

RE: Bioscience 5 - 23rd Ave (DA-1233-50) -Letter of Introduction

Dear Ms. Lamboy,

We respectfully submit this letter for Site Plan Review as an introduction to the 23rd Avenue (from Racine Street to Scranton Boulevard) infrastructure project.

23rd Avenue from Racine Street to Scranton Boulevard is a 2.137-acre project with a PD zoning classification and is being proposed to provide public access, fire access and public utilities to the Bioscience 5 project located at 2251 N. Revere Street. The legal description is a parcel of land being portion of the Fitzsimons Innovation Community Subdivision Filing No. 2, located in the northwest quarter of Section 36, Township 3 south, Range 67 west, 6th P.M., City of Aurora, and County of Adams, State of Colorado. The Bioscience 5 site is located between Racine and Revere Streets, and between 23rd and 22nd Avenues and is proposed as a separate project (DA-1233-43). The portions of Racine Street, Revere Street and 22nd Avenue which front the Bioscience 5 site are proposed as a separate project (DA-1233-49).

The planned Bioscience 5 Project located on 2251 North Revere Street on the Fitzsimons Innovation Community's Campus is going to be a 93,600 GSF tilt-wall core and shell building with associated site utilities, hardscapes, and landscape finishes with Tenant Construction to follow.

No waivers to the city code are being proposed at this time.

Thank you,



TWP
Rachel Harms
Project Manager

On behalf of Lyle Artz, FRA