

Planning Division  
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Aurora, Colorado 80012  
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July 19, 2021

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

**Re: Second Submission Review – Bioscience 5 22<sup>nd</sup> Ave, Racine and Revere St - ISP**  
Application Number: **DA-1233-49**  
Case Numbers: **2021-6025-00**

Dear Mr. Artz:

Thank you for your second submission, which we started to process on Wednesday, June 30, 2021. 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 a technical submission after your Administrative Decision.

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.

Your estimated Administrative Decision date is set for Wednesday, August 4, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Skip Cromley, Martin/Martin, Inc 12499 W Colfax Ave, Lakewood, CO 80215  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1233-49rev1.rtf



## *Second Submission Review*

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

- Minor clarification and labeling is required (Public Works, Utilities, and Real Property)
- Traffic Engineering comments were not received as the date of this letter; comments will be sent under separate cover.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments were received from the community.

#### **2. Completeness & Clarity of Application**

2A. Ensure pagination is correct, currently the label is “x of 11” when there is only 9 sheets in the set.

#### **3. Architectural and Urban Design Issues**

3A. No additional comments.

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

4A. No additional comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Sheet 2*

5B. Symbols do not match legend.

5C. At intersections, provide dimensions to ensure conformance with Standard Detail S14.3.

5D. Label curb return radius.

*Sheet 3*

5E. Street cross slopes are not required as they are depicted on the typical section. Only longitudinal slopes are required.

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

6A. No comments have been received as of the date of this letter. Comments will be sent under separate cover.

#### **Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

6B. No additional comments.

#### **7. Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

*Sheet 3*

7A. Revise label.

7B. Private WQ device should be located within the private storm sewer system. If WQ is required to treat ROW runoff, this device should be public. Please confirm the need for public WQ device and provide proposed device to ensure Aurora Water Operations approves the use for maintenance. (typ all WQ in ROW)

7C. Confirm with Public Works that underground WQ is allowed for this project.

7D. Water meter pit is public.

7E. Service line from main to meter pit is public. Service downstream of meter pit is private.



**8. PROS** (Doug Hintzman / 303-739-7147 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in mauve)

8A. No additional comments.

**9. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

9A. Dedicate the easements needed by separate document. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the processes.

*Sheet 3*

9B. Add “Lane and...” where noted.