

Submitted by: 4

MILWAUKIE PLANNING 6101 SE Johnson Creek Blvd Milwaukie OR 97206

503-786-7630 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: VR-2023-003

Review type*: □ | ⊠ || □ ||| □ |V □ V

Amendment to Maps and/or	Land Division:	Planned Development
Comprehensive Plan Map	Final Plat	Residential Dwelling
Amendment	Lot Consolidation	Manufactured Dwelling Park
Zoning Text Amendment	Partition	Manufactured Dwelling
Zoning Map Amendment	Property Line Adjustment	Temporary Dwelling Unit
Code Interpretation	🗷 Replat	Transportation Facilities Review**
Community Service Use	Subdivision	Variance:
Conditional Use	Mixed Use Overlay Review	Use Exception
Development Review	Modification to Existing Approval	Variance
Director Determination	Natural Resource Review**	Willamette Greenway Review
Downtown Design Review	Nonconforming Use Alteration	Other:
Extension to Expiring Approval	Parking:	Use separate application forms for:
Historic Resource:	Quantity Determination	Annexation and/or Boundary Change
Alteration	Quantity Modification	Compensation for Reduction in Property
Demolition	Shared Parking	Value (Measure 37)
Status Designation	Structured Parking	Daily Display Sign
Status Deletion		Appeal

APPLICANT (owner or other eligible applicant—see reverse): In tegrity Homes NW Inc.
Mailing address: 7505 NE 53 - Are, Vancouver, WA State/Zip: 98661-1462
Phone(s): 503-522-1055 Eduard Shtogrin Email: Office @ integrity homesny, com Please note: The information submitted in this application may be subject to public records law.
APPLICANT'S REPRESENTATIVE (if different than above): PAUL ROEGER
Mailing address: 20330 SEHWY 212, Pamascus OR State/Zip: 97089
Phone(s): 503-860-2545 Email: paul@cmtsc.net
SITE INFORMATION:
Address: 10705 SE 52 Mar Ave. Map & Tax Lot(s): 1-2E-31BA ~ 1200
Comprehensive Plan Designation: MD Zoning: R-MD Size of property: 12 408 5F
PROPOSAL (describe briefly):
Replat 5 old subdivision lots into 5 ken lots for
Middle Housing
SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie

Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1. ** Natural Resource and Transportation Review applications **may require a refundable deposit**.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff. Held 11-23-2022 22-016 PA

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT (after discount, if any)	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	R-2023-001	\$ 1,000.00			Application materials received
Concurrent application files	VR-2023-003	\$ 1,000.00 (\$750)	25%	Multiple Applications	on 3/8/2023.
application mes		\$			Payment received on 3/
		\$			xx/2023.
		\$			
Deposit (NR/TFR only)		L'autorité a		Deposit Autho	orization Form received
TOTAL AMOUNT RE	CEIVED: \$		RECEIPT #:	A least not	RCD BY: R. Dyar
Associated appl	ication file #s (ap	peals, modificat	ions, previous a	approvals, etc.):	
	District Association		npbell; Linwood		
Notes: Applicant lots. The a	is applying to adjus pplicant is also requ	t the boundaries of f lesting a Type II var	iance to reduce th	e street-side-yard set	replat and establish five townhouse back from the required 15 feet to 11 ximum allowed 45% to 49.5%.

I. GENERAL INFORMATION

Applicant:	Eduard Shtogrin Integrity Homes NW, Inc. 7505 NE 53 rd Avenue Vancouver, WA 98661 503-522-1055
Applicant's Representative:	Paul H. Roeger CMT Surveying & Consulting 20330 SE Hwy. 212 Damascus, Oregon 97089 503-850-4672 503-860-2545 Cell
Civil Engineer:	Tom Sisul Sisul Engineering 375 Portland Avenue Gladstone, OR 97027 503-657-0188
Surveyor:	David Roeger, PLS CMT Surveying & Consulting 20330 SE Hwy. 212 Damascus, OR 97089 503-850-4672
Property Owner:	Integrity Homes NW, Inc. 7505 NE 53 rd Avenue Vancouver, WA 98661-1462
Tax Lot Information:	Tax Map 1-2E-31BA, Tax Lot 1200
Location:	10705 SE 52 nd Avenue
Current Zoning:	R-MD, Moderate Density Residential
Site Area:	12,408 Sq. Ft.
Water District:	City of Milwaukie
Sanitary Sewer:	City of Milwaukie
Surface Water Mgmt.:	City of Milwaukie
Fire District:	Clackamas County Fire District #1

Power:	Portland General Electric
Telephone:	Century Link
Cable:	Comcast
Gas:	Northwest Natural

II. REQUEST – APPROVALS SOUGHT

The Applicant, Eduard Shtogrin, is requesting Land Use approval for a Replat of five lots of the old MINTHORN ADDITION subdivision, specifically, Lots 1 through 5, Block, 48, to be able to construct five new townhouses. The one single-family house that was on the property has been demolished, along with the detached garage and a shed along the South side of the property. The property will be subdivided into five lots to construct two attached townhouses on the Western two lots and three attached townhouses on the Eastern three lots, all with frontage on SE Jackson Street.

III. SITE DESCRIPTON AND SURROUNDING AREA

The property was zoned R-5 until recently when all single-family residential properties in the City were rezoned to R-MD, Residential Moderate Density, which now allows development on smaller parcels. All surrounding properties were and are zoned the same, and all are developed to the R-5 standard, but now are subject to increased density due to the new zoning standards.

Site access to the previous single-family home was from SE 52nd Avenue. However, with five new lots fronting on SE Jackson Street, primary front door access will be from SE Jackson Street. Parking will be provided by a garage for each townhouse.

IV. PROPOSAL SUMMARY

The existing house, garage, and shed have been demolished. The one tax lot (five 25-ft x 100-ft lots) will be replated into five lots, the Western two of which will have attached townhouses, one on each of the Western two lots and the Eastern three with three attached townhouses, one on each of the Eastern three lots. Front door access will be from the SE Jackson Street side of the units. Parking will be provided in a garage within the proposed townhouses.

The existing house was connected to a sanitary sewer lateral from the dead-end sanitary sewer manhole in SE Jackson Street just West of this property in the middle of the street. This service will be abandoned, and the main line will be extended to the East in order to serve all five lots from SE Jackson Street.

The existing house was served water from a meter in SE 52nd Avenue. This meter may be used for the new townhouse on Lot 1 or abandoned and a new service installed. There is a 12-inch water main on the North side of SE Jackson Street to which all new townhouses on Lots 2 through 5 will be connected, and possibly Lot 1, too.

Storm drainage for the new townhouses will be run to drywells per Code.

Power, telephone, and cable to the existing house was provided overhead to the North side of the house. This has been abandoned and all new power, telephone, and cable will be installed underground to the new townhouses as required.

There are two existing gas services into this property from SE 52nd Avenue. These will be abandoned. If gas service is needed for the new townhouses there is a 2-inch main on the South side of SE Jackson Street just West of this property that can be extended to serve these units. There is also a 1-inch gas main on SE 52nd Avenue.

V. 17.12.020 - APPLICATON PROCEDURE AND APPROVAL CRITERIA

This will be a Type III review, since the proposal is for a Replat of these five lots of the old MINTHORN ADDITION TO THE CITY OF PORTLAND, originally subdivided in 1890, into five lots. The Western lots will have two attached townhouses constructed on them, one on each lot. Lot 5 will be 24.75-feet wide and Lot 4 will be 24.67-feet wide by 100.00-feet deep. The Eastern three lots will have three attached townhouses constructed on them, one on each lot. Lot 3 will be 24.67-feet wide, lot 2 will be 20-feet wide, and lot one, which is a corner lot, will be 29.99-feet wide by 100.00-feet deep.

The non-attached sides of the townhouses on lots 4 and 5 will have a 5-foot setback. The non-attached side of the townhouse on lot 3 will be 5-feet. The townhouse on lot 1, the corner lot, will have a street side setback of 11.32-feet, for which we have applied for a Variance, since the standard setback is 15-feet.

17.12.030 – APPROVAL CRITERIA FOR LOT CONSOLIDATION, PROPERTY LINE ADJUSTMENT, AND <u>REPLAT</u>

The replat of these five lots into five new lots will allow development of the affected lots under the new R-MD zone with five new townhouses, one on each of the new lots. However, we are applying for a Variance on the corner lot side yard setback standard and on the Lot Coverage standard for Lot 2, a 20-foot wide lot with a proposed townhouse that will have two common walls.

17.12.040 APPROVAL CRITERIA FOR PRELIMINARY PLAT

The Preliminary Plat complies with Title 19 of the City Code, including Chapter 16.32 -Tree Code.

The proposed subdivision will allow reasonable development, however, a Variance has been applied for due to Lot 1 being a corner lot and the required street side yard setback cannot be met without a Variance to the required 15-foot set back standard. We can only get 11.32-feet on the East side yard.

The propose subdivision plat name of "JACKSON PLACE" has been reserved with the Clackamas County Surveyor's Office.

No new streets or roads are proposed and the existing rights-of-way (ROW) are wide enough, 60-feet, so no additional ROW dedication will be required.

Separate utility service connections are being designed for each of the new lots, including water, sewer, and stormwater.

Now easements will be necessary for any of the new dwellings.

New utility services for power, telephone, cable, and gas are available, or can be made available from SE Jackson Street.

Pedestrian access to each dwelling unit will be directly from SE Jackson Street, a public road.

Driveways to each unit will come directly from SE Jackson Street to the garage of each unit.

Only one dwelling unit will be located on each resulting lot. No lots or tracts are being proposed for common areas.

The townhouses to be built on each lot will comply with applicable building codes provisions relating to new property lines.

Each townhouse or any other buildings located on the newly created lots will comply with the Oregon Residential Specialty Code.

All five of these lots abut SE Jackson Street and Lot 1, the corner lot, abuts SE 52nd Avenue. Neither of these streets meet City standards, except for the existing ROW is adequate for this development. However, it is our understanding that the developer will be required to pay a Fee-In-Lui-Of constructing the street improvements.

There are no existing improvements on any of these lots since the old house and garage that was on the property has been demolished.

The proposed subdivision only includes land zoned for residential uses and the new lots will only be developed for residential use. None of this property includes land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under statewide planning goals.

This land division will not result in development that creates enough lots to allow building residential units at 80 percent or more of the maximum net density of 25 units per Acre for the R-MD zone. Since the property is a total of 12,408 square feet, or 0.2848 Acres, which results in 5 units on the 0.2848 Acres, which equals 17.55 units per Acre, which is only 70 percent of the maximum net density. Therefore, the units will need to be sold or rented to households with incomes below 120 percent of the medium family income for Clackamas County.

All Conditions of Approval required by the City for this Replat will be complied with by the developer.

VI. 17.16 Application Requirements and Procedures

An application for a Replat with the signature of all owners is included in this submittal and required fees will be paid. No waivers are being requested. A narrative report describing how the proposal meets approval criteria and additional information, including a Preliminary Replat are also included. The "preliminary plat checklist" is also included.

VII. 17.20 Preliminary Plat

17.20.010 and 17.20.020 - SUBMISSION OF PLANS and SCALE

A Preliminary Replat drawn at a 1" = 20' scale is included in this submittal.

17.20.030 – GENERAL INFORMATION TO BE SHOWN ON THE PRELIMINARY PLAT

The Preliminary Replat has been prepared by an Oregon registered land surveyor.

All required information is on the Preliminary Replat.

17.20.050 and 17.20.060 – EXISTING CONDITIONS and PROPOSED CONDITIONS

A separate Existing Conditions Plan is being provided with this submittal. We have also included the proposed Replat on the Existing Conditions Plan. Contour lines and existing utilities are also shown. Sisul Engineering has submitted Engineering Plans to extend the existing sanitary sewer in SE Jackson Street to serve all five new lots with individual sewer laterals. New water services from the City's 12-inch water main on the North side of SE Jackson Street are also shown.

A conceptual plan of the Replat layout with new townhouses and driveways are shown on the Proposed Replat with Townhouses Plan overlaid on the Existing Conditions.

VIII Title 19 - ZONING

19.301 - MODERATE DENSITY RESIDENTIAL ZONE

This property is in the Moderate Density Residential Zone – R-MD. The proposal is to Replat five existing old subdivision lots into five new subdivision lots to meet the current zoning of the property.

The intent is to build two townhouses on the Western two lots, one on each lot, and three townhouses on the Eastern three lots, one on each lot.

Per Table 19.301.2, Moderate Density Residential Uses Allowed, townhouses are permitted outright in the R-MD zone and must meet the standards of Subsection 19.505.5 for Townhouses.

All proposed lots are at or below 2,999 square feet. Therefore, per Table 19.301.4, Moderate Density Residential Development Standards, Townhouses are a permitted Dwelling Type on all of these lots. All of the required Lot Standards, including Minimum lot width, Minimum lot depth and Minimum street frontage for townhouses are met. Our minimum lot width is 20-feet (lot 2). Lot depths are all 100-feet, and the minimum street frontage is 20-feet (lot 2).

Development Standards per this table also are met. Minimum front yard for all the townhouses will be 20-feet. The side yard of the portion of the units that is not a common wall will be a minimum of 5-feet. The rear yard for all of the townhouses is 32-feet. The one street side yard on lot 1 at the corner of SE Jackson Street and SE 52nd Avenue is proposed at 11.32-feet, for which we have applied for a Variance. The maximum lot coverage will average well under 45 percent, although lot 2 will exceed the lot coverage due to the two common walls and the depth of the townhouse being 48-feet on a 20-foot-wide lot. Therefore, lot 2 has a lot coverage of 48 percent. We have applied for a Variance of this standard.

Other Standards of this table include minimum and maximum density, which for these sized lots is 25 units per acre for both maximum and minimum density. We can only get 17.6 units per acre.

The minimum vegetation requirement of 15 percent for a townhouse lot will be met at the time of Building Permit.

19.500 - Supplementary Development Regulations

Our conceptual plan of the Replat with the townhouse layout and driveways show adequate clear vision at the intersection of SE 52nd Avenue and SE Jackson Street since the front yard setback is 20-feet and the side yard abutting SE 52nd Avenue is proposed at 11.32 feet for which we have applied for a Variance.

All other required setbacks are being met.

Most Site and Building Design Standards will be met at Building Permit time. Two attached townhouses are proposed on the Western two lots (one on each lot) and three attached townhouses are proposed on the three Eastern lots.

19.600 - Off-Street Parking Standards for Residential Areas

Even though off-street parking is not required for townhouses, one off-street parking space is proposed to be provided for each townhouse. That one space will be provided in a garage within the townhouse. The two units on the Western two lots will have a 19.5-foot wide shared driveway, half on each lot. Two of the three units on the Eastern three lots will have a 19.5-foot wide shared driveway, half on each lot, and the other unit will have a 9.5-foot wide driveway.

One bicycle parking space will be provided per unit, as required per Code section 19.609.2.A.3.

IX. 16.32 Tree Code

16.32.042 - An Arborist Report is being submitted with this application. It appears that most trees will be removed, including those in public right-of-way, and then mitigated. All of the trees onsite are in the way of the proposed development, as are most of the trees in the public right-of-way. A new tree planting proposal (mitigation) will be provided as needed.

Bonds for tree protection and post development warranties will be provided, as necessary.

X. Title 13 – Public Services

13.04 – A 12-inch DI Water main is located on the North side of SE Jackson Street. New water services for each of the lots will be installed off of that main. Permits and System Development Charges will be paid as necessary for this development. We understand there will be a credit for the existing house that has been removed from this property.

13.12 – There is an existing 8-inch sanitary sewer located in the center of SE Jackson Street just West of the Northwest corner of the property. Engineering plans have already been submitted to the City for review of the extension of this line to serve all the properties from SE Jackson Street. All permits and System Development Charges will be paid as necessary for this development. We understand there will be a credit for the existing house that has been removed from this property.

13.14 – Stormwater management for the new townhouses will be handled onsite by installation of drywells for all the roof drains. System development charges will be paid as necessary for this development.

13.32 – It is our understanding that Fee In Lieu of Construction (FILOC) for Street Improvements will be required.



503-522-1055 office@integrityhomesnw.com

Date: 2/11/2023

To: City of Milwaukie

From: Eduard Shtogrin

Subject: 10705 SE 52nd Ave – Adjustment to street side setback and lot 2 coverage – type II variance

Response to approval criteria 19.911.4

1. The proposed variance, or cumulative effect of multiple variances, will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.

This land use application is for adjusting property lines and the replat of the existing 5 lots of record. The variance is for reducing the street side setback by 25% from 15' to 11' 3" and also increasing the allowed coverage of lot 2 by 10% to 990 SqFt. The property was originally platted for 5 lots and no additional lots are being created therefore there is no detriment in regards to the surrounding properties, public health, safety, or welfare. Furthermore, there are no natural resource areas on the property. All other alternatives were considered, but the required 15' street side setback made developing the corner property impossible. A reduction of the street side setback makes it possible to develop the corner lot as it was originally platted and to meet all other City of Milwaukie development standards. Increasing the allowed coverage of lot 2 by 10% to 990 SqFt allows the building of a townhouse unit that matches the size and style of the other attached units with no detrimental affects .

2. The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.

There are no future plans to widen SE 52nd Ave and the current right of way is wide. The proposed variance would have no impact on future development to any public transportation facility or utilities.

3. Where site improvements already exist, the proposed variance will sustain the integrity of, or enhance, an existing building or site design.

The property is currently as previous existing house has been demolished.

4. Impacts from the proposed variance will be mitigated to the extent practicable.

There is no mitigation proposed as development of this property will still need to meet all City of Milwaukie development standards and tree code.

5. The proposed variance would allow the development to preserve a priority tree or trees, or provide more opportunity to plant new trees to achieve 40% canopy, as required by Chapter 16.32.

Development of this property will include the planting of new trees to achieve canopy requirements of the City of Milwaukie and will preserve trees that are healthy and do not interfere with the development of this property.



<u>LEGEND</u>

	æ	EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)
	**	EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
	C)	EXISTING POWER POLE
	OHP	EXISTING OVERHEAD POWER LINES
		EXISTING UNDERGROUND WATER
	8	EXISTING WATER METER
	×	EXISTING WATER VALVE
	G	EXISTING UNDERGROUND GAS LINE
		EXISTING CATCH BASIN
	S	EXISTING SANITARY MANHOLE
	O	EXISTING STORM MANHOLE
		EXISTING SANITARY SEWER LINE
	ST	EXISTING STORM SEWER LINE
	Μ	EXISTING MAILBOX
	0	EXISTING ROOF DOWNSPOUT
	—X	EXISTING FENCE
	•	FOUND MONUMENTS
		EXISTING CONCRETE
		EXISTING ASPHALT
		REGISTERED PROFESSIONAL LAND SURVEYOR
		OREGON SEPTEMBER 21, 2018 DAVID RÖEGER 86811
=	20'	EXPIRES DECEMBER 31, 2024
	1070	5 S.E. 52ND AVENUE
-		M
	CMT SUF	RVEYING AND CONSULTING
5		20330 SE HIGHWAY 212

DAMASCUS, OR 97089

PHONE (503) 850-4672 FAX (503) 850-4590

JACKSON PLACE REPLAT OF LOTS 1-5, BLOCK 48, MINTHORN ADDITION



	PROPOSED PRELIMINAY REPLAT
	NW 1/4 SEC 31, T 1 S, R 2 E, W
	CITY OF MILWAUKIE
	CLACKAMAS COUNTY, OREGON
	FEBRUARY 27, 2023
	DRAWN: JMR CHECKED: D
	SCALE 1"=20' ACCOUNT # 343
	Y:\343-010\DWG\343010PRO.DWG
-	





MILWAUKIE PLANNING 6101 SE Johnson Creek Blvd Milwaukie OR 97206 503-786-7630 planning@milwaukieoregon.gov

Submittal Requirements

For all Land Use Applications (except Annexations and Development Review)

All land use applications must be accompanied by a <u>signed</u> copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or <u>planning@milwaukieoregon.gov</u> for assistance with Milwaukie's land use application requirements.

1. All required land use application forms and fees, including any deposits.

Applications without the required application forms and fees will not be accepted.

2. Proof of ownership or eligibility to initiate application per MMC Subsection 19.1001.6.A.

Where written authorization is required, applications without written authorization will not be accepted.

3. Detailed and comprehensive description of all existing and proposed uses and structures, including a summary of all information contained in any site plans.

Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary onsite "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.

- 4. Detailed statement that demonstrates how the proposal meets the following:
 - A. All applicable development standards (listed below):
 - 1. Base zone standards in Chapter 19.300.
 - 2. Overlay zone standards in Chapter 19.400.
 - 3. Supplementary development regulations in Chapter 19.500.
 - 4. Off-street parking and loading standards and requirements in Chapter 19.600.
 - 5. Public facility standards and requirements, including any required street improvements, in Chapter 19.700.
 - B. All applicable application-specific approval criteria (check with staff).
 - C. Compliance with the Tree Code (MMC 16.32): www.milwaukieoregon.gov/trees

These standards can be found in the MMC, here: www.qcode.us/codes/milwaukie/

5. Site plan(s), preliminary plat, or final plat as appropriate.

See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.

6. Copy of valid preapplication conference report, when a conference was required. G:\Planning\Internal\Administrative - General Info\Applications & Handouts\Submittal Rqmts_Form_revised.docx—Rev.

APPLICATION PREPARATION REQUIREMENTS:

Electronic copies of all application materials are required at the time of submittal.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: <u>www.milwaukieoregon.gov/citymanager/whatneighborhood-district-association</u>.
- By submitting the application, the applicant agrees that City of Milwaukie employees, and appointed or elected City Officials, have authority to enter the project site for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

As the authorized applicant I, (print name) _______, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: Jaul Asthen

Date: 3-7-23

Official Use Only

Date Received (date stamp below):

Received by: _____



MILWAUKIE PLANNING 6101 SE Johnson Creek Blvd Milwaukie OR 97206 503.786.7630 planning@milwaukieoregon.gov

Preliminary Plat Checklist and Procedures

All applications for partitions and subdivisions require submission of preliminary development plans and supporting information in accordance with the Milwaukie Land Division Ordinance. In special cases, certain items listed below may not be required and can be waived by staff. All items below must be submitted except when authorized by staff signature at the end of the form. Errors, omissions, or poor quality may result in the application being rejected or declared incomplete pursuant to the Milwaukie Zoning Ordinance and/or Land Division Ordinance. The Zoning and Land Division Ordinances can be found here: www.gcode.us/codes/milwaukie/.

One hard copy and an electronic version of all submittal materials are required.

Application Checklist

- 1. Detailed description of how the proposal complies with Land Division Ordinance Section 17.12 Application Procedure and Approval Criteria.
- Detailed description of how the proposal complies with Land Division Ordinance Section 17.16 Application Requirements and Procedures.
- Detailed description of how the proposal and application complies with Land Division Ordinance Section 17.20 Preliminary Plat including the following minimum requirements:
 - a. Preliminary plats shall be prepared by an Oregon registered land surveyor.
 - b. The following general information shall be submitted with the preliminary plat:
 - Proposed name of the subdivision/partition. The name shall not duplicate nor resemble the name of another subdivision in the county. Subdivision names shall be approved by the County Surveyor in accordance with Oregon Revised Statutes Chapter 92.
 - Appropriate identification clearly stating the map is a preliminary plat.
 - Location by section, township, and range; and a legal description sufficient to define the location and boundaries of the area to be divided.
 - 4) Names and addresses of the owner, subdivider, and engineer or surveyor.
 - 5) Information specified in Section 17.20.060.A.10 related to middle housing land divisions (if applicable).
 - 6) Other information as may be specified on application forms and checklists prescribed by the Planning Director.
 - c. Vicinity map shall be drawn at an appropriate scale, showing all existing subdivisions, streets, and unsubdivided land between the proposed subdivision and the nearest existing arterial or collector streets; and showing how proposed streets may be extended to connect with existing streets. At a minimum, the vicinity map shall depict future street connections for land within 400 ft of the subject property.
- 4. Existing conditions plan including the following):
- G:\Planning\Internal\Administrative General Info\Applications & Handouts\PreliminaryPlatChecklist_Form_revised.docx— Rev. 6/2022

- a. Location, width, and names of all existing or platted streets within or adjacent to the tract, together with easements, railroad right-of-way, and other important features, such as section lines and corners, city boundary lines, and monuments.
- b. Contour lines related to an established benchmark or other datum approved by the Engineering Director, with intervals at a minimum of 2 ft for slopes up to 10% and 5 ft for slopes over 10%.
- c. Location within the area to be divided, and in the adjoining streets and property, of existing sewers, water mains, culverts, storm drain system, and electric conduits or lines proposed to service the property to be subdivided, and invert elevations of sewer manholes, drain pipes, and culverts.
- d. Zoning and existing uses within the tract and 200 ft on all sides, including the location and use of all existing structures indicating those that will remain and those to be removed.
- e. Approximate location of areas subject to inundation or stormwater overflow with approximate high-water elevation. Location, width, direction, and flow of all watercourses on or abutting the tract including wetlands and watercourses as shown on City-adopted natural resource and Title 3 maps.
- f. Natural features such as rock outcroppings, drainages whether seasonal or perennial, wooded areas, and isolated trees, including type and caliper.
- g. Floodway and floodplain boundary.
- h. Areas containing slopes of 25% or greater
- 5. The preliminary plat plan shall include the following information:
 - a. Date, north point, scale, address, assessor reference number, and legal description.
 - b. Name and address of the record owner or owners and of the person who prepared the site plan.
 - c. Approximate acreage and square feet under a single ownership or, if more than one ownership is involved, the total contiguous acreage of all landowners directly involved in the partition.
 - d. For land adjacent to and within the area to be divided, the locations, names, and existing widths of all streets, driveways, public safety accesses, easements, and right-of-ways; location, width, and purpose of all other existing easements; and location and size of sewer and waterlines, drainage ways, power poles, and other utilities.
 - Location of existing structures, identifying those to remain in place and those to be removed.
 - f. Dimensioned lot design and layout, showing proposed setbacks, landscaping, buffers, driveways, lot sizes, and relationship to existing or proposed streets and utility easements.
 - g. Existing development and natural features for the site and adjacent properties, including those properties within one 100 ft of the proposal, showing buildings, mature trees, topography, and other structures.
 - h. Elevation and location of flood hazard boundaries.
 - The location, width, name, and approximate centerline grade and curve radii of all streets; the relationship of all streets to any projected streets planned by the City;

Milwaukie Preliminary Plat Checklist Page 3 of 4

indication as to whether roads will continue beyond the plat; and existing and proposed grade profiles.

- j. Lot and block numbers.
- k. For middle housing land divisions:
 - i. separate utility connections for each dwelling unit;
 - ii. proposed easements necessary for each dwelling unit on the plan for:
 - 1) Locating, accessing, replacing and servicing all utilities;
 - 2) Pedestrian access from each dwelling unit to a private or public road;
 - 3) Any common use areas or shared building elements;
 - 4) Any dedicated driveways or parking; and
 - 5) Any dedicated common area.
- 6. A conceptual plan shall be provided for complete subdivision or partitioning of the property, as well as any adjacent vacant or underutilized properties, so that access issues may be addressed in a comprehensive manner. The concept plan shall include documentation that all options for access have been investigated including shared driveways, pedestrian accessways, and new street development.
- 7. A detailed narrative description demonstrating how the proposal meets all applicable provisions of this title and Title 19.
- 8. Plans and drawings as necessary to demonstrate compliance with all applicable provisions of chapters of this title and Title 19.
- 9. A drainage summary report and plan that demonstrates estimated pre- and post-development flows, stormwater collection and management measures, and proposed discharges.
- 10. Proposed deed restrictions, if any, in outline form.
- 11. Improvements to be made by the developer and the approximate time such improvements are to be completed. Sufficient detail regarding proposed improvements shall be submitted so that they may be checked for compliance with the objectives of this title, State law, and other applicable City ordinances. If the nature of the improvements is such that it is impractical to prepare all necessary details prior to approval of the preliminary plat, the additional details shall be submitted with the request for final plat approval.
- 12. Location plan drawn to an appropriate scale (on paper no larger than 8½ by 11 inches) showing nearest cross streets, drives opposite the site, and location of buildings and parking areas on adjoining lots.

Application Procedures

- 1. A preapplication conference with City staff is highly recommended.
- 2 Appointments may be made for review of preliminary plat requirements through the Planning Department in advance of formal submission.
- 3. The Planning Department coordinates with appropriate City departments, the Fire District, and other involved agencies as needed.
- 4. Applications will be screened for completeness at the time of submission. Incomplete applications will not be accepted.

Milwaukie Preliminary Plat Checklist Page 4 of 4

Please contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov with any questions or help with this form.

ger G Applicant Name

Applicant Signature

7-23 3 Date

Date

Waived Items

Milwaukie Planner Signature



TREE PROTECTION PLAN

for

INTEGRITY HOMES NW | SE 52ND AVE

Submitted by

Peter van Oss PN-8145A

Date Thursday, January 19, 2023

Teragan and Associates, Inc. Arboricultural Consultants 3145 Westview Circle, Lake Oswego, OR 97034 503-697-1975 | info@teragan.com

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Teragan and Associates, Inc. Arboricultural Consultants 3145 Westview Circle, Lake Oswego, OR 97034 503-697-1975 | info@teragan.com

Summary

Teragan and Associates has been contracted with Integrity Homes NW to provide arboricultural consulting services. This report is the tree plan for the demolition and construction phase of the proposed project. The tree plan meets the recommendations and requirements of the City of Milwaukie Code.

Background

The plans propose the deconstruction of the existing home and the construction of two new multi-family homes. This tree plan is written in accordance with the City of Milwaukie Code Chapter 16.32 TREE CODE. This tree plan covers the proposed removals, soil protection during demolition and construction, tree protection of the proposed retained trees, and mitigation requirements.

Tree Inventory

I completed the inventory during the site visit on January 10th, 2023. The tree diameters were recorded using a diameter tape. The health and conditions of the trees are determined by the plant species profiles compared to the current condition the trees present. Attributes that can negatively impact the ratings are growing conditions, bark inclusions, broken branches, poor vigor...etc. All trees are tagged with aluminum tags that have the corresponding numbers scribed on them except for trees that were not accessible due to accessibility restrictions.

Purpose and Use of the Report

The purpose of this report is to establish tree protection measures that will need to be adhered to during the construction project to ensure a positive outcome of the retention efforts. This report may be used by the owner to establish a communication between the City of Milwaukie – Planning Department, contractors, and sub-contractors regarding the tree protection efforts of the project.

Limits of the Report

The trees were visually assessed from the ground only. No tools were used to assess any of the tree parts. The site was surveyed by CMT Surveying, and the site improvements were not staked out at the time of my site visit. The impacts of the proposed site development in regard to the existing trees onsite were determined by comparing the landmarks to the provided plans and sketches. Final building plans were not available at the time of the establishment of this tree plan. The location of the building footprint is established via communications with the builder who provided building dimensions and the setbacks.

The trees were inventoried using a Trimble DA2 GNNS Receiver and the data was collected using GIS software. The GPS accuracy was between two and three and a half feet at the time of the inventory. The plans provided in this report are for reference only and should not be used for architectural, engineering, or building purposes.

January 19, 2023

Observations

Most of the trees that are located along the north and east sides of the property are in the public ROW according to the survey plans provided by CMT Surveying. The trees that are directly onsite are proposed for removal due to the anticipated impacts from the construction and to allow for the new frontage and associated landscaping. Several of the trees onsite are considered nuisance species in most municipalities in the Portland Metro area and there are several trees that are in very poor condition. These trees are not included in the canopy calculations and are recommended to be removed using the Type I procedure.

Since most of the trees are located in the right of way, they are not eligible for onsite canopy calculations and only the trees that are directly onsite are used for the canopy calculations. This tree plan is the basis for the site improvements and may need to be amended once the final building plans have been created.

Canopy Coverage

The following calculations show the removal of the canopy coverage and existing canopy coverage retention. The total site without the ROW equals 12400 SF. The total canopy area for the proposed removals of onsite trees is 2510 SF. 2510/12400=0.224 (20.24%).

The required square footage of canopy coverage at maturity is 40%. The retained canopy credit equals 3298.67 SF. 3298.67/12400=0.226 (22.6%).

40% of the required tree canopy equals 4960 SF of mature canopy. 4960-3298.67=1661.33, 1661.33 SF of canopy coverage is required to meet the 40% minimum canopy coverage standard. It is recommended that one large canopy at maturity is planted with a mature canopy of 1963 SF or two medium trees with a mature canopy of 962 SF.

Since the total existing canopy coverage retained is less than 30% a mitigation fee in accordance with the master fee table is applicable for the site. The inventory spreadsheet attached in Appendix D shows the details for the individual trees including the mitigation fee calculation.

Tree Protection During Construction

Trees that are retained should be protected at the recommended distance of 6 inches per diameter inch of the trees. This means that the soil disturbance should be 6 inches per diameter inch away from the tree in circumference of the tree.

It is important to note that some of the fencing is within the measurement of 6X the diameter. The project arborist shall be notified if ground disturbance takes place near 10X, a distance measured at a rate of ten inches per diameter inch of the tree, measured from the face of the trunk. The project arborist must oversee the ground disturbing activities when they take place.

Trees with low canopies should be pruned prior to the start of the project to ensure that there is enough clearance for the equipment being used. Care must be taken to prevent damages to any of the tree parts including the roots, tree trunk, scaffold, and secondary branches (canopy of the tree).

Integrity Homes | SE 52nd AVE Tree Protection Plan

January 19, 2023

Demolition of the existing structure should be completed in a manner that avoids placing materials outside of the existing buildings footprint. Removal of the foundations shall be performed in a manner that avoids movement of the soil by solely removing the concrete material. It is recommended that an excavator with a toothless bucket is used, and the excavator is equipped with a thumb clamp to allow for the removal of individual building materials without the need to scrape or dig the soil. Flat work must be removed by carefully lifting the material without the disturbance of the subgrade.

New utility lines are recommended to be designed to be installed outside of the tree protection zones of the trees measured at 12X the diameter where possible.

The attached existing conditions plan provided by CMT Surveying has been marked up to scale. The blue circles indicate the tree protection zone at 12X the diameter and the orange circles indicate the tree protection zones at 6X the diameter. Areas that require the supervision by the project arborist have been marked. It is recommendable to coordinate the oversight appropriately to ensure availability and to minimize the time needed to complete the oversight.

Additional Tree Protection Mitigation in Appendix E

Soil Volume Standards

16.32.042 G.2 Performance Path for Soil Volume.

Since the existing building is facing SE 52nd Ave and the proposed layout of the new structures is to face SE Jackson Street, the mitigation trees are recommended to be in the location where the shed, existing garage and asphalt driveway are located. (See Appendix C for Details).

The soil type in the location of the proposed mitigation planting locations is 71A: Quatama loam, 0 to 3% slopes. The soil is described as fine-loamy, mixed, super-active, mesic, Aquultic Haploxeralfs.



The soil class is considered prime farmland and the soil has an available water storage of 18.08cm. The annual min. water table depth is 76cm. The soils are typically considered great from an arboricultural perspective. There is more than 3-feet of soil depth available in the area.

To prevent soil compaction beyond what might be existing due to the existing structures and driveway, it is recommended to leave the foundations and flatwork in place as long as possible. The driveway and concrete slab of the garage are recommended to be used as material and equipment storage.

Once the demolition of the existing structures and landscape features have been completed the soil should be tested at a laboratory to determine the actual values of the nutrients, Cation Exchange Capacity, PH levels, and potential contaminants that may be present in the soil. Based on the results of the laboratory testing, the proper amelioration of the soil can be established.

Prior to planting, the soil density should be tested to determine if the soil is compacted and/or suitable for planting. If it is determined that the soil is compacted it is recommended that the soil is fractured with the use of pneumatic excavation equipment such as an Airspade. The compacted soil should be ameliorated with organic nutrient rich, coarse mulch, or woodchips at a ratio of 1:1 to mitigate the compacted soil structure and open the pours.

For the street trees planted in the right of way it is recommended that the planter areas are constructed according to the projected root structure for the tree species at maturity. The use of structural soil in the planter areas are recommended to allow for the trees to grow their roots to maturity. Once the final layout of the proposed site improvements are established, the proper planting hole volume can be calculated including the structural soil calculations.

Depending on the results of the laboratory testing, topsoil replacement may be needed if it is determined that the available nutrients, cation exchange capacity, and PH levels are outside of the acceptable thresholds. Establishing large planter beds that extend to the edge of the dripline of the trees, when the trees are mature is recommendable. The soil surrounding the tree should be covered with woodchips or nutrient rich organic material.

Mitigation Trees Mitigation trees should be chosen from the City of Milwaukie Tree Crown Area Reference List (See Appendix F)

Conclusion

It is in my professional opinion that the tree protection measures set forth in this tree plan will suffice in the protection of the trees during construction. It is important to adhere to the standards in this report to ensure that the retention goals are successful.

Please feel free to contact me with any questions or concerns.

Sincerely,

Peter van Oss

1

Senior Associate ISA Certified Arborist PN-8145A Tree Risk Assessment Qualified ASCA Member

Appendix A:	Certification of Performance
Appendix B:	Assumptions and Limiting Conditions
Appendix C:	Site Plan Fencing Placement and Proposed Removals
Appendix D:	Inventory
Appendix E:	Tree Protection Standards
Appendix F:	Tree Crown Area Reference List
Appendix G:	Tree Protection Signage

Teragan and Associates Inc. 3145 Westview Circle, Lake Oswego, OR 97034 P: 503.697.1975 | E: info@teragan.com

Appendix A: Certification of Performance

I, Peter van Oss, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my
 findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the
 Terms of the Assignment.
- I have no current or prospective interest in the vegetation or the property that is subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current
 professional procedures and facts.
- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated in the report.
- My compensation is not contingent upon reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of, and certified as an arborist by the ISA. I have been involved in the arboricultural field in a full- time capacity for a period of 16 years.

Appendix B: Assumptions and Limiting Conditions

- 1. A field examination of the site was made. My observations and conclusions are as of that date.
- Care has been taken to obtain all information from a reliable source, however the arborist can neither guarantee nor be responsible for accuracy of information provided by others.
- 3. Unless stated otherwise, information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection. The inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee that problems or deficiencies of the subject tree may not arise in the future.
- This report and any values/opinions expressed herein represents my opinion as an arborist. Inaction
 on the part of those receiving the report is not the responsibility of the arborist.
- 5. Loss or alteration of this report invalidates the entire report.
- 6. Any legal description provided to the consultant/ appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 7. The consultant/ appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment for such services.
- Possession of this report does not imply right of publication or use for any other purpose by any
 other than the person to whom it is addressed, without the prior expressed written consent of the
 consultant/ appraiser.

Appendix E: Tree Protection Specifications

It is critical that the following steps be taken to ensure that they are retained and protected.

Before Construction Begins

2. Notify all contractors of the tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.

a. Hold a Tree Protection meeting with all contractors to fully explain goals of tree protection.

b. Have all subcontractors sign memoranda of understanding regarding the goals of tree protection. Memoranda to include penalty for violating tree protection plan. Penalty to equal appraised value of tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline by the Council of Tree & Landscape Appraisers current edition of the *Guide for Plant Appraisal*.

c. Trees that require pruning to provide clearance shall be pruned prior to the start of the project to avoid damaged to the tree parts. The pruning shall adhere to ANSI a300 standards, and the project arborist should be onsite to oversee the activities.

3. Fencing.

a. Establish fencing around each tree or grove of trees to be retained as shown on the tree protection site plan.

b. The fencing is to be put in place before the ground is cleared to protect the trees and the soil around the trees from any disturbance at all. Exception is if trees are to be removed that are located within the tree protection zones, they should be removed prior to installing the tree protection fencing without the use of mechanized wheeled or tracked equipment.

c. Fencing is to be placed at the edge of the root protection zone as shown on the Tree Protection Plan (Appendix C). Root protection zones are established by the project arborist based on the needs of the site and the tree to be protected.

d. "Protection fencing consisting of a minimum 4-foot-high metal fencing, secured with 6foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3.5 feet tall can serve as the required protective fencing." If construction fencing is used it is recommended that the panels are secured to prevent movement of the fencing during construction.

e. Fencing is to remain in the position that is established by the project arborist and not to be moved without written permission from the project arborist until the end of the project.

4. Signage

a. All tree protection fencing should have signage clearly indicating that the area is a vegetation protection zone. (Signage is included in the Tree Protection Fencing application).b. Signage should be placed as to be visible from all sides of a tree protection area and spaced every 35 feet.

During Construction

5.1 Protection guidelines within the Root Protection Zone

a. No traffic shall be allowed within the root protection zone. No vehicle, heavy equipment, or even repeated foot traffic.

b. No storage of materials including but not limited to soil, construction material, or waste from the site.

c. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.

d. Construction trailers are not to be parked / placed within the root protection zone without written clearance from the project arborist.

e. No vehicles shall be allowed to park within the root protection areas.

f. No activity shall be allowed that will cause soil compaction within the root protection zone.

6. Tree protection. Retained trees shall be protected from any cutting, skinning, or breaking of branches, trunks, or roots. The project arborist shall be onsite to observe ground disturbance within 10X the diameter of the tree.

7. Root pruning. Any roots that are to be cut from existing trees that are to be retained, the project consulting arborist shall be notified to evaluate, document, and oversee the proper cutting of roots with sharp cutting tools. Cut roots are to be immediately covered with soil or mulch to prevent them from drying out.

8. Grade changes. No grade change should be allowed within the root protection zone.

Root protection zone changes. Any necessary deviation of the root protection zone shall be cleared by the project consulting arborist in writing.

10. Watering. Provide water to trees during the summer months as needed. Tree(s) that will have had root system(s) cut back will need supplemental water to overcome the loss of ability to absorb necessary moisture during the summer months.

11. Utilities. Any necessary passage of utilities through the root protection zone shall be by means of tunneling under roots by hand digging or boring.

12. Re-inspection of fencing. Tree protection fencing is subject to inspection by the city. The project arborist highly recommends monthly inspections of tree protection fencing to ensure compliance with the permit and protection of the trees.

After Construction

14. Fences are to remain standing until the completion of the project.

15. Carefully landscape around the tree. Do not allow trenching within the root protection zone which still exists even though the tree protection fencing has been removed for landscape installation. Carefully plant new plants within the root protection zone. Avoid cutting the roots of the existing trees.

16. Do not plan for irrigation within the root protection zone of existing trees unless it is drip irrigation for a specific planting or cleared by the project arborist.

17. Provide for or ensure that adequate drainage will occur around the retained trees.

18. Pruning of the trees should be completed as one of the last steps of the landscaping process before the final placement of trees, shrubs, ground covers, mulch, or turf.

19. Trees that are retained may need to be fertilized as called for by the project arborist if acceptable thresholds are exceeded when determined by use of laboratory testing.

Appendix F

City of Milwaukie Tree Crown Area Reference List

*For trees not listed below, contact the city for a crown area value Revised 05/26/2022

kare, Threatened or Notable Species	Contact City to discuss removal
Invasive Species	Do not plant - Required Removal
Potential Nuicance Species	Not reccomended for planting



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Tention Ensure Tention Tention <th< td=""><td>Ables controlor</td><td>White Fir</td><td>Plnaceae</td><td>Tree</td><td>Evergreen</td><td></td><td>Yes</td><td>No</td><td>Yes</td><td>No</td><td>120</td><td>15</td><td>177</td><td>132.75</td><td>12.24 inches</td><td>>150 years</td></th<>	Ables controlor	White Fir	Plnaceae	Tree	Evergreen		Yes	No	Yes	No	120	15	177	132.75	12.24 inches	>150 years
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control mode	Acer capitopes	Japanese snakonark wagae Vere Mieste	Supindactor:	Brah	Deciduous	Vec	Vie	NA	Voie	View	24	20	314	246.5	24 inches	40-150 years
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Conversion Time Decision Time Decision Decision <thdecision< th=""> <thdecision< th=""> <thdeci< td=""><td>Acer platopoides 'Emerald Oucen'</td><td>Emerald Queen Norway</td><td>Accraccae</td><td>Tree</td><td>Decidmons</td><td></td><td>No</td><td>Yes</td><td>Yes</td><td>No</td><td>30</td><td>40</td><td>1257</td><td>942.75</td><td>36 inches</td><td>50-150 years</td></thdeci<></thdecision<></thdecision<>	Acer platopoides 'Emerald Oucen'	Emerald Queen Norway	Accraccae	Tree	Decidmons		No	Yes	Yes	No	30	40	1257	942.75	36 inches	50-150 years
Control Tex Decidants Tex Decidants Non-	Acer platanoides 'Globosum'	Globe Norway Maple	Acetaceae	Tree	Deciduous		No	Yes	Yes	Yes	25	25	491	368.25	12-24 inches	
Native (Nable) Average Tree Decidee No Yes Yes No 237 94.73 State The metring (SAL) Average Tree Decidee No 9 9 17 17 12.75 94.75 State Function (SAL) Average Tree Decidee No 9 9 17 12.75 94.75 State Function (SAL) Average Tree Decidee No 9 9 9 27.3 State 94.75 State 34.84 No 9 9 9 27.3 34.84 No 10.8 No 10.8 No 10.8 10.85 10.84 10.85 10.84 10.85 1	Acer pseudoplatarus	Sycamore Maple	Acctaceae	Tree	Deciduous		No	Yes	No	No.	40	25	161	368.25		
Turningel digite Arrange True Decidio No Yes Yes <td>Acer rubrum</td> <td>Red Maple</td> <td>Accraceae</td> <td>Tree</td> <td>Deciduous</td> <td></td> <td>Ń</td> <td>Yes</td> <td>Yes</td> <td>No</td> <td>65</td> <td>40</td> <td>1257</td> <td>942.75</td> <td>36 inches</td> <td>50-150 years</td>	Acer rubrum	Red Maple	Accraceae	Tree	Deciduous		Ń	Yes	Yes	No	65	40	1257	942.75	36 inches	50-150 years
Tendent function Tension Ten beaches Ten beaches <thten beaches<="" th=""> <thten beaches<="" th=""></thten></thten>	Acta ndrum Armstrong	Armstrong Red Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	80	15	177	132,75	36 Inches	50-150 years
Functional Real Standard Internet Real Standard Internet Real Standard StandardFunctional Real Standard Internet Real Standard StandardFunctional Real Standard Internet Real Standard Internet Real StandardFunctional Real Standard Internet Real StandardFunctional Real Standard Internet Real StandardFunctional Real Real Standard Internet Real StandardFunctional Real Real Standard Real Real Real StandardFunctional Real Real Real Real Real Real Real Re	Acer rubrum 'Bowhall'	Bowhall Maple	Accraceae	Tree	Deciduous		Ŷ	Yes	Yes	No	50	15	177	132.75	24 + inches	50-150 years
Kurlei KerklingKontooleTiceDeclamationNoit<	Acer rubrum 'Franksred'	Franksrod Red Sunset Maple	Accenteae	Tree	Deciduous	Sold and a sold and	No	No	No	No	45	35	962	721.5	24 + inches	50-150 years
	Acer rubrum 'Karpick'	Karpick Red Maple	Aceraceae	Tree	Deciduous		0N	No	Yes	No	45	20	314	235.5	12-24 inches	50-150 years
SuperiorSuperiorSeptendanceTreeDecidenceTreeDecidenceNum </td <td>Acer saccharimum</td> <td>Silver Maple</td> <td>Accraceae</td> <td>Tree</td> <td>Deciduous</td> <td></td> <td>No</td> <td>Yes</td> <td>No</td> <td>No</td> <td>100</td> <td>40</td> <td>1257</td> <td>942.75</td> <td>Contraction of the second</td> <td></td>	Acer saccharimum	Silver Maple	Accraceae	Tree	Deciduous		No	Yes	No	No	100	40	1257	942.75	Contraction of the second	
Image: Communities Maye: Septendances Tex Decideose No No<	Acer saccharum	Sugar Maple	Sapindaceae	Tree	Deciduous		QN	No	Yes	°N,	8	38	962	721.5	24-36 inches	>150 years
Commentation Maple Synthetone Tree Declamation No	Acer saccharum 'Bonfire'	Bonfire Sugar Maple	Sapindaceae	Tree	Deciduous		No	No	Yes	No	65	98	962	721.5	24 inches	100-175 years
Corrent MagineSeptendiaceTheDerivationsNoVerVerNo <td>Acer sactarum 'Commemoration'</td> <td>Commemoration Maple</td> <td>Sapindaceae</td> <td>Tree</td> <td>Deciduous</td> <td></td> <td>So S</td> <td>No</td> <td>No</td> <td>DN .</td> <td>20</td> <td>35</td> <td>962</td> <td>721.5</td> <td>24 Inches</td> <td>30-130 years</td>	Acer sactarum 'Commemoration'	Commemoration Maple	Sapindaceae	Tree	Deciduous		So S	No	No	DN .	20	35	962	721.5	24 Inches	30-130 years
Shartner buildAccractedTreeDecidationsNo <td>Acer sizeharam 'Green Mountain'</td> <td>Green Mountain Sugar Maple</td> <td>Sapindaceae</td> <td>Tree</td> <td>Deciduous</td> <td></td> <td>No</td> <td>Yes</td> <td>Yes</td> <td>NG</td> <td>0.5</td> <td>35</td> <td>962</td> <td>721.5</td> <td>24-36 Inches</td> <td>50-150 years</td>	Acer sizeharam 'Green Mountain'	Green Mountain Sugar Maple	Sapindaceae	Tree	Deciduous		No	Yes	Yes	NG	0.5	35	962	721.5	24-36 Inches	50-150 years
	And frontation	Shantung Maple	Accraceae	Tree	Deriduous	A CONTRACTOR OF	No	No	Yes	Yes	42	30	10/	36.870	24-30 Incres	steak oct-oc
Warrentedwarrentedmetricfreebedreade <t< td=""><td>cer truncation x A platawoods 'Kelthsform'</td><td>Kethistonn Pacific Sunset Maple</td><td>Acetaceae</td><td>T</td><td>Detections</td><td></td><td>No</td><td>No</td><td>No.</td><td>No</td><td>00</td><td>0.2</td><td>104</td><td>200.00</td><td></td><td></td></t<>	cer truncation x A platawoods 'Kelthsform'	Kethistonn Pacific Sunset Maple	Acetaceae	T	Detections		No	No	No.	No	00	0.2	104	200.00		
		warrenred hacine sunser viaple	Accenticate	Teac	Decidence	Consider the Party of the	No	Vac	No.	No.	20	10	202	530.95	24 inches	No. of Street
It interfactorieInterfactorieTereDecidionesTereDecidionesTereDecidionesTereDecidionesTereNo </td <td>ALVE A PREMIUM</td> <td>Automoto Bazz Maple</td> <td>Himory at an around</td> <td>Bush</td> <td>Decidences</td> <td></td> <td>No</td> <td>Vree</td> <td>Nu</td> <td>Ves</td> <td>100</td> <td>40</td> <td>1257</td> <td>942.75</td> <td>COLOUR TH</td> <td></td>	ALVE A PREMIUM	Automoto Bazz Maple	Himory at an around	Bush	Decidences		No	Vree	Nu	Ves	100	40	1257	942.75	COLOUR TH	
	According to any under According to a second a second seco	Reinfell Rold Horszehnstrutt	Hinnocastanaceae	Tree	Deciduous		No	No	Yes	2	50	35	962	721.5	24 inches	30-150 vears
TreeseffexerIntersectionInterventInterve	Assertius A turnen partonat	Common Horsechestnut	Hippocastanaceae	Tree	Deciduous		aN	No	Ye	o _Z	50	8	1963	1472.25		
MineseRik TeeFebraceTreeDeriduesTreeDeriduesNoYes	Allanthus altissima	Tree-of-Heaven	Simaroubaceae	Tree	Deciduous		QN.	Yes	No	No	80	82	314	236.5		
	Albizia jalibrissin	Mirnosa/Silk Tree	Fabaceae	Tree	Deciduous		ND	Yes	No	Yes	30	15	177	132.75		
Red AlderRetailacearTreeDerivationsTreeDerivationsYesYesYesNo30307303.3530.35<	Alteris rhombifelia	White Alder	Betulaceae	Tree	Deciduous		Yes	Yes	Yes	No	50	20	1963	1472.25		The Contraction of the Contracti
Salation ServicibertyReaccaseSindDeciduousYesNoNoYes15151513133131 $Nonisy Parke TreeAnaccase aTreeEvergreenYesNo<$	Almas rabra	Red Alder	Betulaceae	Tree	Deciduous.		Yes	Yes	Yes	Ŷ	50	30	707	530.25		S0-70 years
Monley Puzzle TreeArractiticateTreeEvergreenVesNoVisNo	Amelanckier aluijulia	Saskatoon Serviceberry	Rosaceae	Shrub	Deciduous		Yes	No	No	Yes	13	15	177	132.75	8 inches	40-150 years
	Armosría arancame	Monkey Puzzle Tree	Araucariaceae	Tree	Evergreen -		No	Yes	No	No	80	30	707	530.25		
	Arbutus menzlesli	Pacific Madrone	Ericaceae	Tree	Evergreen	Ycs	Yes	No	No	No	59	20	1963	1472.25	24 inches	>150 years
	Arbutus unede 'Compacta'	Compact Strawberry Madrone	Ericaceae	Shrub	Evergreen	Ycs	eN 2	No	oN -	X ^O	10	0	6	59.25	The second se	and the second
Terrestration Antentactore Bott Decontance No Ves Ve	Arctostaptigios spp.	Manzanita	Ericaceae	Shrub	Evergreen	YCS	QN	YCS	DO NO	10	0 9	n 1	20	10.12		
Temperature Comparise Latter	Asimina triloha	medmere	Annonaceae	Both	Deciduous	Var	No	Var	N-1	0	07	c] u	1/1	156.70	and a second second	Contraction of the second
Magnetic Production Production Shift Everytic No No <t< td=""><td>Anotion provide Bactionic selfutarie</td><td>japanese Laurei Crunte Briek</td><td>Astoraceae</td><td>Shrift</td><td>Everencen</td><td>Vrs</td><td>Yes</td><td>New Y</td><td>e v</td><td></td><td></td><td></td><td>29</td><td>21.75</td><td>and the second second second</td><td></td></t<>	Anotion provide Bactionic selfutarie	japanese Laurei Crunte Briek	Astoraceae	Shrift	Everencen	Vrs	Yes	New Y	e v				29	21.75	and the second second second	
Durvin Barberry Berberidacae Shutb Evergreen No No No Yes 9 11 95 71.25 Paper Buch Berbardacae Tree Deriduous No No Yes No 65 25 491 368.25 1408 European White Birch Berulacae Tree Deriduous No No Yes No 50 20 314 235.5	Berheris hurifolia	Marellan Barberry	Berberidaceae	Shrub	Evergreen	Cherry Control of Cont	aN	Nu	No	Yes	80	6	64	48	The second second	Section and
Paper Buch Berulacae Tree Deciduous No No Yes No 65 25 491 368.25 1 European White Birch Berulacae Tree Deciduous No No Yes No 50 20 314 235.5	Berberis darmieži	Darwin Barberry	Berberidaceae	Shrub	Evergreen		αN	No	No	Yes	6	11	95	71.25		
European White Rich Retulacae Tree Decidions No No Yes No 50 20 314	Bettele papyrifera	Paper Barch	Betulaceae	Tree	Deciduous	Superior Sha	No	No	Yes	No	65	25	165	368.25	36 inches	and the second second
	Betula pendula	European White Birch	Betulaceae	Tree	Deciduous		No	No	Yes	No	50 1	20	314	235.5		

Milwaukie Mature Crown Area Reference List

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List
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*For trees not listed below, contact the city for a crown area value Revised 05/26/2022

e, Threatened or Notable Species	Contact City to discuss removal
Invasive Species	Do not plant - Required Removal
otential Nuicance Species	Not recomended for planting



Scientific Name Common Name Retail adver Virginia Round-Lasid Birch Retail adver Virginia Round-Lasid Birch Retail adver White Barked Himalogue Birch Contextbris decurrens White Barked Himalogue Birch Contextbris decurrens Digenses Cadar Comprise Neuros Digenses Canedia Comprise Neuros Paymendal Eucypeen Humbeam Corprise Sectional Paymendal Eucypeen Humbeam Corprise Sectional Paymendal Eucypeen Humbeam Corprise Sectional Parents Francian Corprise Sectional Parents Francian Corprise Sectional Parents Corprise Sectional American Humbeam Corprise Sectional Sectional Humbeam Corprise Sectional American Chream Corprise Connouses American Humbeam Corprise Sectional Humbeam Connous Francian Corprise American Chream American Chream Corprise Southern Catalpa American Chream Contraction Contraction Southern Catalpa Conothus <td< th=""><th>n Name od-Leat Birdh iimalavan Birch</th><th>Family Betulaceae</th><th>Growth Type</th><th>Species Type</th><th>Street</th><th></th><th>Drought</th><th>Moist U</th><th>Utility</th><th>Height W</th><th>Mature Crown Area</th><th></th><th>(Dev Tree Code</th><th>Menner</th><th></th></td<>	n Name od-Leat Birdh iimalavan Birch	Family Betulaceae	Growth Type	Species Type	Street		Drought	Moist U	Utility	Height W	Mature Crown Area		(Dev Tree Code	Menner	
	vd-Leat Birch ümalavan Birch	Betulaceae				Trac	Toloroot				Width 100 100 100 100 100			Annual	Estimated
	imalavan Birch	accounter	a sea of the sea of th	Constant of the second s	Tree/Shrub							Plantin	Planting Standard)	Growth Rate	LODGEVILY
	IIIIAIAVAII DITCI	Deterland	1000	SUCIONO		NO	NO	Yes	0N						
	Cadar	Commencement	Tree	E menune		NO	DN	YCS	NO	3 3		10		24-36 inches	40-150 years
	Condia	Therease	Chert	Evergneen	A CONTRACTOR OF	ON:	See.	NO	NO	3	N. L.L. MILLING			12-24 inches	>150 years
	Controllo and Hornhouses	Retelation	Trees	Decideous	Ver	No	NO	NO	NO	CI ac	10000		59.25	1. 1. 1. 1. 1.	
	n Hornbeam	Betulaceae	The	Decidinouts	Yes	No	No	No.	Ves	-	10 491		508.25	24 inches	50-150 years
Japanese H Pre American Cultinese Southern Ceanothus(Ca	Hornbeam	Betulaceae	Tree	Deciduous	and the second se	No	Yes	Yes	No	-	A DECEMBER OF		530.25	12-34 inches	SULISO conner
Par American Chinuse (Southern Ceanothus(2)	lornbeam	Betulaceae	Thee	Deciduous	Yes	No	Yes	Yes	Yes				368.25	COLOUR Lawy	circle and and
American Chinese (Southern Ceanothus(Ca	ue	luclandaceae	Tine	Decidinous		No	Ves	Yes	No				247 75		
Chinese (Southern Ceanothus/Ca	Chestnut	Factoric	Tree	[Decidinous]		No	Yes	No	No	+		1	1477 95		
Ceanothus/Ca	Chesnut	Fasaceae	The	L'Aciduous	Supervision of the second	No	Yes	No	No		Contraction (20)		24 CM	and the second second	
Ceanothus/Ca	Catalpa	Bignoniaceae	Tree	Deciduous		No	Yes	No	No	+			942.75		
Dorder	lifornia Lilac	Rhamnaceae	Shrub	Everancen	Yes	No	Yes	No	Yes		A COLORADO		36.05		
L'EURI	Deodar Cedar	Pinaceae	Tree	Evergreen		No	Yes	No	No	+			42.75		
Atlas Cedar	Cedar	Pinaceae	Tree	Evergreen	and a state of the	No	Yes	Yes	No		ALC: NO DECIMAND	10	530.35	Contraction of the local division of the loc	
Hackberry	berry	Ulmaceae	The	Deciduous	Yes	No	Yes	No	No	59	40 1257		047 75	24 Winches	SULTSO COARS
Central narrise tarrise tarris	Phim Yew	Cephalotaceae	Both	Evernmen	Yes	No	Yes		Vive		Station of the		15	STORE IN COLOR	our too heats
	a Tree	Cercidinhvllaceae	Tree	Decidments		No	vN	ŀ	No	40			731 6	19 inches	50 150 mm
	Rodbud	Eahaceae	True	Decidiante	Voc	No	Voc		Vac	-	C. ALCONT.	Contration in the contraction	0117/	12 100/05	subjection years
Westman Parket	Dadhad	Tabacato	Tree	Defiduous	Var	No	Vas	+	61	+	10/ 00	0	C7/000		
1) Contraction	Incaputa	Fabateae	20	LAXIBUOUS	103	NO.	105	No.	les	10			39.25		
	I LUE	Fabaceae	Ince	SUCCESSION		NO	Nes .	NO	NO	+		10	530,25		
	rd Ledar	Cupressione	Ince	Evergreen		NO	No	No	No	-			132.75	24 inches	>150 years
	low Cedar	Cupressocae	Tree	Evergreen		Yes	No	Yes	No	80	30 707	5	30.25	12-24 inches	>150 years
cilis Slo	oki cypress	Cupressaceae	Both	Evergreen	Yes	No	No	No	Yes	15	6 29		21.75	12 inches	>150 years
Chamacyparis pisijera Sawara Cypress	Cypress	Cupressaceae	Tree	Evergreen	Yes	No	Yes	Yes	No	-	15 177	-	132.75		
Chinese Fringetre	ringetree	Oleaceae	Three	Deciduous	Yes	No	Yes	Yes	Yes	25	30 707	2	30.25		
White Fringetree	ingetree	Oleaceae	Tree	(Deciduous)	Yes	No	Yes	-	Yes	8	15 177	5	132.75		
Mexican Orange	Orange	Rutaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	89	S 50	ないのである	37.5	State State of State	
Rockrose	crose	Cistaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	9	8 50		37.5		
Clerodendrow trickotomum Peanut Butter Tree	utter Tree	Verbenaceae	Both	Deciduous	POR UNITED A	No	Ycs	No	Yes	15	10 79	ALL DA DA DA DA DA DA	59.25		
Cornus 'Eddie's White Wonder' Eddie's White Wonder Dogwood	onder Dogwood	Cornaceae	Tree	Deciduous		No	Ycs	Yes	Yes	25	20 314		235.5		
Eastern Flowering Dogwood	ring Dogwood	Cornaceae	Tree	Deciduous	a second a second	No	Yes.	Yes	Yos	25	30 707	10	30.25	al a constraint of the	A DECEMBER OF
Kousa dogwood	ogwood	Cornaceae	Tree	Deciduous	Yes	No	No	Yes	Yos	23	15 177		132.75	24 inches	50-150 years
Cornus koust chinensis Chinese Dogwood	Dogwood	Cornaceae	Tree	Deciduous	Yes	No	No	-	Yes	25	15 177		32.75	24 inches	50-150 years
Corr	erry Dogwood	Cornaceae	Tree	Deciduous		oN	No	⊢	Yes	-			132.75	24 inches	50-150 vears
Pacific Doewood	bewood	Cornaceae	Tree	Deciduous	Same and an	Yes	No	Yes	No	100	Contraction of the	4	1472.25	24 inches	SOLISO WEARS
Redtwie Dorwood	Dorwood	Cornacian	Shrub	Decidinants		Var	Vrs	+	Vac	20			50.75	24 inches	SIN 150 woode
Carraus servicen 'Flamingunn' Yellowtwig Dogwood	Doewood	Cornaceae	Shrub	Deciduous	100 and 100 and 100	No	Yes	+	Yes	9	All Decoding	Contraction of the local section of the local secti	16	44 UN103	Do-100 Actio
Stellar Pink Dogwood	Dogwood	Comaceae	Tree	Deciduous		No	No	-	Yes	15	15 177	-	132.75	24 inches	\$0.150 years
Beaked Hazelnut	fazelnut	Betulaceae	Tree	Deciduous	The second	Yes	No		Yes		A CONTRACTOR OF	Control Control and	50.25	12 inches	S0-150 years
Willowleaf Cotoneaster	Cotoneaster	Rosaceae	Shrub	Deciduous:		No	Yes	⊢	Yes	┝	62 29		21.75	24.36 inches	40-150 years
English Hawthorn	lawthorn	Rostceae	Tree	Deciduous		No	Yes		Yes	25		States and states		24 Inches	and and and
Cratagas pharmopyram Washington Hawthorne	Hawthorne	Rosaceae	Tree	Deciduous		No	No	No	νo	-		e	368.25	24 inches	50-150 years
Lavalle Hawthome	awthome	Restorate	Tree	Deciduous	State of the second second	No	No	No	Yes	25	Sheered St		132.75	24 inches	50-150 wears
[e]	e Cedar	Taxodiaceae	Tree	Evergreen	Yes	No	No	Yes	No		20 314		235.5		
	a Fir	Cunninghamia	Tree	Evergreen	Yes	No	Yes	No	No	50	30 707	5	530.25	a contraction of	
Cupressorypurts leylandif Leyland Cyprus	Cyprus	Cupressaceae	Tree	Evergreen		No	No	No	No				235.5	36 inches	40-150 years
Arizona Cypress	Cypress	Cupressaccae	Tree	Evergreen	Yes	No	Yes	No 1	Na	40	20 314		235.5	The second second	
Baker Cypress	ypress	Cupressaceae	Tree	Evergreen	Yes	Yes	Yes	No	No				721.5		
Cedar-ol-Goa	ot-Goa	Cupressaceae		Evergreen	Yes	ND	Yes	No	No	100	35 962	1	721.5	State State of the	
W	Italian Cypres	Cupressaceae		Evergreen	Yes	No	Yes	No	No	40	6 28		21		
Cupressus sempereitens. Strictal Columnar Italian Cypress	lian Cypress	Cupressione		Evergreen	Yes	No	Yes	No	No	40		State of the second	5.25	and the second second	
Doue Tree	Trac	Nyssaccae	Tree	Decidnants	Yes	No	No		No	8	35 962		721.5		
Paper Bush	Rush	Thymelaeaceae	Shrub	Deciduous	1 8 W 1	No	Yes		Yes	1	6 28		21		South State
	berry	Elacagnaceae	1	Evergreen		No	Yes	+	Yes	ล	_	1	132.75	36 inches	40-150 years
curomized and interest interes	ober irree	Eucommiaceae	1000	Decidinouis	Yes	No	Yes	No	No		40 1257	6	42.75		The second second

Milwaukie Mature Crown Area Reference List

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*For trees not listed below, contact the city for a crown area value Revised 05/26/2022

re, Threatened or Notable Species	Contact City to discuss removal
Invasive Species	Do not plant - Required Remova
Potential Nuicance Species	Not recomended for planting



Image: constant sector secto														75" A C FOND ALCO	AWERIER	
Turbuic Space Tex Control Space Tex Control Space Tex Space	Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street Trao/Shrah	Native Tree	Drought Tolerant					ature Crown Area (sq ft)	(Dev Tree Code Planting Standard)	Annual Growth Rate	Estimated Longevity
Turpulation Type Tex Tex <t< td=""><td>Focus grandifolia</td><td>American Beech</td><td>Fagaceae</td><td>Tree</td><td>Deviduous</td><td></td><td>No</td><td>Yes</td><td>NU</td><td></td><td>-</td><td>70</td><td>3848</td><td>2886</td><td></td><td>an hadren an</td></t<>	Focus grandifolia	American Beech	Fagaceae	Tree	Deviduous		No	Yes	NU		-	70	3848	2886		an hadren an
Chernolity function Type Control	Fagus sylnation	European Beech	Fagaceae	Three	Deciduous	Yes	No	No	Yes	No	65	04	1257	942.75	24 inches	50-130 years
Turni function Observe Twee Number function Option Number function Option Number function	Facus sultation Ripersif	Rivers Purple European Beech	Fagaceae	Tree	Deviduous	A Designation of the second se	No	No	Yes	No	50	40	1257	942.75	24 inches	50-150 years
Organization Organization Opendiation	Fraxinus anericana	Autumn Applause Ash	Oleaceae	Tree	Deciduous		No	No	Yes	No	80	50	1963	1472.25	36 inches	>150 years
Pervol AD Obsert Trans Out Obsert Obser Obser Obser <td>Fravinus latifalia</td> <td>Oregon Ash</td> <td>Oleaceae</td> <td>Tree</td> <td>Deciduous-</td> <td>And the second</td> <td>Yes</td> <td>No</td> <td>Yes</td> <td>No</td> <td>80</td> <td>20</td> <td>3846</td> <td>2886</td> <td>and the subscription of the</td> <td>100 Diversion</td>	Fravinus latifalia	Oregon Ash	Oleaceae	Tree	Deciduous-	And the second	Yes	No	Yes	No	80	20	3846	2886	and the subscription of the	100 Diversion
Interval Classes Teste side Classes	Frazinus expearpa 'Raywood'	Raywood Ash	Olcarcae	Tree	Deciduous		No	Yes	02	0N	50	R	161	368.25	36 inches	50-150 years
Index (A) Closes Top Experime Constrained Constraine Constrained Constrained	Fravinus pennsyleanica 'Patmure'	Patmore Ash	Oleareae	Tree	Deciduous		No	No	No	No	50	35	962	721.5	36 inches	50-150 years
Transmission Guizane Stand Neuron Num	Fraxinus pennsylpanica 'Urbanite'	Urbanite Ash	Oleaceae	Tree	Deciduous		No	No	ΰŅ	Ŷ	50	90	707	530,25	36 inches	50-150 years
Tunnel ditated Carrated Single Term ditated Carrated Single Term	Garrya ethiptica	Coast Silktassel	Garryaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yo	8	8	50	37.5		Contraction of the
Mumericalization Extension Fragment Numbericalization Extension Extension <thextension< th=""> Extension Extension<td>Garrya frewontii</td><td>Fremont Silktassel</td><td>Garryaceae</td><td>Shrub</td><td>Evergreen</td><td>Yes</td><td>Yes</td><td>Yes</td><td>Yes</td><td>Yes</td><td>u5</td><td>8</td><td>20</td><td>37.5</td><td></td><td></td></thextension<>	Garrya frewontii	Fremont Silktassel	Garryaceae	Shrub	Evergreen	Yes	Yes	Yes	Yes	Yes	u5	8	20	37.5		
Amment circuication Composition Tep Protection Very No No <td>Gaultheria shallon</td> <td>Satal</td> <td>Ericaceae</td> <td>Shrub</td> <td>Evergreen .</td> <td>benero control</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>1</td> <td>5</td> <td>20</td> <td>15</td> <td>The second second</td> <td></td>	Gaultheria shallon	Satal	Ericaceae	Shrub	Evergreen .	benero control	Yes	Yes	Yes	Yes	1	5	20	15	The second second	
Thrank function Given circle Term Nethode	Girkge hiloha "Autumn Gold"	Autumn Gold Ginkgo	Ginkgoaceae	Tree	Deciduous	Yes	No	No	ŝ	Yes	25	25	491	368.25	12-24 inches	>150 years
Substantic liquidosti Filter Ter Refatered Ter Refatered Ter State Ter Refatered Ter State Sta	Ginkgo hilaha 'Princeton Sentry'	Princetun Sentry Ginkgo	Ginkgoaceae	Tree	Deciduous	Yes	No	No	Yes	No	60	10	75	59.25	24 inches	50-150 years
Alterial control Texp Decision Texp Decision Decision <thdecision< th=""></thdecision<>	Gleditsia triacantinos "Shademaster"	Shademaster Honeylocust	Fabaccae	Tree	Deciduous		No	No	οN	No	20	35	962	721.5	36 inches	50-150 year
Month Activity Theor Resultant Theor Resultant R	Gloditsia trianathos 'Skyline'	Skyline Honeylocust	Fabaceae	Tree	Deciduous	Participation of the	No	No	No	No	20	35	962	721.5	36 inches	50-150 year
W(1)H(0)H	Gymwocladus diocus	Kentucky Coffeetnee	Fabaceae	Tree	Deciduous	Yes	No	Yes	Yes	No	40	40	1257	942.75		
Image: section in the sectio	Hanamelia mollis	Witch Hazel	Hamamelidaceae	Both	Deciduous		No	Yes	Yes	Yes	15	5	20	15	Service Service	and a second
purpose Enventore Buth Mode	Heteromeles arbutifolium	Toyon	Roscone	Shrub	Evergreen	Yes	No	Yes	Yes	No	8	2	20	15		
Contropy Theoreme Orith Description Description <thdescription< th=""> Description <thdescrip< td=""><td>Howmin dulois</td><td>Japanese Raisintree</td><td>Rhamnaceae</td><td>Both</td><td>Deciduous</td><td></td><td>NU</td><td>Yes</td><td>Yes</td><td>Yes </td><td>30</td><td>20</td><td>314</td><td>235.5</td><td></td><td></td></thdescrip<></thdescription<>	Howmin dulois	Japanese Raisintree	Rhamnaceae	Both	Deciduous		NU	Yes	Yes	Yes	30	20	314	235.5		
Tubble Numentation Outsituations Outsituations <td>Hotodiscus discolor</td> <td>Oceanspray</td> <td>Reserve</td> <td>Shrub</td> <td>Deciduous</td> <td></td> <td>Yes</td> <td>No</td> <td>No</td> <td>Yes</td> <td>15</td> <td>15</td> <td>177</td> <td>132.75</td> <td></td> <td></td>	Hotodiscus discolor	Oceanspray	Reserve	Shrub	Deciduous		Yes	No	No	Yes	15	15	177	132.75		
Topplet Holy Represent No No <td>Hew alterclarensis</td> <td>Wilson Holly</td> <td>Aquifoliaceae</td> <td>Both</td> <td>Evergreen.</td> <td>Letter Sam 4</td> <td>No</td> <td>Yes</td> <td>No</td> <td>Yes</td> <td>25</td> <td>10</td> <td>50</td> <td>59.25</td> <td>24 inches</td> <td>50-150 years</td>	Hew alterclarensis	Wilson Holly	Aquifoliaceae	Both	Evergreen.	Letter Sam 4	No	Yes	No	Yes	25	10	50	59.25	24 inches	50-150 years
Time Time <th< td=""><td>Bey applications</td><td>English Holly</td><td>Aquitoliaceae</td><td>Both</td><td>Evergreen</td><td></td><td>No</td><td>No</td><td>Yes</td><td>No</td><td>25</td><td>10</td><td>R</td><td>59,25</td><td>12 inches</td><td>50-150 years</td></th<>	Bey applications	English Holly	Aquitoliaceae	Both	Evergreen		No	No	Yes	No	25	10	R	59,25	12 inches	50-150 years
Typy Holy Applications Bith Exercises Bith <	llex aquipeneyi	San Jose Holly	Aquifoliaceae	Both	Evergreen	Contractor and the	No	No	Yes	Yes	25	10	62	59.25	24 inches	50-150 years
Wayma Augencies Beht Expension Non No< No	Ilex pernyi	Perny Holly	Aquifoliaceae	Both	Evergreen		No	No	Yes	No	8	10	R	59.25	24 inche	50-150 year
Holived behaviour behaviour construction Both behaviour behaviour behaviour construction Both behaviour behaviour construction Both behaviour behaviour construction Both behaviour behaviour construction Both behaviour behaviour construction Both behaviour construction Both construction Both construction <td>Ile: sowihiria</td> <td>Yaupon</td> <td>Aquifoliaceae</td> <td>Both</td> <td>Evergreen</td> <td>a los a la l</td> <td>No</td> <td>No</td> <td>Yes</td> <td>Yes</td> <td>25</td> <td>10</td> <td>ę.</td> <td>59.25</td> <td>24 inches</td> <td>50-150 years</td>	Ile: sowihiria	Yaupon	Aquifoliaceae	Both	Evergreen	a los a la l	No	No	Yes	Yes	25	10	ę.	59.25	24 inches	50-150 years
Teach Methani Indianductore Trice Nextoring Madiational Madia Madiational Mad	Thea Dicifolia	Hollyleaf Sweetspire	Saxifragaceae	Both	Evergreen		Ŷ	Ŷ	Yes	Yes	8	0	8	59.25	24 inches	<50 years
	Juglans nigra	Black Walnut	Juglandaceae	Tree	Deciduous		No	Yes	Yes	No	22	20	1963	1472.25		
	Juglans regia	English Walnut	Juglandaceae	Tree	Deciduous		Q0	Yes	9N :	No.	8	40	1257	942.75		10.100
Contromon junitier Controm	Juniperus offinensis. Columnaris	Chinese Blue Column Juniper	Cupressaceae	Tree	Evergreen		No	Yes	No	Yes	12	10	20	5	24 inches	40-150 year
	Juniperus chinensis "Pyramidalis"	Chinese Juniper	Cupressaceae	Shrub	Evergreen		No	N0	N0	Y CS	10	0	14	1	24 ILIVITIES	20 101 001 00
	puripertis tommunts	Common Juniper	Cupressaceae	Ixoth	Evergreen	Vac	160	No	No	No	N	en u	1961	30 0211	2d inches	SIGD wase
Noisy boundant Construction Tender Construction	(artiperas occadentates	western juniper	Cupressaceae	Should	Evergreen	Vac	No	Vac	No	Var	3 6	20	20	15.2.7	CONTAIN 1.7	and Antes
MonomentationMonomentationContreaseTheFrequencieTheFrequencieTheFrequencieTheFrequencieThe 20000 200000 200000 200000 200000 2000000 20000000 $2000000000000000000000000000000000000$	IZALIPETHS SBOUND	Co-duction frame	Cuprosected	Terr	Evergreen	Vac	Var Var	Vac	No	Vee	38	. 9	27	57.75	24 Enchose	50-130 year
	Jacquerus scopedorum	NOCKY MOUNTAIN JURIDOT	Cupressione	Tant	Evergreen	0	Nin	Vac	No	Vec	20	10	27	52.75	2d inches	50-130 year
	partpetus or grantme v. upressional	Mountain Laurel	Frience	Shruh	Everagen		No	No	Ves	Yes	1	9	28	21		
	Kusteria majora	Goldenzain Tree	Sapindaceae	Tree	Decidious	Number of States	No	Yes	No	No	35	35	962	721.5	12-24 inches	50-130 years
	Lobarrow autoreri	Coldenchain Tree	Fabaceae	Tree	Deciduous		No	No	Yes	Yes	15	12	112	84	24 inches	40-150 years
Weisern larchPinsoneTreeDecidanceTreeDecidanceTreeDecidanceTreeDecidanceTreeStatut <td>Laverstroemia indios</td> <td>Crape Myrtle</td> <td>Lythraceae</td> <td>Tree</td> <td>Deciduous</td> <td>Yes</td> <td>No</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>25</td> <td>15</td> <td>177</td> <td>132.75</td> <td></td> <td></td>	Laverstroemia indios	Crape Myrtle	Lythraceae	Tree	Deciduous	Yes	No	Yes	Yes	Yes	25	15	177	132.75		
Bay landUnstandLauraceaeTeeEvegrenYesNo	Larix occidentalis	Western Larch	Pinaceae	Tree	Deciduous		Yos	No	Yes	No	150	30	707	530.25	24 inches	>150 years
American SocoeganHaramelidaceseTweDeciduousNo<	Laurus nofuliis	Bay Laurel	Lauraceae	Tree	Evergreen	Yes	No	Ň	No	No	35	10	77	57.75	12-24 inches	50-150 years
	Liquidanebur styrneiftus	American Sweetgum	Hamamelidaccae	Tree	Deciduous		No	No	No	No	80	40	1257	942,75	24-36 inches	>150 years
Retrudition SweegumHanamelidacateTecDeciduousNoNoNoNoNo6535962721312.41indusWorpelsion SweegumHanamelidacateTreeDeciduousNoNoNoNoNo9635942721312.41indusMorpelsion SweegumHanamelidacateTreeDeciduousNoNoNoNoNo9635942.753612.41indusMorpelsion SweegumFaborateTreeDeciduousYesNoYesNo963692.753636Campbell's MagnoliaMagnoliacueTreeDeciduousYesNoYesNoYes3625441362.5536Lindo CampeMagnoliacueTreeDeciduousYesNoYesNo9630235942.753636Lindo CampeMagnoliacueTreeDeciduousYesNoYesYesNo907252434Lindo CampelsonMagnoliacueTreeEvergenoYesNoYesYesYes253436Lindo CampelsonMagnoliacueTreeEvergenoYesNoYesYesYes253434Lindo CampelsonMagnoliaBechenduceaeShubEvergenoYesYesYesYes75243436Lindo CampelBechenduceaeShubEvergenoYes <td>Liquidambur styraciflua 'Moraine'</td> <td>Moraine Sweetgum</td> <td>Hamamelidaceae</td> <td>Tree</td> <td>Deciduous</td> <td></td> <td>No</td> <td>No</td> <td>ŷ</td> <td>ŷŊ</td> <td>50</td> <td>35</td> <td>962</td> <td>721.5</td> <td>12-24 inches</td> <td>50-150 years</td>	Liquidambur styraciflua 'Moraine'	Moraine Sweetgum	Hamamelidaceae	Tree	Deciduous		No	No	ŷ	ŷŊ	50	35	962	721.5	12-24 inches	50-150 years
	Liquidamber styrnel/fas Rotundiloba'	Rotundiloba Sweetgum	Hamamelidaceae	Tree	Deciduous		ON	No	No	No	65	35	962	721.5	12-24 inches	50-150 years
Ittlip TreeMagnoliarearTreeDeciduousNoNoYesNo 40 1257 942.55 $36106s$ Amur MaakiaFaharearTreeDeciduousYesNoYes 30 36 40 1257 942.55 $36106s$ Amur MaakiaFaharearTreeDeciduousYesNoYes 30 36 40 1257 942.55 $36106s$ Campbel's Magnolia-eueTreeDeciduousYesNoYes 30 15 177 332.55 $241nbes$ Uitle Corm Magnolia-eueTreeDeciduousYesNoYesYes 20 10 275 $241nbes$ Morguo Kagnolia-eueTreeEvergreenYesNoYesYes 20 10 275 $241nbes$ Morguo Kagnolia-eueTreeEvergreenYesNoYesYes 20 10 275 $241nbes$ Morguo Kagnolia-eueTreeEvergreenYesNoYesYes 20 10 77 32.75 $241nbes$ Morguo Kagnolia-eueTreeEvergreenYesNoNoYes 20 10 77 32.75 $241nbes$ Morguo Kagnolia-eueTreeEvergreenYesNoNoYes 20 10 77 32.75 $241nbes$ Creeping CreepeShoutYesYesNoNoYes 20 10 77 23.55 10166 <td< td=""><td>Liquidambar styracifius "Worpelsdon"</td><td>Worpelsdon Sweetgum</td><td>Hamamelidaceae</td><td>Tree</td><td>Deciduous</td><td></td><td>9N</td><td>No</td><td>2</td><td>ŝ</td><td>60</td><td>35</td><td>962</td><td>721.5</td><td>12-24 inches</td><td>50-150 year</td></td<>	Liquidambar styracifius "Worpelsdon"	Worpelsdon Sweetgum	Hamamelidaceae	Tree	Deciduous		9N	No	2	ŝ	60	35	962	721.5	12-24 inches	50-150 year
Antwend AnswerTreeDevidencesDevidences <t< td=""><td>Liviodendron tulipifero</td><td>Tulip Tree</td><td>Magnoliaceae</td><td>Tree</td><td>Deciduous</td><td></td><td>No</td><td>No</td><td>Yes</td><td>No</td><td>60</td><td>00</td><td>1257</td><td>942.75</td><td>36 inches</td><td>>150 years</td></t<>	Liviodendron tulipifero	Tulip Tree	Magnoliaceae	Tree	Deciduous		No	No	Yes	No	60	00	1257	942.75	36 inches	>150 years
	Maakin anurensis	Amur Maakia	Fabaceae	Tree	Deciduous	Yes	9N	Yes	Ŷ	Yes	90	52	491	368.25		
Campbell's Magnolia Magnoliacue Tree Deciduous No Vois No 65 40 1257 94.25 24 incluss I thild come Magnoliacue Tree Evergreen Yes No 76 19 177 132.75 24 incluss Montoliacue Tree Evergreen Yes No Yes Yes 17 132.75 24 incluss Montoliacue Tree Evergreen Yes No Yes Yes 17 132.75 24 incluss Montoliacue Tree Evergreen Yes No Yes Yes 26 17 132.75 24 incluss Oregun Grape Berberidacue Two Ves No Yes Yes 26 177 132.75 24 incluss Creuping Oregun Grape Berberidacue Shub Evergreen Yes No Yes 27 20 15 17 Creuping Oregun Grape Berberidacue Two Ves Yes	Machure powifers	Osage-orange	Moraceae	Tree	Decidmous		No	Yes	No	No	40	40	1257	942.75		
Editi Bogue Magnelia Magneliareare Tree Evergreen Yes No No <td>Magnolia campbellii</td> <td>Campbell's Magnolia</td> <td>Magnoliaceae</td> <td>Tree</td> <td>Deciduous</td> <td></td> <td>92</td> <td>Ŷ</td> <td>Yes</td> <td>ŝ</td> <td>65</td> <td>40</td> <td>1257</td> <td>942.75</td> <td>24 inches</td> <td>50-150 year</td>	Magnolia campbellii	Campbell's Magnolia	Magnoliaceae	Tree	Deciduous		92	Ŷ	Yes	ŝ	65	40	1257	942.75	24 inches	50-150 year
Intle Carm Magnelia Magneliacue Tree Evergreen Yes Yes Yes 20 10 77 52.75 57.75 Oncomplex dragend Bedreindaceae Tree Evergreen Yes Nos Yes 25 15 177 52.75 57.75 Oncomplex dragend Bedreindaceae Shrub Evergreen Yes No Yes 25 15 177 55.75 57.75 Crusping Oregan Grape Becheridaceae Shrub Evergreen Yes No Yes 2 6 23 31 57.55 12 7 57.55 12 16 17 57.55 12 16 16 16 16 16 7 57.75 12 16 16 16 16 16 16 16 16 16 17 16 16 16 16 16 16 16 16 16 16 16 16 16 16 16 16	Magnetia grandifiere 'Edith Bogue'	Edith Bogue Magnolia	Magnoliaceae	Tree	Evergreen	Yes	No	Yes	Yes	No	30	13	177	132.75	24 inches	50-150 yeat
Morrigilion: Magnelia Magneliacette Texe Vest	Magnetia grandifiora 'Little Gem'	Little Gem Magnolia	Magnoliaceae	Tree	Evergreen	Yes	oN :	VCS	Yes .	XCS	20	10		57.75	A DATE OF THE OWNER	CONTRACT OF STREET, ST
Unspin Deterination Eventuation <	Megnolia zurginistra Jim Wilson	Moonglow Magnolia	Magnoliaceae	Internet	Evergreen	1 05	Nar Var	Ma	N.S.	Var.	9 11	0 4	101	2/1701		
Teteprist Crebaryle Reservence Two No <	Address and guilt and an	Counting October Council	Bashasidacaae	Shuth	Evergreen	Yee	Vac	Vere	Ner	Vre			28	21	A PARTY AND A	Colored Street State
Red Baren Cribiople Reserve Tree Deriduous No No No Yes 20 10 77 57.75 12 incluse Super Unive Cabanole Reserver Tree Deriduous No No No No 17 132.75 12 incluse	Adolue su 'Prairiefire'	Prairiefire Crababile	Resaccae	Tree	Deciduous		No	No	No	Yes	20	20	314	235.5	12 inches	50-150 years
Sursa Tyme Crahonole Ristarcare Tree Decidiuous No No No No 15 177 132.75	Mains on 'Red Baron'	Red Baron Crabapple	Rosaceae	Tree	Deciduous	STORE NOTING	No	No	No	Yes	20	10	22	57.75	12 inches	
	Malus sp. boot percent	Suear Tyme Crabapole	Resaccae	Tree	Thereicher						-			the second s	and the second se	

Milwaukie Mature Crown Area Reference List

Page 3 of 6

*For trees not listed below, contact the city for a crown area value Revised 05/26/2022

tare, Threatened or Notable Species	Contact City to discuss removal
Invasive Species	Do not plant - Required Removal
Potential Nuicance Species	Not recomended for plantine



						Contraction of the local division of the loc				Mahuro	Mahure	Contraction of the second second	75W. Crown Acon	Assessed	No. of Concession, Name
Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Height	Width	Mature Crown Area (sq ft)	(Dev Tree Code	Annual	Estimated Longevity
Malus tschoroshi	Tschonoskii Crabapile	Risacear	Time	Checkmans	TRESULTE	Nu	Nin	No	No	(freet)	(feet)	41	Planting Standard)	Growth Rate	
Metaseannia phanastaboldes	Dawn Redwood	Tavodiareae	Time	Precidences		No	No	Vac	No	8	2	1/1	132.75	12 inches	
Morella califarnica	Pacific Wax Myrule	Myricaceae	Both	Everencen	Yes	No	Yes	No	Yes	25	192	FIL	000.000 735.5	24 inches	PLEO VERTS
Nandina domestica	Heavenly Bamboo	Berberidaceae	Shrub	Everencen	Yes	No	Yre	No	Vec	4		-	C1009	24 IBCBC5	ou-tou years
Nussa sinensis	Chinses Tupelo	Nyssaccae	Tree	Deciduous	Yes	No	Yes	Yes	Yps	30	12	177	132.75	Conversion of the second second	And South and South
Nyssa sylvation	Black Tupelo/Sour Gum	Nyssaccae	Tree	Deciduous	Yes	No	Yes	No	No	33	20	314	235.5	12-24 inches	>150 woard
Osmanthus fragrams	Sweet Office	Oleaceae	Both	Evergroon	Yes	No	Yes	Yes	No	40	20	314	235.5		atox anti-
Ostrya virginiana	American Hophornheam	Betulaceae	Tree	Deciduous	Yes	No	No	Yes	No	35	25	1491	368.25	24 inches	50-150 unore
Oxydendrum arboreum	Sourwood	Ericaceae	Tree	Deciduous		No	Yes	Yes	Yes	8	15	177	132.75		and some as
Parrotis persion	Persian Parrotia	Hamamelidaceae	Tree	Deciductus	Yes	No	Yes	No	No	8	92	202	530.75		
Pardonnia tonentosa	Empress Tree	Paulowniceae	Tree	Deciduous	Self- An and a	No	Ves	No	No	80	9	202	201.75	COMPLETE CONTRACTOR	A CONTRACTOR OF
Pheliodendron amarense	Amur Cork Tree	Rutaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	98	2	962	7715		
Photinia x fraseri	Fraser Photinia	Rosarcae	Both	Everencen	Contraction Contraction	No	No	Yes	Yes	20	10	22	R7 75	24-26 inches	SO 160 more
Plantinia x elabra	Lapanese Photinia	Rosaceae	Both	Everencen		No	No	No	No	75	9	44	57.75	24 inches	IPAK NOT-N
Picen abies	Nerway Sprace	Pinaceae	Tree	Euprorpen	A DESCRIPTION OF A DESCRIPTION						2	and a state of the second seco	0110	\$3000ml #7	
Plees cheelmann?	Engelman Sonice	Pinaceae	Tree	Everencen		Yes	N	Yne	No	130	00	FIE	125.6	2.4 Inches	-15n
Picce elauca "Dencata"	Black Hills Seruce	Pinaceae	Tree	Evenencen	States Strates	No	No	No	Nn	10	36	107	36.5%	As inches	steet note
Picca sitchensis	Sitka Spruce	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	160	20	314	735.5	24 inches	<150 www.
Pieus albicaulis	Whitebark Plne	Pinaceae	Tree	Everencen		Yes	Yes	Yes	No	40	20	314	735.5	Chiring 44	STRAK DOTA
Pipus aristeta	Bristlecone Pine	Pinaceae	Tree	Evergreen		No	Yes	Nie	Yes	20	4	28	16		
Pipus banksiona	lack Pine	Pinaceae	Tree	Everenen	Contraction of the second	No	Yes	No	No	9	06	TIE	735 5		
Pittas itutoesee	Lacebark Pine	Pinaceae	Tree	Everencen	Yre	No	Vac	No	No	9	1	000	2012		
Piwecontoria	Shore Pine	Pinaceae	Tree	Fureenen		Vas	No	Vac	No	at at	90	207	C17/	261-1-1	and the second second
Pinas contorta nar, latifalia	Lodepole Pine	Pinaceae	Tree	Euprorphi		View	No	No	No	08	24	107	349.000	20 To Table	stear hears
Pinus Berlis 'Vandeewoll's Puramid'	Vanderwolf's Pine	Pinacrae	Tree	Everencen	1910 Sec. 2010 St	No	Nu	Nin	No	UF	00	1/1	125.6	17 Inches	-IDO YCOL
Piene infrari	leffrev Pine	Pinaceae	Tree	Fuereneau		Ves	Van	Vae	No	UIS	20	314	125.5	CALINIT #1	
Pinus lambertiana	Suzar Pine	Pinaceae	Tree	Evereneen		Yes	Vec	Vec	No	150	3 6	1061	34 4271	Contraction of the second	
Pinus monticula	Western White Pine	Pinaceae	Tree	Evergreen		Yes	No	No	No	100	30	707	530.25	24-36 inches	s150 coare
Pinus mugo	Mugo Pine	Pinaceae	Shrub	Evergreen	Yes	No	Yes	Yes	Yes	4	9	28	21		every new -
Pinus nigra	Austrian Black Pine	Pinaceae	Tree	Evergreen		No	No	No	No	120	25	491	368.25	12-24 inches	>150 vears
Pinus pulustris	Longleaf Pine	Pinaceae	Tree	Evergreen		No	Yes	No	No	60	30	707	\$30.25		
Pinus ponderosa	Ponderosa Pine	Pinaceae	Tree	Evergreen	Yes	Yes	No	No	Ŷ	100	6	1257	942.75	24-36 inches	>150 voars
Prins strabus	Eastern White Pline	Pinaceae	Tree	Evergreen	APPENDED FOR STREET	No	Yes	Yes	No	60	40	1257	942.75		and and
Pinus sylocstris	Scots Pine	Pinaceae	Tree	Evergreen		No	Yes	No	No	60	20	314	235.5		
Piștacia chinensiș	Chinese Pistache	Anacardiaceae	Tree	Deciduous	Yes	No	Yes	Yes	No	35	30	707	\$30.25		
Platanus acreijolia	London Plane Tree	Platamaceae	Tree	Deciduous		No	No	Yes	Ŷ	65	R	3848	2886	36 inches	
Platycladus priculatis	Oriental Thuja/Arborvitae	Cupressaceae	Tree	Evergreen	Yes	No	Yes	Yes	Yes	15	5	20	15	a second second second	A CONTRACTOR
Platycladus orientalis Berverlyensis'	Beverly Hills Arborvitae	Cupressaceae	Both	Evergreen		No	No	Yes	Yes	20	10	22	57.75	24 inches	50-150 years
Portocurpus lawrencei	Mountain Plum Pine	Podocarpaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	4	8	50	37.5	CALCULATION OF THE OWNER	South States
Podoutrpus macrophyllus	Big Leaf Podocarp/Yew Pine	Podocarpaceae	Ine	Evergreen	Yes	No	Yes	Yes	No	8	50	314	235.5	24 inches	>150 years
Podocarpus nitudis	Alpine Totara	Podocarpaceae	Shrub	Evergreen	Yes	No	Ycs	No	Yes	8	9	28	21	and a state of	Section of the
Publicities onlys	White Poplar	Salicaceae	litte	Deciditions		ON	Yes	50A	NO	8	8	1963	1472.25		
Populus renziones Populus reichoveree	Risek Cetensiond	Salicaceae	True	Preidmute		Yes	No	Yes	NO	8 9	13	160	368,25	24-36 inches	50-150 years
Prusue arduse	Entropy Channel	Daucaceae	Ture	Locaucius Prostancius		165	NO	ON.	No	2	B	1963	1472.25		50-150 year
Prenus anium 'Bine'	Bing Cherry	Resarran	Tree	[heidness]		- And	Nin	Var	No	20	2	164	368.25		
Pranas crasifera 'Krauter Vesuvius'	Krauter Vesuvius Plum	Rosaceae	Tree	Decidments		2	NN.	Voc	Vac	2	9 4	124	300.40	12-24 inches	an sea
Prunus crasifera ' Thundercloud'	Thundercloud Plum	Rosaceae	Tree	Deciduous	Sector A success	NN	No	Vac	Voc	a k	2	101	C/7V1	24 Inches	40-150 years
Prunus emerginata	Bitter Cherry	Rosaceae	Tree	Deciduous		Yes	No	No	No	45	25	165	348.25	24 IIICIES	STERVING TO THE
Prumus Innecensus	English Laurel	Rosaceae	Shrub	Evergreen	A CONTRACTOR	No	No	Yes	No	20	10	2	59.25	36 inches	SULTSD voice
Prunus lusitantar	Portugal Laurel	Rosaceae	Shrub	Evergreen		No	No	No.	No	25	15	177	132.75	24 inches	S0-150 ware
Prunus sargentit	Sangent Cherry	Rosaceae	Tree	Deciduous		No	No	No	No	50	50	6961	1472.25	24 inches	S0-150 summe
Pranus surgentii 'Columnaris'	Columnar Sargent Cherry	Rosaceae	Tree	Deciduous		No	No	No	ŶŹ	30	20	314	235.5	12-36 inches	upatiner-ne
Prunus serrulata "Amanogawa"	Amancigawa Cherry	Rosaceae	Tree	Deciduous	Constanting of	No	No	No	Yes	20	9	55	21	24 inches	40-150 years
Prunus servalata 'Kuomzan'	Kwanzan Cherry	Rosaceae	Tree	Decidmons		No	No	No	ΰŅ	30	50	314	235.5	24 inches	40-150 years
Praras servadate Smohozam	Snow Fountains Weeping Cherry	Rosaceae	Tree	Deciduous	Salar Salar	No	No	N.C.	W.				and and		
PTIMUS DURING AL	The state of the s						Dist.	INI	100	2	10	8	59,25		

Milwaukie Mature Crown Area Reference List

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*For trees not listed below, contact the city for a crown area value Revised 05/26/2022

Do not plant - Required Removal	Invasive Species
Contact City to discuss removal	care. Threatened or Notable Species



da Red Sti Mit Murat' Murat' Murat' Murat' Pilital' Spilite' Mu Mu	Common Name	Family	Growth Type	Species	Approved	Native	Drought	Moist U	M M	Mature M		Materia Control Anna	75% Crown Area	Average Annual	Estimated
				Type	Street						Width "	(iq fi)	(Dev Tree Code Plantine Standard)	Growth Rate	Longevity
	Canada Red Improved Chokecherry	Rosaceae	Tree	Deciduous		No	No	Yes	Yes	1	20	BIA	235.5	24 inches	<50 years
Peruditsuga mendutsu Perocoma frandificia Puras culturyana Antiuma Blace Puras culturyana Antiuma Blace Puras culturyana Kedigita Puras culturyana Kedigita Quercas antristion Quercas antristion Quercas cortina Quercas cortina	Spire Cherry	Rosacoae	Tree	Deciduous		No	No	ΩΩ	No	8	10	R	59.25		
Percomp framilolia Purs railrayan Anturna Blazet Purs caltayan Anturna Blazet Purs caltayan Chanticleter or Gleris Form' Pursa caltayana 'Redspire' Quercas antission Quercas antission Quercas consideris Quercas consideris Quercas consideris Quercas consideris	Douglas Fit	Pinaceae	Tree	Evergneen.	Yes	Yes	No	No	No	160	8	202	530.25	24 inches	>150 years
Puras rultzyana 'Arishturat' Puras rultzyana 'Auturna Blaze' Puras caltzyana 'Auturna Blaze' Puras caltzyana 'Kedsplat' Fyras caltzyana 'Kedsplat' Oureres areribia Oureres areribia Oureres areribia	Caucasian Wingnut	Juglandaceae	Tree	Deciduous		No	Yes	NO	ON	8 9	8 5	1071	201766	Ad the family of	En 150 Jone
Pares cultryane Autumn Blaze' Pyras cultryane Capital Pyras cultryane Capital Fyras cultryane 'Rodspire' Corress antisisian Querses antisisian Querses correspis Querses domosa	Aristocrat Callery Pear	Rostotac	Iree	Decidinouts		No	ON	ON:	ON.	00	30	101	20.820	24 inchus	ShillsD wears
Paras calitzyone Capital Paras calitzyone Capital Fueres calitzyone Registro Ourcrus acrifolia Ourcrus acrifolia Ourcrus acrifolia Ourcrus chrysolopia Ourcrus chrysolopia	Autumn blaze Callery Pear	Barrente	Tree	Decidionie	C LO	Na	No	No	No	8 12	12	113	84.75	24 inches	50-150 vears
e prose saure general extratoreset of concess second <i>Purse</i> a metalogian Querenta a metalolia Querenta constitiona Querenta constitiona Querenta concinena Querenta concinena	Chanticlace Callery Pear	Rosserver	Tree	Decidinents		No	oN	No	No	40	15	127	132.75	24 inches	50-150 years
equers scattering Quertus scattering Quertus contristion Quertus continent Quertus continent Quertus dannosa	Redenine Callery Pror	Rossman	Trpp	Decidinate	MARCH SCHOOL ST	No	No	Yes	No	35	25	161	368.25	24-36 inches	50-150 years
Quertes acretation Quertes acretation Quertes obvision Quertes occinen Quertes dannosa	Manhol caf Oak	Farancer	True	Deciduous		No	Yes	No	No	40	25	161	368.25		
Querras durasderis Querras corcinen Querras dunnea	Sawroth Oak	Faraceae	Tree	Decidinguis	The second second	No	No	Yes	No	65	30	207	530.25	24-36 inches	>150 years
Quercus coccinor Quercus duntosa	Canvon Live Oak	Faracear	Tree	Evergreen	Yes	Yes	Yes	No	No	60	40	1257	942.75		
Quercus dumosa	Scarlet Oak	Fagaceae	Tree	Decidutions		No	No	Yes	No	65	45	1390	1192.5	24-36 inches	>150 years
	Scrub Oak	Fagaceae	Both	Evergreen	Yes	No	Yes	No	Yes	10	10	64	59.25		
Ouercas divinta	Leather Oak	Fagaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	5	5	20	15		and the second
Quercus frainetto	Hungarian Oak	Fagaceae	Tree	Deciduous	Yes	No	Yes	No	No	70	55	2375	1781.25		
Quercus garryana	Oregon White Oak	Fagaceae	Tree	Deciduous	Yes	Yes	No	No	No	65	45	1590	1192.5	12-24 inches	50-150 years
Quercus hypolencolifies	Silverleaf Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	No	35	35	962	721.5		
Quercus flex	1 folly Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	No	65	50	1963	1472.25	Revenue	
Quercus palustris	Pin Oak	Fagaceae	Tree	Deciduous		No	Yes	No	No.	09	99	707	530.25		
Quercus phellos	Willow Oak	Fagaceae	Tree	Deciduous	Yes	No	Yes	Yes	No.	55	30	707	530.25		and and and
Querçus nobur	English Oak	Fagaceae	Tree	Deciduous		No	Yes	No.	ŝ	120	œ	707	530.25	36 inches	>150 years
Quercus robur x alba	Columnar Oak	Fagaceae	Tree	Deciduous	Yes	No	Yes.	No	No	50	15	177	132.75		STAND IN THE
Oversus zohar Skynocket'	Skyrocket Oak	Fagaceae	Tree	Deciduous		No	No	No	No.	45	15	177	132.75		
Ouercus rubra	Red Oak	Fagaceae	Tree	Deciduous		No	No	Yes	No	65	40	1257	942.75	24-36 inches	>150 years
Overcus sufferiand	Sadler's Oak	Fagaceae	Shrub	Evergneen	Yes	Yes	Yes	No	Yes	5	ю	7	5.25		
Quercus shumardii	Shumard Oak	Fagaceae	Tree	Deciductus	Yes	No	Yes	No	No	20	40	1257	942.75		
Quercus suber	Cork Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	No	8	40	1257	942.75		
Quercus turbinella	Turbinella Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	Yes	25	00	8	37.5	Free and and a	
Quercus vaccinifolia	Huckleberry Oak	Fagaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	4	4	13	9.75		
Quercus wislizeni	Interior Live Oak	Fagaceae	Tree	Evergreen.	Yes	No	Yes	No	No	75	8	707	530.25		100×200 years
Rhammus parshiena	Cascara	Rhamnaceae	Tree	Deciduous		Yes	Yes	Yes	Yes	52	50	314	235.5		
Rhoderdrow macrophylium	Pacific Rhododendron	Ericaceae	Shrub	Evergreen		Yes	No	No	Yes	10	15	177	132.75	12 inches	50-150 years
Rhododenárow occidentale	Western Azalea	Ericacose	Shrub	Deciduous		Ŷ	No	0N	No	10	80	8	37.5		
Robiniar pseradomentia	BlackLexust	Fabaceae	Tree	Deciduous		Yes	Yes	No	No	4	12	165	368.25		
Robinda x ambigua	Pink Idaho Locust	Fabaceae	Tree	Deciduous		No	Yes	No	No	50	20	314	235,5	36 Inches	50-150 years
Rosmarinus officinalis	Rosemary	Lamiaceae	Shrub	Evergreen	Yes	Ŷ	Yes	Ŷ	Ycs	0	-	28	21		
Sassafras albidran	Sassafras	Lauraceae	Ince	Deciduous		No	Yes	Yes	Yes	00	90	10/	20,000		and the second se
Sarcecocca hasherana huzudis	Dwarf Sweet Box	Buxaceae	Shrub	Evergreen	Yes	ON IN	NO	No.	0	7	+ -	1.1	2016	States of the states of the	
Sarcececta rascifició	Sweet Box	Buxaceae	Shuit	Evergreen	103	an a	No.	DI N	No.			31.4	735 5		
Schadigetys certicalinita	Japanese Umbreila Pine	Cumuseacona	Tree	Everencen	109	Ver	No	Yes	No.	250	20	314	235.5	36 inches	>150 years
Connected and according to a contract the	Ciant Somula	Cummscander	Tree	Everencen		No	Yes	Yes	No	150	60	2827	2120.25		
Souther almitchia	Korean Mountain Ash	Reaceae	Tree	Deciduous	- AND	No	No	No	No	40	15	177	132.75	24 inches	50-150 years
Sarhus area 'Maiastica'	Whitebeam Mountain Ash	Resector	Tree	Deciduous		No	No	No.	No	40	20	314	235.5	24 inches	50-150 years
Sorbus ancuparite	European Mountain Ash	Rosaceae	Tree	Deciduous		No	Yes	No	No	40	25	491	368.25		
Sorbre aucurarie 'Michred' or Cardinal Royal'	Cardinal Royal Mountain Ash	Reaceae	Tree	Deciduous		No	No	Ycs	No	35	20	314	235.5	24-36 inches	S0-150 years
Sorbus fiunshanita	Red Cascade Mountain Ash	Rosaceae	Tree	Deciduous	A STATE AND INCOME	No	No	Yes	Yes	20	10	77	57.75	12-24 inches	40-150 years
Sarbus x hydvítin	Oak-leaf Mountain Ash	Rosaceae	Tree	Deciduous		No	No	Q	Q	30	20	314	235.5		
Stranthin peandocamel/in	Japanese Stewartia	Theaceae	Tree	Deciduous		No	No	Ycs	No	40	20	314	235.5	David and a second	The second second
Styphnoiobiam japonicum	Japanese Pagoda Tree	Fabaceae	Tree	Deciduous		No	Yes	Ŷ	Ŷ	9	ç	1257	942.75		14 144
Shirrar joponicus	Japanese Snowbell	Styracaceae	Tree	Deciduous	Yes	No	No	Ycs	Yes	25	30	707	530.25	12-24 inches	40-150 years
Slyrax obassua	Fragrant Snowbell	Styracaceae	Tree	Deciduous	Yes	N,	No.	Yes	Yes	8	52	160	368,25		
Symphoricarpos albus	Common Snowberry	Caprifoliaceae	Shrub	Deciduous		Yes	NG	Yos	Yes	n ;	0 0	20	15 ADE 6		
Suprage retrotate	Japanese Lree Litac	Tanaceae	Tean	Evenance	Vec 100	No	Vac	Nin	Vav	a K	15	177	122.25	13 inches	>150 where
ATAVIS SINCE I	English Your	Tavatate	Tean	Evergitert	No.	No	Vice	NV.	Xex.	10		20	5	12 inches	>150 vears
Taxas pacana Stricta	utish yew	1 axacces	2011	cvergreen	2112	- m	-	141	0	10	>	20			

Milwaukie Mature Crown Area Reference List

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*For trees not listed below, contact the city for a crown area value Revised 05/26/2022

MILWAUKIE URBAN FOREST Growing Trees Growing Community	

Contact City to discuss removal Do not plant - Required Remova

Rate, Threatened or Notable Species Invasive Species

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			Potent	Potential Nuicance Species	Species	-	Not recomended for planting	nded for	planting						
Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street Tree/Shrub	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Mature Height (feet)	Mature Width	Mature Crown Area (sq ft)	75% Crown Area (Dev Tree Code Plantice Structurd)	Average Annual	Estimated Longevity
Taxas brenfiblia	Western Yew	Taxaceae	Tree	Evergreen	Yes	Yes	Yes	No	No	93	10	Ê	59.25	12 inches	>150 years
Taxus chinensis	Chinese Yew	Taxaceae	Tree	Evergreen		No	Yes	No	Yes	10	15	177	132.75		
Texus cuspidate 'Capitata'	Japanese Yew	Taxaceae	Tree	Evergreen	Yes	No	Yes	No	Yes	25	10	29	59.25	12 inches	50-150 vears
Thuja occidentalis 'Fastigiata'	Columnar American Arborvitae	Cupressaceae	Tree	Evergreen		No	No	Yes	Yes	25	01	59	59.25	24 inches	50-150 years
Thuja plicate	Western Red Cedar	Cupressaceae	Tree	Evergneen	A CONTRACTOR OF A CONTRACTOR	Yes	No	Yes	No	120	30	707	530.25	24-36 inches	>150 years
Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	Cupressaceae	Tree	Evergreen		No	No	No	No	35	30	314	235.5		
Turga plicatu x standistili	Green Glant Arborvitae	Cupressaceae	Tree	Evergreen -	Yes	No	No	No	No	60	20	314	235.5		Contraction of the other
Tilia cordata Chancole'	Chancellor Linden	Tiliaceae	Tree	Deciduous		No	No	Yes	No	50	30	202	530.25	12-24 inches	50-150 vears
Tilia condata 'Greenspire'	Greenspire Linden	Tiliaceae	Tree	Deciduous	なるというである	No	No	Yes	No	35	35	962	721.5	12-24 inches	50-150 vears
Tarreya califurnica	California Nutmeg	Taxodiaceae	Tree	Evergreen	Yes	No.	Yes	No	No	115	50	1963	1472.25		
Tsuga canadensis	Canada Hembock	Pinaceae	Tree	Evergreen		No	No	Yes	No	R	30	707	530.25	24.36 inches	>130 years
Tsuga heterophylla	Western hemlock	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	130	30	707	530.25		
Tsuga mertensiana	Mountain Hemlock	Pinaceae	Tree	Evergreen	あるなななの	Yes	No	Yes	No	65	15	177	132.75	12 inches	>150 years
Ullmus × 'Homestead'	Homestead Elm	Ulmaceae	Tree	Deciduous		No.	No	No	No	50	35	5962	721.5	24-36 inches	
Ulimus x Pioneer'	Pioneer Etm	Ulmaceae	Tree	Deciduous	Service and the	No	No	No	No	50	05	1963	1472.25	24-36 inches	
Ularus Paulla	Siberian Elm	Ulmaceae	Tree	Deciduous		No	Yes	No	No	50	40	1257	942.75		
Undellalaria ralĝonsica	California Laurel	Lauraceae	Tree	Evergreen	Yes	Yes	Yes	No	No	65	25	161	368.25	12-24 inches	>150 years
Vaccinium anatum	Evergreen Huckleberry	Ericaceae	Shrub	Evergreen	Yes	Yes	Yes	Yes	Yes	9	9	28	21		
Viburnan x badantense 'Dawn'	Dawn Viburnum	Adoxaceae	Shrub	Deciduous		No	Yes	Yes	Yes	10	10	R	59.25	S. C. S. C. S. C. S. C. S.	COLLEGISTICS.
V2buznum davidži	David Viburnum	Adoxaceae	Shrub	Evergreen		No	Yes	Yes	Yes	Jin ji	5	20	15		
Viburrant tinus	Laurestina Viburnum	Adovaceae	Shrub	Evergreen	10 10 10 10 10 10 10 10 10 10 10 10 10 1	No	No	No.	Yes	8	9	23	21	24 inches	50-150 years
Vitex agrass-castus	Chaste Tree	Lamiaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	20	10	22	59.25		
Zelkous servato 'City Sprite' / Wireless'	City Sprite/Wireless Zelkova	Ulmaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	20	18	254	190.5	Contraction of the second	S0-70 years
Zelkous serrata "Village Green"	Zelkova 'Village Green'	Ulmaceae	Tree	Deciduous	Yes	No	No	Yes	No	65	50	1963	1472.25	24+ inches	50-150 years
Zelkowi serrata. Green Vase	Zelkova Green Vase'	Ulmaceae	Tree	Deciduous	Yes	No	No	Yes	No	65	50	6961	1472.25	12-36 inches	50-150 years
Zelkota serrata "Musashino"	Columnar Zelkova	Ulmaceae	Tree	Decidnoms	Yor	No	YPS	No	NN.	40	÷	177	137 75		

Milwaukie Mature Crown Area Reference List

VEGETATION/TREE PROTECTION ZONE VEGETATION/TREE PROTECTION ZONE DO NOT REMOVE OR ADJUST THIS FENCING. THE FENCE LOCATIONS ARE APPROVED TO PROTECT VEGETATION AND TREES. VEGETATION AND TREES. VEGETATION AND TREES.	3 ASSOCIATES, INC. Arboricultural Consultants
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Prepared by: Peter van Oss PN-8145A

409 Mitiga	Percent	Total	% OT	Onsi			24 weste	23 re	22 weste	21 wt	20 her	19	18 sweetg	17 weste	16 weste	15 weste	14 weste	13 weste	12 weste	11 Europ	10 Europ	9 Europ	8 weste	7 weste	6 Engl	5 Europ	4 Europ	3 pin	2 m	1 Kous	
40% of property total in SF Mitigation Fee for Preservation of	Percentage existing canopy retained	Total retention tree canopy in SF	% of total canopy proposed for removal	Onsite Non Exempt Removals	Property Total SF		western-red-cedar (Thuja plicata)	red maple (Acer rubrum)	western-red-cedar (Thuja plicata)	white pine (Pinus strobus)	hemlock (Tsuga canadensis)	yew (Taxus SPP)	sweetgum (Liquidambar styraciflua)	western-red-cedar (Thuja plicata)	European-birch (Betula pendula)	European-birch (Betula pendula)	European-birch (Betula pendula)	western-red-cedar (Thuja plicata)	western-red-cedar (Thuja plicata)	English-walnut (Juglans regia)	European-birch (Betula pendula)	European-birch (Betula pendula)	pin-oak (Quercus palustris)	magnolia (Magnolia spp)	Kousa-dogwood (Cornus kousa)						
							39	14	24	32	20	20	26	15	17	5	11.5	7	4	6	12	12	4	-15	18	6	13	23	9	14	
4960	26.60%	3298.67	20.24%	2510.13	12400		Good	Good	Good	Fair	Good	Good	Fair	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Poor	Fair	Fair	Poor	Poor	
							Good	Poor	Fair	Poor	Fair	Good	Fair	Good	Good	Good	Good	Good	Good	Fair	Fair	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Failed/Failing	Failed/Failing	
							17	7	10	5	15	10	20	10	10	4	4	4	4	00	00	7	7	7	25	7	10	15	5	5	
							907.92	153.94	314.16	706.86	706.86	314.16	1256.64	314.16	314.16	50.27	50.27	50.27	50.27	201.06	201.06	153.94	153.94	153.94	1963.49	153.94	314.16	706.86	78.54	78.54	Canopy SF
							707	1257	707	1257	707	177	1257	707	707	707	707	707	707	314	314	314	707	707	1277	314	314	707	177	177	Area SF
							Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good		Moderate	Moderate	Tolerance
							Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	Undisturbed	
							Protected Tree	Protected Tree	Protected Tree	Proposed Removal	Proposed Removal	Proposed Removal	Nuisance	Proposed Removal	Nuisance	Nuisance	Nuisance	Proposed Removal	Proposed Removal	Protected Tree	Nuisance	Nuisance	Protected Tree	Proposed Removal	Proposed Removal						
								Type 2	Type 2	Type 1	Type 2	Type 1	Type 1	Type 2	Type 1	Type 1	Type 1	type 2	type 2		Type 1	Type 1		Type 1	Type 1						
						4630.70		153.94	314.16	706.86	706.86	314.16		314.16											1963.49				78.54	78.54	
						2510.13		153.94	314.16	706.86	706.86	314.16		314.16																	I ree Kernoved
						3298.67																			2945.24			353.43			
															\$150.00	\$80.00	\$100.00	\$80.00	\$60.00				\$60.00	\$150.00					- 		per plameter inch
						\$7,390.00	\$0.00								\$2,550.00	\$400.00	\$1,150.00	\$560.00	\$240.00	\$0.00	\$0.00	\$0.00	\$240.00	\$2,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Fees ROW Trees
										large codomin with cavity ne branch re	20% canopy m	large pruning t				0	0	0	0				0	0	codom	3 feet from v	3 fee	heading cuts	topped tree. f	topped tree. 1	

Mitigation Planting Required to Meet 40% in SF at mature canopy

Percentage existing canopy retained 40% of property total in SF Mitigation Fee for Preservation of less than 30% in Accordance with the Master Fee Schedule for every 7.5%

\$4,000.00

Reco lecommended Trees to be Planted Fee in Leu of Planting \$5 per SF

1661.33

1 large = 1963 SF or 2 medium= 962 SF \$8,306.65



3145 Westview Circle Lake Oswego, OR 97034 503-697-1975 | info@tergan.com

Appendix D

ee. fungal disorder on trunk very large cuts made. ee. fungal disorder on trunk very large cuts made. cuts. thick crown. leaning trunk dominant at ground level. overgrown hedge overgrown hedge feet from water meter n water meter. failed top. bbb eld Notes/ Comments overgrown hedge overgrown hedge overgrown hedge

overgrown hedge

uning cuts on the east side at the base of the tree base due to snow damage se side of the tree

minant scaffold toward the home y near the trunk. 18 inch scaffold ch removed on the west side

Shared Tree Neighboring tree