

January 2, 2025

Portland Construction Company
Suzie Portland – suzie@portlandcc.com



Arborist Report - 8802 Portland Drive, Portland OR

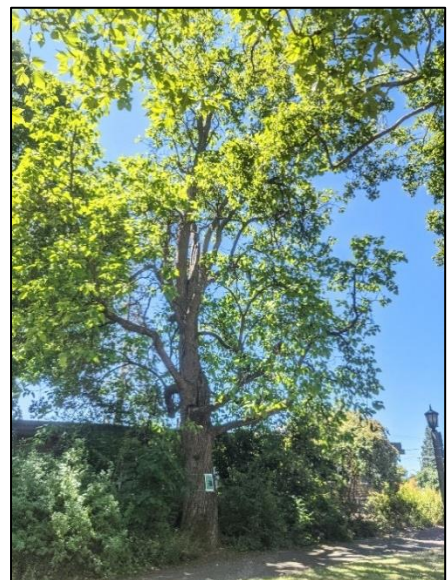
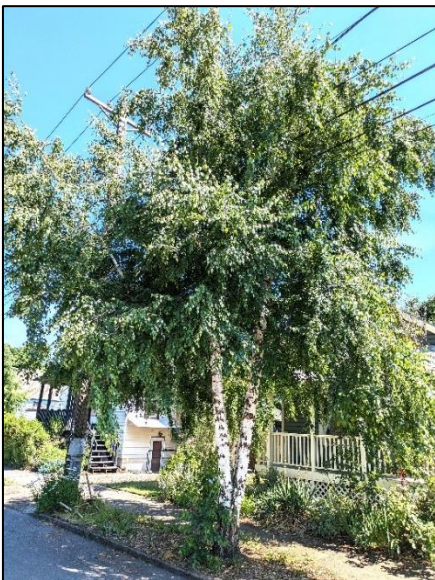
Suzie,

Portland Construction Company is planning to demolish a single-family home and build four townhomes at 8802 Portland Drive in Portland, OR. The project is in the design phase. The City of Portland requires an Arborist Report discussing impacts to trees and tree protection measures to preserve trees. This letter provides information about how trees will be impacted by the planned construction.

I visited the site to assess the trees on December 30, 2024 at 1 PM. The house was located on the west side of the lot with trees and landscaping to the east. Four trees were growing along Portland Drive and on private property.

Two street trees were growing in an approximately 4-foot-wide planting strip. European white birch #1 was in fair condition and had codominant stems with included bark (photo on the left). London plane #2 was in good condition with a dense crown (middle photos).

Two trees were growing on private property. Southern Catalpa #3 was in fair condition and was planted next to the house (photo on right). Raywood ash #4 is in good condition and growing vigorously with a dense crown. Data on each tree is shown in the Tree Inventory (Attachment A), and accurate trunk locations are mapped in the Tree Map (Attachment B).



I evaluated how trees will be impacted by construction using the *Site Plan* created by Portland Engineers dated June 21, 2024. The plan shows four new town homes filling the lot, each with its own driveway to Portland Drive.

Overall, the impacts to trees will likely be:

Tree #	Species	Diameter	Disposition	Comments
1	<i>Betula pendula</i>	9,8	Remove	Within planned driveway
2	<i>Platanus x hispanica</i>	21	Remove	Within planned driveway
3	<i>Catalpa bignonioides</i>	31	Remove	Within planned building
4	<i>Fraxinus oxycarpa</i> 'Raywood'	7	Remove	Within planned building

None of the trees on this site will survive construction. Trees #1 and #2 are street trees and driveways are planned at their locations. Trees #3 and #4 are within the planned townhome sites. In order to preserve any of these four trees, relatively major design changes will be needed.

The City of Portland protects trees 12" and greater on private property and all street trees. These trees cannot be removed without City approval. To encourage property owners to preserve trees during construction projects, the City has fees associated with removing trees. The fee for removing trees greater than 20 inches in diameter or more than 2/3 of the trees on a property is \$450.00 per inch diameter. The fee to remove all four of these trees is likely to be at least \$23,400.00.

I have not included any tree protection measures in this letter because all the trees are planned for removal. If changes are made to the design to retain trees, protection measures will be needed.

If you have any questions about my observations and recommendations, please contact me.



Ryan Gilpin
Principal Consultant and Certified Arborist #WE10268A
Nidus Consulting



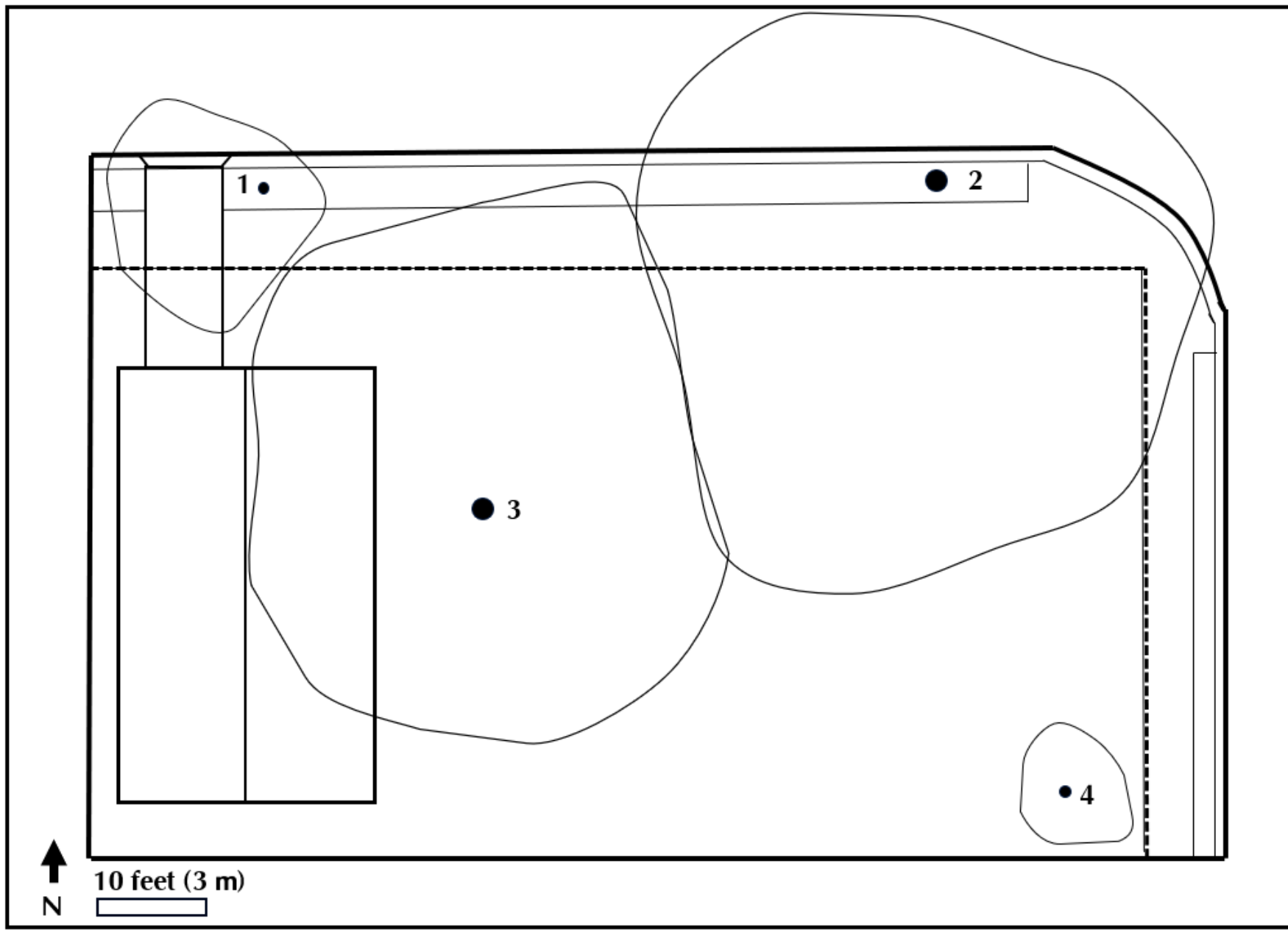
Tree Inventory

Tree #	Species	Common Name	Trunk Diameter (inches)	Condition	Suitability for Preservation	Protected Status	Comments
1	<i>Betula pendula</i>	European white birch	9,8	Fair	Low	Street Tree	Mature street tree, two codominant stems with included bark, highly susceptible to Bronze Birch Borer.
2	<i>Platanus x hispanica</i>	London plane	21	Good	High	Street Tree, >20	Street tree, trunk divides into 3 stems at 8 feet, dense green crown.
3	<i>Catalpa bignonioides</i>	Southern catalpa	31	Fair	Low	Protected, >20	Single trunk divides into multiple trunks at 20 feet, thin crown.
4	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood ash	7	Good	Moderate	Unprotected	Young tree, growing vigorously, highly susceptible to Emerald Ash Borer.





Tree Map



Tag numbers were added to Portland Engineer's basemap showing accurately located trees.

