

January 22, 2009

Ben Austin  
Harper Houf Peterson Righellis Inc.  
205 S.E. Spokane, Suite 200  
Portland, OR 97202

RE: Existing Conifer Trees along Willamette Street

Dear Ben,

In the courtesy review of our pre-PUD application, Julia Hajduk asked whether any additional existing trees could be saved by modifying the street standard (comment no.11). In response to this comment, we have inspected the existing trees along Willamette Street. These trees are numbered 6, 7 and 8 on the tree protection plan (L1.00) and shown below.



Tree 6



Tree 7



Tree 8

We believe that there are of problems with the health of the existing trees that warrant the removal and replacement with healthy tree specimens. Due to the existing overhead power lines, each of the trees appears to be topped. Topping a tree will make the tree more susceptible to storm damage and prone to insect and disease problems. Depending upon how the top of the tree was treated, it may also be more likely to develop root rot over time. In addition, it is our experience that street trees are limbed up 6-8 feet for visibility, safety and security. As you can imagine, a tree that has been topped and pruned up will not be truly expressive of the tree's natural form and character.

In addition, evergreen trees are on the City's prohibitive street tree list (16.142.050). This is often the case for most municipalities due to the visibility issues and pine-cone drop.

Also, we noticed that the trunks of trees no. 7 and 8 show signs of stress and illness. Excessive sapping is visible on no. 7 (photo 1, attached) and boring indicative of beetle infestation is visible on no. 8 (photo 2, attached.)

As part of the proposed development, this portion of Willamette Street will be widened. The construction of the road and new sidewalk would cause additional stress to the trees. Tree no. 6 is located 6-feet from the new curb. Even with a small, curb-tight sidewalk, construction would be well under the tree's canopy and require cutting the roots. The result would be weak, unhealthy specimens.

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#### RECOMMENDATION

After our on-site inspection, we feel that removing the existing trees and replanting with approved street trees is the best option because it will limit extra maintenance, offer healthier specimens and provide a better buffer to the adjacent neighborhood.

#### MITIGATION AND PROPOSED BUFFERING

The removed trees will be mitigated. Care has been taken to ensure that the adjacent residential properties are well buffered. We propose that 9 trees to be planted in the ROW to replace the 3 conifers. These trees will be Ash trees (*Fraxinus excelsior globosum*) chosen from the recommended tree list for trees under power lines. In addition to these trees, there will be 7 Red Sunset Maples (*Acer rubrum 'Red Sunset'*) planted on the site, offset from the street trees to create a more complete screen. Also, a low evergreen hedge will screen the parking lot. Together this planting will create a generous privacy screen.

If you would like any additional information, please let me know.

Sincerely,  
Lango Hansen Landscape Architects

A handwritten signature in black ink that reads "Alyssa Jenkins". The signature is written in a cursive, flowing style.

Alyssa Jenkins

Cc: Jeffery Hope, Ankrom Moisan Architects



Photo 1 – Excessive sapping on Tree no. 7



Photo 2 – Boring evidence on Tree no. 8