

**From:** Matthew Robinson <mrobinson@dowl.com>  
**Sent:** Friday, July 22, 2022 1:18 PM  
**To:** Jeffrey Adams  
**Cc:** Gemma, Patrick; dave pietka; Jamie Lerma; Renee France; Read Stapleton; Todd Prager  
**Subject:** Forest Lawn Partition - Revised Arborist Report and Tree Protection Plan  
**Attachments:** Exhibit I - Arborist Report\_revised\_7-22-2022.pdf; Forest Lawn Partition Tree Protection Plan\_Attachment 1 from Exhibit I - Arborist Report\_revised\_7-22-2022.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jeff,

For yours and planning commission's review, please find the updated arborist report attached. This document replaces the previous arborist report ("Exhibit I"). A few key points I want to highlight:

- On page 7 of the report is our partition plan in a format that's hopefully easier to read. This is also attached separately. We've prepared this in color, and clearly show the limits of the wetland, the wetland buffer, and the building sites in different colors.
- We've done a number of adjustments to our plan in an effort to preserve additional trees:
  - o **Our total number of trees proposed for removal has been reduced from 11 to 7. Our arborist reevaluated the trees in the wetland and determined the lean and health hazards weren't large enough to warrant removal. No trees in the wetland or buffer areas are proposed for removal.**
  - o Building sites on Lots 1 and 3 have shifted slightly to accommodate larger root protection zones of adjacent trees.
  - o The alignment of the shared access to Lots 1 and 3 from Hemlock has been revised specifically to preserve tree #18, a 29-inch Sitka spruce.
  - o The parking pad/turnaround area on Lot 1 has been shifted to the east, and Lot 1's building site reduced in size, to provide a larger clear zone buffer around Tree 18 (now preserve per above) and tree #16 (slightly off-site to the south but with expansive roots on the applicant's property)
  - o The shared access, all driveways, and the parking/turnaround areas are proposed to be constructed of gravel/fine crushed rock over geotextile fabric. This will vastly limit the grading needed to construct the driveways versus what would be required for pavement, and geotextile fabric will be permeable which will allow for air and water to filter through to tree roots near the surface.
- Tree protection fencing is noted on the attached plan in red, and will be placed on-site prior to any ground disturbing activity.
- Specific tree protection methods are identified on pages 4, 5, 10 and 11 of the report that will need to be followed during on-site construction. Jamie, as the future general contractor, is familiar with these construction techniques and their successful implementation on projects.
- Our new arborist, Todd Prager, did a site visit this last Sunday. He noted one additional Sitka spruce tree our prior arborist missed during his tree inventory, which is a 36-inch tree adjacent to Hemlock St on Lot 3. It's identified as Tree #21.1 in the inventory table and on the attached plan. This tree is proposed for retention.

Please let us know of any questions on the attached. We're very confident in Todd's work and our ability to provide a unique development that retains the overwhelming majority of the site's trees. Todd will also be attending the hearing on Thursday evening (virtually) and will be happy to answer any questions the commissioners may have on the revised plan.

I'll also be submitting a revised version of Exhibit B (the tentative partition plan) that will be updated to reflect the changes mentioned above, a separate version of the partition plan that's in color, and a brief letter that describes the changes we've made to the plan in our efforts to preserve trees and address the commissioner's comments. This letter will also reaffirm our commitment that no wetland impacts are proposed and the ownership group will record a conservation covenant over the wetland within each future lot, which will ensure its preservation in perpetuity. Our geotechnical engineer (Troy Hull) and our wetland biologist (John van Staveren) will also be attending the hearing, along with the applicant team.

Thank you,

Matt

**Matthew Robinson**  
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