

# **MONTLAKE ELEMENTARY SCHOOL**

## **SEATTLE PUBLIC SCHOOLS**

Certificate of Approval  
Existing Tree Replacement  
April 03, 2025



### **PROJECT ADDRESS**

**2405 22ND AVE E, SEATTLE, WA 98112**

### **HISTORIC DESIGNATION**

Landmark as described in City of Seattle ordinance #124778

### **PROJECT DESCRIPTION**

Modernization of and addition to the existing landmarked Montlake Elementary School on the same site, removal of all out-buildings and a reconfiguration of the school grounds.

### **SCOPE**

Revisions to the approved C of A scope for removal and replacement of previously designated significant plantings.

### **OWNER**

Seattle Public Schools  
2445 3rd Ave S  
Seattle, WA 98134  
Ph: (206) 252-0648  
Contact: Paul Wight  
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### **ARCHITECT**

DLR Group  
51 University St, Suite  
600  
Seattle, WA 98101  
Ph: (206) 461- 6000  
Contact: Ryan Luthman  
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# HISTORIC STAIR SCOPE CHANGE



## CONCRETE STAIR CONDITION AND CHANGE IN SCOPE FROM ORIGINAL C OF A PACKAGE:

The concrete stairs were in fair condition prior to construction. Some areas of cracking and spalling were noted, but the preferred approach was to patch and repair the existing. DLR Group did note in their initial survey that these stairs had been re-surfaced in the past with a concrete topping over the original steps. The topping appeared to be holding in place for the most part with some areas of delamination noted at edges and nosings.

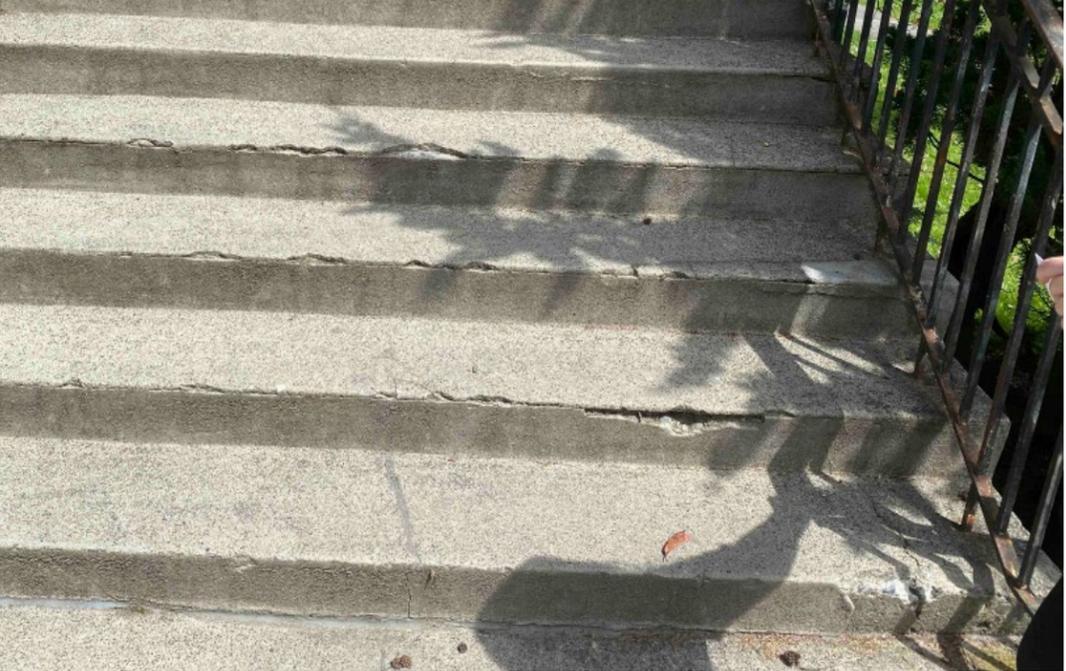
The existing wrought iron railings were in fair condition with the primary issues being weathered coatings in need of replacement. Some locations of localized oxidation were noted, but generally the railings appeared sound.

As construction progressed, regular foot traffic on the stairs exacerbated the delamination of the topping material. The decision was made to remove the existing stairs and replace them in-kind with new concrete steps. The existing railing was salvaged and re-installed per the details of this package and restored per the originally submitted "Metal Restoration" specifications.

**Removal of the stairs also necessitated evaluation of trees that would be impacted by the work. The arborist recommended additional tree removal detailed in this package.**



Stair photos taken before construction by DLR Group. November 2021



Stair photos taken during construction by DLR Group, April 2024

# HISTORIC FORECOURT/STAIR CONDITIONS



Montlake Elementary School - Aerial view circa 1960 (Courtesy Seattle Public Schools)



Montlake Elementary School - Date Unknown (Courtesy Seattle Public Schools)

# PREVIOUSLY APPROVED ENTRY FORECOURT SCOPE



NEW SWING GATE IN SIMILAR  
STYLE OF EXISTING RAILINGS

NEW SWING GATE IN SIMILAR  
STYLE OF EXISTING RAILINGS

EXISTING RAILING TO BE  
CLEANED AND RE-PAINTED PER  
SUBMITTED METAL RESTORATION  
SPEC

EXISTING PLANTINGS TO REMAIN

EXISTING STAIRS TO REMAIN.  
PATCH AND REPAIR CRACKS  
PER SUBMITTED CONCRETE  
RESTORATION SPEC

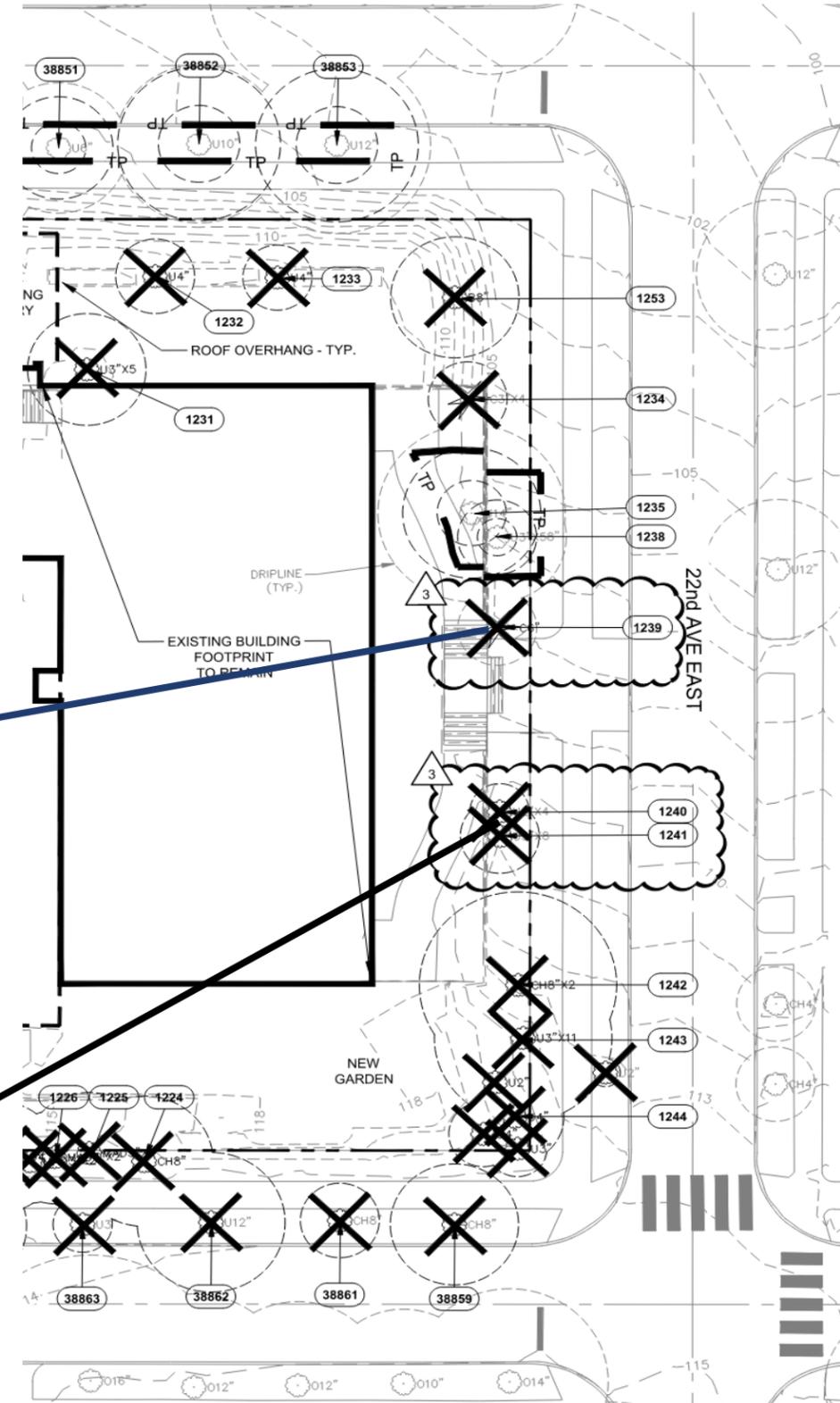
EXISTING PLANTINGS TO REMAIN

*Aerial view from northeast corner of site*

# REVISED LANDSCAPE DEMO



Photo of existing trees, pre-construction



## EXCEPTIONAL TREE (1239)

(1) Exceptional Tree removed

- Type: Chinese Juniper (*Juniperus chinensis*)
- Removal Reason: The exceptional tree needs to be removed due to its close proximity to work on the front stairs which would require removal of half of the tree canopy.



Photo of existing tree, at time of construction

## SIGNIFICANT TREE (1241)

(1) Significant Tree removed

- Type: Photinia (*Photinia x fraseri*)
- Removal Reason: Tree was standing dead at time of arborist observation



Photo of existing trees, at time of construction

## UNREGULATED TREE (1240)

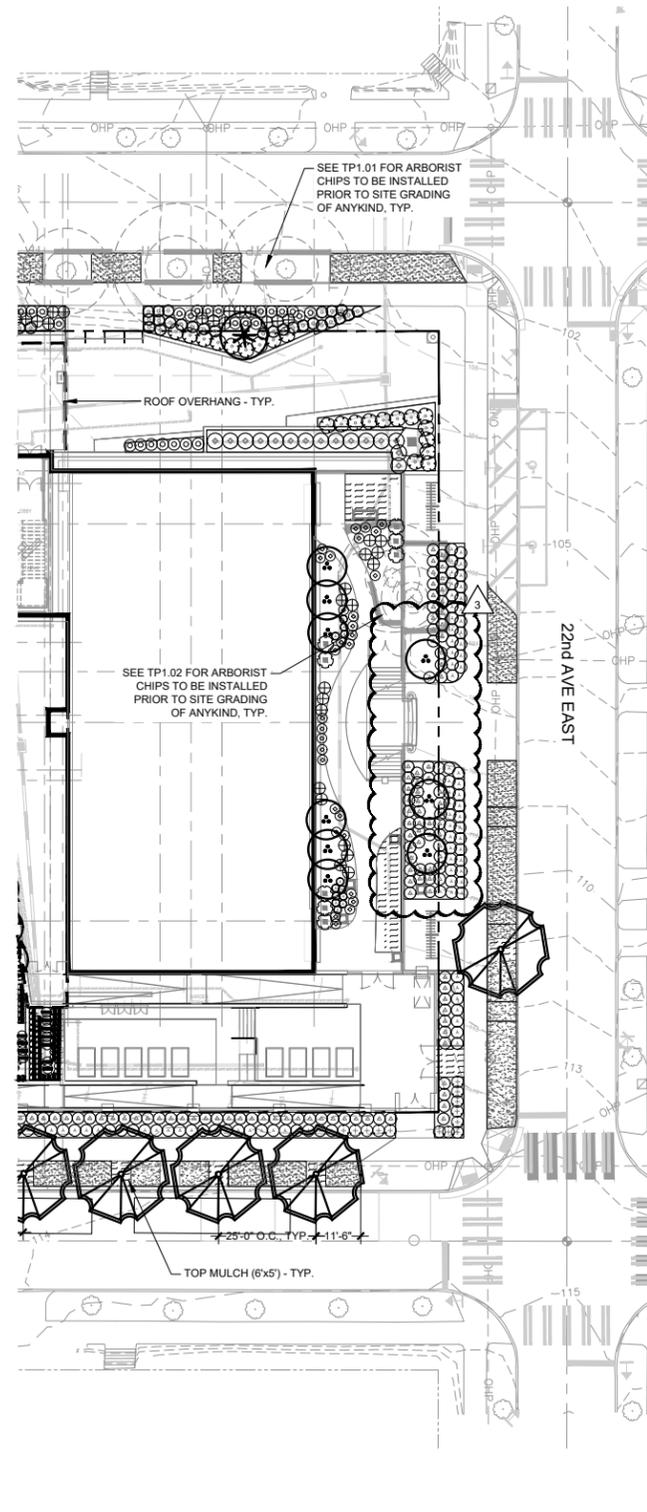
(1) Unregulated Tree removed (less than 6" in diameter)

- Type: Photinia (*Photinia x fraseri*)
- Removal Reason: In poor structural health

# REVISED LANDSCAPE PLAN



(3) New Vine Maple ('Acer Circinatum') are proposed to be planted on site as replacements for the (1) significant tree and (1) exceptional tree proposed to be removed.



## PLANT SCHEDULE

CONIFERS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	METASEQUOIA GLYPTOSTROBOIDES Z1 Z2 Z3	DAWN REDWOOD	6' HT, NOT SHEARED	4
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	ACER CIRCINATUM Z3	VINE MAPLE	6-8' HT, MULTISTEM 3 MIN	12
	ACER RUBRUM 'BOWHALL' Z1 Z2 Z3	BOWHALL MAPLE	2' CAL.	1
	CARPINUS CAROLINIANA Z1 Z2 Z3	AMERICAN HORNBEAM	2' CAL.	13
	NYSSA SYLVATICA 'WILDFIRE' Z1 Z2 Z3 DT	BLACK GUM	2' CAL.	4
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AZARA MICROPHYLLA	BOX LEAF AZARA	#5	1
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#3	15
	CORNUS SERICEA 'KELSEY'	RED TWIG DOGWOOD	#5	22
	LONICERA PILEATA	PRIVET HONEYSUCKLE (DT)	#1	156
	MAHONIA REPENS Z3 Z4 DT N	CREEPING MAHONIA	#1	12
	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	#1	314
	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	#5	8
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX	#2	299
	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#2	23
	VIBURNUM DAVIDII	DAVID VIBURNUM	#2	61
FERNS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERN	#2	30
	POLYSTICHUM MUNITUM Z3 DR N	SWORDFERN	#2	99
	POLYSTICHUM POLYBLEPHARUM	JAPANESE TASSEL FERN	#2	90
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CAREX ELATA 'BOWLES GOLDEN' Z1 Z2	BOWLES GOLDEN SEDGE	#1	184
	HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1	31
VINES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHI' (*NOTE: NOT LESS THAN (3) 12'-18" MIN. LENGTHS OF VINES PER CONTAINER)	BOSTON IVY	#1	5
TURF	BOTANICAL NAME	COMMON NAME	CONT	QTY
	ECOTURF	SEE SPECS FOR SEED MIXES	SEED	4,505 SF
	TOP MULCH	SEE SPECS 32 93 00		

## PLANTING PLAN NOTES

- SEE L5.03 FOR PLANTING DETAILS, AND GENERAL PLANTING NOTES.
- EROSION CONTROL MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 3:1. PROVIDE BIODEGRADABLE EROSION CONTROL BLANKET MADE OF NATURAL FIBERS AND BIODEGRADABLE NETTING PER WSDOT 9-14.5(2) AND 3" DEPTH COMPOST BLANKET PER WSDOT 9-14.4(8) WITH ORGANIC, NON-ASPHALTIC TACKIFIER.
- HYDROSEED MIX PER SPECIFICATIONS SECTION 32 91 00.