



April 23, 2019

Brandon Cammarata
Senior Planner
City of Aurora

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Project: FRA – BioScience 5
Subject: Letter of Introduction

Mr. Cammarata,

Bioscience 5 is envisioned to be a next generation 95,000 sf, single story flexible warehouse building catering to a biomedical tenant seeking to locate laboratory, office, production and warehouse-distribution space under one roof.

Bioscience 5 will accommodate tenants from 3,000 sf to 95,000 sf. The building footprint and spaces will be designed to fit function: lab, office, or production/storage, with a variable rent structure tied to the function and fit-out of space. Building systems will be designed for tenant growth and future flexibility. The building program will include unknown tenants and planning for those tenants will be important to the overall success of the project.

To ensure the ongoing development of the Fitzsimons Innovation Community conveys a cohesive and collaborative environment, the Bioscience 5 team will be developing a “Mini Master Plan” that will focus on the area between Scranton and Racine, and between Montview and 24th. The Mini Master Plan will be submitted to the Design Review Board and the City of Aurora as a supplementary exhibit for information purposes only.

During the preliminary planning efforts of Bioscience 5, the team coordinated with the Anschutz Campus team to ensure Revere St. will align North and South of Montview. This coordination determined that Revere will shift to the West, which will trigger a Site Plan and Plat amendment to the previously approved Bioscience 3 Site Plan and Plat (DA# 1998-6033-05). A supplementary exhibit outlining the upcoming Site Plan and Plat amendments will be submitted to the Design Review Board and the City of Aurora for information purposes.

Sincerely,

Matt Shannon
Senior Design Phase Manager
Mortenson