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JAN 29 2024

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Evans Vista PUD

Tree Conservation Plan

January 22, 2024

There are many trees on the Evans Vista site, and most of them will be removed to develop the site. The trees that will be retained are, for the most part, located in the part of the site referred to as the East Lawn and Madrone Picnic Grove. Also, the trees in "Tract G", the environmentally sensitive steep slope part of the site and buffer, will, for the most part, be retained.

Most of the trees in areas of the site to be developed will be removed to allow for necessary regrading and building construction. There are just too many of these trees to create a meaningful count of tree units that will be lost. So the approach taken here is to provide a count of trees that are likely to be retained, and account for unintentional loss of some of those trees. The intention is that those trees, plus tree units for the new trees proposed on the Landscaping plans, meet the total number of tree units required by PTMC 19.06.

We plan to leave "Tract G" out of the area used for tree unit calculations, because it is an environmentally sensitive steep slope area and buffer, which is filled with existing trees, and there are no plans to remove existing trees or plant any new trees in Tract G.

Underlying zoning = M-C

Per Table 19.06.120 (D)(1), required tree units = 20 / 40,000 SF

Site area = 14.4 acres 14.4 acres = 627,264 SF

Site area deductions: ROW area = 152,666 SF; Tract G = 88,849 SF

Applicable site area: 627,264 – 152,666 – 88,849 = 385,749 SF

Tree Units required @ 20/ 40,000 sf: 385,749 / 40,000 = 9.64 x 20 = 193 tree units required

Tree units are calculated as follows, per PTMC 19.06.120 (D)(3):

Tree Category	Tree Unit Credit
Existing Tree 1" to 6" d.b.h.	1 tree unit per tree retained
Existing Tree 7" to 19" d.b.h.	2 tree units per tree retained



Tree Category	Tree Unit Credit
Existing Tree > 20" d.b.h.	3 tree units per tree retained
New or Replacement Tree, Small to Medium Species (At maturity less than 40 feet tall)	0.50 tree unit per tree planted
New or Replacement Tree, Large Species (At maturity more than 40 feet tall)	1 tree unit per tree planted

This Tree Conservation Plan references the Evans Vista Landscape Plans, found on Sheets 29 – 37 of the Civil & Landscape plan set.

Trees called out on the Evans Vista Landscape Plans are interpreted as follows. Douglas fir, Hemlock, Cedar, Red maple, Honey locust, and Oregon oak are all species that are projected to exceed 40' tall at maturity.

Fruit/Nut tree (Apple, Cherry, Pear):	0.5 credits
Native deciduous tree (Vine maple, Serviceberry):	0.5 credits
Native conifer (Douglas Fir, Hemlock, Cedar):	1.0 credits
Shade tree (Red maple, Honey locust, Oregon oak):	1.0 credits
Small accent tree (Japanese maple, Dogwood, Lilac):	0.5 credits

Count of existing trees to be retained:

Cedar, Fir, Madrona, all larger than 8" dbh:	75 trees	
Unintended loss of some trees: 75 – (+/- 20 %) =	60 trees	120 tree units

Count of trees proposed:

Fruit/Nut trees:	15 trees	7.5 tree units
Native deciduous trees:	35 trees	17.5 tree units
Native conifer trees:	28 trees	28 tree units
Shade trees:	122 trees	122 tree units
Small accent trees:	<u>45 trees</u>	<u>22.5 tree units</u>
Totals: Proposed and retained existing:	320 trees	317.5 tree units

317.5 tree units exceeds the 193 tree units required.