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Planning

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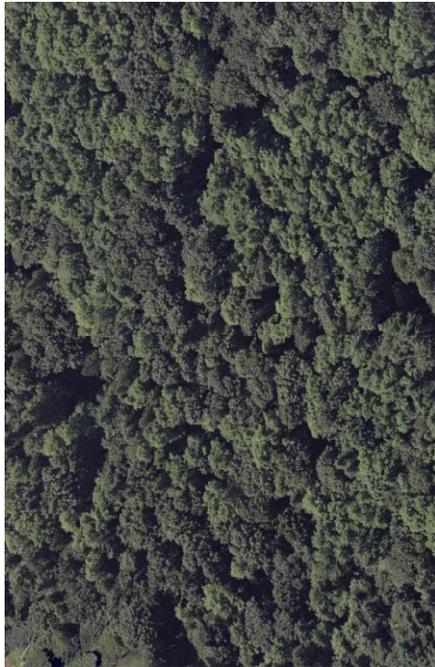
www.migcom.com

High Point Neighborhood Looking Back / Looking Forward Tree Canopy 100+ Years

Peg Staeheli, PLA, FASLA, LEED AP
WASLA, Spokane WA April 2017

High Point Tree Canopy 100 +years

1850's



1941-2002...



2002 ...



2016



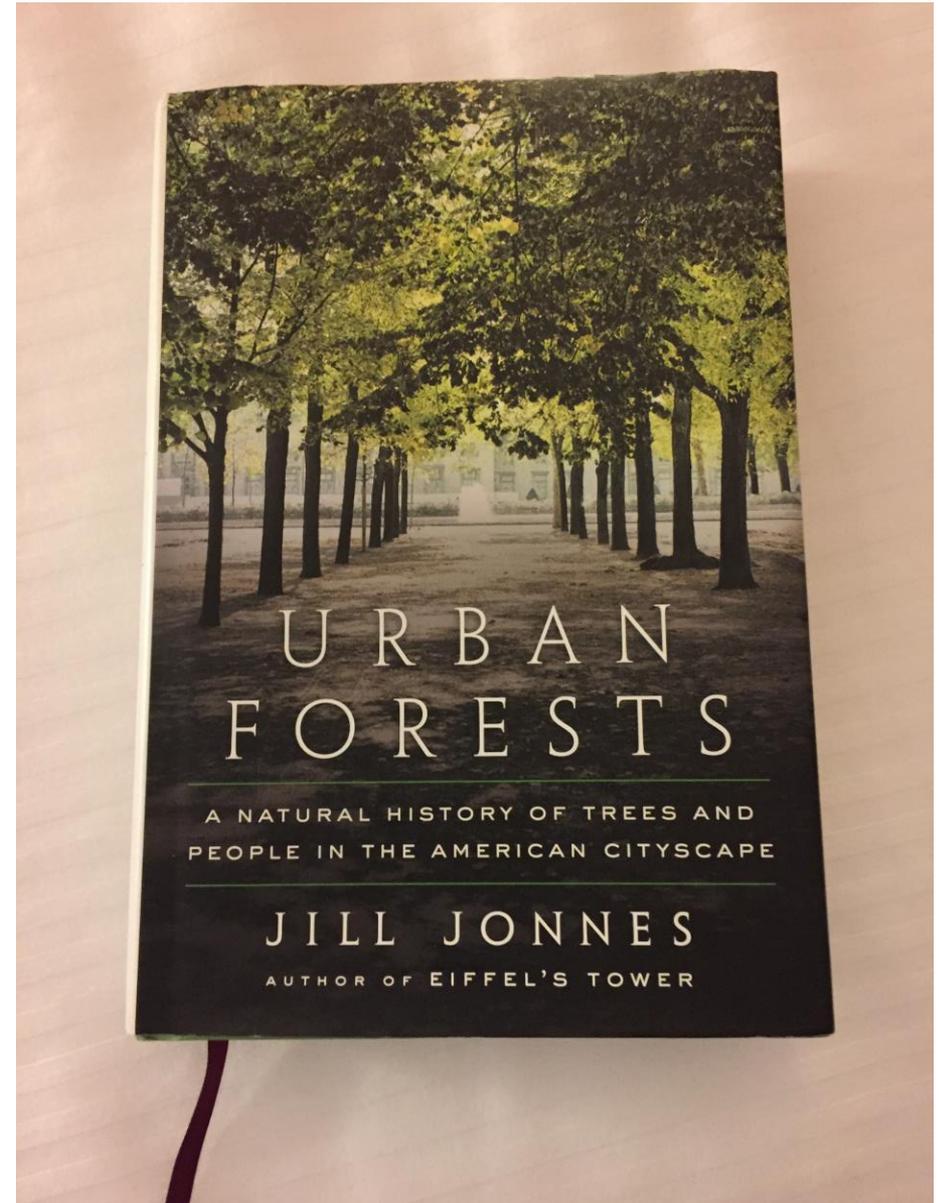
write, "If our ancestors found it wise and necessary to cut down vast forests, it is all the more needful that their descendants should plant trees. We

du –AHBSH people of the inside place



Discussion

- Urban Forestry
- Tree Selection 1950
- Tree Preservation
- Tree Selection 2002
- Canopy Diversity
- Room for Trees

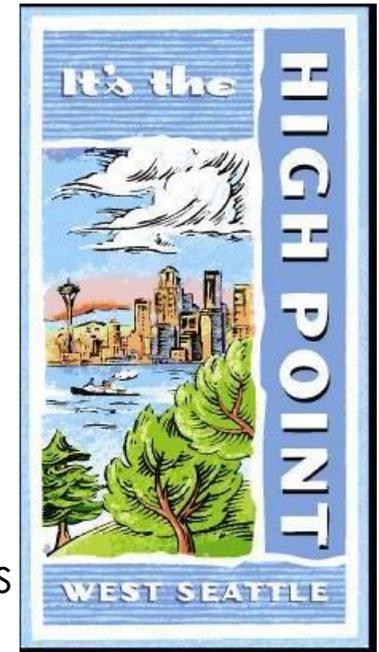




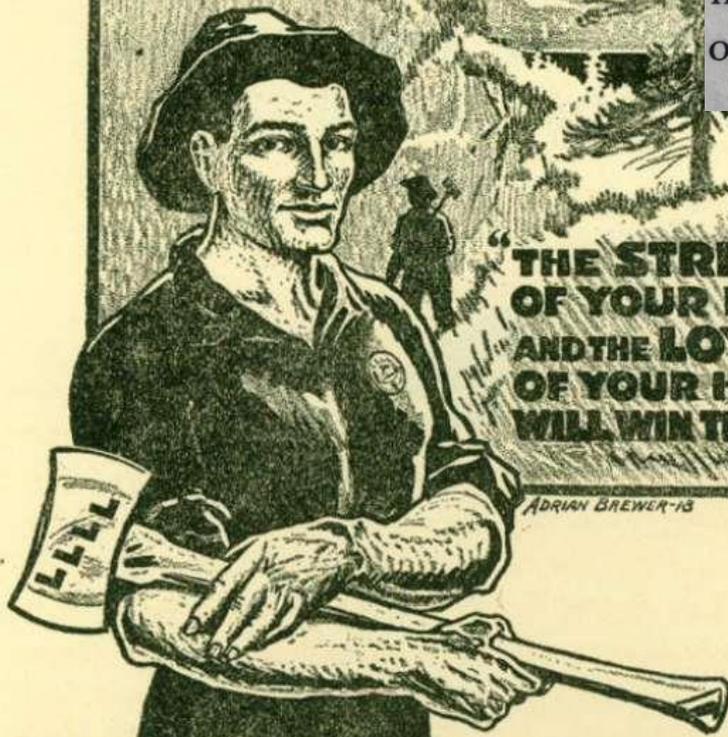
Property of Museum of History & Industry, Seattle

Tree Canopy Timeline

1800's	Forest Canopy-100% cover
1830's mid	Logging Puget Mill Company
1851	Denny party lands at Alki
Late 1800's	John Longfellow and Puget Mill Company
1879	Last tree cut down on Seattle waterfront
1903	Seattle begins planting street trees
1900's	High Point Second growth, orchards and farms
1937	WPA West Seattle Golf Course, Camp Long
1940's	Lanham Act – Housing 800 units Trees planted
1950's	Seattle Housing Authority Ownership
1970's	High Point Playfield area purchased (homes removed)
2000	HUD Hope VI Redevelopment Funding
2001-2004	1700 Unit Master Plan and Entitlements Trees inventoried by Jim Barborinas & Arthur Lee Jacobson
2004	Begin Phase I – 100+ Trees preserved 650+ trees removed
2005	1000 + Trees planted First residents move into units
2011- current	For-Sale Ph II housing (last of 1700 units)
2012	3600 + Trees planted; 100+ mature trees preserved 30% cover?



**SPRUCE
FOR THE
AIR**



**“THE STRENGTH
OF YOUR BLOWS
AND THE LOYALTY
OF YOUR HEARTS
WILL WIN THIS WAR”**

ADRIAN BREWER-13

LOYAL LEGION OF LOGGERS AND LUMBERMEN

...accept and condemned.
With Downing's death, the woods and the city trees lost their most high-profile and passionate spokesman and advocate, a man who could write, "If our ancestors found it wise and necessary to cut down vast forests, it is all the more needful that their descendants should plant trees. We shall do our part, therefore, towards awakening again, that natural love of trees, which long warfare against them—this continual laying the axe at their roots—so common in a new country, has, in so many places, well nigh extinguished. We ought not to cease, till every man feels it to be one of his moral duties to become a planter of trees." mid 1800's

mid 1900's

The War Years.....

Housing & Transportation
1940's





Tree Selection Sample 1950's

Conifers 35%

- Douglas Fir
- Western Red Cedar
- Giant Redwood
- Giant Sequoia
- Deodar Cedar
- Port Orford Cedar
- Colorado Spruce
- Black Pine
- Lawson Cypress
- Green Column Cypress
- False Cypress
- Cedar of Lebanon
- Grand Fir
- Eastern Red Cedar
- Canada Hemlock
- Pacific Madrone
- Portugal Laurel

Deciduous 65%

- Big Leaf Maple
- Green Ash
- Gray Birch
- White Birch
- Red Maple
- Silver Maple
- Sugar Maple
- Norway Maple
- Wineleaf Maple
- Red Oak
- English Elm
- Siberian English Elm
- Horsechestnut
- Hawthorne spp
- Lavalle Hawthorne
- London Plane
- Mountain Ash
- Black Mulberry
- Pie Cherry
- Kwanzan Cherry
- Mazzard Cherry
- Bing Cherry
- Tulip Tree
- Little Leaf Linden

Then Seattle Housing Authority.....



...to New

- 120-acre mixed income housing redevelopment based on New Urbanist principles
- Neighborhood based natural drainage systems- GSI tools implemented at block scale and in the public right of way.
- 34 blocks of new streets, new utilities, street trees, sidewalks, parks and open space
- 1,600+ housing units, neighborhood center, library, and mixed-use complex
- Density ranges from 16 units/acre to 32 units/acre of ground-related housing





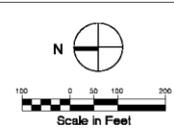
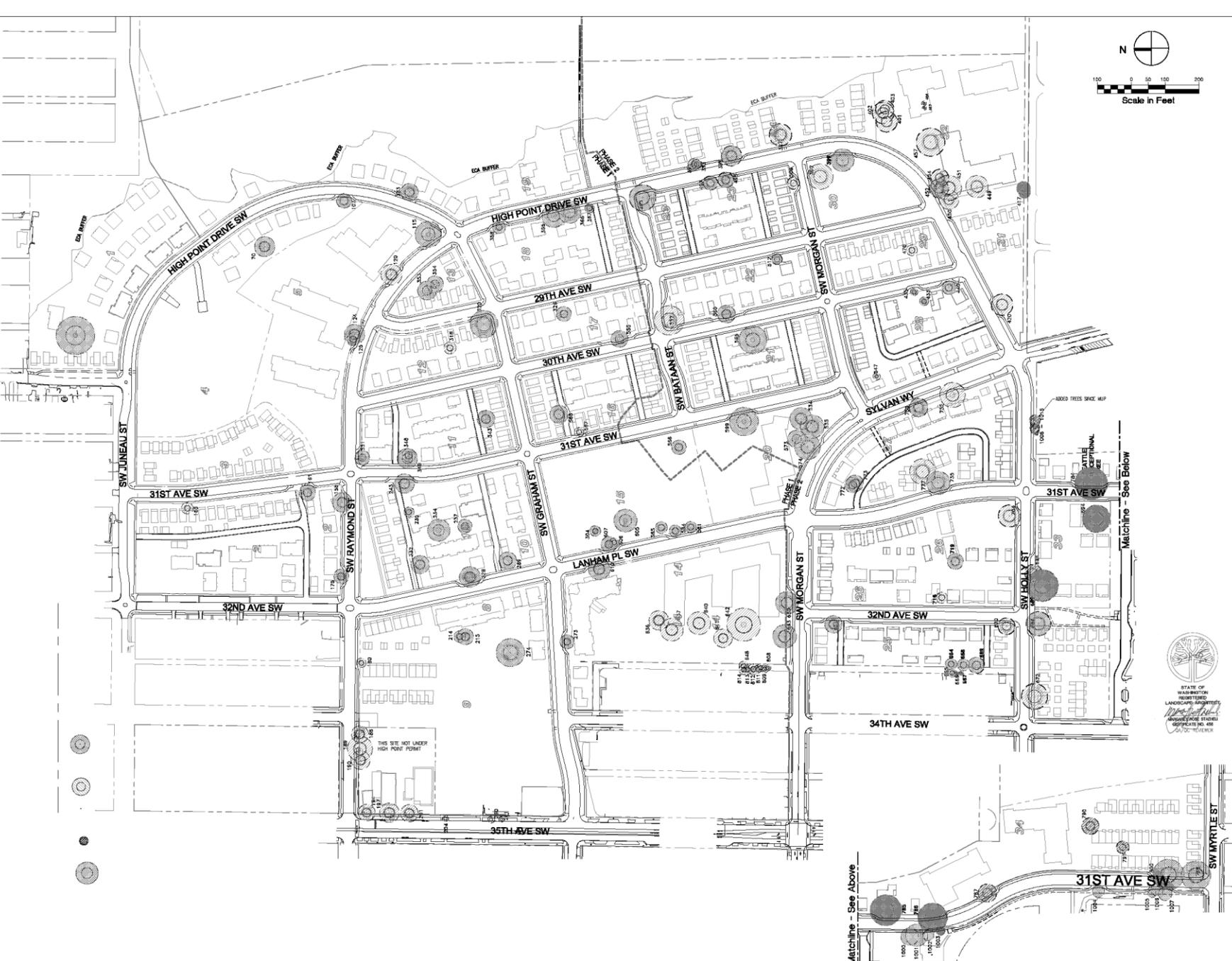
Andrew Downing, Jonnes
neighborhoods . . . is to use all possible influence to have the streets planted
with trees.”

The first duty of an inhabitant of forlorn
neighborhoods . . . is to use all possible influence to have the streets planted
with trees.”

Tree Preservation (100+ large trees)

look at the canopy and at the root zone space allowed
“No Place for Old Trees” Cass Turnbull





MITHUN
Architects - Designers - Planners

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ELECTRICAL ENGINEER
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NO.	DATE	DESCRIPTION
1.	4/22/02	SUBMITTAL
2.	10/31/02	MAP PRELIMINARY
3.	11/04/02	REVISIONS
4.	02/04/03	REVISIONS
5.	03/07/05	UPDATE

PROJECT NO. 0406 SHEET NUMBER 0406

REVISION NUMBER



FOR PERMIT ONLY
THIS DOCUMENT IS PRELIMINARY. BEFORE ANY CONSTRUCTION BEGINS, THE OWNER SHOULD OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

TREE PRESERVATION PLAN

100% Final Plan - 11/04
100% MAP PRELIMINARY 10/31/02
DATE: MARCH 08, 2008

MASTER USE PERMIT

L1.2



Qui plantavit curabit

Theodore Roosevelt motto
*“He whas planted will
preserve”*





Tree # 784
Red Oak / *Quercus rubra*
31st Avenue SW
Block 34



High Point Redevelopment



Tree # 785
London Plane / *Platanus x acerifolia*
31st Avenue SW
Block 34

High Point Redevelopment











**To School:
Before**

**From School:
After**

Tree Selection 2002

Conifers 15%

- Western Red Cedar
- Incense Cedar
- Doug Fir
- Silver Fir
- Subalpine Fir
- Shore Pine
- White Pine
- Lodgepole Pine
- Austrian Pine
- Serbian Spruce

Deciduous 85%

- Vine Maple
- Autumn Blaze Maple
- Paperbark Maple
- Green Japanese Maple
- October Glory Maple
- Pacific Sunset Maple
- Schmidt Maple
- Green Mountain Sugar Maple
- Red Horsechestnut
- Autumn Brilliance Serviceberry
- Heritage Birch
- Jacquemontii Birch
- Katsura
- Chinese Dogwood
- Cornelian Cherry
- Magnolia Kobus
- Magnolia Denudata
- Magnolia xLoebneri
- Turkish Filbert
- Malus Prairie Fire, Transitoria, Tschonoski
- Sweetgum
- Redbud
- Thornless Cockspur Hawthorn
- Summit Ash
- Raywood Ash
- Marshall's Seedless Ash
- Autumn Gold Gingko
- Kentucky Coffee Tree
- Witch Hazel
- Hazelnut
- Black Tupelo
- Yoshino Cherry
- Trinity Pear
- Chanticleer Pear
- Scarlet Oak
- Water Oak
- Sovereign Oak
- Red Oak
- Cardinal Royal Mountain Ash
- Green Vase Zelkova
- Frontier Elm
- Allee Elm
- Dynasty Elm
- Pioneer Elm
- Chinensis Dogwood
- Idahoensis Robinia
- Cascara
- California Laurel

1950's Mature Trees Still Here

Conifers 35%

- Douglas Fir
- Western Red Cedar
- Giant Redwood
- Giant Sequoia
- Deodar Cedar
- Port Orford Cedar
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Seattle 2037 Canopy Goals

Seattle Urban Forest Stewardship Plan 2013

Citywide

- Single Family 33%
- Multifamily 20%
- Commercial Mixed Use 15%
- Downtown 12%
- Industrial 10%
- Institutional 20%
- Developed Parks 25%
- Parks's Natural Areas 80%
- Right of Way 24%

High Point Neighborhood projection

- 20% (zero lot line)
- 25%
- 15%
- NA
- NA
- NA
- 25%
- 95%
- 30%+ (at 10 years)

Seattle 2016 Tree Canopy assessment is due out May 2017

Seattle's Urban Forest Goals



- Ethic of Stewardship
 - Maintenance
 - Protection
 - Management
 - Community ethic
 - Community planting
- Function and Benefits
 - BMP's
 - Value
 - Native
 - Preservation
- Expand Canopy
 - Increase by management unit
- Health and Longevity
 - Age distribution
 - Suitability & evergreen
 - Species distribution 10%

Tree Canopy-



6 months after planting-2006

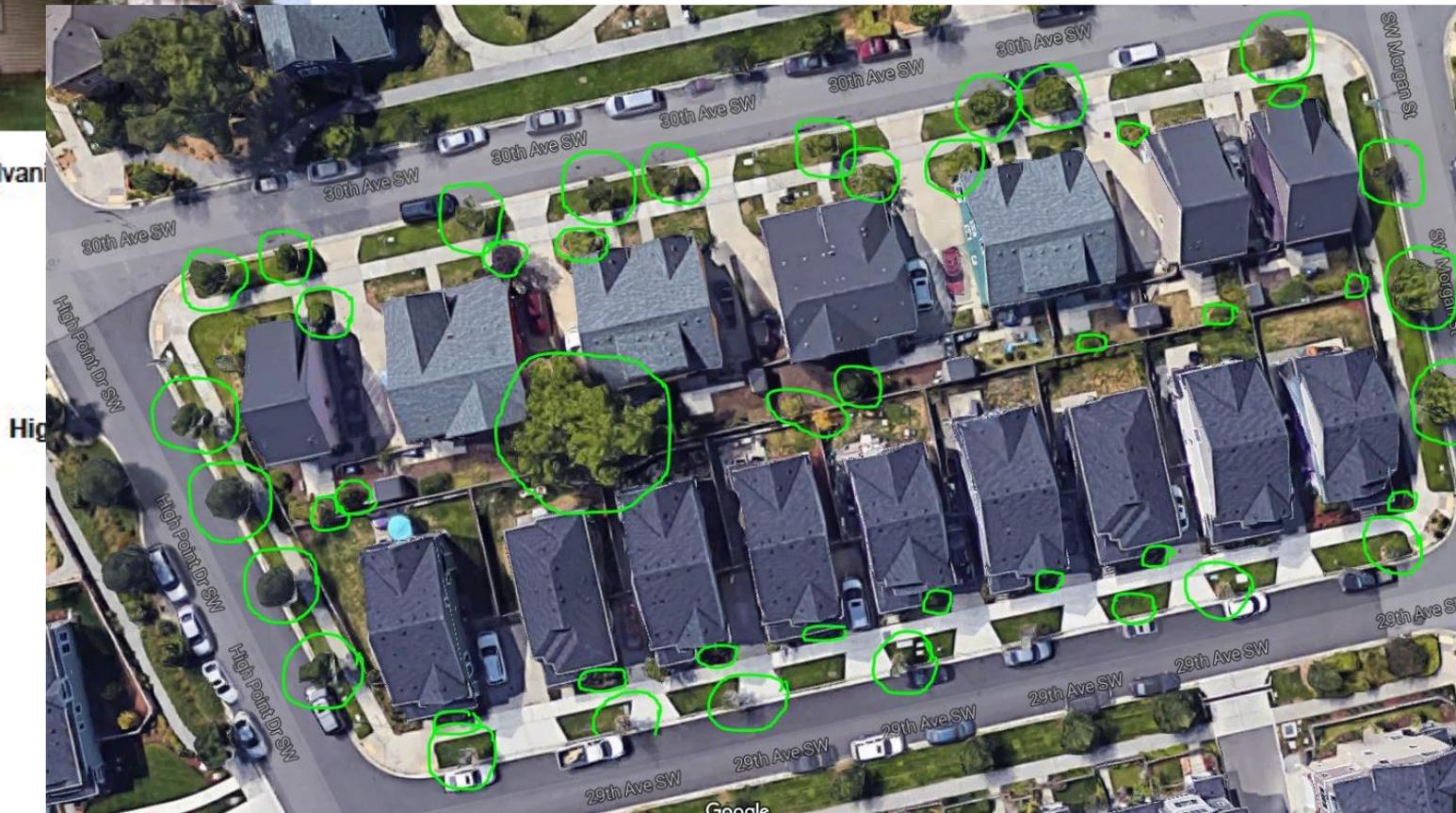


9 years later-2014- on the way to achieving 30% canopy





Tree 470
Green Ash, *Fraxinus pennsylvanica*
Block 22



Street Trees and Summer



Street Tree Canopy Across Seasons



Tree Canopy 2002 and 2017





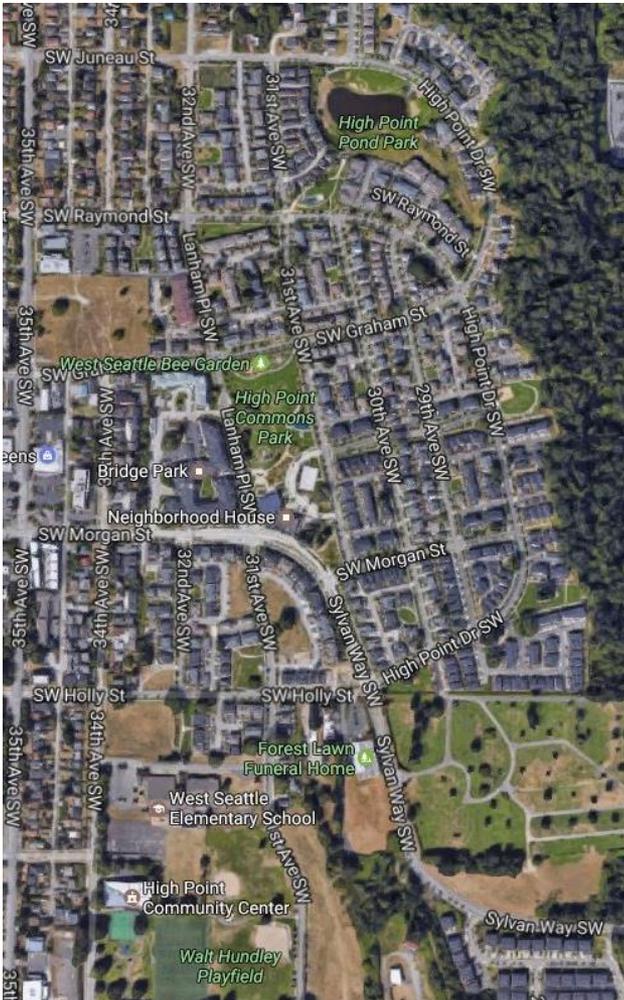
Variety of plantings provides the sense of place as you walk from block to block

Trees viewed
from all parts of
the
neighborhood



Room for Big Trees?

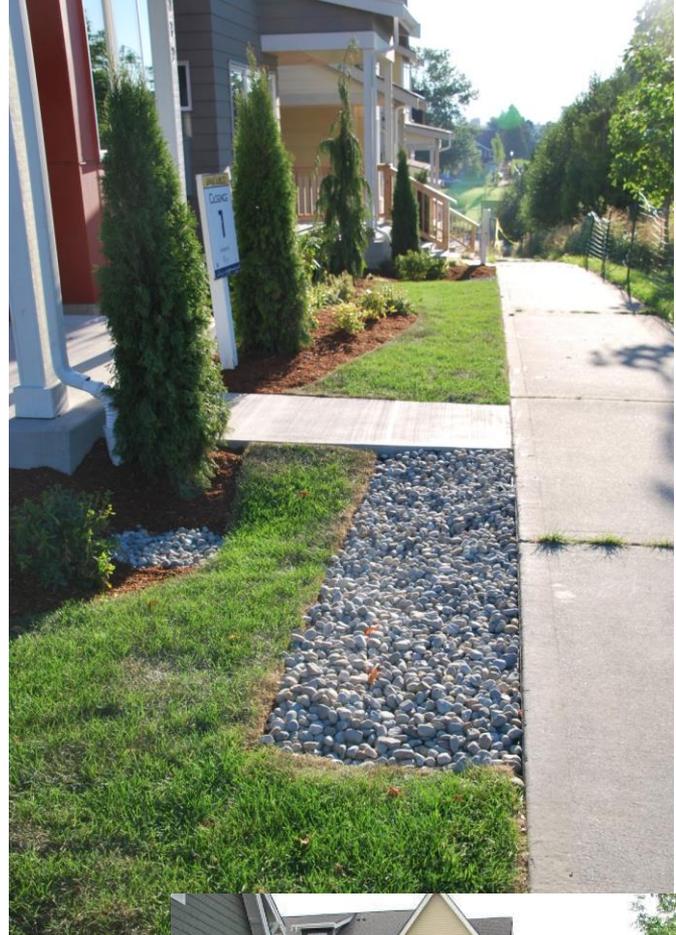
- Plat restricted impervious – overall NTE average 60% (Typical impervious for this density 65%-70%)



John Davey “tree roots require sufficient room and proper soil and air to thrive. Do it right or not at all.” Jonnes pg 41-43

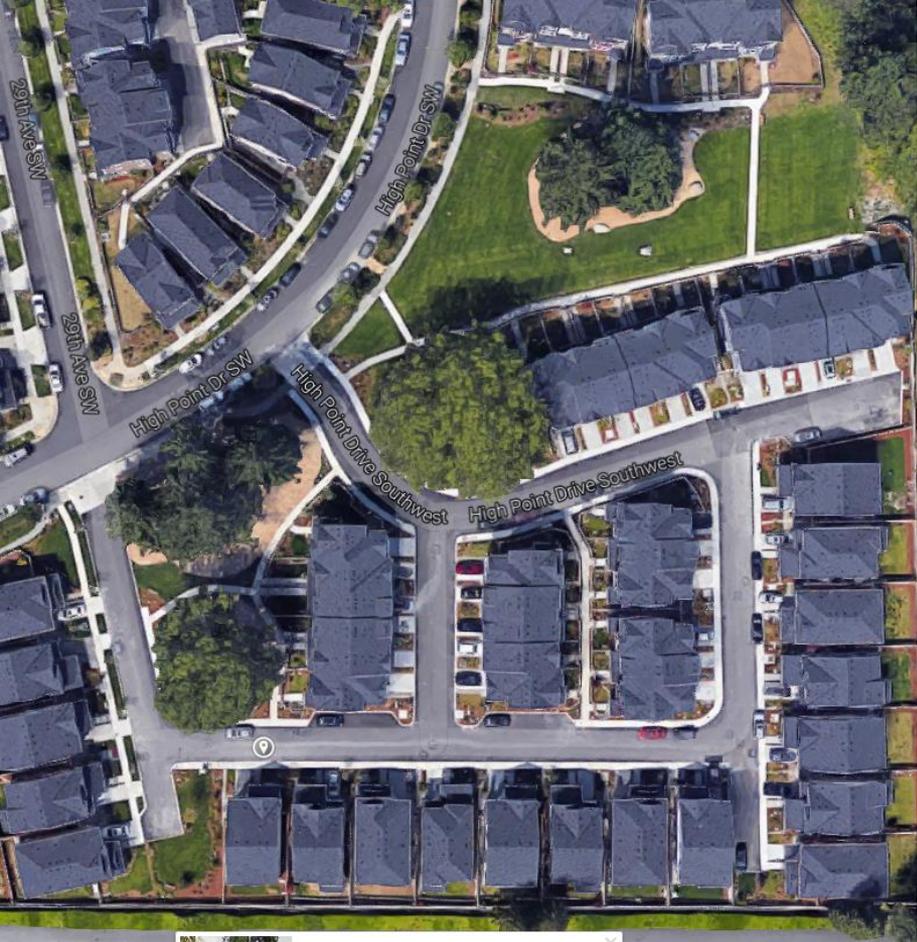
“No Place for Old Trees” Cass Turnbull

Still wonder is there room to grow ?











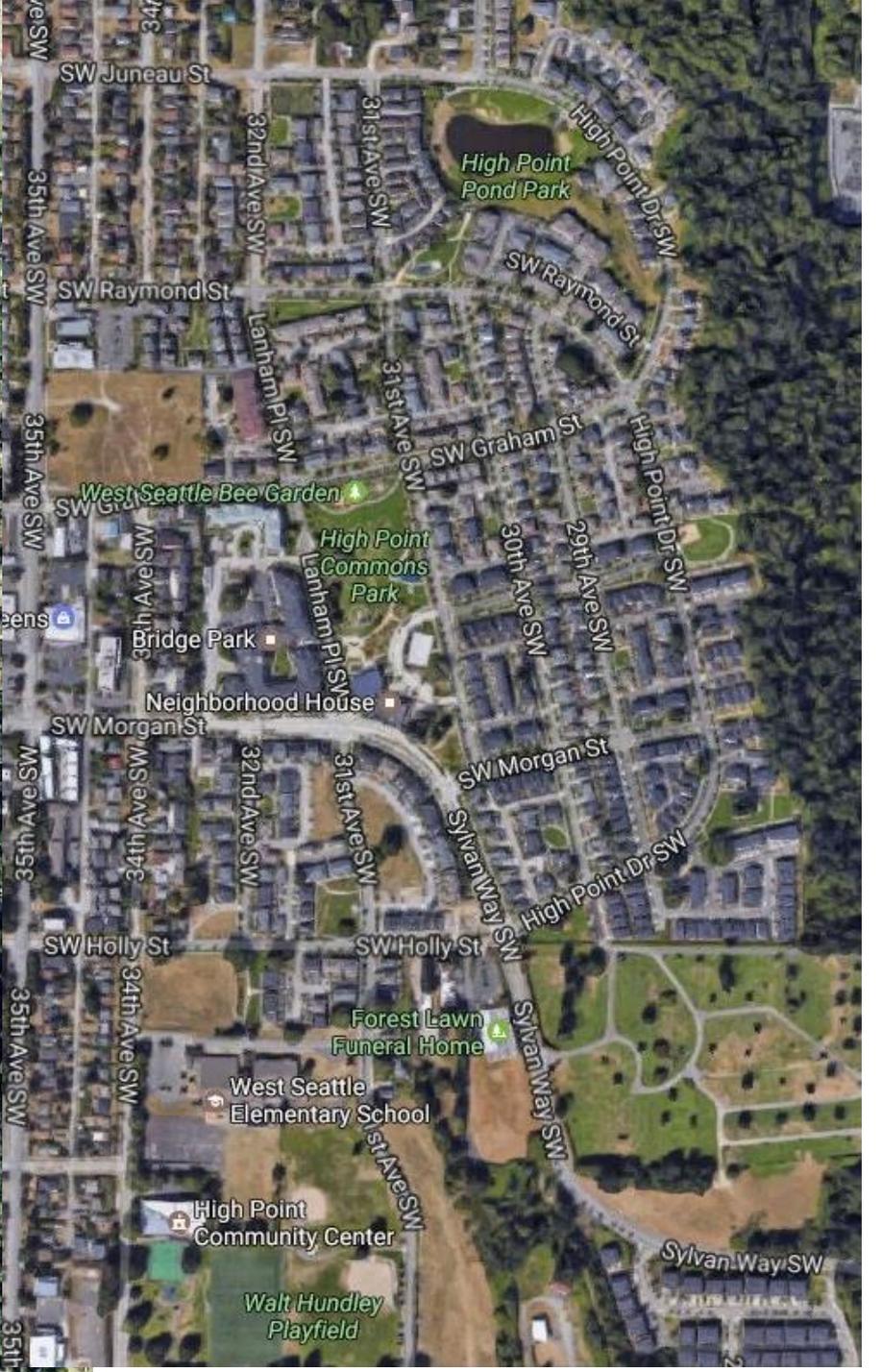






Owe US fascination with Spring flowering tree burst to Eliza Scidmore & John Fairchild WA DC





**High Point Neighborhood
Looking Back / Looking
Forward**

Tree Canopy 100+ Years

Peg Staeheli, FASLA, PLA



High Point Collaborative Interdisciplinary

Owner:

Seattle Housing Authority

2007 ULI Global Award of Excellence

2007 EPA National Award for Smart Growth

Other agencies:

US Dept of Housing and Urban Development

Washington State Department of Ecology

Seattle Department of Planning and
Development

Seattle Department of Transportation

Seattle Public Utilities

Seattle City Light

Seattle Parks Department

Seattle School District

Seattle Fire Department

Seattle Office of Housing

Seattle Design Commission and Design Review

Citizen Groups

High Point Citizens Review Committee

West Seattle Chamber of commerce

Infrastructure Contractors:

Gary Merlino Construction Company – Ph I

T. Yorozu Gardening Co. – Phase I & II

TriState Construction – Phase II

Tree Solutions Inc.



Integrated Consultant Team:

Mithun Architects, Planners, Landscape Architects

Design Team Lead

**MIG|SvR Design Company Civil Engineers & Landscape
Architects Infrastructure, Natural Systems, ROW Trees,
Landscape, Parks and Site civil**

Artist: Myersculpture

Resource consultants:

Shannon and Wilson- Geotechnical

McCoullough Hill PS- Land Use Attorney

Bush Roed Hitching - Survey

Stoneway Concrete

NW Chapter ACPA

Cedar Grove Composting

Concrete Specifications Council

Nakano Associates- Rental Landscape Design

Urban Forestry Resources

RW Beck- Hydrologic Modeling

Herrera-Hydrologic Modeling

PRR- Public Outreach

Fusion-Branding

