

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



February 6, 2018

Johnny Mathews
 Mah Architectural Group
 Denver, CO 80222

Re: Aurora Business Center – Minor Amendment
 Case Number: 1983-6001-02

Thank you for your submission. We have reviewed it and have the following comments:

A. Landscaping

W. David Barrett, 303-739-7133, wbarrett@auroragov.org

- The landscaping shall be brought up to date as shown on the current site/landscape plan. Replace and dead trees and shrubs.
- Each new parking row shall be terminated by a landscaped island consisting of a tree and understory treatment.
- It looks like a tree will need to be removed to install the new parking stalls. If it is removed another tree will need to be added to replace it to fulfill the tree requirement for parking lot islands.

B. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178

One tree on the project will be impacted by the construction of more parking spaces that will require tree mitigation. There are two pinyon pines that I have concerns that it will be difficult to avoid injuring them during construction. I determined that since they were in poor condition, I would require mitigation, but if they have to be removed, there would have to be an amendment to the landscape plan. Any tree that is removed from this site will either be replaced within the landscape or be mitigated through payment to the Community Tree Fund.

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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

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.

The caliper inches that will be lost are 13”, but only 9” would be required for planting back onto the site. The mitigation value is \$2,879.00.

Aurora Business Center
1983-6001-02

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.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Honeylocust	13	\$2,878.69		9
Total		13	\$2,878.69		9

- C. **Engineering**
Kristin Tanabe, 303-739-7306, ktanabe@auroragov.org
- Please see marked-up site plan.

Since there are several outstanding issues, you will need to make another submission. Please e-mail me the revised site plan. As always, if you have any comments or concerns, please give me a call. I may be reached at pingrum@auroragov.org or 303.739.7227

Sincerely,



Porter Ingrim, Senior Planner
Planning and Development Services Department