



**Gray & Osborne, Inc.**  
CONSULTING ENGINEERS

February 19, 2020



Mr. Jeff Wilson, AICP  
Director of Community Development  
City of DuPont  
1700 Civic Drive  
DuPont, Washington 98327

SUBJECT: SUPPLEMENTAL INFORMATION FOR TREE MODIFICATION  
REQUEST, PUBLIC WORKS FACILITY – NORTH SITE PLNG2019-024  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON  
G&O #19233.00

Dear Mr. Wilson:

We are in receipt of the City's comment letter dated January 15, 2020 for the DuPont Public Works Facility – North Site, regarding the Tree Modification request for the proposed site development. Our responses to the individual planning department comments are as follows:

1. You are requesting a Tree Modification to allow work within the tree protection radius. We have the following comments on the Tree Modification Request:
  - a. Per DMC 25.120.050 this may be allowed based on special circumstances pertaining to the land or the trees on it. Such request shall be addressed, in writing, with full documentation and justification. **Provide an explanation and full justification in writing why the request is needed including the special circumstances.**

*The proposed improvements to the north site include three buildings as follows: (1) Two story Public Works Building with vehicle maintenance, tools and storage on the first floor and offices, classrooms and locker rooms on the second floor, (2) Covered Storage Building with the primary area for public works vehicles and adjunct rooms for storage of chemicals and petroleum products, (3) Fuel Facility with diesel and unleaded gasoline for use by Public Works, Fire Department and Police Department. In addition to the buildings, the proposed site includes access aisles, parking, pedestrian walkways, landscape areas, and utilities. The*



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*proposed facilities represent critical upgrades for the Public Works Department and the City as a whole.*

*The proposed development of the North Site meets all City requirements for setbacks and buffers for critical areas, including Sequalitchew Creek and steep slopes. However, the proposed development encroaches on the code protected drip lines of a landmark Oregon oak tree and four non-landmark Oregon oak trees. The trees are located along the north property line of the site. The non-landmark trees are allowed to be removed, given the remaining trees in the oak management area. The City has elected to pursue retention of all of the oak trees. The Sound Urban Forestry arborist report, dated November 20, 2019, identifies that, with proper protection, the proposed encroachments will not adversely affect the health and stability of the retained oak trees. The City is electing to retain and protect the non-landmark oak trees, rather removing the trees. The encroachment into the 1.5 times the dripline for the single landmark oak tree represents approximately 15% of the area. We have revisited the site plan to determine if modifications can be made to avoid encroachment into the protected dripline areas. The shape of the property, which narrows in the northwest corner, and the code parking requirements are limiting factors and significant site constraints. Proper space for vehicle access via turning movements to and from the garage bays must also be accommodated on the site. The site development meets the City's Public Works Department needs and all City code requirements, with the lone exception of a Tree Modification for encroachment into driplines of oak trees. The arborist has confirmed that the oak trees to remain can be protected. All oak trees will be retained and properly protected during the construction phase of the project. The City is electing to retain and protect all of the oak trees and to encroach a relatively minor amount into the protected area around a single landmark oak tree. We believe the City's needs for development of the property along with the proposal for retention and protection represent special circumstances pertaining to the land. We respectfully request approval of this request by the Hearing Examiner.*

- b. Clearly identify which trees are to be retained and/or removed on the grading plan and planting plans. Trees that are removed shall be marked with an "X".

*The Grading Plan and Planting Plans will be revised to clearly identify tree removal and retention.*



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- c. **Add the Tree Risk Assessment Recommendations as notes to the Grading plan and Planting Plan.**

*The Grading Plan and Planting Plans will be revised to include the tree protection notes.*

- d. The Tree Risk Assessment prepared by Sound Urban Forestry (SUF) dated August 13, 2019 identified two trees northeast of the proposed public works building (ID# 14 and 15). It is not clear if these trees will be retained or removed. **If the trees are to be removed, identify the trees as such with an “X” through them on the Grading Plan, Planting Plan, and MO-13 Plan and update the SEPA Checklist as required. Also update the Oak Tree Encroachment report prepared by SUF dated November 20, 2019. If the trees are to be retained, identify the trees as such on the MO-13 exhibit, site plan, landscape plan and grading plan and include the tree protection radius.**

*Tree 14 (9” Douglas Fir) and Tree 15 (7” Douglas Fir) will be removed. The Grading Plan and Planting Plan will be revised to identify removal of these trees. The removal of two non-regulated douglas firs should not require revision to the MO-13 Plan or revision to the SUF Oak Tree Encroachment Report. The tree removal information has been included in the Revised SEPA Checklist.*

- e. **Provide the location, size, and species of all existing landmark, historic, and specimen trees on the planting plan.**

The MO-13 Oak Preserve boundary depicted on the MO-13 exhibit needs additional information to determine if the remaining oak preserve will be, as described in DMC 25.120.040, one contiguous block that includes the entire western portion, particularly in light of development potential for other property within the MO-13 boundary. **Provide the parcel lines for all property within the MO-13 area and provide an area calculation of the portion of MO-13 boundary that falls within each parcel.** The landscape and irrigation plans do not show the MO-13 boundary. **Provide the MO-13 Oak Preserve Area and on the planting plan and irrigation plan to show compliance with DMC 25.120.040.**



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*Figure 2 – MO-13 Property Calculations is attached and includes an area calculation for each parcel. The Planting Plan and Irrigation Plan will be revised to show the MO-13 boundary. As shown in Figure 2, the remaining preserved area is 96.1% of the total area, thus meeting the 80% preservation area requirement of DMC 25.120.040 for MO-13. As shown in Figure 2, the remaining area is one contiguous block and includes the entire western portion thereof, thus meeting the preservation description requirements of DMC 25.120.040 for MO-13.*

- f. Per DMC 25.12.040 Oak Management Mapping Units, the following standards apply to the project:
1. DMC 25.12.040 (3) Temporary fences shall be placed around oak preserves during construction to avoid disturbance.
  2. DMC 25.12.040(4) No cuts, fills, or trenching shall occur in oak preserves. Grading near oak preserves shall utilize natural contours when possible to avoid creating pedestals or bodies where oaks are growing.
  3. DMC 25.12.040(5) Oaks in preserves shall not be irrigated unless an arborist experienced with oaks determines that, due to drought, they need deep watering around the drip line. Oak trees in areas surrounded by impervious surfaces may be more susceptible to drought.
  4. DMC 25.12.040(6) Landscaping in oak preserves shall be limited to native shrubs, grasses, or herbs. In Mapping Unit MO-17a's preserves, native understory shrubs such as snowberry may be planted.
  5. DMC 25.12.040(9) Oak preserves shall not be mowed except in Mapping Unit MO-17a, and in any oak preserve as necessary for fire control or for Scot's Broom control.
  6. DMC 25.12.040 (10) Oaks in preserves shall not be cut, but may be pruned by an arborist experienced with oaks, during the dormant season, to remove dead, weakened, diseased, or dangerous branches.



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Per DMC 25.120.040(5), Oaks in preserves shall not be irrigated unless an arborist experienced with oaks determines that, due to drought, they need deep watering around the drip line. The irrigation plan shows irrigation within the drip line of the oak trees. **Revise plans as needed or provide a letter from an arborist stating that the oak trees will not be harmed by irrigation.**

*The Irrigation Plan will be revised to eliminate irrigation within the drip line of the oak trees.*

Sincerely,

GRAY & OSBORNE, INC.

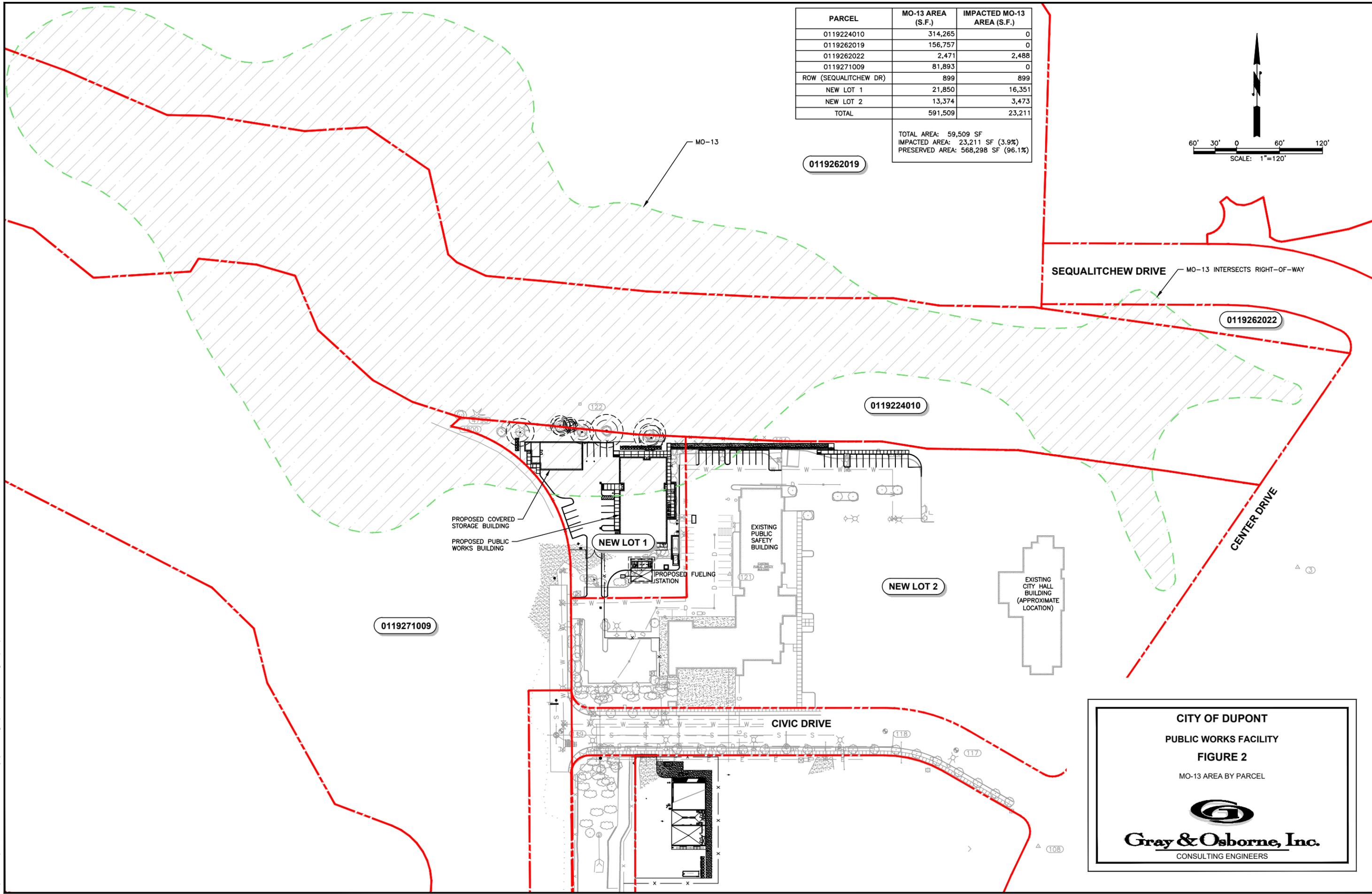
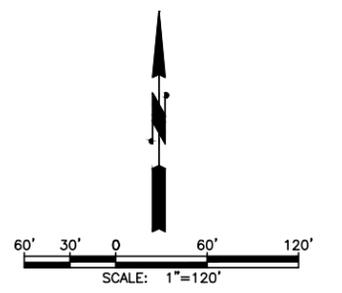
Dominic J. Miller, P.E.

DJM/sp  
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont  
Ms. Lisa Klein, AHBL, Inc.

PARCEL	MO-13 AREA (S.F.)	IMPACTED MO-13 AREA (S.F.)
0119224010	314,265	0
0119262019	156,757	0
0119262022	2,471	2,488
0119271009	81,893	0
ROW (SEQUALITCHEW DR)	899	899
NEW LOT 1	21,850	16,351
NEW LOT 2	13,374	3,473
TOTAL	591,509	23,211

TOTAL AREA: 59,509 SF  
 IMPACTED AREA: 23,211 SF (3.9%)  
 PRESERVED AREA: 568,298 SF (96.1%)



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**CITY OF DUPONT**  
**PUBLIC WORKS FACILITY**  
**FIGURE 2**  
 MO-13 AREA BY PARCEL

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