



## Todd Prager & Associates LLC

### MEMORANDUM

**DATE:** November 16, 2022

**TO:** Chris Bradley (Tandem Property Management, Inc.)

**FROM:** Todd Prager, RCA #597, ISA Board Certified Master Arborist

**RE:** Tree Removal and Protection Plan Amendment for the Commons on the Tualatin Project

---

#### **Summary and Background**

This report is an amendment to my tree removal and protection plan dated September 27, 2018 for the Commons on the Tualatin Project at 6645 SW Nyberg Lane in Tualatin.

A storage shed (Building G) is proposed to be constructed at the north end of the site where there is a group of existing trees. A site plan with the proposed storage shed in relation to the existing trees is provided in Attachment 1. An inventory of the existing trees near the proposed shed is provided in Attachment 2.

The purpose of this report is to provide tree removal and protection recommendations for the proposed storage shed. Note that the remaining tree removal and protection recommendations in my September 27, 2018 report shall continue to apply except as modified by this report.

#### **Proposed Tree Removal**

Two trees, trees 1549 and 1551, are within the proposed storage shed footprint and are identified for removal as shown in Attachment 1. The remaining trees in the vicinity of the proposed storage shed will be retained and protected according to the recommendations in the next section of this report.

### Tree Protection Recommendations

A typical minimum recommended root protection zone is to limit construction disturbances to no closer than a radius from a tree of 0.5 feet per inch of DBH if no more than 25 percent of the root protection zone area (estimated at one foot radius per inch of DBH) is impacted. Figure 1 illustrates this concept. This tree protection zone is widely accepted in western Oregon to provide adequate tree protection. This standard may need to be adjusted on a case-by-case basis due to tree health, species, root distribution, whether the tree will be impacted on multiple sides, and other factors.

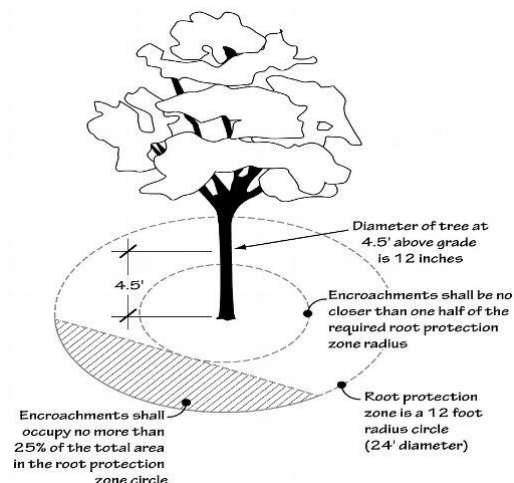


Figure 1: Typical minimum protection zone

The trees to be retained can be protected using the typical minimum protection zone shown in Figure 1 except there will be a slight encroachment into the construction setback radius of 0.5 feet per inch of DBH for tree 30786. Based on the limited encroachment of this tree along with protection from the root system of tree 1551 to be removed, I am recommending the retention of tree 30786.

The following tree protection measures will be necessary to protect the trees during construction:

- *Tree Protection Fencing:* Erect six-foot metal tree protection fencing in the locations shown in Attachment 1 to protect the trees from construction. This will most likely occur by adjusting the existing fencing already present at the site. The adjusted tree protection fencing should only occur adjacent to the proposed shed location, and should otherwise connect with the existing fencing presently at the site. If any further fence adjustments are made, approval of the project arborist will be required.
- *Stump Removal:* The stumps of trees 1549 and 1551 shall have their structural roots cut before pulling with a machine to minimize impacts to the adjacent trees to be retained. The project arborist shall be onsite to guide the cutting of roots and pulling of stumps.
- *Foundation Excavation:* The building foundation adjacent to tree 30786 shall be excavated under arborist supervision to ensure that any roots over 2-inches in diameter are properly pruned and impacts are otherwise minimized during excavation.
- *Construction Access:* If construction access is needed within the root protection zone on the side of the proposed building, the tree protection fencing may be shifted if a 12-inch layer of wood chips over geotextile fabric or other approved compaction measure is placed on the ground at the building offset as directed by project arborist. Construction access in this location shall be limited to foot traffic. If vehicles or heavy equipment access is needed in these locations, the use of steel plates over the woodchips or other methods recommended by the project arborist shall be implemented to minimize compaction.

- *Pruning of Trees:* Some of the trees may need to be clearance and/or reduction pruned to allow for construction. Any reduction and/or clearance pruning shall occur prior to construction in accordance with ANSI A300 pruning standards the minimum necessary to allow for construction. Reduction cuts shall be made to lateral branches that are at least one-third to one-half the sizes of the parent branches. All cuts shall be made just outside the branch collars.
- *Erosion Control:* Sediment fencing shall be located outside the tree protection zone shown in Attachment 1. If erosion control is required within the tree protection zone, it shall be straw wattles placed on the soil surface if approved by the City of Tualatin and/or Clean Water Services.

### **Conclusion**

Two trees are required to be removed (trees 1549 and 1551) with construction of a proposed storage shed at the Commons on the Tualatin Project. The project arborist shall oversee the removal of stumps from tree 1549 and 1551, and the excavation for the foundation near tree 30786. The remaining trees in the vicinity of the shed will be retained and protected according to the recommendations in this report.

Please contact me if you have questions, concerns, or need any additional information.

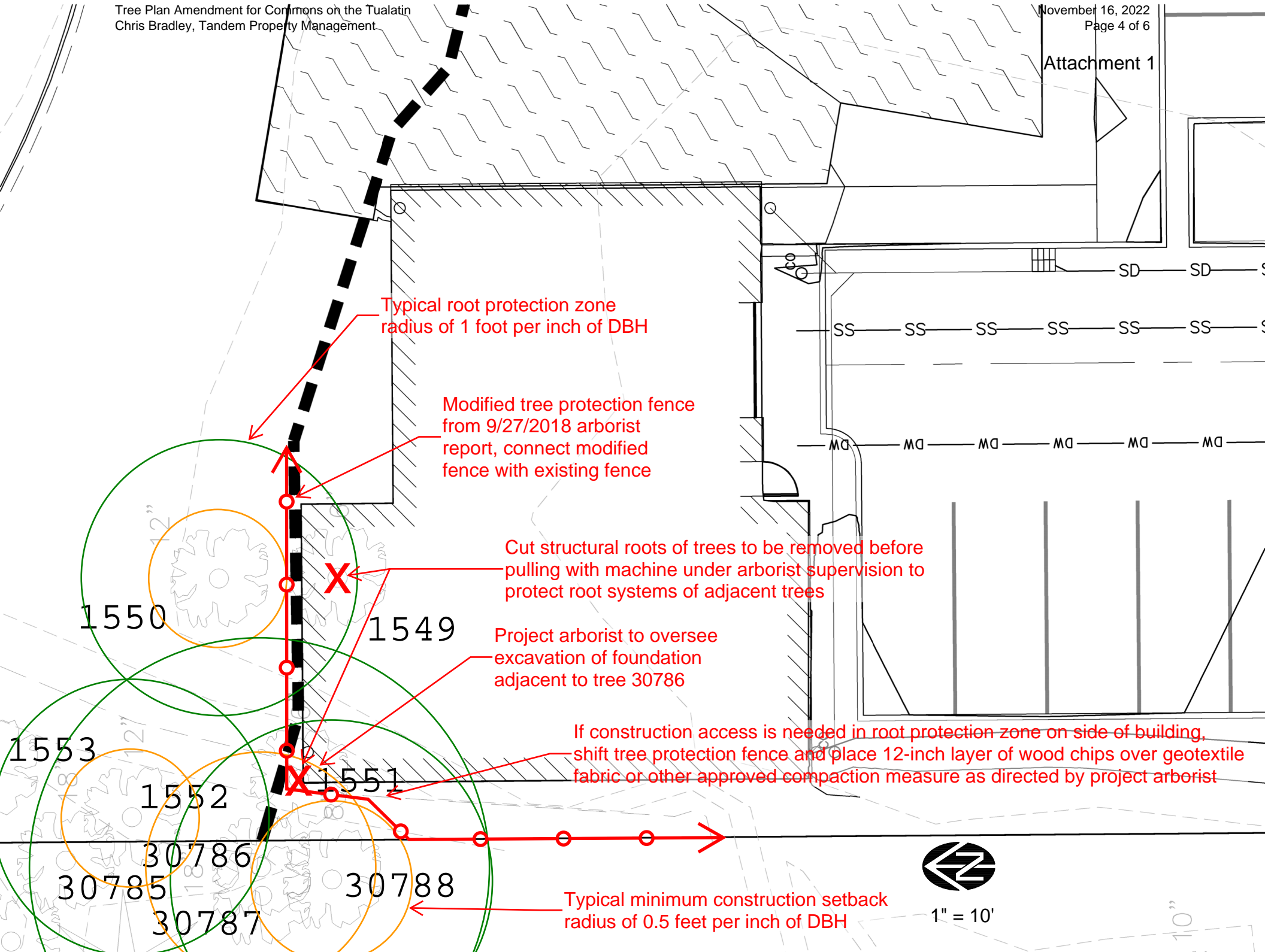
Sincerely,



**Todd Prager**

*ASCA Registered Consulting Arborist #597  
ISA Board Certified Master Arborist, WE-6723B  
ISA Qualified Tree Risk Assessor  
AICP, American Planning Association*

Enclosures: Attachment 1 – Site Plan with Tree Removal and Protection  
Attachment 2 – Tree Inventory  
Attachment 3 – Assumptions and Limiting Conditions



Typical root protection zone  
radius of 1 foot per inch of DBH

Modified tree protection fence  
from 9/27/2018 arborist  
report, connect modified  
fence with existing fence

Cut structural roots of trees to be removed before  
pulling with machine under arborist supervision to  
protect root systems of adjacent trees

Project arborist to oversee  
excavation of foundation  
adjacent to tree 30786

If construction access is needed in root protection zone on side of building,  
shift tree protection fence and place 12-inch layer of wood chips over geotextile  
fabric or other approved compaction measure as directed by project arborist

Typical minimum construction setback  
radius of 0.5 feet per inch of DBH



1" = 10'



Todd Prager & Associates  
LLC

Attachment 2

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH <sup>1</sup>	CONDITION <sup>2</sup>	STRUCTURE <sup>2</sup>	COMMENTS	TREATMENT
1549	red alder	<i>Alnus rubra</i>	7	fair	fair	one sided	remove
1550	red alder	<i>Alnus rubra</i>	12	good	good		retain
1551	Oregon ash	<i>Fraxinus latifolia</i>	9	good	fair	one sided	remove
1552	English hawthorn	<i>Crataegus monogyna</i>	12	poor	poor	smothered by ivy	retain
1553	Oregon ash	<i>Fraxinus latifolia</i>	12	very poor	very poor	dead	retain
30785	Oregon ash	<i>Fraxinus latifolia</i>	21	good	fair	multiple leaders	retain
30786	Oregon ash	<i>Fraxinus latifolia</i>	20	fair	fair	covered with ivy	retain
30787	Oregon ash	<i>Fraxinus latifolia</i>	7,7,6	fair	fair	covered with ivy, multiple leaders at ground level	retain
30788	Oregon ash	<i>Fraxinus latifolia</i>	7	fair	fair	covered with ivy	retain

<sup>1</sup>DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.

<sup>2</sup>Condition and Structure ratings range from very poor, poor, fair, to good.

### **Attachment 3**

#### **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 Westlake 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 report is to provide tree removal and protection recommendations for the proposed storage shed. Note that the remaining tree removal and protection recommendations in my September 27, 2018 report shall continue to apply except as modified by this report.