



**Aurora Mental Health Center**

**1290 South Potomac Street**

**Tree Survey and Assessment**

**Prepared for: Nazan Wolfe, Director,  
Plant Operations**

**Aurora Mental Health Center**

**1290 Chambers Road**

**Aurora, CO 80011**

**Prepared by:**

**Scott Grimes, ISA Certified Arborist**

**ASCA Consulting Arborist**

**Colorado Tree Consultants**

**1600 S. Carr Street**

**Lakewood, CO 80232**

# Colorado Tree Consultants

1600 South Carr Street, Lakewood, Colorado 303-720-8170

October 20, 2022

Nazan Wolfe, Director, Plant Operations  
Aurora Mental Health Center  
1290 Chambers Road  
Aurora, CO80011

## **RE: Tree Survey and Assessment: 1290 S. Potomac Street**

Nazan Wolfe:

Thank you for the opportunity to provide an assessment of the trees at your development site at 1290 S. Potomac Street Aurora, Colorado. On August 18, 2022, I inventoried the size, species and condition and confirmed or marked the approximate location of 16 trees on an the ALTA survey of the site. I returned on October 17, 2022 and inventoried another 45 trees on the west side of the site. I appraised the trees using the trunk formula method developed by the Council of Tree and Landscape Appraisers Guide for Plant Appraisal 9<sup>th</sup> Edition and supplemented with regional information from the Species Rating and Appraisal Factors Guide, 2011, published by the Rocky Mountain Chapter of the International Society of Arboriculture (ISARMC): I can discuss and support my ratings for species, condition and location with Auror Forestry representatives as needed.

The trunk formula method is used to appraise the monetary value of trees considered too large to replace with nursery grown or field dug trees. The basic value of a tree is based on the installed cost of the largest commonly available transplantable tree plus the increase in value due to the larger size of the tree being appraised. This value is then depreciated based on the species, condition and location of the appraised trees. Species rating is from the ISARMC guide, location is based on a combination of the site, the placement of the trees on the site and the contribution the trees make to the site benefits accrued. My condition ratings range from Dead (0 – 10%), Poor (11% - 35%), Fair (36% - 65%), Good (66% - 89%) and Excellent (90% - 100%) and consider the structure and health of the roots, trunk, scaffold branches, secondary branches and twigs and the foliage and buds.

RE: Tree Survey and Assessment: 1290 S. Potomac Street

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There are four dead or nearly dead and dying (poor condition) cottonwood trees and two dead Austrian pine. There is also one Russian olive which is a state listed noxious weed and not assessed as there is no mitigation requirement. All the trees show signs of drought stress including reduced vigor, reduced growth and pre-mature needle drop in evergreens.

For your ease of use, I separately attached the tree assessment spreadsheet that indicates the size, species and condition of each tree assessed and the sketch showing the approximate locations of the 16 trees inventoried. And a second sketch illustrating locations of trees# 17 - # 61.

If you need additional information, including tree preservation and protection plans or transplanting and after care specifications feel free to contact me. Thank you for allowing Colorado Tree Consultants to assist with your project.

Sincerely,

*Scott Grimes*

ISA Certified Arborist

ISA Tree Risk Assessment Qualified

ASCA Consulting Arborist

## **Assumptions and Limiting Conditions**

1. Any legal description provided to the consultant/appraiser is assumed correct. Any titles and ownerships to any property are assumed good and marketable.
2. Care was taken to obtain all information from reliable sources. All data was verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described and agreed to in a new fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other person than the person to whom it is addressed, without the prior, written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. Unless otherwise expressed: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual inspection of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

## **Certification of Performance**

I, Scott Grimes, certify that:

- I personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of the report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions were developed and this report prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated in the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify I am a member in good standing of the American Society of Consulting Arborists and I am an International Society of Arboriculture Certified Arborist and Qualified Tree Risk Assessor. I have practiced arboriculture and the care and study of trees for over 35 years.

*Scott Grimes*

October 20, 2022



1290 S. Potomac Aurora Mental  
Center

prepared by:  
RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
(303) 464-9515

REVISIONS	
DRAWING NO: 2102DATA.DWG	
DATE OF SURVEY: 10/1/2021	DATE OF DRAW:
DRAWN BY: BR	PROJECT NO:



Colorado Tree Consultants  
10/17/22

**AUMHC SAFETY NET CAMPUS**  
MASTER SITE PLAN WITH ADJUSTMENTS  
LOCATED IN THE NE 1/4 OF SECTION 24,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**TREE INVENTORY AND ASSESSMENT\***

TREE #	DBH (INCH)	SPECIES	CONDITION	MITIGATION INCHES	REMOVAL OR RETAIN
1	12"	LANCELEAF FLEET MAPLE	70%	13	REMOVE
2	12"	AUSTRIAN PINE	0%	0	REMOVE
3	12"	AUSTRIAN PINE	72%	17	REMOVE
4	10"	AUSTRIAN PINE	70%	12	REMOVE
5	8"	PLAINS COTTONWOOD	0%	0	REMOVE
6	8"	PEACH PINE	0%	0	REMOVE
7	8"	AUSTRIAN PINE	70%	0	REMOVE
8	7"	AUSTRIAN PINE	72%	0	REMOVE
9	6"	AUSTRIAN PINE	72%	7	REMOVE
10	2"	AUSTRIAN PINE	0%	0	REMOVE
11	1"	PLAINS COTTONWOOD	0%	2	REMOVE
12	6"	PLAINS COTTONWOOD	0%	0	REMOVE
13	6"	PLAINS COTTONWOOD	0%	0	REMOVE
14	6"	PLAINS COTTONWOOD	0%	2	REMOVE
15	6"	PEACH PINE	0%	0	REMOVE
16	12"	SAVING LEAF COTTONWOOD	0%	0	REMOVE
TOTALS			0%	0	

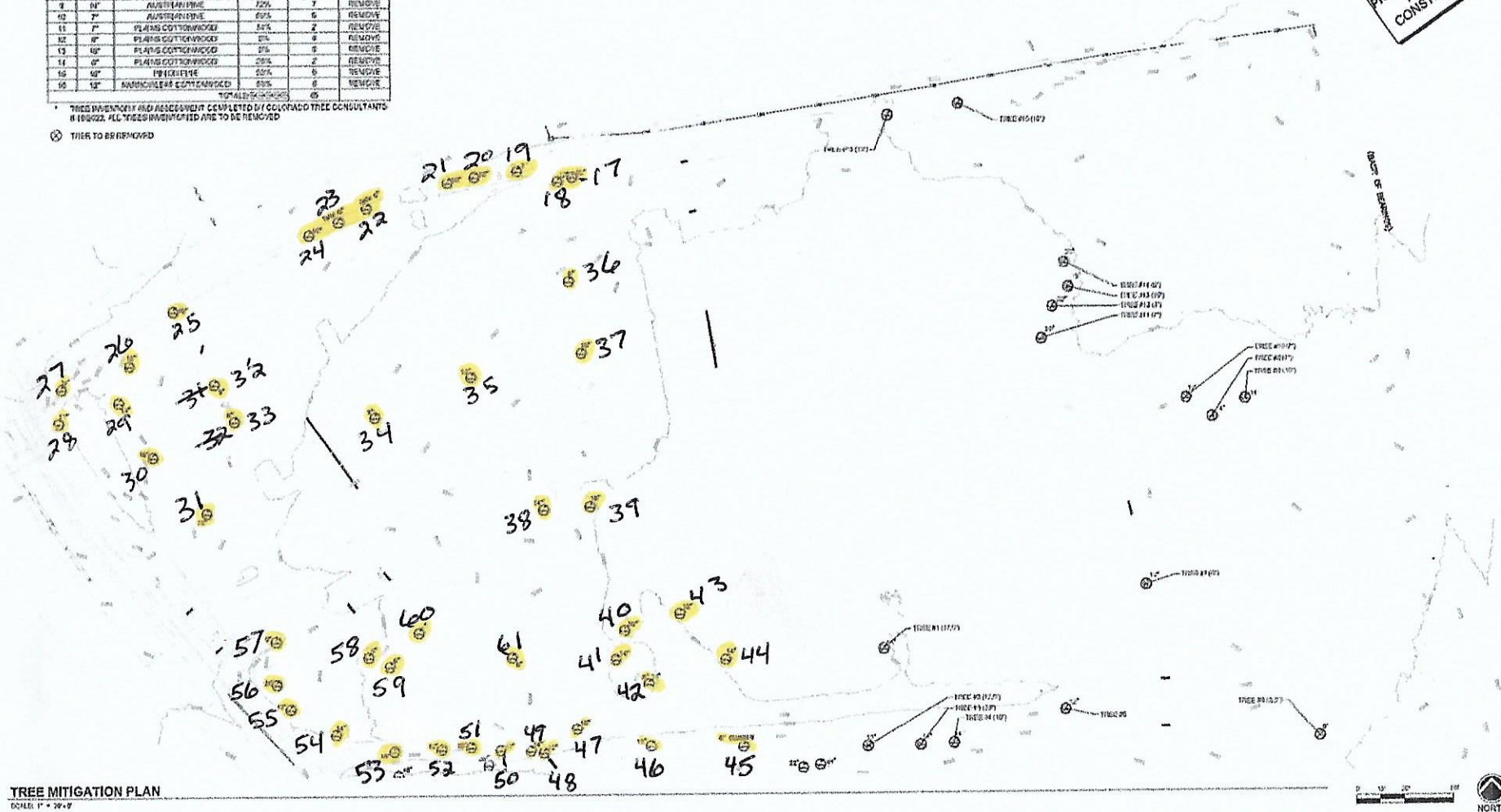
\* TREE INVENTORY AND ASSESSMENT COMPLETED BY COLORADO TREE CONSULTANTS  
IN 10/2022. ALL TREES INVENTORY AND TO BE REMOVED

⊗ TREE TO BE REMOVED

**TREE MITIGATION CALCULATIONS**

EXISTING DBH INCHES TO BE REMOVED	MITIGATION INCHES, PER TREE CONSULTANT APPRAISAL ON 06/18/2022	ADDITIONAL TREES REQUIRED BASED ON 2" CAL. MINIMUM DBH	TREE MITIGATION PROVIDED	CASH IN LCU*
135.5"	135"	43 TREES	700	100

\* TREES FOR MITIGATION TREE REPLACEMENTS AND CASH IN LCU TO BE DETERMINED AT EACH INDIVIDUAL SITE PLAN SUBMITTAL.



**TREE MITIGATION PLAN**  
SCALE: 1" = 20'-0"

PROGRESS PRINTS  
NOT FOR  
CONSTRUCTION

0 10 20 30 40 50 60 70 80 90 100  
NORTH

Aurora Mental Health site 1290 S. Potomac, Aurora, Colorado

Colorado Tree Consultants 8/18/2022 Trees # 1- 16

Inches DBH		Species	Condition	10/17/2022 Trees # 17- 61			
Tree #	Size	Species	Sp %	Cond %	Mitigation inches	Estimated value	Issues and concerns
1	17.5	Laceleaf silver maple	55	75%	13	\$ 7,588	Unique variety (cutleaf). Drought stress, mechanical damage surface roots, dead branches to 3" d. Good vigor and color.
2	12.5	Austran pine	75	0%	0	\$ -	Dead tree
3	23	Austran pine	75	72%	17	\$ 14,303	Drought stressed, off-color needles and heavy needle drop. Straight tree with full crown and minimal branch dieback.
4	16	Austran pine	75	75%	12	\$ 7,285	Drought stressed, off-color needles and heavy needle drop. Full crown and some small branch dieback.
5		Russian olive	-	0%	0		State listed noxious weed
6	6.5	Pinion pine	60	69%	4	\$ 640	Drought stressed, Heavy ptich mass borer. Weak attachments. Trunk wound at base. Good vigor even w/ insects.
7	6	Austran pine	75	75%	5	\$ 1,149	Strong and straight, good color and vigor. Some drought stress with needle drop and heavy cone production.
8	7	Austran pine	75	75%	5	\$ 1,511	Good color andv igor.Small broken branch createsa little holein an otherwise full and healthy crown.
9	10	Austran pine	75	72%	7	\$ 2,816	Multiple tops at approx 20', appear healthy. A little sparse mid-crown, good color and vigor, minimal dieback.
10	7	Austran pine	75	69%	5	\$ 1,390	Small dead branches, tip burn and drought stress. Fair vigor, off-color with moderate needle drop.
11	7	Plains cottonwood	60	34%	2	\$ 511	50% Dead tree. Multiple trunks, most dead. Large >10" diameter branch failure, Cytopsora canker, weak structure.
12	8	Plains cottonwood	60	0%	0	\$ -	Dead Tree
13	10	Plains cottonwood	60	0%	0	\$ -	Dead Tree
14	6	Plains cottonwood	60	28%	2	\$ 323	75% Dead tree. Dying fast and branches are failing and bark is shedding.
15	10	Pinion pine	60	53%	5	\$ 1,016	2-trunk tree with weak attachments. Heavily pruned for clearance. Heavy pitch mass borer, low vigor, off-color.
16	12	Narrowleaf cottonwood	45	63%	8	\$ 1,938	3-trunks with included bark: weak structure. Cytospora canker, bacterial wetwood, yet only 5% dieback and good vigor.
17	16	Austran pine	75	59%	10	\$ 5,767	In gravel bed, drought stressed. Bark sloughing skightly, one of 2 tops is dying back to main stem.
18	12	Austran pine	75	0%	0	\$ -	Dead Tree
19	6	Crabapple	70	59%	4	\$ 1,005	Basal wound (4" x 8") Curb 4' away limits rooting space. Minor crown dieback, small broken branch.
20	12	Crabapple	70	66%	8	\$ 4,152	Limited rooting space, drought stress, multi-stem at 5' weak structure. Small broken branches, 5% crown dieback.
21	12	Crabapple	70	66%	8	\$ 4,152	Trunk divides into 2 at 4': weak union. Many root suckers, small broken branches, limited roots, minor fireblight.
22	9	Washington hawthorn	75	63%	6	\$ 2,325	2-stem trunk, common with species, crowded crwon, many small broken branches and 10% crown dieback.
23	9	Washington hawthorn	75	72%	6	\$ 2,673	3-stem trunk, full and thick crown, minor dieback, heavy fruiting, good vigor and foliage color.
24	12	Washington hawthorn	75	69%	8	\$ 4,457	Trunk divides at 2': solid union. Limited rooting space, broken and peeled scaffold branch, 10% crown dieback.

25	10	Crabapple	70	69%	7	\$ 3,052	Turf Area, dry and drought stressed. Small deadleader in center, misshapen crown. Minor dieback.
26	12	Green ash	35	41%	5	\$ 852	Irrigated turf area. Leaning trunk, equip. damage at base, Lilac/ashborer, 70% dead crown.
27	23	Austran pine	75	69%	16	\$ 13,658	Top of berm by drainage, limited root space.2 trunks at 5', co-dominant with included bark. Good color and vigor.
28	19	Austran pine	75	75%	14	\$ 10,213	On berm by drainage, limited root space. Good straight trunk, good color and vigor, full crown.
29	22	Austran pine	75	69%	15	\$ 12,507	Top of slopeby drainage. Surface roots withminor damage, low branches over lot, heavy needle drop.moderate vigor.
30	17	Austran pine	75	75%	13	\$ 8,205	Top of slope by drainage. Solid trunk,good branch spacing and unions, Nice color, good vigor, average needle drop.
31	13	Littleleaf linden	75	59%	8	\$ 3,815	Limited roots, parking curb,fabric over roots. Multi-stem at 6', weak structure. Crowdedcanopy, many broken.
32	10	Crabapple	70	56%	6	\$ 2,497	Turf island, limited rooting space. Broken scaffold branch, wood borers in dead wood, minor fireblight, 20% dieback.
33	10	Crabapple	70	56%	6	\$ 2,497	Turf island, limited rooting space. Equipment damaged surfaceroots. Multi-stem at 5' weak structure and decay.
34	9	Littleleaf linden	75	56%	5	\$ 1,789	In Juniper island on a mound. Multi-stem at 5', very weak branch unions. Damagedroots and very tiny leaves.
35	13	Littleleaf linden	75	63%	8	\$ 4,016	In Juniper island,limited roots. Multi-stem at 5', weak unions. Heavy, congested crown, weak, lots of stubs, drought.
36	9	Crabapple	70	56%	5	\$ 2,038	Parking island, limited rooting space. 2 dead scaffold branches, 20% crown dieback. Minor fireblight.
37	12	Littleleaf linden	75	63%	8	\$ 3,440	Turf peninsula. Weak structure, no true top Multi-stem at 6', many low dead brnches to 2" diam, stubs, poor pruning.
38	16	Blue spruce	80	47%	8	\$ 5,100	Heavy needle drop and discoloration. Likely Ips beetle, fading fast, 40% crown dieback.
39	18	Blue spruce	80	47%	8	\$ 6,430	Heavy needle drop and discoloration. Likely Ips beetle, fading fast, 50 % crown dieback. One-sided due to needle loss.
40	28	Austran pine	75	69%	19	\$ 20,177	Co-dominant trunks w/included bark and pitch flow. Impinging root, crowded branching minor pine needle scale.
41	15	Austran pine	75	75%	11	\$ 6,420	On mound, suppressed by # 24. Straight trunk, good top. Moderate needle drop, good color, average vigor.
42	19	Austran pine	75	75%	14	\$ 10,213	On mound surface roots. Solid trunk, some pitch pockets. Minor pine needle scale. Good color,average needle drop.
43	13	Laceleaf silver maple	55	69%	9	\$ 3,875	Turf area, dry and drought stressed. 4"broken branch, mishapen top, several small broken branches. 10% crown dieback.
44	17	Laceleaf silver maple	55	72%	12	\$ 6,867	Good trunk, 3 dead branches2 - 4" diameter. Dry turf area, drought stressed. Good leaf color, 10% crown dieback.
45	10	Crabapple	70	63%	6	\$ 2,774	Turf area, many root suckers to 3" diameter. Poor structure, crowded canopy, needs pruning.
46	12	Green ash	35	53%	6	\$ 1,115	Dry turf area.Broken scaffold branches, dead top. Lilac/ ash borer, 40% crown dieback. Declining fast.
47	10	Green ash	35	47%	5	\$ 698	Dry turf area. Major basal wound: 50% of circumference. Lilac/ashborer. Broken scaffold branhc 30% crown dieback.
48	14	Austran pine	75	56%	8	\$ 4,209	Sloping ground, curb limiting root space.Major pitch flow on trunk, Ips likely. Heavy needle drop, fading fast.
49	15	Austran pine	75	56%	8	\$ 4,815	Sloping ground, curb limiting root space. Ips likely. Heavy needle drop, fading fast.
50	17	Crabapple	70	69%	12	\$ 8,629	Steep slope,curb and berm limit root space.Impinging root, multi-stem at 4': weak.
51	12	Crabapple	70	63%	8	\$ 3,955	Steep slope,curb and berm. Large trunk wound, leaning, one-sided and suppressed crown. Multi stem at 4'



52	10	Crabapple	70	66%	7	\$ 2,913	Steep slope, surface roots, lots of root suckers. Weak unions. Crowded crown. Minimal dieback.
53	18	Austran pine	75	69%	12	\$ 8,416	Steep dry slope. One sided crown, pitch flow, lps likely, moderate needle drop.
54	21	Austran pine	75	66%	14	\$ 10,889	2 trunks with included bark, weak. Pitch flow, lps likely, heavy cone production, declining.
55	14	Green ash	35	66%	9	\$ 1,850	Turf peninsula, irrigated. Major trunk wound: 40% circumference. Lilac/ash borer. Broken and dead to 3". 10% dieback.
56	20	Austran pine	75	72%	14	\$ 10,830	Turf area, curb limits roots. Co-dominant top at 15', weak union. Good color and vigor, no pitch. Ave. needle drop.
57	23	Austran pine	75	72%	17	\$ 14,278	Turf area, curb limits roots. Drainage swale, Co-dominant trunks at 8': two tops. Heavy crown, good color and vigor.
58	12	Littleleaf linden	75	66%	8	\$ 3,612	Major surface root w/ mechanical damage. Turf peninsula, limited root space. Multi-stem at 5': weak. Small leaves.
59	9	Washington hawthorn	75	72%	6	\$ 2,673	Multi-trunk 3 stems: weak form. Parking island, turf dry area, crowded crown, good vigor.
60	8	Washington hawthorn	75	72%	6	\$ 2,137	2-trunks, heavy crown, many small dead branches. Crowded crown, small dead to 2" diameter.
61	9	Washington hawthorn	75	69%	6	\$ 2,557	3-trunks, weak form. Weak and twisted trunks, many small dead branches to 2" diameter. Good vigor.

785.5

**Total**                      **Total**  
**482**                      **\$ 279,017**

**Mitigation inches    Estimated value**