

December 6, 2023

City of Round Rock

Bradley Dushkin
Director of Planning & Development Services
301 W. Bagdad Ave., Suite 210
Round Rock, Texas 78664
bdushkin@roundrocktexas.gov

**Re: CCBP Eagles Nest 3 - SDP2208-0002 – Sunrise Rd. at Eagles Nest St.
Monarch Tree Removal Request**

Dear Mr. Dushkin,

We are writing to request approval to remove a 26" Caliper Red Oak Tree (Tree #61350) which is currently deemed a Monarch classification on the Eagles Nest 3 Commercial project located at the SW corner of the intersection of Sunrise Road and Eagles Nest Street. The tree is multi-stemmed form in 'Fair' condition, with several areas of deadwood within the canopy.

Throughout the site design process, attempts were made to preserve the tree, unfortunately the site constraints made saving the tree impossible due to its existing location, required site engineering, proposed grading and subsurface drainage infrastructure, and the proposed site design. Per the following:

- In the vicinity of the tree, the site requires earthen fill up to 8'. The fill is required to satisfy grading requirements to meet the drainage design which was driven by existing topographic conditions, required site planimetries, and Engineering code requirements.
 - By filling the site up to 8', the tree would reside in a tree well condition and the multi-trunk tree form with its very low canopy, would be required to limbed up to save it. This would also implicate several large limbs of the canopy to be removed.
- The tree location interferes with the underground detention system needed to limit Atlas 14 storm flows to the existing Sunrise Road storm sewer system.
 - The detention system feeds from this area to the SW corner of the site and was required to be in this area to achieve the required positive drainage.
- The tree location prevents adequate fire lane circulation as the project would not be able to achieve an optimum circulation route along the front of the northeast building.
- The tree location interferes with the continuation of public water lines for adequate fire protection.
- The tree location limits through traffic circulation and adequate clearance requirements in front of building.

Per our understanding, the existing site was previously used for agriculture and the Monarch Red Oak is the only tree of note on this site aside from invasive species and small Cedar Elms. In terms of an ecological function, due to the low growth habit and limited canopy this tree does not provide opportunities for shade to the site. The project overall is proposing (82) – 3" Canopy Trees and (66) – 1.5" Ornamental Trees which provides for a more diverse and extensive urban forest which will benefit the site and the City of Round Rock long term in terms of addressing heat-island remediation and habitat creation.



On Wednesday, November 22, 2023, S1619 met with Forestry Manager, Ricci Strayhorn to review the tree status and health. After inspecting the tree on site last week, Mr. Strayhorn suggest that the tree was in good to fair condition and is a viable candidate to save. The condition of this tree is consistent with the norm of this species, though he noted that the tree does not look like the image of a “monarch type” of tree that we would traditionally think of. Additionally, we discussed potentially transplanting the tree if removal was unavoidable. He said that transplanting would not be an option for this tree due to its low growth structure.

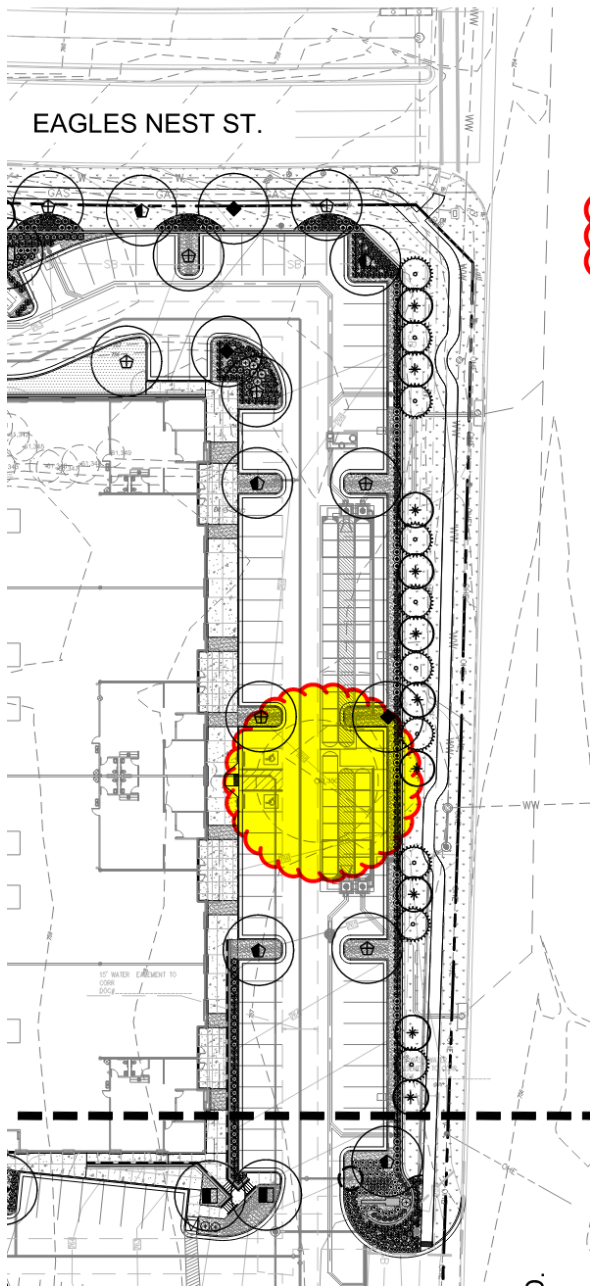
Once you have had the opportunity to review this information, please feel free to contact **studio16:19, LLC** should you have any questions, comments, or require clarification to what is proposed. You may reach me via e-mail at jwagner@studio1619.com or by phone at **512.534.8680**.

Respectfully submitted,
studio16:19, LLC


Jonathan Wagner, ASLA, LI
principal
Attachments (2): Site Plan Screenshot and Tree Pictures

Site Plan Screenshot:

The existing grade of the tree is 758 and the proposed grade at this location is 766, a delta of +8' of fill.



EXISTING TREE CHART - Chandler Creek Lot K2 East

Tag	Key	Type	Condition	Size (cal.)	Mitigation	Removed
61340	ce	Cedar Elm	Fair	8	0	Yes
61341	ce	Cedar Elm	Fair	10.5	10.5	Yes
61342	ce	Cedar Elm	Fair	9	9	Yes
61343	ce	Cedar Elm	Fair	7.5	0	Yes
61344	ce	Cedar Elm	Fair	8	0	Yes
61345	ce	Cedar Elm	Fair	6	0	Yes
61346	ce	Cedar Elm	Fair	7	0	Yes
61347	ce	Cedar Elm	Fair	9	9	Yes
61348	ce	Cedar Elm	Fair	8	0	Yes
61349	ce	Cedar Elm	Fair	6	0	Yes
61350	ro	Red Oak	Fair	26	78	Yes
61351	gb	Gum-Bully	Fair	11	0	No
61352	ce	Cedar	Fair	7	0	No
61353	ced	Cedar	Fair	7	0	No

EXISTING TREE LEGEND

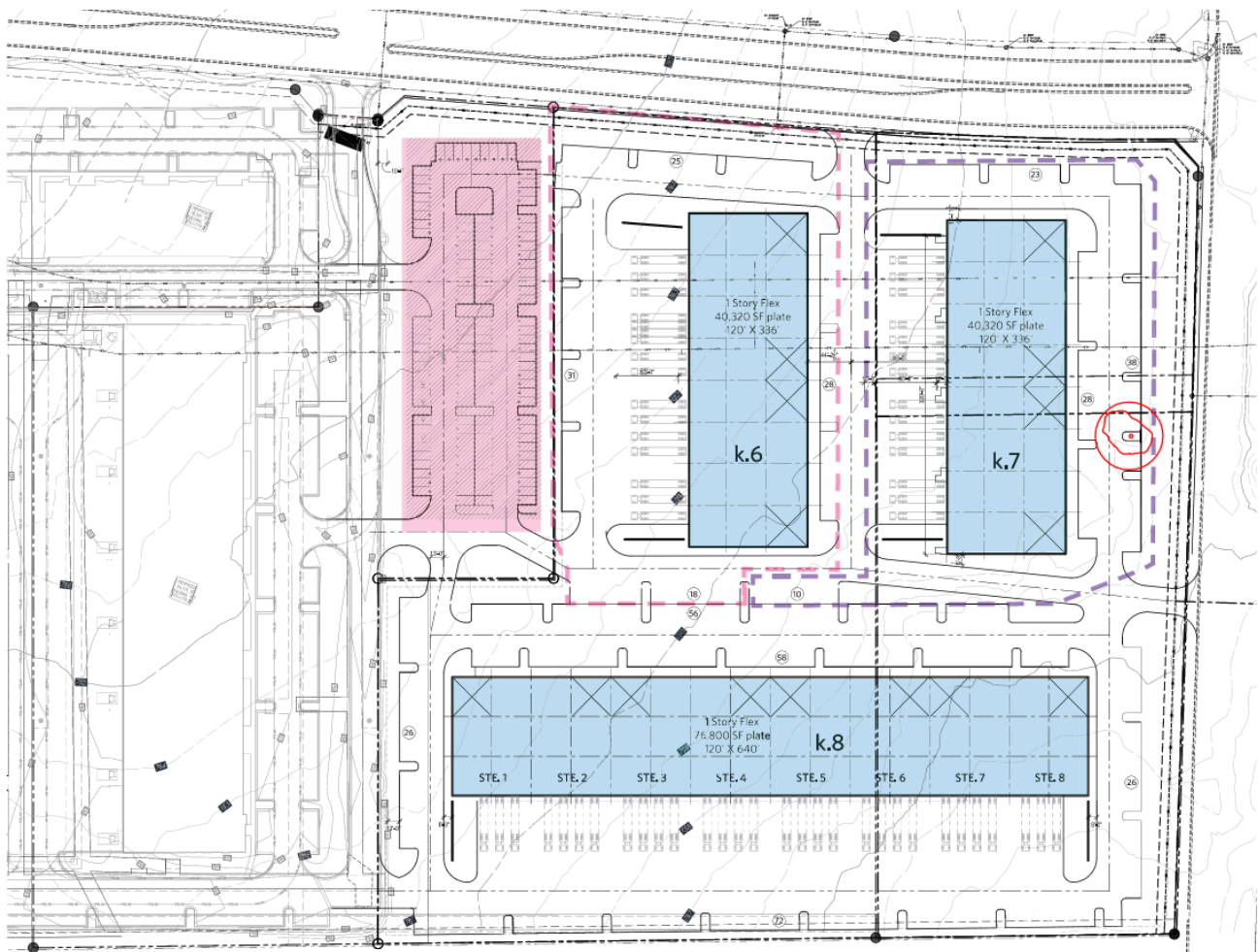
- SAVED TREE
- REMOVED TREE

Tree #61350 Site Pictures:



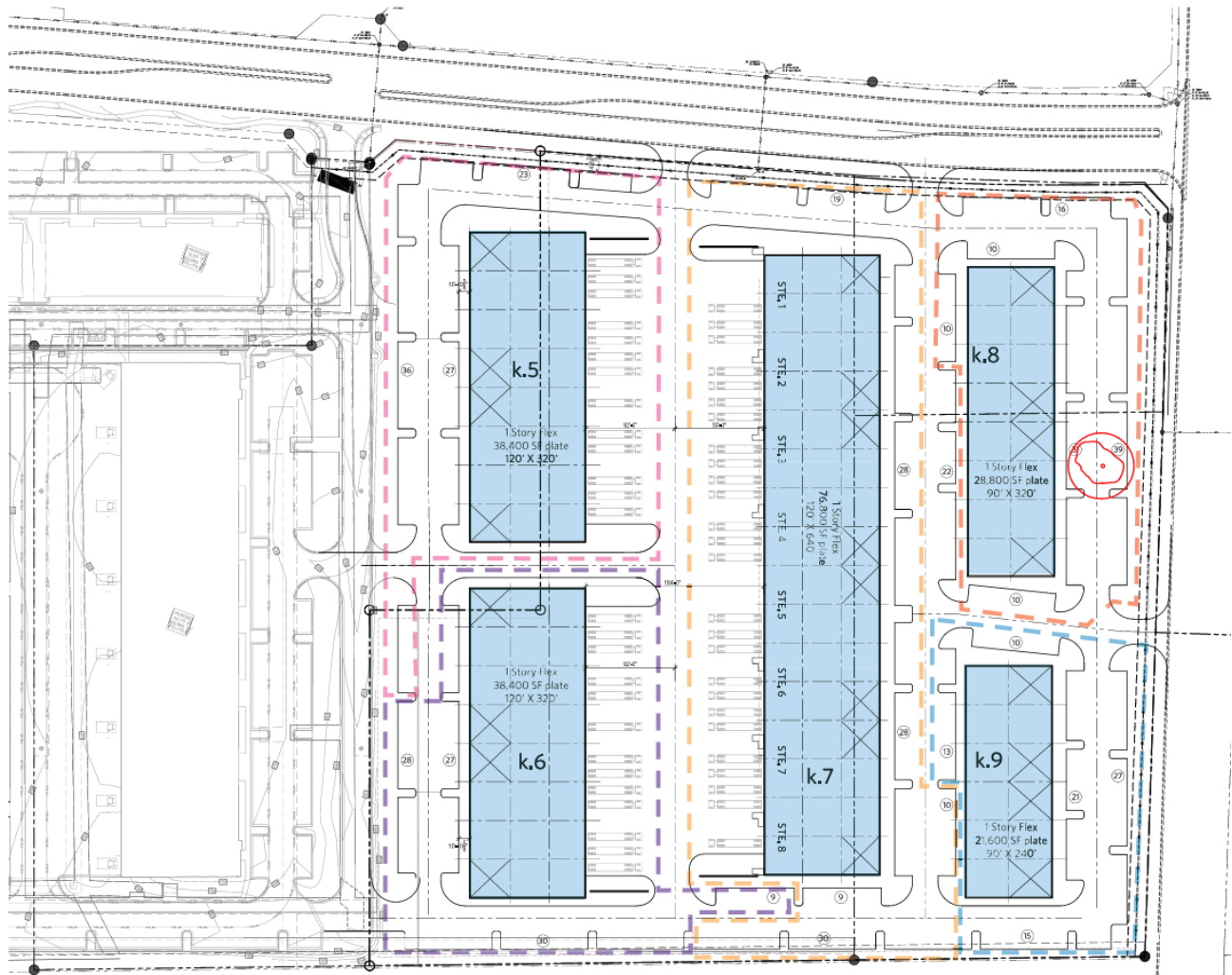
Site Plan Iterations:

- Earlier studies of the site, in which buildings were oriented in an east/west direction and shifted to accommodate the tree, were highly inefficient as related to:
 - The overall grading required of the site would not allow for the feasibility of the buildings to be oriented east / west.
 - A negative impact to the overall site circulation.
 - An overall limit of tenant parking which result in parking ratios that do not support the development of the project.
 - Truck courts were required to be laid out in a non-shared arrangement which resulted in loading docks facing outwards toward adjacent properties.
 - The existing lower elevation of the tree is problematic for the overall development of east end of the site. Attempts to accommodate this lower elevation result in the barriers as described above.



Site Plan Iterations:

- The final direction and site layout of the site shifted further east to implicate the tree. This layout was workable due to adequate site circulation, truck court screening per CORR code requirements, driveway spacing requirements, and parking requirements.
- Additionally, as mentioned previously, the site required building K8 to be raised 8' to achieve positive drainage for the stormwater condition.



Site Plan Study:

- The study of shifting the drive aisle in between the building and required addition of an 8' wall that creates a well around the tree is not a workable solution. It results in a loss of 20 parking spaces, creates a barrier of entry and blockage at tenant entry points into the building, and an overall hazard for those tenants, pedestrians and cars required to navigate the thru drive aisle. The tree canopy also limits visibility into the site which negatively impacts tenant safety.
- A 26'-0" wide driveway was considered to not create an issue for fire truck circulation for the site overall and to allow for additional parking opportunities.
- This scenario impacts roughly 22% of the canopy and would require impact to the enhanced CRZ but would remain outside of the 50% CRZ.

