

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



February 24, 2023

Elizabeth Likovich  
AIMCO  
2582 S. Ulster St., Ste 1450  
Denver, CO 80237

**Re: Initial Submission Review – Bioscience 4 – Site Plan**  
Application Number: **DA-1233-54**  
Case Numbers: **2023-6004-00**

Dear Ms. Likovich:

Thank you for your initial submission, which we started to process on February 2, 2023. We have reviewed your plans 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 13, 2023. Please note there is an outstanding balance of \$19,628.00 for your development application fee. This must be paid prior to the acceptance of your second submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated Administrative Decisions date is still scheduled for April 26, 2023. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Senior Planner  
City of Aurora Planning Department

cc: Betsy Lawton, Tryba Architects, 1620 Logan Street, Denver CO 80203  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\1233-54rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Clarify existing, proposed, and future adjacent street and public improvements. Draw a clear scope of work on the site plan; include adjacent project details that are grayed back and clearly labeled; clarify the timing of unfinished streets or planned future streets.
- Continue working with the FIC DRB for building design approval.
- Provide additional information regarding the anticipated parking demand for the site.
- Street trees will be required on the sidewalk along Scranton Street and a landscaping buffer meeting city and GDP standards is required along the north side of the proposed parking lot.
- Provide fire lane and other easement dedications.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No public comments were received with the initial application referral. Therefore, no public meeting will be required for this application at this time.
- 1B. Please see external agency comments after the staff comments below. Please include responses to these comments with your resubmission.

#### **2. Completeness and Clarity of the Application**

- 2A. Your development application fee balance is \$19,628.00. This fee must be paid prior to the acceptance of your second submission.
- 2B. Per the FIC GDP, Note 10, this application can be administratively reviewed and approved. Approval of the DRB is required along with approval from the City of Aurora.
- 2C. Make minor revisions to the letter of introduction as redlined.
- 2D. Thank you for providing information on the phasing and build-out plans for this parcel. This exercise was extremely valuable in understanding how the lot will densify over time and ensure that the undeveloped portion of the lot will be developable in future phases. Please submit the conceptual drawings as a site plan supplemental document with the next resubmission. This information will not be recorded with the site plan but used as a reference to meet design guideline requirements.

#### **3. Zoning and Subdivision Use Comments**

- 3A. The proposed bioscience office/lab building is listed as a permitted use for Planning Area 6 within the FIC GDP.

#### **4. Streets and Pedestrian Comments**

- 4A. Revise the site plan to clearly define the adjacent street conditions or pending construction/approved plans. Please continue to coordinate with the FRA and metro district to coordinate the construction of all adjacent rights of way.
- 4B. The FIC Design Guidelines, a minimum of one bench should be provided at each building entry within a street amenity zone. Please add these along Scranton and 22<sup>nd</sup>. Look for other ways to offer pedestrian amenities along the street.
- 4C. Thank you for incorporating the rooftop terrace and pedestrian promenade into the site proposal. Both elements are well-placed and align with several sections of the FIC guidelines.

#### **5. Parking Comments**

- 5A. Table 3 on page 12 of the GDP notes that each project shall submit a site-specific parking plan that aligns with the overall FIC parking strategy. Please provide additional information regarding the parking demand for the proposed building/use, a breakdown of anticipated vehicle parking vs. transit, bike, and ped users, and how these demands will be met by the provided off and on-site parking areas.



## **6. Architectural and Urban Design Comments**

- 6A. Although the surface parking lot is anticipated to be removed in a future phase, its temporary construction is anticipated to be in place for some time. If the parking lot is in place, the landscaping screening requirements for the surface parking lot should also be constructed.
- 6B. Per the GDP and phased construction plans, the building placement at the ROW line along Scranton Street and 22<sup>nd</sup> is appropriate. However, please continue to work with the DRB to refine the architectural design and materiality of the proposed building. As expressed in the last DRB meeting, the proposed elevations do very little to reinforce and enhance the public realm. The single entry on Scranton provides the only variation or interest to the entire building frontage. Look for ways to improve the façade at the street level by providing overhangs or projections above the sidewalk, changes in building materials, including landscaping/plantings to soften the floor to the building edge, and create amenity spaces or niches in various areas along the street. Refer to Section 4.2. of the FIC guidelines for more ideas and guidelines on building character, design, orientation, and materiality.
- 6C. Provide additional material and color details for the generator screen panels and the trellis structures. Clarify the visibility of rooftop mechanical units, and confirm there will be no other outdoor ground mechanical equipment outside of the screened areas.
- 6D. Clarify the placement of proposed benches or wall seats within the pedestrian promenade.
- 6E. Public Art is a valued amenity and is encouraged within the FIC campus. Consider if a public art element would be appropriate within the site. Section 2.6.1 of the FIC design guidelines provide additional information if interested.

## **7. Signage & Lighting Comments**

- 7A. Will there be any signage proposed on the site? If monument or wayfinding signage, please include a detail of the sign with the submittal and show the placement of the proposed location on the site plan. Any wall signage area should be outlined on the building elevations. All proposed sign area should be listed on the site data table on the cover sheet.
- 7B. See Section 4.4 which addresses building lighting standards. Please ensure that all walkways and building entries are well-lit. Identify any building mounted or street lighting that may also provide light in these areas. Lighting of landscape areas and features are encouraged. Pedestrian-scaled lighting features seem appropriate for the pedestrian promenade.

## **8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

Sheet 2

- 8A. Coordinate the language found in note seven with note five under City of Aurora Notes on Sheet 6.

Sheet 6

- 8B. Add “Not for Construction” to all landscape plan sheets.
- 8C. Provide a table and associated building perimeter landscaping. See comment on landscape plan Sheet 12.

Sheet 7

- 8D. Correct the viewport issue with the plant schedule.
- 8E. Provide the high and low water use information as percentage of the overall landscape.
- 8F. Add the hatch symbology to the seed mixes.

Sheet 11

- 8G. The Fitzsimons Innovation Urban Design Standards require that at least groupings of three of the same tree species occur. This block has three different tree species and it should be just two based upon the tree count. If the tree count changes per the additional commentary provided below, then three tree species would be necessary.
- 8H. The tree spacing seems to be greater than 25’-35’ per the design standards along Revere Street.
- 8I. Dimension and label the setback.
- 8J. What is the dark line and can it be turned off?



- 8K. Why are the tree openings not 5'x10" to be in compliance with the design standards.
- 8L. It appears as if an additional tree is possible if the spacing is adjusted along Revere Street.
- 8M. Review the plantings being proposed to screen the parking lot. Several will not meet the three to four foot tall screening requirement. Several seem to be out of place and will get too tall at maturity especially being planted in the vicinity of the street trees. Ornamental grasses may not be used to screen parking lots.
- 8N. Is development proposed along the northern property line? Currently no screening of the parking area is being provided to meet UDO requirements.

Sheet 12

- 8O. Turn the interior building information off.
- 8P. Is there a detention pond being proposed adjacent to Scranton Street?
- 8Q. Where is the required building perimeter landscaping along the east side of the building?? A sidewalk around the entire perimeter is not a substitute for the required landscaping.
- 8R. The water meter along E. 22nd Avenue appears to conflict with the street tree opening and associated plantings.

**9. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 9A. More information is needed regarding the construction of N. Scranton Street and possible entrance off East 22<sup>nd</sup>.
- 9B. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)**

- 10A. Provide reference case numbers or EDN for plans constructing the adjacent streets.
- 10B. Include layout/design for the ultimate Scranton improvements.
- 10C. Label curb return radius at each access point.
- 10D. Cross pans are not permitted where there is storm sewer in the street
- 10E. Show/label proposed street and pedestrian lights. Add a note that street light spacing is conceptual and that final street light locations will be determined with the street lighting plan in the civil plan submittal.
- 10F. Label slopes at access drives
- 10G. Label slopes of swales. 2% min
- 10H. Include ultimate section for Scranton Parkway

**11. Traffic Engineering (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)**

- 11A. Review Pending. Comments will be received directly by reviewer upon completion. Please include these comments and responses with your resubmission.

**12. Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

SHEET 1

- 12A. Please indicate whether or not this project will be phased. If being Phased a Phasing Plan must be submitted with the Site and Civil Plan submittals.-Please identify. Other Departments will also have Phasing requirements.
- 12B. Are there any Gating Systems that are part of this proposed scope of work?
- 12C. Please include the number of Van Accessible Spaces in the Site Plan Data.



- 12D. Please correct the NFPA Code Reference to the 2019 Edition if you are submitting under the 2021 I-Codes. The NFPA currently references the 2013 Edition.
- 12E. Please include the Fire Command Center in the Site Plan Data. The Fire Command center shall comply with Section 508 of the IFC and NFPA 72.
- 12F. Please include the High-Rise Building information in the Site Plan Data such as the Fire Service Elevator.

#### SHEET 2

- 12G. Please add the Accessible exterior Route Note as indicated on sheet #2.

#### SHEET 3

- 12H. Please include the Van Accessible Spaces in the Site Plan data Block.
- 12I. Please provide the type of Generators to be installed, fuel source and type, specific sign requirements and setbacks.
- 12J. Add fire command center (FCC) within legend.
- 12K. Provide and show street light fixtures, electric vehicle parking spaces, bike racks as well.
- 12L. Note: No lighting fixtures can encroach into or over the dedicated fire lane easement.
- 12M. Provide a minimum 26' fire lane easement in this area. Show fire lane signage along fire lane route. Ensure loading area is outside of the fire lane easement.
- 12N. Show scope of work line on this sheet. Advisory comment. Abutting roadways (23rd and Revere) are required to be included within this site.
- 12O. Show and label the manner in-which the generator fuel source, type, gallon. specific requirements sign, set backs with the 2021 IFC. In addition, to identify set back requirements.
- 12P. See life safety comments on coversheet concerning the number of accessible parking spaces needed to support the total parking count.
- 12Q. curb stop for parking stalls that have adjacent.
- 12R. Provide a Knox Box at secondary entrance.
- 12S. E 22nd appears to be Urban street standard, is an emergency set up area located along the roadway? IF so, please identify.
- 12T. Ensure that all parking along adjacent roads are shown.
- 12U. To ensure fire apparatus access to FDC w'app'd Knox Caps provide a mid-block emergency set-up area in this location. See detail above for additional requirements.

#### SHEET 4

- 12V. Please relabel Fire Service Line "8" Fire Service Line DIP (Private)"
- 12W. Has the fire lane easement vacation process been initiated yet?
- 12X. Label as fire riser room instead of fire/water. See examples.

#### SHEET 5

- 12Y. Add the fire hydrant symbol within the street sections. 3'6"-8
- 12Z. Please identify the COA Roadway design standards proposed for 22<sup>nd</sup> Ave. Additionally, call out any roadway modifications from the design standards. (*Planning Note: Variations from city standard sections need to be determined to identify fire lane access requirements.*)

#### SHEET 8

- 12AA. Please add the following Landscape Notes.  
-THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.





-AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

-LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

**SHEET 23**

12BB. Please provide Knox Box Symbol at required location by Main Entrance as indicated on plan sheet #23 for East Elevation.

**SHEET 24**

12CC. Please provide FDC Symbol, FDC Sign, Fire Sprinkler Riser Room Sign and Knox Box Symbol on plan sheet #24 for South Elevation. Additional Knox Box is required at this location due to proximity of Main Entrance to FDC Location. It would be 200 feet to the Knox Box at the Main Entrance from the FDC and another 200 feet back.

**13. Aurora Water (Iman Ghazali / 303-807-8669 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)**

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 13B. Label all storm with "Public" or "Private" (TYP)
- 13C. Provide these notes:
  - 1) Water service lines are public up through the meter and are private downstream of the meter.
  - 2) All sanitary service connections are private.
  - 3) All storm is private unless otherwise noted and shall be maintained by the property owner.
- 13D. Sheet 4 includes existing storm that is depicted as proposed (solid black linework); please reconcile
- 13E. Dedicate drainage easement for all swales (TYP)
- 13F. Label fireline as "private"
- 13G. Dedicate a pocket utility easement for irrigation meter (from ROW to 5 ft behind meter)
- 13H. Ensure irrigation meters are not obstructed by plantings.

**14. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

- 14A. Aurora Forestry does not recommend crusher fines (decomposed granite) as a mulch underneath trees. This product prohibits water infiltration, increases compaction and results in poor tree health. Wood mulch is preferred. *(Planning Note: crusher fines provide a usable element to this space that would be lost with wood mulch – suggest adding tree grates/planting areas around the proposed trees so that the promenade will remain compacted and easily accessible.)*

**15. Land Development Services (Roger Nelson / 720-587-2657 / [rmnelson@auroragov.org](mailto:rmnelson@auroragov.org) / Comments in magenta)**

- 15A. See redlines on the site plan.
- 15B. Add property description per COA 2022 Real Property Site Plan Checklist: Bioscience 4 Subdivision Filing No. 1, Lot 1, Block 1
- 15C. Label exterior boundary with B&D's/Curve Data to match the subdivision plat (Typical)
- 15D. Add missing reception numbers in redlined locations.
- 15E. Show & Label missing easements as reflected on the subdivision plat.
- 15F. Note: Building cannot encroach into the PSCO easement.

**16. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Bioscience 4. Please be aware PSCo owns and operates existing electric distribution facilities including a switch cabinet and a transformer along East 22nd Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the



responsibility of the developer to contact the Designer assigned to the project for approval of design details.

- 16B. For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.
- 16C. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.
- 16D. A copy of the comment letter has been attached for reference.

**17. Fitzsimmons Redevelopment Authority (Lyle Artz / 303-810-6362 / [lartz@colobio.com](mailto:lartz@colobio.com))**

- 17A. The Introduction Letter from TRYBA references GDP Amendment # 6 which is not correct, as our Current GDP Amendment is # 9.
- 17B. If building wall will be adjacent to the Property Line, care must be taken to insure none of the foundation footer extends beyond the Property line into the COA ROW. Also all streetlights are Metro District Streetlights as per previous agreement with the COA.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

February 13, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Aja Tibbs

**Re: Bioscience 4, Case # DA-1233-54**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Bioscience 4**. Please be aware PSCo owns and operates existing electric distribution facilities including a switch cabinet and a transformer along East 22<sup>nd</sup> Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
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