

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012



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April 14, 2021

Lyle Artz  
Fitzsimons Redevelopment Authority  
12635 E Montview Blvd Suite 100  
Aurora, CO 80045

**Re: Third Submission Review - Bioscience 5 Site Plan**  
Application Number: **DA-1233-43**  
Case Number: **2019-8005-00**

Dear Mr. Artz:

Thank you for your third submission, which we started to process on Friday, March 23, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Please address issues identified in this letter with a technical submittal on or before May 5, 2021.

This project is scheduled for an Administrative Decision on April 21, 2021.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Matt Shannon - Mortenson Construction 1621 18th Street Denver CO 80202  
Meg Allen, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1233-43rev1.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Roundabout 23<sup>rd</sup> and Racine Street will continue to be considered as part of the Master Traffic Impact study submission. Please review Traffic Engineering comments on the Site Plan as well as the TIS.
- ✓ Dedicate fire lane, fire hydrant, and drainage easements by separate document (noted in redlines). Please remember that easement dedication process takes approximately 4-6 weeks to complete and must be done prior to final site plan approval and recording.

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / 303-739-7184 / PDF comment color is green clouds.

#### 1. Community Comments

No community comments were received.

#### 2. Zoning and Land Use Comments

- A. Please provide a copy of the final DRB approval letter with the next submission. Ensure all approved elements required by the DRB are included on the Site Plan.

#### 3. Landscape Design Issues

Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / PDF comments in teal.

##### Sheet L-3 Landscape Plan

- A trash recycling enclosure has been identified at the northern end of the parking lot according to the site plan. Is this correct since there is another one at the southern end of the parking lot? If it is supposed to be there, include it on the landscape plan.
- Turn off the accessible route as it is not necessary to be included on the landscape plan.
- Label as trash/recycling enclosure.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering

Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green.

- A. The site plan will not be approved by public works until the preliminary drainage report is approved.
- B. Repeat comment: Dimension distance between tree opening and back of walk, typical all streets.
- C. Phasing needs to be identified on the site plan.
- D. Repeat comment: Only one side of the pedestrian zone hardscape is shown for each street. Add notes for timing of the other improvements.
- E. Label the street slopes as well as the site slopes (Sheet 3).
- F. If slopes away from the building will not be labeled, please add a note indicating the minimum slope requirements (Sheet 3).
- G. Add a note indicating whether the storm sewer systems are public or private and who will maintain it.

#### 5. Real Property

Maurice Brooks/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 Comments in magenta.

- A. See the red line comments on the Site plan.
- B. Dedicate additional utility easement by separate document – continue working Andy Niquette. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- C. In the description, all the “Northwest Quarter of...”
- D. *Repeat comment:* Delete the preamble and match the plat description on Sheet 1.
- E. Change the description to match the plat description.



- F. On the Fire Lane Easement label, add: to be dedicated by separate document.
- G. Add Filing and Reception number for Lot 1, Block 1 Bioscience 3 subdivision. Check to make sure the filing number is correct.
- H. Dedicate Fire Lane, Fire Hydrant, and Drainage easements by separate document. Contact Andy Niquette at ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the processes,
- I. Label the reserved easement and add the reception number.
- J. Add Ordinance Number to the Street Vacation label.
- K. Correct labels to include “Subdivision” where noted.

## **6. Aurora Water**

Ryan Tigera / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / (303) 326-8867 Comments in red.

- A. Label domestic meter.
- B. Show connection of private storm to public main under label.
- C. The service line from the main to the meter pit is public. Downstream of meter is private.
- D. Please change line type to proposed to confirm a looped water supply will be provided for this project.
- E. Streetlight appears to be in conflict with meter pit. This is not shown on utility plan. Please address.

## **7. Life Safety**

Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / See blue redlines

- A. Sheet 2 of 12 / Site Plan
  - Please show the location of the FDC, Knox box and fire riser room. (Typical Site Utility, Grading, Landscaping, and Photometric.) Lights are encroaching into the fire lane easement.
  - Lights cannot encroach into the fire lane easement. Please relocate/adjust symbol size, so the light no longer encroaches into the fire lane easement.
  - See comments regarding signage details.
- B. Sheet 3 of 12 / Grading & Utility
  - See comments for positioning of fire hydrant.
  - All accessible parking signs will require a wheel stop. Same comment from 2nd review.
  - See comment for Accessible parking spaces and signage.
- C. Sheet 10 of 12 / Elevations
  - This location for FDC, Knox box, & Riser room does not match the site plan. Please verify.
- D. Sheet 11 of 12 / Photometric
  - This location for FDC, Knox box, & Riser room does not match the site plan. Please verify.

## **9. Traffic**

Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7336

### **Site Plan**

- A. The Traffic Impact Study has significant comments and surrounding roadway network may change based on comments.
- B. This intersection configuration does not match the approved MTIS. The submitted update to the MTIS is not far enough along to allow construction of this section. Submitted layout of single lane roundabout for this location does not allow certainty for this corner. (23<sup>rd</sup> & Racine)
- C. Potential sidewalk easements are needed if roundabout is placed here pending design of single lane roundabout. (Building does not appear to be in zone that would be modified by an alternative intersection design of 23<sup>rd</sup> & Racine St. Retaining wall appears to be in zone that has potential to require changes).
- D. Review this tree vs stop sign & COA STD TE-13.3 (shifting south may mitigate this).
- E. Include/show intersection control consistent with TIS.
- F. No concerns for change in laneage for this access point.
- G. Concerns for required additional aux lanes at this access.
- H. Add sight triangles per COA STD TE-13.1.



- I. Add sight triangles for all intersections (consistent with TIS for this development and 2040 per the approved MTIS).
- J. Is this an alternative crosswalk pattern? Include in Signing & Striping in Civils. If approved, a license agreement may be required.
- K. All sight triangles appear to be missing (layer off?). Add them per COA STD TE-13.1 and then review plantings in sight triangles.

#### TIS

- L. This document assumed draft update MTIS is in a state that assumptions and conclusion from that document are accepted by the City. This is not correct as of 4/6/2021. The currently approved MTIS is The Fitzsimons Redevelopment Authority (FRA) Master Traffic Impact Study (MTIS) completed in May 2017.
- M. Analysis of 23rd Ave & Racine St is not consistent with approved MTIS, and analysis in this document may only include interim condition. Discuss/reference MTIS update in progress with stop control, approved MTIS as single lane roundabout, and discussion of this being determined at a later date with either updated MTIS or accepted MTIS. Layout of roundabout has not sufficiently been provided to the City to allow this site to progress.
- N. Trip generation has been approved.
- O. North access to the site – laneage has been approved.
- P. Aux lane analysis is incomplete. Include Aux lane analysis in conformance with the City's TIS Guidelines which references CDOT SHAC criteria.
- Q. This study has only been submitted once and significant comments were made in regards to trip distribution/generation so all conclusions are not yet acceptable. This will need to have been approved prior to this TIS approval or use the previously approved MTIS as basis of this study. (MTIS Update)
- R. Adjacent development to NW would be required to construct 23rd from Peoria St to past eastern edge of this property. Both these projects are dependent on the MTIS update or a different section would be required for 23rd and a different intersection control (conformance to currently approved MTIS)
- S. This extension may be included in short term but provided assumption is conservative.
- T. Is signalization warranted in 2022 if T only (has shifted)?
- U. Provide all-way stop warrant for 2040. Or reference MTIS (approved and draft)
- V. This analysis of 23rd Ave & Racine St is not consistent with approved MTIS, and analysis here should only include interim condition. Discuss/reference MTIS update in progress with stop control, approved MTIS as single lane roundabout, and discussion of this being determined at a later date with either updated MTIS or accepted MTIS. Layout of roundabout has not sufficiently been provided to the City to allow this site to progress.
- W. Do you want to explicitly state this is why some long term were not evaluated?
- X. See previous comments & comments not addressed from 1st submission.
- Y. This study is not far enough along to use as background volumes.
- Z. Will need to match approved MTIS (2017 until/if 2021 one is approved)
- AA. Based on most direct route to a single signalized intersection of 23rd & Peoria, this would need to be a primary route.
- BB. This loading down to Montview is excessive. Peoria and Fitz connections would be more direct on 23rd.
- CC. Design for Montview includes a future condition with single lanes in each direction and multi-modal improvements. As such, being cognizant of capacity on Montview is important. Per NEATS Table 2, LOS E for a single lane in each direction as 12,000 to 13,500 ADT, for system performance only.
- DD. See comments on trip distribution. Assumed volumes from not-accepted study need to be updated per comments.
- EE. Include separate figures for background volumes as 2040 and site generated (including this).
- FF. No long-term traffic analysis was reviewed as the background volumes have not been accepted in the updated Master Traffic Impact Study used as background.
- GG. Functionally a 90 degree turn with no conflicting movements.



- HH. South access triggers both an EB right turn lane and a NB left turn pocket per CDOT SHAC. Include CDOT SHAC aux lane criteria and identify if volumes meet some of the exception criteria for low volume conflicting.
- II. Include 2040 with approved MTIS as background.
- JJ. Either in each intersection analysis or here would be appropriate for CDOT SHAC aux lane analysis.
- KK. Configuration for north access laneage has been approved.
- LL. Opening day configurations may need to be modified to include auxiliary lanes once 2040 analysis is completed.
- MM. 90 degree turn in interim, no control required.
- NN. Aux lane analysis is needed.
- OO. This document has not been accepted by the City and is not appropriate to use as background volumes as of these comments.
- PP. Once/if this is accepted, then the latest approved Master Traffic Impact Study (2017 or 2021) shall be used for 2040 volumes.
- QQ. Volumes on Montview appear to overload this roadway over capacity as given in NEATS
- RR. Identify all the proposed roadway/pedestrian facilities that are requesting deferral of public improvements.
- SS. This is a future single lane roundabout per approved MTIS.
- TT. Construction of surrounding roadways are a requirement prior to CO. LOS is unacceptable as proposed does not meet City's criteria per TIS Guidelines.