



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

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December 27, 2019

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

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

Dear Mr. Artz:

Thank you for your initial submission, which we started to process on Monday, December 2, 2019. 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 another submittal on or before January 21, 2020.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
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:\SDA\1233-43rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Roundabout 23rd and Racine Street needs to be addressed and reflected in plans.
- ✓ All adjacent streets need to be built with this development.
- ✓ FRA Design Review Board approval is required prior to city decision.
- ✓ Please reference Parking land uses and maximum parking ratios from the GDP.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is teal.

1. Community Comments

Name: Nadine Caldwell; Organization: 2065 Florence Street; Northwest Aurora Neighborhood Org. Aurora CO 80010; Phone: 3033642859; Email: bnthdnth@comcast.net

Comment: We don't have an issue with building a Bioscience 5 bldg. We are leaving it up to the Fitzsimons Design Review Board to find any items that need to be fixed

2. Zoning and Land Use Comments

Cluster Exhibit

2A. The expectation is the pedestrian and bicycle networks will be consistent with the GDP (Fitzsimons Innovation Campus) and the Fitzsimons Innovation Campus Urban Design Guidelines (2016). Please include a note identifying this expectation, and if there are any changes proposed, please identify them with your next submittal.

2B. Parking in the GDP is set at maximum parking amount based on the land uses identified in Section 4, Table 3 of the GDP. Please include a note to reference the GDP parking requirements.

2C. Per Section 4, Table 3 of the GDP identifies the land-use from the GDP and the MAXIMUM parking requirement identified in the GDP.

2D. A parking ratio of 2.5 may exceed maximum parking for "industrial use" please clarify land-uses.

Infrastructure Phasing

2E. Additional clarification of "short term" and "long term" may be required.

2D. Please provide a narrative for the clouded area to provide more detail on this proposal.

2E. Typically, the city will require all adjacent streets to be constructed before a certificate of occupancy.

2F. Please identify any utilities anticipated to be installed in advance of street construction.

2G. Reference the related TIS.

Site Plan

2H. The GDP requires Parking Maximums. Please make sure the data block reflects this. Include reference to the GDP Section and include GDP land uses used to produce your numbers.

2I. Change sign reference to UDO Section 146-4.10

2J. Include any ground-mounted mechanical equipment and trash containment areas.

2K. Need ADA ramps pointed west.

2L. In addition to City requirements, please update the site and elevation per the DRB review letter.

DRB approval is required before City approval of the site plan

2M. Please include colors and materials.

2N. Please include any rooftop equipment as a dotted outline on elevations.

2O. Include a PDF materials sample sheet.

2P. Provide detail sheets for "reveals" and other architectural details that cannot be viewed at the current scale.

3. Landscape Design Issues

Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.

Sheet L-1



- 3A. Update the City of Aurora Notes as noted.
- 3B. Update the Standard Rights-of-Way Table as noted.
Sheet L-3
- 3C. SWO is not an approved street tree for E. 23rd Avenue according to the design guidelines.
- 3D. Add the designated hatch to the legend or provide a label as to what it represents.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in **green**.

- 4A. Missing standard note: The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- 4B. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer
- 4C. Add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- 4D. Dimension distance between tree opening and back of walk, typical all streets, page 2.
- 4E. Drainage easement must extend to public right of way for maintenance access, page 2
- 4F. Show/label proposed street and pedestrian lights, page 2
- 4G. Only one side of the pedestrian zone hardscape is shown for each street. Add notes for timing of the other improvements, page 2
- 4H. Leader is pointing to edge drains. The curb drawn appears to be mountable not vertical curb. Please clarify, page 2.
- 4I. Label slopes, page 3
- 4J. Show/label proposed street and pedestrian lights, page 3.
- 4K. Label street, page 3.
- 4L. Add a note that street and pedestrian lights are owned and maintained by the FRA/metro district in perpetuity, page 3.

4. Real Property

Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294 Comments in **magenta**.

- 4A. See the red line comments on the Site plan.
- 4B. Dedicate the two easements needed by separate documents – Contact Andy Niquette to start the process.
- 4C. Add the boundary bearings, distances and curve data for the Lot in question.
- 4D. Match the plat

5. Aurora Water

Tony Tran / rtigera@auroragov.org / (303) 326-8867 Comments in **red**.

Page 3

- 5A. label horizontal clearances between utilities.
- 5B. Note pre-design potholing will be required to verify depths of existing utilites
- 5C. show buffer and/or UE easement as needed and ensure trees are outside this area.



- 5D. please dimension ROWs
- 5E. note private vs public utilities.
- 5F. any required pre-treatment needed for this facility? If so, please indicate on site plan.
- 5G. Label size and material of existing and proposed utilites (typ.)

6. Forestry

Rebecca Lamphear / rlamphea@auroragov.org / (303) 739-7139 Comments in purple.

- 6A. Please indicate trees that will be planted on site for mitigation with a symbol.
- 6B. If upsizing street trees for mitigation, please indicate how this will occur on the landscape plan.
- 6C. Tree mitigation is always above and beyond the landscape code.

5. Life Safety

Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / See blue redlines

Sheet 1 of 13 / Cover Sheet

- 5A. See comment for note 1
 - 5B. See comments for note 2
 - 5C. See comment for data block
 - 5D. See comment for accessible parking
- Sheet 2 of 13 / Site Plan
- 5E. See comments for Fire Lane
 - 5F. See comments for accessible route
 - 5G. See comments for sidewalk
 - 5H. See comments for fire riser room
 - 5I. See comments for FDC
 - 5J. See comments for Knox box
 - 5K. See comments for sign details
- Sheet 3 of 13 / Grading & Utility
- 5L. See comments for new fire hydrant locations
 - 5M. See comment for fire line
 - 5N. See comment for loading / unloading
- Sheet 11 of 13 / Elevations
- 5O. See comment for building heights
 - 5P. See comments for FDC, Knox box, & Fire Riser room
 - 5Q. See comments for stair & ramp details
- Sheet 12 of 13 / Photometric
- 5R. See comment for accessible route

6. Traffic

Brianna Medema / bmedema@auroragov.org / 303.739.7336

Site Plan

- 6A. The intersection of 23rd & Racine St is an single lane roundabout location. Based on the anticipated larger vehicles, turning templates and preliminary design of this roundabout are needed with this site plan.
- 6B. Add the following notes per the pre-app notes: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.
- 6C. Construction of 23rd along frontage and an appropriate transition is a requirement of this development.
- 6D. Based on larger vehicles, anticipate roundabout to have larger diameter than 23rd & Ursula St roundabout. Submit roundabout design soon to not delay project as this corner will most likely be impacted.
- 6E. Per MTIS this is a single lane roundabout location. TIS does not support changing this intersection control. Show roundabout and appropriate signage.
- 6F. Review tree location vs stop signs (see COA STD TE-13.3) and adjust the trees within 50' of the approach to a



stop sign outside the sight line.

6G. Sight triangles are missing, add at all stop sign location. Add sight triangles compliant with COA STD TE-13.1.

6H. Add stop sign.

6I. Construction of 23rd is a requirement of this development.

6J. Sight triangles are missing, add at all stop sign location. Add sight triangles compliant with COA STD TE-13.1.

TIS

6B. 2040 needs to also be included in analysis. Include full built-out of roadway network as identified in the MTIS.

6C. Update roadway geometry for Scranton St. Per ISP, NB Scranton will be built, anticipated prior to this development. Update Trip distribution. All-way stop will not be supported without proper MUTCD warrant met or conforming to the MTIS. Update to MTIS would be required if intersection control changes.

6D. Construction of surrounding roadways is a requirement of development.

6E. Include reference to MTIS, and future intersection control. Where is the discussion of the single lane roundabout at 23rd & Racine St?

6F. Heavy vehicles does not seem appropriate for this development's use. Update or provide justification.

6G. See comments throughout.

Infrastructure Phasing

6H. Construction of surrounding roadways are a requirement prior to CO. LOS is unacceptable as proposed does not meet City's criteria per TIS Guidelines.