

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



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June 22, 2023

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

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

Dear Ms. Likovich:

Thank you for your third submission, which we began to review on June 5<sup>th</sup>, 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 some technical issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your administrative decision date of July 12<sup>th</sup>, 2023.

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 administrative decision date is set for July 12th, 2023. As the administrative decision date approaches, remember to coordinate with your case manager regarding the notice of pending administrative decision and administrative decision hearing signs. The notice of pending administrative decision is required to be sent to abutting property owners at least 10 days prior to the decision date and the signs are required to be posted on-site a minimum of 10 days prior to the decision date.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7134 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner I  
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:\\$DA\1233-54rev3



## *Third Submission Review*

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

- Additional details are needed regarding proposed signage area and the provided parking counts. [Planning]
- Additional detail is needed for pedestrian ramps and sight triangles. [Traffic Engineering]
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. [Aurora Water]
- There are easements to be dedicated and vacated. Continue to work on the completion of those separate documents. [Land Development Services]

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No external or public comment responses were received with this referral.

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

[Site Plan Page 3]

- 2A. List CN: 2019-6061-00 for the Bioscience 5 site plan project number
- 2B. List CN: 2017-6039-00 for the Bioscience 3 site plan project number
- 2C. List CN: 2018-6035-00 for the FIC Phase 1 infrastructure site plan project number here.
- 2D. Is this the project scope line? If so, be sure to have the symbology in the legend clearly match. If not, please identify.

#### **3. Streets and Pedestrian Comments**

[Letter of Introduction]

- 3A. Update this adjacent roadway improvements date as needed or indicate if roadway improvements are now complete.
- 3B. The PIP states that the build-out of Scranton between Montview and 23rd will be triggered by site plan submittal of sub-area #4. Sub-area #5 is stated to trigger the build-out between 23rd and Fitzsimons Pkwy. Please correct and clarify.

[Site Plan Page 3]

- 3C. Please provide a detail showing this accessible route connecting to the actual accessible spaces on the Bio-3 lot.

#### **4. Parking Comments**

[Site Plan Page 3]

- 4A. Is the Bio-3 structure parking shared between Bio-4 and Bio-3, or is some of the Bio-3 parking specifically reserved for Bio-4?
- 4B. The parking counts listed here for Bio-3 do not match the counts we have on record for the Bio-3 Site Plan, which states there are 258 total spaces on the Bio-3. Please help us understand this discrepancy.

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

[Site Plan Page 23]

- 5A. This screen wall should be considered to be raised in order to fully screen this mechanical equipment.
- 5B. Per the Fitzsimons GDP, building services including building utility connections and meters should be screened from public view. A screen wall should be placed on the north enclosure elevation as well.

#### **6. Signage & Lighting Comments**

[Site Plan Page 1]

- 6A. Since the master plan does not discuss signage allowances, we are reviewing signage allowances per the UDO at this time. Please show the maximum allowed signage per Section 146-4.10.5. This is based on the length of the longest building frontage with a public entrance, i.e. the Scranton frontage. It appears



that this will be 217 sf allowed. (The build-out signages all appear to result in this project going over its limit.) One additional multi-tenant sign is allowed on each facade with a public street. An additional total 100 sf is allowed for these multi-tenant signs only. (This appears to be in compliance).

- 6B. Please also show the proposed wall/projecting/monument signage separately, as these are generally the only signage types that count toward the signage allowance. Incidental signs, like parking signage, or window signs do not count towards your allowance.

[Site Plan Page 30]

- 6C. The maximum monument sign height is 8 ft per the UDO. Please adjust this.

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

- 7A. There were no more Landscaping comments on this review.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Site Plan Page 3]

- 8A. Curb ramp is required on both sides of the curb cut/crossing per Section 4.02.3 of the Roadway Manual.

**9. Traffic Engineering** (Steve Gomez / 303-739- / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

[Site Plan Page 3]

- 9A. Show entire intersection.
- 9B. It is preferred if the following can be shown on the Site Plan sheet instead of the Grading/Utility sheet to make them more visible:
- Add directional ped ramps, STOP signs, sight triangles per COA TE-13 at all site accesses.
  - Label site accesses as full movement, right in/right out etc.
  - Add internal site drive aisle dimensions.
  - Show/callout traffic control, i.e. STOP signs at all intersections of the boundary streets.
- 9C. Provide/show pedestrian connections from parking lot to building.
- 9D. Min 50' spacing from flow line to first parking stall to minimize conflicts between backing vehicles and vehicles entering the site.

[Site Plan Page 4]

- 9E. COA typical. Verify sight triangle reflects COA TE-13.
- 9F. Add sight triangle here.

[Site Plan Page 5]

- 9G. Show all future ped ramps. (3 comments)

[Site Plan Page 14]

- 9H. Mature plant height exceeds COA 4.04.2.10 requirements within sight triangles, remove, replace.
- 9I. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements.
- 9J. Show sight triangle here.

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

[Site Plan Page 1]

- 10A. Corrected Van Accessible parking data shown does not correlate with plan sheet #3 which shows 3 required and 2 provided.

[Site Plan Page 3]

- 10B. Required Van Accessible Spaces is 3 and only 2 are being shown as provided.
- 10C. Please provide additional information on the on-site generators such as the capacity and type of storage as well as the quantity of fuel to be stored on site.



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

[Site Plan Page 1]

11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 4]

11B. Label as landscape drainage (Typical).

11C. Several utility lines need corrected sizes. (3 locations)

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

[Site Plan Page 3]

12A. There are easements to be dedicated and vacated. (Indicated throughout the site plan) Continue to work on the completion of those separate documents.

12B. Delete this street vacation reference.

12C. Add the boundary dimensions - Bearings, Distances and Curve Data to match the subdivision info.

12D. Add Lot, Block and Subdivision.