November 18, 2020

Re: Information for IAG and Public Meetings

Dear Charlestown Residents:

The documents provided here contain supplemental information about the proposed project that has been discussed at IAG and public meetings.

This package contains the following documents:

- Tree Assessment Summary
- Tree Overlay

You can submit questions or comments to info@bunkerhillhousing.com or through the BPDA project page at http://www.bostonplans.org/projects/development-projects/bunker-hill-housing-redevelopment.

Please email us at info@bunkerhillhousing.com to request translation into Spanish.

Sincerely,

The Bunker Hill Housing Redevelopment Team

Tree Assessment Summary

The development team and the landscape architect team has evaluated the data from the preliminary tree assessment (posted 10/28/20) to establish the types and condition of the trees on-site. The survey completed by the arborist looked at species, condition of the tree, location, quality of location, and tree diameter.

Existing Tree Inventory:

- **Condition Summary**
    - There are currently 340 trees on site.
        - 109 trees are in good condition
        - 133 trees are in fair condition
        - 93 trees are in poor condition
        - 5 trees are dead
            - From the fair, poor, and dead trees, the Arborist identified 82 trees that are recommended for removal. (9 fair, 68 poor, 5 dead)
            - The remaining 25 trees in poor condition and 124 trees in fair condition would need additional care and maintenance as well as continued monitoring for deterioration.
                - Even with mitigation and maintenance, a tree that is classified as in poor condition is unlikely to ever improve to good condition.
                - A tree in fair condition may be improved depending on the type of defect.
- **Location Value Summary**
    - Of the 109 trees that are marked as in good condition
        - 98 are also marked as having good location value
        - 11 are marked as having poor location value with >75% root zone infringement
    - Of the 124 trees that are marked as in fair condition and not recommended for removal
        - 118 are also marked as having good location value
        - 6 are marked as having poor location value with >75% root zone infringement
- **Size Summary**
    - 199 (59%) of the trees on site have a diameter at breast height (“DBH”) under 15”
    - Of the 109 trees that are marked as in good condition
        - 55 of these trees have a of 15” DBH or less
        - 54 have a DBH of 16” or more
    - Of the 124 trees that are marked as in fair condition and not recommended for removal
        - 85 of the trees have a 15” DBH or less
        - 39 have a DBH of 16” or more
- **Priority Tree Preservation Summary – Combined Condition, Location Value and Size Summary**
    - There are 44 trees that are in good condition, with good location value and with DBH of 16” or more that do not have a “probable” likelihood of failure in the next 3 years
    - There are 26 trees that are in fair condition, with good location value and with DBH of 16” or more that do not have a “probable” likelihood of failure in the next 3 years

Tree Preservation Approach:

- It is not possible to develop the proposed project while preserving a high percentage of the existing trees;
- Existing trees on site are distributed throughout the site with no clear areas of concentration around which to plan site development;
- A high percentage of existing trees not otherwise recommended for removal are of a size that is replaceable with approximately 15-20 years of growth;
- Existing trees that are within future open spaces can be identified as able to be preserved;
- Existing trees that are within the building sites of Phase 1 (Buildings F and M) can be identified as preservable or not due to the level to which phase 1 design is advanced;
- Existing trees within the building sites of future phases cannot be identified as preservable or not until the design review process for those future phases.

Open Space Tree Preservation

- The location of Building L and the adjacent open space has been shifted to allow for the preservation of 8 additional trees, representing an additional 206" of DBH to be preserved.
- In total, approximately 40 trees are projected to be preservable within the planned open spaces.
- Of these, 10 are in good condition, have good location values, are 16" DBH or greater

Phase 1 Tree Preservation

- There are 7 existing trees on the building M site
    - Of these, 4 are recommended for removal due to their condition
    - 1 is a high value tree but is in fair condition with >75% root zone infringement and a "possible" likelihood of failure; this tree falls within the proposed building M footprint and cannot be preserved
    - 1 is fair condition without significant root zone infringement and is not considered at risk of failure, however it is not likely that this tree will be able to be preserved
    - 1 is in good condition and falls within a proposed street tree area and may be able to be preserved
- There are 34 existing trees on the building F site
    - Of these, 9 are recommended for removal due to their condition
    - 2 are in fair condition with a "probable" likelihood of failure
    - 8 are in good or fair condition but fall within or very close to the building F footprint and cannot be preserved
    - 5 are in good or fair condition but fall within a proposed sidewalk or widened street and cannot be preserved
    - 8 are in good condition and fall within a proposed street tree area; 5 of these trees may be able to be preserved
    - 2 are in good or fair condition but due to garage excavation it is unlikely these will be able to be preserved

Future Phase Tree Preservation

- We are not seeking design approval for future phases at this time and therefore design of future phases is not advanced enough to accurately determine which trees will be impacted by those buildings. As subsequent buildings are designed in future phases, we will then be able to determine which trees we will be able to preserve on those individual building sites.

Key Takeaways:

- Trees are evenly dispersed around the site, making it impossible to plan development around the trees.
- Open space has been modified to preserve as many trees as possible within those areas.
- Trees that are in good condition, have good location values and are at least 16" DBH will be closely evaluated for opportunities to accommodate their preservation within building sites
- 60% of the existing trees on site are 15" or less DBH, a size which can be replaced with 15-20 years of growth
- Approximately 500 trees will be planted over the course of the project; after 15-20 years, the total DBH on site will be over 2.25 times the total DBH that currently exists on site in trees that are in good or fair condition.

Trees in Good Condition: Diameter by Location Type and Location Value	**Count**
Open (tree location)	**100**
Good Location Value	**97**
4”	4
5”	1
7”	5
8”	3
9”	2
10”	1
11”	2
12”	3
13”	13
14”	7
15”	7
16”	7
17”	5
18”	10
19”	10
20”	5
21”	2
22”	4
23”	1
24”	2
26”	1
32”	1
38”	1
Poor Location Value	**3**
24	1
28	1
29	1
Street Tree (tree location)	**7**
Good Location Value	**1**
2”	1
Poor Location Value	**6**
2”	5
3”	1
Well (tree location)	**2**
Poor Location Value	**2**
25”	2
Grand Total of Trees	**109**

Trees in Fair Condition: Diameter by Location Type and Location Value	**Count**
Open (tree location)	**121**
Good Location Value	**118**
3”	2
4”	1
5”	2
7”	4
8”	2
9”	7
10”	2
11”	3
12”	14
13”	17
14”	17
15”	12
16”	8
17”	1
18”	3
20”	5
21”	1
22”	4
24”	3
26”	3
28”	1
29”	2
30”	1
32”	1
34”	1
39”	1
Poor Location Value	**3**
15”	2
22”	1
Well (tree location)	**3**
Poor Location Value	**3**
23”	1
25”	2
Grand Total of Trees	**124**


MEDFORD STREET
WALFORD WAY
BUNKER HILL STREET
VINE STREET
MOULTON STREET
SAMUEL MORSE WAY
FOX A STREET
CONCORD STREET
MONUMENT STREET
LEXINGTON STREET
WADLEY COURT
TUFTS STREET
CORDEX STREET
DECATUR STREET
HUNTER STREET