

## NW 19th & Johnson | Historic Design Review | 18 July 2012



# TREE PRESERVATION MEASURES

- The north basement wall of the building will be moved back 10 feet from the design approved by the Historic Landmarks Commission so that the wall is at the property line;
- The four elms will be inoculated against Dutch elm disease (to be supervised by a certified arborist);
- Spray the four elms with insecticide to ward off the beetle that transmits Dutch elm disease (to be supervised by a certified arborist);
- Provide protection at the base of the four elms to avoid soil compaction. This will consist of metal plates between the trees and barriers around the tree trunks. Construction activity, to the extent possible, will avoid impacting the trees;
- Implement a controlled demolition process, particularly related to the slab on grade to minimize distress on the four elms. The controlled demolition process includes:
  - o The walls and roof of the existing building will be demolished by a bulldozer or comparable equipment.
  - o The slab on grade will be carefully broken up mechanically along the site's northern property line and the slab and debris will be pulled away from the four elms.
  - o Prior to the demolition of the remaining slab on grade of the existing building, a trench along the site's northern property line will be dug by hand and/or air spades. The trench digging will be supervised by a certified arborist.

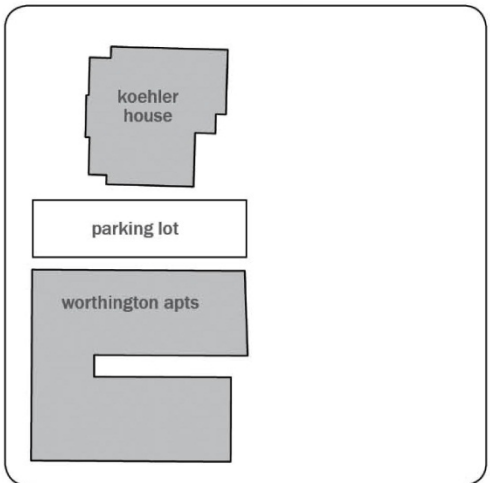
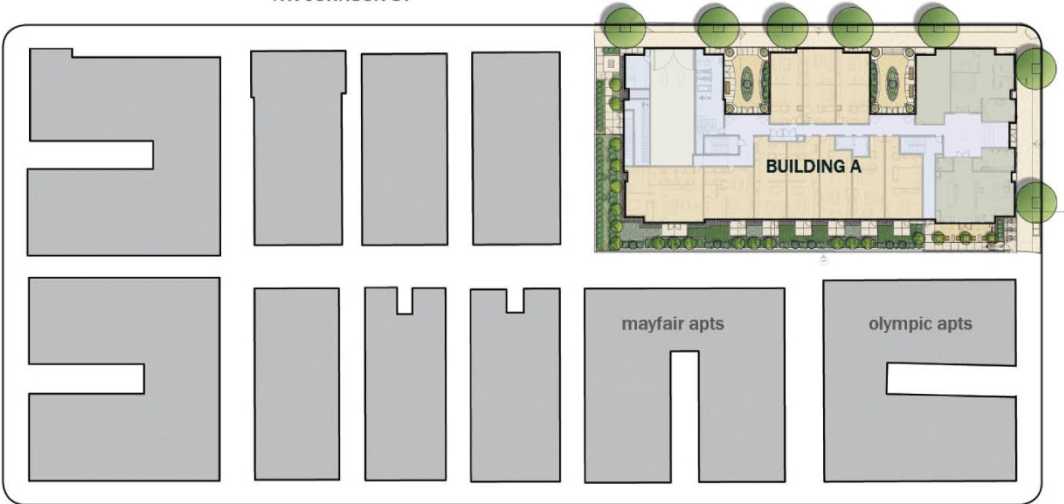
The intent of the trench is to demarcate the property line so that tree roots north of the property line will not be damaged by the demolition of the slab on grade. Tree roots south of the property line trench will be pruned.

- o After the protective trench is complete, the remaining slab on grade will be demolished mechanically, including by a bulldozer or comparable equipment.
- o To the extent possible, all demolition debris will be removed from the site towards NW 19th Avenue. If debris is removed towards NW Johnson Street, the four elms must first be protected from soil compaction by installing them metal plates and barriers described above.
- o Demolition activity related to the slab on grade and sidewalk removal will be supervised by a certified arborist;
- Implement pruning as recommended by a certified arborist;
- Provide guide wires to stabilize the four elms (to be supervised by a certified arborist);
- For all construction operations near or around the four elms a certified arborist will be consulted; and
- During construction of the project, a monthly report evaluating the condition of the elms and compliance with this preservation plan will be provided to the Applicant, the City Forester and the Northwest District Association by a certified arborist.





NW JOHNSON ST



VERTICAL DATUM - CITY OF PORTLAND  
 FOUND BRASS DISK MARKED "CITY OF  
 PORTLAND 3504 CLASS A BENCHMARK  
 AT THE NORTHWEST CORNER OF NW  
 19TH AVENUE AND NW JOHNSON STREET,  
 1.7' NORTH OF PT  
 ELEVATION = 76.10 FEET

