

FITZSIMONS REDEVELOPMENT

INFRASTRUCTURE MASTER PLANING PROGRAM MANAGEMENT, AURORA, COLORADO



Matrix Design Group, Inc. has provided critical program management and engineering services for the redevelopment of this site from a former Army Medical Center into a bioscience research park, anchored by the new University of Colorado Health Sciences Center (UCHSC).

In 2001, Matrix prepared updated Infrastructure Master Plans to reflect higher densities and accelerated construction programs associated with the UCHSC. One of the most significant challenges of the plan related to the need to allocate a portion of \$74 million in infrastructure costs to the Bioscience Research Park, which lags campus construction.

PROFESSIONAL SERVICES

Roadway Design
Environmental Engineering
Infrastructure Master Plan
Cost Modeling
Conditions Assessment

CLIENT

Fitzsimons Redevelopment Agency

PERIOD OF PERFORMANCE

1999 - Present

As part of a comprehensive capital improvement program, Matrix prepared a GIS based infrastructure master plan and detailed cost model. Master drainage facilities were considered a significant trigger for wholesale reconstruction of roadway and utility infrastructure and, as a result, a phasing strategy was developed to provide interim detention and just-in-time delivery of access and utilities to individual parcels.

Matrix also prepared residual land value analyses to establish densities within the Bio-Science Park to leverage major capital investment in infrastructure and balance allocation of costs among public and private utilities. This approach will support formation of metropolitan districts and special assessments to rapidly alleviate construction programs.

Matrix recently completed the general engineering site planning and platting services for the University Physicians Inc. (UPI) facility on the campus, one of the first private redevelopment projects located within the new Fitzsimons campus. Also, Matrix planned the Montview Boulevard Corridor design and managed the construction of Sand Creek Parkway, a two mile, four lane arterial roadway that includes the remediation of several landfills for the City of Aurora. Both projects are critical to the continued redevelopment of this BRAC site.

