

Aperture –Waiver Requests

9/14/2022

1. WAIVER IS REQUESTED FOR: IDDSG 5.2.A.1

“Provide a minimum 10-foot wide buffer planting strip along internal side property lines. For the public zone portion of the side property line, provide 1 tree for every 30 linear feet of property line and appropriate shrubs, ground cover and/or turf areas. (S) This may not apply to internal property boundaries within a multiple-lot development to the extent the lots are developed under a single PUD Development Plan and achieve other site design policies of these guidelines. (G)”

This project requires 33 perimeter trees: 10, 14, and 9 trees on the north, east, and south property lines, respectively. However, the shared access easement along the northern side of the property is paved and leaves no physical planting space. Thus, the 10 trees for the north property line have been located only along the eastern and southern property lines (27 and 7 trees, respectively), where there is planting space, and all required perimeter trees are shown on the planting plan (sheet LP-1).

2. WAIVER IS REQUESTED FOR: IDDSG 5.4.D

“Provide a minimum planting width of 10-feet adjacent to a minimum of 50 percent of the building, with emphasis given to portions of the building visible to the street, or with public entries. These planting areas shall contain the following: deciduous trees at a ratio of one tree per 30 linear feet of building frontage, along with appropriate shrubs, perennial flowers, and ground cover. (S) Provide additional landscaping around the perimeter of buildings to soften the edge between sidewalks/parking lots and structures. (G)”

Due to easements, setback, parking requirements, and existing infrastructure (both on and off-site), we have provided as much landscape area as possible on the north, west (street-facing), and south sides, with 6.2', 3.2'-8.0', and 4.1' of landscape depth, respectively. The ground in these areas is covered with rock mulch, and planted with a minimum of one plant per 25 sf (per 5.4.H.2).

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This project would require 15 trees ($448 \text{ lf} / 30 = 15$) for the building perimeter. These trees have been omitted from the building perimeter planting areas for several reasons. First, the 10' requirement is too narrow for trees, as they would have negative physical impacts on the building and adjacent paving. Next, as two of the planting areas face south and west, any trees will be subjected to reflected heat from the building as a result of Colorado's intense sunlight;

this will create excessive heat stress, in which new trees will struggle to survive. Last, the geotechnical report recommends limited planting against the building due to expansive soils, and that "landscape irrigation adjacent to foundations should be minimized or eliminated." However, we have added four of the 15 required trees wherever space was available, generally in perimeter landscape areas, and filling all potential tree planting spaces.