

TRYBA ARCHITECTS

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MEMORANDUM

To: **Aja Tibbs, Senior Planner, City of Aurora Planning Department**

From: **Tryba Architects**

Subject: **Bioscience 4 – Site Plan Comment Responses**

Date: **05-18-23**

Application Number: **DA-1233-54**

Below are the responses to comments received on 04/17/2023 regarding Case # 2023-6004-00.

Summary of Key Comments from all Departments		
	Comment:	As mentioned in previous correspondence, the interim and final condition of Scranton should be shown on these plan views. Identify the ROW location, and the width of the street, sidewalk, and pavement in conformance with the PIP. A conceptual vertical design for Scranton should be shown to ensure that the proposed building with this site plan will not preclude the street from coming in in the future.
	Response:	Tryba Response: We have included additional sheets and views to show interim and final conditions of Scranton. See Sheet 5 for Future Scranton design, including ROW location and conceptual vertical design in conformance with the PIP.
	Comment:	Continue working with the FIC DRB for building design approval.
	Response:	Tryba Response: Understood. We are planning to present for final DRB approval on Tuesday, June 13. Minor outstanding comments remain.
1. Planning Comments – Community Questions, Comments and Concerns		
1A.	Comment:	No external or public comment responses were received with this referral.
	Response:	Tryba Response: Understood.
2. Completeness and Clarity of the Application		
2A.	Comment:	Approval of the DRB is required along with approval from the City of Aurora. Please continue the review process with the DRB.
	Response:	Tryba Response: Understood. We are planning to present for final DRB approval on Tuesday, June 13. Minor outstanding comments remain.
2B.	Comment:	The plans for Scranton Street are not addressed in the Letter of Introduction. Intentions for the ultimate construction of this street should be outlined within the letter to coincide with the requirements to have an interim and ultimate buildout of the street. Please also clearly list adjacent projects by name and DA that include the other adjacent roadway improvements.
	Response:	Tryba Response: The Letter of Introduction has been updated to address ultimate construction of Scranton Street between 22 nd and 23 rd Avenue.

		Additional project names and DA have been added to Sheet 3 Site Plan for reference.
3. Streets and Pedestrian Comments		
3A.	Comment:	The site plan (sheet 3) does not clearly denote adjacent projects by title and project number as previously requested. It also appears that the project boundary/scope line does not coincide with curbside landscaping improvements for the property. Please revise and clarify.
	Response:	Tryba Response: Additional labels have been added for adjacent projects on Sheet 3. Project scope line revised and coordinated across all plans.
4. Parking Comments		
4A.	Comment:	An accessible route is required for all required accessible parking spaces per the provided number of spaces (since there is no requirement). Clarify how many total accessible parking spaces are available in the parking garage so the correct ratio can be confirmed (need to clarify that the referenced spaces are not the only HC spaces within the entire garage.)
	Response:	Tryba Response: Accessible route noted on Sheet 3. Accessible route extends across 22 nd Ave to shared garage parking. The existing Bioscience garage (RSN 1366994) has 432 total stalls and 4 standard accessible and 2 van accessible stalls.
4B.	Comment:	Provide details of the EV charging stations. Ensure these are clearly identified on all sheets of the site plan.
	Response:	CRB Response: EV charging stations noted on all sheets. EV charging station specification included on Sheet 35.
5. Architectural and Urban Design Comments		
5A.	Comment:	Thank you for the building placement and architectural design revisions. They are an improvement to the street conditions and will have a positive impact on the Scranton Street public realm once it is constructed.
	Response:	Tryba Response: Thank you!
5B.	Comment:	Thank you for the additional details regarding the screens. It would be preferred that all mechanical equipment be screened from view. This includes the view from the alley which is visible from 23rd and will eventually be visible from a future phased building to the north. Additionally, the GDP addresses that rooftops will be visible from higher points of elevation beyond street view, and additional efforts should be made to fully screen equipment beyond the street view. Except for the stacks, can the other rooftop equipment be fully shielded from higher viewpoints? Can a screen wall be constructed on the roof to hide this equipment from visibility for surrounding buildings?
	Response:	Tryba Response: The design team has work to screen all mechanical equipment from view, including views from future buildings to north that will front 23 rd Avenue. Parapets have been designed to screen mechanical equipment from multiple vantage points. Section 2 on Sheet 25 shows sightlines from assumed last occupied level to Bioscience 4 to south. No rooftop mechanical equipment can be seen from this view. Additional analysis of sight lines from future east neighbor has been evaluated on Section 1 and 2 on Sheet 24. No additional screen wall is necessary for full rooftop mechanical screening.

5C.	Comment:	Thank you for adding information about potential public art locations. You are encouraged to add the pedestrian promenade as an eligible space for future public art.
	Response:	Tryba Response: Pedestrian Promenade noted for future art display on Sheet 3.
6. Signage & Lighting Comments		
6A.	Comment:	The quantity and sign area proposed appear to exceed allowable thresholds within the UDO. See redlined notes on the site plan and review Section 146-4.10. for additional information. Please feel free to provide additional information via email or in your comment responses as needed.
	Response:	Tryba Response: Signage Calculations were revised to sum the area of Core-Shell Signage and highlight potential Tenant Build-Out Signage Options. Total Allowable Signage Area based on Primary Street Frontage is 288.5 SF and Core-Shell Signage is calculated to equate to 152.3 SF. Additional signage details added to Sheet 30.
6B.	Comment:	Pedestrian-scaled lighting indicated in the comment responses is not drawn in the proposed photometric plan. Please clarify.
	Response:	Tryba and CRB Response: Pedestrian-scaled lighting added to Sheet 32 on Site Photometric Plan. Pedestrian light bollards, feature lighting for public art, pedestrian light poles and up lights for trees included.
7. Landscaping Issues		
7A.	Comment:	Sheet 7: Update the Building Perimeter Landscape Table
	Response:	Norris Design Response: Building perimeter Landscape Table has been updated per the planting and site changes. Tree and shrubs have been calculated based on comments. Scranton trees are now included within the trees provided number. Existing trees along 22nd Ave. are now being counted as well.
7B.	Comment:	Sheet 8: Add the plant symbols to the Plant Schedule.
	Response:	Norris Design Response: Plant symbols have been added to the overall plant schedule.
7C.	Comment:	Sheet 8: Provide the hydrazone table information as a percentage of the overall landscape
	Response:	Norris Design Response: Hydro-zone percentages have been added to the hydro-zone table per the overall Landscape.
7D.	Comment:	Sheet 13 & 14: The viewport for the plant schedule is cut off at the bottom.
	Response:	Norris Design Response: View port issues has been resolved for the planting legend on the planting plan sheets.
7E.	Comment:	Sheet 13 & 14: Dimension and label the setbacks for the parking along the street frontages.
	Response:	Norris Design Response: Parking along the street frontages for Revere St. and 22nd Avenue have been dimensioned and called out.

7F.	Comment:	Sheet 13 & 14: Please show the property line as a traditional line type. A long dash and two short dashes.
	Response:	Norris Design Response: Property line has been fixed to adhere to the standard line type requested of long dash and two short dashes.
7G.	Comment:	Sheet 13 & 14: Please include a key map on the applicable landscape plan sheets.
	Response:	Norris Design Response: A key map has been included on all applicable Landscape sheets.
Referral Comments From Other Departments and Agencies		
8. Civil Engineering- Julie Bingham (303-739-7403/ jbingham@auroragov.com)		
8A.	Comment:	As mentioned in previous correspondence, the interim and final condition of Scranton should be shown on these plan views.
	Response:	Martin/ Martin Response: Thank you for the coordination meeting. Per our discussions, additional Sheet, FUTURE SCRANTON PLAN, has been added to the Site Plan submittal to clarify the conceptual final condition of Scranton. Per discussion with COA, a plan that shows the plan view grading and plan view layout of future Scranton is sufficient. Please see additional sheet for this design.
8B.	Comment:	Identify the ROW location and the width of the street, sidewalk, and pavement in conformance with the PIP.
	Response:	Martin/ Martin Response: An additional Sheet, FUTURE SCRANTON PLAN, has been added to the Site Plan submittal to clarify the conceptual final condition of Scranton. Per discussion with COA, a plan that shows the plan view grading and plan view layout of future Scranton is sufficient. Please see additional sheet for this design.
8C.	Comment:	Additionally, a conceptual vertical design for Scranton should be shown to ensure that the proposed building with this site plan will not preclude the street from coming in in the future.
	Response:	Martin/ Martin Response: An additional Sheet, FUTURE SCRANTON PLAN, has been added to the Site Plan submittal to clarify the conceptual final condition of Scranton. Per discussion with COA, a plan that shows the plan view grading and plan view layout of future Scranton is sufficient. Please see additional sheet for this design. The proposed design is aligned with the future anticipated condition.
8D.	Comment:	Notes can be added to the plan that indicate that the ultimate design and construction will be the responsibility of a different party, but the improvements should still be shown on this plan set.
	Response:	Martin/ Martin Response: Note added reflecting this statement.
8E.	Comment:	Add a note that streetlight spacing is conceptual and that final streetlight locations will be determined with the street lighting plan in the civil plan submittal.
	Response:	Martin/ Martin Response: Note added reflecting this statement.
8F.	Comment:	Label the curb return radius at each access point on this sheet as well.

	Response:	Martin/ Martin Response: Curb return radii added to each access point.
8G.	Comment:	Identify the location and width of the existing ROW.
	Response:	Martin/ Martin Response: ROW location and width identified and labeled on plan.
8H.	Comment:	Max 4% slope down to public streets for 65' minimum.
	Response:	Martin/ Martin Response: Grading revised to provide 4% maximum.
8I.	Comment:	Label all infrastructure in the ROW as private.
	Response:	Martin/ Martin Response: "PRIVATE" added to label of private infrastructure.
8J.	Comment:	Identify the location of the existing ROW.
	Response:	Martin/ Martin Response: ROW location and width identified and labeled on plan.
9. Traffic Engineering – Steve Gomez (sgomez@auragov.org)		
9A.	Comment:	Replace note 19: 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.
	Response:	Tryba Response: Note 19 updated.
9B.	Comment:	Add directional ped ramps, STOP signs, and sight triangles per COA TE-13 at all site accesses.
	Response:	Martin/ Martin Response: Directional ped ramps, signage, and sight triangles are shown on Grading and Utility Plan.
9C.	Comment:	Label site accesses as full movement, right in/right out, etc.
	Response:	Martin/ Martin Response: Martin/ Martin Response: Site access labeled on Grading and Utility Plan.
9D.	Comment:	Add internal site drive aisle dimensions.
	Response:	Tryba Response: Internal site drive aisles dimensions added to Sheet 3.
9E.	Comment:	Show traffic control, i.e., STOP signs at all intersections of the boundary streets.
	Response:	Martin/ Martin Response: Stop signs shown.
9F.	Comment:	Provide/show pedestrian connections from the parking lot to the building.
	Response:	Martin/ Martin Response: Walk connections shown for pedestrians in parking lot to the building entrance.
9G.	Comment:	A 50' min from the flow line to the first parking stall/drive aisle is needed.
	Response:	Tryba Response: Please clarify what requirement is driving the 50' minimum. We would like to maintain optimal parking lot as sized currently.

9H.	Comment:	Add parking stall dimensions.
	Response:	Tryba Response: Typical parking stall dimension added to Sheet 3. Legend also outlines typical parking stall dimensions.
9I.	Comment:	Show missing ped receiving ramps.
	Response:	Martin/ Martin Response: Ramps added.
9J.	Comment:	Add sight triangle at all site accesses and bordering street intersections per COA TE-13
	Response:	Martin/ Martin Response: Sight triangles added.
9K.	Comment:	Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. remove and replace plants as necessary.
	Response:	Norris Design Response: Plants have been updated to adhere to the COA 4.04.2.10 for plants withing sight triangles and pedestrian sight triangles
9L.	Comment:	50'min spacing between STOP sign and trees, typ.
	Response:	Norris Design Response: Tree has been removed for being in too close of proximity to the intersection of Revere St. and 22nd Avenue based on the comment of 50' to STOP sign clearance.
9M.	Comment:	Add note: All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles.
	Response:	Tryba Response: Note added to Sheet 2.
10. Fire / Life Safety – Erick Bumpass (303-739-7627/ ebumpass@auroragov.org)		
10A.	Comment:	Sheet #1: Please delineate between the required Van Accessible Spaces and the Provided number of van Accessible Spaces in the Site Data Block. I apologize for not being more detailed with the 1st review comment.
	Response:	Tryba Response: 'Total required van' and 'total van provided' have been delineated on Sheet 1 and Sheet 3.
10B.	Comment:	Sheet #3: Please delineate between the required Van Accessible Spaces and the Provided number of van Accessible Spaces in the Site Plan Data Block. Accessible van Parking details do not correlate between sheet #1 and sheet # 3. One shows six standards with two van-accessible and the other shows seven standards with two van-accessible. Please correct and resubmit.
	Response:	Tryba Response: Sheet 1 and Sheet 3 updated to delineate required and provided more clearly.
10C.	Comment:	Sheet #3: Please add the generator Information to the Plans.
	Response:	Tryba and CRB Response: Generators have been labeled on Sheet 3.
10D.	Comment:	Sheet #3: Please relabel the FDC "FDC w/Approved Caps".
	Response:	Tryba Response: Site Plan (sheet 3) edited to show 'FDC w/ approved caps'.

10E.	Comment:	Sheet #3: Please correct the Emergency Set-Up Area to 26' x 50'. This was an oversight on my part as the new standard is 26' x 50' not 25' x 50' as I previously requested. I am sorry for the mistake.
		Tryba Response: Emergency Set-up Area updated to 26' x 50' dimensions.
10F.	Comment:	Sheet #3: Please provide the status of Revere and 23rd. Will this section of road be constructed along with the building?
	Response:	Tryba Response: Revere and 23rd adjacent to our site will be constructed before Bioscience 4 project breaks ground. Please see attached Letter of Introduction for more details about surrounding project construction schedules.
10G.	Comment:	Sheet #33: Please provide all signage stripping details to include other department requirements. Fire Life Safety typically requires the following signage, stripping, and detail where applicable for Fire Lane signage, No Parking, Tow-Away Signage, Accessible Parking Signs, and details for Van Accessible, Standard and Electric Vehicle Accessible Parking, etc.
	Response:	Martin/ Martin and Tryba Response: Sheet 37 Striping and Signage Details updated to include additional signage and striping notes and details.
10H.	Comment:	Sheet #33: Please indicate whether 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.
	Response:	Tryba Response: Bioscience 4 is a standalone project and not phased. Future development and phases for the site are only conceptual in nature.
10I.	Comment:	Sheet #33: Are any Gating Systems part of this proposed scope of work?
	Response:	Tryba Response: No Gating Systems proposed with this scope of work.
10J.	Comment:	Sheet #33: Please include the number of Van Accessible Spaces in the Site Plan Data.
	Response:	Tryba Response: On-site van accessible stalls and off-site van accessible stalls are delineated on Sheet 1 and Sheet 3. 4 van stalls are provided and 3 van stalls are required.
11. Aurora Water – Iman Ghazali (303-807-8669/ ighazali@auroragov.org)		
11A.	Comment:	The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
	Response:	Martin/ Martin Response: Noted and understood.
11B.	Comment:	Water meter and associated valves must be located within a landscaped area.
	Response:	Martin/ Martin Response: Per correspondence, the water meter and associated valves for this project are acceptable to be placed in hardscape.
11C.	Comment:	Show drainage easement for the swales within the pedestrian promenade.
	Response:	Martin/ Martin Response: Plaza area revised and swales removed, no longer requiring a drainage easement.

11D.	Comment:	GI must be located outside of the building.
	Response:	Martin/ Martin Response: GI located and shown outside of the building in the alley.
11E.	Comment:	Add missing 'Public" or "Private" (TYP) labels as redlined.
	Response:	Martin/ Martin Response: Labels added as redlined.
11F.	Comment:	If this water main stub will not be used by this development, it must be removed and capped at the main.
	Response:	Martin/ Martin Response: Water stub shown and labeled to be removed and capped at main.
11G.	Comment:	Call out the existing storm inlet on the corner of 22nd and Revere.
	Response:	Martin/ Martin Response: Inlet labeled.
11H.	Comment:	Locate the water meter and associated valves within a landscaped area.
	Response:	Martin/ Martin and Norris Design Response: Per correspondence, the water meter and associated valves for this project are acceptable to be placed in hardscape.
11I.	Comment:	Please verify whether this water line exists. Is this private or public? (See redline on sheet 11 – line within future Scranton ROW)
	Response:	Martin/ Martin Response: After further review and correspondence with the FRA, it is anticipated that this a portion of abandoned old army gas line that has not been demolished yet. It will be demolished with this project within the limits of construction.
11J.	Comment:	The edge of the meter rim must be at least 24" away from the hardscape.
	Response:	Martin/ Martin Response: Meter relocated to southwest corner of property to be within landscape area.
11K.	Comment:	Relocate the light pole at least 8' away from the meter.
	Response:	Martin/ Martin and CRB Response: Light pole relocated.
12. Land Development Services (Roger Nelson/ 720-587-2657/ rnelson@auroragov.org/ Comments in magenta)		
12A.	Comment:	See redlines on the site plan.
	Response:	Martin/ Martin and Tryba Response: Understood.
12B.	Comment:	Several existing easements on the recently recorded plat for this site are not drawn on the site plan and appear to conflict with the proposed improvements. Please clarify if these easements will be released. Contact Andy Niquette: releaseeasements@auroragov.org for the easement concerns.
	Response:	Martin/ Martin and Tryba Response: Easement vacation and dedication documents are in process. Exhibits and legal descriptions that will enable proposed site development will be submitted once Owner documents have been prepared.