

TRYBA ARCHITECTS

1620 Logan Street
Denver Colorado 80203

Pre-Application Meeting Number: 1650963
DA Number: DA-1233-54

September 13, 2023

Ms. Cesarina Dancy
Senior Project Manager
1515 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: Site Plan – Letter of Introduction
Bioscience 4
22nd Ave and Scranton St
Aurora, CO 80045

Dear Ms. Dancy,

On behalf of the Project Team, it is our pleasure to submit the Bioscience 4 project for Site Plan Review to the City of Aurora. Bioscience 4 is poised to become an iconic pillar for the Fitzsimons Innovation Community and the greater Anschutz Medical Campus. The 7-story above-grade office/ laboratory will provide essential workspace for research scientists to develop exciting new treatments and medicines for existing diseases and conditions. The ground floor features a great deal of service area to support the laboratory function and an appropriately sized Lobby to transition occupants and visitors to their desired destination. The western portion of the site features a pedestrian promenade with outdoor gathering spaces, designed to extend the functionality of the building while also providing an inviting amenity to the campus. A café and roof terrace will also be provided as a building amenity on Level 07 for public access.

The Bioscience 3 structured parking garage south of the project was designed as a shared district parking garage. It is anticipated that 285 of those parking stalls serve the Bioscience 4 project. Additionally, 176 on-site surface parking stalls are available for tenants and visitors to the site.

New construction will consist of a 7-stories constructed of cast-in-place concrete structure (Type IA). All buildings will be fully-sprinklered per NFPA standards. As a true “four-sided building”, great care is being taken to integrate the service and loading operations into the design of the north building façade along private service alley. Western views to the mountains and southern views to the campus are maximized with curtainwall design.

This project is zoned *PD Planned Development* and is a part of the *Fitzsimons Innovations Community*. The Design is being prepared under the *FIC Design Guidelines (December 2022)* and the *Fitzsimons Innovation Campus GDP (Amendment #9)* and is undergoing review with the *FIC Design Review Board*. The Design Review Board (DRB) approved the Bioscience 4 design with minor comments on June 19, 2023. The Project Team will continue to work with the DRB as required for full approval.

Adjacent roadway improvements that fall under separate permits include: (1) extending 22nd Avenue west to Racine Street, (2) extending Revere Street from 22nd Avenue to 23rd Avenue, and (3) extending 23rd Avenue from Racine Street to North Scranton Street. Per discussions with the Land Owner, the Fitzsimons Redevelopment Authority, these adjacent roadway improvements were completed on August 31, 2023.

The Project Team continues to coordinate with the Master Developer, the Fitzsimons Redevelopment Authority and other project stakeholders on the design and construction of Scranton Parkway between Fitzsimons Parkway and Montview Boulevard. The current plan is to deliver Scranton Parkway in multiphases based on funding available starting with Phase 1A between 22nd and 23rd Avenues. Phase 1A would proceed alongside the multi-family development to the east of Bioscience 4 in accordance with the PIP requirements for development of sub-area #4. Phase 1B would deliver Scranton Parkway from 22nd to Montview Boulevard. Phase 2 would deliver Scranton Parkway between 23rd and Fitzsimons Parkway. The full development of Scranton, based on available funding, is currently planned to occur over the next 1 to 5 years, as funding is available for the Metro District.

The Bioscience 4 project will deliver portions of the pedestrian zone along existing Scranton Street for an interim condition before Scranton Phase 1A delivers. Additional Civil grading and drainage analysis have been completed for the interim and future Scranton conditions to meet City of Aurora design standards. See details for the interim Scranton Site Plan and Future Scranton Plan per attached Site Plan.

Please contact me if you have any additional questions.

Sincerely,

Betsy Lawton
Tryba Architects
1620 Logan Street
Denver, CO 80203

Signature Betsy H. Lawton

Date 09/13/23