

August 7, 2023

72B - DRB Comment Responses and Landscape Narrative

PLANNING LANDSCAPE REVIEW

There are lot trees and street trees minimum quantity deficiencies. Refer to the Town Center setback and streetscape requirements including the requirements for suspended paver systems in hardscape areas.

RESPONSE: Lot and Site tree shortfalls will be addressed via tree trust fund contribution. Suspended paver system details provided in the set for all sidewalk areas adjacent to street tree plantings. Refer to detail #4 on sheet L5-10 for Suspended Pavement system.

Provide landscape plans that comply with the New Town Center landscape requirements including the suspended paver system requirements in hardscape areas.

RESPONSE: Landscape plans comply with New Town Center requirements, and suspended paver systems are provided in hardscape areas adjacent to street tree planting areas. Refer to detail #4 on sheet L5-10 for suspended pavement system.

URBAN FORESTRY GROUP REVIEW

A tree removal permit will be required

RESPONSE: Noted; this will be applied for at time of demo/building permit submittal.

Arborist report for all specimen tree removal required.

RESPONSE: Noted, please refer to project arborist report which includes all trees/palms, in addition to any specimen trees on site.

Use of suspended pavement required in areas of impervious surfaces and/or where linear planters are being used.

RESPONSE: Suspended pavement details have been provided. These will be installed in hardscape areas adjacent to street tree plantings. Refer to detail #4 on sheet L5-10 for suspended pavement system.

Please provide Civil plans.

RESPONSE: Civil plans will be provided no later than at time of demo permit/building permit submittal.

Mitigation for trees to be removed will be required to be planted on the first floor. Trees on a deck or roof top will not be counted towards mitigation. It would be wise to use small to medium sized species to assure that all mitigation requirements can be met on the ground floor.

RESPONSE: Deck trees have been removed from the mitigation calculations. Mitigation shortfall will be met by tree trust fund contribution. Canopy trees are proposed on the ground floor where possible, as these increase shade and reduce heat island effects better than small/medium sized trees.

On center spacing requirements: 20' on center for Large Trees, 12'-15' on center spacing for Medium Trees, 10' on center spacing for Small Trees.

RESPONSE: Noted.

Please provide how much soil volume will be provided for the trees on the deck/rooftop.

RESPONSE: The deck trees are proposed in planters that are 42" in height, providing a minimum of 36" of soil depth. The volume will be shared throughout the linear planters for each tree, which will not be less than 50 cubic feet for small trees, 100 cubic feet for medium trees, and 200 cubic feet for large trees.

Landscape plans must show all trees to remain and numbered. Please make sure there are labels indicating where each tree will be planted and what species. Also please include distance between each tree being proposed.

RESPONSE: Trees which are in moderate/poor condition and in conflict with the proposed development are listed to be removed and mitigated for, either through mitigation trees or tree trust fund contribution due to site constraints in planting the mitigation required. The L1-11 Landscape Plan shows the individual proposed tree species and quantities, while the L6-10 Ground Level Landscape Schedules sheet shows the quantities and specifications. The distances between the proposed street trees are shown on sheet L1-11 Landscape Plan.

Sincerely,

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