

TRYBA ARCHITECTS

1620 Logan Street
 Denver Colorado 80203
 303.831.4010

MEMORANDUM

To: **Erik Gates, Planner, City of Aurora Planning Department**

From: **Tryba Architects**

Subject: **Bioscience 4 – Site Plan Comment Responses**

Date: **09-13-23**

Application Number: **DA-1233-54**

Below are the responses to comments received on 06/22/2023 regarding Case # 2023-6004-00.

Summary of Key Comments from all Departments		
	Comment:	Additional details are needed regarding proposed signage area and the provided parking counts. [Planning]
	Response:	Tryba Response: Signage details updated per Comments 6A, 6B and 6C. See responses below.
	Comment:	Additional detail is needed for pedestrian ramps and sight triangles. [Traffic Engineering]
	Response:	Tryba Response: Understood. Pedestrian ramps added and sight triangles corrected.
	Comment:	The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. [Aurora Water]
	Response:	Martin/ Martin Response: Understood. The preliminary drainage letter/ report was approved on July 18, 2023.
	Comment:	There are easements to be dedicated and vacated. Continue to work on the completion of those separate documents. [Land Development Services]
	Response:	Martin/Martin Response: Easements are in process with Andy Niquette from COA.
1. Planning Comments – Community Questions, Comments and Concerns		
1A.	Comment:	No external or public comment responses were received with this referral.
	Response:	Tryba Response: Understood.
2. Completeness and Clarity of the Application		
2A.	Comment:	[Site Plan Page 3] List CN: 2019-6061-00 for the Bioscience 5 site plan project number
	Response:	Tryba Response: Project reference number noted on Site Plan (Sheet 3).
2B.	Comment:	[Site Plan Page 3] List CN: 2017-6039-00 for the Bioscience 3 site plan project number
	Response:	Tryba Response: Project reference number noted on Site Plan (Sheet 3).

2C.	Comment:	[Site Plan Page 3] List CN: 2018-6035-00 for the FIC Phase 1 infrastructure site plan project number here.
	Response:	Tryba Response: Project reference number noted on Site Plan (Sheet 3).
2D.	Comment:	Is this the project scope line? If so, be sure to have the symbology in the legend clearly match. If not, please identify.
	Response:	Tryba Response: Scope-of-work line added to plan legend.
3. Streets and Pedestrian Comments		
3A.	Comment:	[Letter of Introduction] Update this adjacent roadway improvements date as needed or indicate if roadway improvements are now complete.
	Response:	Tryba Response: Per the Master Developer, the referenced adjacent roadway improvements are complete. In-street utilities are all completed and are now under final inspection.
3B.	Comment:	[Letter of Introduction] 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.
	Response:	Tryba Response: Letter of Introduction updated to reflect Sub-area #4 triggers the build out of Scranton Parkway between 23 rd and Fitzsimons Parkway.
3C.	Comment:	[Site Plan Page 3] Please provide a detail showing this accessible route connecting to the actual accessible spaces on the Bio-3 lot.
	Response:	Tryba Response: Accessible route shown on Site Plan within project scope of work line (Sheet 3). Continuation of accessible route to adjacent structured parking garage at Bio-3 shown on Parking Plan (Sheet 38). Record documents referenced from approved Bio-3 Site Plan and Bioscience Garage Construction Documents. See General Plan Notes.
4. Parking Comments		
4A.	Comment:	[Site Plan Page 3] 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?
	Response:	Tryba Response: The structured parking garage on the Bio-3 site is shared district parking. The 432 parking stalls within the parking garage were designed to support Bio-3 and future bioscience buildings.
4B.	Comment:	[Site Plan Page 3] 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.
	Response:	Tryba Response: I see the discrepancy. The Bio-3 Site Plan shows the garage with 258 total spaces. Per RSN #1366994 (Permit # 19-1620296-CM) Bioscience Garage Construction Documents, the garage shows 432 total spaces. The FRA changed the structured parking garage from one to three levels after the initial site plan submittal. The design shift was intended to accommodate Bio-3 and future bioscience building parking needs as a district parking structure. The parking garage was constructed with 432 total parking stalls.

5. Architectural and Urban Design Comments		
5A.	Comment:	[Site Plan Page 23] This screen wall should be considered to be raised in order to fully screen this mechanical equipment.
	Response:	Tryba Response: Generator and transformer enclosure have been recessed into the grade. Site enclosure walls designed to fully screen generators and transformers from public view. See revised Site Plan Details (Sheet 23).
5B.	Comment:	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.
	Response:	Tryba Response: Understood. A perforated panel bi-fold gate with fixed end panels have been added to the north elevation of the transformer enclosure to screen meters and transformers from public view. Per Xcel's design guidelines the gate will be accessible to all maintenance personnel as required.
6. Signage & Lighting Comments		
6A.	Comment:	[Site Plan Page 1] 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).
	Response:	Tryba Response: Max Allowable Signage Area added to Signage Data per comment. Building Signage for Tenant Build Out updated to fit within Max Allowable Signage Area.
6B.	Comment:	[Site Plan Page 1] 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.
	Response:	Tryba Response: Site Signage separated from Building Signage Area.
6C.	Comments:	[Site Plan Page 30] The maximum monument sign height is 8 ft per the UDO. Please adjust this.
		Tryba Response: Monumental Signs revised to align with UDO Maximum Signage Height.
7. Landscaping Issues		
7A.	Comment:	There were no more Landscaping comments on this review.
	Response:	Tryba Response: Understood.
Referral Comments From Other Departments and Agencies		
8. Civil Engineering- Julie Bingham (303-739-7403/ jbingham@auroragov.com)		
8A.	Comment:	[Site Plan Page 3] Curb ramp is required on both sides of the curb cut/crossing per Section 4.02.3 of the Roadway Manual.

	Response:	Martin/ Martin Response: Curb ramps added.
9. Traffic Engineering – Steve Gomez / segomez@auragov.org		
9A.	Comment:	[Site Plan Page 3] Show entire intersection
	Response:	Tryba Response: View box expanded to show entire N Revere St. E 23 rd Ave intersection.
9B.	Comment:	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: <ul style="list-style-type: none"> • 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.
	Response:	Tryba Response: Civil base updated to show directional ped ramps, STOP signs, sight triangles at all site accesses. Site accesses labeled as full movement. Internal site drive aisles labeled on Site Plan. Traffic callouts added to Site Plan for boundary streets (Sheet 3).
9C.	Comment:	Provide/show pedestrian connections from parking lot to building.
	Response:	Martin/ Martin Response: Additional pedestrian ramps added for circulation from parking lot to building.
9D.	Comment:	Min 50' spacing from flow line to first parking stall to minimize conflicts between backing vehicles and vehicles entering the site.
	Response:	Martin/ Martin Response: Parking stall removed to provide minimum spacing.
9E.	Comment:	[Site Plan Page 4] COA typical. Verify sight triangle reflects COA TE-13.
	Response:	Martin/ Martin Response: Sight triangle revised to reflect COA standard.
9F.	Comment:	[Site Plan Page 4] Add sight triangle here.
	Response:	Martin/ Martin Response: Sight triangle added.
9G.	Comment:	[Site Plan Page 5] Show all future ped ramps. (3 comments)
	Response:	Martin/ Martin Response: Future ped ramps shown.
9H.	Comment:	[Site Plan Page 14] Mature plant height exceeds COA 4.04.2.10 requirements within sight triangles, remove, replace.
	Response:	Norris Design Response: Plants have been updated to meet the code requirements per 4.04.2.10.1.01, <i>Landscaping, structures, or fences that protrude no more than 24 inches above the adjacent roadway surface may be permitted within the sight triangle area.</i> Plants have been evaluated within roadway sight triangle
9I.	Comment:	Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements.
	Response:	Norris Design Response: Plants have been updated to meet the code requirements per 4.04.2.10.1.01, <i>Landscaping, structures, or fences that</i>

		<i>protrude no more than 24 inches above the adjacent roadway surface may be permitted within the sight triangle area.</i>
		<i>Plants have been evaluated within roadway sight triangle</i>
9J.	Comment:	Show sight triangle here.
	Response:	<i>Martin/ Martin Response: Sight triangle added per redlines.</i>
10. Fire/ Life Safety – Erick Bumpass / 303-739-7627 / ebumpass@auragov.org		
10A.	Comment:	[Site Plan Page 1] Corrected Van Accessible parking data shown does not correlate with plan sheet #3 which shows 3 required and 2 provided.
	Response:	<i>Tryba Response: Data corrected on Site Plan and Cover Sheet.</i>
10B.	Comment:	[Site Plan Page 3] Required Van Accessible Spaces is 3 and only 2 are being shown as provided.
	Response:	<i>Tryba Response: Required accessible van spaces calculated based on required use parking maximum of 461 total stalls. Per IBC 1106.6, the required number of van stalls should be 2 stalls.</i>
10C.	Comment:	[Site Plan Page 3] 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.
	Response:	<i>Tryba Response: Generators designed for 24-hour run. Above-ground tank storage with 1,578 gallon tank capacity for diesel fuel type. See Generator Notes (Sheet 3) for detail.</i>
11. Aurora Water – Iman Ghazali / 303-807-8669 / ighazali@auroragov.org		
11A.	Comment:	[Site Plan Page 1] The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
	Response:	<i>Martin/Martin Response: PDR approved on July 18, 2023.</i>
11B.	Comment:	[Site Plan Page 4] Label as landscape drainage (Typical).
	Response:	<i>Martin/Martin Response: Label revised.</i>
11C.	Comment:	[Site Plan Page 4] Several utility lines need corrected sizes. (3 locations)
	Response:	<i>Martin/Martin Response: Utility line sizes revised.</i>
12. Land Development Services - Roger Nelson / 720-587-2657 / rnelson@auroragov.org		
12A.	Comment:	[Site Plan Page 3] There are easements to be dedicated and vacated. (Indicated throughout the site plan) Continue to work on the completion of those separate documents.
	Response:	<i>Martin/Martin Response: Easements are in process with Andy Niquette from COA.</i>
12B.	Comment:	[Site Plan Page 3] Delete this street vacation reference.
	Response:	<i>Tryba Response: Reference deleted from Site Plan (Sheet 3).</i>
12C.	Comment:	[Site Plan Page 3] Add the boundary dimensions - Bearings, Distances and Curve Data to match the subdivision info.
	Response:	<i>Tryba Response: Boundary dimensions, Bearings, Distances and Curve Data added to Site Plan (Sheet 3) to match subdivision information.</i>

12D.	Comment:	[Site Plan Page 3] Add Lot, Block and Subdivision.
	Response:	Tryba Response: Lot, Block and Subdivision added to Site Plan (Sheet 3).