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Table of Contents for 507 W. 23rd Street Tree Permit
Heritage Tree Variance Package

The variance package is organized as follows:

1. Cover Sheet
2. Staff Memorandum
3. Staff Findings of Fact
4. Exhibits
5. Applicant Memorandum and Documentation

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ITEM FOR PLANNING COMMISSION AGENDA

BOARD MEETING DATE REQUESTED:	March 12, 2013
ADDRESS OF PROPERTY:	507 W. 23rd Street
TREE PERMIT #:	10884861
NAME OF APPLICANT:	Mike McHone 1904 Guadalupe St. Austin, TX 78713 512-481-9111
CITY ARBORIST STAFF:	Keith Mars, 974-2755 keith.mars@austintexas.gov
ORDINANCE:	Heritage Tree Ordinance (LDC 25-8-641)
REQUEST:	The applicant is requesting to remove a heritage tree with a stem greater than 30" in diameter.
STAFF RECOMMENDATION:	The request to remove the 31" Pecan meets the City Arborist approval criteria set forth in LDC 25-8-624(A), thus the variance is recommended if transplanting is not a viable option.

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MEMORANDUM

TO: Dave Anderson, Chair
Members of the Planning Commission

FROM: Keith Mars, City Arborist Program
Planning and Development Review

DATE: March 12, 2013

SUBJECT: 507 W. 23rd Street Heritage Tree Removal

REQUEST: The applicant is requesting to remove a heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643

Area Description

The subject property is comprised of three lots located at 507 W. 23rd Street (Exhibit 1). The zoning for one lot is GO-CO-H-NP and the other two are GO-NP. The three lots are located in the University Neighborhood Overlay District (UNO) (Exhibit 2). The zoning allows for 175' building height, no FAR requirements, and 100% impervious cover. The desired use is an apartment building with structured parking. The property is located in the Shoal Creek Watershed and is subject to urban watershed regulations.

Tree Evaluation

Measurements

The subject tree is a 31.0 inch diameter at breast height (dbh) Pecan (*Carya illinoensis*). The tree height is 60 feet and the canopy spread is 62 feet (Exhibit 3).

Canopy Conditions

The canopy architecture displays minor asymmetry. Storm damage is evident by the presence of broken stems in the canopy (Exhibit 4). Minor cavities, wounds, and previous stem failures are apparent (Exhibit 5).

Trunk

A major stem (20-24") wound occurs ~6' above grade (Exhibit 6). Callousing of the wound has occurred and minimal decay detected.

Root System

Root flare is apparent at grade. No defects are apparent. Critical root zone conditions are characterized by a 6" wall abutting the root flare, asphalt parking, turfgrass, and a

C4/4

building structure (Exhibit 7). The depth of the wall is unknown. Surface and subsurface conditions in the critical root zone are poor due to compaction and impervious cover.

Overall Condition
The biological and physiology condition of the tree appear sound. The structural condition of the tree is sound though defects of concern (e.g. stem wound, storm damage in canopy) are present. Additional details came be found in the City Arborist tree assessment (Exhibit 8).

Variance Request
The variance request is to allow removal of a heritage tree with one stem greater than 30 inches as allowed under LDC 25-8-643.

Recommendations
Transplanting options should be exhausted prior to considering removal. Tree condition, suitable transplant location, and logistics should be considered. If transplanting is not feasible, then retaining the tree onsite in the current location does prevent reasonable use of the property (Exhibit 9). The variance request meets approval criteria for the City Arborist per LDC 25-8-624(A).

Mitigation
Opportunities to mitigate onsite are not available. Possible mitigation opportunities include: (1) mitigation monies into the Urban Forest Replenishment Fund at 300 percent mitigation ($18,600), (2) 93.0 inches of native trees planted on public property in the Shoal Creek Watershed, or (3) $18,600 worth of tree care for public trees in the Shoal Creek Watershed.

If you need further details, please contact me at 974-2755 or keith.mars@austintexas.gov.

Keith Mars

Keith Mars, Environmental Program Coordinator
Planning and Development Review Department

Michael Embesi, City Arborist
Planning and Development Review Department

George Adams, Assistant Director
Planning and Development Review Department

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City Arborist
Planning and Development Review Department
Staff Recommendations Concerning Heritage Tree Variances

Application Address: 507 W. 23rd Street
Size and Species of Tree(s): 31.0" Pecan (*Carya illinoensis*)
Reason for Request: The applicant is requesting to remove a heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643

Section 1 – Approval Criteria

1) The requirement for which a variance is requested prevents a reasonable access to the property.

No.

2) The requirement for which a variance is requested prevents a reasonable use of the property.

If transplanting the subject tree is not feasible, then, yes, the tree prevents reasonable use of the property. Please see Exhibit 9 for the reasonable use determination rationale.

3) The tree presents an imminent hazard to life or property and the hazard cannot be reasonably mitigated without removing the tree.

No.

4) Is the tree dead?

No.

5) Is the tree diseased? If so, is restoration to a sound condition practicable or can the disease by transmitted?

No.

6) For a tree located on public property or a public street or easement, the requirement for which a variance is requested prevents:
   a) the opening of necessary vehicular traffic lanes in a street or ally, or
   b) the construction of utility or drainage facilities that may not feasibly be rerouted.

NA.

7) The applicant has applied for and been denied a variance, waiver, exemption, modification, or alternative compliance from another City Code provision which would eliminate the need to remove the heritage tree, as required in Section 25-8-646 (*Variance Prerequisite*).

No.

8) Removal of the heritage tree is not based on a condition caused by the method chosen by the applicant to develop the property, unless removal of the heritage tree will result in a design

that will allow for the maximum provision of ecological service and historic and cultural value from the trees preserved on the site.

No.

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Name: **Keith Mars, Environmental Program Coordinator**
City Arborist Program
Planning and Development Review Department

Signature: _____

Date: 2/26/13

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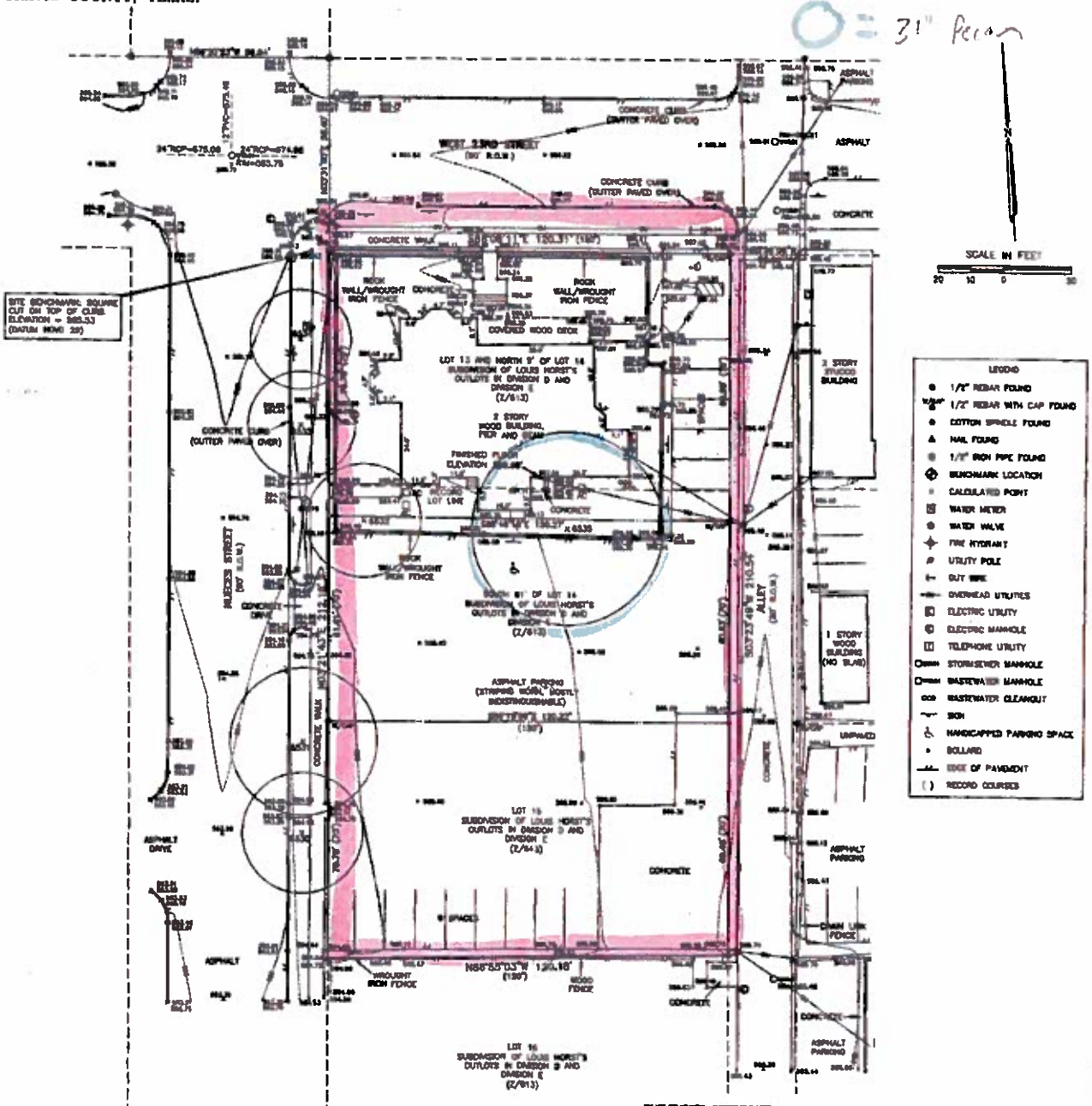
A TOPOGRAPHIC AND TREE SURVEY OF 0.583 ACRES, BEING ALL OF LOTS 13, 14 AND 15, SUBDIVISION OF LOUIS HORST'S OUTLOTS IN DIVISION D AND DIVISION E, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, OF RECORD IN BOOK Z, PAGE 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Exhibit 1

○ = 31" Pecan



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP FOUND
- COTTON SPINDLE FOUND
- NAIL FOUND
- 1/2" IRON PIPE FOUND
- BENCHMARK LOCATION
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- ELECTRIC UTILITY
- ELECTRIC MANHOLE
- TELEPHONE UTILITY
- STORMSEWER MANHOLE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- SIGN
- HANDICAPPED PARKING SPACE
- BOLLARD
- EDGE OF PAVEMENT
- ( ) RECORD COURSES

TREE LIST

8530	PECAN 18
8531	PECAN 22
8532	PECAN 17
8533	ELM 16
8534	ELM 15
8535	PECAN 28

TREE KEY

TAG NO. 34 — TYPE (LIVE OAK) — INDICATES MULTI TRUNK — 17 14 11 — INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

LOCATION MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

DATE OF SURVEY: 7/15/05

BEARING BASIS: Grid azimuth for Texas central zone, NAD 1983/93 HARN values from LCRA control network.

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown. This survey was made substantially in accordance with the standards and conditions set forth for a Category 1, Condition 1, Topographic Survey, based on the Manual of Practice for Land Surveying in Texas, revised 5th edition, dated 08-06-1998, prepared by the Texas Society of Professional Surveyors.

7.20.05

Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995

ROBERT C. WATTS, JR. 4995 REGISTERED PROFESSIONAL LAND SURVEYOR

Robert C. Watts, Jr.
R.P.L.S. No. 4995

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Manchaca Rd., Building 1
Austin, Texas 78704
512-443-1724

PROJECT NO.: 484-001
DRAWING NO.: 484-001-T03
PLOT DATE: 7/20/05
PLOT SCALE: 1"=20'
DRAWN BY: EJO
SHEET 01 OF 01

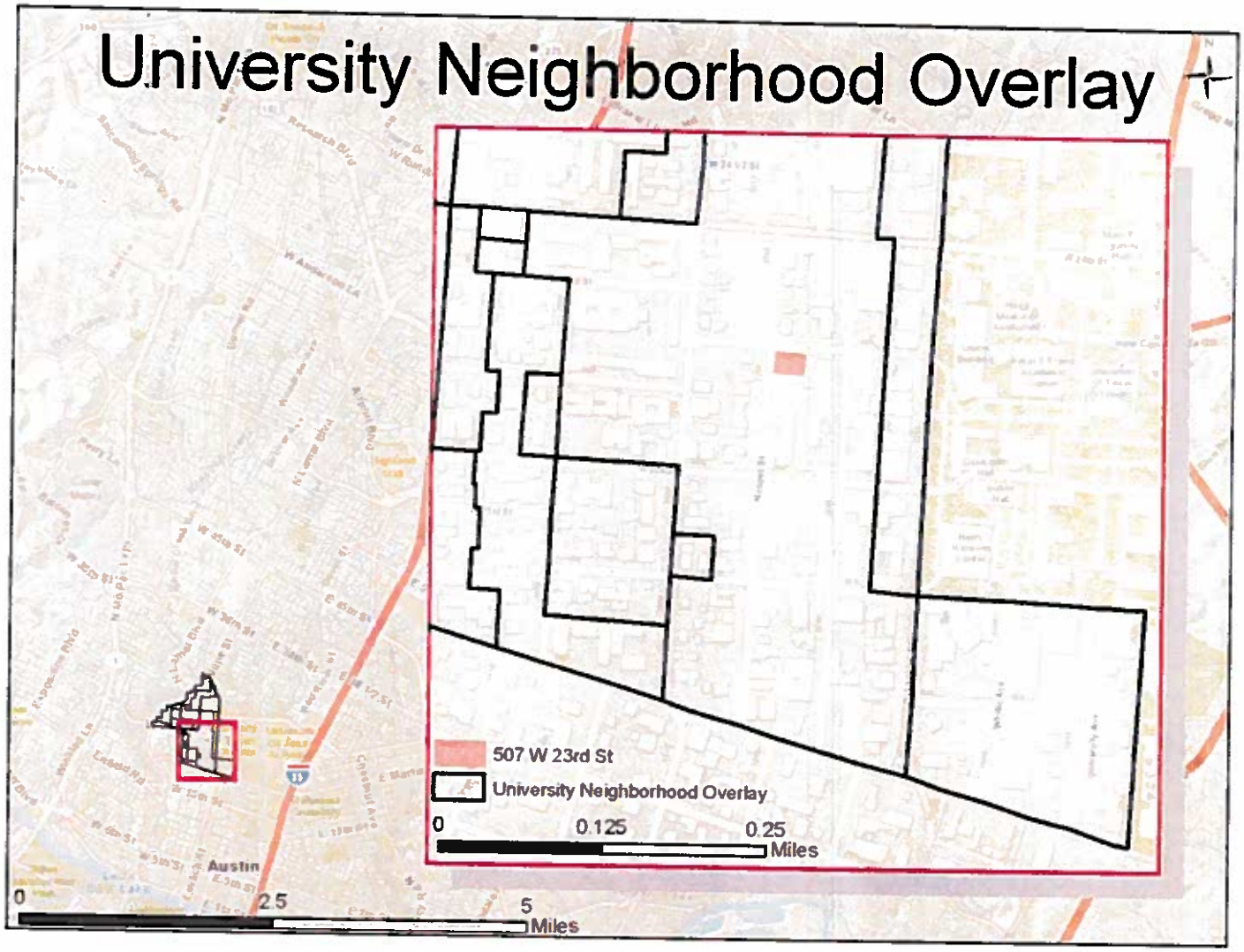


Exhibit 2

The City Arborist Program

Tree Preservation and Replenishment

8/12

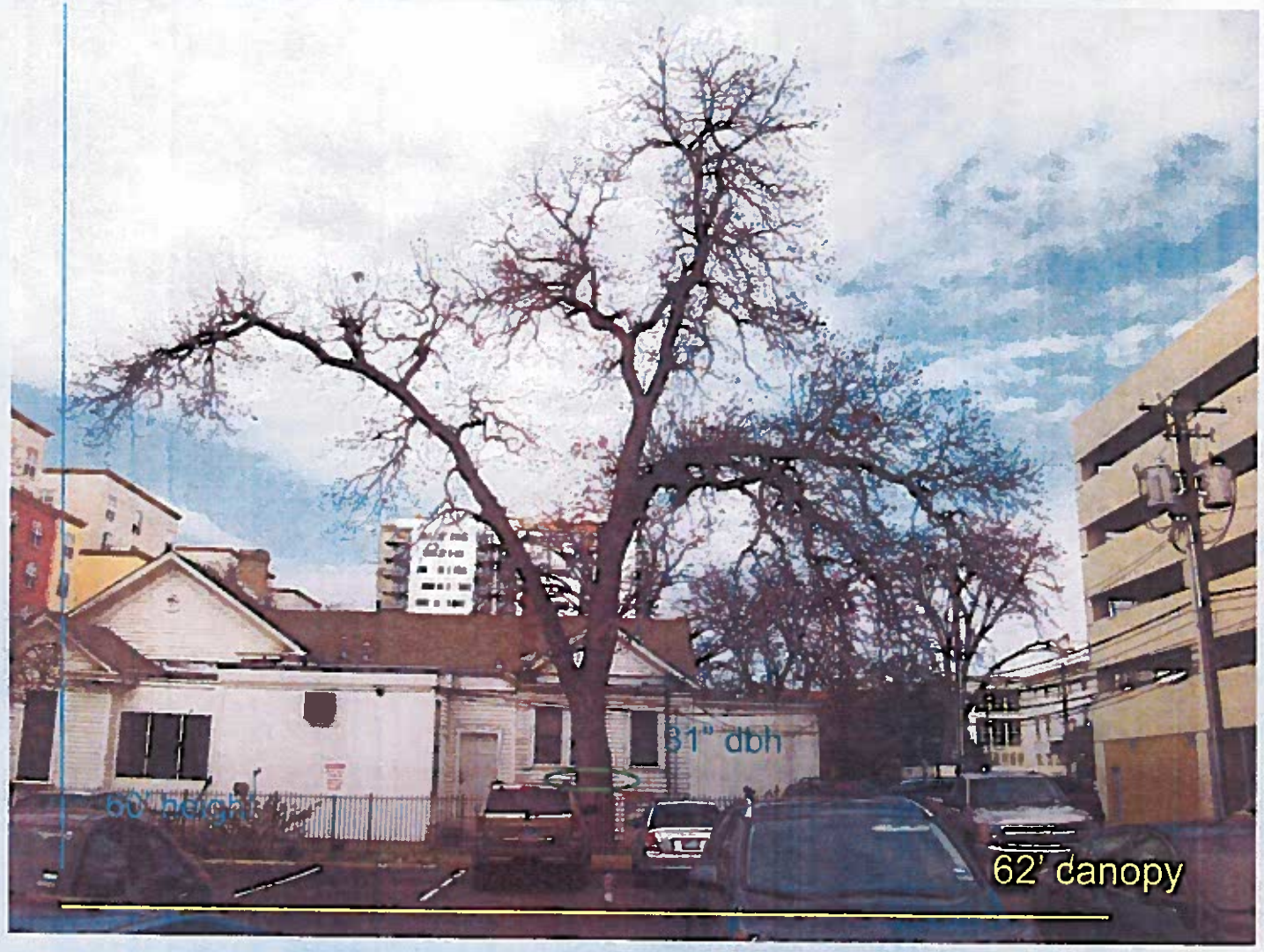


Exhibit 3

The City Arborist Program

Tree Preservation and Replenishment

Exhibit 4

The City Arborist Program

Tree Preservation and Replenishment

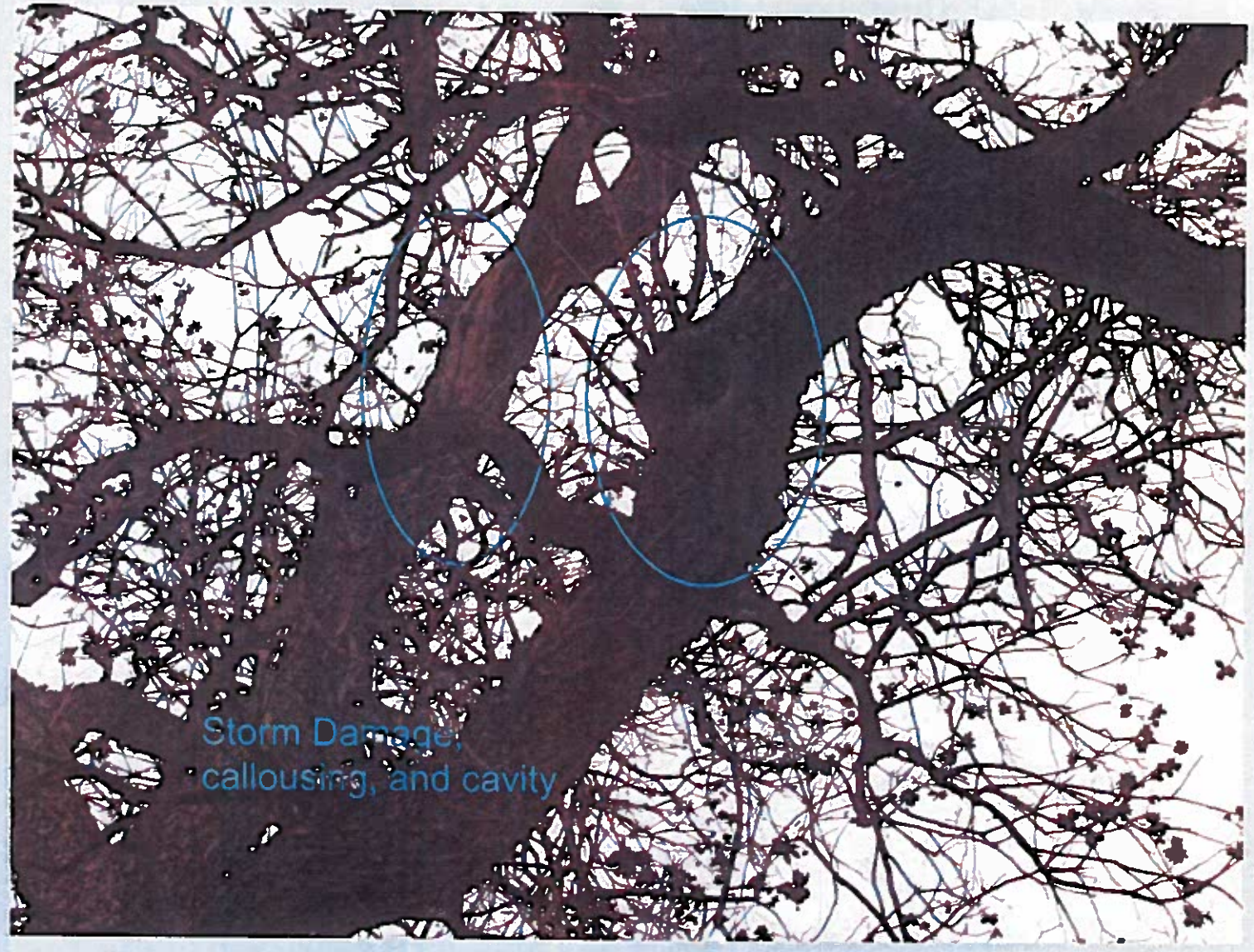


Exhibit 5

The City Arborist Program

Tree Preservation and Replenishment

11/6

Exhibit 6

The City Arborist Program

Tree Preservation and Replenishment

C6

Exhibit 7

The City Arborist Program

Tree Preservation and Replenishment

Exhibit 8 C6/14

TREE EVALUATION

Property address: 507 W. 23rd
Date: 2/20/13
Evaluator: Keith Mars
SIGNATURE: Keith Mars
ISA/ASCA Certification #: _____

1. TREE CHARACTERISTICS

DBH of each trunk: 31" **Common & Latin name:** Pecan
Location: Private / Public **Estimated height & canopy spread (ft):** 60' / 62
Age class: young / mature / over-mature / dead (if dead, there is no need to fill out section 2)
Deadwood: 0% 0-10% 10-25% 25-50% >50% unknown
Form: generally symmetric / minor asymmetry / major asymmetry / stump sprout
Pruning history: crown cleaned / excessively thinned / topped / crown raised
pollarded / crown reduced / utility clearance / storm damage cleaning / none
Crown class: dominant / co-dominant / intermediate / suppressed

2. TREE HEALTH

Foliage color: normal / chlorotic / necrotic
Foliage density: normal / sparse
Annual shoot growth: _____ inches
Callus development: Y / N **If so, is callusing:** excellent / average / fair / poor
Vigor class: excellent / average / fair / poor
Epicormics: Y / N
Leaf size: normal / abnormal
Twig dieback: Y / N
Major pests/diseases: None observed - no evidence

3. SITE CONDITIONS

Site character: residence / commercial / industrial / park / open space / natural / other (see below)
Landscape type: parkway / raised bed / container / open / other (see below)
Irrigation: none / adequate / inadequate / excessive / trunk wetted

Dripline paved:	0%	10-25%	25-50%	50-75%	75-100%
Dripline w/ fill soil:	0%	10-25%	25-50%	50-75%	75-100%
Dripline grade lowered:	0%	10-25%	25-50%	50-75%	75-100%
Dripline grade raised:	0%	10-25%	25-50%	50-75%	75-100%

Soil problems: drainage / shallow / compacted / small volume / other (see below)
Obstructions: lights / signage / line of sight / view / overhead lines / traffic / other (see below)
Wind (tree position): single tree / below canopy / above canopy / recently exposed / canopy edge
Other: _____

4. Tree Defects – Identify all areas and severity that apply to each defect

DEFECT TYPE	DEFECT AREA	DEFECT SEVERITY	NOTES
Poor taper			
Codominants/forks	S	L	bark angle a size ratio
Multiple attachments	S	L	
Included bark			
Excessive end weight	B	L	
Cracks/splits			
Hangers			
Girdling			
Wounds	T, S, B	M, S	
Decay	T, S, B	L	20-24 scaffold removed callousing w/ a rot
Cavity			
Conks/Mushrooms			
Bleeding			
Loose/cracked bark			
Nesting hole/bee hive			
Deadwood/stubs	B	L	storm damage + abrupt bend
Borers/termites/ants			
Cankers/galls			
Previous failure	B	L, M	

LEGEND

AREA
T – Trunk(s)
R – Root Flare
L – Lateral Roots
S – Scaffolds
B – Branches

SEVERITY
S – Severe
M – Moderate
L – Low

7. Other features

Lean: 0 degrees from vertical natural or unnatural **Soil heaving:** Y / (N)
Decay in plane of lean: Y / (N) **Roots exposed:** Y / (N) **Soil cracking:** Y / (N)
Lean severity: S / M / L **Compounding factors:** 6" wall abutting root flare
Suspect root rot: Y / N **Mushroom/conk present:** Y / N ID: _____
Exposed roots: S / M / L **Undermined:** S / M / L
Root pruned: ___ feet from trunk **Root area affected:** ____% **Buttress wounded:** Y / (N)
Restricted root area: (S) / (M) / L **Potential for root failure:** S / M / (L)

6. Target and Abatement

Use under tree: (building) / (parking) / traffic / pedestrian / recreation / landscape / hardscape
Occupancy: occasional use / (medium, intermittent use) / frequent use **Can target be moved:** Y / (N)

Risk Abatement

Action: (prune) / remove / other **Comments:** _____

_____

_____

7. Comments or Other Risk Factors

_____

_____

Exhibit 9

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City Arborist Reasonable Use Determination:
Criteria and Application to the Subject Property

1. Has the applicant applied for and been denied a variance, waiver, exemption, modification or alternative compliance from another city code provision which would eliminate the need to remove the heritage tree?

Due to the location of the tree it does not appear a variance, waiver, exemption, modification or alternative compliance could be sought that would preserve the tree.

2. Is the removal of the heritage tree based on a condition caused by the method chosen by the applicant to develop the property, and if so, will removal of the heritage tree result in a design that will allow for the maximum provision of ecological service, historic, and cultural value of the trees on the site?

Given the central location of the tree, removal does not appear to be based on the method of development chosen.

3. Is this the minimum change necessary?

Yes. No other variances are being sought at this time.

4. What is the zoning and allowable impervious cover for the property? Does intensity of development or size of the lot contribute to reasonable use?

This property is within the UNO district and 100 percent impervious cover is allowed. Yes, the intensity of development contributes to the determination of reasonable use.

5. Is the application to derive reasonable use a result of the actions by the applicant in subdividing the property or adjusting boundary lines (i.e. is this issue self imposed)?

No. The property has not recently been subdivided.

*This document was created by the City Arborist to assist in determining whether a tree proposed for removal prevents a reasonable use of the property. This is not an official or legally binding document, and the considerations used by the City Arborist are subject to change.

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6. Does the proposal mitigate the removal to the maximum extent possible?

Staff has provided mitigation options per the Environmental Criteria Manual.

7. Is there a history of non-compliance with the site?
   AMANDA records do not indicate a history of non-compliance.

Conclusion: The tree prevents a reasonable use of the property. The City Arborist recommends granting the variance to allow removal of the tree, once mitigation conditions are established and either satisfied or fiscal security posted to ensure performance of the mitigation conditions.

*This document was created by the City Arborist to assist in determining whether a tree proposed for removal prevents a reasonable use of the property. This is not an official or legally binding document, and the considerations used by the City Arborist are subject to change.

Mike McHone
Real Estate

C9/18

Keith Mars,
Heritage Tree Review
City of Austin
505 Barton Springs Rd.
Austin, TX 78704

February 5, 2013

Re: Heritage Tree Review 507 W. 23rd Street

Dear Mr. Mars;

This memo is to explain the request for the removal of a large pecan tree which is located along the rear of the lot approximately midway into the lot. The lot is part of a three lot site and this tree is in the middle of the site. (survey attached)
This three lot site is located in the University Neighborhood Overlay District (UNO). This special redevelopment district was created in 2004 as part of the adopted Combined Central Austin Neighborhood Plan. The goal of UNO is to create a high density, pedestrian oriented student housing district. The UNO district also serves to reduce the conflicts between student housing in the single family neighborhoods adjacent to the University of Texas and the single family home owners. The City encourages high density redevelopment provided the redevelopment provides buildings that meet community goals set forth in the UNO district requirements. These include affordable housing (S.M.A.R.T), green building, enhanced streetscapes, and design requirements
(see attached design requirements)
This site is located in the highest density sub-district of UNO (175 ft). Buildings in UNO are required to build to the property lines, to have the street frontage occupied by active uses, and parking is required to be away from the street and leased separately from the housing unit. Most projects have constructed below grade parking garages with the occupied space above. (see UNO District map)
The pecan tree (#6535) is located such that it prohibits the construction of a below grade parking garage. The University Cooperative Society (Coop Book Store) owns the property and needs to sell it. Potential developers will not purchase the property with a heritage tree in the middle of the site. No practical alternative design is financially feasible.
The site is adjacent to the newly constructed 23rd Street "Safe Street" pedestrian walkway which connects the University with Rio Grande Street. This street has a double row of trees and a 20 ft sidewalk on the south side of the street and a row of trees on the north side of the street with pedestrian lighting, and street furniture. It is designed to be a major pedestrian route for students to the campus without conflicts with cars.
When redeveloped, this site will have the enhanced streetscape on the Nueces Street frontage conforming to the UNO design requirement of 5inch in diameter class one trees 22 ft on center. These ROW improvements will be installed and maintained under a License Agreement with the City.
In this instance, the heritage tree ordinance is in conflict with the Urban Design requirements and the adopted Neighborhood Plan Ordinance set forth for the UNO district.
The University Cooperative Society Inc. respectfully requests the commissions consent to remove tree # 6535.

Sincerely,

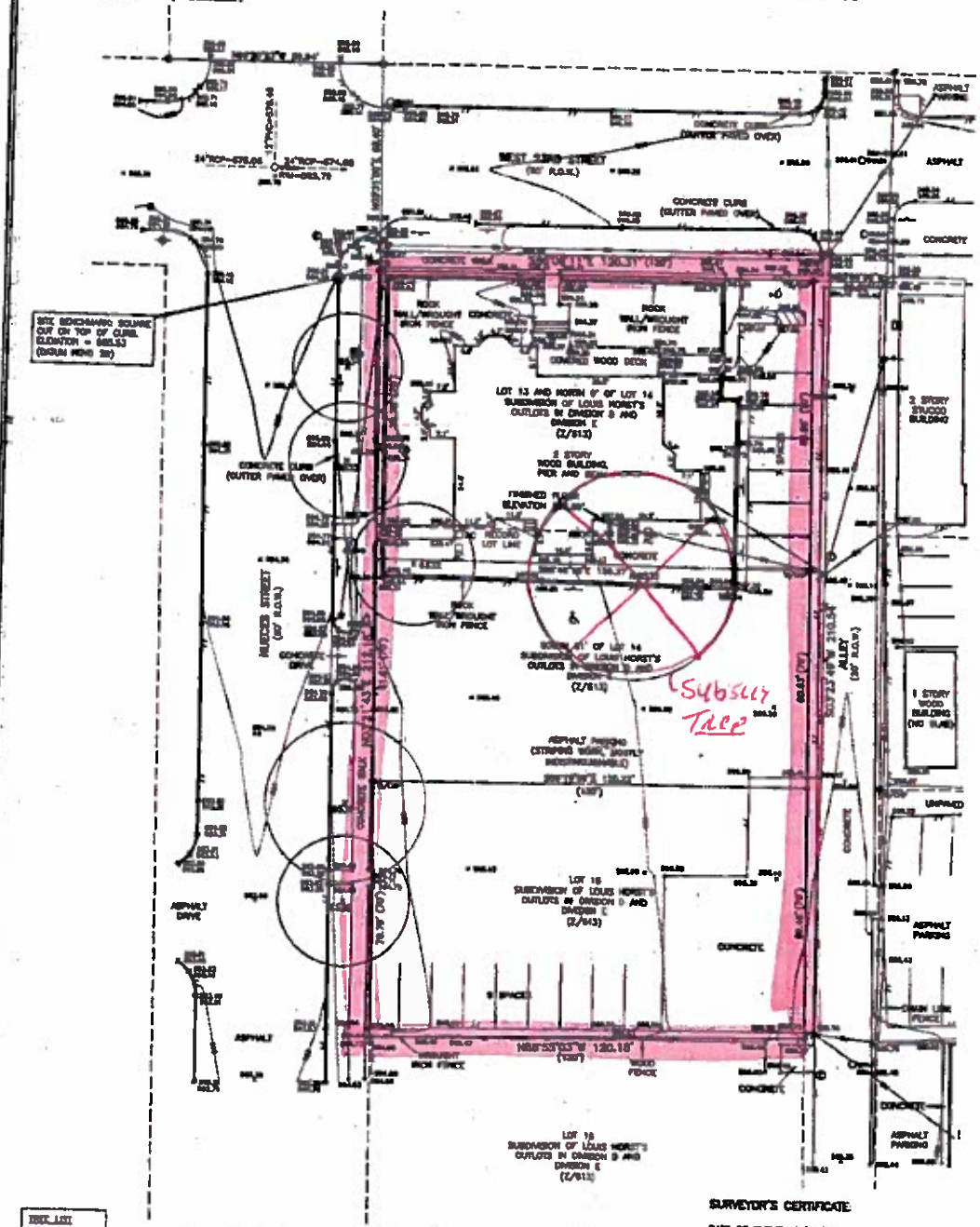
Mike McHone, Authorized agent

1904 Guadalupe "On the Drag" ▪ ph: 512-481-9111 ▪ fax: 512-481-1002 ▪ mchone1234@sbcglobal.net
mailing address: P.O. Box 8142, Austin, TX, 78713

SITE MAP

120X210 = 25,200 ft - EXCAVATE TO PROPERLY AND - FOR 2-3 LEVEL BELOW GRADE PARKING

A TOPOGRAPHIC AND TREE SURVEY OF 0.583 ACRES, BEING ALL OF LOTS 13, 14 AND 15, SUBDIVISION OF LOUIS HORST'S OUTLOTS IN DIVISION D AND DIVISION E, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, OF RECORD IN BOOK Z, PAGE 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP FOUND
- COTTON SPINDLE FOUND
- NAIL FOUND
- 1/2" IRON PIPE FOUND
- BENCHMARK LOCATION
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- ELECTRIC UTILITY
- ELECTRIC MANHOLE
- TELEPHONE UTILITY
- STORMWATER MANHOLE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- SIGN
- HANDICAPPED PARKING SPACE
- BOLLARD
- EDGE OF PAVEMENT
- ( ) RECORD COURSES

TREE LIST

6530	PECAN 18
6531	PECAN 22
6532	PECAN 17
6533	ELM 10
6534	ELM 15
6535	PECAN 20

TREE INDEX

TAG NO. | TYPE | INDICATES MULTI TRUNK

314 | LIVE OAK | 17 14 11

PERIMETER, TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLED) ARE SHOWN USING THE CDA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

DATE OF SURVEY: 7/15/05

BEARING BASIS: Grid azimuth for Texas central zone, NAD 1983/93 HARN values from LCRA control network.

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown. This survey was made substantially in accordance with the standards and specifications set forth for a Category 1, Condition I Topographic Survey, found on the Manual of Practice for Land Surveying in Texas, revised 5th edition, dated 08-06-1999, prepared by the Texas Society of Professional Surveyors.

Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4985

7-20-05

STATE OF TEXAS
ROBERT C. WATTS, JR.
4985
REGISTERED
LAND SURVEYOR

Robert C. Watts, Jr.
R.P.L.S. No. 4985

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Manchaca Rd., Building 1
Austin, Texas 78704
512-443-1724

PROJECT NO.: 484-001
DRAWING NO.: 484-001-T02
PLOT DATE: 7/20/05
PLOT SCALE: 1"=20'
DRAWN BY: EJD
SHEET 01 OF 01

CC/20

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address: 507 W. 23rd

PR#: TBD.

Owner's Signature — Date: 1-9-13

University Co-op

Owner's Signature — Date

George H Mitchell

1st Owner's Printed Name

2nd Owner's Printed Name

President CEO

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Bartlett Tree Experts

Tree Inspection Report

Pecan Tree at 507 West 23rd Street in Austin, Texas

Submitted to
George Mitchell
University Co-op Society, Inc.
507 W. 23rd Street
Austin TX 78713

Submitted by
Steve Kinslow, Arborist Representative
ISA Certified Arborist #TX-3634A
Bartlett Tree Experts
2403 Howard Lane
Austin TX 78728
512-310-7545

December 21, 2012

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

TABLE OF CONTENTS

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ArborSonic 3D Acoustic Tomograph

The Arborsonic 3D Acoustic Tomograph uses sound waves to investigate a tree's internal condition. Typically, a visual inspection reveals external evidence that provides a basis for the examination. The arborist installs a series of sensors around the tree, just through the bark in contact with the sapwood, and taps on one of them, activating the sound waves that travel to the other sensors. The software calculates the sonic velocity, which is correlated to wood density. The resulting color image provides a visual representation of how the sound waves move through the tree, which is an indication of wood density. The accompanying software compares these readings to the known density characteristics of the species and indicates where the tree is less dense than the baseline—an indication of decay.

INVESTIGATIONS AND FINDINGS

Findings from Visual Inspection

My initial observation was that the subject tree was sound-looking. The tree architecture was desirable with good balance and structure. Although the leaves had fallen due to the season, the crown area appeared healthy, with little dead wood apparent. Many pecans were still visible in the crown. At about six feet above grade, a wound was visible on the stem where a branch had been previously removed. Some decay was present in this area (Figure 1). The tree's root flare was visible.

Findings from the Sound-Wave Investigation

We performed sound-wave readings at approximately 16 inches above grade and 63 inches above grade. The higher reading was located just below the stem wound described above. This would provide a better indication of internal decay that might be present in the stem, including toward the tree base, a location more vulnerable to failure risk. The results revealed zero percent decay at the lower location (Figure 2) and one percent decay at the upper location (Figure 3).

Root Collar Investigation

Using the compressed-air tool, we excavated the root collar to about eight inches to expose more area of the buttress roots. No defects were visible based on this examination (Figures 4 and 5).

Climbing Inspection

This inspection revealed three wounds. One appeared on the western most scaffold branch, whose size was approximately 12 inches in length and three inches in depth (Figure 6). The diameter of this branch is 12 inches, and the tree appears to have effectively compartmentalized this wound because sufficient sound wood appears present in the vicinity of the wound.

The second wound is located on the eastern most scaffold branch and was caused by a previous branch failure (Figure 7). No cavity or decay is visible on the wound.

The third wound is located on the south side of the stem (Figure 8). It is a vertical cavity approximately six inches deep, very shallow in relation to the stem diameter.

CP/24

DISCUSSION

Wounding in trees is common. Wounds occur from pruning cuts, failures from storm damage and heavy branch ends, mechanical damage, and other reasons. Whether these are significantly harmful to trees depends on a variety of factors such as wound number and severity; tree species, age, and vigor; and the tree's ability to compartmentalize the wound. When a tree becomes wounded, it doesn't heal; it attempts to wall off the wound by producing chemical and physical boundaries that act to limit the spread of disease and decay organisms[1]. This process, called compartmentalization, is often very successful, and new, healthy wood will form around the wound to strengthen that area over time. The subject tree appears to have effectively compartmentalized the wounds that we observed.

Regarding the sound-wave images, the results indicated near-complete absence of decay. This suggests that the wound directly above the upper reading is effectively walling off movement of decay, especially in a vertical direction, downward. The absence of decay at the lower reading, combined with the good appearance of the buttress roots, suggests that the tree has good strength at a critical area - where the stem and support roots connect.

CONCLUSION & RECOMMENDATION

Our inspections show the subject tree to be healthy with good structure and enough vigor to resist the impacts of wounding. To err on the side of caution, I do recommend that the western most scaffold branch have weight-reduction pruning to reduce risk of failure, given the wound that we observed on this limb.

TREE RISK STATEMENT

Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because work has been done to reduce risk, or because no work has been recommended on a specific tree.

[1] From the definition of *compartmentalization* provided by the International Society of Arboriculture.

C6/25

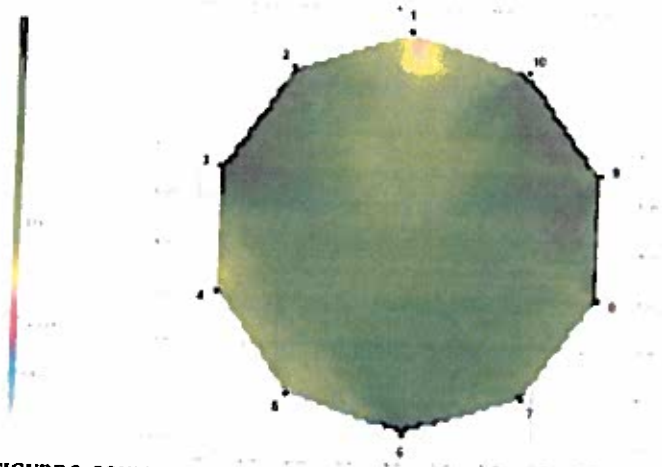

FIGURE 3: SONIC TOMOGRAPH AT 63 INCHES ABOVE GRADE SHOWING ONE PERCENT DECAY

FIGURE 4: EXCAVATED ROOT COLLAR

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FIGURE 5: EXCAVATED ROOT COLLAR, OPPOSITE VIEW

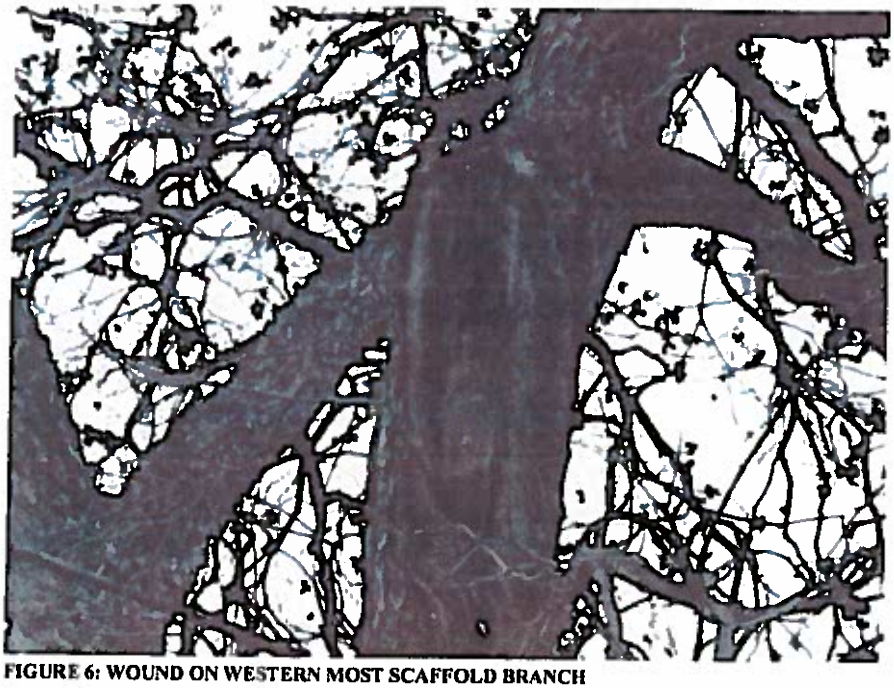

FIGURE 6: WOUND ON WESTERN MOST SCAFFOLD BRANCH

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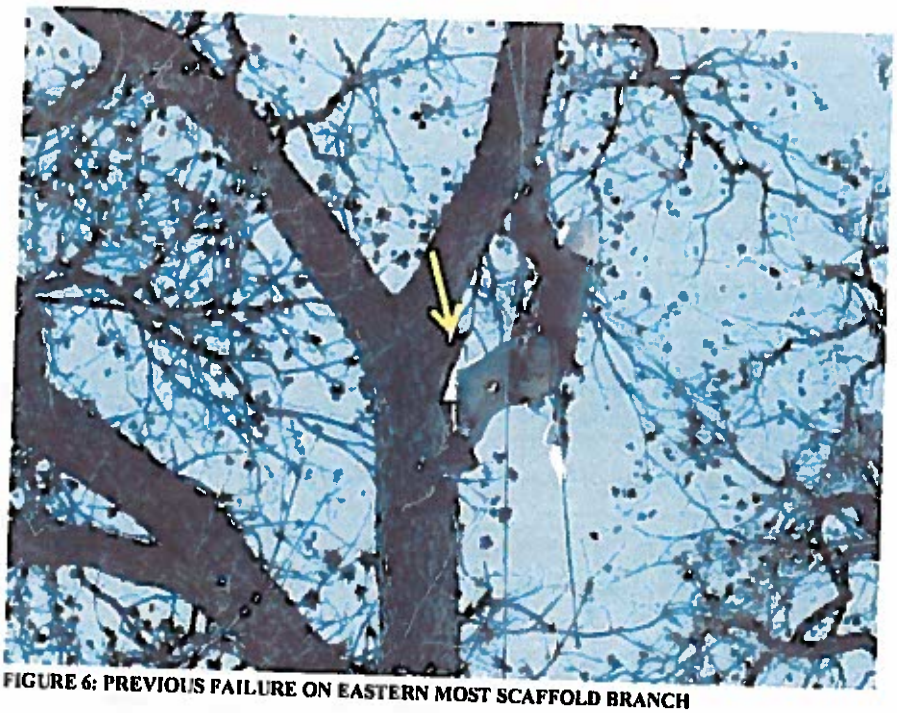

FIGURE 6: PREVIOUS FAILURE ON EASTERN MOST SCAFFOLD BRANCH

FIGURE 7: SMALL CAVITY ON SOUTH SIDE OF STEM

C 6/28

ENVIRONMENTAL DESIGN & DAVEY

2-25-13

To: Michael McHone
Fr: Jon Hillis
RE: Pecan Tree Transplant at 507 W. 23rd

Mr. McHone,

Per our conversation this morning, the transplanting of the Pecan tree onsite approximately 100 feet to the southwest of its current location would cost approximately **$146,000 including tax**. EDI will provide all labor and equipment necessary to perform the relocation of the subject tree.

Scope:
Preparation: root pruning, airspading, fertilization, canopy pruning, temporary irrigation, monitoring.
Rootball encapsulation and piping platform insertion.
Hoisting and conveyance / transport to final location and temporary watering system relocation.

Exclusions: Rock excavation, spoils haul off, spoils infill / compaction, utility re-routes or interference, traffic control, ROW management, replacement of hard surfaces, irrigation source within 100 feet, aftercare / monitoring post-transplant.

This is a brief summary of the site-specific job. There should be more investigation and discourse about the client's needs and space requirements onsite for the construction project. Please call me to discuss or let me know when you would like a full proposal on the relocation of the tree.

Regards,

Jon Hillis

EDI- GM Central Division
ISA Certified Arborist: TX-3856A
512-801-6810

SECTION 12 – UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) ZONING DISTRICT DESIGN REGULATIONS

12.1.0 UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) DISTRICT

As governed by Ordinance # 20080925-039, with the goal of promoting high-density and pedestrian-friendly redevelopment in the area generally west of the University of Texas campus, while protecting the single-family residential neighborhoods adjacent to the district.

12.1.1 Purpose

To establish design criteria for all buildings and streetscapes within the UNO District, including parking structures. The goal is to reinforce the human scale/pedestrian friendly environment of the district. The guidelines discourage the design of monotonous, uninterrupted walls and/or roof planes, and provide the basis for creating active sidewalks through the introduction of street furnishings, street trees and other urban design elements.

12.1.2 Building Design Standards

Buildings, including enclosed and unenclosed parking garages, shall avoid long expanses of blank, unarticulated exterior walls visible from a street, public plaza or public open space. The direction given here regarding massing and articulation of a building's public exterior is considered a matter of human comfort, achievable in any architectural style or design approach.

For a project to be in compliance with the design guidelines, it must score a minimum of 8 points using the following point system:

a. interruptions in the plane of a building façade shall be introduced at a spacing not to exceed 40-feet. This can be achieved through the articulation of wall surfaces, changes in fenestration patterns, or other building design elements. (2 points)

b. use of contrasting materials, textures and colors, (2 points)

c. introduction of windows and openings that promote visual and physical interaction between interior of building and street activity (2 points),

d. the use of awnings or colonnades at street level, (1 point)

e. variety of the roof line, (1 point)

f. articulation of building entrances so they are distinguished from the general massing of the building, (1 point)

g. the use of functional elements such as balconies or projected window boxes to promote the breakdown of a façade. (1 points)

12.1.3 Placement of Windows

a) inhabited spaces on the ground level shall have a minimum of 70% glass at sides facing a street; where inhabited spaces at ground level hold residential uses, the minimum glass percentage shall be reduced to 40%.

b) inhabited spaces on the second level shall have a minimum of 40% glass at sides facing a street.

c) glass at ground/street level and second level must have a transmittance ratio of 0.6 or higher.

12.1.4 Building Materials

a) the use of EIFS below a height of 65 feet is not allowed.

b) the use of highly reflective glass is not allowed.

c) wood shingles and wood siding are not allowed.

d) the use of exposed concrete block as a finish material is not allowed. This includes split-faced, ground face and integrally colored flat concrete block.

12.1.5 Parking Garages – Flat Slab Requirement

Where adjacent to a public street, the floors of a structured parking garage, either stand-alone or mixed into the mass of a building, must either be flat or, if sloping, be hidden from view from the street(s), public plaza or public open space.

12.1.6 Historical Authenticity

Buildings located adjacent to a historic landmark shall create some accommodating element in their massing which will mitigate the contrast between the two.

12.1.7 Streetscape Design Standards

Includes standards for placement of street trees, light poles and street furnishings.

I. STREET TREES:

An owner shall install, irrigate and maintain street trees along an adjacent street right-of-way.

a) all new trees shall be shade trees (non-utility compatible), unless conflict with utilities exist; see I (f). Refer to the Environmental Criteria Manual (ECM) Appendix 'F', for approved street trees species.

b) street trees must be in scale with adjacent buildings and must be placed so as to create a continuous canopy at maturity.

c) trees shall have a minimum of 5-inch caliper (measured 12 inches above the root ball) at installation, with a typical canopy height of 14 to 16 feet for Class I Shade trees. Minimum clearance for tree limbs and branches must be 7'-6" above the level of the sidewalk to avoid potential conflict with pedestrians. Trees shall be trimmed proportionally to an ultimate clearance height of 14'-0" above the sidewalk and street at maturity.

d) trees shall be installed 4'- 0" O.C. back from face of curb, parallel to the curb.

e) the standard tree spacing is 22'-0" O.C. If existing conditions preclude the standard spacing, shade trees may be planted at a distance not to exceed 30'-0" O.C.; utility compatible trees spacing shall not exceed 24'-0" O.C.

f) where existing utilities are in conflict with in-ground planting of shade trees, applicant shall:

- plant utility compatible trees in above grade planters if both overhead and underground utilities are in place;

- plant utility compatible trees in-ground, if conflict is with overhead lines;

- plant shade trees in above grade planters, if conflict is with underground utilities.

g) a minimum pedestrian clear zone width of 5 feet will be provided between the edge of a tree grate/planting bed and any walls/planters and/or other vertical element associated with a development (refer to COA Detail 710S-6A). If above grade planters are used, the minimum pedestrian clear zone shall be 6 feet (as per COA Detail 432S-7D).

h) a new tree planted in a sidewalk must have a 6 feet x 6 feet tree grating which shall comply with COA Standard Detail 437S-2. A different plant bed configuration with or without a tree grate, may be approved by the Planning and Development Review Department, based on specific needs and an alternative form of equivalent compliance.

II. PEDESTRIAN SCALE STREET LIGHTING:

All development shall provide pedestrian scale street lighting along an adjacent street right-of-way.

a) the standard pedestrian scale street light pole spacing is 44'-0" O.C.; lights may be placed as far apart as 72'-0" O.C. if existing conditions preclude the recommended spacing.

b) on corner properties, the distance between the corner and the first light pole shall not exceed 25'-0".

c) light poles shall be installed 4'-0" O.C. back from face of curb, aligned with the street trees.

d) A minimum spacing of 11'-0" O.C. shall be maintain between a light pole and a street tree.

e) the "Pecan Street Light Pole" is the University Neighborhood Overlay fixture.

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III. STREET FURNISHINGS:

Street furnishings, including benches, bike racks and trash receptacles, shall be provided by any development located within the Dobie, Guadalupe and Inner West Campus Sub-districts.

In the Outer West Campus Sub-district, only developments with greater than 150 linear feet of cumulative street frontage shall be required to provide street furnishings described here.

Within a given project, the street furnishings will compliment each other and the development they are a part of.

Permitted finishes shall be one or a combination of the following: decay resistant hardwoods (benches slats only), and corrosion resistant finishes such as aluminum, cast iron, stainless steel or galvanized steel.

Whenever applicable, street furnishings will be anchored with rust-resistant fasteners and treated with rust prohibitive coating, zinc epoxy primer, and powdercoat finish for superior corrosion resistance. All surfaces shall be pretreated with a grafitti preventer.

The street furnishing requirements are as follows:

a) Trash Receptacles: A minimum of one (1) receptacle shall be provided:

- For mid-block properties, the receptacle shall be located within 12 feet of a primary entrance(s), aligned with lights and trees.

- For corner properties, two (2) additional receptacles shall be provided adjacent to the corner ramps, facing both streets, (as per COA Standard Detail 432S-8C).

b) Bike Racks: A minimum of four (4) bike racks, in addition to those required in other sections of the code.

- Bike racks shall be installed perpendicular to the curb, 4'-0" O.C. back from face of curb, aligned with trees and light poles (as per COA Standard Detail 710S-6A).

- Bike racks shall be Class III, Type 1 inverted "U"(1-2 spaces only) – as per COA Standard Detail 710-S-1 (page 1 of 3).

- Racks shall be made of continuous welds, with smooth edges. Finishes shall be one of the following: cast aluminum, stainless or galvanized steel or plastic color coated carbon steel.

- Stainless steel tubing shall be 1 ½ inch,

- When applicable, a fade resistant powder coat finish color shall use RAL color standards for compatibility with other products.

c) Benches: A minimum of two (2) 5-foot wide benches with middle arm shall be installed per street frontage:

- Standard placement: perpendicular to the curb and aligned with the trees and light poles,

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and facing each other arranged in a conversational grouping (as per COA Standard Detail 432S-9C),

- If existing conditions preclude the standard placement benches may be placed parallel to the building, facing the street, within 6 inches of the building exterior wall (as per COA Standard Detail 432S),

- Finishes may be metal or a combination of metal frame with wood slats.

- Only hardwoods that are responsibly produced, durable and resistant to fire, moisture, insects, decay or vandalism i.e. Redwoods, shall be used. Stained, painted or varnished wood shall not be allowed.

- If a corner property, two (2) benches will be installed along each street frontage for a total of four (4) benches minimum.

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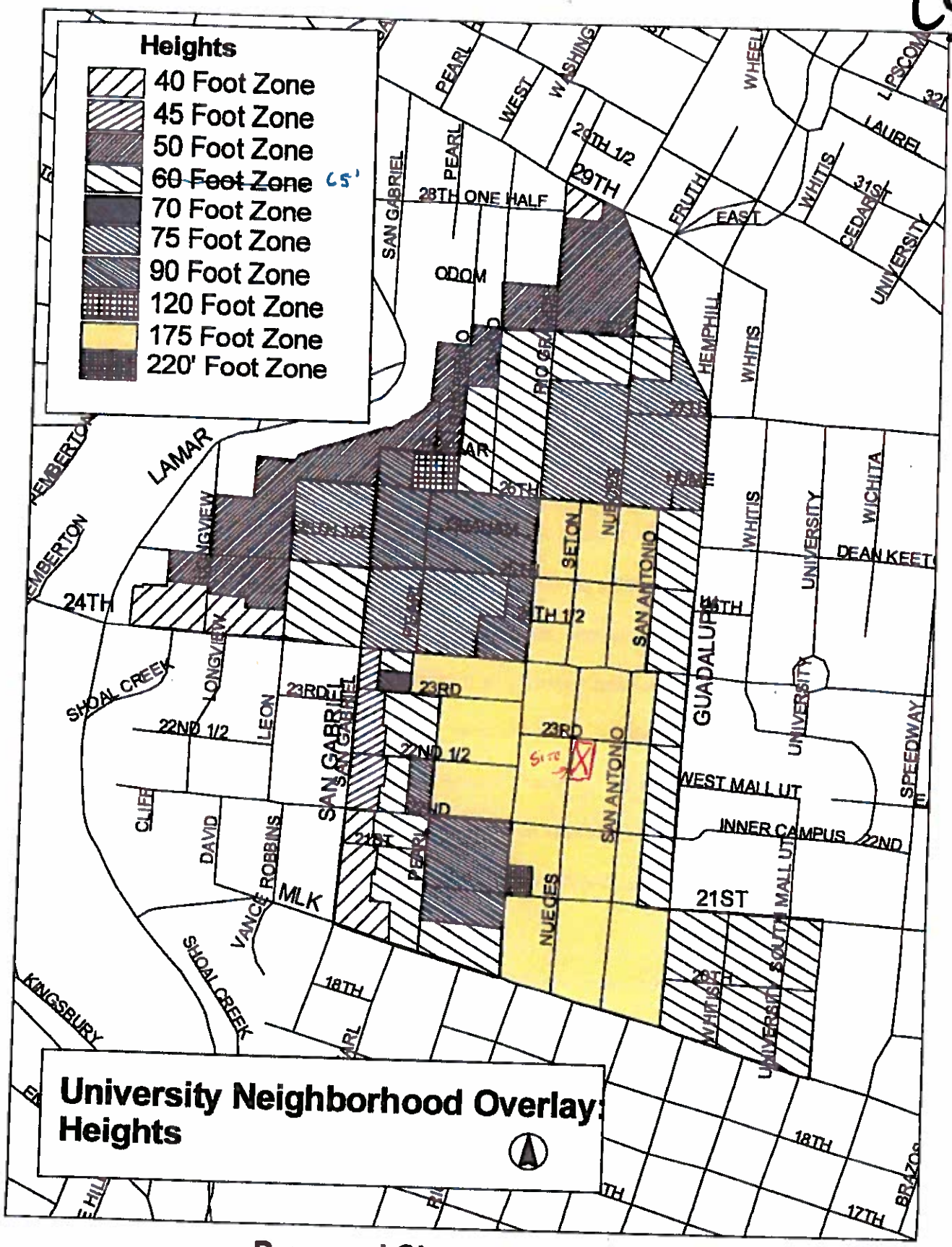

Proposed Changes in Height

Mike McHone
Real Estate

C6/35

Kelth Mars
City of Austin
505 Barton Springs Rd.
Austin, Texas 78704

February 22, 2013

Re: Heritage Tree Review Application/ Environmental Board Review March 6, 2013

Mr. Mars:

Attached is supplemental Information for this application.

1. Site Plan Indicating the full 3 lots of the site and the location of the subject tree (# 6535)
2. Three pages of the site plan of 21 Rio a similarly located UNO project at 21^{oo} Rio Grande
    a. Elevation showing massing and step back at 65 ft of height (this project is on a site that is 120ft by 140 ft.
    b. Elevation showing common wall along adjacent property
    c. Site plan showing 100% building coverage, and adjacent streetscape
3. Aerial view of site showing the adjacent construction
4. Street view of the northeast corner of the site from the alley looking southwest
5. Street view look east from Nueces midway on the site
    a. Heritage tree to right of frame
    b. Large pecan in ROW
    c. Power pole in foreground

This should help the Board get a better context of the challenges in dealing with this tree and conforming to the UNO requirements.

Respectfully,

Mike McHone

1904 Guadalupe "On the Drag" ▪ ph: 512-481-9111 ▪ fax: 512-481-1002 ▪ mchone1234@sbcglobal.net
mailing address: P.O. Box 8142, Austin, TX, 78713

LIKE BUILDING SIMILAR TO WHAT COULD BE BUILT

C6
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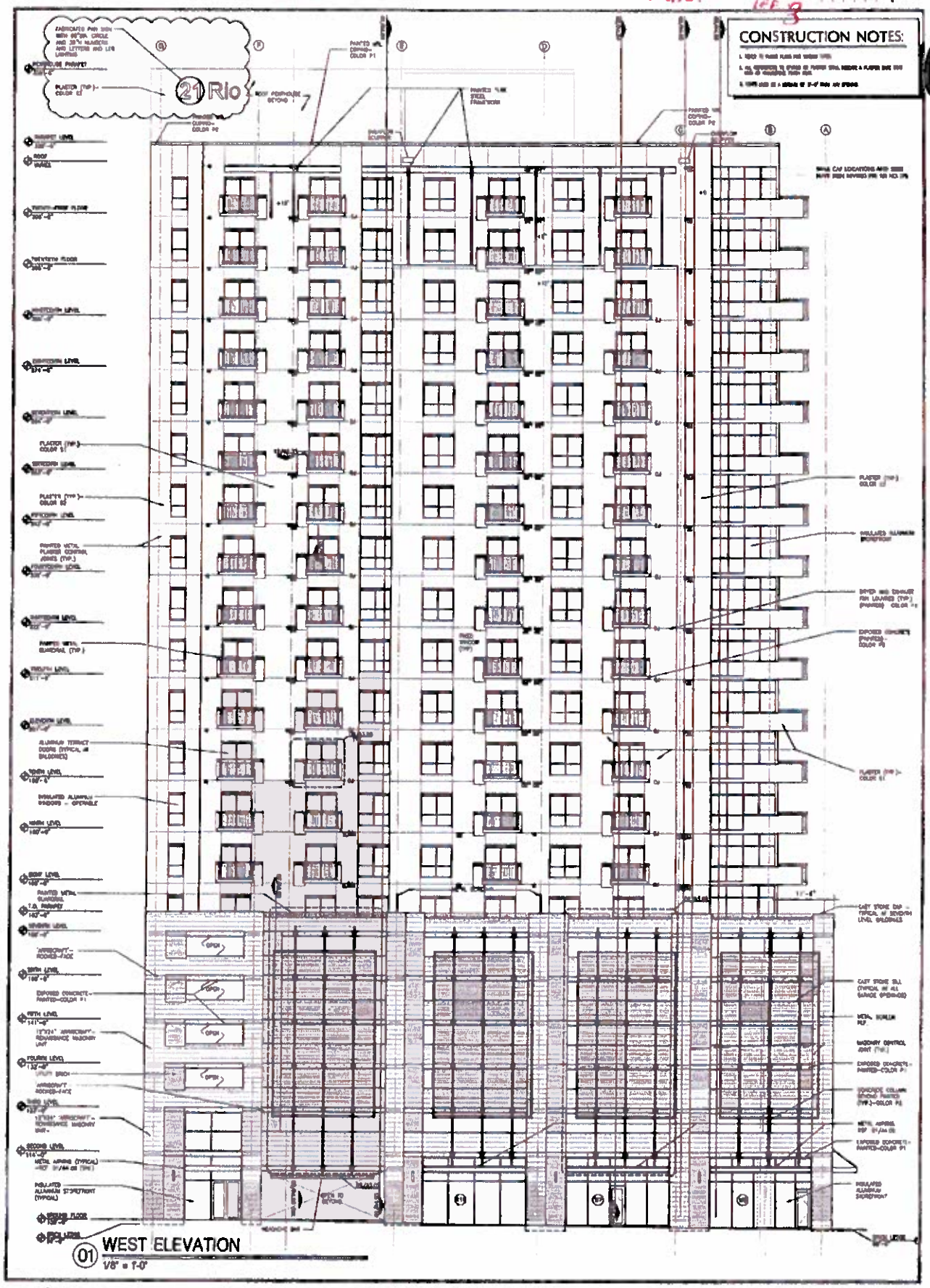

01 WEST ELEVATION
1/8" = 1'-0"

W-Elev.

21 RIO
2101 RIO GRANDE
AUSTIN, TEXAS

Similar BLDG

Page 2 of 3

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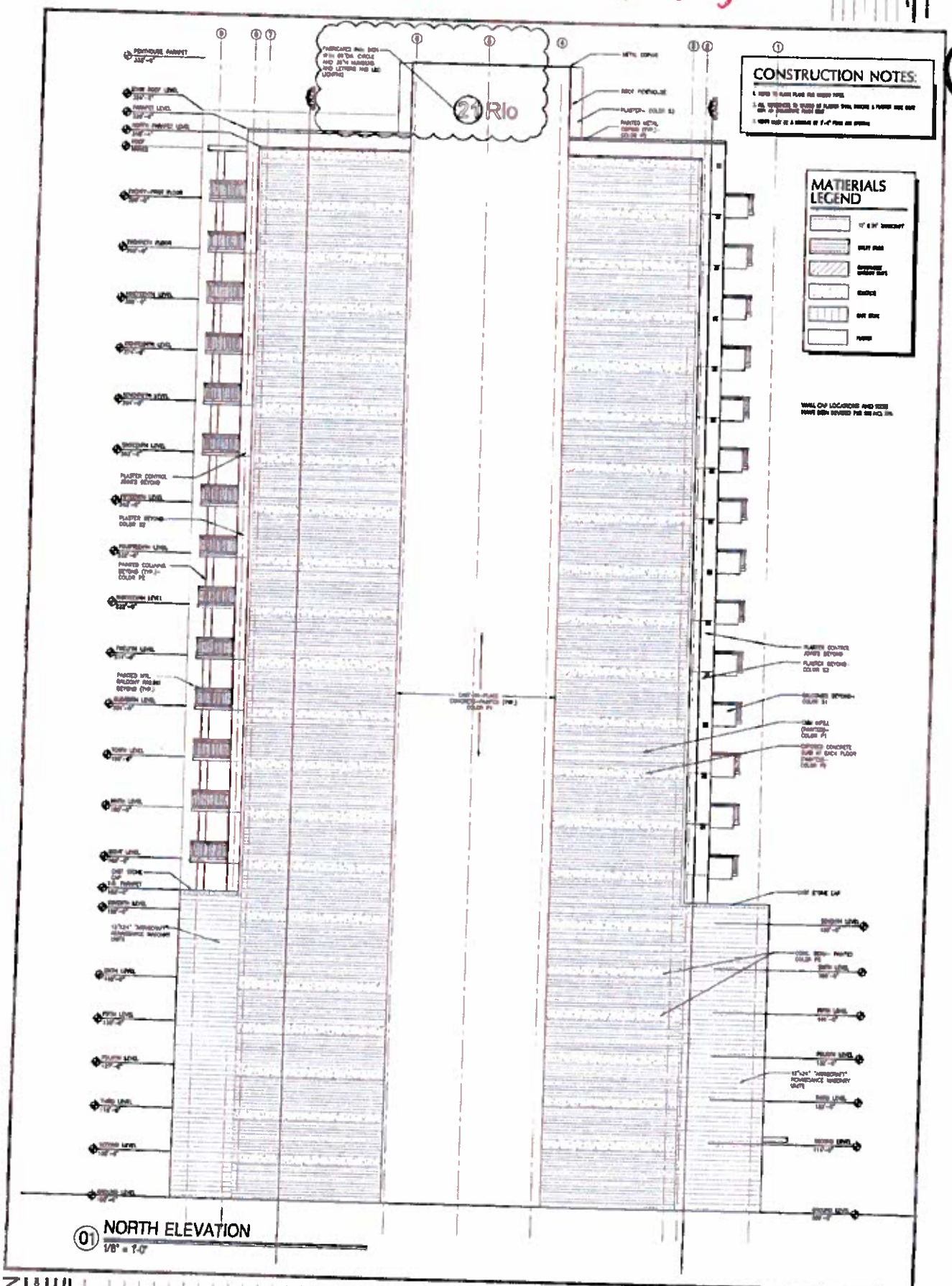

01 NORTH ELEVATION
1/8" = 1'-0"

N-Elev.

21 RIO
2101 RIO GRANDE
AUSTIN, TEXAS

merrimac associates

SIMILAR BLDG PAGE 3 of 3

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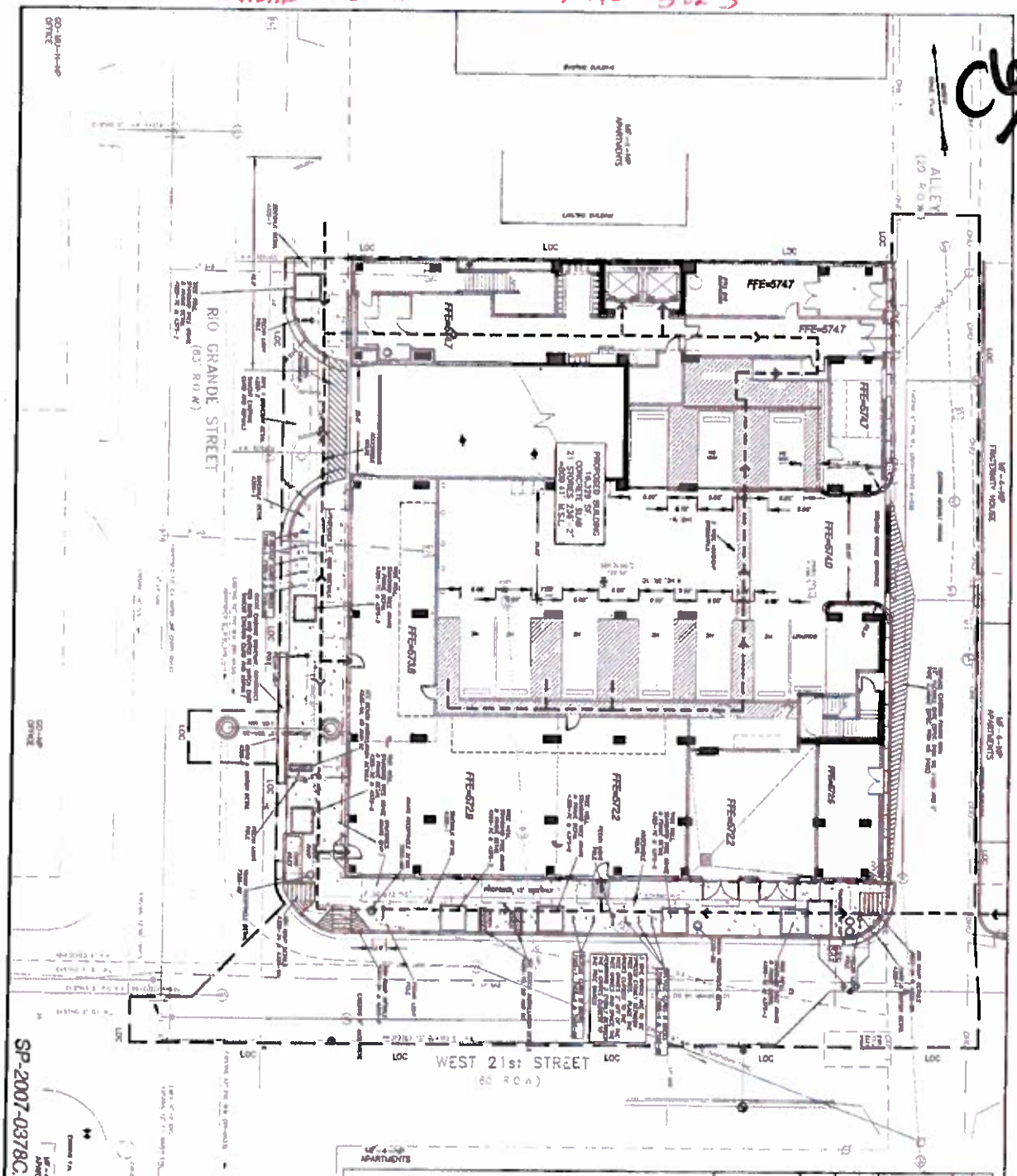

SP-2007-0378C.SH

REPLACEMENT SHEET

SHEET 04 of 25	21 RIO SITE PLAN 2101 RIO GRANDE STREET	HANRAHAN • PRITCHARD ENGINEERING, INC. CONSULTING ENGINEERS HPE

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Google earth

feet 400
meters 100

EXISTING CONDITION SHOWING
23rd Street PEDESTRIAN WALKWAY

C8 6 of 10

Google earth feet 10 meters 5

View from 23rd Street at Alley Looking S W.

21 Rio in Distant Back Ground

Subject Tree in Middle

Utility Lines in Alley

Pedestrian Streets on South side of 23rd Street.

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Google earth

feet 10
meters 4

Subject TREE TO LEFT - PARKING LOTS PART OF SITE

Looking EAST FROM NOW STREET

Power Pole + TREE IN ROW