100-312-6190

OREGON CITY

Community Development
698 Warner Parrott Road | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

Type I Site Plan and Design Review

Office/Mixed Use/Commercial/Multi-Family/Industrial Uses

Staff use:

File Number: SP 19-00078 Reviewed By: _____ Date: 8.30.19

Decision: X Approved ☐ Approved with Conditions ☐ Denied

2 these are publicly owned trees two Mitigation trees of 2" Caliper each are required See TREE 19-00065 for more information

Site Address or Clackamas County Map and Tax Lot: 1211 JACKSON St. / 2-2E-32BB-06100

Project Description: OAK & WALNUT TREE REMOVALS - HAZARD replacing SIDEWALKS - DAMAGED

Applicant Name/Company: CITY of OREGON CITY Phone Number: 503.496.1565

Email Address: dconrad@orcity.org

Use of Property:

Zoning District: I

What is the current or proposed use of the property? Type 1 Site Plan is only available for permitted uses.

RECREATION

Over the Counter: $81 for Up to Two Items, $162 for Three or More Items
Extended Review: $270 for Each Item

Over the Counter Review	Over the Counter Review	Extended Review
☐ Addition to a Legal Non-Conforming Single or Two-Family Dwelling	☐ Installation of Mechanical Equipment	☐ Addition of up to 200 Square Feet
☐ Replacement of Exterior Building Materials	☐ Parking Lot Repaving	☐ Addition to an Industrial Use up to 1,000 SF
☐ Modifications of Windows/Doors	☐ Shared Parking Agreement	☐ Change in Parking Lot Circulation or Layout
☐ Modifications to Parapets or Rooflines	☐ Changes to Bicycle Parking	☐ Removal/Relocation of Parking Stalls
☐ Building Entrance Alterations	☐ Changes to Landscaping	
☐ Reroof Only	☐ ADA Upgrades	
☐ Temporary Structures	☐ Modifications to Fence or Wall	
☐ Modifications to Awnings or Projections	☐ Outdoor Lighting Alterations	
	☐ Refuse Enclosure Alterations	
	☐ Changes to Pedestrian Circulation	
	☐ Demolition of structure	
	☒ Tree Removal	
	☐ Mobile Food Cart – 5 Hours or Less	

In addition to this application, addendums are required based on the scope of the project. For submittal requirements and to determine which addendums are required, please refer to the Site Plan and Design Review Addendum Guide.

Applicable Overlay Zones

Please identify all overlay districts identified on your Property Zoning Report. The presence of an overlay district may require public review in a Type II Minor Site Plan and Design Review process.

☐ Individually Designated Historic Structure ☒ Historic Overlay District ☐ Barlow Trail Corridor

☐ Willamette River Greenway Overlay District ☐ High Water Table ☒ Geologic Hazards Overlay District

Applicable Overlay Zones (Continued)

Please identify all overlay districts identified on your Property Zoning Report. The presence of an overlay district may require public review in a Type II Minor Site Plan and Design Review process.

☐ Flood Management Overlay District ☐ Sewer Moratorium Area ☐ Natural Resources Overlay District

☐ Not Applicable

General Standards

Demonstrate compliace with previous proposals and associated conditions.

Removal of 2 HAZARD trees ACCOMPANIED with replacement trees PLACED IN replaced SIDEWALK that includes NEW tree WELLS - REPLACEMENT 1-1, likely to place 2-4 New Trees IN wells

The proposed development shall be adequately maintained. Will the proposed development be adequately maintained? ☒ Yes ☐ No

Does the location of the proposed development include any public easement? If so, please contact the Development Services Department for all required approvals. ☒ Yes ☐ No

Permit PST-19-00041

Does the proposal include any work within or projections over the right-of-way? ☒ Yes ☐ No
If yes, please contact the Development Services Department for all required approvals.

Does the proposal include any utility work or changes to storm water facilities? ☐ Yes ☒ No
If yes, please contact the Development Services Department for all required approvals.

Staff Only

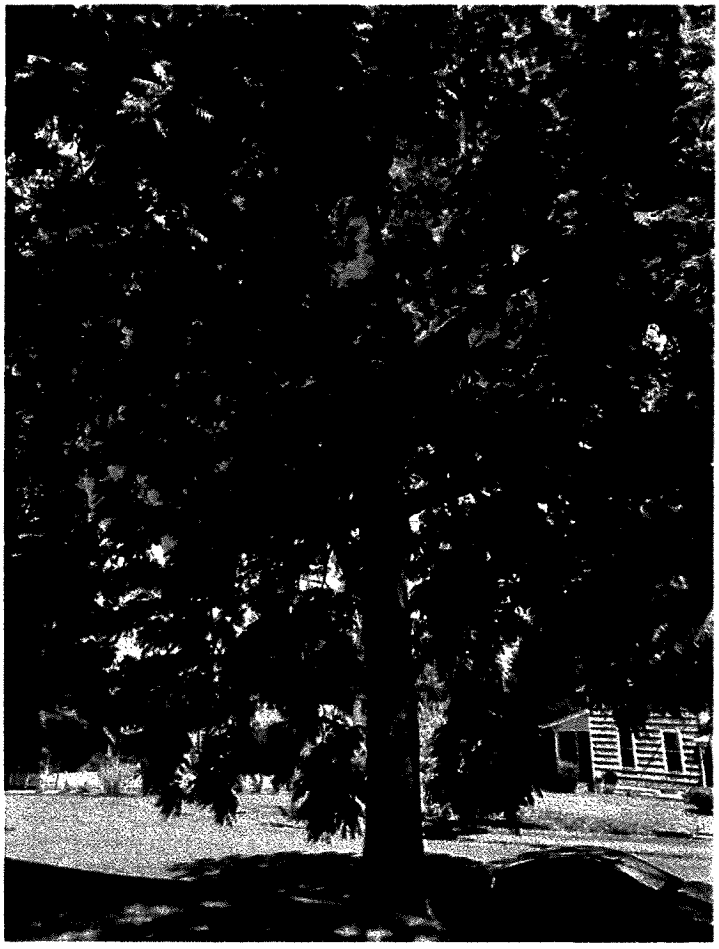
Is the project a permitted use in the zoning district? ☐ Yes ☐ No Initial_____

Is the project eligible for Type I Site Plan and Design Review? ☐ Yes ☐ No Initial_____

Note_____

Arborist Report

July 18, 2019



Prepared for:
City of Oregon City
Oregon City Swimming Pool
1211 Jackson St.

Prepared By:
Ruth Williams
ISA WE-7317-BM
ISA Qualified Tree Risk Assessor

Company Headquarters
1500 N Mantua Street
Kent, OH 44240
www.daveyresourcegroup.com

DAVEY Resource Group

Notice of Disclaimer

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Introduction

A tree assessment was performed for Black walnut (Juglans hindsii) in front of 1211 Jackson St, near the sidewalk. Concerns were raised about the potential for the tree to be preserved during sidewalk reconstruction. Oregon City urban forest managers requested a qualified arborist perform a tree risk assessment to determine the preservation potential based on the current health and the potential site impacts. The assessment was conducted by an International Society of Arboriculture (ISA) Board Certified Master Arborist (#WE-7317-BM) and Qualified Tree Risk Assessor on June 29, 2019. The evaluation is summarized in the following report, which provides recommendations.

Methods

A visual inspection of the tree was used to develop the findings, conclusions, and recommendations found in this report. Data collection included estimating the diameter of the tree at approximately 54 inches above grade (DBH), height estimation, canopy radius estimation, a visual assessment of tree condition, structure and health, and a photographic record. No physical inspection of the upper canopy, sounding, root crown excavation, resistance drilling, or other technologies were used in the evaluation of the tree.

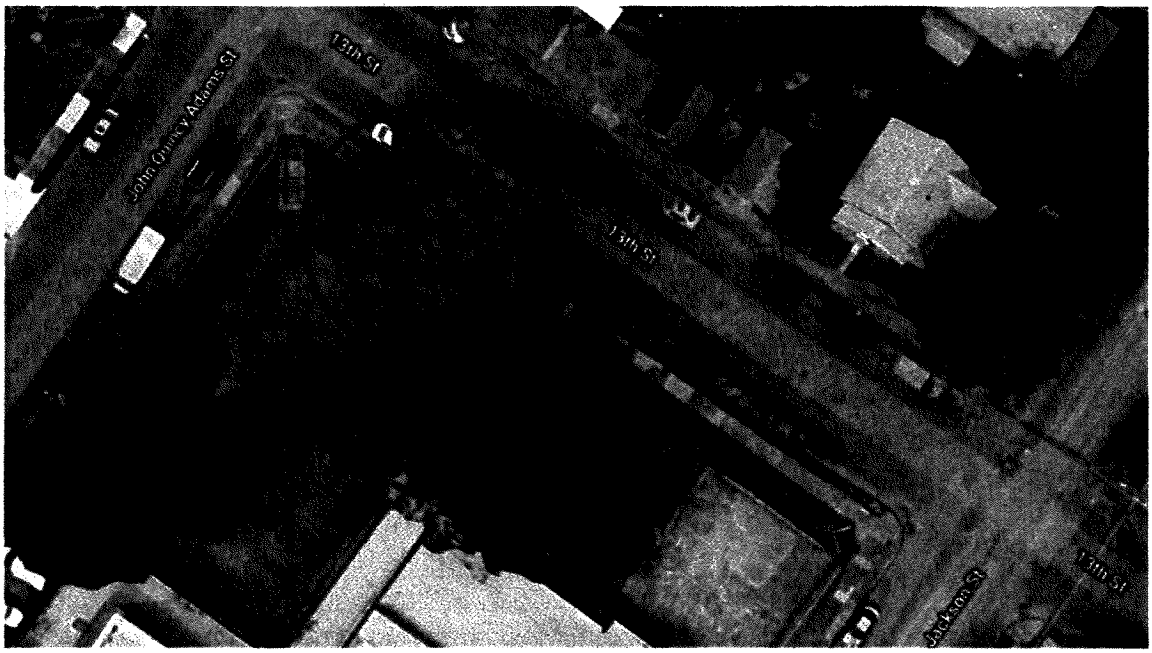
The sidewalk upheaval was evaluated along with the limits of disturbance described by personnel on site. Typical sidewalk reconstruction methods are assumed, including excavation, but site design drawings or technical specifications were not provided or reviewed.

Limits and Assumptions

Many factors can limit specific and accurate data when performing evaluations of trees and their potential for failure. No soil or tissue testing was performed. All observations were made from the ground and no soil excavation to expose roots was performed. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated tree in the future. Arborist assessments should be used as guidelines and the tree owner assumes all liability and risks.

Site Observations

The tree is located the pool facility at 1211 Jackson St., near the intersection of John Quincy Adams St. and 13th St., in Oregon City, Oregon. The tree is on a slope down toward 13th St. The area is not irrigated but has maintained turf. The adjacent public sidewalk, parking lane and road are within the dripline of the tree. The sidewalk has multiple 1" disruptions likely caused by tree roots. The tree trunk is within 4' of the adjacent sidewalk.



Aerial overview illustration of the site and the tree (circled red)

Adjacent sidewalk

Tree Observations

The mature Black walnut (Juglans hindsii) tree was inspected and assessed for health and structure on June 29, 2018. The trunk measures 30.2 inches DBH (diameter at breast height), and the tree is approximately 65 feet tall with an average canopy radius of 33 feet (diameter 66 feet). The live crown ratio is 80%. The tree appears to have been well maintained over many years.

The tree has one trunk wound that is sealing, and one surface root in the lawn that has had mower damage. The health and structure of the roots, trunk, scaffold branches, and foliage is good.

Tree Preservation Potential

The tree is a good candidate for preservation. If necessary, some root pruning is acceptable to install new sidewalk. If root pruning is conducted, it should be scheduled by a Certified Arborist and photo documented. The following design options should be considered to increase preservation potential:

1. Sidewalk re-routing closer to the road in the vicinity of the tree
2. Ramping the sidewalk slightly to allow reconstruction with minimal root pruning
3. Installation of a 2" construction-grade styrofoam layer between the gravel pad and concrete pour
4. Trip-stop sidewalk hinges that allow sidewalk to bend horizontally but not become displaced vertically or at an angle

Tree Preservation Methods

1. Throughout construction, protect trunk with straw waddle to root flare and trunk up to 6' above sidewalk grade.
2. Install tree protection fencing one foot back from the sidewalk and do not allow construction equipment on the soil area to avoid soil compaction. For this case, orange plastic mesh attached at 10' intervals to t-stakes is acceptable.
3. Carefully remove 15' of pavement with pri-bars and hand tools, rather than jackhammers. Heavy equipment is not recommended as it can crack, compact, and break roots, and resulting injury can be sites of infection and promote decay.
4. Root pruning (if necessary) should be conducted by an arborist or with arborist supervision with a sharp saw and at an angle that minimizes wound size.

Summary and Recommendations

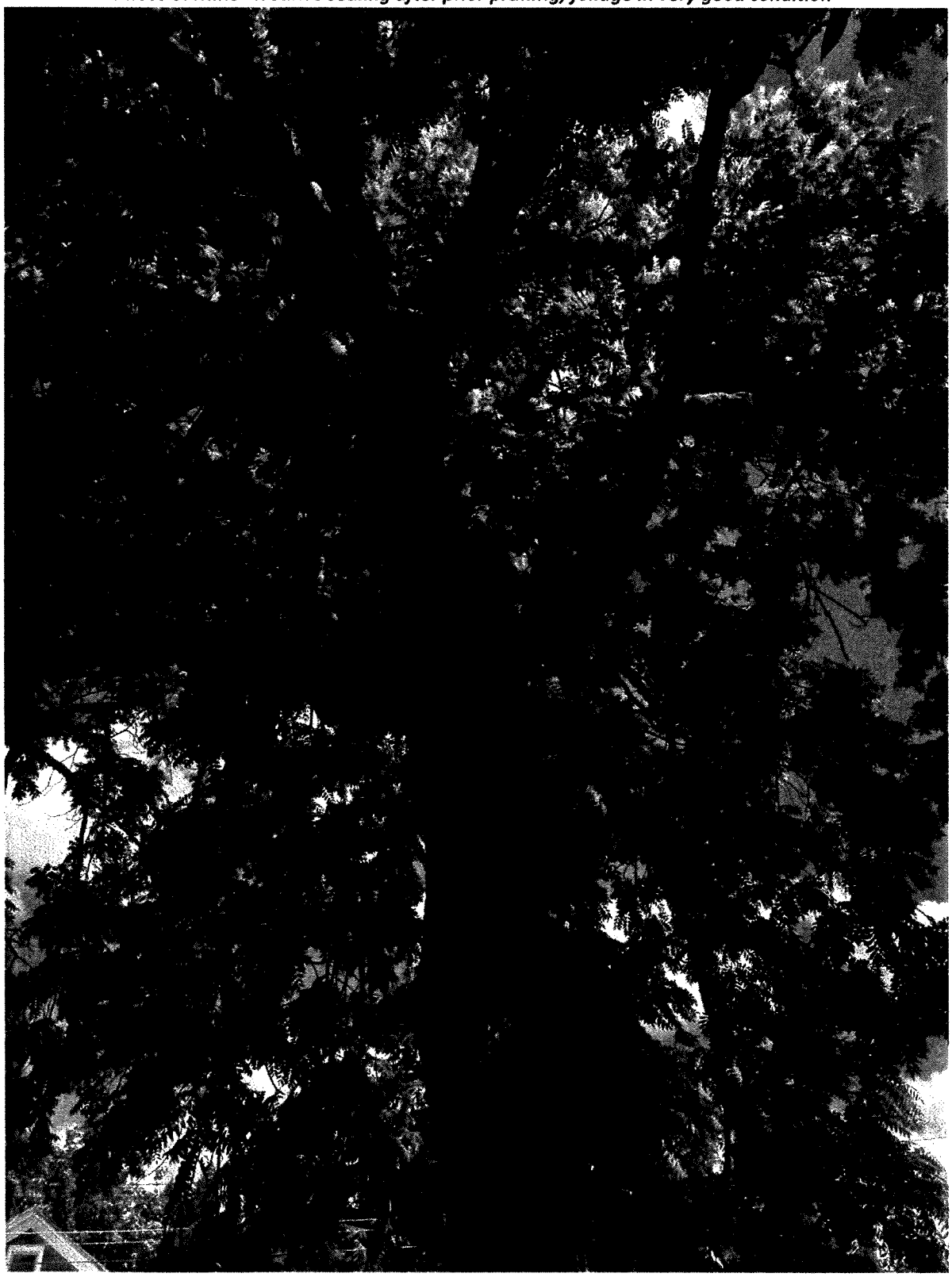
The inspection revealed the walnut tree to be in good condition with high preservation potential. The tree has minor visible defects in the trunk and branches. The species is relatively tolerant of construction impacts. The construction may impact 10-40% of the critical root zone, but are unlikely to destabilize the tree unless significant root pruning occurs. Supervision of construction is recommended and the tree may be recommended for removal if roots are found to be decayed, or significant root pruning occurs. The species is a locally adapted tree that can live for hundreds of years.

Appendix B – Photo Documentation

Photo 1. Good root flare, no evidence of decay

Photo 2. Surface root in lawn

Photo 3. Minor wounds sealing after prior pruning, foliage in very good condition



Site Observations

The tree is located in front of 1211 Jackson St., near the intersection of 13th Ave., in Oregon City, Oregon. The tree is on level ground near a slope down toward 13th St. The area is not irrigated but has maintained turf. The adjacent building, access sidewalk, and public sidewalk are within the dripline of the tree. An adjacent classroom hosts a children's play area, and the kids are sometimes out on the lawn area for activities. The target areas are occupied occasionally (lawn) to frequently (building).

Aerial overview illustration of the site and the tree (circled red)

Tree Observations

The mature Oregon white oak (*Quercus garryana*) tree was inspected and assessed for health and structure on October 8, 2018. The trunk measures 50 inches DBH (diameter at breast height), and the tree is approximately 69 feet tall with an oblong canopy with an average diameter of 80 feet. The live crown ratio is 80%. The tree appears to have been well maintained over many years.

The tree has one major limb with dead foliage and the trunk shows evidence of a column of decay. There is an area of decay at the union of the limb. Minor epicormic shoots have sprouted near decayed areas and old pruning wounds. The foliage is sparse throughout the canopy, and appears more sparse than what is to be expected from a healthy tree with normal seasonal leaf drop. At breast height, it is estimated the dead and decayed trunk area spans approximately 46" of the 157" circumference, representing 29% of the circumference.

Tree Risk Assessment

Species: Oregon white oak (*Quercus garryana*)
dbh: 50"
Height: 69'
Condition: Fair

Tree Defect Observations

Crown and Branches: The canopy foliage is sparse. Dead leaves persist on one limb that is likely dead or nearly dead due to decay at the branch union.

Trunk: A large column of decay up to 46" wide and likely 30' tall is shown in Appendix photos.

Roots and Root Collar: Root collar is partly buried in soil.

Risk Categorization

The tree has a probable failure risk with a high likelihood of impacting a target (lawn area). This is a somewhat likely event with possible significant consequences. The risk rating for this tree is High.

Overall tree risk rating: High

Risk Mitigation Options

Target Management: The lawn below could be fenced off.

Risk Management Pruning (RMP): 1. The dead limb can be removed. 2. Major retrenchment pruning could be conducted, the area below fenced, and interpretive signage could be posted describing the benefits of wildlife trees in urban areas.

Installation of Structural Supports: Cabling of tree would reduce the load on limbs, thus reducing risk. This method only works on sound limbs, and an aerial inspection would be required to assess the likelihood of success.

Improving Site/Cultural Conditions: Air spading to remove soil from trunk flare and root crown could slightly slow basal decay, but would not eliminate already existing substantial decay.

Implementing Integrated Pest Management: N/A

Overall residual risk with RMP: Low
Overall residual risk with tree removal: none

Summary and Recommendations

The inspection revealed the oak tree to be in Fair condition with a High level of risk. The tree has significant visible defects in the trunk and branches. The targets are high profile, and occupied occasionally (lawn) to frequently (building). There is little that can be done to improve the health of this tree, but if preservation is desired, major retrenchment pruning, fencing the lawn below, and posting of signage to explain the benefits of wildlife trees to site users would reduce the risk to low. Even though these measures would reduce risk, the tree would still require routine monitoring as it will most likely continue to decline. The species is a native tree that can live for hundreds of years.

Appendix B – Photo Documentation

Photo 1. Decay in Trunk

Photo 2. Decay at branch union

Photo 3. Dead leaves persist on dying branch

Photo 4. Canopy is relatively sparse and trunk has some epicormic sprouts

Appendix B - Risk Rating & Likelihood

The technique used to define the risk of failure and likelihood of failure involves a determination within two matrices. These matrices are reproduced here from the International Society of Arboriculture data sheets for Tree Risk Assessment, 2017.
(https://www.isa-arbor.com/education/resources/BasicTreeRiskAssessmentForm_Print_2017.pdf)

Matrix I. Likelihood Matrix

Likelihood Of Failure	**Likelihood of Impacting Target**			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix II. Risk Rating Matrix

Likelihood Of Failure & Impact	**Consequences of Failure**			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Arborist Report

October 17, 2018

Prepared for:
City of Oregon City
Oregon City Swimming Pool
1211 Jackson St.

Prepared By:
Ruth Williams
ISA WE-7317-BM
ISA Qualified Tree Risk Assessor

DAVEY Resource Group

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Photo 2. Decay at branch union 8

Photo 3. Dead leaves persist on dying branch 8

Photo 4. Canopy is relatively sparse and trunk has some epicormic sprouts 9

Appendix B - Risk Rating & Likelihood 10

Introduction

A tree assessment was performed for an Oregon white oak (*Quercus garryana*) in front of 1211 Jackson St, at the corner of 13th Ave. Concerns were raised about the health and safety of the tree due to declining foliage health. Oregon City urban forest managers requested a qualified arborist perform a tree risk assessment to determine the level of risk posed by the tree. The assessment was conducted by an International Society of Arboriculture (ISA) Board Certified Master Arborist (#WE-7317-BM) and Qualified Tree Risk Assessor on October 8, 2018. The evaluation is summarized in the following report, which provides recommendations.

Methods

A visual inspection of the tree was used to develop the findings, conclusions, and recommendations found in this report. Data collection included estimating the diameter of the tree at approximately 54 inches above grade (DBH), height estimation, canopy radius estimation, a visual assessment of tree condition, structure and health, and a photographic record. No physical inspection of the upper canopy, sounding, root crown excavation, resistance drilling, or other technologies were used in the evaluation of the trees.

Risk Assessment Methodology

This evaluation follows the tree risk assessment methods developed by the International Society of Arboriculture. It consists of an inspection of the visible tree parts including surface roots, trunk, scaffold limbs, and canopy. The hazard and risk assessment results in a risk rating for the tree to help quantify the level of risk accepted by the tree's owner. To summarize the information about the trees that received a hazard evaluation, an overall hazard rating is obtained by assessing and assigning a value to the failure potential, identifying the size of the tree part most likely to fail (e.g., branch, one stem, or whole tree) and determining site use around the affected tree. Each of these three characteristics is assessed as follows:

Condition of Concern – Describes the part most likely to fail. The larger the tree part, the greater the potential for damage; therefore, the size of the failure part affects the overall hazard potential, and is described according to:

- Part Size - Typically the diameter of the limb or tree part
- Fall Distance - The distance of the part from the ground
- Target - The presence of any target(s) that could be impacted by failure

Likelihood of Failure – Identifies the most likely point of failure and rates the likelihood that the observed defect(s) will result in part failure. Failure potential is rated as:

- Improbable (defects are minor and unlikely to result in failure)
- Possible (defects are present and of concern)
- Probable (compounding and/or significant defects present)
- Imminent (defects are serious and imminent failure is likely)

Likelihood of Impact – Identifies the most likely point of failure and rates the likelihood that the structural defect(s) will impact the potential targets. Likelihood of impact is rated as:

- Very Low (Occasional use, as in a forest landscape)
- Low (e.g., tree lawn, sidewalk, park path)
- Medium (buildings or people within striking range more than 50% of the time)
- High (Constant and frequent use of the area within striking distance)

Consequences of Failure – Rates the level of damage caused by the defective part in the event of failure. The consequences of failure are rated as:

- Negligible (typically small branches <1" diameter, unlikely to cause damage)
- Minor (branches 1-2" diameter, may cause damage)
- Significant (damage would occur)
- Severe (failure would result in major damage)

Overall Risk Rating - The values assigned to condition, likelihood and consequences are summarized into an overall risk rating of Low to Extreme for each tree:

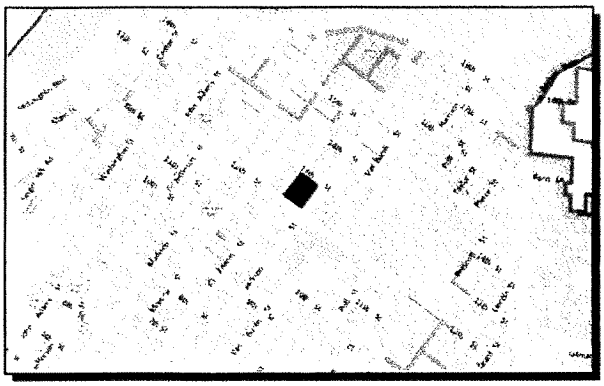
- Low (risk is present, mitigation measures may not be required)
- Moderate (mitigation advised within normal maintenance cycle)
- High (mitigation advised within the year)
- Extreme (mitigation necessary as soon as practical)

Limits and Assumptions

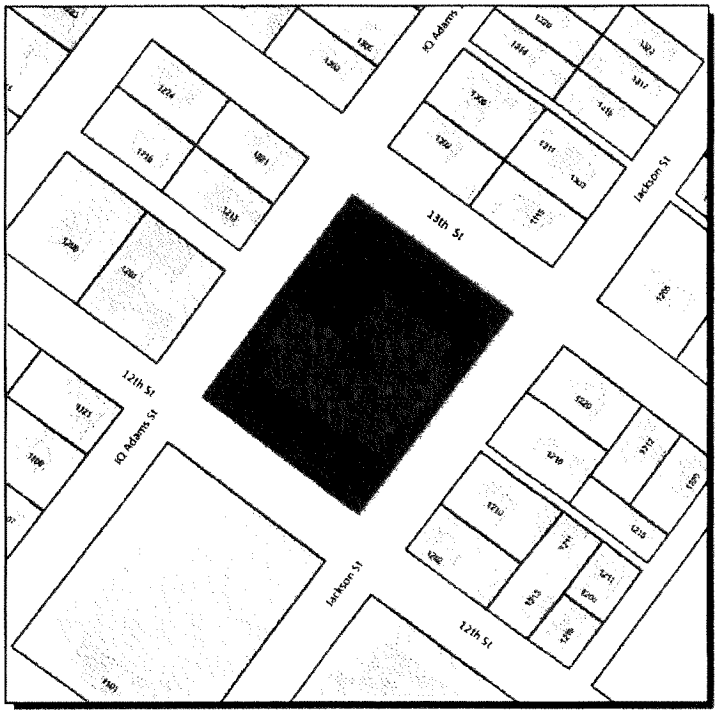
Many factors can limit specific and accurate data when performing evaluations of trees and their potential for failure. No soil or tissue testing was performed. All observations were made from the ground and no soil excavation to expose roots was performed. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated tree in the future. Arborist assessments should be used as guidelines and the tree owner assumes all liability and risks.

Taxlot Detail Report

Taxlot: 2-2E-32BB-06100



Overview Map



Taxlot highlighted in blue

Taxlot Information

APN: 2-2E-32BB-06100 *In City?* Y

Alt ID: 00585959 *In UGB?* Y

Site Address: 1211 JACKSON ST
OREGON CITY, OR 97045

Year Built: Unknown or not recorded

Taxpayer Information

Taxpayer: PUBLIC

Address: 320 WARNER MILNE RD
OREGON CITY, OR 97045

Reference Information

Parcel Area (GIS - acres): 1.34

Parcel Area (GIS - sq. ft): 58,362

Twn/Rng/Sec: 2S 2E 32

Tax Map Reference: 22E32BB (03_2s2e32bb)

Values

Import Date: 04/04/2019

Land Value (Mkt): $366,742

Building Value (Mkt): $3,103,180

Total Value (Mkt): $3,469,922

Note: The values above are Market, NOT Assessed values.

Assessed Value: $2,262,389

Exempt Amount: $2,262,389

Planning Designations

Zoning: I

Comprehensive Plan: P

Subdivision: (2) OREGON CITY

PUD (if known):

Partition Plat: N/A

Neighborhood Assn: MCLOUGHLIN

Urban Renewal District: N/A

Concept Plan: N/A

Historic District: MCD

Historic Designated Structure: N/A

In Willamette Greenway? N

In Geologic Hazard? Y

In High Water Table Area? N

In Nat. Res. Ovl. Dist. (NROD)? N

In 1996/FEMA 100 Yr Floodplain? N

In FEMA Floodway? N

In Sewer Moratorium Area? N

In Thayer Pond Fee Area? N

In Bvrcrk. Rd Access Plan Area? N

In Barlow Trail Corridor? N

In Enterprise Zone? N

In SDC Discount Area? N

In Vert. House Dev. Zone? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Report generated 8/30/2019 10:06 AM

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