



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

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September 6, 2017

Advantage Engineers  
Eugene Carroll  
5445 DTC Parkway, Penthouse 4  
Greenwood Village, Co 80111

**Re: T-Mobile CMRS at Aurora Branch YMCA**  
Case Number: 1984-6009-08

Dear Mr. Carroll:

Thank you for your initial submission for the above named minor amendment. We reviewed it and have the following comment:

**A. Forestry** Rebecca Lamphear 303-739-7139 [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org)

1. There will be several trees impacted by the cell tower installation, I was unable to distinguish where the existing trees were located versus the construction of the cell tower. Please see tree preservation policy requirements regarding development below. Label all existing trees on the Landscape Plan and indicate which existing trees will be preserved or removed.
2. Tree Mitigation Requirements
  - Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents are not acceptable for tree mitigation.
3. Forestry's Role in Site Plan Review
  - When the site plan is submitted, please show and label all existing trees on the Landscape Plan and indicate which existing trees will be preserved or removed. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.



- Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Tree Planting Fund based on the dollar value associated with tree loss.
  - 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 [Parks, Recreation & Open Space Dedication and Development Criteria manual](#).
  - 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.
4. Ash Trees Prohibited
- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.
- B. **Life Safety** John Van Essen 303-739-7489 [jyvanesse@auroragov.org](mailto:jyvanesse@auroragov.org)
1. Please see comments on marked up site plan.
- C. **Parks and Open Space Department** Chris Ricciardiello 303-737154 [cricciar@auroragov.org](mailto:cricciar@auroragov.org)
1. Formalize access to rear parking lot through City of Aurora pros park property with real property services division revocable license or other document. Access to cell tower would only be allowed following formalization of access to rear parking lot.
- D. **Real Property** Darren Akrie 303-739-7311 [dakrie@auroragov.org](mailto:dakrie@auroragov.org)
1. Comments have not been received. Comments will be e-mailed to you when they become available.

Please resubmit your work with the requested change. You may email it directly to me at [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org) . Should you have any questions you may contact me via email or by calling 303.739.7133

Sincerely,

W. David Barrett  
Sr. Planner II