

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



December 18, 2023

Andres Flores
Dream Homes Design In
3008 S Eaton Street
Denver, CO 80227

Re: Initial Submission Review: 1555 N Moline Street Multi-Family - Site Plan
Application Number: DA-2366-00
Case Numbers: 2023-4021-00

Dear Mr. Flores:

Thank you for your initial submission, which we started to process on November 27, 2023. We reviewed it 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. Your second submission is due to us on or before Wednesday, January 10, 2024. Please resubmit your revised site plan pdf through the Planning portal. Once received, the second review will commence, and you will receive your next set of comments on Friday, February 2, 2024.

Note that all our comments are numbered. When you resubmit, include a comment response letter specifically responding to each item marked with an asterisk. 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 give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Lynda Reyes - M-S Architecture 6813 S Franklin Cir Centennial, CO 80122
Rachid Rabbaa, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\2366-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See redline comments from Planning department (Items 1-5)
- Cover sheet: Missing Data Block, Site Plan Notes, Legal Description, and Signature Blocks. Vicinity Map.
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible.
- Required Site Plan Notes. See redlines from Civil Engineering (Item 6)
- Please see Notes that need to be added to the plans. See all the comments and redlines from Traffic Engineering (Item 7)
- There are dedications and Easements that need to be released see Land Development comments (Item 8)
- There will be a tree affected by development. Tree mitigation is always above and beyond the Landscape Code requirements. Please see comments from Forestry (Item 9)
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. Please incorporate the comments into this site plan (Item 10)
- See comments that were received from outside referral agencies.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. One community member has submitted a comment. Please see all the comments at the end of this letter. Respond in your comment response letter to the comments and concerns.

Name: DONNA GEORGE
Organization: XCEL ENERGY PUBLIC SERVICE CO
Address: 550 15TH ST, SUITE 700 DENVER, CO 80202
Phone: 3035713306
Email: donna.l.george@xcelenergy.com
Comment: please see attached

Name: Nadine Caldwell
Organization: 2065 FLORENCE ST
Address: Northwest Aurora Neighborhood Org. AURORA CO 80010
Phone: 3033642859
Email: bnthdnth@comcast.net
Comment: We are sending a separate email to Rachid Rabbaa because this comment sheet won't let us attach our information.

Name: Nicholas Leach
Organization: 15701 E 1st Ave Ste 206
Address: Aurora Public Schools Aurora Colorado 80011
Phone: 6514703889
Email: njleach@aurorak12.org
Comment: In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 4 proposed units is .0263 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at site plan approval.



2. Zoning and Land Use Comments

- 2A. See all redline comments.
 - 2B. Please include the Utility sheet and Grading sheet to the overall Site Plan set.
 - 2C. Cover sheet: Missing Data Block, Site Plan Notes, Legal Description, and Signature Blocks.
 - 2D. Coversheet Title: Please edit the Site Plan title to “1555 N Moline Street Multifamily Site Plan” on each sheet.
 - 2E. Please correct sheet pagination in the Site Plan set.
 - 2F. Do not include the Improvement Survey Plat in the Site Plan set.
 - 2G. Label all sheets correctly above each sheet number. See redlines.
- Site Plan:
- 2H. Chain-link fencing is not permitted. Delete this from the plan set.
 - 2I. All abutting zone districts must be labeled on the Site Plan page.
 - 2J. Please provide the front setback dimensions from all property lines
 - 2K. Pedestrian access (accessible route) needs to be provided to the main building entrance. Show this with a thick dashed line to the building entrance(s). It is not clear how the pedestrian network connects to the areas of the site.
 - 2L. Clearly show access circulation from N Moline Street to the parking lot. Show on-site vehicular circulation.
 - 2M. Usable outdoor space is required for multifamily at a rate of 100 sf per unit. Up to 40% of this requirement may be accommodated with outdoor decks and balconies and 30% of all the units must have a balcony or patio of at least 40 square feet. Aside from the required balconies, an approach to meet the outdoor space requirement may be to design the area between the building and the sidewalk as a courtyard or patio space. Show this clearly on the Site Plan and identify the square footage and location.
 - 2N. Please provide more information and calculation for decks and balconies. Sq. footage of each balcony, number of balconies and the overall sq footage.
 - 2O. Parking is required by Section 146-4.6. 1 parking space per unit plus 1 additional space per 5 units for guest parking, including accessible parking space(s) will be required. Per Section 146-2.4.4.I.2.c, 35% of those spaces must be in a garage, and 50% of the garaged spaces must be attached to the building. As shown, right now your project is not meeting the requirements.
 - 2P. Parking layout dimensional requirements for head-in parking are 19 ft depth and 9 ft width. missing parking dimensions.
 - 2Q. Show typical details of lighting on the plan and on building elevations.
 - 2R. All corridors and stairwells shall be fully enclosed within the building envelope. As shown in the Site Plan you are not meeting the requirements.
 - 2S. Please show the percentage of masonry – Minimum percentage of masonry required on the net façade area is 15 percent.
 - 2T. Please provide a “Table of Materials” and the material percent breakdown on the elevation page.

3. Signage Issues

- 3A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on the Architectural Details page. All monument signs must match the design aspects of the building.

4. Landscaping Issues (Bill Tesauro / 954-266-6489 / BTesauro@cgsolutions.com / Comments in bright teal w/ red See redline comments.

- 4A. Please provide the contact information for the Landscape architect.
- 4B. Please dimension and label the proposed sidewalk, planter and extend the sidewalk to the end of the property. NOTE: The planters need to be 5' X 15' and the sidewalk at 14' -16' wide.
- 4C. Please provide the landscaping around the dumpster enclosure. Please refer to the UDO for the required landscaping. Also, please provide the dumpster at least 12' from the property lines.
- 4D. Please be advised that trees are not permitted with in UE. As such, please convert the buffer trees into shrub equivalents. Also, if there is not enough space to accommodate the required shrubs and shrubs equivalents for trees, then an adjustment should be requested.
- 4E. Please provide a separate tree mitigation plan for this tree.



- 4F. Please change form 3 gal to 5 gal.
- 4G. Please provide the required landscape buffer and landscaping or request an adjustment.
- 4H. Overall comments: 1. Please indicate all the proposed or existing UE on the landscape plans and be sure not to provide trees in them. 2. Please provide "Not construction" to the all the landscape Sheets. 3. Please darken the North arrows all Sheets. Please have the sheet numbers be in consecutive order.
- 4I. Please clarify the 40" caliper, as the chart has 42" caliper.
- 4J. Please clarify and label what these areas are? Also, please clarify and label the double lines, are they walls or curbing?
- 4K. Please screen the garbage cans and A/C units.
- 4L. Please remove all interior building details.
- 4M. Please be advised that the landscape plans are required to be drawn in a engineer scale. As such, please correct.
- 4N. Please label the TG tree.
- 4O. Please provide the correct sidewalk width of 14'-16', and length from the PL to PL. Also, please provide the required planter width and length of 5' X 15' with the required landscaping of 1 tree per 35'.
- 4P. Please remove these notes, as the information references the previous code Article 14. This code was updated in 2019 and the notes/requirements are no longer part of the updated code called the UDO.
- 4Q. Recommend contacting the City Forester to discuss the required mitigation. Also, the required mitigation needs to be above the required trees and no tree equivalents are allowed.
- 4R. Please change to Attached Urban Sidewalk conditions with one street tree per 35'.
- 4S. Please have the proposed site data areas, total 100%.
- 4T. Please be advised that the building perimeter landscaping is not required for buildings fronting urban streets.
- 4U. Please provide the required water usage table.
- 4V. Please add and provide the south and west landscape buffers to the chart. Also, if the buffers are not met, adjustments should be requested. They will need to be listed on the cover sheet, as well as the letter of induction and include a discrimination of any mitigation measures being taken to offset the adjustment.
- 4W. Please eliminate these notes and provide the required landscape notes in the landscape manual.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

6A. See redline comments.

6B. Required Site Plan Notes: (Copy applicable notes to your Site Plan)1.The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.2.All signs must conform to the City of Aurora sign code.3.Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."4."Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1. (Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).5.The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.6.The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.7.All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.8.In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.9.The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.10.(This note is required only when applicable) Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.11.The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.12.All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.13.All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate



of Occupancy¹⁴. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.¹⁵ Final grade shall be at least six (6) inches below any exterior wood siding on the premises.¹⁶ All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.¹⁷ Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.¹⁸ All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.¹⁹ Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.²⁰ (This note is required only when applicable) Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn (Ldn value to be determined for each project) under worst-case noise conditions.²¹ (This note is required only when applicable) The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.²² (This note is required only when applicable) State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.²³ (This note is required only when applicable) For proposed auto repair/service uses, add the following note: There will be no outside, overnight storage of vehicles on the site.²⁴ (This note is required only when applicable) For proposed auto sales lots, add the following notes: a. No loading and unloading of vehicles will be allowed in the public rights-of-way. b. No parking or sale of display vehicles will occur in the public rights-of-way. c. No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way. d. No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.²⁵ 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, shown on the signing and striping plan for development.²⁶ Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be approved with the civil plans, "signage and striping" package.

- 6C. Please coordinate with Planning Case Manager to determine which notes are applicable for this Site Plan submittal.
- 6D. Per section 2.03.5.10 of the City of Aurora Roadway Design & Construction Specifications, documents submitted to the city for review cannot have any copyright notes. Please remove all copyright notes (TYP.)
- 6E. 2% min. required per section 2.08.1.06.2 of the COA Roadway Design & Construction Specifications.
- 6F. Please label street classification per section 4.04.2 of the COA Roadway Design & Construction Specifications. (TYP.)
- 6G. Please remove all spot elevations from this Site Plan submittal. Spot elevations will be required for the Civil Plan review submittal.



- 6H. Minimum slopes note: “Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.”” •Maximum slopes note: “Add a note: “The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.”” •Slope away from building: “Add a note: “The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.”” •Fire lane slopes: “Add a note: “The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.”” •ADA parking: “Add a note: “The resultant grade in any direction within accessible parking areas shall not exceed two percent.”” •ADA path: “Add a note: “The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.””
- 6I. Please add these notes to the Grading Plan sheet and ensure that the plans adhere to the listed requirements.
- 6J. Please dimension all existing and proposed sidewalks.
- 6K. Please callout curb cut per COA standards.

7. Traffic Engineering (Jason Igo/ 303-739-7336 / jigo@auroragov.org / Comments in amber)

- 7A. See redline comments.
- 7B. Notes that need to be added to plans.
All sign posts and sign supports shall comply with COA Standard Detail TE-11
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.
- 7C. It helps traffic flow if the existing 15' access remains instead of reducing this down to an 8' access.
- 7D. Call out what type of access this is. Is it a full movement access or are any movements restricted?
- 7E. This access is too close to the neighboring properties head in parking. In the PreApp we requested for a shared access to the north. This access could cause safety issues.
- 7F. Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.
- 7G. Parking stalls need to be 9' X 19'
- 7H. Is traffic going to circulate? 12 feet is a one way access and it looks like this is going to be used as 2 way access.

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

Grace Gray / 303-739-7277 / ggray@auroragov.org

- 8A. DEDICATIONS AND EASEMENT RELEASES MAY BE REQUIRED ON THE SITE PLAN REVIEW. GO TO

https://www.auroragov.org/business_services/development_center/land_development_review_services
FOR EASEMENT PROCESSES



9. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139)

9A. See redline comments.

9B. There will be a tree affected by development. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Tree mitigation chart is provided below and should be added to the tree mitigation plan. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 16”, but only 5” would be required for planting back onto the site. The mitigation value is \$1,190.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	Crab Apple	16	\$1,185.57	5
Total		16	\$1,185.57	5

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

10. Utilities (Alicia Caton / acaton@auroragov.org / 303-807-8869)

10A. See redline comments.

10B. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. Please incorporate the comments into this site plan.

10C. The parking lot and detention system shall require a drainage easement.

10D. 8" Cured-In-Place Pipe in Vitrified Clay Pipe

10E. Mark the drain and the pipe network to the sand filter as "Private"

10F. Please label to verify existing water Main. Should be 6" PVC. This main will need to be potholed for civil plans.

10G. Label this as a water service and do not specify the size until the civil plans are submitted. Otherwise, if the size is mentioned, it will need to match the civil plans. (recommended).

10H. Since these are condos, only one tap is required.

10I. No trees are allowed in public utility easements or within 8' of a public utility.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

December 5, 2023

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

Attn: Rachid Rabbaa

Re: 1555 North Moline Street Multi-Family, Case # DA-2366-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **1555 North Moline Street Multi-Family**. Please be aware PSCo owns and operates existing overhead electric distribution facilities along the north and west property lines; and acknowledges that the facilities along the north property line will be relocated.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via 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 may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

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 dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



AURORA PUBLIC SCHOOLS - STUDENT YIELD
12/4/2023

1555 N Moline Street (DA-2366-00) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	4	0.3	1
MF-HIGH		0.145	0
TOTAL	4		1

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	1	0.08	0	1	0.05	0	1
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		1		0	1		0	1

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	1	0.0175	0.0119
MIDDLE	0	0.025	0.0080
HIGH	0	0.032	0.0064
TOTAL	1		0.0263



TO: AURORA PLANNING DEPARTMENT

FROM: NORTHWEST AURORA NEIGHBORHOOD ORGANIZATION

RE: 1555 NORTH MOLINE STREET MULTI-FAMILY SITE PLAN

The neighborhood organization has some concerns about the development of this property. We have all lived many years in this area and know the safety history of that particular block.

First, one of our female police officers was shot and died on June 27, 1981 right in front of this spot where they propose to build these units. This was the beginning of problem after problem in that area. In the past year there have been pedestrians killed, auto rage accidents, numerous shootings, traffic accidents, and in October two men were stabbed and killed and the perpetrators were just arrested last week. One of our board members was in that area trying to get volunteers for a clean-up program a couple of years ago. He witnessed a drive-by shooting of a teenager who died right in the middle of the street near this area. He was very shaken by this incident. We are not going to go into detail on all of the crime in the area but you can check with the police to see what records they have.

The lot they want to develop is squished between an apartment building and an alley. What kind of a view will people have from their windows? Parking in this area is impossible. Will they have parking spots available? The area is rather seedy and run down. One new development is not going to change that. The safety issues in that area have been going on since 1981 and just keep getting worse and worse.

People have a right to develop their property and we have no issue with that but this does not seem to be the right project at this time. Whoever the owner is might want to check into safety and crime in that area.

Thank you.

Nadine Caldwell, referral person for NANO
303-364-2859