

Planning Division
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April 17, 2023

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

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

Dear Ms. Likovich:

Thank you for your second submission, which we started to process on March 29, 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 important issues remain, you must make another submission before proceeding with an administrative decision. Please revise your previous work and send us a new submission on or before May 1, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
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\1233-54rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- As mentioned in previous correspondence, the interim and final condition of Scranton should be shown on these plan views. Identify the ROW location, and the width of the street, sidewalk, and pavement in conformance with the PIP. A conceptual vertical design for Scranton should be shown to ensure that the proposed building with this site plan will not preclude the street from coming in in the future.
- Continue working with the FIC DRB for building design approval.

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

- 2A. Approval of the DRB is required along with approval from the City of Aurora. Please continue the review process with the DRB.
- 2B. The plans for Scranton Street are not addressed in the Letter of Introduction. Intentions for the ultimate construction of this street should be outlined within the letter to coincide with the requirements to have an interim and ultimate buildout of the street. Please also clearly list adjacent projects by name and DA that include the other adjacent roadway improvements.

3. Streets and Pedestrian Comments

- 3A. The site plan (sheet 3) does not clearly denote adjacent projects by title and project number as previously requested. It also appears that the project boundary/scope line does not coincide with curbside landscaping improvements for the property. Please revise and clarify.

4. Parking Comments

- 4A. An accessible route is required for all required accessible parking spaces per the provided number of spaces (since there is no requirement). Clarify how many total accessible parking spaces are available in the parking garage so the correct ratio can be confirmed (need to clarify that the 7 referenced spaces are not the only HC spaces within the entire garage.)
- 4B. Provide details of the EV charging stations. Ensure these are clearly identified on all sheets of the site plan.

5. Architectural and Urban Design Comments

- 5A. Thank you for the building placement and architectural design revisions. They are an improvement to the street conditions and will have a positive impact on the Scranton Street public realm once it is constructed.
- 5B. Thank you for the additional details regarding the screens. It would be preferred that all mechanical equipment be screened from view. This includes the view from the alley which is visible from 23rd and will eventually be visible from a future phased building to the north. Additionally, the GDP addresses that rooftops will be visible from higher points of elevation beyond street view, and additional efforts should be made to fully screen equipment beyond the street view. Except for the stacks, can the other rooftop equipment be fully shielded from higher viewpoints? Can a screen wall be constructed on the roof to hide this equipment from visibility for surrounding buildings?
- 5C. Thank you for adding information about potential public art locations. You are encouraged to add the pedestrian promenade as an eligible space for future public art.



6. Signage & Lighting Comments

- 6A. The quantity and sign area proposed appear to exceed allowable thresholds within the UDO. See redlined notes on the site plan and review Section 146-4.10. for additional information. Please feel free to provide additional information via email or in your comment responses as needed.
- 6B. Pedestrian-scaled lighting indicated in the comment responses is not drawn in the proposed photometric plan. Please clarify.

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

Sheet 7

- 7A. Update the Building Perimeter Landscape Table.

Sheet 8

- 7B. Add the plant symbols to the Plant Schedule.
- 7C. Provide the hydradone table information as a percentage of the overall landscape.

Sheets 13 & 14

- 7D. The viewport for the plant schedule is cut off at the bottom.
- 7E. Dimension and label the setbacks for the parking along the street frontages.
- 7F. Please show the property line as a traditional line type. A long dash and two short dashes.
- 7G. Please include a key map on the applicable landscape plan sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 8A. As mentioned in previous correspondence, the interim and final condition of Scranton should be shown on these plan views.
- 8B. Identify the ROW location and the width of the street, sidewalk, and pavement in conformance with the PIP.
- 8C. Additionally, a conceptual vertical design for Scranton should be shown to ensure that the proposed building with this site plan will not preclude the street from coming in in the future.
- 8D. Notes can be added to the plan that indicate that the ultimate design and construction will be the responsibility of a different party, but the improvements should still be shown on this plan set.
- 8E. Add a note that streetlight spacing is conceptual and that final streetlight locations will be determined with the street lighting plan in the civil plan submittal.
- 8F. Label the curb return radius at each access point on this sheet as well.
- 8G. Identify the location and width of the existing ROW.
- 8H. Max 4% slope down to public streets for 65' minimum.
- 8I. Label all infrastructure in the ROW as private.
- 8J. Identify the location of the existing ROW.

9. Traffic Engineering (Steve Gomez / 303-739- / sgomez@auroragov.org / Comments in amber)

- 9A. Replace note 19:
The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.
- 9B. Add directional ped ramps, STOP signs, and sight triangles per COA TE-13 at all site accesses.
- 9C. Label site accesses as full movement, right in/right out, etc.
- 9D. Add internal site drive aisle dimensions.
- 9E. Show traffic control, i.e., STOP signs at all intersections of the boundary streets.
- 9F. Provide/show pedestrian connections from the parking lot to the building.
- 9G. A 50' min from the flow line to the first parking stall/drive aisle is needed.
- 9H. Add parking stall dimensions.



- 9I. Show missing ped receiving ramps.
- 9J. Add sight triangle at all site accesses and bordering street intersections per COA TE-13
- 9K. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. remove and replace plants as necessary.
- 9L. 50'min spacing between STOP sign and trees, typ.
- 9M. Add note:
All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles.

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

SHEET # 1

- 10A. Please delineate between the required Van Accessible Spaces and the Provided number of van Accessible Spaces in the Site Data Block. I apologize for not being more detailed with the 1st review comment.

SHEET # 3

- 10B. Please delineate between the required Van Accessible Spaces and the Provided number of van Accessible Spaces in the Site Plan Data Block. Accessible van Parking details do not correlate between sheet #1 and sheet # 3. One shows six standards with two van-accessible and the other shows seven standards with two van-accessible. Please correct and resubmit.
- 10C. Please add the generator Information to the Plans.
- 10D. Please relabel the FDC "FDC w/Approved Caps".
- 10E. Please correct the Emergency Set-Up Area to 26' x 50'. This was an oversight on my part as the new standard is 26' x 50' not 25' x 50' as I previously requested. I am sorry for the mistake.
- 10F. Please provide the status of Revere and 23rd. Will this section of road be constructed along with the building?

SHEET # 33

- 10G. Please provide all signage stripping details to include other department requirements. Fire Life Safety typically requires the following signage, stripping, and detail where applicable for Fire Lane signage, No Parking, Tow-Away Signage, Accessible Parking Signs, and details for Van Accessible, Standard and Electric Vehicle Accessible Parking, etc.
- 10H. Please indicate whether this project will be phased. If being Phased, a Phasing Plan must be submitted with the Site and Civil Plan submittals. -Please identify. Other Departments will also have Phasing requirements.
- 10I. Are any Gating Systems part of this proposed scope of work?
- 10J. Please include the number of Van Accessible Spaces in the Site Plan Data.

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

- 11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 11B. Water meter and associated valves must be located within a landscaped area.
- 11C. Show drainage easement for the swales within the pedestrian promenade.
- 11D. GI must be located outside of the building.
- 11E. Add missing "Public" or "Private" (TYP) labels as redlined.
- 11F. If this water main stub will not be used by this development, it must be removed and capped at the main.
- 11G. Call out the existing storm inlet on the corner of 22nd and Revere.
- 11H. Locate the water meter and associated valves within a landscaped area.
- 11I. Please verify whether this water line exists. Is this private or public? (See redline on sheet 11 – line within future Scranton ROW)
- 11J. The edge of the meter rim must be at least 24" away from the hardscape.
- 11K. Relocate the light pole at least 8' away from the meter.



12. Land Development Services (Roger Nelson / 720-587-2657 / rnelson@auroragov.org / Comments in magenta)

- 12A. See redlines on the site plan.
- 12B. Several existing easements on the recently recorded plat for this site are not drawn on the site plan and appear to conflict with the proposed improvements. Please clarify if these easements will be released. Contact Andy Niquette: releaseeasements@auroragov.org for the easement concerns.