LAND USE PRE-APPLICATION CONFERENCE

Thursday, December 5, 2013

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am **Rezone and Comp Plan Amendment of an approx. 11.3 acre site currently zoned OBC, with approx. 1.2 acres remaining OBC and approx. 10.1 acres rezoned to R-2.1 with potential park dedication of approx. 3.0 acres to the City.**

Applicant: **Rob Morgan - ConAm**

Subject Property Address: **2444, 2422, 2410 Tannler Drive**

Neighborhood Assn: **Willamette and Savanna Oaks**

Planner: Peter Spir **Project #: PA-13-31**

City of West Linn Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION			
CONFERENCE DATE: 12-5-13	TIME: 10-12 NOON	PROJECT #: PA-13-31	
STAFF CONTACT: PETER SPIR		FEE: 1000-	

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 21E35C 00100, 21E35C 00102, and 21E35C 00200
2444 TANNLER DR

Brief Description of Proposal: Rezone and Comprehensive Plan Amendment of an approximately 11.3 acre site currently zoned OBC, with approximately 1.2 acres remaining OBC and approximately 10.1 acres rezoned to R-2.1 with potential park dedication of approximately 3.0 acres to the City.

Applicant's Name: Rob Morgan - ConAm

Mailing Address: 3990 Ruffin Rd, Suite 100, San Diego, CA 92121

Phone No: (858) 614-7378 Email Address: rmorgan@conam.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

RECEIVED
NOV 21 2013
PERMIT/BUILDING
CITY OF WEST LINN
INT. FEE

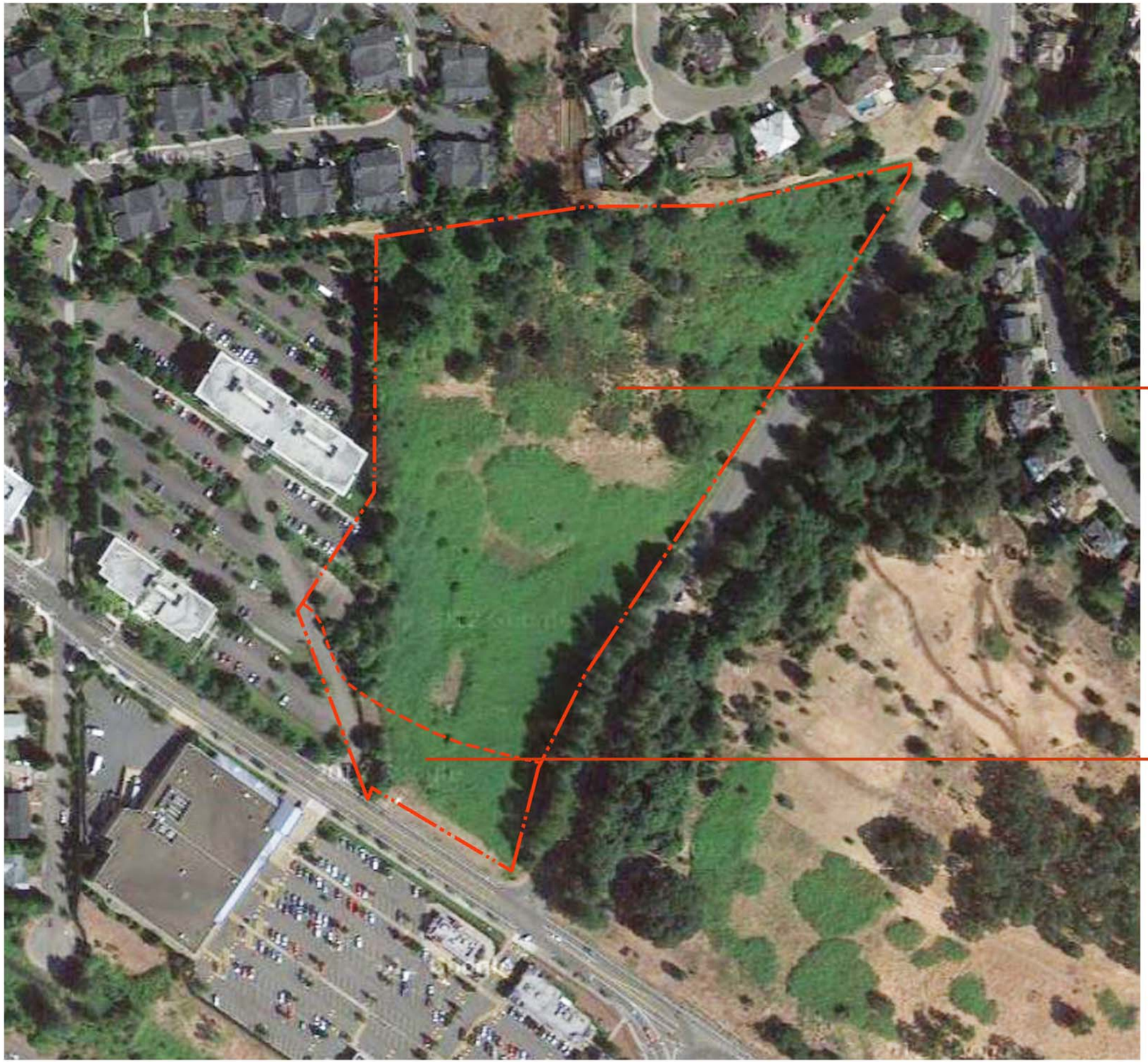
Please list any questions or issues that you may have for city staff regarding your proposal:
Please see the attached sheet.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature — Date 11/20/13

Jeff Parker - 1800 Blankenship Road, Suite 200, West Linn, OR 97068
Property owner's mailing address (if different from above)

DRAFT - FOR DISCUSSION PURPOSES ONLY; SUBJECT TO CHANGE



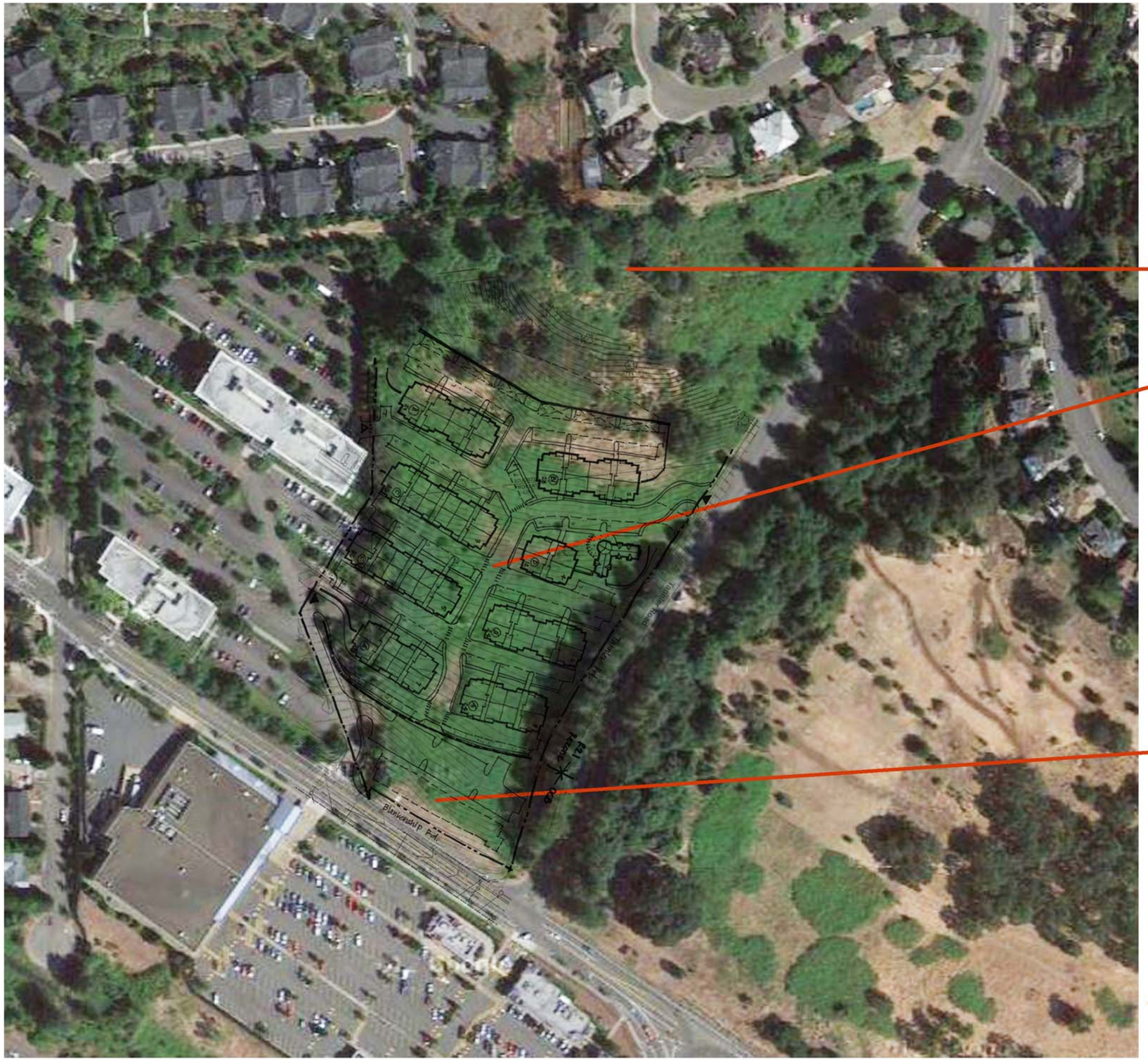
Re-Zone R-2.1
Multi-family

OBC Zone
Commercial Frontage

West Linn / Tannler Road

11-11-2013

DRAFT - FOR DISCUSSION PURPOSES ONLY; SUBJECT TO CHANGE



Potential Park Dedication
3.0 acres +/-

Re-Zone R-2.1
Multi-family
7.1 acres +/-

OBC Zone
Commerical Frontage
1.2 acres +/-

West Linn / Tannler Road

DRAFT - FOR DISCUSSION PURPOSES ONLY; SUBJECT TO CHANGE

Tannler Road Site Feasibility Study

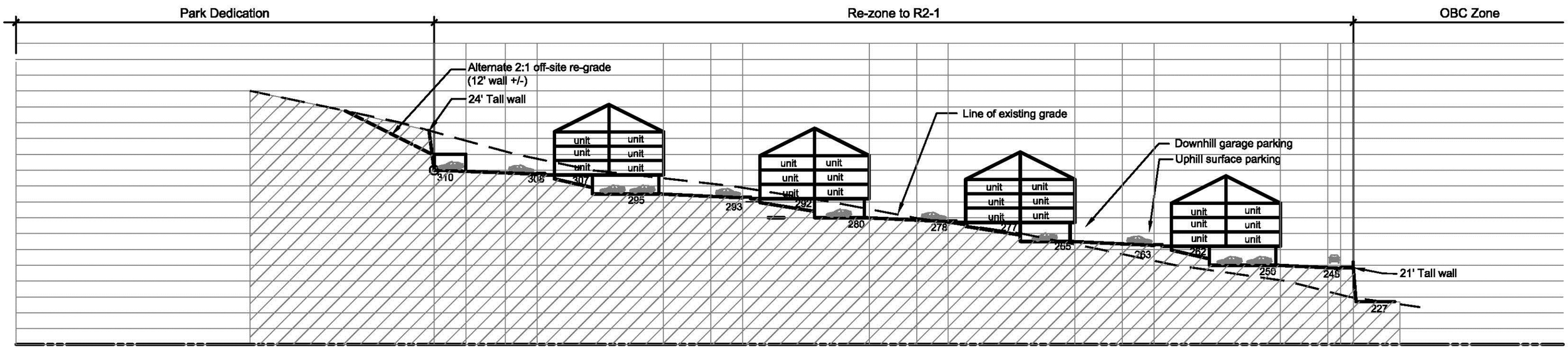
West Linn, Oregon

GREG L. ALLWINE AIA
ARCHITECT
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.6300

Concept Site Grades

The ConAm Group

P2



0 30' 60' 120'

SCALE: 1" = 60'-0"

Tannler Road Site Feasibility Study

West Linn, Oregon

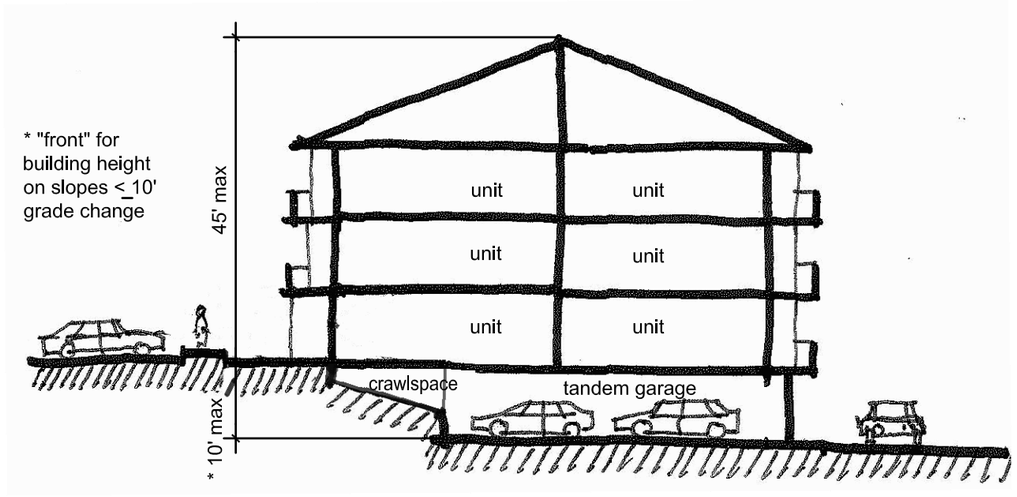
GREG L. ALLWINE AIA
ARCHITECT
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.6300

Concept Site Section

The ConAm Group

P3

DRAFT - FOR DISCUSSION PURPOSES ONLY; SUBJECT TO CHANGE



section

0 10' 20' 40'

SCALE: 1" = 20'-0"

Tannler Road Site Feasibility Study

West Linn, Oregon

GREG L. ALLWINE AIA
ARCHITECT
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300

Concept Massing

The ConAm Group

P6

THE PACIFIC RESOURCES GROUP
LAND MANAGERS · URBAN FORESTERS · NATURAL RESOURCE CONSULTANTS

August 15, 2006

Mr. Jeff Parker
Blackhawk Development
2020C SW 8th Avenue
PMB 166
West Linn, Oregon 97068-4612

Reference: Tree Assessment for Willamette 205 Corporate Center II, West Linn, Oregon

Dear Mr. Parker,

The following report is the result of my assessment of the trees on the proposed project, located on the northwest corner of SW Blankenship and SW Tannler Roads. The purpose of my visit was to verify the size, species and condition of trees on site with the intent to preserve as many as is reasonable. The site is undeveloped and is bordered by a single family residential neighborhood to the north and a commercial office complex to the west. The site slopes significantly from north to south.

OBSERVATIONS AND FINDINGS

As proposed, the site is to be developed with three office buildings, surface parking, parking structures, access drives and landscaping. Due to the sloping topography, developing this site will be very challenging. This makes tree preservation problematic as well. The soils report indicates that the soil is relatively shallow, with bedrock located at or near the surface. The report indicates an average depth of 3 to 5 feet of soil above bedrock. The shallow droughty soil may be the reason for the average to below average health of some of the trees. I assessed 130 trees as shown on the tree survey. The accompanying chart lists each tree with its size, species, approximate crown diameter, health, condition and comments on notable physical characteristics.

At the time of my site visits to assess the trees I was unable to determine the locations of the property lines. The accompanying tree chart indicates only three of a number of trees that are actually off the project site, however, I suspect that there are a number of them that may be located on an adjacent parcel and in the Tannler Road right of way. A more precise determination of which trees are actually off the project site will have to be made at some point. For those trees that appear to be on property adjacent to the project but which are close to property lines, some form of tree protection may be appropriate, depending on expected construction activities. The recommendations for post construction care later in this report may be applied to these trees as well. It appears that in order to construct improvements on this site, a number of trees along the east and west sides of the site will be removed. The remaining trees on the northern portion of the site will remain.

I found 9 trees that are too hazardous to remain due to disease, decay or serious structural defects. In my opinion these trees are not repairable and pose too great a risk of damage to property or injury to users of the area near them. These include trees #10, 13, 32, 37, 38, 45, 53, 53b and 120b. Trees #53 and 53b appear to be located on the adjacent property, but pose an unacceptable risk to the users of that property and to the project site. An additional 7 trees have major defects or problems, have significant hazard potential, are likely to become future hazards, or their future survival is questionable. For various reasons these trees are unlikely to provide a reasonable return on the invested resources which will be necessary to preserve them. These trees include #11, 17, 23, 25, 36, 40 and 52. Tree #52 has 2 stems, the smaller of which has internal decay at the base and up into the stem. The larger stem has fine, medium and large deadwood in the crown, below average annual twig growth and may be affected by the decay in the smaller stem. The smaller stem is hazardous and should be removed.

The remaining trees appear to be in average to good health. Most are in fair condition. For those not located on steep slopes, and depending on their proximity to areas to be excavated, some of these may be good candidates for preservation. The majority of the trees along the west property line are smaller ornamentals planted as part of the landscape of the adjacent office complex. Those that conflict with the proposed development could may be replaced or relocated to more suitable locations. The proposed site plan shows the trees on the steep bank along Tannler Road will be removed to make room for utilities and street improvements required by the City. The trees with the best chance for preservation are those on the upper or northern portion of the site. Fifty three (53) of the trees on the survey are located on the northern portion of the site.

SIGNIFICANT TREES

The development code for the City of West Linn places particular importance on what it terms "significant" trees. This term is not defined in the code. The City Arborist is given discretion in determining what is "significant" based upon accepted arboricultural standards. I am fairly knowledgeable in the fields of arboriculture, urban forestry and landscape architecture and to my knowledge there is no accepted definition, criteria or standards for such a designation. In my experience, this is not a commonly used term or designation used by other municipalities in the region. Such a designation is therefore, subjective and arbitrary. In working with the design team at Group Mackenzie I can attest to the fact that a considerable amount of time and expense went into looking at a number of alternatives aimed at saving as many trees as practical while proposing an economically viable project. I typically recommend balancing the desire to retain trees with an evaluation of the risk and reward of the effort involved. Trees to be preserved should be relatively healthy, free of serious non-correctable defects and have a high probability of long-term survival. When feasible, they should be incorporated so that they make a valuable contribution to the landscape of the site. Finally, I recommend making an objective assessment of the value of the trees being considered for preservation. Assuming the other criteria are met, in most instances the effort or resources invested to preserve trees should not exceed their appraised value. Otherwise, planting new trees is a better investment.

GENERAL RECOMMENDATIONS

It is too early in the design process to have determined the locations of utility, irrigation or electrical lines. However, if they must be placed within the root protection zone of any of the trees being retained on site, it would be desirable to place them as far from the trees as possible. If any such lines must cross the tree protection zones, the trenches can be hand or machine dug, leaving the larger roots (over 2" diameter) intact. The excavations for other utilities (sanitary, storm, gas, cable, telephone and electric) will require a deeper trench and the portion of the trench that passes through the root protection zone can be dug with a combination of hand and

machine to preserve larger roots. I recommend that I be called once the location of the utility trenches are determined and excavation is underway. I can then recommend ways to minimize the effects on the affected trees, assess the amount of root loss and recommend any post construction care that would improve the trees' chances of survival.

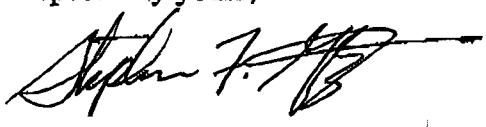
Trees located near proposed grading or proposed improvements should be protected from inadvertent damage during construction. For those that will have any excavation within the root protection zone (defined as a circle around the tree with a radius equal to 1' for each inch of diameter at DBH), I recommend that you consider exploratory excavation for any improvements within 10' to 12' of the trunk. This will help in locating their structural roots and in the installation of tree protection fencing, intended as protection from inadvertent damage. The improvements nearest the trees (utilities, retaining or foundation walls) should be located as precisely as possible by staking the edge of excavation closest to the trees. If needed, the exploratory excavation can be done either by hand or using an AirSpade™ to expose any roots that are in or under the proposed improvements. If the roots are under the excavation or not present at all, the trees can be left standing. However, if a significant portion of the larger structural roots cannot be preserved, the trees may not be safe to leave standing. I recommend that you contact me as soon as the improvements are staked so I can suggest a course of action regarding these trees.

In addition to protecting the trees from inadvertent physical injury, the tree protection fencing should serve to minimize any soil compaction that might occur within the trees' root protection zone. This will require keeping construction materials, soil, foot traffic and equipment out of the area within the tree protection zone to the extent practical. In cases where excavation must take place within the root protection zone, the tree protection fencing should be installed no closer than 4' to 5' off the base of the tree. It should protect as much of the root protection zone as possible, without including the excavation for the utilities, foundation walls, etc. If it is necessary to work closer to the tree than this or to work inside the tree protection fencing, you should notify me. Either chain link or orange plastic construction fencing, staked every 8' to 10', will meet the functional requirement for tree protection, however I suggest checking with the appropriate City official as to the current requirement.

Any existing trees that are retained and those newly planted will benefit greatly from a fertilization program that will help promote root growth following construction. For any newly planted trees the fertilization can be delayed until the next growing season. To accomplish this I recommend the landscape contractor or maintenance staff fertilize the entire area beneath the preserved trees using a highly soluble high nitrogen fertilizer applied at a time when surface vegetation is dormant and tree roots are still growing. The best time to do this is in late October or early November and/or in mid to late February. The fertilizer is best applied just prior to or during a rain, otherwise it should be watered into the soil. I recommend using Ammonium Sulfate (21-0-0 or 23-0-0) at a rate of 2 lbs. of Nitrogen per 1000 square feet of area treated. This equates to applying 9 lbs. of the fertilizer to each 1000 square feet of area within the drip line of each tree or woody plant. The annual amount of Nitrogen that should be applied is between 2 to 4 lbs. per 1000 square feet, the first year, and half that amount in subsequent years. If a single application is made, it should be done in late November, otherwise two applications of nitrogen can be made, one each in late fall and early spring. The fertilizer can be applied to the surface of the ground with a cyclone or "whirly" type spreader. The fertilization should be done within the drip line and to an area a few feet outside the drip line. To determine the area to be treated for trees such as this, with the tree at the center, the area to be treated is within the circle that has a radius equal to one foot for every inch of the tree's diameter. After the first application I recommend that you take soil samples to determine existing nutrient levels and get a recommendation on the composition of fertilizer or other soil amendments that are needed by the plants on site. Contact A & L Western Agricultural Lab at 503-968-9225 for soil analysis instructions and assistance.

This completes my report. If any additional information, which would effect my observations or recommendations becomes available I would welcome the opportunity to consider it and revise this report accordingly. If I omitted any information or if you have any questions please do not hesitate to contact me.

Respectfully yours,



Stephen F. Goetz, Principal
American Society of Consulting Arborists, Reg #260
American Society of Landscape Architects, Oregon Lic. #80
Society of American Foresters

SG:mac
Attachment

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
1	7	Norway Maple	10	Fair/Average	Moderate & Non-correctable Defects	Street tree, poor branch connection with included bark
2	7	Pacific Madrone	10	Good	Few & Minor or Correctable Defects	
3	9	Douglas Fir	15	Good	Few & Minor or Correctable Defects	
4	10	Black Cottonwood	20	Good	Moderate & Non-correctable Defects	Previously broken top at 50', regrown top has poor connection
5	9	Douglas Fir	12	Fair/Average	Moderate & Non-correctable Defects	On steep slope, covered with black berries
6	14	Douglas Fir	20	Good	Few & Minor or Correctable Defects	On steep slope, covered with black berries
7	13	Black Cottonwood	20	Good	Few & Minor or Correctable Defects	On steep slope, covered with black berries
8	31	Douglas Fir	40	Fair/Average	Moderate & Non-correctable Defects	Moderate amount of large deadwood throughout crown, hazard prune to remove deadwood
9	6	Oregon White Oak	10	Fair/Average	Moderate & Non-correctable Defects	Sweep in trunk, growing out of hillside, thin crown
10	20	Oregon White Oak	40	Poor	Major Defects or Problems, **Hazard, Remove**	Tree toppled over, 3 branches continue to grow, **Hazard, Remove**
11	39	Oregon White Oak	50	Good	***Major Defects or Problems***	2 stems are split from first crotch to 2' above ground, west stem is likely to fail, cabling & bracing may reduce probable failure, ***Potential Hazard - Do Not Preserve***
12	8	Pacific Madrone	10	Good	Few & Minor or Correctable Defects	Growing in steep bank covered with black berries
13	20	Oregon White Oak	40	Poor	Major Defects or Problems, **Hazard, Remove**	Tree toppled over, hollow stem, 5 branches continue to grow, **Hazard, Remove**
14	19	Oregon White Oak	30	Fair/Average	Few & Minor or Correctable Defects	Crown off balance to south
15	7	Oregon White Oak	25	Fair/Average	Few & Minor or Correctable Defects	Clump of 3 trees with 5 stems (6,6,6,7,3,). Partial crowns due to crowding.
16	12	Oregon White Oak	25	Fair/Average	Moderate & Non-correctable Defects	Partial crown, off balance to south, some girdling from barb wire fence wrapped around trunk.
16b	726	Oregon White Oak	15	Fair/Average	Moderate & Non-correctable Defects	Partial crown in 2 stem tree, off balance to south.

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
17	8,8,8,7,6,5,4,3	Oregon White Oak	25	Fair/Average	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
18	6,6,4	Oregon White Oak	12	Fair/Average	Moderate & Non-correctable Defects	3 stems at ground, partial crown off balance to south
19	8,6,5,3	Oregon White Oak	20	Fair/Average	Moderate & Non-correctable Defects	4 stems at ground, lots of epicormic sprouts on all stems. Questionable long term survival.
20	6	Oregon White Oak	15	Fair/Average	Few & Minor or Correctable Defects	
21	17	Oregon White Oak	21	Fair/Average	Few & Minor or Correctable Defects	
22	17	Oregon White Oak	26	Fair/Average	Few & Minor or Correctable Defects	
23	6,6,5,5,4,3,3	Oregon White Oak	2	Good	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
24	7	Douglas Fir	10	Good	Few & Minor or Correctable Defects	
24b	7,6,5	Oregon White Oak	17	Good	Moderate & Non-correctable Defects	3 stems begin at ground
24c	14	Oregon White Oak	30	Good	Few & Minor or Correctable Defects	
25	8,7,7,5,4	Oregon White Oak	18	Good	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
26	37	Douglas Fir	35	Good	Few & Minor or Correctable Defects	
27	7,6	Oregon White Oak	18	Fair/Average	Few & Minor or Correctable Defects	2 stems at ground
28	22	Oregon White Oak	28	Fair/Average	Few & Minor or Correctable Defects	Thin crown
29	7,6	Oregon White Oak	14	Fair/Average	Few & Minor or Correctable Defects	
30	7,7,7,6	Oregon White Oak	20	Fair/Average	Moderate & Non-correctable Defects	4 stems at ground, root sprouts from dead stump, all lean out from center

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
31	7	Oregon White Oak	15	Fair/Average	Few & Minor or Correctable Defects	
32	10	Oregon White Oak	7	Poor	**Hazard Remove**	Large cavity at base, exposed internal decay in wood from ground to 8', **Hazard Remove**
33	20	Oregon White Oak	33	Fair/Average	Few & Minor or Correctable Defects	
34	11	Oregon White Oak	18	Fair/Average	Moderate & Non-correctable Defects	Partial crown, crown full of vines, prune for structure & remove vines
35	11,7	Oregon White Oak	21	Fair/Average	Moderate & Non-correctable Defects	2 stems at 2' off ground, east stems lean to east. Cable together. Prune to balance crown.
36	12,12, 11,11, 10,10, 7	Big Leaf Maple	28	Fair/Average	***Major Defects or Problems***	Multiple root suckers from dead stump, large cavity at base on north side. Remove 2 stems with internal decay & cable remaining stems. ***Monitor as Potential Hazard*** .
37	23	Oregon White Oak	35	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Main stem leans to south, large open cavity at 6' to 10' with internal decay above and below. Too little sound wood around cavity. **Hazard. Remove.**
38	20	Oregon White Oak	35	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Crown off balance to SE, Large cavity on west side from ground to 5', decay above. **Hazard tree, Remove.**
39	21	Oregon White Oak	36	Fair/Average	Moderate & Non-correctable Defects	Barb wire fence in the trunk, thin crown
40	6,6,6,6, 5,4,3 & 2	Oregon White Oak	20	Fair/Average	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
41		Oregon White Oak	36	Fair/Average	Few & Minor or Correctable Defects	Thin crown, some large deadwood in crown, 2 main stem have included bark at 10', cable & or brace stems at connection
42	7,6	Oregon White Oak	14	Fair/Average	Few & Minor or Correctable Defects	Crown full of vines, 2 stems start at 1' off ground
43	22	Oregon White Oak	37	Fair/Average	Few & Minor or Correctable Defects	Crown off balance to SE
44	17,13	Oregon White Oak	38 x 20	Fair/Average	Moderate & Non-correctable Defects Major Defects or Problems	2 stems at ground, cavity at base of east stem buried 24" - 30" deep on north side. Both stems have old wounds on north side. Check for internal decay.
45	8	Oregon White Oak	18	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Roots cut 2' from trunk on north side, potential **Hazard Remove.**

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
46	26	Douglas Fir	36	Fair/Average	Few & Minor or Correctable Defects	Very poor annual twig growth, well below average. Tree may benefit from fertilization.
47	17	Douglas Fir	20	Good	Few & Minor or Correctable Defects	
48	23	Oregon White Oak	37	Good	Few & Minor or Correctable Defects	Thin Crown.
49	31	Douglas Fir	26	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
50	33	Douglas Fir	32	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
51	30	Douglas Fir	30	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
52	31,21	Douglas Fir	30	Fair/Average	***Major Defects or Problems***	2 stems at ground, large dead wood, smaller stem has many defects & internal decay. ***Remove small stem.***
53	14,15	Oregon White Oak	31	Fair/Average	Major Defects or Problems, **Hazard, Remove**	2 stem at 4' included bark & cavity from ground to 3' on south side. **Hazard**, recommend removal. Notify owner. OFF SITE.
53 b	30	Oregon White Oak	36	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Large cavity with internal decay on west side, Insufficient sound wood, **Hazard Remove.** OFF SITE.
54	6	Austrian Pine	10	Good	Sound, no obvious defects.	
55	6	London Planetree	10	Good	Sound, no obvious defects.	
56	6	Austrian Pine	8	Fair/Average	Few & Minor or Correctable Defects	
57	4,4	Austrian Pine	8	Fair/Average	Defects Major Defects or Problems	2 stems at 4.5'
58	4,3	Austrian Pine	8	Fair/Average	Defects Major Defects or Problems	2 stems at 4.5'
59	6	London Planetree	10	Fair/Average	Few & Minor or Correctable Defects	
60	6	Ash,species	13	Good	Sound, no obvious defects.	
61	6	London Planetree	18	Good	Few & Minor or Correctable Defects	

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
62	6	London Planetree	16	Good	Few & Minor or Correctable Defects	
63	4	Austrian Pine	10	Good	Sound, no obvious defects.	
64	6	London Planetree	18	Good	Few & Minor or Correctable Defects	
65	6	London Planetree	17	Good	Few & Minor or Correctable Defects	
66	5	Douglas Fir	8	Good	Few & Minor or Correctable Defects	OFF SITE
67	3	London Planetree	12	Good	Few & Minor or Correctable Defects	
68	8	Scotch Pine	10	Good	Defects Major Defects or Problems	2 stems at 4.5' Remove upright subdominant stem.
69	6	London Planetree	15	Good	Few & Minor or Correctable Defects	
70	6	Scotch Pine	11	Fair/Average	Defects Major Defects or Problems	
71	6	Scotch Pine	12	Good	Few & Minor or Correctable Defects	
72	6	Leyland Cypress	12	Good	Defects Major Defects or Problems	
73	6	Leyland Cypress	12	Good	Few & Minor or Correctable Defects	
74	7	Douglas Fir	12	Good	Few & Minor or Correctable Defects	
75	10	Black Cottonwood	20	Fair/Average	Few & Minor or Correctable Defects	Growing on steep bank
76	6	Pacific Madrone	8	Fair/Average	Major Defects or Problems	Leaning over, prune to improve structure & growth habit.
77	8	Black Cottonwood	10	Fair/Average	Few & Minor or Correctable Defects	Growing on steep bank
78	6	Douglas Fir	12	Fair/Average	Few & Minor or Correctable Defects	Growing on steep bank

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
79	14, 2	Black Cottonwood	32	Fair/Average	Moderate & non correctable defects	2 stems at 2' above ground, growing on steep bank.
80	12,12,8	Black Cottonwood	30	Fair/Average	Moderate & non correctable defects	3 stem at ground, growing on steep bank.
81	6	Douglas Fir	8	Fair/Average	Moderate & non correctable defects	Partial crown due to crowding
82	10	Douglas Fir	18	Fair/Average	Few & Minor or Correctable Defects	
83	6,6	Douglas Fir	10	Good	Sound No Obvious Defects	2 trees, growing 1' apart.
84	11	Douglas Fir	13	Fair/Average	Few & Minor or Correctable Defects	
85	12,11,8	Black Cottonwood	22	Good	Moderate & non correctable defects	
86	12	Douglas Fir	14	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
87	11	Douglas Fir	15	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
88	7	Douglas Fir	13	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
89	6	Douglas Fir	10	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
90	10,9	Pacific Madrone	18 x 14	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
91	9	Black Cottonwood	13	Good	Few & Minor or Correctable Defects	
92	13	Douglas Fir	12	Good	Sound No Obvious Defects	
93	14	Black Cottonwood	18	Good	Sound No Obvious Defects	
94	8	Black Cottonwood	12	Good	Few & Minor or Correctable Defects	
95	7	Black Cottonwood	12	Good	Few & Minor or Correctable Defects	
96	7	Douglas Fir	13	Good	Few & Minor or Correctable Defects	Partial crown due to crowding

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
97	12	Black Cottonwood	17	Good	Few & Minor or Correctable Defects	
98	8	Big Leaf Maple	12	Fair/Average	Few & Minor or Correctable Defects	
99	7	Big Leaf Maple	10	Good	Few & Minor or Correctable Defects	
100	10	Douglas Fir	16	Good	Few & Minor or Correctable Defects	
101	22	Black Cottonwood	20	Good	Few & Minor or Correctable Defects	
102	6	Douglas Fir	12	Good	Few & Minor or Correctable Defects	
103	6	Douglas Fir	10	Fair/Average	Moderate & non correctable defects	Swoop in trunk,poor specimen.
104	7	Douglas Fir	12	Fair/Average	Moderate & non correctable defects	Partial crown, with dead top. Prune out deadwood.
105	9	Black Cottonwood	12	Fair/Average	Moderate & non correctable defects	Broken & regrown top, connection defect at 30'
106	14	Black Cottonwood	16	Fair/Average	Moderate & non correctable defects	Wound on east side at base
107	10	Douglas Fir	14	Fair/Average	Moderate & non correctable defects	Defects in upper crown
108	8	Douglas Fir	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
109	9	Douglas Fir	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
110	11	Black Cottonwood	13	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
111	12	Black Cottonwood	14	Fair/Average	Few & Minor or Correctable Defects	
112	7	Black Cottonwood	13	Fair/Average	Few & Minor or Correctable Defects	
113	7	Big Leaf Maple	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
114	12,10	Black Cottonwood	17	Fair/Average	Few & Minor or Correctable Defects	2stems at 2', poor connection
115	7,5	Big Leaf Maple	16	Fair/Average	Few & Minor or Correctable Defects	2 stem at 3', remove smaller stem with poor connection to main
116	15	Black Cottonwood	17	Fair/Average	Few & Minor or Correctable Defects	
117	12	Black Cottonwood	16	Fair/Average	Few & Minor or Correctable Defects	Reverse root growing up steep bank, tree will be potential hazard if root is cut.
118	8	Douglas Fir	12	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
119	9	Douglas Fir	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
120	12,11	Black Cottonwood	21	Fair/Average	Moderate & non correctable defects	2 stem at 1', major roots exposed to north and east (down scope)
120b	7,4	Big Leaf Maple	16	Fair/Average	Major Defects & Problems, **Hazard Remove**	Swoop in trunk, leans out over bank, **Hazard Remove**
121	15	Black Cottonwood	16	Fair/Average	Few & Minor or Correctable Defects	
121b	7	Big Leaf Maple	13	Fair/Average	Few & Minor or Correctable Defects	
121c	11	Douglas Fir	19	Fair/Average	Few & Minor or Correctable Defects	
122	13	Black Cottonwood	17	Fair/Average	Few & Minor or Correctable Defects	
123	19,8	Black Cottonwood	17	Fair/Average	Moderate & non correctable defects	Roots exposed down scope and across drainage ditch

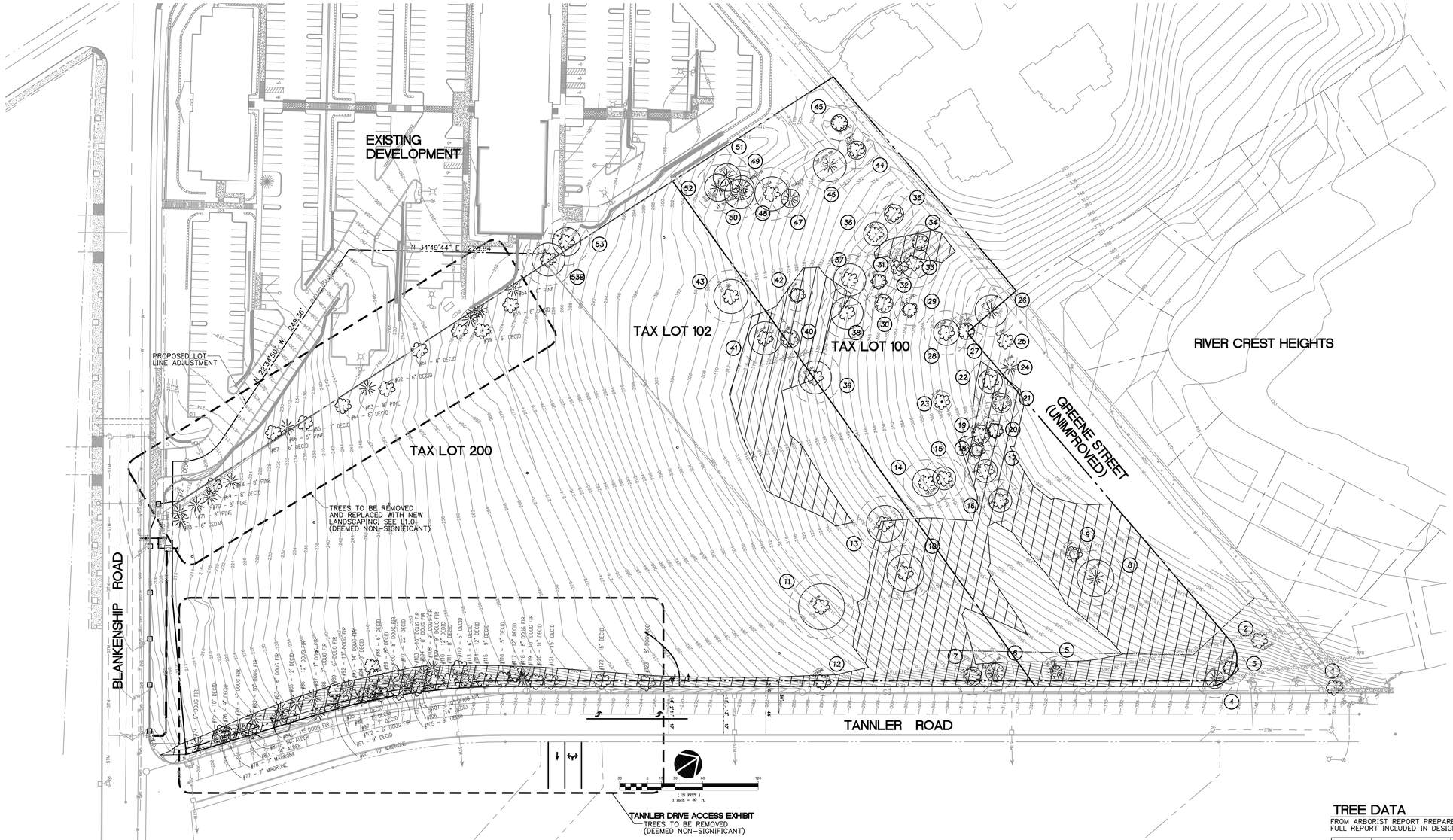
NOTE: NOTES:

Trees that are dead, dying, hazardous or potentially hazardous are shown in **BOLD.**

Trees that have significant defects, non-correctable structural problems and are poor specimens which should not be preserved, are shown in ***BOLD ITALICS***

Species Key:

Ash - Fraxinus species
Austrian Pine - Pinus nigra
Bigleaf maple - Acer macrophyllum
Black Cottonwood - Populus trichocarpa
Douglas fir -Pseudotsuga menziesii
Leyland Cypress - x Cupressocyparis Leylandii
London Plane - Platanus acerifolia
Norway Maple - Acer platanoides
Oregon White Oak - Quercus garryana
Pacific Madrone - Arbutus menziesii
Scotch Pine - Pinus sylvestris



SITE TREE SURVEY PLAN

(IN FEET) 1 inch = 50 ft.

TREE DATA

TYPE I/II AREA	96,793 SF
NON-TYPE I/II AREA	369,804 SF
NON-TYPE I/II TREE AREA (DRIPLINE PLUS 10 FEET)	10,546 SF (2.9% OF OVERALL NON-TYPE I/II AREA)

LEGEND

TREE (6" AND LARGER)

DRIPLINE

DRIPLINE +10'

TYPE I/II AREA

TREE DATA

FROM ARBORIST REPORT PREPARED BY STEVE GOETZ AT PACIFIC RESOURCES GROUP.
FULL REPORT INCLUDED IN DESIGN REVIEW NARRATIVE PACKAGE.

TREE#	SIZE (INCHES)	SPECIES	CROWN DIA. (FEET)	WITHIN TYPE I/II AREA
1	7	NORWAY MAPLE	10	
2	7	PACIFIC MADRONE	10	
3	9	DOUGLAS FIR	15	X
4	10	BLACK COTTONWOOD	20	X
5	9	DOUGLAS FIR	12	X
6	14	DOUGLAS FIR	20	X
7	13	BLACK COTTONWOOD	20	X
8	31	DOUGLAS FIR	40	X
9	6	OREGON WHITE OAK	10	X
10	20	OREGON WHITE OAK	40	X
11	39	OREGON WHITE OAK	50	
** 12	8	PACIFIC MADRONE	10	X
13	20	OREGON WHITE OAK	40	X
14	19	OREGON WHITE OAK	30	
15	7	OREGON WHITE OAK	25	
16	12	OREGON WHITE OAK	25	X
16B	7,2,6	OREGON WHITE OAK	15	X
17	8,8,8,7,6,5,4,3	OREGON WHITE OAK	25	X
18	6,6,4	OREGON WHITE OAK	12	X
19	8,6,5,3	OREGON WHITE OAK	20	X
20	6	OREGON WHITE OAK	15	X
21	17	OREGON WHITE OAK	21	X
22	17	OREGON WHITE OAK	26	X
23	6,6,5,5,4,3,3	OREGON WHITE OAK	2	
24	7	DOUGLAS FIR	10	
24B	7,6,5	OREGON WHITE OAK	17	
24C	14	OREGON WHITE OAK	30	
25	8,8,5,4	OREGON WHITE OAK	18	
26	37	DOUGLAS FIR	35	
27	7,6	OREGON WHITE OAK	18	
28	22	OREGON WHITE OAK	28	
29	7,6	OREGON WHITE OAK	14	
30	7,7,7,6	OREGON WHITE OAK	20	
31	7	OREGON WHITE OAK	15	
32	10	OREGON WHITE OAK	7	
33	20	OREGON WHITE OAK	33	
34	11	OREGON WHITE OAK	18	X
35	11,7	OREGON WHITE OAK	21	
36	12,12,11,11,10,10,7	BIG LEAF MAPLE	28	
37	23	OREGON WHITE OAK	35	
38	20	OREGON WHITE OAK	35	
39	21	OREGON WHITE OAK	36	
40	6,6,6,6,5,4,3,2	OREGON WHITE OAK	20	X
41	–	OREGON WHITE OAK	36	X
42	7,6	OREGON WHITE OAK	14	X
43	22	OREGON WHITE OAK	37	
44	17,13	OREGON WHITE OAK	38x20	
45	8	OREGON WHITE OAK	18	
46	26	DOUGLAS FIR	36	
47	17	DOUGLAS FIR	20	
48	23	OREGON WHITE OAK	37	
49	31	DOUGLAS FIR	26	
50	33	DOUGLAS FIR	32	
51	30	DOUGLAS FIR	30	
52	31,21	DOUGLAS FIR	30	
* 53	14,15	OREGON WHITE OAK	31	
53B	30	OREGON WHITE OAK	36	

* TREE PROPOSED FOR REMOVAL (DEEMED SIGNIFICANT, BUT WITH HAZARDOUS STRUCTURAL DEFECT)
** TREE PROPOSED FOR REMOVAL (DEEMED NON-SIGNIFICANT)

LAND USE EXTENSION 8/2/10
DESIGN REVIEW SUBMITTAL 8/22/06

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
2020C SW 8th AVE.
PMB 166
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2262

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
SITE TREE SURVEY PLAN

DRAWN BY: JSR

CHECKED BY: MWB

SHEET
C1.1

JOB NO. 2060016.00

2060016.00• H:\ARCHIVES\PROJECTS\2006\2060016.00\CIVIL\01EC1-1.DWG 4.032 BDN 11/19/13 13:23 1:50