PROJECT OVERVIEW

Individual Review Application

Single Family House
• 2,935 sf (3,134 sf allowed)
• 1,621 sf basement
• 72 inch diameter Oak Tree located in the rear yard
Previous Approvals and Hearings
• Staff Approval – December 5, 2019
• Request for Hearing – December 19, 2019
• Director’s Hearing – February 27, 2020
• Appeal – March 31, 2020
• Council Consent – May 18, 2020
• Council Hearing – August 10, 2020

Key Considerations
• Oak tree protections
• Basement dewatering
KEY CONSIDERATIONS

Oak Tree
Proposed Tree Protection Plan
- 60 foot TPZ
- TPZ is more than 25% of the buildable area
- City standard conditions
KEY CONSIDERATIONS

Oak Tree
Existing Site Plan

- Existing home is very close to the tree.
- Deconstruction protections include:
  - Arborist supervision
  - Air spade and hand tools only
  - Foundation 14 feet closest to the tree shall remain
KEY CONSIDERATIONS

Oak Tree
Proposed Site Plan
- Excavation would be no closer than 30 feet to the tree.
- Most of the building would be 40 feet away.
KEY CONSIDERATIONS

Dewatering for Basement

- Ground water levels from a monitoring well will be submitted as part of the Building permit.
- If ground water is present, standard staff procedure and regulations apply.
KEY CONSIDERATIONS

Dewatering for Basement

- Shoring alternatives
  - Secant Wall
  - I-Beams and Wood Lagging
  - No Shoring
- Potential effects to Oak Tree
RECOMMENDED MOTION

- Staff recommends Council adopts findings and approve the proposed project, per PAMC 18.75.075(g)(2).

- Alternatives to the staff recommendation include:
  - Require additional conditions of approval or modifications to the proposed project design or scope;
  - Deny the project; or
  - Continue the item to a future hearing.