



MEMORANDUM

DATE: October 10, 2024 (Revised from September 30, 2024)

TO: Tim Lawler (Greenlight Development)

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

RE: Salem Apartments (Gussie Belle Commons)
Tree Protection and Removal Plan for Phase 2

Summary

Salem Apartments (Gussie Belle Commons) is a proposed apartment complex at the intersection of Center Street NE and 23rd Street NE in Salem, Oregon. There are 14 non-exempt trees within the project limits for Phase 2, 10 of which will be retained and protected. Retained trees will be protected with tree protection fencing and project arborist oversight during construction.

Compliance with the provided tree protection plan and tree protection specifications should result in successful retention of 10 non-exempt trees over 10-inches in diameter. Tree removal does not exceed 75 percent. No additional mitigation trees are required based on the tree removal threshold; however, there are three trees proposed for removal within the 5-foot-wide setback, thereby requiring six mitigation trees.¹

This report was revised based on comments received on the Land Use Application - Completeness Review dated September 19, 2024 (reference number 2024 24-113032-PLN). It was revised to 1) include the most current site configuration, 2) show the percentage of disturbance for trees 7077 to 7085, 3) tree protection measures and CRZ calculations for tree 4098, and 4) remove exempt trees from the site plan.

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.² This tree protection plan is for Phase 2 of the project, focusing on the west side of the property.

¹ Salem Municipal Code Section 807.015 – Landscaping and Screening

² “Quarantines and Control Areas,” Oregon Department of Agriculture, accessed January 19, 2023, <https://www.oregon.gov/oda/programs/IPPM/Pages/Quarantines.aspx>.

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.
3. Separate arborist reports are to be provided for each phase of the overall development.

Tree Inventory

The tree inventory was completed on January 10, 2024. There are 15 trees within in the project limits, one of which is exempt due to size (tree 4147). 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 protection plan in Attachment 2.

Exempt tree 4147 was removed from the site plan. Unlabeled tree icons south of Building N and inside the archeological preservation area were also removed from the site plan.

The three birch (*Betula pendula*) within the 5-foot-wide setback are proposed for removal (trees 7011, 7012, and 7013). Six mitigation trees are required and included in the proposed planting plan.

Protection Measures During Construction (808.046)

The tree protection plan is in Attachment 2. There are 10 non-exempt trees greater than 10-inches in diameter proposed for preservation in Phase 2 of the project. Four trees are recommended for removal (trees 4320, 7011, 7012, 7013). Seven (7) significant trees are proposed for preservation. During Phase 2, 10 of the 14 non-exempt trees will be preserved and protected. This is a preservation rate of 71 percent and a removal rate of 29 percent.

The critical root zones³ for preserved trees in the Phase 2 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 2 and includes one tree inside Phase 1.

Giant Sequoia (Tree 3602)

Tree 3602 is mature 80-inch DBH giant Sequoia (*Sequoiadendron giganteum*). During Phase 1 of construction, a drive aisle will be constructed to the east. During Phase 2, a pathway will connect Buildings J and K. The pathway will be constructed outside the 80-foot critical root zone radius. Tree protection fencing is proposed at the edge of the critical root zone. A sanitary sewer line was previously proposed near tree 3602 but will be rerouted away from the 80-foot critical root zone radius to avoid a variance. Percent encroachment for tree 3602 is 30 percent (Attachment 3); therefore, no variance is needed.⁴

³ 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.”

⁴ Percentage of encroachment into the critical root zone for tree 3602 is 30 percent. Area of encroachment = 6,032 SF;

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

Tree 4098, a 23-inch multi-stem blue atlas cedar (*Cedrus atlantica* ‘Glauca’), abuts the southeast corner of Phase 2. The tree protection plan has been revised to include tree protection measures for tree 4098.

Western redcedar grove (trees 7077 through 7085)

The row of mature western redcedars (*Thuja plicata*) along the west property line are being retained and protected with tree protection fencing, compaction prevention, and project arborist oversight during excavation. Tree protection fencing is proposed approximately 10 to 11 feet east of the property line. An 8-foot-wide access path comprised of geotextile fabric and a 12-inch-thick layer of wood chips shall be installed from the edge of tree protection fencing to the edge of the foundation footprint. This is an ISA best management practice for soil and root protection⁵ and should not be considered encroachment because no permanent soil disturbance is occurring. The project arborist should be onsite to guide excavation for the west and southwest edges of Building N’s foundation. While large diameter roots are not anticipated at this distance, the species is sensitive to construction impacts and care should be taken when pruning roots. Encroachment is less than 30 percent for trees 7077 to 7085 (Table 1, Attachment 2). Therefore, no variance is required.

Table 1 Summary of critical root zone encroachment for trees 7077 to 7085.

Tree no.	DBH (in)	Critical root zone area (sqft)	Encroachment area (sqft)	New encroachment (%)
7077	28	2,462	318	13
7078	28	2,462	307	12
7079	30	2,826	391	14
7080	28	2,462	286	12
7081	34	3,630	668	18
7082	30	2,826	397	14
7083	33	3,419	531	16
7084	37	4,299	469	11
7085	31	3,018	398	13

The following tree protection measures are recommended:

1. Tree protection fencing.

- Height:* Provide a minimum 6-foot-high metal fence (chain-link or chain-link panels).
- Posts & Spacing:* Place concrete footers, steel footers, or metal t-posts no more than 10-feet apart.
- Existing Grade:* Install fencing flush with the initial undisturbed grade of the protection zone.
- Locations:* Install fencing as shown in Attachment 2.

Critical root zone area (1 foot radius of protection per inch of diameter) = 20,106 SF.

⁵ 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, p. 36.

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 3 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 unless approved by the project arborist.
- 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 and foot traffic within the critical root zones of trees 7077 through 7085. 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 logging mat or load bearing steel plates may be used.
- 8. 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.
- 9. 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.
- 10. Project arborist oversight.**
 - a. The project arborist will oversee the following work:
 - i. Excavation within the critical root zones of trees 7077 through 7085.
 - b. The project arborist will document findings for the owner.
- 11. Report sharing.** Share this report in its entirety with the project team and construction staff.
- 12. 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 2 of the Salem Apartments project is compatible with tree protection measures outlined in Salem Code Chapter 808 – Preservation of Trees and Vegetation. There are 14 non-exempt trees within project limits for Phase 2. Ten of the 14 non-exempt trees, or 71 percent, are proposed for preservation. Tree protection fencing and project arborist oversight during excavation for the foundation for Building N will protect preserved trees.

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

Sincerely,



Christine Johnson

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

Enclosures: Attachment 1 – Tree Inventory
 Attachment 2 – Tree Protection Plan, Phase II
 Attachment 3 – Tree Protection Signage
 Attachment 4 – Tree Protection and Encroachment Calculations for Giant Sequoia
 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.

[illegible]

1 SPACE /UNIT
60
60

60
4 SPACES
(1 PER GROUND FLOOR 1-BED UNIT)
14
10 (ONE STAPLE PER BLDG)
32
32

0W 50,000 SF SO

IDS, CORNER AREAS, AND
WAYS.)

05 (1,000.05 RES)

Table 1 Summary of critical root zone encroachment for trees 7077 to 7085.

Tree no.	DBH (in)	Critical root zone area (sqft)	Encroachment area (sqft)	New encroachment (%)
7077	28	2,462	318	13
7078	28	2,462	307	12
7079	30	2,826	391	14
7080	28	2,462	286	12
7081	34	3,630	668	18
7082	30	2,826	397	14
7083	33	3,419	531	16
7084	37	4,299	469	11
7085	31	3,018	398	13

PROTECTION FENCING.

4098 23'-0"

INGRESS & EGRESS EASEMENT

FRANZEN STREET NE
(PRIVATE)

PROJECT ARBORIST
OVERSIGHT DURING
EXCAVATION WITHIN 11
FEET OF TREE 4098.

1
SCALE: 1" = 30'-0"

GREENLIGHT
DEVELOPMENT/
HOME FIRST
DEVELOPMENT

SITE PLAN -
PHASE 2

A12

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 disturbance.
 - 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 3.

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 Phase 2 arborist 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.