



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

November 20, 2019

Daniel Burnham
 Echelon Property Group

Re: Highline Apartments – Redevelopment Plan
 Case Number: 2007-4007-03

Dear Mr. Burnham:

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

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

1. A landscape island with one tree and six shrubs is required at the end of every parking row. Each landscape island should be the same size as a parking space 9’ wide X 19’ long.
2. A note: Artificial turf cannot be used in dog parks.

Landscape islands have been provided, artificial turf has been removed

B. Forestry Rebecca Lamphear 303-739-7139 rlamphea@auroragov.org

1. There could be a tree impacted 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.

Please indicate whether the Green Ash tree located on the north-west side of the project will be preserved or removed, include grading on this sheet as well. If the tree will be removed 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. I have included the mitigation value of this tree in the event it will be removed.

The trees located adjacent to the property on the east side will require protection. Any trees that are preserved 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.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	18	\$1,516.10		7
Total		18	\$1,516.10		7

1. 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.

The tree will not be removed, we plan to preserve all trees on site, and add any additional trees that are necessary.



C. Life Safety Mark Apodaca 303-739-7656 mapodaca@auroragov.org

1. On sheet 1 of 1 on the site plan provide one accessible parking space in this location to support the dog park.

Accessible parking has been provided.

D. Real Property Darren Akrie 303-739-7331 dakrie@auroragov.org

1. There has been no response from Real Property. When comments are completed they will be emailed to you.

E. Traffic Engineering Brianna Medema 303-739-7336 bmedema@auroragov.org

1. There has been no response from Traffic Engineering. When comments are completed they will be emailed to you.

Please resubmit your work with the requested change. You may email it directly to me at 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