

Memorandum

North Fork Meadows



To: Josh Metzger
From: Danyelle Pierquet, PLA
Date: January 7, 2021
Subject: Planting Plan Strategy – North Fork Meadows
cc: Nathan Hermer

SUMMARY OF PLANTING STRATEGY

Trees per Dwelling Unit

The code requires two trees per dwelling unit. With a total of 88 dwelling units, the total required trees for this code section is 176. The proposed plan offers 178 trees along street frontages and the western property boundary.

Buffer Trees

EAST PROPERTY BOUNDARY

The east property boundary abuts an existing single-family neighborhood. According to a visual survey (analysis of aerial photography) many of the adjacent existing lots along Kangaroo Street NW have existing mature trees. Our aerial analysis tallies approximately 50 existing neighbor trees within 35-feet of the property line. Due to the adjacent land use the Ramsey City Code requires a landscape buffer. Code section 117-110(2) notes buffering utilizes, “existing or newly planted vegetation”.

The southern portion of the project east boundary includes 43 existing preserved trees. The east property boundary proposed design also includes a bermed landform to support screening efforts. The berm distinguishes this boundary as Buffer Type B which by code requires 4 each overstory, ornamental, and evergreen trees per 100 linear feet of boundary. With 1,108 linear feet of boundary with new lots abutting existing lots, the east boundary required trees total 133. The proposed east boundary buffer proposes 75 new trees. As the calculation below presents, the project is 15 trees less than the code requirement. The 15-tree deficiency does not include the estimated 50 neighboring trees.

We believe with the existing neighbor trees the views will be adequately screened. The spatial constraints of fitting the required trees within the 35-foot wide buffer area is also a factor. While young trees will physically fit within the space when the project is built, the trees will crowd each other out in the medium and long term. Evergreen trees crowded together or shaded too much by overstory trees could suffer less effective ground-level branching – negating the intent of the screen. We have placed a variety of tree species, and intermingled the overstory, ornamental and evergreen trees to ensure consistent visual coverage and adequate space for the natural growth of the trees long term.

Estimated neighboring buffer trees = 50

Required trees = 133

Existing project site preserved trees = 43

Proposed new trees = 76

$43+76 = 119$ existing preserved and new trees

$133-119 = 14$ trees less than code