

**TRYBA ARCHITECTS**

1620 Logan Street  
Denver Colorado 80203  
303.831.4010

**MEMORANDUM**

To: **Cesarina Dancy, Senior Project Manager**  
From: **Tryba Architects**  
Subject: **Bioscience 4 Office and Laboratory | 1650963**  
Date: **1/20/2023**

Below are the responses to comments received at Pre-Application Meeting held on 08/18/2022 regarding Bioscience 4 (#1650963).

Key Issues		
1.	Comment:	Master Documents: Updates to several Master Documents are required before this application can be accepted. This includes: The Master Drainage Study, the Master Traffic Impact Study(MTIS), and the Infrastructure Site Plan (ISP). Please continue to coordinate with the FRA on the timing of the submittal of these documents.
	Response:	The FRA is in coordination on the requested updated Master Drainage Study, Master Traffic Impact Study(MTIS), and the Infrastructure Site Plan(ISP).
2.	Comment:	Building Frontage: The FIC GDP established Scranton Street/Parkway and 23rd Avenue as primary streets within the campus. However, the conceptual plan demonstrates building frontage on Scranton Street and 22nd Avenue, and surface parking and "green space" along Revere and 23rd. Unless the building is shifted to front on 23rd, staff would like to see a conceptual drawing of future building locations and buildout of this block to understand how building frontage may be provided along 23rd in the future.
	Response:	Bioscience 4 is the first phase of a multi-phase development of our site. Phase 2 would develop the corner of 23 <sup>rd</sup> and Scranton. The future building is dashed in on the Site Plan.
3.	Comment:	Updates to Master Traffic Study: An update to the City of Aurora Traffic Study of Fitzsimons Redevelopment (MTIS for this area dated in 2017) will be required for this development. Once concurrence has been reached regarding the appropriateness of the traffic assumptions, trip generations, and roadway network being presented, a Traffic Letter of Conformance may be reviewed, however approval of said traffic letter of conformance will not occur until the Master TIS has also been approved. Please refer to Traffic Division comments beginning on page 15 for further details.
	Response:	The Fitzsimons Redevelopment Master Traffic Study was submitted to the City of Aurora on November 8, 2022. We understand that approval of our Bioscience 4 project cannot occur until the Master TIS is approved, however, we ask that the review process move forward concurrently.
4.	Comment:	Public Works Engineering: This site is subject to the following engineering requirements: Public improvements shall be constructed in conformance with the master plan. Adjacent public improvements shall be completed

		and accepted prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO).
	Response:	Understood.
5.	Comment:	<p>As coordinated during the Bioscience 5 ISP submittals, streetlights shall be in conformance with the 2022 draft standards as follows:</p> <ul style="list-style-type: none"> <li>• The selected streetlight is dependent on the street classification established with the updated master traffic study</li> <li>• For streetlight spacing use either the luminance method for arterials and collectors, or illuminance method for local streets.</li> <li>• The pedestrian activity level in this area would be classified as high.</li> <li>• A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the updated master drainage study. The capacity of downstream facilities shall be verified. Additionally, there are a series of sump inlets on 22nd Avenue with emergency overflow paths included as part of Bioscience 3. The door threshold and finished floor elevation (FFE) shall be set 1' above the emergency overflow elevation.</li> </ul>
	Response:	All street light selections and spacings will be coordinated with the FIC guidelines. A preliminary drainage report for the project has been development by Martin/Martin and is attached for review/ approval.
6.	Comment:	Scranton Parkway: Please provide an updated schedule and information regarding the design and construction of Scranton Parkway. In particular, the center space within the directional travel way has been granted park land dedication credit and will need to be completed. This area should follow the requirements noted in the GDP as well as any requirements within the PROS Dedication and Development Criteria Manual. Please continue to coordinate with PROS on the timing of this improvement.
	Response:	Scranton Parkway will be deferred to Phase 2 of our site development.
7.	Comment:	Building Code Adoption: Due to nationwide shortages of various building materials, the city of Aurora is extending the deadline by which all submittals will be reviewed for compliance with the 2021 codes until May 1st, 2023. In determining which code series to utilize (2015 or 2021) please be aware that once chosen, only that code series can be utilized throughout the plan review and inspection processes.
	Response:	Our project is designed under IBC 2021 code series.
<b>Planning and Development Services Department -</b>		
8.	Comment:	The FIC GDP established Scranton Street/Parkway and 23rd Avenue as primary streets within the campus. However, the conceptual plan demonstrates building frontage on Scranton Street and 22nd Avenue, and surface parking and "green space" along Revere and 23rd. Unless the building is shifted to front on 23rd, staff would like to see a conceptual drawing of future building locations and buildout of this block to understand how building frontage may be provided along 23rd in the future.
	Response:	Bioscience 4 is the first phase of a multi-phase development of our site. Phase 2 would develop the corner of 23 <sup>rd</sup> and Scranton. The future building is dashed in on the Site Plan.

9.	Comment:	Please note that some changes have been made to the overall campus design and GDP which will require updates to the master traffic, utility and drainage documents. Our engineering departments will require this process to be done prior to development and substantially complete prior to site plan submittal. Please coordinate with the master developer to ensure that updates to these studies proceed.
	Response:	Understood.
10.	Comment:	Planned improvements to Scranton Street/Parkway adjacent to your site have not been completed yet, and no submittal for these improvements is under review. Please work with the master developer of the campus to coordinate a submittal for these improvements along with your site plan submittal. They shall be completed prior to occupancy of this building.
	Response:	Understood.
11.	Comment:	In addition to City of Aurora approval, there is an established FIC Design Review Board. All development proposals must also be approved and coordinated with the DRB. If you haven't already done so, please contact Mark W. Johnson, DRB Chair at 720-859-4100.
	Response:	Following our November 8 DRB meeting we received the attached letter of support for the Bioscience 4 project. We will continue to engage the DRB committee as we develop the design.
12	Comment:	3B. Common Space and Amenities - Publicly accessible, privately maintained open space such as plazas, courtyards or outdoor rooms are an important part of the overall open space network. Each development block is encouraged to include some form of outdoor space that is connected to the public realm either directly, or by a publicly accessible walkway. Within the site plan submittal, please identify the location of private open space(s) as described. Additional standards on the design and amenities of these spaces can be found in Section 3.1.1. (open space), and 3.3.1 (Internal courtyards, plazas, and open spaces and rooftop amenity decks)
	Response:	Private open space is provided along the west façade and will tie future phases of development together as a prominent design feature. Additional outdoor amenity space is provided on Level 07, RE: Landscape Plans.
13.	Comment:	3D. Parking, Loading, and Stacking - Shared use of automobile parking is highly encouraged within the campus. The GDP establishes a maximum parking requirement for this area that is between 2-4 spaces per 1,000 SFA. Per the estimated GFA, a conservative maximum would be 354 parking spaces. The 258 surface parking stalls would meet this requirement. Bicycle and ADA parking is also required and addressed using UDO standards. The requirement for these spaces is calculated based on the provided automobile parking proposed on-site. Based on 258 stalls, 7 of those spaces must be ADA parking spaces, and 26 bicycle parking spaces would be required. The design and location requirements for these spaces can be found in Section 146-4.6 of the UDO.
	Response:	Existing surface parking lot will be altered to provide 178 parking stalls. Additional shared parking stalls are provided in Bioscience 3's structures parking. See Site Plan.

14.	Comment:	3F. Building Design Standards - Major pedestrian entries should be oriented towards primary streets(Scranton and 23rd). The proposed main entry on Scranton St./Pkwy. is preferred and should remain with your site plan submittal. However, the proposed building may be shifted north to provide another entry or corner feature at 23rd. If 23rd frontage is desired for future development, please provide a concept drawing that indicates how building frontage may be provided for future phases within this block.
	Response:	<a href="#">Our main building entry is planned east facing to Scranton. Our building is also anchored at the corner of Scranton and 22<sup>nd</sup> to provide Phase 2 building frontage at the corner of Scranton and 23<sup>rd</sup>.</a>
15.	Comment:	3H. Signs - Site and wayfinding signage requirements are addressed in Section 2.5 of the FIC Guidelines. All site signage will be approved through a separate sign permit. However, all ground mounted monument signage needs to be drawn on the site plan set, and a detail provided to review material and size compliance. Any potential wall sign area should be outlined on the building elevations. Please do not show sign content for any of the proposed sign areas. A sign table should be included on the cover sheet outlining permitted and proposed sign areas.
	Response:	<a href="#">Signage Data Block reserved on cover sheet for future infill.</a>
16.	Comment:	Pre-Submittal Meeting: Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.
	Response:	<a href="#">Pre-Submittal meeting completed on Monday, December 5, 2023.</a>
17.	Comment:	Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.
	Response:	<a href="#">Understood. The FRA is coordinating all Subdivision Plat submittals.</a>
18.	Comment:	Community Participation: Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.
	Response:	<a href="#">Notices will be sent to the registered neighborhood organizations once this submittal is officially accepted.</a>
<b>Parks, Recreation &amp; Open Space Department (PROS) -</b>		
19.	Comment:	Scranton Parkway - Please provide updated schedule information regarding the design and construction of Scranton Parkway. The center space within the directional traveled way has been granted park land dedication credit. This area should follow the requirements noted in the GDP as well as any requirements within the PROS Dedication and Development Criteria Manual.
	Response:	<a href="#">Scranton Parkway is anticipated to move forward with Phase 2 of the site development apart from the Bioscience 4 project.</a>

<b>Aurora Water -</b>		
20.	Comment:	<p>Key Issues:</p> <ul style="list-style-type: none"> <li>• Update to master documents are required with this application</li> <li>• No main extension required <ul style="list-style-type: none"> <li>◦ Replace/relocate section of 6" CIP w/ 8" pipe in future ROW</li> </ul> </li> <li>• Commercial meter required for this use</li> <li>• Meter must be in a landscape landscaped area.</li> <li>• A Fixture Unit Table is required with the civil plan submittal justifying the proposed meter size.</li> <li>• Connection Fees must be paid prior to December 31st to avoid a fee increase in 2023.</li> <li>• A Turf Ordinance for non-functional turf has passed City council and is being finalized.</li> <li>• Verify volumes are provided in Regional Pond for Detention and Water Quality. The revision of the Master Drainage Study may also have an effect on these flows.</li> <li>• A domestic allocation agreement will be required for connections 2" and large</li> </ul>
	Response:	<a href="#">Understood. See Civil Grading/ Utility Plan for project details.</a>
<b>Public Works Department -</b>		
21.	Comment:	<p>Key Issues:</p> <ul style="list-style-type: none"> <li>• An update to the City of Aurora Traffic Study of Fitzsimons Redevelopment (MTIS for this area dated in 2017) will be required for this development. Once concurrence has been reached regarding the appropriateness of the traffic assumptions, trip generations, and roadway network being presented, a Traffic Letter of Conformance may be reviewed, however approval of said traffic letter of conformance will not occur until the Master TIS has also been approved.</li> <li>• Given Scranton Blvd is providing access to surface parking for Bioscience, improvements to the Scranton Blvd SB couplet is required at a minimum.</li> <li>• Pedestrian connectivity from Bioscience 4 to surface parking as well as the parking structure at Bioscience 3 is critical if those two buildings will be sharing parking.</li> <li>• A shared parking analysis is required unless all parking requirements can be met within the Bioscience 4 site. Such an analysis will need to demonstrate that the parking demand for both buildings can be accommodated or provide detailed plan for such accommodation on other lots nearby.</li> </ul>
	Response:	<ul style="list-style-type: none"> <li>• <a href="#">The Fitzsimons Redevelopment Master Traffic Study was submitted to the City of Aurora on November 8, 2022. We understand that approval of our Bioscience 4 project cannot occur until the Master TIS is approved, however, we ask that the review process move forward concurrently.</a></li> <li>• <a href="#">Vehicle access off existing Scranton Street is for loading and trash services. Main surface parking vehicle access occurs on Revere Street.</a></li> <li>• <a href="#">Two existing pedestrian crosswalks are provided across 22<sup>nd</sup> Avenue at east and west intersections.</a></li> </ul>

		<ul style="list-style-type: none"> <li>Bioscience 3 structured parking garage was designed as a district parking structure.</li> </ul>
<b>Engineering Division -</b>		
22.	Comment:	<p>Key Issues:</p> <ul style="list-style-type: none"> <li>Master engineering documents including the master drainage study shall be updated.</li> <li>Public improvements shall be constructed in conformance with the master plan. Adjacent public improvements shall be completed and accepted prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO).</li> <li>As coordinated during the Bioscience 5 ISP submittals, streetlights shall be in conformance with the 2022 draft standards as follows: <ul style="list-style-type: none"> <li>The selected streetlight is dependent on the street classification established with the updated master traffic study</li> <li>For streetlight spacing use either the luminance method for arterials and collectors, or illuminance method for local streets.</li> <li>The pedestrian activity level in this area would be classified as high.</li> </ul> </li> <li>A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the updated master drainage study. The capacity of downstream facilities shall be verified. Additionally, there are a series of sump inlets on 22nd Avenue with emergency overflow paths included as part of Bioscience 3. The door threshold and finished floor elevation (FFE) shall be set 1' above the emergency overflow elevation.</li> <li>Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.</li> </ul>
	Response:	<ul style="list-style-type: none"> <li>Confirmed. Master engineering documents are in progress, including the master drainage study.</li> <li>Understood.</li> <li>Understood, streetlights will be coordinated with the 2022 draft standards. Streetlights along Scranton will be designed and constructed with that ROW.</li> <li>Preliminary drainage report provided with this submittal for review/comment.</li> <li>Understood.</li> </ul>
<b>Fire/ Life Safety Comments – Building Division -</b>		
23.	Comment:	<p>Key Issues:</p> <ul style="list-style-type: none"> <li>The construction industry is experiencing unprecedented supply chain issues which has not only affected costs, but also inventory and delivery timelines. Due to nationwide shortages of various building materials, the city of Aurora is extending the deadline by which all submittals will be reviewed for compliance with the 2021 codes until May 1st, 2023.</li> <li>In determining which code series to utilize (2015 or 2021) please be aware that once chosen, only that code series can be utilized throughout the plan review and inspection processes.</li> </ul>

	Response	<ul style="list-style-type: none"> <li>Understood.</li> <li>We are utilizing the 2021 IBC Code series for the Bioscience 4 project.</li> </ul>
24.	Comment:	Show the distance of new or existing lot lines to proposed exterior walls of structures on the site plan.
	Response	New building dimensioned to existing lot lines on site plan.
25.	Comment:	<p>Fire Lane Easement</p> <ul style="list-style-type: none"> <li>Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.</li> <li>Buildings greater than 30' in height are regulated by the 2015/2021IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.</li> </ul>
	Response	Our building is greater than 30' in height and will require a 26' Fire Lane Easement. See Site Plan for location on the south side of building nearest the FDC and Water/ Fire Entry room.