

MEMO



Date: March 6, 2025

To: Jamie Donaldson
City of Salem - Planning

From: Natalie G. Janney, P.E.

**RE: Baxter Apartments
Tree Removal Justification**



Additional information was requested regarding the justification for the tree removal plan at the Baxter Apartments project. The subject property has a total of 36 trees (6 significant non White Oaks, 1 significant White Oak, and 29 non-significant non White Oaks).

The property has the high point in almost the center of the property at the location of the existing single-family home. The topography slopes away in several directions from there, with rather steep slopes. The property loses 69 feet sloping to the southeast with an overall average slope of 10.6%.


The location of the majority of the trees around the property are near the existing home, located up on the knob above the elevation of 505. In addition, this project has 3 streets stubbed into it, all of which will require an improvement in order to meet connectivity standards. Abbie Avenue and Snowball Ave (on the west) are proposed to have culs-de-sac built. The construction of either a thru street or a cul-de-sac at Snowball Ave (on the west) will require the removal of at least 3 Fir trees, one of which is Significant.

The significant Fir tree in the location of Building H would also be impacted by the construction of the cul-de-sac at the terminus of Snowball Ave due to grading. The finished grade elevation in the cul-de-sac is 507. The fire access off the cul-de-sac needs to slope down in order to allow movement to Snowline Street which has an elevation at the entrance of 501. Even if Building H were not to be constructed, the ground would need to be graded in order to get from the elevation of 505 in the drive aisle to the existing ground elevation at the tree trunk of approximately 513.5.

In addition, multi-family development is required to meet accessibility standards per the Fair Housing Act. This requires that if a sight can be made accessible for those with disabilities, it MUST do so. In order to make this site accessible, significant grading must take place. For example, the significant Walnut tree located near Building J is at an existing ground elevation of approximately 507. The grading for the project has the proposed ground surface elevation at 501, a 6-foot difference. In addition to the proposed Building J, there are several sidewalks located within the trees critical root zone which will make preserving the tree untenable.

A similar condition exists for the trees located in front of Building B. The existing ground surface elevation in front of the Significant White Oak is 508. The proposed finished grade in that location is just under 504, a 4-foot cut. The grading in this location is needed for not only pedestrian circulation, but also the efficient circulation of resident vehicles as well as emergency vehicles.

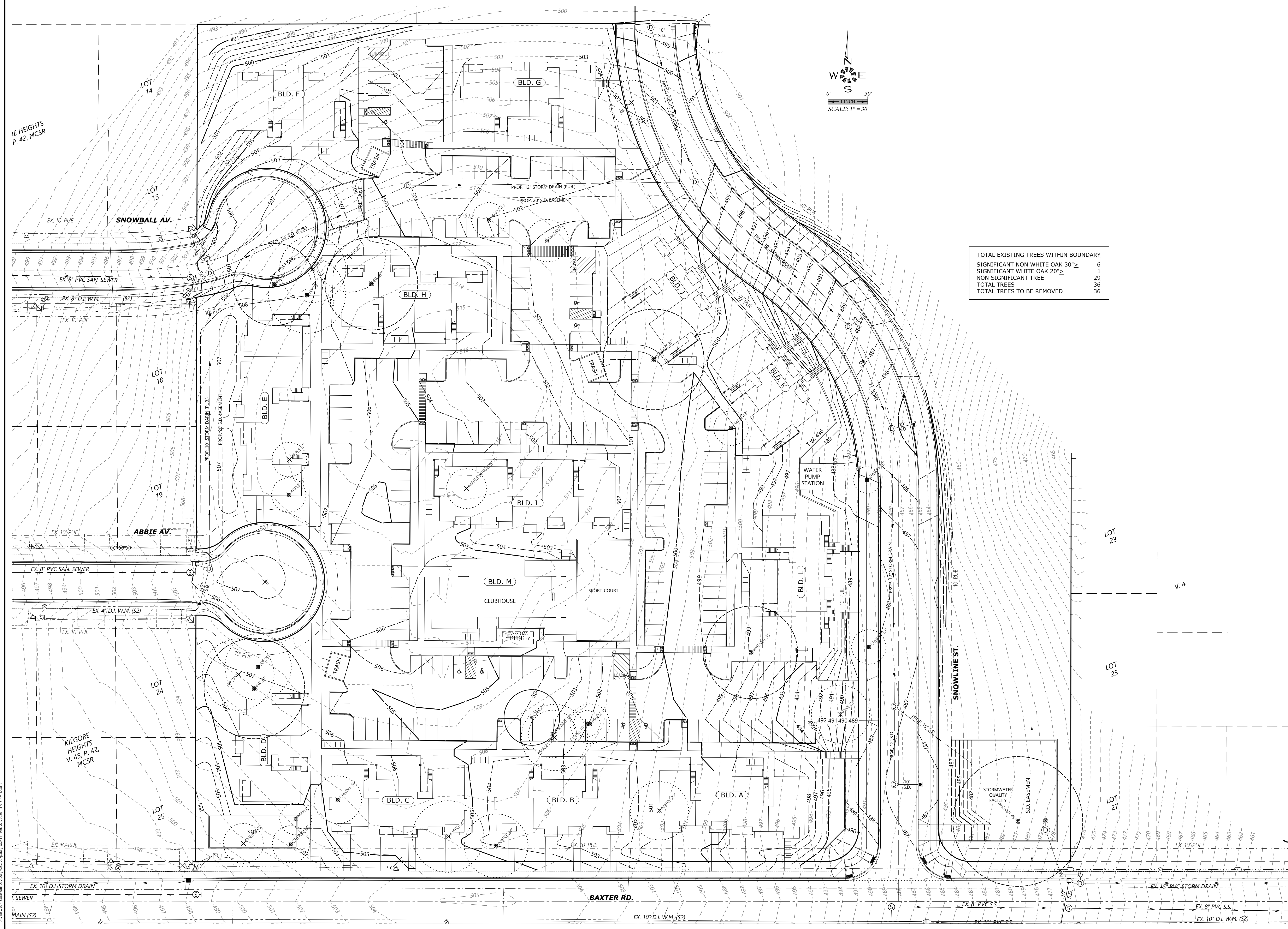




As a part of further development, Snowball Avenue (on the east) will need to be connected to the new Snowline Street out to Baxter. The elevation of the existing Snowball Avenue is 468.89. This street needs to intersect with Snowline which has an elevation of approximately 488 at the intersection with Baxter and 498.28 to the north.

The absolute low point of the property is just south of the eventual Snowball Avenue extension, with the existing ground surface at 463. A stormwater facility could be constructed in this location, however, this is lower than the existing elevation at Snowball Ave and approximately 20 feet lower than the proposed Snowline Street. This would require extension retaining wall construction for a facility that would be holding public stormwater. Tall retaining walls in storm facilities is something that City of Salem Public Works has expressed concern about in the past. In order to minimize need for retaining walls, the location just off of Baxter was chosen. Stormwater is able to be collected for all of Snowline and routed to this facility for treatment and detention.

Given the topography of the property, the required public improvements, City of Salem Design Standards, the desire to minimize retaining walls in storm facilities, and the Fair Housing Act, the removal of trees is necessary in order to develop the property efficiently and in compliance with as many requirements as possible.



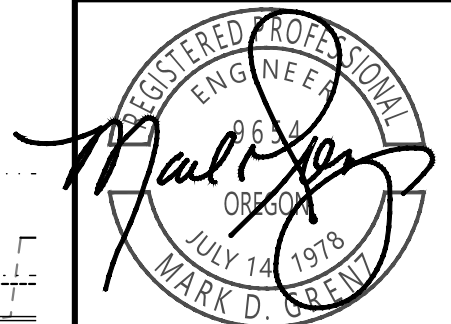
TOTAL EXISTING TREES WITHIN BOUNDARY	
SIGNIFICANT NON WHITE OAK 30"≥	6
SIGNIFICANT WHITE OAK 20"≥	1
NON SIGNIFICANT TREE	29
TOTAL TREES	36
TOTAL TREES TO BE REMOVED	36

TREE REMOVAL PLAN

BAXTER DEVELOPMENT

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: J.P.H.
Checked: B.M.G.
Issue Date: 2/4/25
Scale: AS SHOWN



EXPIRES 06-30-2025
JOB # 7707