

Planning Division  
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June 2, 2021

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

**Re: Initial 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 initial submission, which we started to process on Monday, May 10, 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 another submission. Please revise your previous work and send us a new submission on or before Friday, June 25, 2021.

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 still 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



## *Initial Submission Review*

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

- Please provide a letter of approval from the Fitzsimons Design Review Board with the next submission.
- The photometric plan is not required for the ISP, it is only required for civil plans. Please remove that sheet.
- The sanitary sewer main is not connected to an outfall. Please see Utilities comments for more detail.
- 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. The Site Plan title should be: *Racine, E 22<sup>nd</sup> Ave, and Revere Infrastructure Site Plan at Fitzsimons Innovation Community.*

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

- 3A. Please ensure that the proposed streetscape complies with the Fitzsimons Design Guidelines. Please provide a letter of approval with the next submission.

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

*Sheet L-1*

- 4A. Update the City of Aurora Notes per the comments provided.

*Sheet L-2*

- 4B. Update the references being provided relative to the other projects that overlay with this one.  
4C. Label the building.  
4D. Include sight distance triangles where applicable.

### **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. Label all curb return radii, curb ramps, cross pans, etc.  
5C. Show/label proposed streetlights.

*Sheet 3*

- 5D. Label street slopes.  
5E. Where is the water quality going to be provided?  
5F. Show/label proposed streetlights.  
5G. Add a note indicating if the storm sewer system is public or private and who will maintain it.

*Sheet 10*

- 5H. Photometric plan for streets is not reviewed with the site plan and must be submitted with the civil plans.

#### **6. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@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.



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

*Sheet 3*

- 7A. Show pocket utility easements for the fire hydrants.
- 7B. See new fire hydrant locations.

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

*Sheet 3*

- 8A. This sanitary sewer main is not connected to an outfall. Aurora Water requires sanitary sewer to connect to the existing system prior to initial acceptance.
- 8B. Will the noted storm main tie into the Fitzsimons Peoria Outfall?
- 8C. Will this water main be installed prior to this project? Water main in 23rd Ave is needed to provide a looped water connection, i.e. two points of connection.
- 8D. Label meter if it is to be installed on this plan set. FYI: civil plans will require a fixture unit table to size the commercial meter.
- 8E. Sign appears to be in direct conflict with meter pit. Provide 5 ft horizontal clearance between the two.
- 8F. The roadway is by others but the storm in 23rd Ave is needed to provide an outfall for the project to the south correct? If so, please revise label to state the above.
- 8G. Water in 23rd should connect to existing main east of Scranton St and 23rd Ave. Please show on plans.

*Sheet 6*

- 8H. Confirm meter pit is located in a landscaped area and is 2 ft from any hardscape.

**9. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

- 9A. No comments. Tree mitigation has been covered in previous agreements with the FRA.

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

- 10A. Minimum size for tree opening is 5' x 10'; label one as typical.

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

- 11A. Dedicate the easements needed by separate document. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the processes.

*Sheet 1*

- 11B. Delete this preamble from the Subdivision Plat Checklist.

*Sheet 2*

- 11C. Label the noted easements.
- 11D. Match the plat curve data.
- 11E. Add ordinance number where old Revere St was vacated.
- 11F. Correct spelling where noted.

*Sheet 3*

- 11G. Label the easements were noted.

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

- 12A. Additional easements will need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent. Please see attached letter.

**13. Adams County Planning & Development** ([developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.org))

- 13A. Thank you for including Adams County in this review. We have no comment on the subject application.



**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

May 27, 2021

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

Attn: Heather Lamboy

**Re: Bioscience 5 - 22nd Avenue, Racine Street and Revere Street  
Case # DA-1233-49**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **Bioscience 5 - 22nd Avenue, Racine Street and Revere Street**. 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.

Additional easements *will* need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & 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 / Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)