



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

October 29, 2020

Brad Cooney  
Kimley-Horn Associates  
4582 S. Ulster St.  
Denver, CO 80237

**Re: Aurora Commerce Center Buildings A & B – Minor Amendment**  
Case Number: 2019-6013-01

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

**A. Engineering**

Project Engineer Kristin Tanabe 303-739-7306 [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- See comments in green.

**B. Forestry**

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

There will be Honeylocust trees along Picadilly that will be affected by development. 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://auraver2.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.

The caliper inches that will be lost are 49.5”, but only 18” would be required for planting back onto the site. The mitigation value is \$1,350.00.

Aurora Commerce Center Buildings A & B  
2019-6013-01

| TREE # | SPECIES     | DIAMETER | MITIGATION VALUE | COMMENTS              | MITIGATION INCHES |
|--------|-------------|----------|------------------|-----------------------|-------------------|
| 1      | Honeylocust | 11       | \$304.17         |                       | 4                 |
| 2      | Honeylocust | 7        | \$127.73         |                       | 3                 |
| 3      | Honeylocust | 3.5      |                  | No mitigation <4" dbh | 0                 |
| 4      | Honeylocust | 12       | \$360.53         |                       | 5                 |
| 5      | Honeylocust | 15       | \$559.01         |                       | 6                 |
| 6      | Honeylocust | 1        |                  | No mitigation <4" dbh | 0                 |
| Total  |             | 49.5     | \$1,351.43       |                       | 18                |

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.

Since there is an outstanding issue, 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](mailto:pingrum@auroragov.org) or 303.739.7227

Sincerely,



Porter Ingum, Planner II  
Planning and Development Services Department