

Government of the District of Columbia
Department of Transportation



MEMORANDUM

TO: Honorable Anthony J. Hood, Chairperson
Zoning Commission

Aaron Zimmerman
DDOT Planning and Sustainability Division

FROM: Matthew Lehtonen
DDOT Urban Forestry Division, Ward Arborist

Sharon Dendy
DDOT Urban Forestry Division, Landscape Architect

DATE: December 17, 2019

SUBJECT: **1200 5th Street NW PUD (Z.C Case No. 19-16: MCF WALP Phase I, LLC)**

The District Department of Transportation Urban Forestry Division (DDOT-UFD) has the following comments for the above referenced project. Please feel free to contact Matt Lehtonen, DDOT Urban Forestry Ward Arborist at matthew.lehtonen@dc.gov and Sharon Dendy, DDOT Urban Forestry Landscape Architect at sharon.dendy@dc.gov should there be any further questions.

Street Trees

On June 11, 2019, the DDOT Ward Arborist met on-site with the Developer's representative and Studio39 Landscape Architects to assess the existing street trees on 5th Street, N Street, 6th Street and M Street NW. The current inventory shows a total of 29 street trees, ranging from 2" diameter to 41.4" diameter in size, adjacent to the parcel of land to be redeveloped and the breakdown of street trees is as follows –

DDOT Street Trees

- N Street NW – 3 street trees
- 6th Street NW – 11 street trees
- M Street NW – 4 street trees
- 5th Street NW – 11 street trees

During this meeting, all parties hoped to retain the healthy street trees around the property (refer to site notes from the tree walk). However, the proposed layout shows stair/building projections on all 4 blocks and 2 curb cuts for loading and underground parking which will have a cumulative effect on the existing large street trees. As a result, UFD recommends the Developer schedule a walk through to determine a path forward to preservation. Applicant shall contact DDOT Arborists Matt Lehtonen (matthew.lehtonen@dc.gov) and Dan Just (daniel.just@dc.gov) to schedule a 2nd site visit to confirm/finalize which street trees are to be removed and which street trees are to be preserved.



Figure 1: View at corner of 5th and M Streets NW looking north – includes 41.4” diameter Scarlet Oak

Tree Preservation

Street trees to be preserved shall require a Tree Preservation Plan (TPP) developed by an International Society of Arboriculture (ISA) Certified Arborist - <https://www.treesaregood.org/findanarborist>. The Tree Preservation Plan shall include, but not be limited to the following:

- The Tree Preservation Plan shall incorporate ISA Best Management Practices.

- A site plan showing the CRZ (critical root zone) and Structural Root Zone (SRZ) of each street tree to be preserved, tree protection fencing to scale, and any other relevant preservation measures.
- Checklist highlighting major construction components within the CRZ/SRZ of each street tree to be preserved; i.e. pre-construction meeting, installation of tree protection fencing, root pruning, etc.
- Post construction management (treatments, recommendations including remedial and maintenance)
- Written agreement from Developer and Project Arborist to preserve these street trees from the start of construction to 3 years after construction

Tree Removal Mitigation

Existing street trees to be removed shall require a Construction permit application to be submitted and reviewed by the Ward Arborist. And if approved, compensation shall be provided for the loss of the DDOT asset(s). Please see the current schedule below for Tree permit type and fee/planting criteria which is based on the size and health of the tree; measurements are taken at 4.5 feet above the ground (diameter at breast height).

- Non-Hazardous Street Trees – apply for a Construction/Excavation Permit: **Landscaping Tree Removal**; compensation shall be through payment at \$200 per inch diameter
- Hazardous Street Trees – apply for a Construction/Excavation Permit: **Landscaping Tree Replacement**; compensation shall be through 1:1 replacement (i.e. the planting of a street tree for the removal of a street tree).

Tree Planting

New street tree plantings are required as part of the public space restoration process which helps to manage stormwater runoff as well as contributes to the District's 2032 Urban Tree Canopy goal. District standards and specifications to include, but not be limited: 2017 DDOT Design and Engineering Manual (Chapter 37), 2015 DDOT Standard Drawings (Drawings No. 608.02, 608.03, 608.08 and 608.09), 2014 DDOT Green Infrastructure Standards, 2013 DDOT Standard Specifications for Highways and Structures (Section 608), and 2013 DDOE Stormwater Management Guidebook shall be used to design the

placement of new planting areas around the site. Minimum soil volumes are required per tree – see The DDOT Green Infrastructure Standards - <http://ddot.dc.gov/GreenInfrastructure>. Methods and techniques such as structural cells, structural soils, or other modified construction techniques can be used within the planting space and underneath the sidewalk to achieve the required.

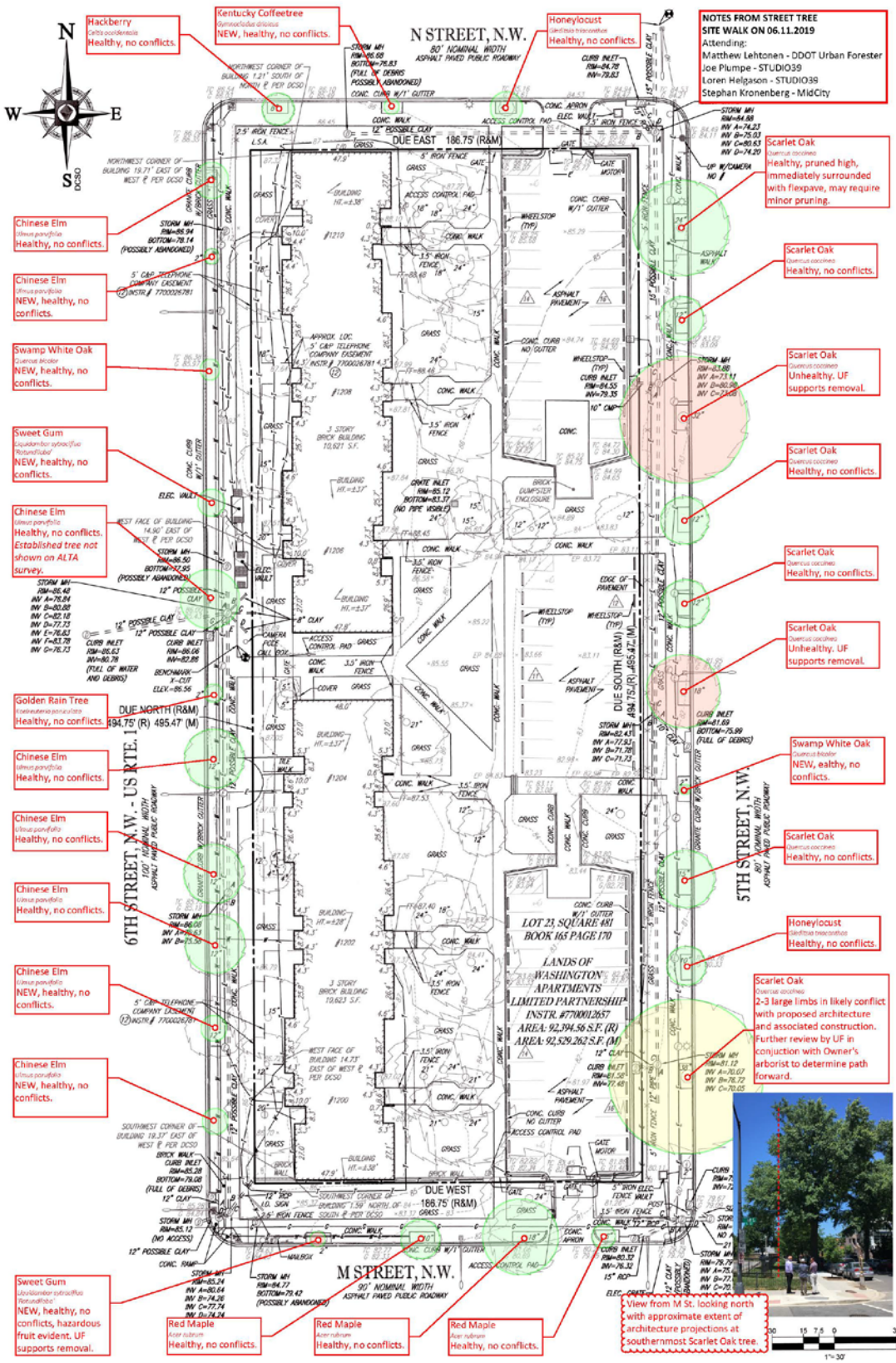
Special/Heritage Trees

Special trees are defined as trees between 44” and 100” circumference located on private property and in the public parking dimension and Heritage Trees are defined as trees 100” circumference and greater located on private property and in the public parking dimension. Special trees and hazardous Heritage trees can be removed with a permit as per the Tree Canopy Protection Amendment Act of 2016; however, the Amendment Act prohibits cutting down non-hazardous Heritage Trees and requires either preservation on-site or relocation.

During the June 11, 2019 site visit, the DDOT Ward Arborist noted that almost all the interior trees are healthy/non-hazardous Special trees that will require compensation as per District Law – see Figure 2. Therefore the Developer shall apply for a Special Tree permit so that the DDOT Ward Arborist can enter the site to confirm tree sizes and assess their condition.



Figure 2: Interior trees looking south from N Street NW



Government of the District of Columbia

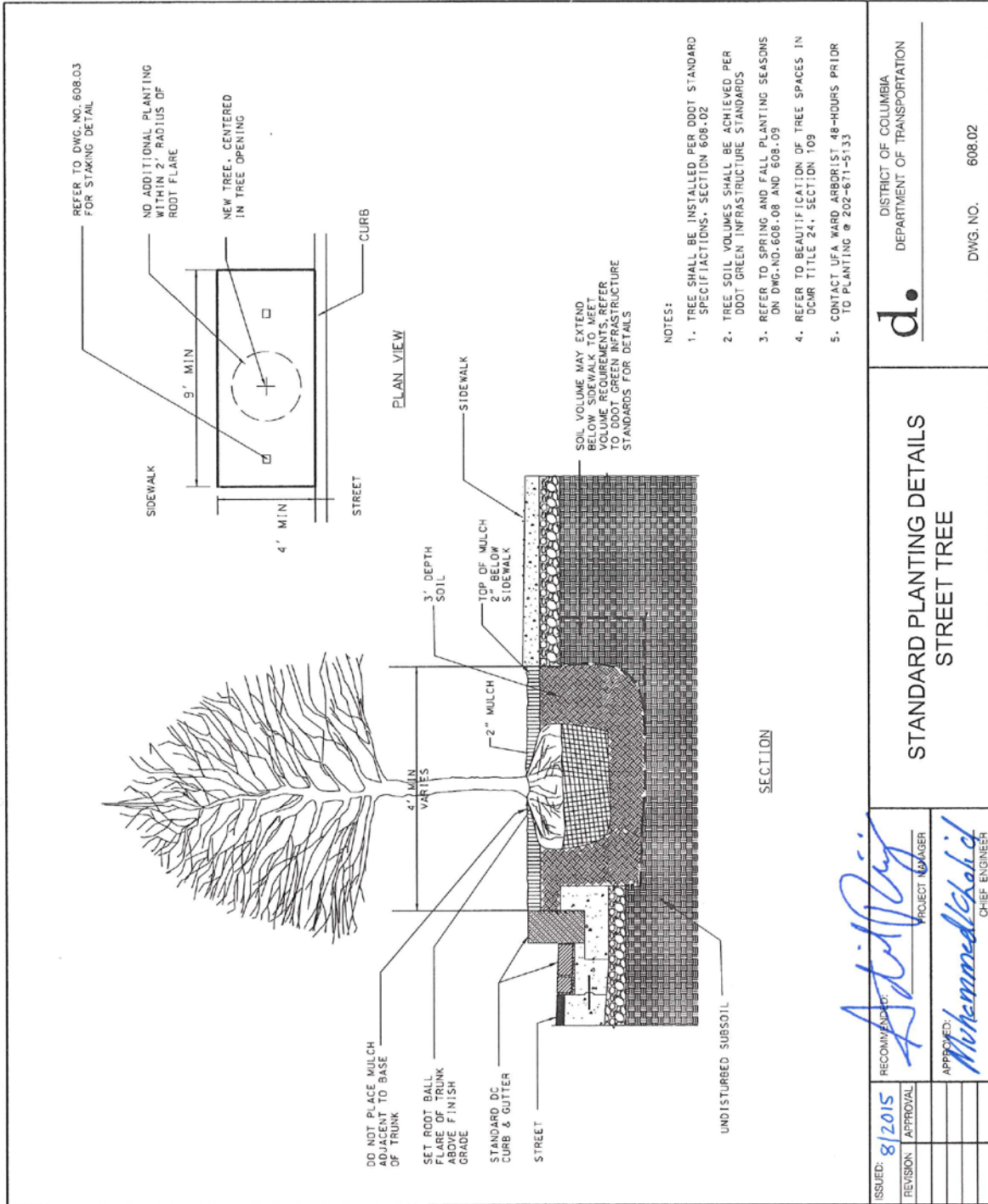
Department of Transportation



DDOT SPECIAL/HERITAGE TREE vs. STREET TREE PERMITTING PROCESS

	SPECIAL TREES	STREET TREES
SIZE	Special Tree - between 44 and 100 inches circumference Heritage Tree** - circumference of 100 inches or more	no size restriction
LOCATION	behind sidewalk in parking dimension and on private property (Public parking dimension = area from back of sidewalk to the property line which may or may not coincide with the building restriction line.)	between curb and sidewalk or within the required sidewalk dimension when a sidewalk has not been installed.
APPLICATION	https://tops.ddot.dc.gov - select Special Tree Removal Permit	https://tops.ddot.dc.gov - select Construction/Excavation Permit, Landscaping
REVIEW PERIOD	40 days from date assigned	15 business days from date assigned
COMPENSATION	Special Tree – payment @ not less than \$55 for each inch circumference Heritage Tree – does not apply; trees cannot be topped, cut down, removed, girdled, broken or destroyed **	payment @ \$200 per inch diameter (select Tree Removal)
Hazardous Exempt Species	no compensation required for Heritage/Special Tree	planting new tree(s) @ 1-to-1 ratio (select Replacement Tree)
PROCESS	no compensation required for Heritage/Special Tree measure at 4½ feet above the ground Submit a plan (e.g. existing conditions, demolition or erosion & sediment control) showing all special trees to be removed. Plan should include the location, species, and size of each tree. Planting is not an option to compensate for special tree removals; see compensation requirements above. **Refer to the Tree Canopy Protection Amendment Act of 2016 for the definition and protection of Heritage Trees.	does not apply measure at 4½ feet above the ground Submit a plan showing all street trees to be removed and their size (diameter). Planting is not an option to compensate for healthy street tree removals; see compensation requirements above. New tree plantings shall be considered part of the overall public space streetscape improvement. New street trees shall be planted as per current DDOT Green Infrastructure Standards.

Please call DDOT Urban Forestry Administration at 202-671-5133 should there be any further questions.
updated 12/13/16

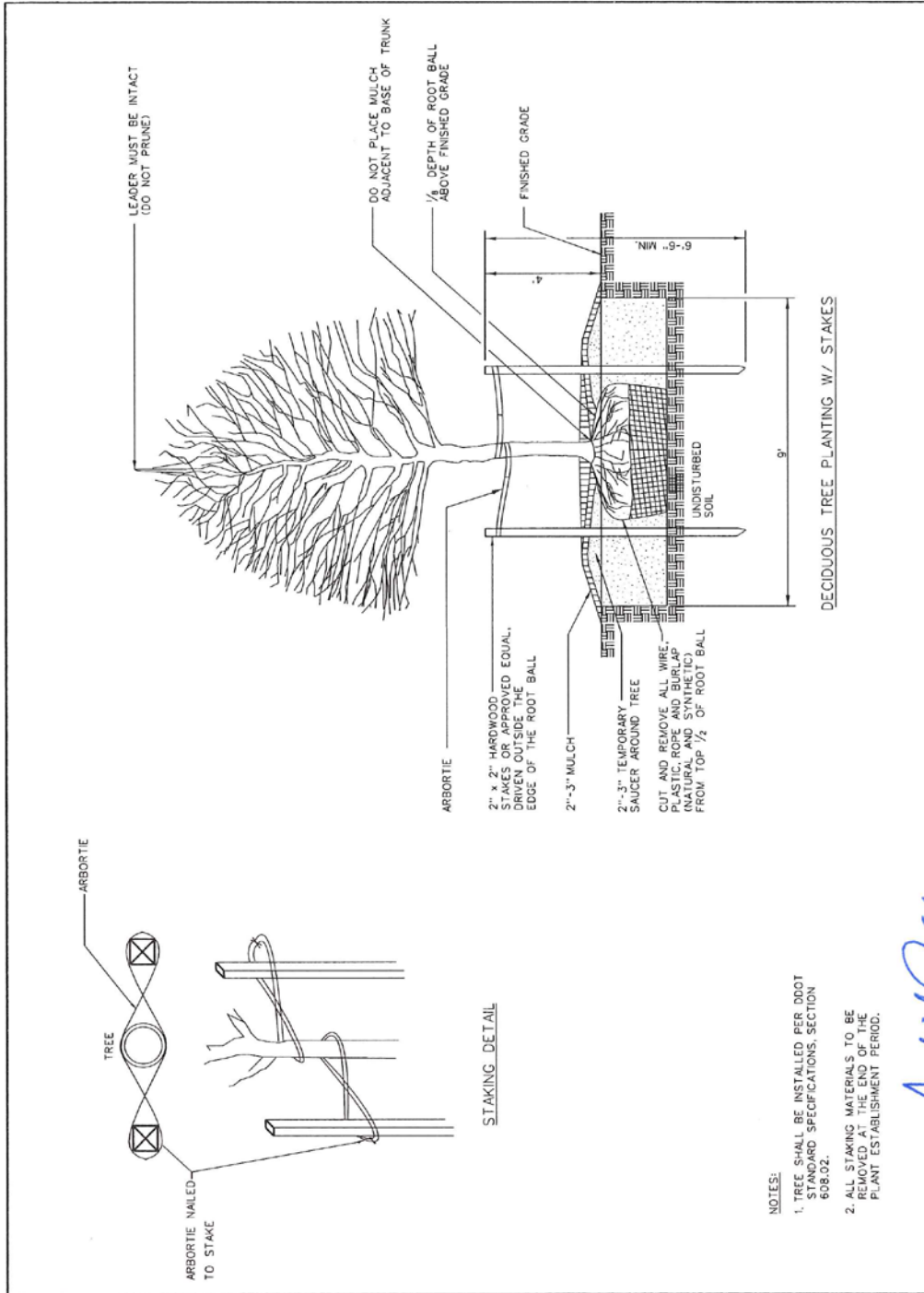


d. DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

STANDARD PLANTING DETAILS
STREET TREE

ISSUED: 8/2015	RECOMMENDED:
REVISION: APPROVAL	PROJECT MANAGER
	APPROVED:
	<i>Muhammad Ghali</i> CHIEF ENGINEER

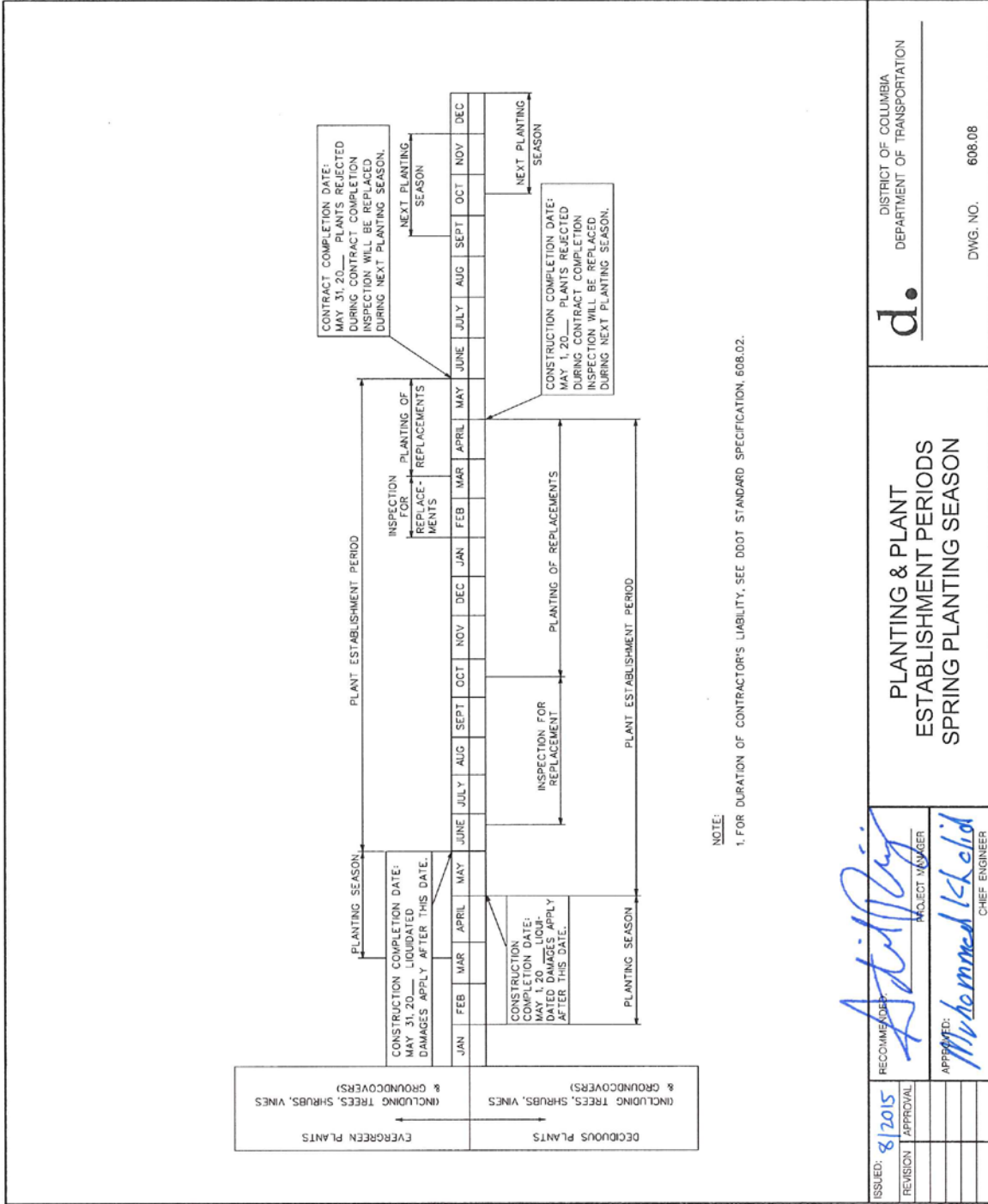
DWG. NO. 608.02



DECIDUOUS TREE PLANTING W/ STAKES

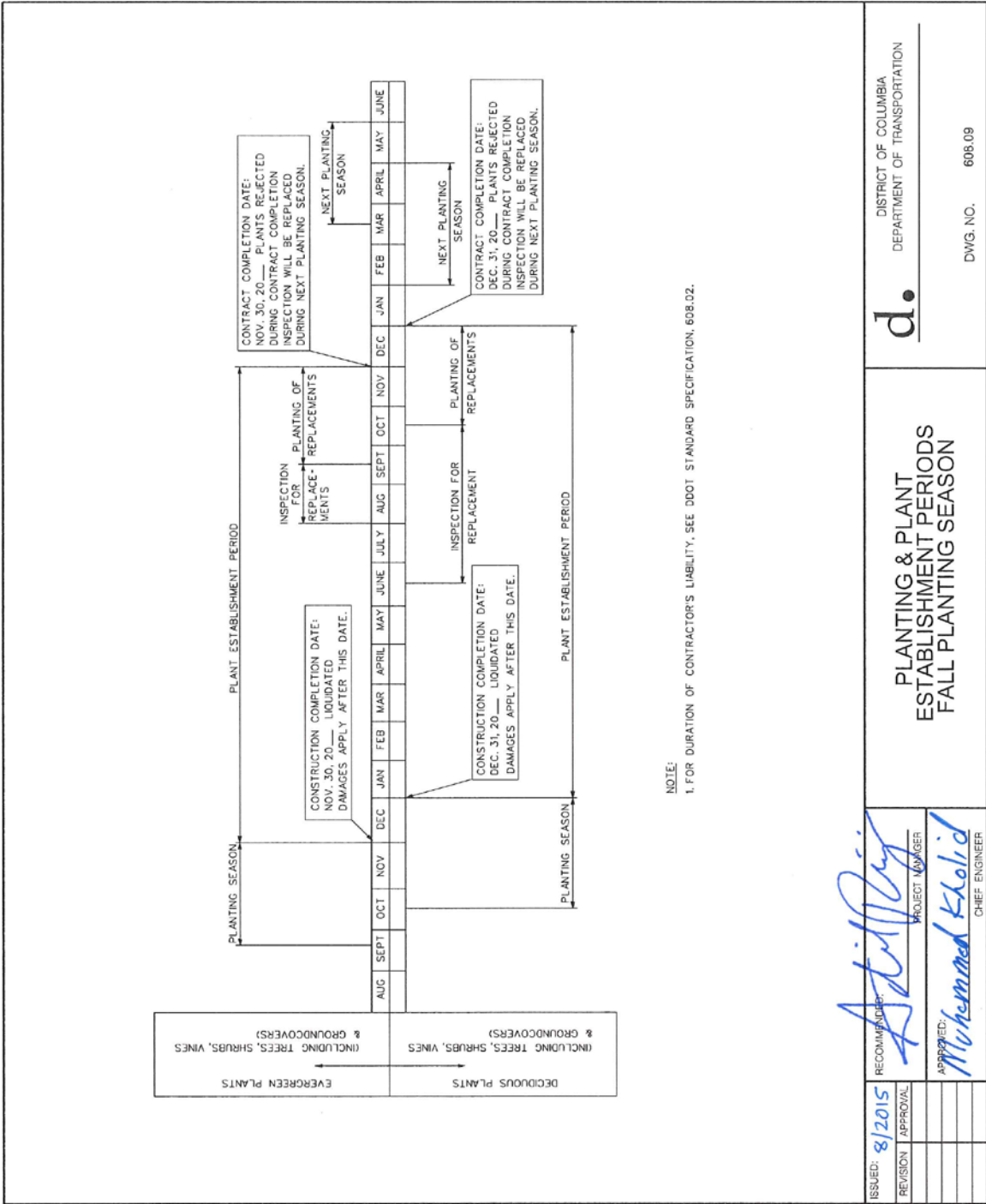
- NOTES:
1. TREE SHALL BE INSTALLED PER ROOT STANDARD SPECIFICATIONS, SECTION 608.02.
 2. ALL STAKING MATERIALS TO BE REMOVED AT THE END OF THE PLANT ESTABLISHMENT PERIOD.

ISSUED: 8/2015	RECOMMENDED:	d.	DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION: APPROVAL	PROJECT MANAGER		
	APPROVED:	DWG. NO. 608.03	DWG. NO. 608.03
	<i>Muhammed K. Solid</i> CHIEF ENGINEER		
STANDARD PLANTING DETAILS DECIDUOUS TREE			



ISSUED: 8/2015	RECOMMENDER: <i>Adrian Paj</i>	DISTRICT OF COLUMBIA
REVISION: APPROVAL	PROJECT NUMBER	DEPARTMENT OF TRANSPORTATION
	APPROVED: <i>Muhammad K. Keldi</i>	DWG. NO. 608.08
	CHIEF ENGINEER	

**PLANTING & PLANT ESTABLISHMENT PERIODS
SPRING PLANTING SEASON**



NOTE:
1. FOR DURATION OF CONTRACTOR'S LIABILITY, SEE DDOT STANDARD SPECIFICATION, 608.02.

ISSUED: 8/2015	RECOMMENDED:
REVISION	APPROVAL
	PROJECT MANAGER
	APPROVED:
	CHIEF ENGINEER

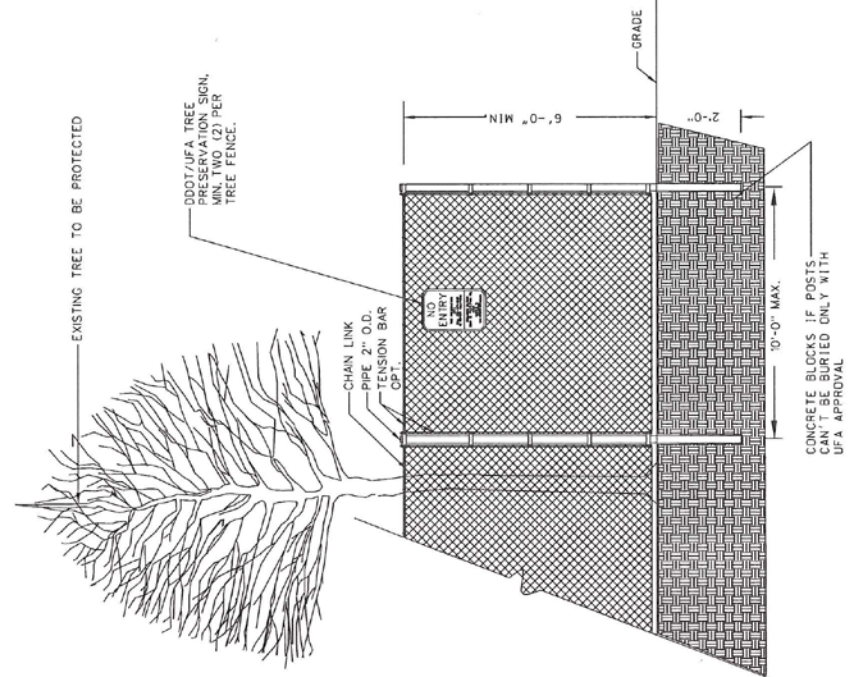
Adil Baj
PROJECT MANAGER

Muhammad Khalid
CHIEF ENGINEER

d. DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

DWG. NO. 608.09

- TREE PROTECTION NOTES:**
- ALL EXISTING STREET TREES TO REMAIN WITHIN A WORK ZONE UNTIL A PROJECT IS COMPLETED REQUIRE THE FOLLOWING AS TREE PROTECTION. IF FOR ANY REASON THE SCOPE OF THE PROJECT REQUIRES WORK TO BE PERFORMED WITHIN THE FENCED PROTECTION ZONE, THE PERMIT HOLDER MUST CONTACT THE DISTRICT DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION (UFA) AT 202-671-5133 BEFORE ENTERING.
 - SIX (6) FOOT TALL CHAIN LINK FENCING ON ALL SIDES.
 - FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, REMOVING ONLY AT THE END OF THE PROJECT.
 - FENCING SHALL PROTECT AN AREA NO SMALLER THAN FOUR (4) FEET BY NINE (9) FEET, CENTERED ON THE TREE OR ENCLOSE MULTIPLE STREET TREES WHEN IN A CONTIGUOUS, OPEN TREE PLANTING SPACE AND SITE ACCESS ALLOWS.
 - FENCING SHALL HAVE VERTICAL AND HORIZONTAL SUPPORT RAILINGS TO DECREASE FLEXIBILITY AND PREVENT SAGGING.
 - SIGNPOSTS SHALL BE PROVIDED TO SECURE BARRIERS.
 - A MINIMUM OF TWO (2) DDOT/UFA STANDARD TREE PRESERVATION SIGNS SHALL BE MOUNTED ON THE FENCE OF EACH ENCLOSED TREE PROTECTION AREA.
 - NO INSTALLATION OF SILT FENCE/SUPER SILT FENCE, TRENCHING, ALTERATION OR DISTURBANCE TO EXISTING GRADE/STAGING/STORAGE OF CONSTRUCTION MATERIALS, EXCAVATION, SOIL, DEBRIS, PILES OF MATERIAL, OR FUEL STORAGE, GAS, OIL, PAINT, OR BLACK TOP IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE.
 - EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE.
 - NO ROOTS LARGER THAN TWO (2) INCHES IN DIAMETER ARE TO BE CUT WITHOUT UFA PERMISSION.
 - EXPOSED ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
 - TREES THAT ARE PROTECTED ARE TO BE WATERED EVERY TEN (10) DAYS FROM APRIL THROUGH SEPTEMBER.
 - SECTION 608.07 - TREE PROTECTION AND 608.08 - TREE ROOT PROTECTION OF THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES WILL APPLY SHOULD ANY DAMAGE OCCUR TO THE EXISTING STREET TREES.
 - ANY FINES RELATED TO DAMAGE TO A STREET TREE ON A JOB SITE SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER.
 - FOR ANY QUESTIONS, CALL DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133.



GENERAL NOTES:
 1. SEE TREE PROTECTION FENCE - PLAN, DWG. NO. 608.11

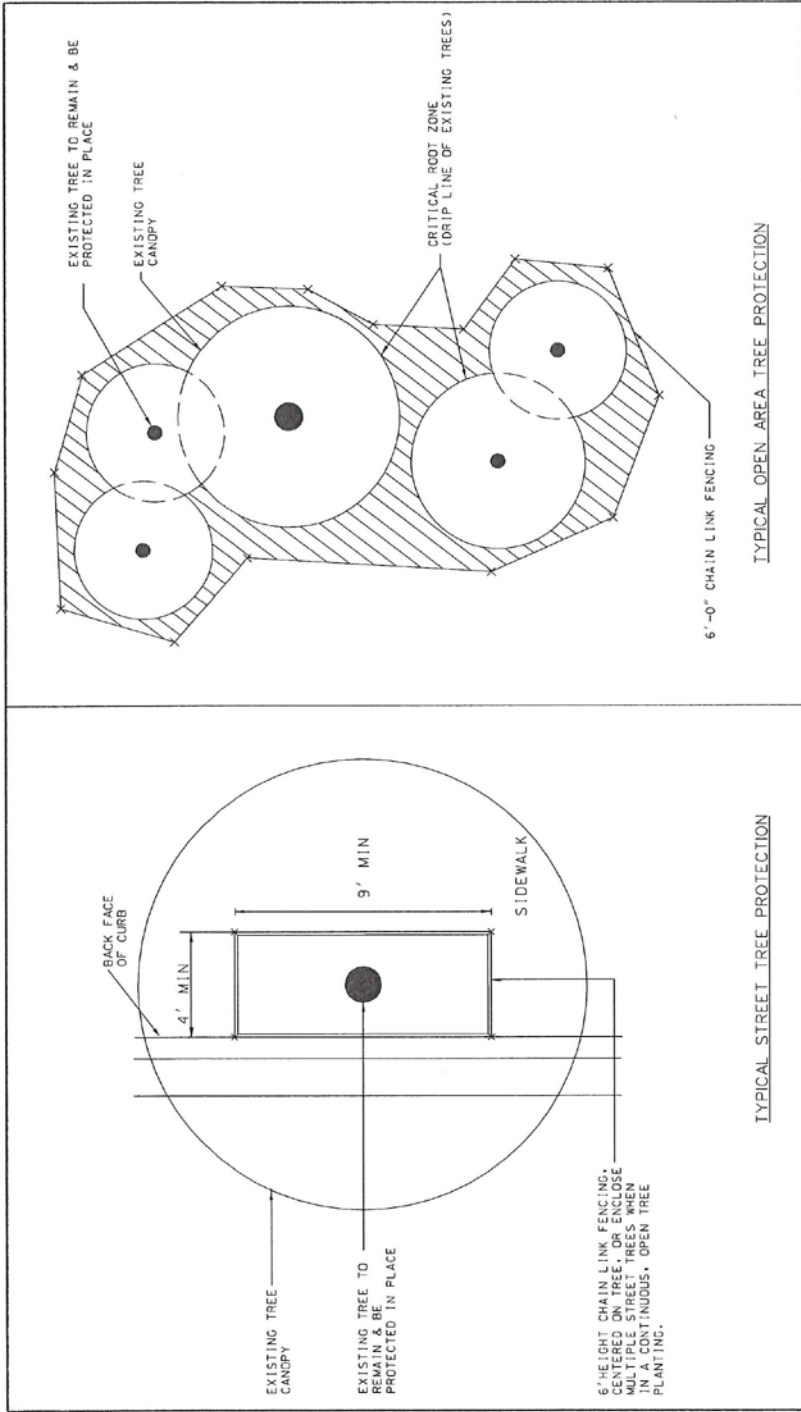
ISSUED: 8/2015	RECOMMENDED:	<i>Adil Raj</i>
REVISION APPROVAL	PROJECT NUMBER	
	APPROVED:	<i>Muhammad Khalid</i>
		CHIEF ENGINEER

d.

DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

DWG. NO. 608.10

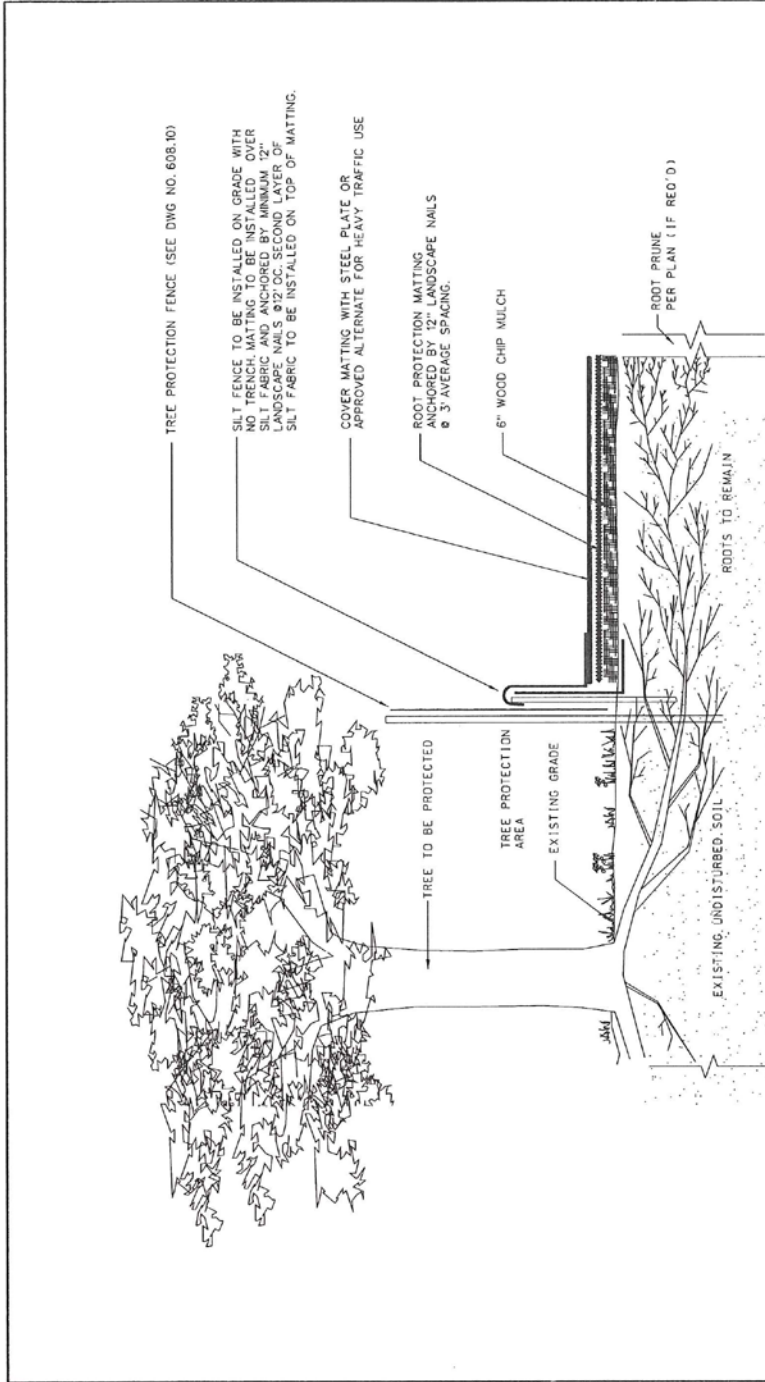
**TREE PROTECTION FENCE -
ELEVATION**



NOTES:

- FOR STREET TREES (TREES PLANTED IN THE TREE PLANTING SPACE BETWEEN CURB AND SIDEWALK), REFER TO DETAIL ABOVE LABELED "TYPICAL STREET TREE PROTECTION" FOR TREES IN OPEN AREAS (PUBLIC PARKING, BEHIND SIDEWALK OR PARK SPACE). REFER TO DETAIL ABOVE LABELED "TYPICAL OPEN AREA TREE PROTECTION".
- SEE TREE PROTECTION FENCE-ELEVATION, DWG. NO. 608.10 FOR TREE PROTECTION NOTES.

ISSUED: 8/2015	RECOMMENDED	d.	DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION APPROVAL	PROJECT MANAGER		
	APPROVED:		DWG. NO. 608.11
	<i>Muhammed Kholid</i>		
	CHIEF ENGINEER		



TREE PROTECTION FENCE (SEE DWG NO. 608.10)

SILT FENCE TO BE INSTALLED ON GRADE WITH NO TRENCH. MATTING TO BE INSTALLED OVER SILT FABRIC AND ANCHORED BY MINIMUM 12" LANDSCAPE NAILS Ø 1/2" OC. SECOND LAYER OF SILT FABRIC TO BE INSTALLED ON TOP OF MATTING.

COVER MATTING WITH STEEL PLATE OR APPROVED ALTERNATE FOR HEAVY TRAFFIC USE

ROOT PROTECTION MATTING ANCHORED BY 12" LANDSCAPE NAILS Ø 3" AVERAGE SPACING.

6" WOOD CHIP MULCH

ROOT PRUNE PER PLAN (IF REQ'D)

EXISTING UNDISTURBED SOIL

ROOTS TO REMAIN

NOTES:

1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. ROOT PROTECTION MATTING SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 6" WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH STEEL PLATES.

ISSUED: 8/2015	RECOMMENDED:
REVISION:	APPROVAL:
	PROJECT MANAGER
	APPROVED:
	CHIEF ENGINEER

Attilio
PROJECT MANAGER

Mohammed Kholid
CHIEF ENGINEER

d. DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

DWG. NO. 608.12

TREE ROOT PROTECTION
W/SILT FENCE