



AUDITOR 05/25/16 AM 9:22

## CERTIFIED ARBORIST REPORT

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May 16, 2016

Barbara Kite  
7733 SE Alder St  
Portland, OR 97215

VIA Email: bmklena@aol.com

This report has been prepared to independently conduct a site visit and professional opinion for the existing trees located at the property listed above and the impact of the neighboring development activities.

As the techniques and terminology of the Arboriculture industry are continuously evolving, we have provided some brief descriptions to assist with the review and understanding of this report.

This report was completed, reviewed and approved by the undersigned Certified Arborist and owner of Earth Care Designs, LLC dba Oregon Tree Care.

**Damien Carré**  
Certified Arborist, ISA# PN-6405A  
Certified Tree Risk Assessor, CTRA 1717

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Portland . OR 97222

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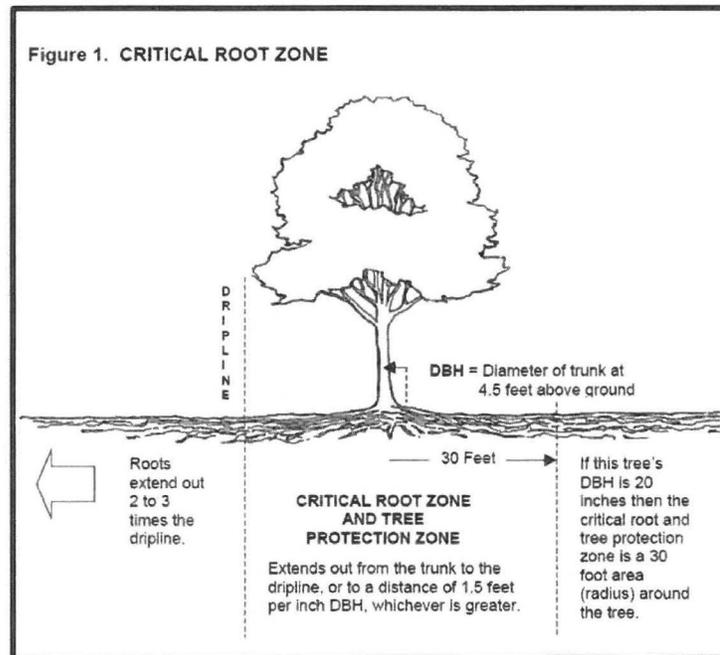
Oregon CCB 176382  
Certified Arborist PN-6405A  
CTRA 1717



## TERMINOLOGY

**Air Spade:** The Air Spade is an attachment added to the terminal end of an air compressor hose. The compressed air is directed into the soil, fracturing the soil and exposing the roots below the soil surface. This method is low-impact.

**Critical root zone (CRZ):** Portion of the root system that is the minimum necessary to maintain vitality or stability of the tree. Encroachment or damage to the critical root zone will put the tree at risk of failure.



**Pruning:** The act of sawing or cutting branches from a living tree generally involving thinning, deadwood removal and weight reduction to improve the overall health of a tree. The species and size/age of the tree will determine the proper amount of reduction and type of cuts performed.

**Stress:** Unfavorable deviation from normal. In arboriculture, the adverse alteration of tree health by abiotic or biotic factors.

**Vigor:** A measure of the increase in plant growth or foliage volume through time after planting.

## SITE REVIEW

The site review consisted of a visual ground assessment of four Tree of Heaven Trees (*Ailanthus altissima*) located along the property line and approximately 1-3' from the existing fence line. At the time of the site visit, the trees appeared to have average vigor with no signs of imminent concern.

Measurements were taken of the trees to determine the Critical Root Zone for each tree.

- DBH sequentially from North to South (in inches): 18", 23.7", 16" and 23.8"
- Critical Root Zone from North to South (in feet): 27', 35.55', 24' and 35.7'
  - See Terminology section above for more information. Refer to Protection Measures below for more information and recommendations.

Protection measures should be made to preserve the integrity of any trees lining the property where encroachment to the dripline and/or critical root zone may occur. Tree Protection methods should be employed to ensure proper preservation of the existing trees within range of the development activities, including but not limited to: excavation, trenching, high traffic that could compact surrounding soil, equipment/material storage, changes to the landscape environment, etc.



## PROTECTION MEASURES

**AIR SPADING:** A proactive approach to exposing the roots in the area of any planned excavation and/or trenching when within the dripline/CRZ of a tree. Use of this method is less invasive and allows for inspection of the roots that may be affected by the planned activities. Measurements can be taken to determine a proper approach to root pruning and whether or not it is

recommended for overall health of the tree. Root pruning can also be conducted while the roots are exposed, if deemed necessary and safe for the overall health and integrity of the tree. Method should be completed/supervised by a Certified Arborist.

**ROOT PRUNING:** If, during the excavation, root pruning is required due to exposed or severed roots, the following process should be followed to prevent further damage. It is highly recommended that a Certified Arborist supervise and/or complete the root pruning.

- Do not use an excavator to pull or cut roots
- By hand, dig out and around the exposed or severed root prior to cutting
- Only use a chainsaw with sharpened blades to provide a clean cut

When excavating the area, best efforts should be made to protect the larger roots. With any tree where roots are disturbed, there is a potential for negative health issues over time; it is recommended the trees be continually monitored for any signs of change, stress, etc.

Pruning may be recommended if root pruning is necessary as this allows for compensation from the root loss to help minimize the stress on the trees.

**ANNUAL MONITORING:** Trees should be monitored annually for changes and/or signs of stress after construction activities are completed.

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### **Limits of Assignment**

Unless stated otherwise: 1) Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) The inspection is limited to visual examination of the subject trees without dissection, probing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

### **Methods**

We used a Visual Tree Assessment (VTA) method to evaluate tree health and structure. VTA is based on the outward indications of tree stress and growth, as indicated by the formation of new tree parts, the shape of the new wood and the amount of live tissue. Trees adapt to current and past stress by growing wood to support themselves in an upright condition. This type of assessment is facilitated by our personal knowledge of tree growth as it relates to structural integrity.

### **Assumptions & Limiting Conditions**

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.

2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.

3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied that the problems or deficiencies of the plans or property in question may not arise in the future.
10. Loss or alteration of any part of this Agreement invalidates the entire report.

- END -

**Moore-Love, Karla**

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MAY 25

**From:** BMKLENA@aol.com  
**Sent:** Friday, May 06, 2016 11:55 AM  
**To:** Moore-Love, Karla  
**Subject:** Re: FW: Communications

Name - Barbara Kite  
address - 7733 SE Alder St  
Phone - 503-423-7437  
May 25th please

**AS THE POSTER CHILD FOR EVERYTHING THAT IS GOING WRONG WITH DEMOLITION, INFILL AND DENSITY. THERE ARE MANY WHO ARE HAVING THE SAME PROBLEM BUT DONT HAVE THE TIME OR ENERGY TO CALL ON YOU TO MAKE IT RIGHT. At 70 and on SS, I'm willing to step up.**

*Editors note: Our neighbor has raised awareness of the most recent demolition/rebuild in our neighborhood. The following letter to Commissioner Dan Saltzman states her case and her concerns.*

## **No Rights in Portland**

*Written to Dan Saltzman's office April 11, 2016*

"33.825.055 Popular Approval Criteria – A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area".

The Montavilla neighborhood agrees that 12 condos on a street that contains single family homes and eight 100 year old homes, does not comply with the street design. There are more condos going up than houses exist on the street. There is an empty lot behind 7707 which could be used and it's off SE Washington. SE Alder should be saved from becoming Division Street and it will if these two buildings housing 12 condos goes up. The proposed condos are to be three stories high.

Yes we need affordable housing but this is not what the zoning meant when it was first proposed. And these will be expensive There are other lots - across the alley - vacant for a year. This condos are not appropriate to our quality of life, the history of the city and the street. It's not what I signed on for to live on for my retirement.

Furthermore, there is no building on the street that high. The alley is no more than six feet across and any traffic trying to leave or arrive would cause major chaos for those already using the alley and for the extra cars that will be parked behind the condos. The alley empties out onto SE 76 which is a very busy street. There is a church as well as 2 day care centers a block away. One bus stop two blocks away does not take care of transportation. Please deny this design.

AND my garage is attached to his and no attempt to contact me has occurred. And if I don't agree the city allows Vic Remmers to get a permit to take it down.

Also there is a tree next door to 7707 that is partially on their property but it's too late to do anything about it the city says. The neighbor would have to file an injunction and get a lawyer which she can't afford. She's living in Corvallis now and can't come to see what they are doing to her property once the demolition begins.

My husband and I are semi-retired and live next door to 7707 SE Alder, the property in question. When we met with Montavilla Neighborhood Association (MNA) and Vic Remmers of Everett Homes last week, it became clear that the City Council and codes are on the developer's side and that we have no rights.

The R1 Zoning which allows these condos to be built, was never mentioned when we bought our house. Don't we have the right to know?

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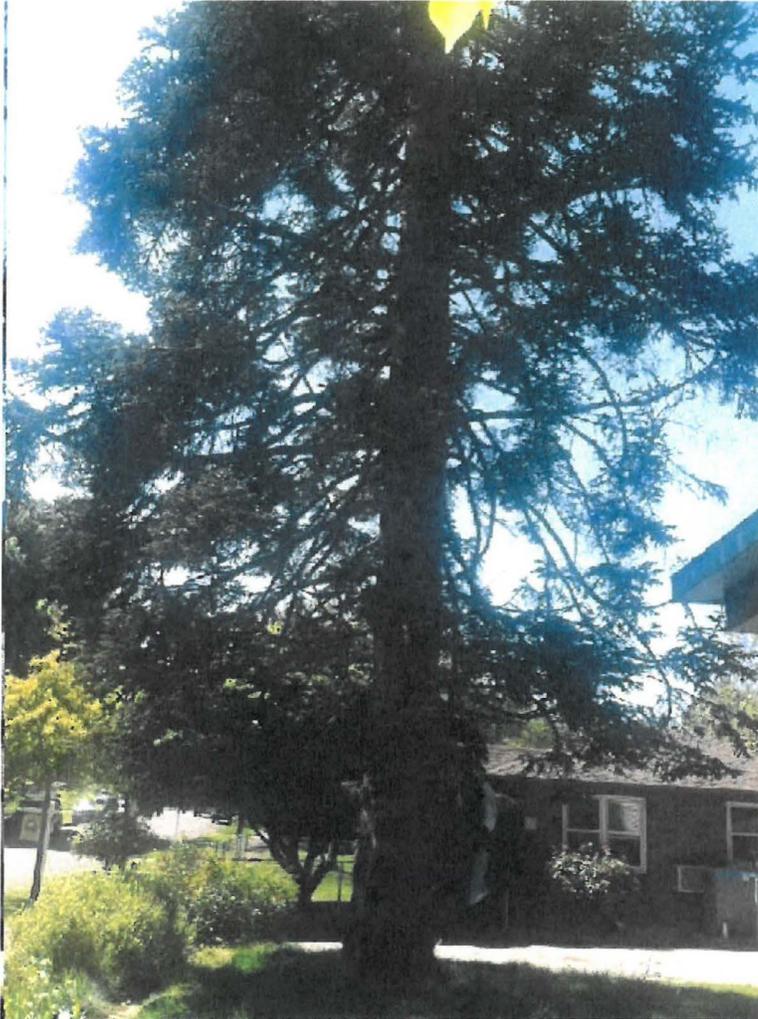
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## Moore-Love, Karla

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**From:** BMKLENA@aol.com  
**Sent:** Friday, May 06, 2016 12:21 PM  
**To:** Moore-Love, Karla  
**Subject:** Re: FW: Communications  
**Attachments:** 7707.jpg; condo13000361\_10207875425595040\_8845989639212701046\_n.jpg

TWO OF THESE BUILDING will be built to make 12 condos  
and this is what is there now with 3 huge cedars and spruce







Barbara Kite  
*Executive Speaking,  
Professional Acting Coach  
and Speaker*  
[www.barbarakite.com](http://www.barbarakite.com)  
503-423-7437

In a message dated 5/6/2016 10:26:01 A.M. Pacific Daylight Time, Karla.Moore-Love@portlandoregon.gov writes:

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**From:** Moore-Love, Karla  
**Sent:** Friday, May 06, 2016 10:22 AM  
**To:** 'emklena@aol.com' <emklena@aol.com>  
**Subject:** Communications

Hello,

Attached is the form you can fill out and return as soon as possible, as we do not hold spots:  
[cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)

Or if it's easier, reply to this email with your name, address, phone number, date you wish to speak (May 25<sup>th</sup>) and what it is you will be speaking about.

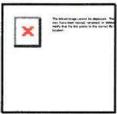
Communications are the first item on the official agenda and we start at 9:30 a.m. You will have three minutes to address the Council but you may also submit written material, please provide seven copies.

Communications allow the Council to hear of issues that interest our citizens but does not always allow an opportunity for dialogue.

Council takes place at City Hall, 1221 SW 4<sup>th</sup> Ave, 2<sup>nd</sup> floor, Council Chambers.

Please let me know if you are not able to keep this appointment.

Regards,  
Karla



Karla Moore-Love | Council Clerk  
City of Portland | Office of the City Auditor  
1221 SW 4th Ave Rm 130  
Portland OR 97204-1900  
email: [Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov)  
Testimony Email: [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
phone: 503.823.4086  
Clerk's Webpage: [www.portlandoregon.gov/auditor/councilclerk](http://www.portlandoregon.gov/auditor/councilclerk)

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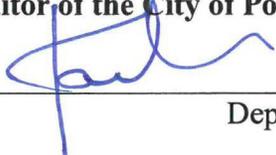
Request of Barbara Kite to address Council regarding demolition, infill and density (Communication)

MAY 25 2016

PLACED ON FILE

Filed MAY 10 2016

**MARY HULL CABALLERO**  
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		