



MEMORANDUM

DATE: June 27, 2024 (Revised from 4/15/2024 report)

TO: Tim Lawler (Greenlight Development)

FROM: Christine Johnson, ASCA Registered Consulting Arborist® #823

RE: Salem Apartments Tree Protection and Removal Plan for Phase 1/Parcel 1

Summary

Salem Apartments is a proposed apartment complex at the intersection of Center Street NE and 23rd Street NE in Salem, Oregon. The tree inventory resulted in 86 trees at or near the development site, 59 of which are non-exempt trees 10-inches in diameter or greater, and 8 of which are significant trees. Forty-one (41) trees are within the project limits for Phase 1/Parcel 1 and 18 trees are within the project limits for Phase 2/Parcel 2. There are 41 non-exempt trees within the project limits for Phase 1/Parcel 1, six (6) of which will be preserved and protected. Retained trees will be protected with tree protection fencing, alternative construction techniques, and project arborist oversight during construction.

Compliance with the provided tree protection plan and tree protection specifications should result in successful retention of six (6) non-exempt trees over 10-inches in diameter. Tree removal exceeds 75 percent by four (4) trees, thereby requiring eight (8) mitigation trees. Since over 30 percent of the critical root zones of the trees 2429 and 4098 will be disturbed during construction, a tree variance may be required.

This report was revised based on comments received on the Land Use Application -Completeness Review dated April 8, 2024 (Reference No. 23-123424-PLN). It was revised to correct the scale on the tree protection plan and reduce the percentage of encroachment near tree 3602, an 80-inch DBH giant Sequoia (Sequoiadendron giganteum)

Background

The site is located at 2561 Center Street NE (tax ID 527113 (4000)). The property is 9.85 acres and zoned Mixed Use I (MU-I). Trees over 10 inches in diameter (DBH) exist on the property, requiring compliance with Section 808 (Preservation of Trees and Vegetation) of the Salem Development Code. Heritage trees do not exist on the property. The property is in Marion County. There are no applicable insect pest quarantines or control area orders related to this project.¹

¹“Quarantines and Control Areas,” Oregon Department of Agriculture, accessed January 19, 2023, <https://www.oregon.gov/oda/programs/IPPM/Pages/Quarantines.aspx>.

This tree protection plan is for Phase 1/Parcel 1 of the project, focusing on the east side of the property. The tree protection plan will be amended with Phase 2.

Assignment

The scope of work requested of our firm was:

1. Conduct one site visit to tag and inventory up to 90 trees at the Salem Apartments project site. Inventory to include the tree number, species, DBH, health and structural conditions of the trees, and pertinent comments.
2. Prepare a tree protection plan in accordance with Salem Code Chapter 808 – Preservation of Trees and Vegetation.

Tree Inventory

The tree inventory was completed on January 10, 2024. The following information was collected for each tree: tree number, common name, scientific name, DBH (diameter at breast height), single-stem DBH, approximate crown radius, health condition, structural condition, significant tree status, pertinent comments, whether the tree is exempt from Section 808 of the Salem Development Code and treatment (Attachment 1). The tree numbers in the inventory in Attachment 1 correspond to the tree numbers on the tree conservation plan in Attachment 2.

Protection Measures During Construction (808.046)

The tree protection plan is in Attachment 2. There are 16 non-exempt trees greater than 10-inches in diameter proposed for preservation over Phase 1 and Phase 2 of the project. There are an additional two (2) trees less than 10-inches in diameter being preserved. All eight (8) significant trees are proposed for preservation.

During Phase 1, six (6) of the 41 trees will be preserved and protected. This is a preservation rate of 15 percent and a removal rate of 85 percent. Per SRC 807.015(d)(2), when more than 75 percent of the existing trees, as defined under Chapter 808 (trees with a dbh of 10 inches or greater), on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. A removal rate of 75 percent would be the removal of 10 trees; hence, there is an excess of four (4) trees for removal. Eight (8) mitigation trees are required for those excess trees proposed for removal.

The critical root zones² for preserved trees in the Phase 1 area of the project are shown on the tree protection plan. This section of the report provides an overview of the trees proposed for preservation in Phase 1.

Building 1 Pin Oaks (Trees 2419 and 2420, Phase 1/Parcel 1)

Two (2), 21-inch DBH pin oaks (*Quercus palustris*) are proposed for preservation. These trees are in good health and have minor structural flaws such as wounds on the lower trunks and dead branches. Pin oaks have a moderate to good tolerance to construction impacts.³ The project arborist

² Section 808.005. “Critical root zone means the circular area beneath a tree established to protect the tree's trunk, roots, branches, and soil to ensure the health and stability of the tree. The critical root zone measures one-foot in radius for every one-inch of dbh of the tree or, as an alternative for non-significant trees, may be specifically determined by an arborist.”

³ Clark, JR, Matheny, N. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign (IL): International Society of Arboriculture; 1998.

should be onsite to guide excavation for foundations, paving, and grading within the critical root zones of trees 2419 and 2420. The following alternative construction methods may be required:

- Paving - Use of a modified pavement profile as shown in Figure 1.

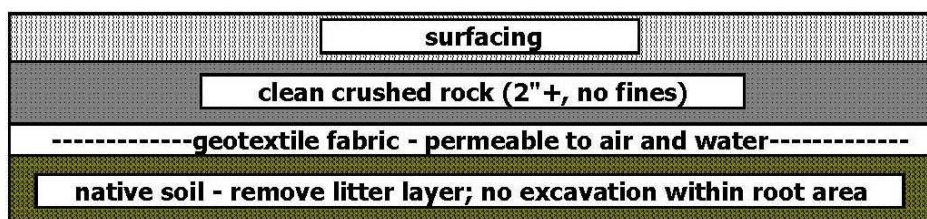


Figure 1 Sample profile for area within fenced tree protection zone. Depth of rock is dependent on grading.

- Methods to minimize the depth of the modified pavement profile, such as the use of reinforced pavement, should be implemented. Also, methods to improve air and water exchange through the pavement such as the use of permeable paving materials or 4-inch diameter aeration holes at 10 feet on center should be used. Curbs constructed adjacent to the trees may need to be roll curbs or extruded curbs to minimize excavation where there are structural roots.
- Foundation Construction - To minimize root zone impacts, the foundation to the west of the trees may need to be bridged over any critical structural roots uncovered during excavation. Note that the elevation of the building shall be carefully planned so that root impacts are minimized and bridging of roots is possible.
- Compaction prevention - Prior to construction, a 12-inch layer of wood chips shall be placed over geotextile fabric to minimize compaction from heavy equipment within the critical root zones of the trees. The fabric and wood chips shall be removed when improvements within the critical root zones under project arborist supervision are complete, and compaction is no longer an issue. Approved alternatives to fabric and wood chips such as the use of steel plates may be used.

Less than 30 percent of the critical root zone of trees 2419 and 2420 will be disturbed during construction.^{4,5} Hence, a tree variance is not required.

Center Street NE Street trees (Trees 6102, 6103, 6104, and 6105 Phase 1/Parcel 1)

Four (4) street trees north of Center Street NE are proposed for retention. The sidewalk to the south of the trees is being retained and proposed grading stops approximately 10 feet north of the trees. These trees are young and healthy and should be able to withstand the small amount of encroachment into their root zones on the north side. Since less than 30 percent of the critical root zone of these trees will be disturbed during construction, a tree variance is not required.

⁴ Percentage of encroachment into the critical root zone for tree 2419 is 24 percent. Area of encroachment = 335 SF; Critical root zone area (1 foot radius of protection per inch of diameter) = 1,385 SF.

⁵ Percentage of encroachment into the critical root zone for tree 2420 is 29 percent. Area of encroachment = 402 SF; Critical root zone area (1 foot radius of protection per inch of diameter) = 1,385 SF.

Blue Atlas Cedar (Tree 4098, Phase 1/Parcel 1)

Tree 4098 is a mature, 23-inch multi-stem blue atlas cedar (*Cedrus atlantica* ‘Glauca’). It is in good health. Atlas cedar have a medium tolerance to construction impacts.⁶ The design team met to review the proposed pavement and grading around this tree. Proposed grading to the east is very similar to existing grade and excavation for the sidewalk should be minimal. The sidewalk may need to be suspended over the roots on the west side or constructed using a modified pavement profile as shown in Figure 1. Curbs constructed adjacent to the tree may need to be roll curbs or extruded curbs to minimize excavation where there are structural roots. The project arborist should be onsite to guide excavation for paving and grading within the critical root zone of tree 4098. Compaction prevention will also be required within the critical root zone of tree 4098 as described for 2419 and 2420.

More than 30 percent of the critical root zone of tree 4098 will be disturbed during construction, a tree variance is required.⁷

Hornbeam (Tree 2429, Phase 1/Parcel 1)

Tree 2429 is a mature, 23-inch hornbeam (*Carpinus sp.*). It is in good health. Hornbeam have a moderate tolerance to construction impacts and are considered a hardy urban species.³ The design team met to review the proposed pavement and grading around this tree. The sidewalk may need to be suspended over the roots on the north side or constructed using a modified pavement profile as shown in Figure 1. The project arborist should be onsite to guide excavation for paving and grading within the critical root zone of tree 2429. Compaction prevention will also be required within the critical root zone of tree 2429 as described for 2419 and 2420.

Since over 30 percent of the critical root zone of tree 2429 will be disturbed during construction a tree variance will be required.⁸

Giant Sequoia (Tree 3602, impacted by Phase 1/Parcel 1 Construction)

Tree 3602 is mature, healthy, 80-inch DBH giant Sequoia. A drive aisle is proposed east of tree 3602 at the edge of existing pavement. Ten (10) parking stalls and a sidewalk were eliminated to the east of the giant Sequoia, and pathways connecting proposed building to the west of the giant Sequoia were shifted outside the 80-foot critical root zone. These modifications from the initial site plan have reduced the area of encroachment to 30 percent (Attachment 3).⁹ A variance is no longer required for tree 3602.

The following tree protection measures are recommended:

1. Tree protection fencing:

a. *For trees on private property:*

- i. *Height:* Provide a minimum 6-foot-high metal fence (chain-link or chain-link panels).

⁶ Matheny, N, Smiley, E.T., Gilpin, R., Hauer, R., Best Management Practices: Managing Trees During Site Development and Construction (3rd Ed.), Atlanta (GA): International Society of Arboriculture, 2023.

⁷ Percentage of encroachment into the critical root zone for tree 4098 is 54 percent. Area of encroachment = 904 SF; Critical root zone area (1 foot radius of protection per inch of diameter) = 1,662 SF.

⁸ Percentage of encroachment into the critical root zone for tree 2429 is 73 percent. Area of encroachment = 1,218 SF; Critical root zone area (1 foot radius of protection per inch of diameter) = 1,662 SF.

⁹ Percentage of encroachment into the critical root zone for tree 3602 is 30 percent. Area of encroachment = 6,032 SF; Critical root zone area (1 foot radius of protection per inch of diameter) = 20,106 SF.

- ii. *Posts & Spacing:* Place concrete footers, steel footers, or metal t-posts no more than 10-feet apart.
- iii. *Existing Grade:* Install fencing flush with the initial undisturbed grade of the protection zone.
- iv. *Locations:* Install fencing as shown in Attachment 2.

2. Tree protection signage:

- a. Weatherproof tree protection signage shall be placed on tree protection fencing.
- b. Signage should be placed at intervals of every third fence panel/section.
- c. See Attachment 4 for an example tree protection sign.

3. Prevent protection zone impacts: The following activities are prohibited within a protection zone:

- a. Dumping of harmful chemicals and materials, such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, construction debris, or run-off;
- b. Storage of materials such as building supplies, soil, rocks, or waste items;
- c. Placement of portable toilets, drop-boxes, or similar temporary items;
- d. Parking of vehicles or equipment; and,
- e. Excavation, trenching, grading, root pruning, or similar activities unless directed by an arborist present on site.

4. Tree protection fencing maintenance and removal:

- a. *Maintenance:* Maintain protection fencing in good effective condition at the approved and inspected location. Fencing that is damaged during site work shall be repaired and placed in the approved location prior to resuming work in the area. Failure to maintain tree protection fencing in the approved locations may result in a code violation.
- b. *Removal:* Fencing may be removed when all building demolition activity that could cause damage or harm to trees and other vegetation has been completed and is no longer occurring on site (i.e., no use of heavy equipment; no delivery trucks and contractor vehicles driving or parking off driveway; no utility trenching; etc.).

5. Branch Pruning. Trees proposed for preservation should be pruned prior to construction commencing. Dead, dying, and hanging branches should be pruned to reduce the likelihood of branch failure and increase site safety. Branches that may conflict with equipment may also be considered for removal. Branches that may be in conflict with required building, pedestrian, and road clearance should also be removed prior to construction. The following limitations apply to these pruning specifications:

- a. Climbing spurs shall not be used.
- b. All pruning cuts shall be made in a manner that is consistent with the ANSI A300 Part 1 pruning cuts section 7.
- c. Cuts should be 2 to 4-inches in diameter, not to exceed 4-inches.
- d. No more than one-fourth of the live crown of the tree shall be pruned in an annual growing season. If more than one-fourth of the live crown of the tree needs to be pruned to accomplish the pruning objectives, the additional pruning shall be delayed until the following annual growing season.
- e. Work practices shall be consistent with the current ANSI A300 Part 1 pruning practices section 8 and the ANSI Z133 standard.

- 6. Root Pruning.** Excavation should be done slowly and methodically, several inches at a time to avoid root damage. Roots in conflict with proposed structures will either be cut or preserved, which may require site modifications. If roots are in direct conflict with proposed improvements, the arborist will guide the cutting of roots. A reciprocating saw with a clean, wood cutting blade should be used. The cut surface should then be covered with native soil. Cut roots will be documented for the property owner. Post-construction treatment, such as providing supplemental watering and fertilizer may be recommended.
- 7. Compaction Prevention.** Prior to construction, a 12-inch layer of wood chips shall be placed over geotextile fabric to minimize compaction from heavy equipment within the critical root zones of trees 2419, 2420, 2429, and 4098. The fabric and wood chips shall be removed when improvements within the critical root zones under project arborist supervision are complete, and compaction is no longer an issue. Approved alternatives to fabric and wood chips such as the use of steel plates may be used.
- 8. Paving within Critical Root Zones-** Suspend pavement over the root zone or use a modified pavement profile as shown in Figure 1. Methods to minimize the depth of the modified pavement profile such as the use of concrete, reinforced pavement should be implemented. Also, methods to improve air and water exchange through the pavement such as the use of permeable paving materials or 4-inch diameter aeration holes at 10 feet on center should be used. Curbs constructed adjacent to the trees may need to be roll curbs or extruded curbs to minimize excavation where there are structural roots.
- 9. Foundation Construction Adjacent to Trees 2419 and 2420 -** To minimize root zone impacts, the foundation to the west of trees 2419 and 2420 may need to be bridged over any critical structural roots uncovered during excavation. Note that the elevation of the building shall be carefully planned so that root impacts are minimized and bridging of roots is possible.
- 10. Erosion control.** Straw wattles should be used as erosion control at the edge of the root protection zone if required by the City of Salem. Do not trench or use sediment fencing inside tree protection fencing.
- 11. Supplemental water during construction –** Preserved trees should be provided supplemental water twice a week between the months of May and September. Trees should be watered deeply, moisture reaching 12 inches below existing. A water truck will likely be required to provide adequate supplemental water to retained trees.
- 12. Project arborist oversight:**
 - a. The project arborist will oversee the following work:
 - i. Paving, foundation construction, excavation, and grading within the critical root zones of trees 2419, 2420, 2429, and 4098.
 - b. The project arborist will document findings for the owner.
- 13. Report sharing.** Share this report in its entirety with the project team and construction staff.
- 14. Additional tree protection measures.** Additional tree protection measures consistent with the City of Salem tree code and industry standards are in Attachment 5.

Conclusion

Phase 1 of the Salem Apartments project is compatible with tree protection measures outlined in Salem Code Chapter 808 – Preservation of Trees and Vegetation. There are 41 non-exempt trees within project limits for Phase 1. Six (6) of the 41 trees, or 15 percent, are proposed for preservation

and an addition 8 mitigation trees are required. Tree protection fencing, alternative construction methods, and project arborist oversight during paving, foundation construction, excavation, and grading will protect preserved trees. Since over 30 percent of the critical root zone of the trees 2429 and 4098 will be disturbed during construction, a tree variance may be required.

Please contact me if you have any questions about the information outlined in this report.

Sincerely,



Christine Johnson

ASCA Registered Consulting Arborist® #823
ISA Certified Arborist®, PN-8730A
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified
christine@toddprager.com | 971.978.9381

Enclosures: Attachment 1 – Tree Inventory (Revised 4/15/2024)
Attachment 2 – Tree Protection Plan (Revised 4/15/2024)
Attachment 3 – Tree Protection and Encroachment Calculations for Giant Sequoia
Attachment 4 – Tree Protection Signage
Attachment 5 – Tree Protection Specifications
Attachment 6 – Assumptions and Limiting Conditions



Attachment 1 - Tree Inventory
Salem Apartments - 2561 Center Street NE
January 10, 2024

No.	Common Name	Species Name	DBH ¹ (in)	Single DBH (in)	C-Rad ² (ft)	Health ³	Structure ³	Sig ⁴	On property before	On property after	Phase	Comments	Exempt	Treatment
1193	hornbeam	<i>Carpinus</i> spp.	23	23	20	good	fair	no	yes	yes	1	Numerous upright leaders, inclusion, some branch decay, diameter measured at 1.5'	non-exempt	remove
1194	Norway maple	<i>Acer platanoides</i>	9	9	15	poor	poor	no	yes	yes	n/a	Invasive species, large and expansive surface roots with damage, one-sided crown to E, dead branches	exempt (<10-inch DBH)	n/a
1195	Norway maple	<i>Acer platanoides</i>	11	11	13	good	good	no	yes	yes	1	Invasive species, surface roots with damage	non-exempt	remove
1196	Norway maple	<i>Acer platanoides</i>	12	12	18	fair	good	no	yes	yes	1	Invasive species, large and expansive surface roots with damage	non-exempt	remove
1197	Norway maple	<i>Acer platanoides</i>	13	13	16	fair	fair	no	yes	yes	1	Invasive species, small dead branches, large and expansive surface roots with damage	non-exempt	remove
1198	Norway maple	<i>Acer platanoides</i>	13	13	15	fair	fair	no	yes	yes	1	Invasive species, small dead branches, large and expansive surface roots with damage, trunk cavity at 6'	non-exempt	remove
1199	saucer magnolia	<i>Magnolia × soulangeana</i>	6	6	5	poor	poor	no	yes	yes	n/a	lost top, small diameter dead, watersprouts	exempt (<10-inch DBH)	n/a
1340	Norway maple	<i>Acer platanoides</i>	10	10	10	fair	fair	no	yes	yes	1	Invasive species, moderate structure, surface roots with damage, small dead branches, diameter measured at 3.5'	non-exempt	remove
1341	Norway maple	<i>Acer platanoides</i>	11	11	9	fair	fair	no	yes	yes	1	Invasive species, basal decay with hollow, surface roots with damage, small dead and broken branches, poor past pruning, diameter measured at 4'	non-exempt	remove
1837	Norway maple	<i>Acer platanoides</i>	12	12	10	fair	fair	no	yes	yes	1	Invasive species, surface root damage, codominant stems, small dead branches, branch decay	non-exempt	remove
1839	Norway maple	<i>Acer platanoides</i>	16	16	15	fair	fair	no	yes	yes	1	Invasive species, large and expansive surface roots with damage, trunk wound	non-exempt	remove
1840	Norway maple	<i>Acer platanoides</i>	11	11	15	fair	fair	no	yes	yes	1	Invasive species, moderate structure, small dead branches, large and expansive surface roots with damage	non-exempt	remove
1841	Norway maple	<i>Acer platanoides</i>	11	11	10	fair	fair	no	yes	yes	1	Invasive species, small dead branches, large and expansive surface roots with damage, thin	non-exempt	remove
2419	pin oak	<i>Quercus palustris</i>	21	21	16	good	fair	no	yes	yes	1	Moderate structure, codominant stems and multiple upright leaders, trunk wounds, some history of small branch failures, diameter measured at 3.5'	non-exempt	retain
2420	pin oak	<i>Quercus palustris</i>	21	21	28	good	fair	no	yes	yes	1	Moderate structure, some history of small branch failures, lower basal and trunk wounds all sides	non-exempt	retain
2421	deodar cedar	<i>Cedrus deodara</i>	26	26	26	good	good	no	yes	yes	1	Trunk wound S face, codominant crown class with 2422	non-exempt	remove
2422	deodar cedar	<i>Cedrus deodara</i>	29	29	22	fair	fair	no	yes	yes	1	Self-correcting lean, trunk wound SE face, codominant crown class with 2421	non-exempt	remove
2423	ponderosa pine	<i>Pinus ponderosa</i>	26	26	22	fair	fair	no	yes	yes	1	Western gall rust infection, significant sequoia pitch moth infestation, trunk wounds	non-exempt	remove
2427	Norway maple	<i>Acer platanoides</i>	13	13	16	fair	fair	no	yes	yes	1	Invasive species, large and expansive surface roots with damage, small dead branches	non-exempt	remove
2428	Norway maple	<i>Acer platanoides</i>	14	14	12	fair	fair	no	yes	yes	1	Invasive species, large and expansive surface roots with damage, small dead branches	non-exempt	remove
2429	hornbeam	<i>Carpinus</i> spp.	23	23	18	good	fair	no	yes	yes	1	Numerous upright leaders, surface and circling roots, diameter measured at 2'	non-exempt	retain



Attachment 1 - Tree Inventory
Salem Apartments - 2561 Center Street NE
January 10, 2024

No.	Common Name	Species Name	DBH ¹ (in)	Single DBH (in)	C-Rad ² (ft)	Health ³	Structure ³	Sig ⁴	On property before	On property after	Phase	Comments	Exempt	Treatment
3173	Norway maple	<i>Acer platanoides</i>	12	12	13	fair	fair	no	yes	yes	1	Invasive species, small dead branches, surface roots with damage, girdling roots	non-exempt	remove
3253	camelia	<i>Camelia spp.</i>	6,4,4,4,4	10	10	poor	poor	no	yes	yes	1	tree may no longer exist, there is a multi-stem camelia here.	non-exempt	remove
3254	Japanese maple	<i>Acer palmatum</i>	8,7,7	13	4	very poor	very poor	no	yes	yes	1	Poor structure, history of branch failure, trunk decay	non-exempt	remove
3502	sweetgum	<i>Liquidambar styraciflua</i>	17	17	15	good	good	no	yes	no	1	ivy	n/a	n/a
3543	sweetgum	<i>Liquidambar styraciflua</i>	18	18	16	good	fair	no	yes	yes	1	Expansive surface roots with damage, trunk wound, broken branches	non-exempt	remove
3602	giant sequoia	<i>Sequoiadendron giganteum</i>	80	80	28	good	good	yes	yes	yes	2	diameter estimated, surface roots with mower damage, some ivy covering base	non-exempt	retain
3618	Norway maple	<i>Acer platanoides</i>	14	14	14	fair	fair	no	yes	yes	1	Invasive species, surface roots with damage, dead and broken branches, crown decay	non-exempt	remove
4097	ponderosa pine	<i>Pinus ponderosa</i>	29	29	22	fair	fair	no	yes	yes	1	diameter estimated, multiple leaders, heavily infested with sequoia pitch moth	non-exempt	remove
4098	blue Atlas cedar	<i>Cedrus atlantica</i> 'Glauca'	23	23	22	good	fair	no	yes	yes	1	diameter estimated, multiple leaders	non-exempt	retain
4147	Japanese maple	<i>Acer palmatum</i>	8	8	10	good	fair	no	yes	yes	2	Some branch decay at old branch failures	exempt (<10-inch DBH)	n/a
4156	European white birch	<i>Betula pendula</i>	17	17	18	poor	poor	no	yes	yes	1	Invasive species, dying from top down, codominant leaders, dead and broken branches, sapsuckers, suspect bronze birch borer	non-exempt	remove
4320	western redcedar	<i>Thuja plicata</i>	2x19	27	18	poor	fair	no	yes	yes	2	Codominant stems, thin crown, chlorotic	non-exempt	remove
4644	plum	<i>Prunus spp.</i>	18	18	14	poor	poor	no	no	no	n/a	multiple leaders, topped for utility lines and utility pole clearance, crown decay, numerous sprouts	n/a	n/a
4645	Japanese maple	<i>Acer palmatum</i>	8	8	12	good	fair	no	no	no	n/a	diameter measured at 3', crossing branches	n/a	n/a
4646	Japanese maple	<i>Acer palmatum</i>	8	8	12	good	fair	no	no	no	n/a	diameter measured at 3.5, poor scaffold branch structure	n/a	n/a
4647	Japanese maple	<i>Acer palmatum</i>	7	7	12	good	good	no	no	no	n/a	diameter measured at 4'	n/a	n/a
4648	Japanese maple	<i>Acer palmatum</i>	5	5	12	good	good	no	no	no	n/a	diameter measured at 3'	n/a	n/a
5103	Austrian pine	<i>Pinus nigra</i>	25	25	25	good	fair	no	no	no	n/a	Basal swelling in W face, some sequoia pitch moth, not on property	n/a	n/a
5190	flowering pear	<i>Pyrus calleryana</i>	9	9	8	good	good	no	no	no	n/a	Surface roots, not on property	n/a	n/a
5235	flowering pear	<i>Pyrus calleryana</i>	10	10	10	good	fair	no	no	no	n/a	Some history of branch failure or poor past pruning, not on property	n/a	n/a
5267	hornbeam	<i>Carpinus spp.</i>	36	36	20	poor	poor	yes	no	no	n/a	Multiple stems, diameter approximated severely topped and pruned for utility line clearance, crown and trunk decay; not on property	n/a	n/a



Attachment 1 - Tree Inventory
Salem Apartments - 2561 Center Street NE
January 10, 2024

No.	Common Name	Species Name	DBH ¹ (in)	Single DBH (in)	C-Rad ² (ft)	Health ³	Structure ³	Sig ⁴	On property before	On property after	Phase	Comments	Exempt	Treatment
5360	Japanese maple	<i>Acer palmatum</i>	5	5	5	fair	fair	no	no	no	n/a	Multiple stems, diameter measured at 1.5', poorly pruned, trunk damage W face, not on property	n/a	n/a
5409	Japanese maple	<i>Acer palmatum</i>	7,6	9	12	fair	fair	no	no	no	n/a	Diameter 8" below codominant stem juncture, pruned away from building, crown is reaching utility lines, not on property	n/a	n/a
5410	Japanese maple	<i>Acer palmatum</i>	7,7	10	12	good	poor	no	no	no	n/a	Diameter 8" below codominant stem juncture, trunk damage W face, pruned away from building, crown is reaching utility lines, not on property	n/a	n/a
5416	flowering pear	<i>Pyrus calleryana</i>	8	8	12	good	good	no	no	no	n/a	self-correcting lean, not on property	n/a	n/a
5451	plum	<i>Prunus</i> spp.	18	18	16	poor	poor	no	yes	yes	1	Very poor structure, dead and broken branches, numerous sprouts, cracked branches	non-exempt	remove
5506	katsura	<i>Cercidiphyllum</i> spp.	10	10	10	fair	fair	no	no	no	n/a	Multiple upright leaders, surface roots with damage, trunk damage 0-3' on SW face, inclusion, diameter measured at 3.5'	n/a	n/a
5508	katsura	<i>Cercidiphyllum</i> spp.	11	11	10	fair	fair	no	no	no	n/a	Multiple leaders, surface roots with damage, trunk damage SW face, cord compartmentalized in W leader; diameter measured at 3.5'	n/a	n/a
6101	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	tree does not exist (stump remains)	n/a	n/a
6102	red oak	<i>Quercus rubra</i>	9	9	12	good	good	no	yes	yes	n/a	girdling root north side	exempt (<10-inch DBH)	n/a
6103	red oak	<i>Quercus rubra</i>	9	9	15	good	good	no	yes	yes	n/a	minor surface root damage, possible poor drainage	exempt (<10-inch DBH)	n/a
6104	Norway maple	<i>Acer platanoides</i>	20	20	18	fair	fair	no	yes	yes	1	Invasive species, dead and broken branches, surface roots with damage	non-exempt	retain
6105	red oak	<i>Quercus rubra</i>	10	10	14	good	good	no	yes	yes	1		non-exempt	retain
6106	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	tree does not exist (stump remains)	n/a	n/a
6107	red maple	<i>Acer rubrum</i>	18	18	20	fair	fair	no	yes	yes	1	Moderate structure, some included bark, surface roots with damage, girdling roots	non-exempt	remove
6108	red maple	<i>Acer rubrum</i>	14	14	18	fair	fair	no	yes	yes	1	Multiple leaders, some included bark, hollow with some decay W trunk face, surface roots with damage	non-exempt	remove
6111	red maple	<i>Acer rubrum</i>	20	20	26	fair	fair	no	yes	yes	1	Multiple leaders, some included bark, surface and circling roots with damage	non-exempt	remove
6112	red maple	<i>Acer rubrum</i>	18	18	26	fair	fair	no	yes	yes	1	Codominant leaders with included bark and open seam, surface roots with damage, trunk wound	non-exempt	remove
6122	Austrian pine	<i>Pinus nigra</i>	25	25	20	fair	fair	no	yes	yes	1	Unidentified decrepit mushrooms ~2' from trunk NE face, codominant leaders, self corrected lean	non-exempt	remove
6183	Japanese maple	<i>Acer palmatum</i>	2x4	6	10	fair	fair	no	yes	yes	n/a	Codominant stems with included bark, surface roots with damage	exempt (<10-inch DBH)	n/a
6184	Japanese maple	<i>Acer palmatum</i>	3x5	9	14	very poor	very poor	no	yes	yes	n/a	Multiple stems, previous stem failure left large wound on remaining E stem, crown asymmetry	exempt (<10-inch DBH)	n/a
6185	Japanese maple	<i>Acer palmatum</i>	5,5	7	13	fair	fair	no	yes	yes	n/a	one-sided crown to south, girdling root	exempt (<10-inch DBH)	n/a



Attachment 1 - Tree Inventory
Salem Apartments - 2561 Center Street NE
January 10, 2024

No.	Common Name	Species Name	DBH ¹ (in)	Single DBH (in)	C-Rad ² (ft)	Health ³	Structure ³	Sig ⁴	On property before	On property after	Phase	Comments	Exempt	Treatment
6186	Austrian pine	<i>Pinus nigra</i>	18	18	18	poor	poor	no	yes	yes	1	codominant stems with included bark, history of branch failure, sequoia pitch moth, lost top	non-exempt	remove
6187	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	tree no longer exists (stump remains)	n/a	n/a
6188	London planetree	<i>Platanus × acerifolia</i>	23	23	32	good	fair	no	yes	yes	1	Expansive surface roots with damage, trunk wounds N face	non-exempt	remove
6189	Norway maple	<i>Acer platanoides</i>	17	17	21	fair	fair	no	yes	yes	1	Invasive species, hollow with some decay W face lower trunk, thin	non-exempt	remove
6190	Norway maple	<i>Acer platanoides</i>	22	22	24	fair	poor	no	yes	yes	1	Invasive species, surface roots with damage, basal damage E face. Bacterial slim flux	non-exempt	remove
6191	Norway maple	<i>Acer platanoides</i>	22	22	22	good	good	no	yes	yes	1	Invasive species, few surface roots with damage	non-exempt	remove
6550	sweetgum	<i>Liquidambar styraciflua</i>	19	19	22	poor	poor	no	yes	yes	1	previous large leader failure, ivy, broken top, broken branched	non-exempt	remove
7005	sweetgum	<i>Liquidambar styraciflua</i>	8,12	14	12	fair	fair	no	yes	no	1	Codominant stems, extensive ivy	n/a	n/a
7006	sweet cherry	<i>Prunus avium</i>	16,20	26	25	fair	poor	no	yes	no	1	Invasive species, poor structure, codominant stems, history of branch failure, crown decay, ivy	n/a	n/a
7007	European white birch	<i>Betula pendula</i>	2x18	25	28	fair	poor	no	yes	yes	3	Invasive species, poor structure, dead and broken branches, ivy	non-exempt	remove
7008	European white birch	<i>Betula pendula</i>	28	28	26	fair	fair	no	yes	yes	3	Invasive species, moderate structure, small dead and broken branches	non-exempt	remove
7009	European white birch	<i>Betula pendula</i>	20	20	15	poor	poor	no	yes	yes	3	Invasive species, mostly dead, numerous branch failures, ivy covering lower trunk	non-exempt	remove
7010	European white birch	<i>Betula pendula</i>	22	22	24	poor	poor	no	yes	yes	3	Invasive species, dense row, poor structure, dead and broken branches, extensive ivy	non-exempt	remove
7011	European white birch	<i>Betula pendula</i>	19	19	32	fair	fair	no	yes	yes	2	Invasive species, dense row, moderate structure	non-exempt	remove
7012	European white birch	<i>Betula pendula</i>	18	18	24	fair	fair	no	yes	yes	2	Invasive species, dense row, moderate structure	non-exempt	remove
7013	European white birch	<i>Betula pendula</i>	16	16	20	poor	poor	no	yes	yes	2	Invasive species, dense row, poor structure, multiple leaders, dead and broken branches, ivy, not accessible during 2024 update	non-exempt	remove
7077	western redcedar	<i>Thuja plicata</i>	3x16	28	20	fair	fair	no	yes	yes	2	Dense row, multiple stems, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7078	western redcedar	<i>Thuja plicata</i>	2x20	28	20	fair	fair	no	yes	yes	2	Dense row, multiple stems, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7079	western redcedar	<i>Thuja plicata</i>	30	30	20	fair	fair	yes	yes	yes	2	Dense row, codominant stems, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7080	western redcedar	<i>Thuja plicata</i>	10,26	28	20	fair	fair	no	yes	yes	2	Dense row, multiple stems, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7081	western redcedar	<i>Thuja plicata</i>	34	34	20	fair	fair	yes	yes	yes	2	Dense row, multiple stems, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain



Attachment 1 - Tree Inventory
Salem Apartments - 2561 Center Street NE
January 10, 2024

No.	Common Name	Species Name	DBH ¹ (in)	Single DBH (in)	C-Rad ² (ft)	Health ³	Structure ³	Sig ⁴	On property before	On property after	Phase	Comments	Exempt	Treatment
7082	western redcedar	<i>Thuja plicata</i>	30	30	20	fair	fair	yes	yes	yes	2	Dense row, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7083	western redcedar	<i>Thuja plicata</i>	20,26	33	20	fair	fair	yes	yes	yes	2	Dense row, multiple stems, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7084	western redcedar	<i>Thuja plicata</i>	2x26	37	20	fair	fair	yes	yes	yes	2	Dense row, multiple stems, some ivy, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7085	western redcedar	<i>Thuja plicata</i>	2x22	31	15	fair	fair	yes	yes	yes	2	Dense row, codominant stems, 7077-7085 are most suitable for retention as intact group, not accessible during 2024 update	non-exempt	retain
7086	western redcedar	<i>Thuja plicata</i>	19	19	20	fair	fair	no	no	no	n/a	One-sided crown to SE, lower trunk damage S face, not accessible during 2024 update	n/a	n/a

¹DBH is tree diameter measured at 4.5-feet above the ground level in inches, except as otherwise noted; multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated as quantity x size.

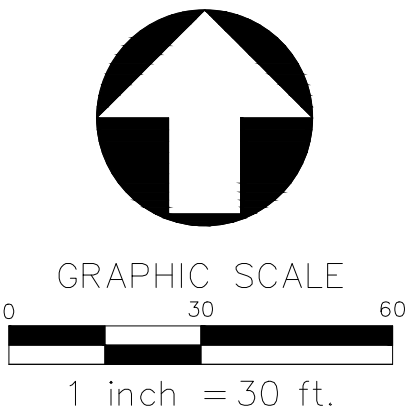
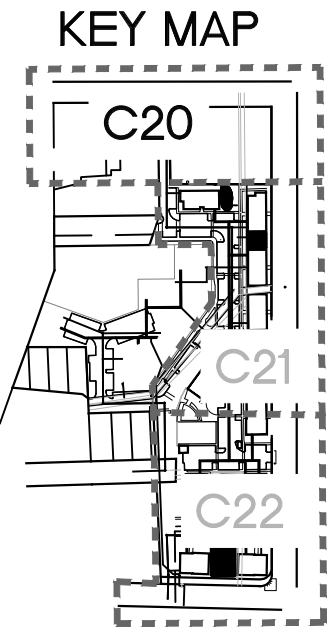
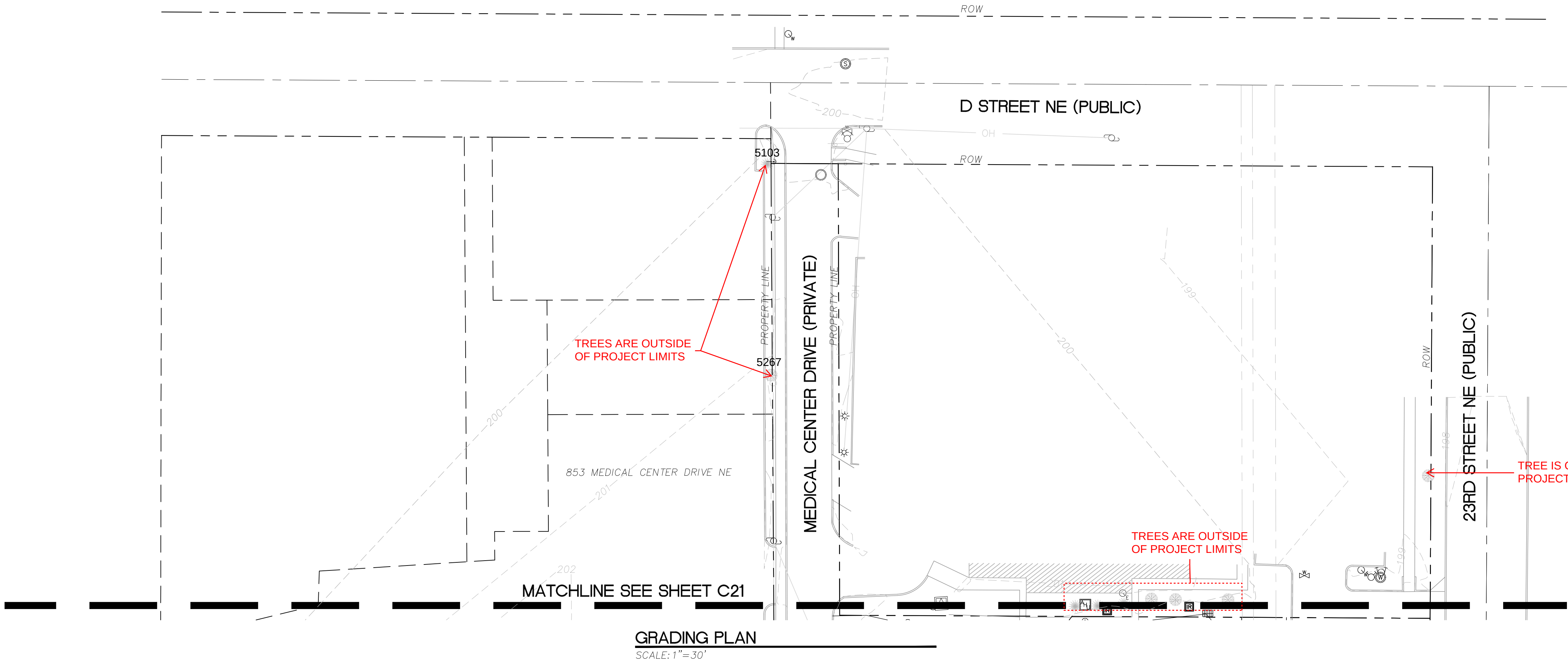
²C-Rad is crown radius measured in feet.

³Health and Structure are rated as good, fair, poor, very poor, to dead.

⁴Sig notes whether or not trees are "significant" per SRC Section 808.005.

Revised
06/27/2024

SHEET LEGEND		
	201	EXISTING CONTOUR
	201	PROPOSED CONTOUR
BS XXX.XX	GRADE AT BOTTOM OF STAIRS	
G XXX.XX	GRADE AT GUTTER	
TC XXX.XX	GRADE AT TOP OF CURB	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
TS XXX.XX	GRADE AT TOP OF STAIRS	
TF XXX.XX	GRADE AT TOP OF FOOTING	
FF XX.XX	FINISH FLOOR ELEVATION	
FG XXX.XX	FINISHED GRADE	
TW XXX.XX	GRADE AT TOP OF WALL	
EG XXX.XX	EXISTING GRADE	
(E)	EXISTING	
X.X%	SLOPE ARROW	
GB	GRADE BREAK	



NOT FOR
CONSTRUCTION



SALEM APARTMENTS

CLIENT :
HOME FIRST
DEVELOPMENT/
GREEN LIGHT
DEVELOPMENT

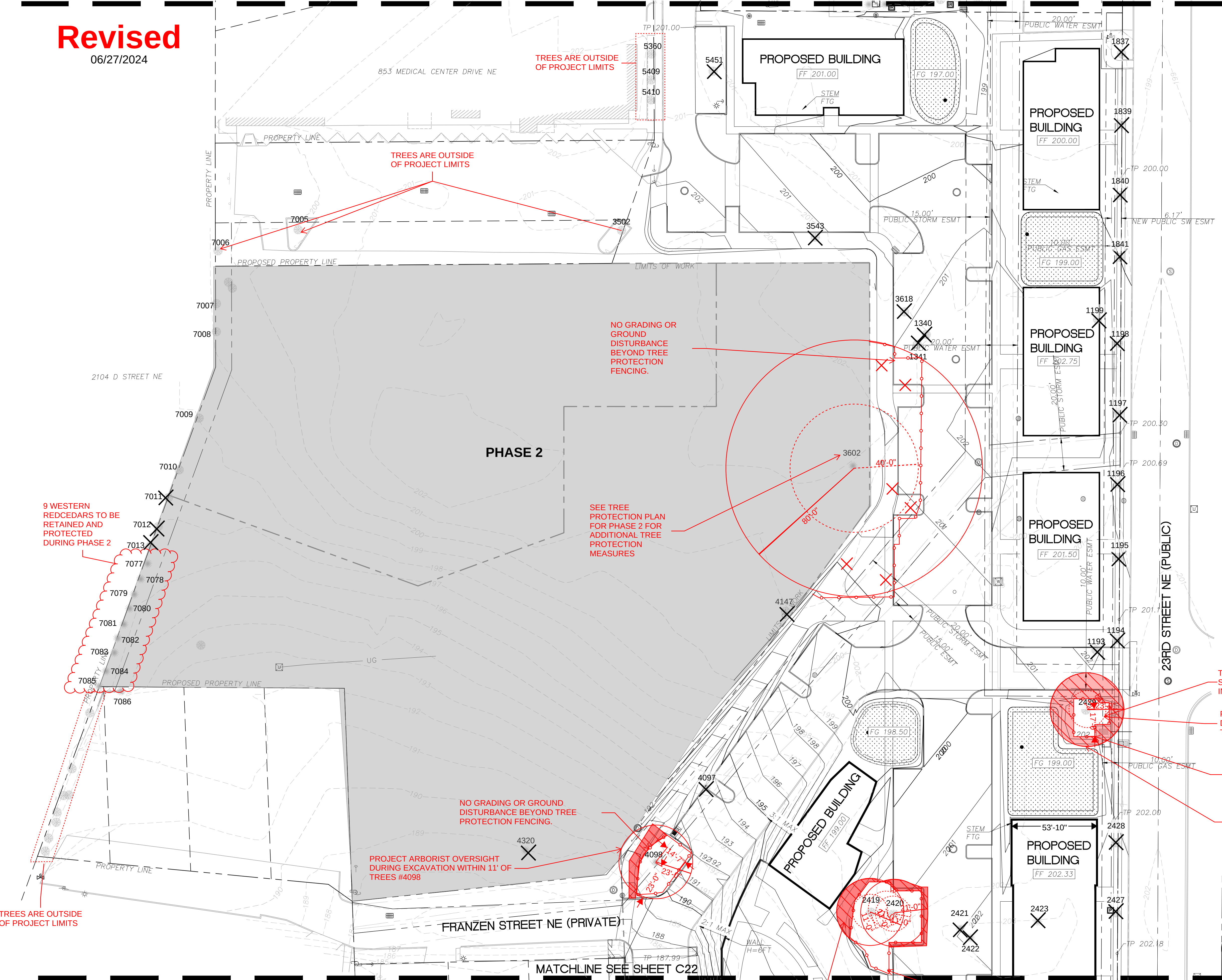
ISSUE DATES:

JOB # : 2248
STATUS : LUR
PRINTED :
10/26/2023 12:19:05 PM

GRADING PLAN
ATTACHMENT 2 -
TREE PROTECTION PLAN
PHASE 1
C20
ORIGINAL SHEET SIZE : 22"x34"

Revised

06/27/2024

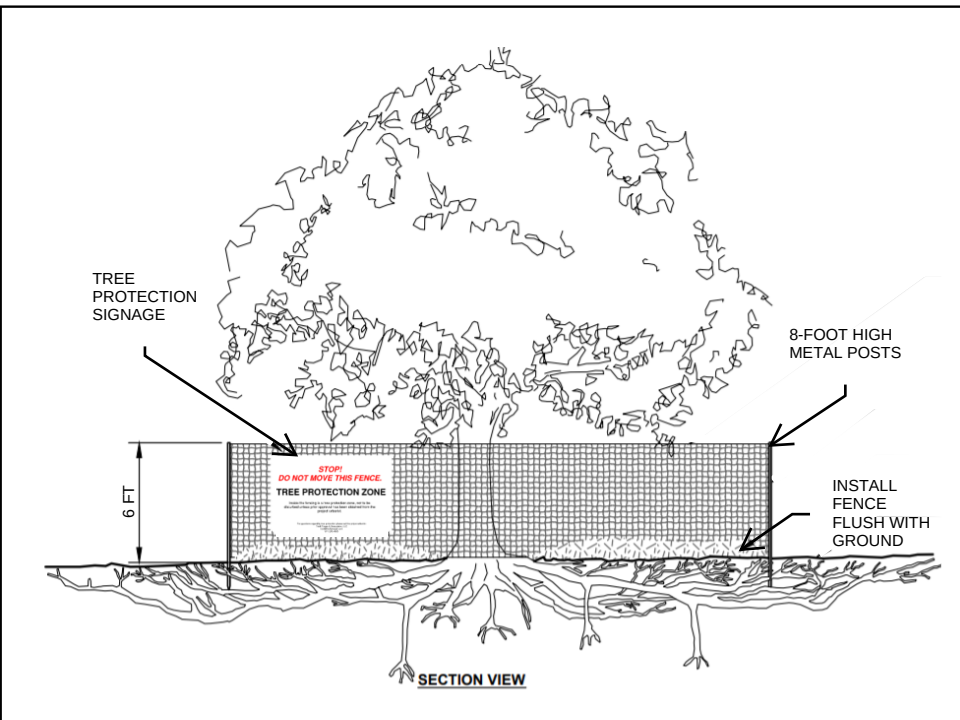


SHEET LEGEND

---	201	---	EXISTING CONTOUR
---	201	---	PROPOSED CONTOUR
BS XXX.XX			GRADE AT BOTTOM OF STAIRS
G XXX.XX			GRADE AT GUTTER
TC XXX.XX			GRADE AT TOP OF CURB
TP XXX.XX			GRADE AT TOP OF PAVEMENT
TS XXX.XX			GRADE AT TOP OF STAIRS
TF XXX.XX			GRADE AT TOP OF FOOTING
FF XX.XX			FINISH FLOOR ELEVATION
FG XXX.XX			FINISHED GRADE
TW XXX.XX			GRADE AT TOP OF WALL
EG XXX.XX			EXISTING GRADE
(E)			EXISTING
X.X%			SLOPE ARROW
GB			GRADE BREAK

TREE PROTECTION FENCING DETAIL

FULLY ENCLOSE TREES WITH 6 FT TALL METAL FENCING SECURED TO THE GROUND WITH CONCRETE BLOCKS, METAL FOOTERS, OR 8-FOOT TALL T-POSTS.



- NOTES:
1. THE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING, OR CONSTRUCTION STARTS; AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
 2. FENCING SHALL BE 6 FT TALL METAL FENCING. FENCING SHALL BE SECURED WITH METAL POSTS SHALL BE ESTABLISHED AT THE EDGE OF THE ROOT PROTECTION ZONE AND PERMISSIBLE ENCROACHMENT AREA ON THE DEVELOPMENT SITE AS INDICATED ON THE TREE PROTECTION PLAN.
 3. SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE AT A MINIMUM OF EVERY 30 FT OR EVERY THIRD FENCE PANEL.
 4. THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA: GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS), STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES.

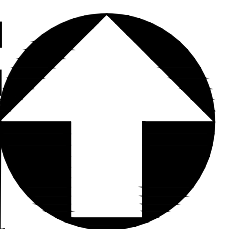
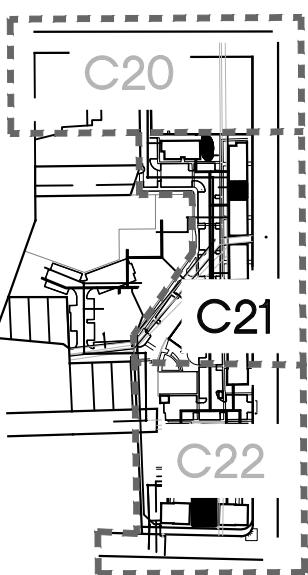
TYPICAL MINIMUM CONSTRUCTION
SETBACK RADIUS OF 0.5 FEET PER
INCH OF DBH

PROJECT ARBORIST OVERSIGHT
DURING EXCAVATION WITHIN 23' OF
TREES #2429.

NO GRADING OR GROUND
DISTURBANCE BEYOND TREE
PROTECTION FENCING.

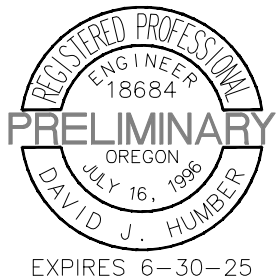
TYPICAL CONSTRUCTION SETBACK
RADIUS OF 1.0 FEET PER INCH OF DBH

KEY MAP



GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

NOT FOR
CONSTRUCTION



SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST
DEVELOPMENT/
GREEN LIGHT
DEVELOPMENT

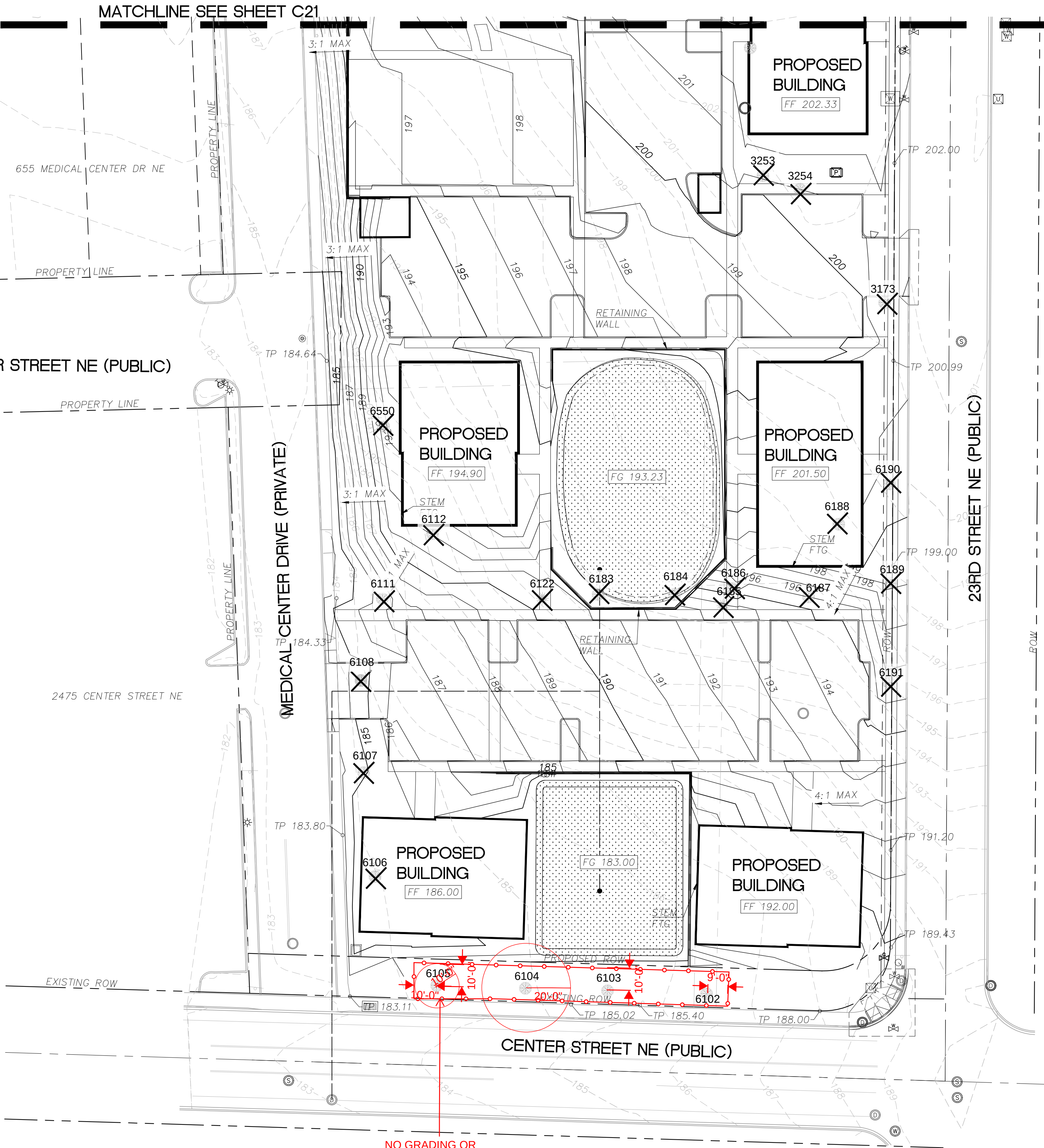
ISSUE DATES:

JOB #: 2248
STATUS: LUR
PRINTED:
10/26/2023 12:19:05 PM

GRADING PLAN
ATTACHMENT 2 -
TREE PROTECTION PLAN
PHASE 1

C22
ORIGINAL SHEET SIZE: 22"x34"

Revised
06/27/2024



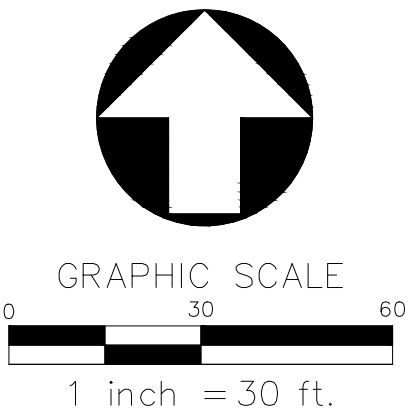
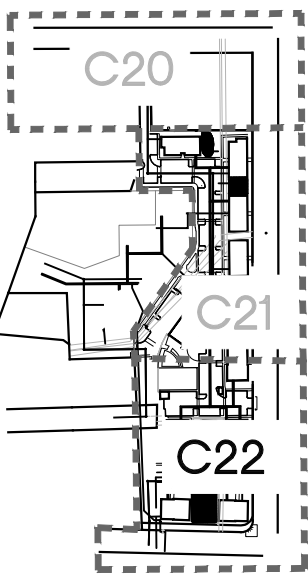
NO GRADING OR
GROUND
DISTURBANCE
BEYOND TREE
PROTECTION
FENCING.

GRADING PLAN
SCALE: 1"= 30'

SHEET LEGEND

	201	EXISTING CONTOUR	
	201	PROPOSED CONTOUR	
BS XXX.XX	GRADE AT BOTTOM OF STAIRS		
G XXX.XX	GRADE AT GUTTER		
TC XXX.XX	GRADE AT TOP OF CURB		
TP XXX.XX	GRADE AT TOP OF PAVEMENT		
TS XXX.XX	GRADE AT TOP OF STAIRS		
TF XXX.XX	GRADE AT TOP OF FOOTING		
FF XX.XX	FINISH FLOOR ELEVATION		
FG XXX.XX	FINISHED GRADE		
TW XXX.XX	GRADE AT TOP OF WALL		
EG XXX.XX	EXISTING GRADE		
(E)	EXISTING		
	X.X%	SLOPE ARROW	
	GB	GRADE BREAK	

KEY MAP

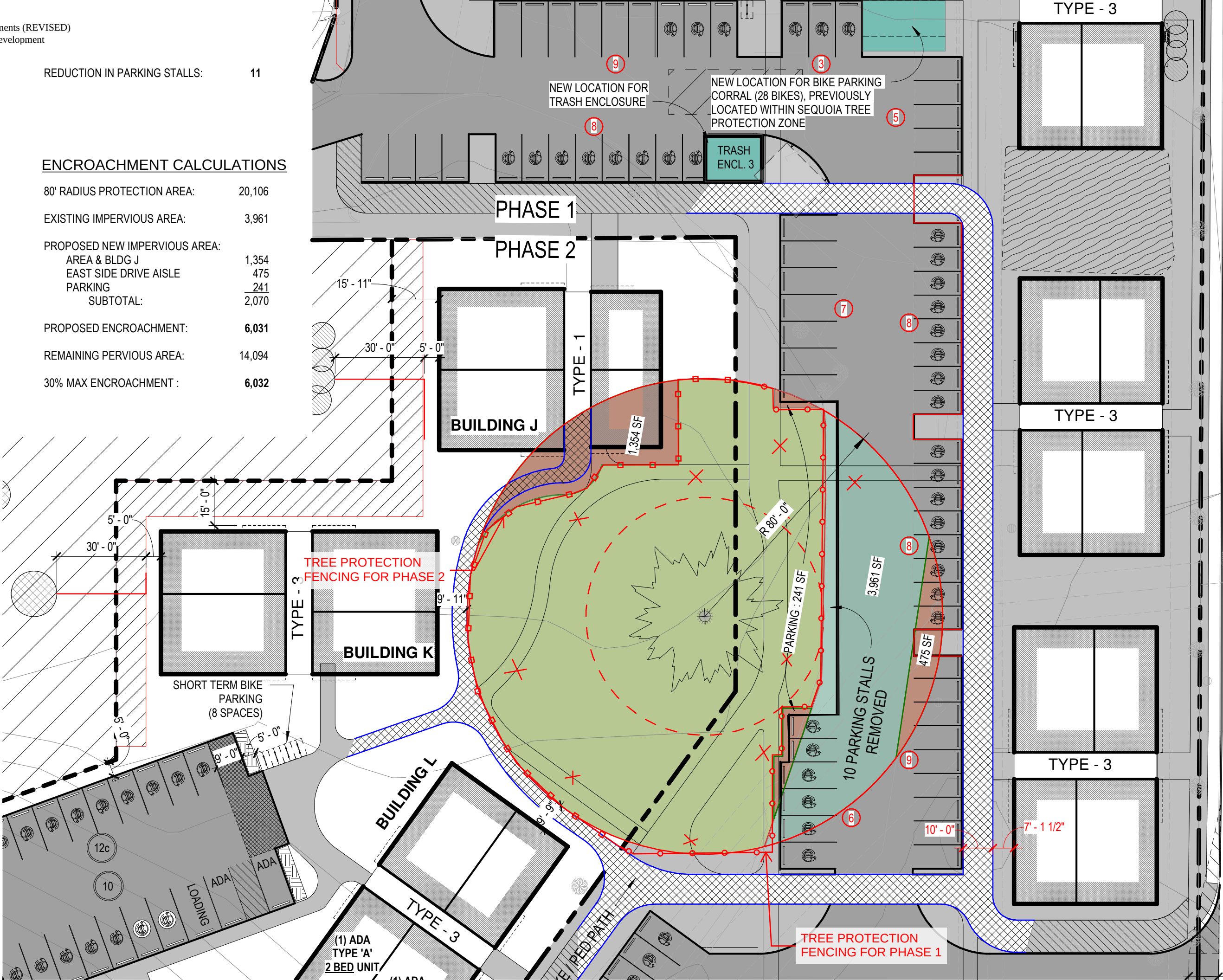


NOT FOR
CONSTRUCTION

REDUCTION IN PARKING STALLS: 11

ENCROACHMENT CALCULATIONS

80' RADIUS PROTECTION AREA:	20,106
EXISTING IMPERVIOUS AREA:	3,961
PROPOSED NEW IMPERVIOUS AREA:	
AREA & BLDG J	1,354
EAST SIDE DRIVE AISLE	475
PARKING	241
SUBTOTAL:	2,070
PROPOSED ENCROACHMENT:	6,031
REMAINING PERVIOUS AREA:	14,094
30% MAX ENCROACHMENT :	6,032



ATTACHMENT 3 - TREE
PROTECTION AND
ENCROACHMENT
CALCULATIONS FOR
GIANT SEQUOIA

STOP!
DO NOT MOVE THIS FENCE.
TREE PROTECTION ZONE

Inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the project arborist.

For questions regarding tree protection please call the project arborist:
Todd Prager & Associates, LLC
todd@toddprager.com
971.295.4835

Attachment 5 - Tree Protection Recommendations

The following recommendations will help to ensure that the trees to be retained are adequately protected:

Before Construction Begins

1. **Notify all contractors of the tree protection procedures.** For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain goals of tree protection.
 - b. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined in the current edition of the ***Guide for Plant Appraisal*** plus any resulting fines by government agencies.
 - c. The penalty should be paid to the owner of the property.
2. **Fencing.**
 - a. Establish fencing around each tree or group of trees to be retained.
 - b. The fencing should be put in place before the ground is cleared to protect the trees and the soil around the trees from disturbances.
 - c. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - d. Fencing should consist of 6-foot-high chain-link fencing secured to concrete footers, steel footers, or metal t-posts to prevent it from being moved by contractors, sagging or falling down.
 - e. Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
3. **Signage.**
 - a. All tree protection fencing should be provided signage so that all contractors understand the purpose of the fencing.
 - b. Signage should be placed on every other fence panel.
 - c. Signage should be weathered and secured to fencing.
 - d. Signage has been included in Attachment 4.

During Construction

1. Protection Guidelines Within the Tree Protection Zones.

- a. No traffic should be allowed within the tree protection zones. This includes but is not limited to vehicle, heavy equipment, or even repeated foot traffic.
 - b. No storage of materials including but not limiting to soil, construction material, or waste from the site should be permitted within the tree protection zones. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - c. Construction trailers should not to be parked/placed within the tree protection zones.
 - d. No vehicles should be allowed to park within the tree protection zones.
 - e. No activity should be allowed that will cause soil compaction within the tree protection zones.
2. The trees should be protected from any cutting, skinning or breaking of branches, trunks, or woody roots.
 3. The project arborist should be notified prior to the cutting of woody roots from trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out.
 4. No grade changes should be allowed within the tree protection zones.
 5. Trees that have woody roots cut should be provided supplemental water during the summer months.
 6. Any necessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
 7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

After Construction

1. **Carefully landscape the areas within the tree protection zones.** Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. **Carefully plant new plants within the tree protection zones.** Avoid cutting the woody roots of trees that are retained.
3. **Irrigation.** Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting, or the irrigation is approved by the project arborist.
4. **Drainage.** Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained.
5. **Inspect landscape for pests and disease.** Provide for the ongoing inspection and treatment of insect and disease populations that can damage the retained trees and plants.
6. **Fertilization.** The retained trees may need to be fertilized if recommended by the project arborist.
7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

Attachment 6 - Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and construction information provided by Greenlight Development and their consultants was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
 - a. Conduct one site visit to tag and inventory up to 90 trees at the Salem Apartments project site. Inventory to include the tree number, species, DBH, health and structural conditions of the trees, and pertinent comments.
 - b. Prepare a tree protection plan in accordance with Salem Code Chapter 808 – Preservation of Trees and Vegetation.

Cascadia Planning + Development Services

P.O. Box 1920

Silverton, OR 97381

(503) 804-1089

steve@cascadiapd.com

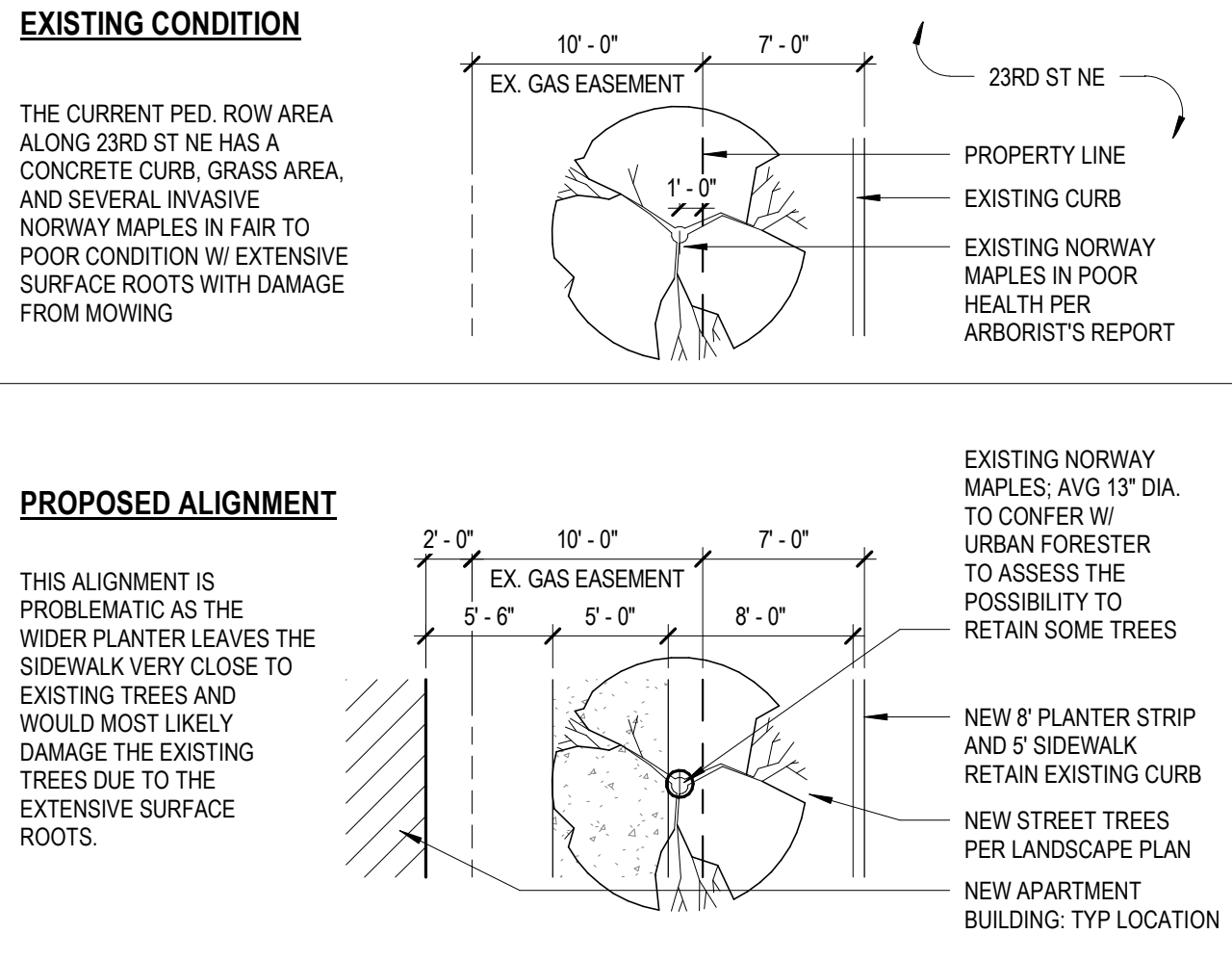
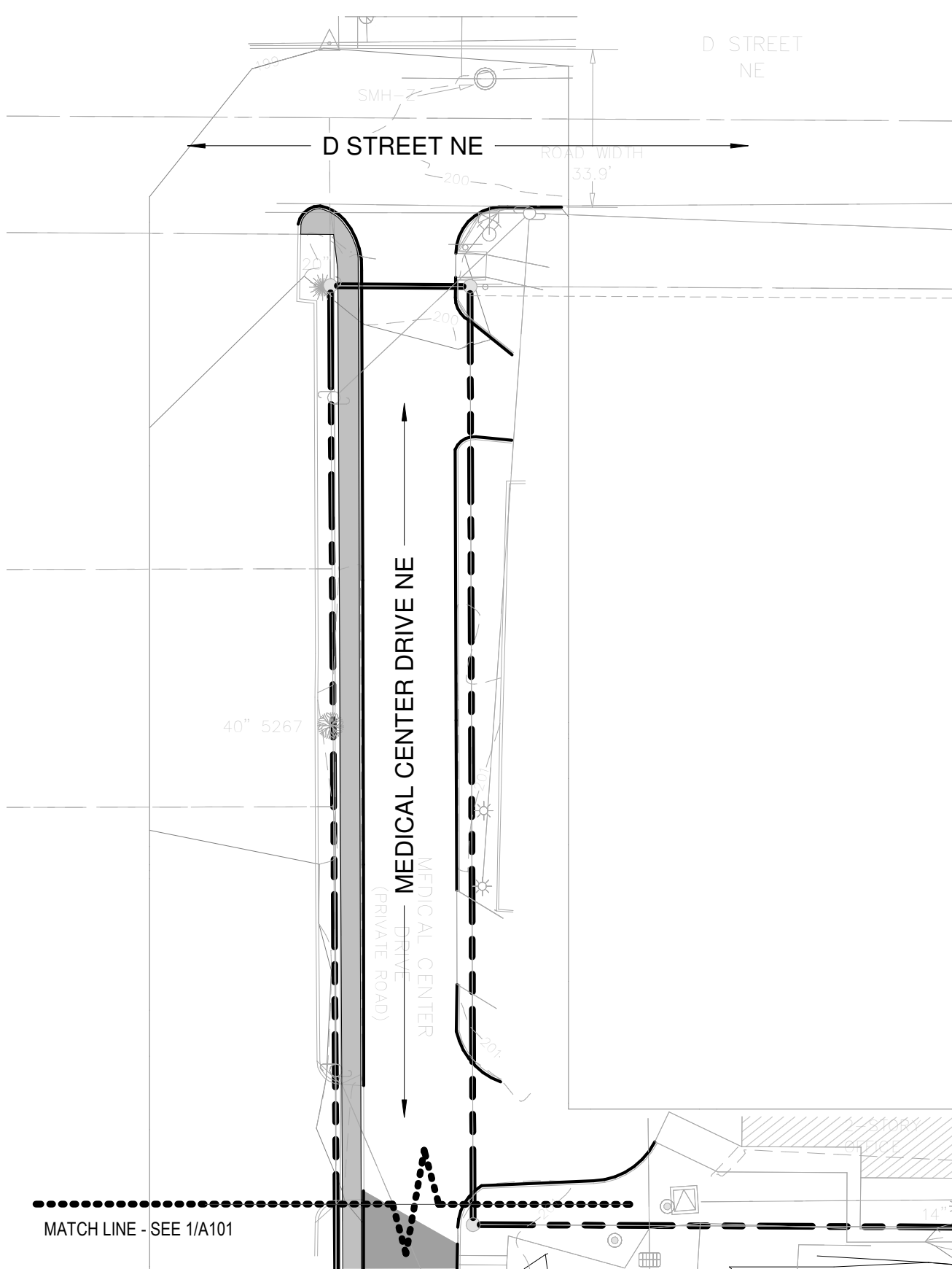
**MEMO****DATE:** June 27, 2024**TO:** Aaron Panko
Community Development Planning Division
City of Salem**FROM:** Steve Kay
Cascadia Planning + Development Services**RE:** Amended Materials for Land Use Application
2561 Center Street NE
23-123424-PLN

The following narrative summarizes the applicant's request to amend the previously submitted materials for Case File 23-123424-PLN. After discussing parking and the proposed Tree Variance for the Giant Sequoia (Tree 3602) with members of Northeast Neighbors (NEN) and reviewing the public comments that were received, the applicant has made the decision to address the neighbors' concerns by amending the site plan. The applicant is withdrawing the variance request for the Giant Sequoia. A Tree Variance request remains for proposed impacts to the Blue Atlas Cedar (Tree 4098) and the Hornbeam (Tree 2429).

The attached site plan illustrates that pedestrian pathways in the vicinity of the Giant Sequoia have been rerouted to avoid impacts to the critical root zone. The applicant has also revised the site plan to eliminate 11 vehicle parking spaces and a bike shelter within the critical root zone. With these changes, the impacts to the critical root zone of the Giant Sequoia meets the maximum 30% disturbance standard. The attached arborist report confirms that a Tree Variance is no longer needed for the Giant Sequoia based on the current site plan. The report states that the project arborist will still be on-site to guide excavation for grading and paving within the critical root zone of the Blue Atlas Cedar and the Hornbeam.

With the reduction in parking spaces, a total of 197 spaces are provided, which equates to 1.64 spaces per dwelling unit. The site plan indicates that the 28 space bike shelter has been relocated to the northeast corner of the parking lot so that a total of 120 bicycle spaces are still provided with the project. The revised plan illustrates that the northern segment of the shared pedestrian and bicycle path has moved to the east side of Medical Center Drive to reduce impacts to the Giant Sequoia. Finally, the updated plan has moved the trash enclosure to the north end of the parking area to permit the realignment of the shared pedestrian and bicycle path.

As required, the revised materials have been submitted to the City's PAC Portal. Please let me know if you have any questions or need additional information for your review.



PROPOSED SITE PLAN - NORTH

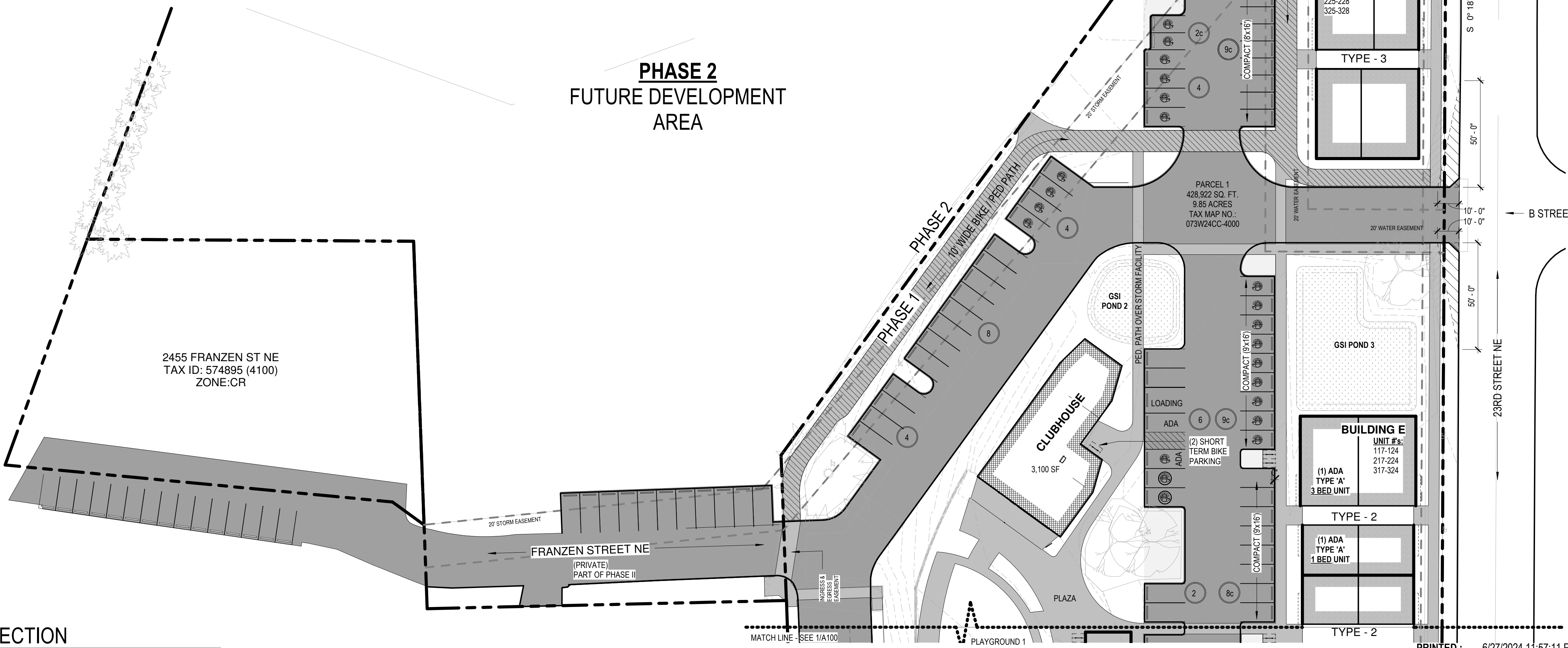
PROPOSED 23RD ST NE R.O.W. CONFIGURATION

- PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED (VIA FLO-CORE+ DUAL PORT EV CHARGER)
- PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY
- NUMBER OF PARKING SPACES IN A ROW (A "c" SUFFIX DENOTES "COMPACT" SPACES)

LU SITE PLAN LEGEND

SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN - MIDDLE SECTION



**PHASE 2
FUTURE DEVELOPMENT
AREA**

NOTE: ALL PARKING SPACES ARE 9'x19' 'STANDARD' SIZE UNLESS OTHERWISE NOTED

SALEM APARTMENTS

CLIENT :
HOME FIRST
DEVELOPMENT/
GREEN LIGHT
DEVELOPMENT

SITE PLAN

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MU-1 CODE REQUIREMENTS	PROPOSED
BUILDINGS (1) MAXIMUM 10-FT SETBACK APPLIES IF THE SETBACK IS USED FOR PED AMENITIES. B) FOR DOUBLE FRONTAGE LOTS, THE SETBACK ABUTTING A STREET SHALL ONLY APPLY TO THE STREET W/ THE HIGHEST STREET CLASSIFICATION OR WHERE BOTH HAVE THE SAME CLASSIFICATION, THE STREET DESIGNATED BY THE APPLICANT. NO MIN OR MAX IS REQ ABUTTING THE OTHER STREET	ADJUSTEMENT REQUESTED
HEIGHT MAX 65' MIN 20' MAY PROVIDE A FALSE FRONT, PROMINENT ENTRY, CUPOLA, OR REVERSE SHED TO MEET THIS REQUIREMENT.	MET BLDG 1 (COMMON) >20' BLDGS 2-18 (RES) <65' ACCESS. STRUC. = EXEMPT
BUILDING FRONTAGE MIN 75% FOR CORNER LOTS, THIS STANDARD MUST BE MET ON THE FRONTAGE OF THE STREET W/ THE HIGHEST CLASSIFICATION. THE INTERSECTING STREET HAS A 40% MIN STANDARD	CENTER = 60% (149/248') : ADJUSTMENT REQUESTED 23RD = 56% (1030/580') : MET
533-6 PED ORIENTED DESIGN GROUND FLOOR HEIGHT ON PRIMARY STREETS 14 FT MIN. (FLOOR TO CEILING) SEPARATION OF GROUND FLOOR USES FOR RES USE VERTICAL OR HORIZ SEPARATION IS REQ FROM PUBLIC ROW VERTICAL DISTANCE MIN 1.5' MAX 3' HORIZONTAL DIST MIN 5' MAX 10' SHALL TAKE THE FORM OF LANDSCAPED AREA OR PLAZA	ADJUSTEMENT REQUESTED ADJUSTEMENT REQUESTED
BUILDING FACADE ARTICULATION (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP. A) BASE: GROUND FLOOR FACADES: 1. CHANGE IN MATERIALS 2. CHANGE IN COLOR 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING 1. RECESSES OF A MIN DEPTH OF 2' 2. EXTENSIONS OF A MIN DEPTH OF 2' 3. VERTICALLY-ORIENTED WINDOWS 4. PILASTERS C) TOP 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH 4. A ROOF OVERHANG A MIN OF 8" DEEP	MET 1,2, & 3 PROVIDED MET 2 & 3 PROVIDED MET 4 PROVIDED
GROUND FLOOR WINDOWS (APPLIES TO PRIMARY STREETS) MIN 65% ONLY TRANSPARENT WINDOWS COUNT	ADJUSTEMENT REQUESTED
BUILDING ENTRANCES (APPLIES TO PRIMARY STREETS) 2) FOR RESIDENTIAL USES ON GROUND FLOOR, A PRIMARY BLDG ENTRANCE FOR EACH BLDG FACADE FACING A PRIMARY STREET SHALL BE LOCATED ON THE PRIMARY STREET. 3) BLDG ENTRANCES SHALL INCLUDE WEATHER PROTECTION	MET CENTRAL OUTDOOR ENTRY AREA W/ AWNING AT ENTRY
WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET) MIN 75% 1) AWNINGS OR CANOPIES 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.	ADJUSTEMENT REQUESTED
PARKING BEHIND OR BESIDE STRUCTURES, NOT BETWEEN STRUCTURE AND STREET	MET
MECH EQUIPMENT 1) GROUND LEVEL EQUIPMENT SHALL BE SCREENED W/ LANDSCAPING OR SITE OBSCURING FENCE OR WALL; LOCATED BEHIND OR BESIDE BLDGS 2) ROOF TOP EQUIP (OTHER THAN SOLAR) SHALL BE SET BACK OR SCREENED SO AS NOT TO BE VISIBLE TO A PERSON STANDING AT GROUND LEVEL 60' AWAY.	MET PTAC UNITS WILL BE USED THROUGHOUT THE PROJECT

PROJECT INFO:
891 23RD ST NE
TAX ID: 527113 (4000)
SIZE 9.85 ACRES
ZONE: MU-1

LOT AREA SUMMARY
ORIGINAL LOT AREA : 9.85 ACRES (428,907.74 SQ. FT.)

LOT LINE ADJUSTMENT @ NW CORNER OF LOT: 0.16 ACRES (6,805.43 SQ. FT.)
ASSUMED 10' PROPERTY DEDICATION ON SOUTH LOT LINE : 0.11 ACRES(5007.54 SQ. FT.)

PHASE I : 6.27 ACRES (273,332 SQ. FT.)
PHASE II : 3.3 ACRES (143,763 SQ. FT.) (NOT PART OF THIS SUBMISSION)

UNIT AND PARKING SUMMARY	
x6	4 BED/2 BA
x54	3 BED/1.5BA
x30	2 BED/1.0BA
x30	1 BED/1.0BA
120	TOTAL UNITS
PARKING : 197 TOTAL PARKING SPACES (1.64 PER UNIT)*	
130 STANDARD (INCLUDES 4 ADA SPACES AND 2 LOADING SPACES)	
67 COMPACT	
*DOES NOT INCLUDE THE EXISTING PARALLEL PARKING ALONG MEDICAL CENTER DRIVE NE	

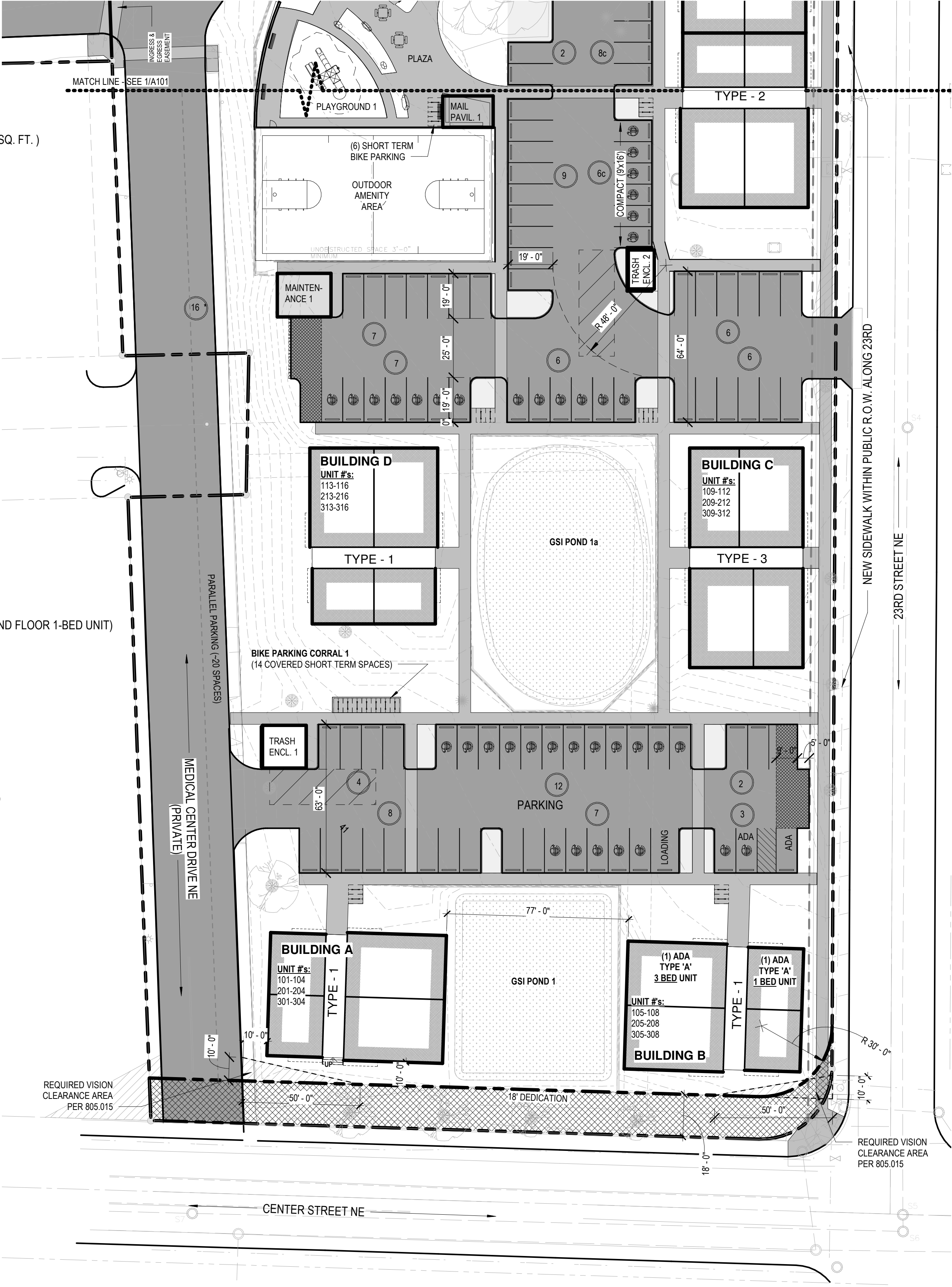
EV PARKING	
TOTAL PARKING:	197 SPACES
EV ENABLED PARKING REQ:	79 SPACES MIN (197x0.40=78.8)
EV ENABLED PARKING PROVIDED:	79 SPACES

BIKE PARKING SUMMARY	
REQUIRED RATIO:	1 SPACE /UNIT
NUMBER OF UNITS:	120
REQUIRED NO. OF SPACES:	120
TOTAL SPACES PROVIDED:	120
LT PARKING PROVIDED IN UNIT:	10 SPACES (1 PER GROUND FLOOR 1-BED UNIT)
ST PARKING PROVIDED AT BLDGS (6/12 UNITS)	60
ST PARKING AT COMMON AREAS:	8
ST COVERED BIKE PARKING CORRAL SPACES:	28
BIKE PARKING 1:	14
BIKE PARKING 2:	28

PARKING LANDSCAPING

PARKING AREA: 81,213 SF
REQUIRED LANDSCAPE AREA: 6497 SF (81,213 x 0.08)
(INCLUDING PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS, AND CURBED AREAS, BUT NOT INCLUDING INTERIOR DRIVEWAYS.)

INTERIOR PARKING LANDSCAPE AREA PROVIDED: 7135 SF (<6497 REQ)



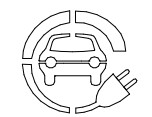
PROPOSED SITE PLAN - SOUTH SECTION
SCALE: 1" = 30'-0"

A11 2 ZONING INFO

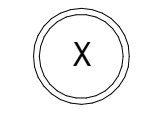
SCALE: 1" = 50'-0"



PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED
(VIA FLO-CORE+ DUAL PORT EV CHARGER)



PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY



NUMBER OF PARKING SPACES IN A ROW
(A "c" SUFFIX DENOTES 'COMPACT' SPACES)

LU SITE PLAN LEGEND

SCALE: 1/8" = 1'-0"