

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



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March 26, 2020

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

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

Dear Mr. Artz:

Thank you for your second submission, which we started to process on Friday, March 13, 2020. 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 April 10, 2020.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184 or hlanboy@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 23rd and Racine Street will be considered as part of separate campus-wide traffic study discussion.
- ✓ More clearly indicate what is “long term” versus “short term.”
- ✓ Additional easements for hydrants will need to be dedicated.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green boxes.

1. Community Comments

No community comments were received.

2. Zoning and Land Use Comments

- A. 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.

Infrastructure Phasing

- B. The “Long Term Buildout” label states, “when parcel adjacent is developed.” Bioscience 5 would be considered an adjacent parcel. Clarify.
- C. Reference the related TIS.

Site Plan

- D. Please include a color and material exhibit, label colors on elevation.
- E. Please include any rooftop equipment as a dotted outline on elevations.
- F. 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

A. Sheet L-1 Landscape Cover Sheet

- Update the Standard Rights-of-Way Street Tree Table per the comments provided.

B. Sheet L-3 Landscape Plan

- Show and label the trash bin. How is this accessed? Is this a mountable curb?
- Turn the accessible directional information off along the ramp. It appears as a second wall.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Kristin Tanabe, 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. The drainage report needs to be submitted to the Drainage Report folder and will not be reviewed in the DA folder. Please upload the drainage report and plans to the Drainage Report folder as soon as possible to keep the review moving forward.
- 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 / 303-739-7294 Comments in magenta.

- A. See the red line comments on the Site plan.
- B. Dedicate additional utility easement by separate document – Contact Andy Niquette to start the process.
- C. Delete the preamble and match the plat description on Sheet 1.
- D. Add the boundary bearings, distances and curve data for the Lot in question.

6. Aurora Water

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

Sheet 3

- A. Label the size and material of existing and proposed utilities.
- B. Label size of Type-R inlets.
- C. Need utility easement for public hydrants located outside of right-of-way.
- D. Please provide a minimum of 8 feet from outside meter vault wall.

7. Forestry

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

- A. No additional comments.

8. Life Safety

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

A. Sheet 2 of 13 / Site Plan

- See comments for fire riser room
 - See comments for FDC
 - See comments for Knox box
 - See comments for label sign
 - See comment for fire lane turning radii
 - See comment for wheel/curb stops
 - See comment for replace handicap
- #### **B. Sheet 3 of 13 / Grading & Utility**
- See comments for positioning of fire hydrant
 - See comment for label fire lane signs
- #### **C. Sheet 4 of 13 / Intersection**
- See comment for sign detail
- #### **D. Sheet 11 of 13 / Elevations**
- See comment for verify fire riser room.

9. Traffic

Brianna Medema / bmedema@auroragov.org / 303.739.7336

Site Plan

- A. 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.
- B. Construction of 23rd along frontage and an appropriate transition is a requirement of this development.
- C. Significant comments on the TIS. This may create significant modifications to the roadway requirements identified in this Site Plan.
- D. Repeat comment: Sight triangles are missing, add at all stop sign location. Add sight triangles compliant with COA STD TE-13.1.



- E. Repeat comment: Per MTIS this is a single lane roundabout location. TIS does not support changing this intersection control. Show roundabout and appropriate signage.
- F. Repeat comment: 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.
- G. If this building is proposed as Warehousing (as indicated in the TIS), where are the loading dock doors? What is the large vehicle loading/unloading plan?
- H. Insufficient section. See approved MTIS. 3-lane section is required.
- I. Section for Racine St is missing. Shall be 3-lane section to comply with approved MTIS.
- J. West of Racine St & leading to intersection, 3-lane section is required.
- K. Future single lane roundabout location per approved MTIS. (Sheet 4)
- L. Sight triangles are missing, add at all stop sign location. Add sight triangles compliant with COA STD TE-13.1. (Sheet 7)

TIS

- M. Long term (2040) analysis is a requirement per the City of Aurora Traffic Impact Study Guidelines for a TIS. Proposed updated Master study is not sufficient to allow this development to move forward, and this document shall include a 2040 analysis. A Separate Master Plan update (DA folder) would be required for the proposed new Master Traffic Impact Study and any Master Plan Amendments. The existing Master Traffic Impact Study was paid for by the City of Aurora, reviewed and accepted by campus users & FRA, all applicable parties shall have a say in reviewing guiding documents like this and are a much larger scope than this specific building/project. A Master Traffic Impact Study update will most likely be a significantly longer timeline than is desired for this specific building, and this may delay this project as currently proposed.
- N. Developments in the City of Aurora require adjacent public improvements to be completed prior to CO. If this project is asking for a deferral of public improvements state so, but it is not acceptable to identify that other projects will be responsible to construct this. This project is responsible for adjacent public improvements.
- O. Trip generation & distribution needs to be updated (appropriate land use, and trip distribution update based on constructed roadways).
- P. Intersection control as proposed will not be approved.
- Q. Recommendations are not valid as long term horizon year was not analyzed.
- R. See comments throughout.

Infrastructure Plan

- S. Identify all the proposed roadway/pedestrian facilities that are requesting deferral of public improvements.
- T. This is a future single lane roundabout per approved MTIS.
- U. Construction of surrounding roadways are a requirement prior to CO. LOS is unacceptable as proposed does not meet City's criteria per TIS Guidelines.