area
- Planning in a manner that will encourage residential and commercial redevelopment and revitalization
- Competitive forces that may hamper redevelopment efforts in this subarea
- Impact of increased traffic generation as redevelopment occurs

The comprehensive plan encourages the city to address reuse concerns about the areas surrounding the Fitzsimons site, in particular those neighborhoods one block south of Colfax, one block west of Peoria, and properties located on the east side of the Fitzsimons site (Comprehensive Plan, pg. 30). The proposed boundary of the urban redevelopment area extends west of Peoria one block to the east side of Paris Street, south of Colfax to the north side of 13th Avenue, and east of the Fitzsimons site to I-225.

The plan also identifies the need for economic revitalization along connecting streets in the neighborhoods adjacent to the Fitzsimons site as a major opportunity for the City of Aurora (Comprehensive Plan, pg. 31). The proposed urban renewal plan details specific opportunities for economic revitalization in the Boundary Area including a shopping center anchored by a large chain grocery store at the southwest corner of Peoria and Colfax, new residential and commercial development along both the stretch of Colfax between Peoria and Potomac and along Peoria from Colfax to Montview Boulevard, and commercial redevelopment opportunities for the gateway area around Colfax and Potomac/I225.

The need for planning in the adjacent areas and neighborhoods to encourage residential and commercial redevelopment and revitalization is another focal point of the plan (Comprehensive Plan, pg. 31). This urban renewal plan contains a general feasibility analysis of developing multi-family residential complexes in the urban renewal area.

Another concern of the comprehensive plan is the competitive forces presented by the recent redevelopment of Lowry and Stapleton and how it might affect redevelopment at the Fitzsimons site and its surrounding areas (Comprehensive Plan, pg. 32). Furthermore, the Comprehensive Plan encourages better coordination of the redevelopment plans for Fitzsimons, Stapleton and Lowry (Comprehensive Plan, pg. 40). The Fitzsimons Urban Renewal Feasibility Study and Recommendations market analysis discusses the effects of competition from these nearby developments as well as redevelopment efforts being undertaken by the City of Aurora in the Original Aurora neighborhood just south and west of the Fitzsimons site. The study encourages the city to

improve coordination between the plans and entities involved to avoid jeopardizing redevelopment efforts in the Boundary Area.

The impact of increased traffic generation on existing infrastructure is also highlighted in the plan (Comprehensive Plan, pg. 32). This proposed urban renewal plan addresses the issue of the adequacy of infrastructure in the Boundary Area in Section C through E below. Data were collected from existing transportation studies prepared for the City of Aurora in the past three years.

The comprehensive plan identifies Montview Boulevard as a key connection between the Fitzsimons property and Stapleton, creating an opportunity for commercial and residential redevelopment (Comprehensive Plan, pg. 40). The proposed Boundary Area extends north to 26th Avenue and incorporates a small section of Montview in the Boundary Area.

Finally, the plan encourages redevelopment in the neighborhoods adjacent to Fitzsimons to complement overall land use and urban design planning strategies for Fitzsimons (Comprehensive Plan, pg. 94). The proposed urban renewal plan fully supports this notion. The proposed land uses in the Boundary Area are designed to complement the land uses on the Fitzsimons site. The urban renewal plan proposes commercial development that will serve people who work on the Fitzsimons site as well as residents of the Boundary Area. For example, the plan calls for a shopping center anchored by a grocery store, restaurants, fast food outlets, and lodging—services that will be used by local residents and commuters to the Fitzsimons site.

B. Appropriate Land Uses

The urban renewal plan area is characterized by undesirable uses, dilapidated residences and commercial structures, non-conforming motels and mobile home parks, and deteriorating public improvements. With the redevelopment of the Fitzsimons Campus into an upscale business park and university setting, the Boundary Area needs to meet the needs and expectations of the new residents and tenants. Redevelopment on the Fitzsimons Campus will include 10 million square feet of class rooms, hospital teaching facilities, and university buildings, 2.4 million square feet of office space in the bioscience park, and a “town commons” area with over 1,000,000 square feet of university facilities, retail, civic office, and multi-family residential space.

The consensus among community leaders, the developers of the bioscience park, and university, is that the Boundary Area should provide moderate to upscale multi-family and community retail development (including a grocery store, dine-in restaurants, fast food restaurants, and personal services), and hotel and conference facilities that compliment the land uses on the Fitzsimons Campus. The objective is to promote an atmosphere where the users of the bioscience park and university feel comfortable, by providing desirable living accommodations and easily accessible shopping, recreation, and entertainment. Section V describes in more detail the desired location for each type of land use discussed in this section.

C. Improved Traffic

Several studies of the Fitzsimons site and surrounding area discuss the need for infrastructure improvements as the area is redeveloped. These studies include:

- 1997 Fitzsimons Infrastructure Master Plan
- UCHSC Infrastructure Master Plan (April 21, 1999)
- Fitzsimons Redevelopment Plan– Update 2000, Transportation Plan

The first of these studies, the 1997 Fitzsimons Infrastructure Master Plan, estimates that traffic movement around the Fitzsimons site will average 110,000 vehicle trips per day at buildout. This figure represents a 406% increase in traffic volume from 1985 when Fitzsimons was being heavily used by the U.S. Army. Existing roads have not been significantly improved since 1985. Consequently, existing roads will clearly have difficulty handling the increasing traffic volume.

The 1997 Infrastructure Master Plan estimates that the following improvements to perimeter streets will be necessary as expansion occurs:

- Colfax Avenue from Peoria to Potomac:
 - One new west bound lane
 - One new east bound lane
 - One new turn lane from east-bound Colfax onto Ursula Street going north into the UCHSC Campus
- Peoria Street:
 - One new turn lane from north-bound Peoria onto west-bound Montview
- Potomac Street:
 - Modify south-bound lanes to accommodate double the existing capacity

The UCHSC Infrastructure Master Plan, adopted in April 1999, breaks down the necessary improvements into three phases. The first phase is to take place between 1998 and 2002 and involves improvements to existing roadways to accommodate the initial construction phase. Phase two is projected to span the years of 2002 to 2010 and includes additional roadway improvements. Phase three, to begin in approximately 10 years, will address any remaining infrastructure deficiencies.

The most recent traffic impact and infrastructure study, the Fitzsimons Redevelopment Plan– Update 2000, Transportation Plan, estimates that the cost of completing roadway improvements both on the campus itself and in the Boundary Area is \$47.58 million. The major improvements include:

- Constructing the four-lane Sand Creek Parkway, an interior loop road, and a number of local streets designed to circulate traffic to the hospital parking garages and other uses;
- Expanding Colfax to six lanes from four between I-225 and Peoria;

- Widening the bridge over Tollgate Creek to accommodate the two additional lanes described in the previous bullet;
- Widening Peoria Street north of Sand Creek Parkway to accommodate an expected increase in traffic into the Fitzsimons site from the north;
- Reconfiguring lanes on Peoria between Colfax and 26th Avenue/Sand Creek Parkway;
- Possibly adding a continuation lane on I-225 to assist southbound traffic in exiting at Colfax; and
- Reconfiguring Potomac Street to align it with Sand Creek Parkway and make the junction of Potomac and Colfax more efficient.

If the city proceeds with plans to build a new shopping center at the southwest corner of Colfax and Peoria, additional lanes and curb cuts may be necessary to accommodate the increased traffic volume the shopping center will generate. The same scenario is true for the area designated as the “gateway area” (the junctions of I-225/Colfax and Potomac/Colfax).

As more attractive development occurs in the Boundary Area, traffic volume will also increase, not only from people visiting or working on the Fitzsimons site, but from people who relocate to the area or commute to the area from surrounding neighborhoods to do their shopping, dining, and recreating. Past studies have not addressed the expected increase in traffic volume in the Boundary Area generated from development in the Boundary Area, instead focusing on traffic to be generated from development located on the Fitzsimons site itself, i.e., commuter traffic.

The City of Aurora is aware of the potential increase in traffic volume likely to be generated in the Boundary Area and is taking steps to plan for such growth. The Fitzsimons Boundary Area Implementation Plan discusses the need to improve the arterials adjacent to the Fitzsimons Campus, including widening streets, adding turn lanes, and creating additional entrances and intersections. The plan also includes strategies for improving public transportation as discussed in the next section.

D. Public Transportation

The issue of public transportation has been addressed both on the Fitzsimons Campus and in the Boundary Area. Consultants for the Fitzsimons Redevelopment Authority (FRA) have modeled potential bus line extensions through the site, providing access to the interior buildings and The Commons. The Regional Transportation District (RTD) has already incorporated in its strategic plans the notion of providing extended service on the Fitzsimons site either by extending existing lines or using mini transit buses or vans to shuttle riders to various sites on the Fitzsimons property. The Fitzsimons site is already home to an RTD Park-n-Ride. FRA and RTD are negotiating future transit service on the site. (See the Fitzsimons Infrastructure Master Plan § 2.)

In the Boundary Area, city staff, FRA, UCHSC, and RTD have been involved in discussions to both expand the existing bus lines and bring light rail to the area. City staff will continue to work with these groups to agree on an acceptable light rail alignment that will benefit both the Fitzsimons site as well as the neighborhoods surrounding it.

E. Public Utilities

On the Fitzsimons site, the FRA faces major challenges in providing adequate streets and adequate public utilities. According to the Fitzsimons Infrastructure Master Plan (1997) (FIMP), some of the infrastructure problems include:

- Pipes for carrying treated water are only 6" in diameter or less, constraining opportunities for development. (FIMP § 3.2)
- Most of the sewer system was installed prior to 1950 and is now outdated and no longer in compliance with modern building standards. (FIMP § 4.0)
- The existing stormwater runoff channels cannot accommodate heavy runoff because the sewer inlets are in a deteriorated state, undersized, and not in compliance with modern construction standards (FIMP § 6.0)

According to the FIMP, the cost to upgrade existing water, sewer, and wastewater infrastructure to comply with modern standards and accommodate anticipated growth would be approximately \$13 million. This number was increased to \$27.6 million in the Fitzsimons Redevelopment Plan—Update 2000.

In the Boundary Area, city staff has determined that infrastructure for major utilities, including water, sewer, and lighting, are generally adequate to meet immediate needs, but may require upgrading to accommodate redevelopment.

F. Recreational and Community Facilities/Community Design and Amenities

Community amenities such as parks and open space, libraries, and other community facilities can be an important element in an urban revitalization strategy. They provide a powerful attractant to new residents and improve the overall quality of life in an area. While the Fitzsimons Redevelopment Plan envisions a new park and trails along Sand and Tollgate Creeks, the influx of new residents and employees will increase demand in an area of the city that already is under-served in some aspects.



As noted above, in the 1999 Fitzsimons Boundary Area Implementation Plan, the city staff noted that park improvements and recreation programs are two significant priorities for existing residents. With the nearest recreation center located miles away in Moorhead Park, it is clear that an integral part of the Boundary Area and Fitzsimons redevelopment must be an upgrade of current recreational facilities. This will be challenging. As discussed, the Fitzsimons Campus has several recreational facilities that will be lost as redevelopment accelerates—the ballfields and soccer fields are two examples. On the other hand, facilities already existing on the campus (such as the pool and General's Park) can greatly enhance the recreational opportunities for the area. Similarly, essential trail and walkway links from the Boundary Area through and within Fitzsimons are contemplated in

the Fitzsimons Campus plan. They will connect to the Sand Creek and Tollgate Creek Greenway systems. Not only will these links provide non-motorized transportation alternatives, they will provide significant recreational opportunities. Existing facilities such as the pool should be given a high priority for renovation and planned ones such as the trails should be completed as soon as possible.

The appearance and condition of the streetscapes throughout the Boundary Area are also major issues. Again, attractively landscaped and designed streets can add enormously to the overall character and attractiveness of the Boundary Area for residents and employees alike. To that end, the 1999 implementation plan makes a number of sensible recommendations including developing a comprehensive streetscape plan for the major streets in the Boundary Area that should be coordinated with the Health Sciences Center perimeter design concept and a street and pedestrian light program for the Boundary Area. In addition, as discussed later, the city should partner with the FRA to finance and build a striking entryway feature to the area at the corner of Colfax and Potomac. This gateway feature would replace the rundown jumble of land uses that now "welcome" the visitor to Fitzsimons from the east.

The improvement of community facilities and amenities outlined above needs to proceed in tandem with the site specific redevelopment initiatives advocated in this proposed urban renewal plan. A strong case can be made that a portion of the additional tax revenues that the area will generate as it redevelops should be reinvested in such facilities, not just in commercial redevelopment projects. Such investment will actually help to spur further reinvestment by attracting new residents, providing amenities for employees, and protecting private sector investment.

V. UNDERTAKINGS AND ACTIVITIES

Development Concept

The development concept for the Boundary Area involves three phases. While development proceeds on the Fitzsimons Campus in accordance with the FRA-adopted plan, the city should focus on Priority I sites within the Boundary Area. These are the parcels, depicted on the map on page 17, that are most likely to draw private sector development interest in the near term— 1 to 5 years. **Rather than spreading its redevelopment energies and funds throughout the district, the city should target its efforts. A key aspect of fostering redevelopment within the recommended Boundary Area is to focus revitalization efforts rather than taking a scatter-shot, district-wide approach.** As the market study reveals, there is important, but limited short-term development potential in the Boundary Area. At the same time, there is a pressing need to upgrade immediately the image of the surrounding area and to demonstrate conclusively to the private sector that the Fitzsimons environs is a good place to invest. Development activity will breed development activity. Moreover, upgrades here will provide assurances to firms contemplating locating on the Fitzsimons Campus that their investment will be protected. Because of their location at key intersections, the Priority I sites will not only help anchor future redevelopment in the Boundary Area, but produce an immediate positive impact on the Fitzsimons Campus building efforts as well.

The urban renewal plan foresees development of a major community scale retail shopping center at the southwest corner of Colfax and Peoria, anchored by a major grocery store. City assistance will be critical in assembling the necessary acreage—at least 15 acres—in an area with over 30 property owners. Assistance may also be necessary with relocation costs. The second Priority I site is at the primary entryway to Fitzsimons (Colfax and Ursula). There is already interest in multi-family residential development in this area which has several large parcels of land available. City assistance again may be needed for land assembly and with relocation of existing residents. Finally, the third Priority I site is the gateway area to the Fitzsimons area just off I-225 and Potomac and Colfax.



**Priority Area I-A:
Southwest Corner of
Colfax and Peoria**



**Priority Area I-B:
Centerpiece Site**



**Priority Area I-C:
The Gateway Area**

There is potential for hotel and office development in this area. The city should also work with the FRA to create a distinctive gateway feature to replace the storage facilities, gas stations, and other non-conforming uses at the intersection. Later phases of the urban renewal plan will focus on the uses between the three Priority I sites on Colfax Avenue and on the Peoria Street frontage north of Colfax Avenue.

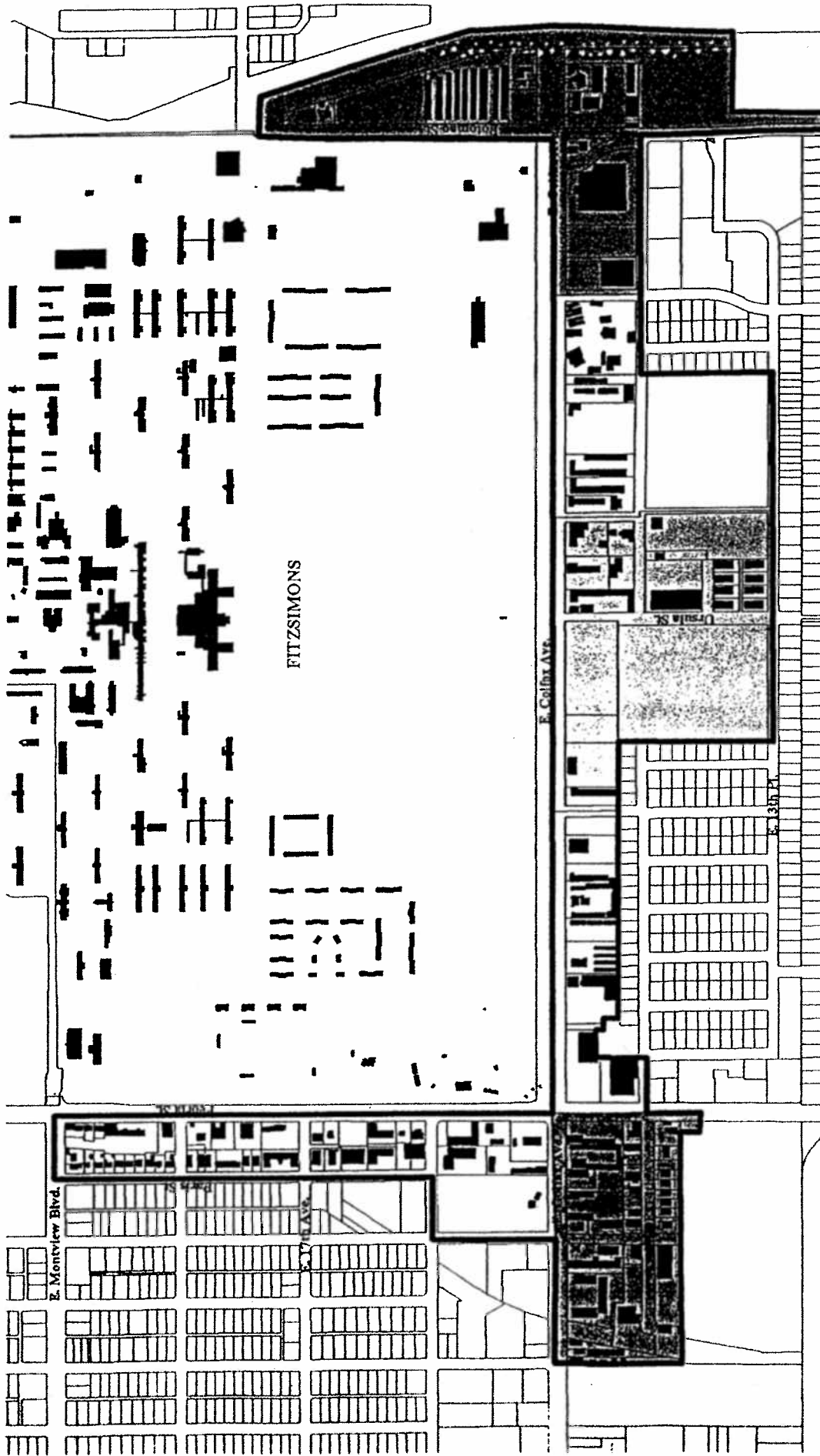
The remaining areas in the Boundary Area are referred to as the Priority II and Priority III areas. The Priority II areas are located along Colfax between the Priority I areas. Current uses in the Priority II areas include deteriorating commercial retail structures, non-conforming motels, and a mobile home sales lot. The Priority III area consists of a few small commercial retail structures and multi-family developments fronting on Peoria street; single-family, duplex, and multi-family units along the east side of Paris Street; and a mobile home park located on the east side of Oswego between Colfax and 16th Avenue. Many of the lots in the Priority III area contain undesirable uses and dilapidated structures. Both Priority II and III areas are in need of redevelopment, however, the scarcity of financial resources led the consulting team to conclude that redevelopment in these areas, though necessary, should follow the redevelopment of the Priority I areas.

Redevelopment Strategies and Techniques

This section of the plan describes in more detail the proposed techniques for redeveloping the entire Fitzsimons area. Because each of the priority areas in the Boundary Area are unique, redevelopment of each of the priority areas will involve some but not all of the following tools:

- ☐ Land acquisition
- ☐ Demolition and removal of structures
- ☐ Redevelopment
- ☐ Improvements
- ☐ Rehabilitation
- ☐ Planning and zoning changes
- ☐ Land use changes
- ☐ Maximum densities
- ☐ Building requirements
- ☐ Relocation

The FRA and the University of Colorado have extensive redevelopment plans which the city and community have already endorsed. Those plans are hereby incorporated by reference. (Fitzsimons Redevelopment Plan (Jan. 8, 1997); UCHSC Institutional Master Plan: Physical Master Plan (April 21, 1999)). Consequently, the following analysis focuses on redevelopment efforts in the Boundary Area, with an emphasis on what are denominated as Priority I areas. (See map on the following page.)



Fitzsimons Area Urban Renewal Plan

Priority I Areas



1. Priority I Areas

Priority Area 1-A: Southwest Corner of Colfax and Peoria

Land Uses. A 16.1-acre assemblage of 31 parcels of land at the southwest corner of Peoria Street and East Colfax Avenue has been identified as a desirable and market-viable location for a community scale shopping center with the possible addition of residential uses.



CURRENT MIX OF USES

12 Retail & Service Providers
4 vacant retail and service spaces
6 apartment buildings - 52 units
4 motels - 185 rooms
1 fraternal organization

The current mix of uses includes twelve retail and service providers such as auto repair services, a convenience store, and a nail salon; four vacant retail spaces which appear to be available for lease; six apartment buildings which collectively contain 52 units; four motels which collectively contain 185 rooms; and a building occupied by the BPOE.

Redevelopment. Two development scenarios are considered: one is a more traditional retail-dominated community shopping center. The other includes the possibility of residential development above the retail, a vertical development pattern that is being promoted in many planning circles.

The first hypothetical mix of retail uses would include 165,000 square feet as outlined in the table to the right. This mix is anchored by a grocery store. A more detailed mix of tenants is presented in Appendix 3 of the Fitzsimons Urban Renewal Feasibility Study and Recommendations.

POSSIBLE CONFIGURATION OF USES RETAIL ONLY

TYPE OF RETAILER	SQUARE FEET
Pad Sites	33,500
Anchor Tenants	91,500
In-Line Retail Tenants	40,000
Total	165,000

POSSIBLE CONFIGURATION OF USES APARTMENT + RETAIL

Apartment	145 units
TYPE OF RETAILER	SQUARE FEET
Pad Sites	33,500
Anchor Tenants	76,500
In-Line Retail Tenants	34,000
Total	144,000

A second and more innovative, hypothetical mix of retail uses would include the addition of 145 apartment units, above the retail uses. In addition to the residential, this mix would result in 144,000 square feet of retail uses. A potential mix of retail tenants is again presented in Appendix 3 of the Fitzsimons Urban Renewal Feasibility Study and Recommendations.

Land Acquisition. Redevelopment of this area will most likely require the city to assemble the land necessary to accommodate such a large scale project. Because there are so many small parcels and fragmented ownership of these parcels, the urban renewal authority should use its condemnation powers to assemble the land and relocate displaced business owners and residents. The city may be able to recoup relocation costs from tax increment financing (TIF). Refer to Section VII for a more detailed discussion of financing techniques.

Demolition and Removal of Structures. Most of the existing structures would not be incorporated into the proposed redevelopment scheme. The existing commercial structures, including motels, are for the most part, dilapidated or non-conforming structures. Under the "retail only" scenario, the existing multi-family units do not meet the objectives for redeveloping this areas. Under the "retail only" scenario, all existing structures would need to be removed to make room for new commercial development. Under the "apartment + retail" scenario, multi-family development is a plausible use. Therefore, the existing multi-family uses could potentially be rehabilitated.

Relocation. See Section VI on page 27.

Rehabilitation. Some existing multi-family structures could be rehabilitated to bring them into compliance with building codes and make them more attractive and more compatible with the overall redevelopment scheme.

Improvements. In addition to the creation of a neighborhood retail center with the potential for additional multi-family development, the city also plans to upgrade the streetscape along Colfax and Peoria to compliment the recently adopted design standards (Aurora Municipal Code § 146-949, adopted March 1, 1999). No other major improvements are planned for this area.

Planning and Zoning Changes. This area is located in the city's "subarea 3" zone district that was created by ordinance in 1999. This zone district already permits neighborhood shopping centers but not multi-family housing. If the "apartment + retail" scenario is chosen, changes in the zoning for this district will be necessary.

Maximum Densities. Maximum densities will be in accord with the applicable requirements of the City Aurora Zoning Code, as it shall be amended from time to time.

Building Requirements. All new buildings must conform to the development, design, and architectural standards set forth in the Boundary Area Zoning District Ordinance (Sec. 146-949, March of 1999), as it shall be amended from time to time.



Priority Area 1-B: The Centerpiece Site—Southwest Corner of Ursula Street and East Colfax Avenue

Land Uses. A 15.7-acre assemblage of land at the southwest corner of Ursula Street and East Colfax Avenue has been proposed by the owner of 12.6 acres of this redevelopment site.

Current uses are an abandoned drive-in theater and the 68-pad Capri Mobile Home Park.

CURRENT USES - URSULA & EAST COLFAX

Abandoned drive-in theater
Capri Mobile Home Park - 68 pad sites

PROPOSED MIX OF USES	
Apartment Development	521 units
Convenience Retail	22,000 square feet

Redevelopment. The property owner is considering construction of 521 multi-family apartment units plus 22,000 square feet of retail. These uses would be in accord with the urban renewal plan.

Land Acquisition. Because the owner of a large majority of the land in this area has already proposed assemblage of a parcel large enough to redevelop the area according to the proposed plan, acquisition of land by the urban renewal authority through condemnation proceedings is unlikely. However, some form of public incentives may be needed to facilitate redevelopment either by a private developer or the urban renewal authority.

Demolition and Removal of Structures. All the mobile homes in the Capri Mobile Home Park will be removed. Many of the mobile homes are dilapidated to the point of being immovable. These structures will have to be demolished and removed. Cost of removal and or demolition will be borne by either the developer or the urban renewal authority, depending on who assembles the land for redevelopment.

Relocation. See Section VI on page 27.

Rehabilitation. None of the existing structures in the area will be preserved; therefore, no rehabilitation efforts will be necessary.

Improvements. Once the existing structures are removed, the land will be improved with the proposed uses described above, and the city will provide infrastructure and utility improvements to accommodate the new uses. The city has also upgraded landscaping along Colfax and adopted new design standards for development along Colfax and Peoria Street.

Planning and Zoning Changes. This area is located in the city's "subarea 4" zone district that was created by ordinance in 1999. This zone district already permits quality residential development, retail, and personal service uses. Consideration might be given to parking reductions, since the proposed apartment units are adjacent to a major employer (and thus are more likely to have residents who will walk to work and need fewer automobiles).

Maximum Densities. The city may consider permitting a higher density than already allowed by the existing zoning code for the multi-family development in return for a higher level of site and community amenities.

Building Requirements. All new buildings must conform to the development, design, and architectural standards set forth in the Boundary Area Zoning District Ordinance (Sec. 146-949, March 1999) as it shall be amended from time-to-time.

Priority Area 1-C: Gateway Area—Potomac Street and East Colfax Avenue



Land Uses. The gateway area is a 16.6 acre assemblage that includes property on three corners of the intersection of the Potomac Street and East Colfax Avenue intersection. The northeast, southeast, and southwest corners are included in the gateway area. The northwest corner of this intersection is on the Fitzsimons property and is discussed below. Current uses for these three corners include the following:

Northeast Corner: This 7.2 acre area contains five parcels in Adams County. Current uses includes a mini-storage facility, a U-Haul business, a vacant commercial parcel, and a single-family home.

Southeast Corner: This 3.1-acre area contains two parcels that are occupied by Hugh M. Woods, a building supply and hardware retailer, and a gas station. This site is in Arapahoe County.

Southwest Corner: This 6.3 acre area contains four parcels. Current uses include a gas station, an abandoned motel that was also used as an education facility, a vacant parcel, and a bowling alley. This area is also in Arapahoe County.

CURRENT MIX OF USES

Gas Stations
Mini-Storage
U-Haul
Building Supply Retailer
Abandoned Motel
Vacant Commercial
Bowling Alley
One Single-Family Home

PROPOSED USES - NORTHEAST CORNER

Signature Restaurant - 6,500 square feet
Major Entry Treatment

Redevelopment. The market analysis proposes that the northeast corner be redeveloped with a significant entryway feature plus a signature restaurant that would draw from its location at I-225, the hotels and office development proposed at the northwest corner of Potomac Street and East Colfax on the Fitzsimons site, and business activity associated with the Fitzsimons redevelopment.

The FRA envisions major hotel, office and retail development on the northwest corner of Colfax and Potomac Street which lies within the Fitzsimons Campus ("I-225 Commercial Site"). The proposed mix of uses would result in 492,500 square feet of commercial development.

PROPOSED USES - I-225 COMMERCIAL SITE

Extended Stay Hotel	75,000 sq.ft
Conference Hotel	187,500 sq.ft
Ancillary Retail Uses	30,000 sq.ft.
Office Buildings	<u>200,000 sq.ft.</u>
Total	492,500 sq.ft

PROPOSED USES - SOUTH SIDE OF E. COLFAX

Retail Uses	57,145 sq.ft.
Office Building	<u>41,500 sq.ft.</u>
Total	98,645 sq.ft.

The market analysis proposes that the southeast and southwest corners be developed with convenience and neighborhood serving retail. To these retail uses, a general purpose small

office building has been added. Unlike the other redevelopment sites, no specific developer has come forth with a redevelopment plan.

Land Acquisition. On the northeast corner, it will likely be necessary for the urban renewal authority to purchase the land and then offer a portion of the parcel to a feature or signature restaurant through a request-for-proposals process. The acquisition should be handled in this manner because most of the parcel would be redeveloped by the public sector for a gateway or entry treatment.

On the south side of Colfax and Potomac Street, public intervention may be needed to facilitate land assembly and provide relocation assistance for the building supply retailer and bowling alley. The city should also consider vacating the diagonal spur connection between Colfax and Potomac which would eliminate a small, difficult to use "island" parcel. The Heaven On Earth Motel has been abandoned for several years, and current zoning does not permit the property owner to reopen the facility as a motel. Because of the uncertain market in this area, once the urban renewal authority has determined its policies with respect to land assembly and relocation, it would be appropriate to offer the redevelopment opportunity to prospective developers by initiating the steps outlined in the discussion of the Peoria and Colfax site.

Removal and Demolition. Redevelopment in this area will require considerable demolition and removal of existing structures. Because the northeast corner is slated for more intense development, the single-family residence, the mini-storage and U-Haul facility will need to be removed. On the southeast corner, the building supply retail store and lumber yard and the dilapidated, abandoned gas station will be removed to facilitate the "gateway to Fitzsimons" atmosphere. Finally, on the Southwest corner, the abandoned motel, service station, and bowling alley will likely be removed.

Relocation. See Section VI on page 27.

Rehabilitation. Rehabilitation of existing structures is unlikely but may be considered.

Planning and Zoning Changes. The northeast corner is located in the city's "subarea 5" zone district which was created by ordinance in 1999. The uses allowed in this zone district are consistent with the objectives of this plan. However, the city may need to be flexible with regard to current zoning requirements which are quite restrictive. The city may need to consider allowing convenience and other interstate-oriented uses on this site subject to the recently adopted design standards to ensure a high-quality product. The southeast and southwest parcels are located in "subarea 4". The zoning code is also highly restrictive in terms of allowed uses in subarea 4 and may need to be relaxed to allow uses typically associated with a gateway area. The northwest corner is located on the Fitzsimons Campus and is zoned "Fitzsimons General Development Plan." This type of zoning designation allows for the type of development proposed by the FRA; therefore, no rezoning of this parcel is anticipated.

Maximum Densities. This area will be redeveloped with significantly higher intensity than the existing uses. The city may need to increase the allowed densities in this area to accommodate the proposed new development.

Improvements. This area will be home to a host of new improvements, both private development and public amenities. Improvements will likely include at least one new hotel (150 to 300 rooms), commercial office and retail, restaurants (both dine-in and convenience), and sections of the Sand Creek Parkway and trail system.

Building Requirements. All new buildings must conform to the development, design, and architectural standards set forth in the Boundary Area Zoning District Ordinance (Sec. 146-949, March 1999), as it shall be amended from time-to-time.

2. Secondary Areas

The major attention and funding in the initial years of the urban renewal plan implementation should focus on the three priority areas discussed above, as well as the Fitzsimons Campus. However, this does not mean that the other areas should be neglected or written off. To the contrary, there are a number of steps that should be taken in parallel with the ambitious Priority I strategies. The map on the following page shows the remaining priority areas discussed below.

Priority Area II

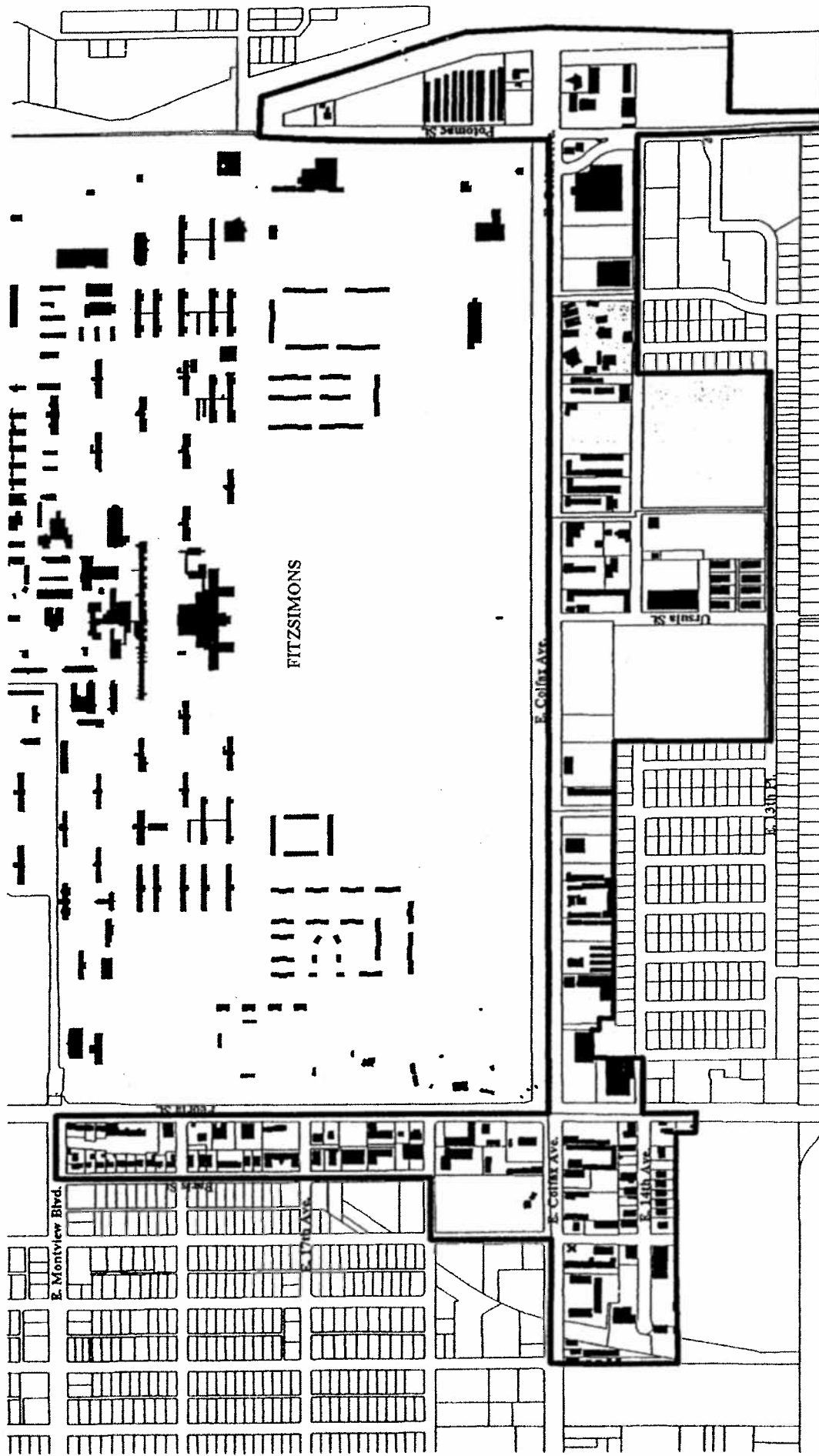
The second priority area includes those parcels lying between the Priority I areas along Colfax Avenue. The stretch between Peoria and Ursula on the south side of Colfax currently hosts a variety of commercial uses, some of which are non-conforming. Generally, the lots are quite small and not deep enough to accommodate any significant business uses and necessary parking. For the most part, these existing uses do not comply with the upgraded design standards recently enacted by the city. These conditions suggest several initiatives that could be carried out by the city at relatively low cost and investment of staff time.



First, the city should consider requiring phased compliance with the landscaping, trash screening, and other selected design standards to enhance the "curb appeal" of existing uses. The city might establish a fund to share the cost of upgrades.

Second, the city should consider creating incentives for lot consolidation. By encouraging the creation of larger lots, the city will be significantly increasing the possibility of attracting more substantial users—larger restaurants and retail users. Incentives could take the form of assisting with landscaping and design standard compliance, waiver of permit fees, and the like.

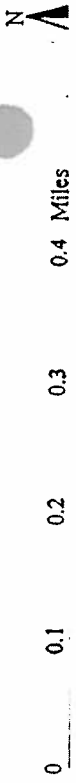
On the other side of Ursula extending to Potomac Street, similar conditions exist from a point of view of design, landscaping, and visual impact. Thus the recommendation regarding landscaping and



Fitzsimons Area Urban Renewal Plan

Priority II and III Areas

- Priority II
- Priority III



design incentives holds. However, the lots east of Ursula tend to be significantly larger thus probably obviating any near term need for incentives to consolidate lots to accommodate larger users.

The eventual land uses for this area envisioned by the consultants and the city include quality neighborhood retail and personal service uses. However, demand for such uses will probably not occur until redevelopment of the Fitzsimons Campus and Priority I Areas nears completion. Consequently, the city has no immediate plans for land acquisition, demolition or removal of existing structures, relocation of existing businesses and residents, or changes in zoning, planning, and densities.



Priority Area III

The third priority area extends north of Colfax on Peoria to Montview. Priority Area III encompasses a mixture of residential (single-family detached, multi-family, and mobile home) development and commercial retail establishments located along Peoria and Paris Street, north of Colfax. This area is less visible to visitors to the Fitzsimons area because the entry to the campus at Montview is a secondary one, and moreover the uses along Peoria, while in need of upgrading, tend to be less objectionable than those along Colfax. Finally, it is less likely from a market perspective that redevelopment will occur along this stretch in the next 1-5 years.

With this in mind, the plan recommends only limited action here initially. The city should consider requiring phased compliance with the landscaping, trash screening, and other selected design standards to enhance the attractiveness of existing uses. As in Area II, the city might establish a fund to share the cost of upgrades.

Redevelopment of this area is critical to the overall success of the redevelopment of the entire Fitzsimons area, however, demand for the types of uses proposed for this area is unlikely to occur for several years. Potential uses include quality neighborhood retail and upscale multi-family development. Redevelopment of this area will require demolition and removal, of the mobile homes and many of the commercial structures located along Peoria Street north of Colfax. Many of the residential units are also in deteriorating condition and face either rehabilitation or demolition. Because demand for redevelopment is several years off, private investment is the primary intended tool for redevelopment. The city has no plans to acquire land and assemble large parcels for redevelopment or amend zoning, planning and density requirements. However, as the Fitzsimons Campus and the Boundary Area redevelopment progresses, such changes may be necessitated by changes in demand.

3. The Fitzsimons Campus

This urban renewal plan formally adopts and incorporates by reference the Fitzsimons Redevelopment Plan (January 8, 1997) and subsequent revisions, and the UCHSC Institutional Master Plan (April 21, 1999) and subsequent revisions and appendices, as they apply to specific areas in the Boundary Area.

As discussed below, portions of the campus have significant redevelopment potential. However, nothing contained in this plan, or any amendments or supplements thereto, shall be interpreted as in any way divesting the University of Colorado of its absolute authority to develop and use the university's portion of the Fitzsimons Campus as it deems appropriate or in any way to empower the Aurora Urban Renewal Authority to exercise any control over the development or use of the university's portion of the Fitzsimons Campus by the University of Colorado.

A. Key Elements of the Fitzsimons Redevelopment Plan

Bioscience Park. Staff at the FRA anticipate that the bioscience park will develop with approximately 2.4 million square feet of leasable space over at least 25 years. The volume of space may be larger if a decision is made to conserve land by building structured parking. One 60,000 square foot building has recently been constructed by Fitzsimons and is being leased.

For tax increment estimating purposes, this analysis assumes that the bioscience park would develop at an annual rate of between 60,000 and 100,000 square feet per year, reaching 2.4 million square feet in the year 2025. The analysis further assumes that each building will contain one-third laboratory space and two-thirds office space and that all users will be tax-paying organizations. In practice, some buildings will likely contain more expensive research and development space while other buildings will contain less expensive distribution or showroom space.

The Commons. A retail and residential facility in the heart of Fitzsimons is proposed to contain approximately 233,000 square feet of retail and service uses plus 350 residential units. A construction date has not been established at this time, although initial RFPs may be issued by mid-2001.

When built and occupied, this facility is estimated to generate \$462,700 in tax increment revenues annually for the remainder of the pledged revenue period. This includes approximately \$346,100 in sales tax revenue and \$116,600 in property tax revenue. Since the historic uses are tax exempt, all property and sales tax revenue could also be tax increment revenue. Detailed working assumptions that underlie these figures are presented in Appendix 3 of the Fitzsimons Urban Renewal Feasibility Study and Recommendations.

I-225 Commercial Site. Development of quality lodging establishments and office buildings are proposed at the northwest corner of Potomac Street and East Colfax Avenue, the I-225 Commercial Site. For purposes of the financial feasibility analysis, we have estimated that this development would include a 75,00 square foot extended stay hotel, a 187,500 square foot conference hotel, two 100,000 square foot office buildings, and 30,000 square feet of ancillary retail space. Refer to the discussion on the northwest corner redevelopment on page 20 for more details.

B. Key Elements of the UCHSC Institutional Master Plan

The Clinical Zone: Located in the central and western portions of the UCHSC Campus, this zone will include: the recently opened Anschutz Centers for Advanced Medicine; the Rocky Mountain

Lions Eye Institute; and the relocation of the University Hospital in-patient care facilities to begin in the next two years. This zone will also accommodate any future relocation of clinical affiliates.

The Research Zone: Adjoining the Colorado Bioscience Park Aurora and located across the north/north western portion of the UCHSC Campus, this zone will provide much needed research space for the university. Two new research buildings containing 600,000 square feet broke ground in January 2001 with occupancy expected by spring of 2004. These facilities will allow effective research collaboration between university faculty and the biotech industry now locating in the bioscience park. An additional 200,000 square feet of basic research space is planned by 2006, and some one million square feet of additional research facilities will be needed between 2010 and 2020.

The Education Zone: Planned for the east central sections of the UCHSC Campus, this zone will house educational facilities, faculty and administrative offices for the schools of medicine, dentistry, pharmacy and nursing, with over 2500 students and nearly as many faculty using these facilities. Buildings for all the schools are slated for construction in phases over the period from 2001 to 2010.

The Commons Zone: Located in the very center of the redevelopment area at Montview Boulevard and Ursula Court, this zone will be a shared development with the FRA. The university portion of the Commons is planned to include the student center, library, bookstore, administrative offices, and perhaps faculty offices and cultural facilities.

VI. RELOCATION

Relocation of residents or businesses from the Boundary Area may be necessary as part of the redevelopment process. Any required relocation will be done in accordance with the city's adopted relocation policy and Colorado Urban Renewal Law (C.R.S. § 31-25-107(4)(a) and (b)). As outlined in the Fitzsimons Urban Renewal Feasibility Study and Recommendations (February 2001) feasible methods exist for the relocation of individuals, families, and businesses that may be displaced by the urban renewal project, if any.

VII. PROJECT FINANCING

Urban renewal projects may be financed in a variety of ways. Urban renewal authorities are authorized by statute (C.R.S. § 31-25-105) to borrow money, issue bonds, and accept grants from public or private sources. However, the principal method for financing urban renewal projects is through the sale of notes, bonds, or other obligations secured by property and/or municipal sales tax increments from the project area.

The tax increment financing (TIF) provisions are found in the Colorado Urban Renewal Law at C.R.S. § 31-25-107(9). The Aurora Urban Renewal Authority is hereby authorized to collect incremental property tax and municipal sales tax revenues and to utilize tax increment financing within the Fitzsimons Urban Renewal Area in accordance with the provisions of C.R.S. § 31-25-107(9), as it may be amended from time to time, which section is incorporated herein in its entirety.

The theory behind TIF is simple: New tax revenues generated by improvements in an urban renewal area are allocated first to pay debts incurred by an urban renewal authority in carrying out an urban renewal plan. Tax increment revenues are used to pay for interest on bonds, loans, advances and other debt incurred by the urban renewal authority in financing the project. After those have been paid off, the remaining tax revenues go to the municipality.

TIF may include property taxes or municipal sales taxes or both. The increase in assessed valuation of real and personal property and sales tax growth from new development that occurs in the project area are the sources of tax increment revenue, unless other funds, public or private, are also pledged, directly or on a contingent basis, to provide additional security for the tax increment bonds or other debt. The certified assessed value in effect at the time an urban renewal plan (or a plan amendment containing the required tax allocation wording) is adopted is used to determine the base year for calculating how much, if any, revenue is available to pay the debts associated with the project. If a new area is added to an existing urban renewal area, the certified assessed value as of the time the plan is modified to include such area is used as the base year for calculating ad valorem tax allocations in the new area. Each year following adoption of the plan, the taxes generated by the incremental assessed valuation above the base roll or the amount of city sales tax that exceeds the base year level, or both, are paid to the urban renewal authority for repayment of project debt.

The City of Aurora intends to employ several financing techniques to fund redevelopment of the Boundary Area including:

- Tax increment financing
- General funds from the city
- Private sector investment

A thorough analysis of the tax increment that could be generated by redevelopment in several key areas can be found in Section VI of the Fitzsimons Urban Renewal Feasibility Study and Recommendations.

VIII. PLAN AMENDMENTS

The urban renewal plan may be modified pursuant to the provisions of the Colorado Urban Renewal Law, more specifically section 31-25-107, C.R.S.

IX. MINOR VARIATIONS

The urban renewal authority may, in specific cases, allow minor variations from the provisions of the plan if it determines that a literal enforcement of the provisions would constitute an unreasonable limitation beyond the intent and purpose of the plan.

Exhibit "A"

A parcel of land situated in the SW $\frac{1}{4}$ of Section 31, T3S, R66W, 6th P.M. and the SE $\frac{1}{4}$ of Section 35 and in Section 36, T3S, R67W, 6th P.M., Adams County, also situated in the NW $\frac{1}{4}$ of Section 6, T4S, R66W, 6th P.M., the NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of Section 1, T4S, R67W, 6th P.M., and the NE $\frac{1}{4}$ of Section 2, T4S, R67W, 6th P.M., Arapahoe County, more particularly described as follows:

Beginning at the NW corner of Section 36, T3S, R67W, 6th P.M., Adams County;

Thence easterly along the north line of the NW $\frac{1}{4}$ of said Section 36, a distance of 2623.75 feet to the N $\frac{1}{4}$ corner of said section;

Thence continuing easterly along the north line of the NE $\frac{1}{4}$ of said Section 36, a distance of 1311.88 feet to the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 36;

Thence continuing easterly along the north line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 36, to a point lying on the westerly line of Morris Heights Filing No. 6, a subdivision recorded in Adams County, Colorado;

Thence southeasterly along the westerly boundary of said Morris Heights Filing No. 6 to the most southerly point of said subdivision, said point lying on the east line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36;

Thence southerly along the east line of the NE $\frac{1}{4}$ of Section 36 to the E $\frac{1}{4}$ corner of said Section 36;

Thence southerly, along the east line of the SE $\frac{1}{4}$ of said Section 36 to a point lying 2000 feet distant from the SE corner of said Section 36;

Thence easterly, parallel with the south line of the SW $\frac{1}{4}$ of Section 31, T3S, R67W of the 6th P.M., Adams County, Colorado, a distance of 63 feet;

Thence southerly, parallel with the west line of said SW $\frac{1}{4}$ of Section 31, a distance of 568 feet, to a point lying on the southwesterly right-of-way line of the Tollgate Creek Diversion Channel;

Thence easterly along said right-of-way line, a distance of 37 feet to a point lying 100 feet easterly of the west line of the SW $\frac{1}{4}$ of said Section 31;

Thence southeasterly continuing along said right-of way line, a distance of 1060 feet to the west right-of way line of Interstate Highway No. 225;

Thence southerly along said west right-of-way line, a distance of 300 feet to the intersection of said west right-of-way line and the north right-of-way line of East Colfax Avenue;

Thence southerly, a distance of 110 feet to the south line of the SW $\frac{1}{4}$ of Section 31, T3S, R66W, 6th P.M., Adams County, also being the north line of the NW $\frac{1}{4}$ of Section 6, T4S, R66W, 6th P.M., Arapahoe County;

Thence southerly, a distance of 40 feet to the intersection of the west right-of-way line of Interstate Highway No. 225 and the south right-of-way line of East Colfax Avenue;

Thence continuing southerly along said west right-of-way line of Interstate Highway No. 225 to a point lying on the north line of Timberwood Subdivision Filing No. 1, Arapahoe County Colorado;

Thence westerly along said north line of Timberwood Subdivision Filing No. 1 to the NW corner of said subdivision;

Thence southerly along the west line of said subdivision to a point lying on the north right-of-way line of East 13th Avenue;

Thence westerly along said north right-of-way line and said north right-of-way line extended to a point lying on the east line of NE $\frac{1}{4}$ of Section 1, T4S, R66W of the 6th P.M., Arapahoe County Colorado;

Thence northerly along said east line of NE $\frac{1}{4}$ of Section 1, to a point lying on the extension of the centerline of East 14th Avenue;

Thence westerly along said extension and said centerline, a distance of 1282 feet to the west line of Lynwood Heights, a subdivision recorded in the Arapahoe County Clerk and Recorder's office;

Thence southerly along said west line, a distance of 708 feet to the centerline of East 13th Place;

Thence westerly along said centerline, a distance of 1316 feet to the west line of the NE $\frac{1}{4}$ of Section 1, T4S, R67W, 6th P.M., Arapahoe County;

Thence continuing westerly along said centerline, a distance of 664 feet to the east boundary of J.E. Roupp Second Addition Amended, a subdivision recorded in the Arapahoe County Clerk and Recorder's office;

Thence northerly along said east boundary, a distance of 832 feet to the northeast corner of said subdivision;

Thence westerly along the north boundary of said subdivision, a distance of 1484 feet to the easterly boundary of Cedar Crest Condominiums recorded in the Arapahoe County Clerk and Recorder's office;

Thence along the following 5 (five) courses of the boundary of said Cedar Crest Condominiums

- 1) Thence northerly, a distance of 70 feet;
- 2) Thence westerly, a distance of 65 feet;
- 3) Thence northerly, a distance of 45 feet;
- 4) Thence westerly, a distance of 149 feet;
- 5) Thence southerly, a distance of 227 feet to the north right-of-way line of East 14th Avenue;

Thence southerly, a distance of 30 feet to the centerline of East 14th Avenue;

Thence westerly along said centerline a distance of 286 feet to the centerline of Peoria Street, also being the west line of the NW $\frac{1}{4}$ of Section 1, T4S, R67W, 6th P.M., Arapahoe County;

Thence southerly along said west line, a distance of 300 feet;

Thence westerly perpendicular to said west line, a distance of 110 feet;

Thence northerly parallel with and 110 feet distant from said west line, a distance of 110 feet to a point lying on the south subdivision boundary of Green Tree Acres, a subdivision recorded in the Arapahoe County Clerk and Recorder's office;

Thence westerly along said subdivision boundary, to the southwest corner of said subdivision;

Thence westerly along the south subdivision boundary of Green Tree Acres, Second Filing, a subdivision recorded in the Arapahoe County Clerk and Recorder's office; and along the westerly extension thereof, a distance of 691 feet to the east line of the Mt. Nebo Cemetery also being the east line of the E $\frac{1}{2}$ of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, T4S, R67W, 6th P.M., Arapahoe County;

Thence northerly along said east line, a distance of 660 feet to the north line of the NE $\frac{1}{4}$ of said Section 2, also being the south line of the SE $\frac{1}{4}$ of Section 35, T3S, R67W, 6th P.M. Adams County;

Thence easterly along said south line, a distance of 660 feet to the intersection of said south line and the centerline of Oswego Street;

Thence northerly along said centerline, a distance of 661 feet to the intersection of said centerline and the centerline of East 16th Avenue;

Thence easterly along the centerline of East 16th Avenue; a distance of 330 feet to the intersection of said centerline and the centerline of Paris Street;

Thence northerly along said centerline of Paris Street, a distance of 1993 feet to the north line of SE $\frac{1}{4}$ of said Section 35;

Thence easterly along said north line, a distance of 351 feet to the E $\frac{1}{4}$ corner of said Section 35, said point also being the W $\frac{1}{4}$ corner of Section 36, T3S, R67W, 6th P.M., Adams County, Colorado;

Thence northerly along the west line of the NW $\frac{1}{4}$ of said Section 36, to the NW corner of said NW $\frac{1}{4}$ of Section 36, said point being the Point of Beginning.