



Woodland Crossing (City File #17-035) Landscape Response Letter

February 2, 2018

Kristen Kapelanski

We have revised the tree analysis and landscape plans as directed by the Forester's review comments.

January 31, 2018 Forestry Review

Landscape Plan Sheet L-1.1 Show Tree #822, a 21" Norway spruce, as removed. It is within the 25' clearzone area and is likely to be a vision obstruction for motorist using Andlaur Dr.

- ✓ The existing Tree #822, Norway spruce has been listed as removed from Sheet LA-1.1, and was added to the list of regulated trees requiring to be replaced on Sheet S-1.0 and in the calculations on Sheet LA-1.0.

Please delete the white pine at the Southwest corner of the detention pond. Evergreen trees need to be at least 10' from the edge of the public walkway.

- ✓ The proposed white pine was relocated to the west side of the basin and is now further than 30' from the public walkway.

Please delete what appears to be landscape trees planted in and south of the proposed pathway (Northwest corner of Auburn and Andlaur Drive).

- ✓ The landscape tree symbols were a cad copying error and did not have tree tags. The tree symbols have been removed from the drawing and detail.

The following statements have been previously made by the Parks and Natural Resources Department regarding this development.

- 1. Trees in poor and very poor condition are regulated. They need to be protected if possible or replaced if they are removed or damaged.*
- 2. Trees in the proposed Andlaur Dr .are regulated. They need to be replaced if they are not dead.*
- 3. Trees in the building pad (envelope) are regulated and need to be replaced if not dead.*
- 4. The tree preservation and replacement calculations (tree analysis) are not in compliance with the Tree Conservation Ordinance (Article III. Tree Conservation). The applicant may wish to seek a variance from this article by City Council.*

Based on past practice, we will allow poor and very poor condition trees (statement #1 above) and trees in building pad (#3 above) to be exempt for this project only. Future projects will not be allowed this exemption without a City Ordinance change.

- ✓ The Tree Analysis and calculations have been revised to indicate that trees in poor and very poor condition will be exempt as well as trees within the building pad. Trees within the ROW of Andlaur Drive are regulated and will be replaced. The data calculations have been revised on Sheets S-1.0, LA-1.0 and LA-1.1.

Total # of Tagged Trees	= 439
# Off Site Tagged Trees (preserved)	= - 5
# Poor, Very Poor and Dead Trees	= 162
# Trees in Building Pad	= 57
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# Regulated Trees	= 216
Total # of Trees Removed	= 134
Total # of Trees Preserved	= 81
Total % of Trees Preserved	= 37.5%
Total of Replacement Credits Provided	= 136



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- ✓ Additional replacement trees have been proposed along the east and west property lines to increase the preservation planting buffer. The Probable Cost and Tree Replacement Credits have been revised to indicate the additional plant material, cost and project replacement credits on sheets S-1.0, LA-1.0 and LA-1.1.

We would like to thank all city departments for their assistance working with us on this project.

Sincerely
NÚÑEZDESIGN, INC

A handwritten signature in black ink, appearing to read 'R. Núñez'.

Ralph L. Núñez, PLA, CLARB, ASLA, GRP