From: Jeff Tarling
To: Helen Donaldson
CC: David Margolis-Pineo
Date: 12/5/2014 11:54 AM
Subject: Brighton Avenue / Hampton Inn Project

Hi Nell -

The proposed Hotel Development project proposed for Brighton Avenue tree & landscape review comments:

The proposed landscape treatment for the project needs to be improved in the following areas:

a) Parking lot area tree / landscape should meet city standards in regards to planting volume per parking space count per note.   Portions of the parking lot on the Brighton Avenue side and the small lot towards Denny's appears to be low or could be better served. Shade tree density should be closer to 35' - 40' on center.

Tree species should not include: Canadian Hemlock due to Hemlock Wooly Adelgid outbreak in Portland, Colorado Blue Spruce due to insect & disease issues, Linden due to issues with sap dripping on cars, and no Callery Pears due to storm damage frequency. Shrubs on the not recommended list includes invasive types such as Euonymus / Burning Bush.   We can supply list of recommended plant types or help refine the proposed list.

b)   Tree sizes for shade trees should be 2.5" caliper minimum per city standards.   Evergreen trees should be 5-6' minimum height.

c)   Project view from Brighton Avenue should be improved screening with increased tree / landscape buffer between proposed hotel and existing lots fronting on Brighton Avenue.   This should include a low solid wood fencing or black vinyl chain link 5' minimum height.   The proposed entrance drive and the shared space with Denny's should be defined and approved with landscape treatment to the extent possible to better define entrance.

d) Existing tree save - existing trees along the project edge including Maine Turnpike & Pike Industries should be saved & protected during project construction.   Tree-save measures should be included in final plan.

e) Pedestrian circulation - from Hotel project to nearby sites, Denny's & shopping areas nearby should be well defined and winter accessible.   (see Traffic review comments)