

November 19, 2021

Ariana Muca
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: 1450 S. Abilene Initial Submission– Comment Response
Application Number: **DA 2292-00**

Dear Ms. Muca:

Thank you for the comments on the MAA Abilene Multi-Family Initial Submission which we received on October 28, 2021. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Diana Rael
Principal

PLANNING DEPARTMENT COMMENTS

Community Questions, Comments and Concerns

- 1A. A neighborhood meeting will need to be held to address citizens and neighboring properties concerns. Please reach out to case manager Ariana Muca amuca@auroragov.org and Meg Allen mallen@auroragov.org to set up a time.

Response: A meeting with neighbors took place on Wednesday, November 17.

- 1B. Name: Pete & Valerie Lucero of 13921 E Arkansas Dr. Aurora, CO 80012 / 3037456564 / tincu31@aol.com
Comment: I want to express our concerns about project number 1578149, the planned 259-unit apartment building on Florida and Abilene. The increased noise traffic and pedestrians will not be good for the area. Abilene Street is already a one lane going south, and north the traffic already backs up to Burlington at Abilene and Mississippi. Not only the increased traffic, there will be an increase in the amount of pedestrians coming though the Sable Ridge neighborhood to possibly go to Gateway High School. Which will increase crime, theft and vandalism in our neighborhood. Florida due to the bike lane can not handle an increase in the amount of traffic that would bring. Will the apartments back up to our fence, and what will happen to the berm area that no one has ever cleaned, regardless of the amount of times I have called complaining about that area needing cleaned. The San Francisco Townhomes are already on the neighborhood spot crime in your area app all the time with all the above problems. This will bring constant traffic, noise, and excess lighting. I believe this amount of units and people will increase problems in our neighborhood. I fear for my safety and well being. Along with a complete lack of privacy in our own back yards. We certainly don't want an empty building with all the homeless people and trash dumping which happens now. My husband and I do not want this in our neighborhood. We are Against the Proposal. This will also impact our property values in the future. Currently people taking the light rail use the 24 hour Fitness parking lot. It will be a big mess for light rail parking and for people in the apartments. The light rail reduces the amount of people driving. If they have no where to park the light rail usage will decrease. Once again we are against this proposal and do not want this in our neighborhood.

Response: A meeting with neighbors took place on Wednesday, November 17.

- Name: Krystle Wetherbee of 13903 E Arkansas Dr Aurora CO 80012 / 7202536479/
krystle.wetherbee@yahoo.com Comment: While something needs to happen with this lot, i do not think an apartment complex should be one of them. This will increase the traffic in our neighborhood a ton! The crime will go up, which is already out of control. and I do not want to look out of my backyard and see an apartment building instead of the sky! I think this is a very bad idea.

Response: A meeting with neighbors took place on Wednesday, November 17.

2. Introduction Letter

- 2A. Please include in the introduction letter how this site plan is in conformance with the Station Area Plan.

Response: The introduction letter has been revised, accordingly.

- 2B. Please go into detail why this design is "pedestrian friendly".

Response: The introduction letter has been revised, accordingly.

- 2C. Your justification for a landscape buffer is not complete. As per code the expectation if for a design element to go above and beyond in a different area. Please reflect and design how this will be accomplished.

Response: Additional details have been provided to expand on this.

3. Completeness and Clarity of the Application

- 3A. The fee of \$17,525.00 is due before second submittal.
Response: Noted, thank you.
- 3B. As requested in the pre-app notes please provide a bicycle and pedestrian circulation plan.
Response: Bicycle and pedestrian circulation plan provided
- 3C. Please add signage and bike parking into the Data Table.
Response: Signage and bike parking information has been added to site data table.
- 3D. Please update the ADA parking spaces as per code requirements in the data block and on the site plan. You will need 8 spaces and van accessible parking.
Response: Revised, per comment.

Table 4.6-2 Accessible Parking Spaces Required	
Total Parking Spaces Required	Minimum Number of Accessible Parking Spaces
1 through 25	1
26 through 50	2
51 through 75	3
76 through 100	4
101 through 150	5
151 through 200	6
201 through 300	7
301 through 400	8
401 through 500	9
501 through 1,000	2 percent of total
More than 1,000	20 plus 1 for each 100 spaces more than 1,000

- 3E. This site is located in zone MU-TOD subarea C. The maximum building length is 150'. I am showing that the building is spanning above 150' and will require an adjustment to code section 4.8.5.D.1.A of the UDO. Please note adjustments, justification and design going above and beyond code requirements needs to be listed in the Introduction Letter and on the Cover Sheet.
Response: Two methods of horizontal articulation take place less than every 50' in building length (Method 1: min. 3ft parapet height; Method 2: change in plane (6ft deep x 12ft wide) with a contrasting change in color at the back face of the balcony). In addition to these two methods of horizontal articulation, a full story step in building height takes place along the hill of E Florida Ave. with a change in elevation language and building material to further reduce the visual length of the building.

4. Architectural and Urban Design Issues

- 4A. The pool is surrounded by tall structures on all 4 sides. Please provide a shade study.
Response: Shade study has been provided with resubmittal in separate exhibit document.
- 4B. Please add dimensions to the access path in the dentition pond. Can this be smaller in width?
Response: Dimensions have been added to the access path per the Civil plan. The width is the minimum allowable dimension per the City of Aurora code stating that it's to be 8' wide with a 2' recovery zone on either side, making it a total of 12' wide.

Elevation Sheets
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- 4C. Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 of the UDO at an interval of 50 feet or less on each street facing building façade. Please see instances indicated on the Elevations.
Response: Two methods of horizontal articulation take place less than every 50' in building length (Method 1: min. 3ft parapet height change; Method 2: change in plane (6ft deep x 12ft wide) with a contrasting change in color at the back face of the balcony).
- 4D. Each primary structure or portion of primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district. Please see instances indicated on the Elevations. The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but for taller buildings could be as tall as the first two stories. It shall include pedestrian oriented elements, high transparency, and be made of high-quality and durable materials. The “middle” is the least dominant façade element. It is generally located between the “base” (anywhere above 24 inches above the ground) and the “cap”, or roofline. The “cap” is where the building meets the sky. This is generally a predominant roofline or architectural element indicating the end of a building.
Response: Cap = a thickened parapet cap has been added at parapet locations and a 3in reveal has been added 3ft below the parapet cap.
Middle = the middle has been maintained as previously presented
Base = a reveal and change in stucco color has been added in all stucco massing language at the 2nd floor plate line and a soldier course at the 2nd floor window sill line has been added to transition to a “base”

Photometric Sheet
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- 4E. With residential so close to the east. Light mitigation needs to be made so it does not spill over into the surrounding neighborhood. I would make edits to the lighting on the eastern portion of this site.
Response: The light fixtures to be installed in the eastern portion of the property have been updated to full cutoff shield to minimize mitigation and spillage.

5. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright red)
Landscape Plan
Sheet 5 of 15

- 5A. The General Landscape Notes are not required for Site Plan submittal and can be removed. They can be added back for the civil drawings.
Response: Notes have been removed from plans.
- 5B. Use consistent labels as the landscape plan legend.
Response: Labels have been updated to be consistent across sheets.
- 5C. Street trees along Arterial or Collector streets shall be 2.5" Cal.
Response: Tree sizes have been updated.
- 5D. Plant material sizes shall be increased to 3" Cal. deciduous trees and 8' tall evergreen trees in the northern buffer.
Response: Tree sizes have been updated accordingly.
- 5E. Ornamental trees must be 2" Cal. for single stem varieties. 6' for multi-stem or clump.
Response: Tree sizes have been updated.

Landscape Plan

Sheet 6 of 15

5F. Update the landscape tables titles as shown on the PDF.

Response: Landscape table titles have been updated.

5G. The eastern property line has a requirement of 1 tree & 5 shrubs per 40 LF.

Response: Requirement and calculations have been updated.

5H. Each building side must be separated as different line items.

Response: Chart has been expanded to break out each building side as separate line items.

5I. The northern non-street perimeter buffer width required is 25'.

Response: Buffer width has been updated.

5J. Add a note to explain the approved buffer width reduction used.

Response: Note explaining buffer width reduction has been added to plans.

5K. Street trees must be a deciduous canopy tree to be counted.

Response: All street trees have been changed to canopy trees.

5L. Change the sheet name to Hydrozone Map and Tables

Response: Sheet name has been updated.

5M. Please add another column for ornamental grasses used to show compliance that no more than 20% shall be ornamental grasses. Grasses also must be 5 gal. to be counted 1:1 with 5 gal. shrubs. Otherwise, the 1 gal. ornamental grasses are counted 3:1 with 5 gal. shrubs.

Response: Columns noting ornamental grass counts have been added. Please note, no grasses are being counted towards the shrub requirements, they are for additional aesthetic value.

Landscape Plan

Sheet 7 of 15

5N. Label pond.

Response: Label has been added.

5O. Label and dimension all Street Frontage and Non-Street Perimeter Buffers on both landscape plan sheets.

Response: All street frontage and non-street perimeter buffers have been labeled on plans.

5P. Please use a consistent thickness for the building footprint.

Response: Revised.

5Q. Add details of site furnishings for next submittal.

Response: Images showing general design intent of site furnishings have been added to plans.

5R. Label the symbols highlighted on the PDF and/or add to legend.

Response: Symbols were included in error, they have been removed from plans.

5S. Please add approximate heights to all retaining walls.

Response: Approximate heights have been added to all retaining walls.

- 5T. Please label all the significant site amenities.
Response: All significant site amenities have been labeled on the plans.
- 5U. Move plant labels so they don't cross sheets.
Response: Plant labels have been moved.
- 5V. Please modify the hatch scale and/or line thickness of one of these to better differentiate them apart when printed 1/2 scale.
Response: Scale factors have been adjusted to better differentiate from one another.
- 5W. Please use the common linetype for property lines.
Response: Property line linetype has been adjusted to the standard type.
- Landscape Plan
Sheet 8 of 15
- 5X. Label existing trees and/or add them to the legend.
Response: Existing trees have been labeled on plans.
- 5Y. Add a label to the two symbols highlighted on the PDF or add them to the legend.
Response: Symbols have been labeled on plans.
- 5Z. It is not clear where the eastern property line is?
Response: Property line linetype has been adjusted to read clearly.
- 5AA. Add a retaining wall detail with information on dimensions, materials, etc.
Response: Retaining wall detail has been added to sheet 5 of the revised plans.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)
- 6A. The Needs to be 1% of construction costs as per public art TOD requirement. Need to complete public art plan and budget to be submitted and approved. Please get in touch with Roberta Bloom to discuss the details of the Public Art Plan.
Response: A Public Art Plan was submitted on the first round of review. The design team has followed up with Ms. Bloom via email, but had not received a response at the time of re-submittal.
7. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)
- 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
Response: Preliminary Drainage Report resubmitted for approval with SDP

Site Plan
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- 7B. Label proposed signs.
Response: Proposed signs labeled
- 7C. Label curb radii.
Response: Curb radii labeled

- 7D. A sidewalk easement will be required
Response: Sidewalk easement provided
- 7E. Call out/dimension the proposed and existing sidewalk.
Response: Existing and proposed sidewalk called out and dimensioned
- 7F. Call out/dimension proposed maintenance access.
Response: Proposed maintenance access called out and dimensioned
- 7G. Indicate the material of the retaining wall. If the wall is over 30", railing is required – please show/label railing locations. (Typical all walls).
Response: Material of retaining wall identified and railing shown/labeled
- 7H. Please remove underground utility information from this sheet.
Response: Underground utility information removed
- 7I. Call out drainage easement.
Response: Drainage easement called out
- 7J. Stairs? Please identify.
Response: Stairs identified
- 7K. Call out proposed pavement material.
Response: Proposed pavement material called out
- 7L. Please identify the linework around the transformer.
Response: Retaining wall surrounding transformer identified
- 7M. Please add following note : detail layout and design for proposed curb ramps within right of way or along an accessible route will be complete with the civil plans.
Response: Note added

Utility Plan 3 of 15

- 7N. Private storm sewer generally doesn't require an easement. Please label the easement as private.
- 7O. Add a note indicating if the storm sewer system is public or private and who will maintain it.
Response: Easement removed as storm sewer is private

Grading Plan 4 of 15

- 7P. Provide slope in bottom of pond – minimum 2%.
Response: Minimum slope of 2% in bottom of pond provided
- 7Q. Please provide the maximum height or height range and material, typical all walls. If the wall is over 4', structural calcs are required. Please also provide a standard section detail.
Response: Max wall height of 4' and CMU material of wall provided

- 7R. For the pond: show/label drainage easement, show/label pond maintenance access to the pond bottom as well as the top of the outlet structure (through the site and not from ROW), show/label access easement from the drainage easement to ROW, show/label 100-year water surface elevation, indicate direction of emergency overflow.
Response: Pond maintenance access to pond bond and top of outlet structure shown and labeled and access ramp included in drainage easement. 100-year water surface elevation and direction of emergency overflow shown and labeled
- 7S. Access easement required for pond maintenance access.
Response: Pond maintenance access included in drainage easement
- 7T. Max 2% slope in any direction at handicap parking spaces.
Response: Handicap parking spaces have max slope under 2% and labeled as such
- 7U. The lowest finished floor shall be 1' above the emergency overflow elevation.
Response: Finished floor 1' above emergency overflow elevation
- 7V. Please provide contour labels in the street.
Response: Contour labels are provided in in the street
- 7W. Please show storm inlet or revise leader location.
Response: Leader location revised
- 7X. How does this area drain? Please provide grading information in this area - contours, slopes, etc.
Response: Landscape drains in courtyard will provide drainage, grading in this area shown
- 7Y. Provide slope labels (typical, everywhere). Minimum 0.5% for concrete, 1.0% for asphalt, 2% in unpaved areas.
Response: Slopes provided
- 7Z. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
Response: Minimum slope away from building provided
- 7AA. Please provide access drive slopes.
Response: Access drive slopes provided
- 7BB. Add a note indicating if the storm sewer system is public or private and who will maintain it.
Response: Note provided indicating storm sewer system is private and will be maintained by building maintenance staff.

Landscape Plan

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- 7CC. Please show/label the 100-year WSEL.
Response: 100-yr WSEL has been added to plans.

Landscape Plan

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- 7DD. Please ensure trees are a minimum of 10' from storm sewer.
Response: Trees have been verified to be a minimum 10' from storm sewer utilities across the site.

8. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

8A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

Response: Traffic comments not yet received.

9. Utilities (cstephen@auroragov.org / 303-653-6846 / cstephen@auroragov.org / Comments in red)

Master Utility Report

Page 4

9A. Change "Denver Sanitary Sewer System" to "Aurora Sanitary Sewer System."

Response: Revised.

9B. Last paragraph of Section A indicates capacity is below flows instead of vice versa.

Response: Revised.

Master Utility Report

Page 5

9C. Peak flow table is already in the Appendix.

Response: Removed.

Master Utility Report

Page 6

9D. Section A contains a garbled sentence.

Response: Revised.

9E. Appendix B: Soils Report is not necessary.

Response: Removed.

9F. Appendix C: Comments are on Site Plan Submittal.

Response: Noted.

9G. Appendix E: Add units for Ave Flow in the Peak Flows Table.

Response: Units added.

9H. Appendix F: Update project name in the fire flow calculation sheet.

Response: Project name updated.

9I. Appendix F: I get a different Average Daily Demand in the water demands table. Please check.

Response: Checked .

Site Plan

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9J. Show northerly limit of water main abandonment to keep fire hydrant in service.

Response: Northern limit of water main abandonment shown.

9K. Show easements for relocated hydrants and water meter.

Response: Easements for relocated hydrants and water meter shown.

- 9L. Does it make sense to move the proposed hydrant on the northwest corner of the parking structure across the drive aisle to avoid potential conflict with storm sewer?
Response: Proposed hydrant location is optimal .
- 9M. Do not see fire service line.
Response: Fire service line provided.
- 9N. Abandon existing fire service line at the main.
Response: Call out added stating to abandon existing fire service line at main .
- 9O. If parking garage has floor drains they must be routed to sanitary sewer via a sand and oil separator.
Response: sanitary sewer routed to garage and note added stating sanitary sewer to be routed through sand and oil separator.
- 9P. Label proposed hydrant on the southeast corner of the site.
Response: Meeting with fire stated off site hydrant across Florida Ave could be utilized for our site.
- 9Q. Label portion of sanitary sewer running east-west in Evans as public. Label all other sanitary as private.
Response: Sanitary sewer in Florida Labeled as public.

10. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

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- 10A. See comment to add notes.
Response: Revised, per comment.

- 10B. Please complete implementation plan table.
Response: Added, per comment.

- 10C. Provide site data block information.
Response: Added, per comment.

- 10D. See typo in data block.
Response: Revised, per comment.

Site Plan

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- 10E. See comments for fire lane sign locations.
Response: Fire Lane signs added and called out.
- 10F. Provide accessible parking signage.
Response: Accessible parking signage provided.
- 10G. See comments for fire lane turning radii and labeling.
Response: Fire Lane labeled and turning radii conforms with requirements.

10H. See comment for accessible route.
Response: accessible route edited and labeled.

10I. See notes for labeling and showing FDC, knox box, & fire riser room.
Response: FDC, knox box and fire riser room identified.

Utility Sheet

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10J. See comment for fire service line.
Response: Fire service lines shown and labeled.

10K. See fire hydrant location.
Response: Hydrant location labeled.

Elevations Sheet

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10L. See updated sign details.
Response: See sign details on Sheet 13 of 18

10M. See notes for labeling and showing FDC, knox box, & fire riser room door.
Response: See updated Elevation Sheets (13-14 of 18) with labels and locations of FDC, Knox Boxes, and Fire Riser Room door.

Photometric Sheet

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10N. Please show fire lane easements on photometric plan
Response: Fire lane easement will be coordinated with civil planning and updated to be reflected in the photometric plans

10O. See comment for accessible route.
Response: Accessible route will be updated to show entire layout within photometric plan. It should be noted the wall-mounted lights do not encroach the accessible paths or fire easements and that drawings are diagrammatic only. Size of fixtures and texts will be adjusted as needed but designed for legibility.

11.Real Property (Maurice Brooks / 303-739-7294 / mbrook@auroragov.org / Comments in magenta)

11A. There are some easement issues, and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.
Response: Separate easement package will be provided.

Cover Sheet

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- 11B. Legal descriptions edits: correct Spaces, line? missing course along the south line of lot 2, west? 66, and add space.

Response: Legal description edited.

Site Plan

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- 11C. Begin dedication process for all proposed easement vacations. Contact Andy Niquette at dedicationproperty@auroragov.org to start the dedication processes.

Response: dedication process for proposed easement vacations started

- 11D. Match line type on graphics in legend?

Response: line type matches legend

- 11E. Label B&D's for subdivision exterior (Typical).

Response: B&D's labeled

- 11F. Variable width?

Response: Easement removed as storm sewer is private.

- 11G. License agreement for walls within drainage easement?

Response: License agreement to be provided.

- 11H. 11H. Show Recorded document changing ROW? Bk. 6366, Pg. 171

Response: Recorded document referenced

- 11I. To be dedicated by separate document

Response: Noted, labeled edited to state "dedicated by separate document"

- 11J. Checking spelling(sp) in some cases.

Response: Revised.

- 11K. Add the Utility easement for meter.

Response: Easement added.

- 11L. Several instances where of "two words".

Response: Revised.

- 11M. To be dedicated by separate document.

Response: Revised.

Utility Plan

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- 11N. "Two words"

Response: Revised.

- 11O. Add "lane"

Response: Revised.

12.PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

12A. The revised unit count for the project has resulted in changes to the following PROS-related requirements:

Response: Noted, thank you.

12B. Land Dedication – Required land dedication for neighborhood park and community park purposes is 1.57 acres and 0.58 acres, respectively. Therefore, a total land dedication requirement of 2.15 acres shall be satisfied by a cash-in-lieu payment. Being Transit Station Area development, a current value of \$60,200 per acre can be applied for a total payment of \$129,430 due prior to plat recordation.

Response: Noted, thank you.

12C. Park Development Fees – A \$1,476.44 will be collected per unit if building permits are pulled this year. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.

Response: Noted, thank you.

12D. Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.

Response: Notes have been added to landscape plans.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

13A. There are many trees on this site that will be impacted by development and demolition of the existing building. As a result, the tree mitigation could be substantial. The size and scope of the project related to the number of trees that will be impacted is substantial and you will need to hire a Consulting Arborist for the tree inventory and appraisal. A list has been provided below.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave. Englewood, CO 80110	303/347-0988
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And 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.

When the site plan is submitted, 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. Please include grading on this sheet as well.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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.

Response: *Tree consultant was employed to survey the site and associated tree mitigation plan and information has been included on revised plans. Tree protection notes and details have also been added to plans.*

14.Aurora Public Schools (Josh Hensley / 303-365-7812/ jdhensley@aurorak12.org)

14A. See below for comments.

Response: *Noted, thank you.*

AURORA PUBLIC SCHOOLS - STUDENT YIELD
10/21/2021

MAA Abilene Multi-family - DA-2292-00

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	259	0.145	38
TOTAL	259		38

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	19	0.04	10	30	0.03	8	38
TOTAL		19		10	30		8	38

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	19	0.0175	0.3399
MIDDLE	10	0.025	0.2590
HIGH	8	0.032	0.2486
TOTAL	38		0.8476

15.RTD

15A. No comments for this project.

Response: *Noted, thank you.*