

Patrick Mahoney

From: Scott Evans <sevans@tregstorf.com>
Sent: Wednesday, August 2, 2017 4:34 PM
To: Lucas Branham; Patrick Mahoney
Subject: Madison - CoS SDOT Forester email
Attachments: RE: 2939 Madsion - sidewalk/street tree

Gentlemen . . . This email was followed by a telecom to discuss in greater detail the issues of the site and Dewey street tree selection. **During the telecom Parrotia persica was determined as the Dewey street tree.**

Scott Evans – RLA
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Suite 615
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Patrick Mahoney

From: Scott Evans <sevans@tregnstorf.com>
Sent: Tuesday, August 2, 2016 12:41 PM
To: Ames, Bill
Subject: RE: 2939 Madsion - sidewalk/street tree

Bill – see below in **RED**

Scott Evans - RLA
Thomas Rengstorf Associates
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Please note TRA's new address
811 First Avenue
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From: Ames, Bill [mailto:Bill.Ames@seattle.gov]
Sent: Tuesday, August 02, 2016 11:48 AM
To: Scott Evans
Subject: RE: 2939 Madsion - sidewalk/street tree

Hi Scott,

Oh, yes—City Peoples...
My recommendations follow below:

From: Scott Evans
Sent: Tuesday, August 02, 2016 9:44 AM
To: Ames, Bill (Bill.Ames@seattle.gov)
Subject: 2939 Madsion - sidewalk/street tree

Bill . . .
Require your assistance for ROW improvements.

Dewey Place East – narrow ROW - sidewalk is currently 4.9-5.1' to face of curb. The property line is 5.4' to the face of the curb. The design team would like to place a retaining wall at the back of the sidewalk.

- In other situations similar we have had a 6' sidewalk and placed the street trees on the property side of the sidewalk. Would this solution be recommended here? **YES, ESPECIALLY BASED ON THE SLOPE AND EXISTING SIDEWALK ALIGNMENT.**
- Would this be acceptable solution for street trees as they would be on top of a retaining wall that could be at a maximum height of 5'? **YES, AS LONG AS THEY HAVE ENOUGH AREA BEHIND THE RETAINING WALL TO BE PLANTED. IN THIS SCENARIO, HOW FAR BACK FROM THE RETAINING WALL WOULD THE FOOTPRINT OF THE BUILDING BE? It varies, at the south back of wall to face of building 13'-4", at the first 'step' of the building 6'-4", at the last step (at the narrowest point) 3'-4" (this quickly increases as the road alignment shifts eastward.**
- What species of tree would be your choice? **THAT WILL BE CONTINGENT ON THE GROW SPACE FOR THE TREES, AND THAT WILL BE BASED ON THE SETBACK OF THE BUILDING. BIT I'M THINKING STEWARTIA PSEUDOCAMILLIA. That will work. The neighbors are concerned about the loss of the forested hillside and the wildlife benefits – this tree is pollinator friendly. Any concerns with this tree being surrounded by a lot of native trees and shrubs (low water requirements)? I am considering quite a few fruiting native trees and shrubs in the**

areas between the trees. My personal experience with Stewartia tends to find they prefer a little more moisture/cooler soils>

- What is the tree spacing? 20'-20'

East Madison Street - This is the commercial frontage so it would be primarily paved surfaces – there are currently proposed some small foundation planters proposed (not shown on the site plan) in front of Retail #1 (near the loading area) and near retail #2. These are still fairly fluid as doors and canopies have not been fully determined. DESIGN BUILDING CANOPIES TO BE A MINIMUM 5' FROM C/L OF THE STREET TREES.

- What species of tree would be your choice? WELL, THERE ARE GREEN BEECH HERE, EAST & WEST, SO GREEN BEECH (FAGUS SYLVATICA)—KEEP IT AS A PLACE-HOLDER. I RECOMMEND A SUSPENDED PAVEMENT PLANTING SYSTEM SUCH AS SILVA CELL OR STRATA CELL.
- What is the tree spacing? 30 +/-'
- What would be your recommended tree pit size? 5' X 8' (IF A SUSPENDED PAVEMENT PLANTING SYSTEM IS USED, A MUCH SMALLER TREE PIT IS POSSIBLE).

Thanks for your assistance. YOU'RE WELCOME, SCOTT. PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS. I IMAGINE THIS WILL COME IN AS A SIP, WHICH WILL ALLOW FOR GREATER COORDINATION. Absolutely, we are needing to get into the details earlier than usual, due to canopy replacement calculations and Early Design Guidance (and quite an organized community group).

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