Washington Forestry Consultants, Inc.



FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS

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- Tree Protection Plan -

DUKES LANDING

16410 NE 47th Street Redmond, WA

Prepared for: Eric Labrie

ESM Consulting Engineers, LLC

Prepared by: Washington Forestry Consultants, Inc.

Date: March 11, 2015

Introduction and Scope of Services

The project proponent is planning to convert 4.27 acres into an 18 lot single family residential subdivision located at 16410 NE 47th Street, Redmond, WA. The proponent has retained WFCI to:

- Evaluate all trees on the site pursuant to the requirements of Section **21.72.010** of the Redmond Zoning Code.
- Make recommendations for retention of significant trees in open space or tree tract areas, along with required protection and cultural measures.
- Complete the minimum stocking requirement calculations and the required tree replacement calculations.

Observations

Methodology

WFCI has individually evaluated each tree 6 inches DBH (diameter at breast height) and larger in the proposed project area, and assessed it's potential to be incorporated into the new project. Evaluated trees were painted with a blue number that corresponds to the tree list. Poor quality trees were also marked with orange dots at eye level. The tree evaluation phase used methodology developed by Matheny and Clark (1998) in their text Trees and Development: A Technical Guide to Preservation of Trees During Land

<u>Development</u>, published by the International Society of Arboriculture, Champaign, IL 1998.

In all cases, the overall health of the tree was considered relative to its ability to add value to the new subdivision.

The potential for incorporation into the project design has been evaluated as well.

Trees that are preserved in a development must be carefully selected to make sure that they can survive construction impacts, adapt to a new environment and perform well in the landscape. Healthy, vigorous trees are better able to tolerate impacts such as root injury, changes in soils moisture regimes, and soil compaction than are low vigor trees.

Structural characteristics are also important in assessing suitability. Trees with significant decay and other structural defects that cannot be treated are likely to fail. Such trees should not be preserved in areas where damage to people or property could occur.

Site History

The Duke's Landing Project has one single family home with an outbuilding on 4.27 acres in the City of Redmond, Washington. The majority of the area is flat to gently sloping (from 5% to 10%).

Soil Depth and Productivity

According to the King County Soil Survey the soil type on the site is the Alderwood gravelly sandy loam, a moderately deep, moderately well drained soil found on glacial till plains. It is formed in ablation till overlying basal till. A weakly cemented hardpan is at a depth of 20 to 40 inches. Permeability is moderately rapid above the hardpan and very slow in the pan. Available water capacity is low. The effective rooting depth for trees is 20-40 inches. A perched seasonal high water table is at a depth of 18-36 inches from November to March. The potential for windthrow of trees is 'moderate' under normal conditions. New trees require irrigation for establishment.

Existing Tree Conditions

The Duke's Landing property is mostly open grassland, with trees along the current driveway, the edges of the property, and along the vacated rights-of-way to the west of the home. The dominant tree species is Douglas-fir (*Pseudotsuga menziesii*), with western red cedar (*Thuja plicata*), and bigleaf maple (*Acer macrophyllum*). Ponderosa pine (*Pinus ponderosa*), cypress species (*Cupressus* spp.), sweetgum (*Liquidambar styraciflua*), cherry species (*Prunus* spp.), red alder (*Alnus rubra*), and Lombardy poplar (*Populus nigra*) were also present.

Species						
Parameter	Douglas- fir	Western red cedar	Bigleaf maple	Sweetgum	Poplar	Other
# Trees	47	19	11	5	7	4
% Composition	51%	20%	12%	5%	8%	4%

Table 1. Species composition on the Duke's Landing Property.

The condition of the trees ranged very good to very poor with most falling into the fair category. A list of the tree species, size, crown position, condition, and minimum root protection zone is provided in Appendix III.

Table 2. Tree Condition on the Duke's Landing Property.

	Condition						
Parameter	Very Poor	Poor	Fair	Good	Very Good		
# Trees	17	16	43	15	2		
% Composition	18%	17%	46%	16%	2%		

Significant Trees

A 100% inventory of the significant tagged trees was completed. These are trees 6 inches diameter a breast height (DBH) and greater. A total of 93 significant trees were found on site. Sixty trees were healthy and have the potential to be retained. Thirty-three of the trees are considered to be unhealthy and are not recommended for retention.

In the city of Redmond on all new developments, a minimum of 35% of significant healthy trees need to be retained.

Landmark Trees

Two trees (a Lombardy poplar and an overmature bigleaf maple) with a DBH greater than 30 inches were observed growing on site. Both trees are in poor health and considered hazard trees to a new project. According to the Redmond Municipal Code, landmark trees are trees greater than 30 inches DBH and in good health.

Off-Site Impacts

Tree removal for this project should not have an impact on off-site trees.

Discussion and Recommendations

Potential for Tree Retention

Sixty healthy, significant trees were identified on the site. A list is provided in Appendix III with all species, size, and condition parameters. Of these 60 trees, 22 are planned for retention with the balance being inside the footprint of proposed roads, homes, or significant grade changes.

Tree Protection Measures

Trees to be saved must be protected during construction by temporary chain-link fencing on driven posts, located at the edge of the critical root zone. The individual critical root zones are a radius of 5 ft. outside the dripline of the tree, unless otherwise delineated by WFCI.

There should be no equipment activity (includes rototilling) within the critical root zone. No irrigation lines, trenches, or other utilities should be installed within the critical root zone. If roots are encountered outside the critical root zone, they should be cut cleanly with a saw and covered immediately with moist soil. Noxious vegetation within the critical root zone should be removed by hand. If a proposed save tree must be impacted by grading or fills, then the tree should be re-evaluated by WFCI to determine if the tree can be saved and mitigating measures, or if the tree should be removed.

Any retention walls that will be constructed near save trees must not encroach upon the root protection zone (as delineated by WFCI in Appendix III) more than 25%. Roots encountered during construction greater than one inch in diameter must be cut cleanly with a saw and immediately re-covered with moist soil, rather than ripping them with an excavator.

Pruning and Thinning

Trees retained in the project should be pruned to provide ground clearance and visibility for security purposes. This pruning is recommended to raise the crowns to at least 8 feet in open spaces and 15 feet over streets and sidewalks. If branches encroach in buildings, then at least 10 feet of building clearance should be achieved. All pruning should be done, or be supervised by an International Society of Arboriculture Certified Arborist® and be done to the ANSI A300 standards for proper pruning.

Minimum Density Calculations

The city of Redmond's *Tree Protection Ordinance* requires that 35 percent of significant trees be retained on site.

The following is a summary of the estimated tree density planned for retention:

Number of Healthy, Significant Trees on Site: 60 Trees
Minimum Density Requirement (35%): 21 Trees
Number of Trees Planned for Retention: 22 Trees

The tree protection ordinance also requires that replacements are planted at a 1:1 ratio for all healthy significant trees removed from the site. **Thirty-eight** trees will need to be planted on site. Minimum size for replacement trees shall be:

- 1. Two-and-one-half-inch caliper deciduous trees; or
- 2. Six feet tall conifers.

We recommend planting a mixture of native conifer and deciduous trees along the western boundary of the site; in the vicinity of the current proposed retention trees.

Table 3. Summary of Significant and Landmark Trees at the Duke's Landing Property.

Proposed Action and Brief Definition							
Tree Type	Removal	Impacted	Retained	Total			
Landmark (> 20" dbb)	0	0	0	0			
Landmark (>30" dbh)							
Significant (6!! 20!!)	38	0	22	60			
Significant (6"-30")	63%		37%	100%			
Totals	38	0	22	60			
Totals	63%		37%	100%			
Replacement Trees	38	N/A	N/A	38			

Conclusions

Timeline for Activity

The following is a list of recommended tree protection activities and the proposed timing:

- 1. Stake the clearing limits and flag the tree protection fence locations.
- 2. Conduct a pre-job conference with WFCI prior to the start of clearing.
- 3. Complete the logging and clearing. Hazard trees should be removed from among the save trees at this time.
- 4. Install tree protection fences. Maintain fences throughout construction. WFCI should be contacted to inspect the fences prior to the start of grading.
- 5. Construct project.

Summary

Sixty significant trees exist on the Duke's Landing Property. Twenty-two of these significant trees are planned for retention, meeting the 35% tree protection ordinance requirement. Thirty-eight replacement trees will also need to be planted to replace the 38 healthy significant trees that are to be removed. The cost of replanting these 38 trees is projected to be \$11,010.

Please give me a call if you have further questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.

Galen M. Wright, ACF, ASCA

Galen M. Wright

ISA Board Certified Master Arborist No. PN-0129BU

Certified Forester No. 44

attachment: figure 1-2

tree list photo log

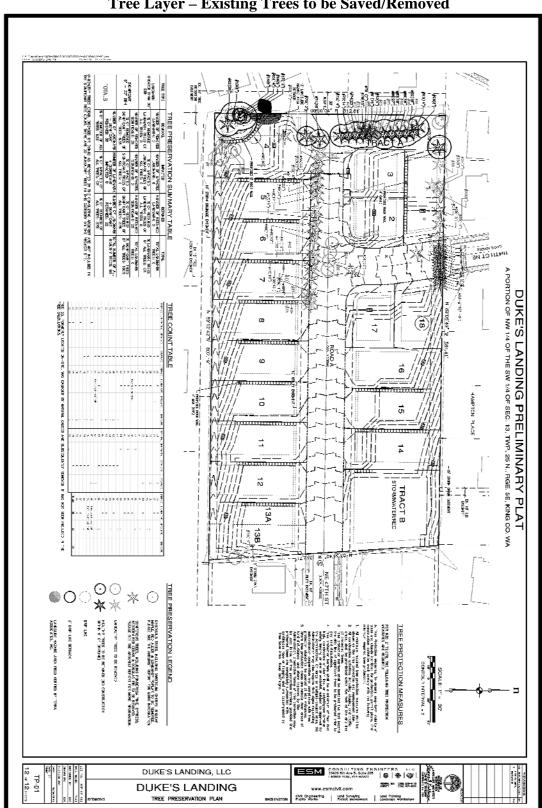
tree protection fence detail

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.

APPENDIX I

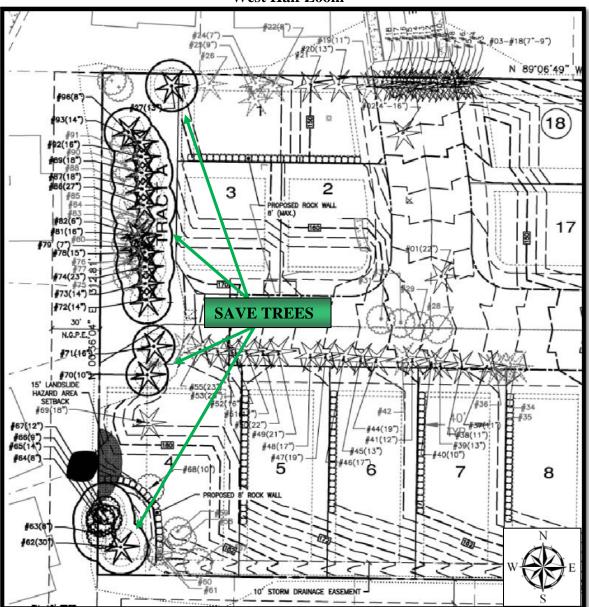
Aerial Photo of the Duke's Landing Property - Dukes Landing





APPENDIX IITree Layer – Existing Trees to be Saved/Removed

West Half Zoom



East Half Zoom 15' STORM DRAIN EASEMENT 06'49" W 584.41 18 TRACT B 16 15 14 STORMWATER/REC 17 ROAD A NE 47TH S ≤(\$) EX. 10' UTILITY EASEMENT 13A 10 9 13B 8 12 11 15' STORM DRAIN EASEMENT

APPENDIX III

List of Significant Trees

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Tree #	Species	DBH (in.)	Crown Position	Live Crown Ratio (LCR)	Condition	Notes	Minimum Root Protection Zone (RPZ) ft	Project Plan Save / Remove
1	Ponderosa Pine	22	Dominant	60	Fair	sound; minor lower branch dieback - O.K.;		Remove
2	Cypress	4-16	Dominant	90	Fair	5 stems	11	Remove
3-18	Western Red Cedar	7-9		100	Fair	16 trees in hedge row		Remove
19	Douglas-fir	11	Dominant	10	Very Poor	top gone		Remove
20	Douglas-fir	13	Dominant	60	Good	sound and healthy		Remove
21	Douglas-fir	15	Dominant	70	Good	sound and healthy		Remove
22	Douglas-fir	8	Co- dominant	10	Very Poor	topped- under power line		Remove
24	Douglas-fir	7	Co- dominant	10	Very Poor	topped- under power line		Remove
25	Douglas-fir	9	Co- dominant	10	Very Poor	topped- under power line		Remove
26	Douglas-fir	10	Dominant	30	Very Poor	in decline		Remove
27	Douglas-fir	13	Dominant	35	Fair	remove ivy	11	Save
28	Sweetgum	6	Co- dominant	60	Poor			Remove
29	Sweetgum	17	Co- dominant	70	Very Poor	hollow		Remove
30	Sweetgum	8	Co- dominant	50	Very Poor	decay in stem		Remove
31	Sweetgum	15	Co- dominant	40	Very Poor	co-dominant top, tight v crotch		Remove
32	Sweetgum	10	Co- dominant	20	Very Poor	decay in stem		Remove
33	Douglas-fir	10				Removed Feb 2015		
34	Douglas-fir	7	Co- dominant	80	Poor	old break in stem at 7 feet		Remove
35	Douglas-fir	8	Co- dominant	75	Poor	old break in stem at 9 feet		Remove
36	Douglas-fir	9	Co- dominant	80	Poor	old break in stem at 10		Remove

Tree #	Species	DBH (in.)	Crown Position	Live Crown Ratio (LCR)	Condition	Notes feet	Minimum Root Protection Zone (RPZ) ft	Project Plan Save / Remove
37	Douglas-fir	11	Co- dominant	75	Fair	sound and healthy		Remove
38	Douglas-fir	11	Co- dominant	90	Good	sound and healthy		Remove
39	Douglas-fir	13	Co- dominant	90	Fair	sound and healthy		Remove
40	Douglas-fir	10	Intermediate	70	Fair	sound and healthy		Remove
41	Douglas-fir	12	Co- dominant	75	Fair	sound and healthy		Remove
42	Douglas-fir	9	Intermediate	30	Poor	in decline		Remove
44	Douglas-fir	19	Co- dominant	95	Good	sound and healthy		Remove
45	Douglas-fir	13	Co- dominant	85	Fair	sound and healthy		Remove
46	Douglas-fir	17	Co- dominant	95	Good	sound and healthy		Remove
47	Douglas-fir	19	Co- dominant	95	Good	sound and healthy		Remove
48	Douglas-fir	17	Co- dominant	65	Fair	sound and healthy		Remove
49	Douglas-fir	21	Co- dominant	90	Fair	sound and healthy		Remove
50	Douglas-fir	22	Co- dominant	75	Fair	sound and healthy		Remove
51	Douglas-fir	17	Co- dominant	60	Fair	sound and healthy		Remove
52	Douglas-fir	16	Co- dominant	70	Fair	sound and healthy		Remove
53	Douglas-fir	23	Co- dominant	65	Fair	sound and healthy		Remove
54	Cherry	14	Dominant	60	Very Poor	Large scar/ stem decay		Remove
55	Douglas-fir	23	Co- dominant	65	Fair	sound and healthy		Remove
56	Douglas-fir	18	Co- dominant	35	Very Poor	severe decay in butt		Remove
57	Bigleaf Maple	46	Dominant	65	Poor	hollow stem and upper leads, branch failures		Remove
58	Bigleaf Maple	26	Co- dominant	35	Very Poor	elevated buttress roots		Remove
59	Bigleaf Maple	29	Co- dominant	50	Very Poor	big lead broken off		Remove

Tree #	Species	DBH (in.)	Crown Position	Live Crown Ratio (LCR)	Condition	Notes	Minimum Root Protection Zone (RPZ) ft	Project Plan Save / Remove
60	Bigleaf Maple	18,19	Co- dominant	35	Poor	forked at 3 feet		Remove
61	Western Red Cedar	17	Co- dominant	35	Poor	entangled in tree #60		Remove
62	Western Red Cedar	30	Dominant	95	Very Good	sound and healthy	12	Save
63	Bigleaf Maple	8	Co- dominant	30	Fair	sound and healthy	12	Save
64	Bigleaf Maple	8	Intermediate	20	Fair	sound and healthy	12	Save
65	Bigleaf Maple	14	Co- dominant	30	Fair	sound and healthy	12	Save
66	Bigleaf Maple	9	Co- dominant	30	Fair	sound and healthy	12	Save
67	Bigleaf Maple	12	Co- dominant	35	Fair	sound and healthy	12	Save
68	Red Alder	10	Dominant	60	Good	sound and healthy		Remove
69	Douglas-fir	14	Dominant	70	Good	sound and healthy, black berries no #		Remove
70	Douglas-fir	12	Dominant	60	Good	sound and healthy, black berries no #	10	Save
71	Douglas-fir	13	Dominant	70	Good	sound and healthy, black berries no #	10	Save
72	Douglas-fir	14	Co- dominant	70	Fair	sound and healthy, black berries	10	Save
73	Douglas-fir	14	Co- dominant	60	Fair	sound and healthy, black berries	10	Save
74	Douglas-fir	23	Co- dominant	60	Fair	sound and healthy, black berries no #	13	Save
75	Lombardy Poplar	6	Suppressed	10	Very Poor	nearly dead		Remove
76	Lombardy Poplar	22	Dominant	35	Poor	not suitable for new development		Remove
77	Douglas-fir	7	Suppressed	3	Very Poor	sunscald and stem decay		Remove

Tree #	Species	DBH (in.)	Crown Position	Live Crown Ratio (LCR)	Condition	Notes	Minimum Root Protection Zone (RPZ) ft	Project Plan Save / Remove
78	Douglas-fir	15	Co- dominant	60	Fair	sound and healthy	12	Save
79	Douglas-fir	7	Suppressed	50	Fair	Sound and healthy	7	Save
80	Lombardy Poplar	28	Dominant	30	Poor	not suitable for new development		Remove
81	Douglas-fir	16	Dominant	50	Fair	sound and healthy	13	Save
82	Douglas-fir	6	Suppressed	60	Fair	sound and healthy	6	Save
83	Lombardy Poplar	26	Dominant	40	Poor	not suitable for new development		Remove
84	Douglas-fir	6	Suppressed	20	Very Poor	dying		Remove
85	Douglas-fir	9	Intermediate	30	Poor	poor LCR		Remove
86	Douglas-fir	27	Dominant	90	Good	sound and healthy	15	Save
87	Douglas-fir	18	Co- dominant	85	Good	sound and healthy	12	Save
88	Lombardy Poplar	19	Co- dominant	30	Poor	not suitable for new development		Remove
89	Douglas-fir	18	Co- dominant	90	Good	sound and healthy	14	Save
90	Lombardy Poplar	32	Dominant	50	Poor	branch failure, not suitable for new development		Remove
91	Lombardy Poplar	9	Intermediate	60	Poor	not suitable for new development		Remove
92	Douglas-fir	16	Co- dominant	80	Good	sound and healthy	12	Save
93	Douglas-fir	14	Co- dominant	85	Good	sound and healthy	8	Save
96	Western Red Cedar	6	Suppressed	100	Very Good	black berries, no #	10	Save
97	Bigleaf Maple	24-36	Intermediate	10	Very Poor	Mostly dead, topped		Remove
98	Bigleaf Maple	10-12	Intermediate	20	Poor	Poor structure, branch dieback, no #		Remove

APPENDIX IV Photo Log (WFCI 8/8/13)



Photo A. View of tree numbering on tree # 53.



Photo B. View of marking on a tree recommended for removal.



Photo C. View of decayed stem on #29, a 17" DBH Sweetgum.



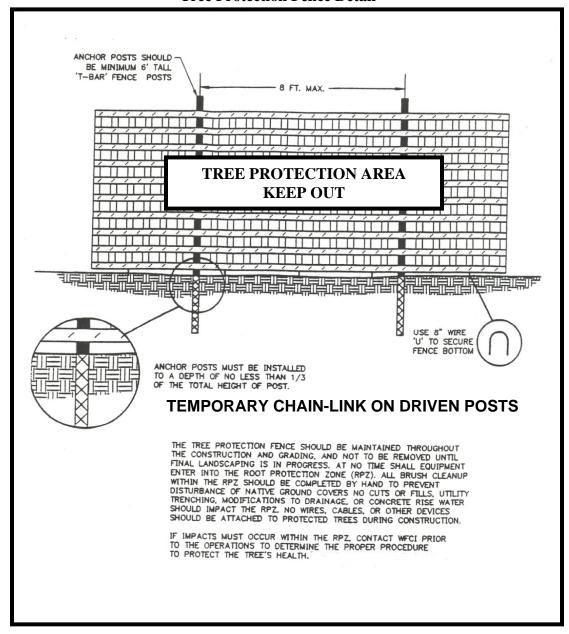
Photo D. View of the row of Douglas-fir in the central portion of the parcel.



Photo E. Severely damaged cherry tree on eastern property line.

APPENDIX V

Tree Protection Fence Detail



APPENDIX VI

GLOSSARY OF FORESTRY AND ARBORICULTURAL TERMINOLOGY

DBH: Diameter at Breast Height (measured 4.5 ft. above the ground line on the high side of the tree).

Live Crown Ratio: Ratio of live foliage on the stem of the tree. Example: A 100' tall tree with 40 feet of live crown would have a 40% live crown ratio. Conifers with less than 30% live crown ratio are generally not considered to be long-term trees in forestry.

Crown: Portion of a trees stem covered by live foliage.

Crown Position: Position of the crown with respect to other trees in the stand.

Dominant Crown Position: Receives light from above and from the sides.

Codominant Crown Position: Receives light from above and some from the sides.

Intermediate Crown Position: Receives little light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Suppressed Crown Position: Receives no light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

APPENDIX VII

INDIVIDUAL TREE RATINGS KEY - CONDITION

RATING	SYMBOL	DEFINITION
VERY	VG	 Balanced crown that is characteristic of the species
GOOD		 Normal lateral and terminal branch growth rates for the species and
		soil type
		 Stem sound, normal bark vigor
		 No root problems
		 No insect or disease problems
		Long-term, attractive tree
GOOD	G	Crown lacking symmetry but nearly balanced
		Normal lateral and terminal branch growth rates for the species and
		soil type
		Minor twig dieback O.K.
		Stem sound, normal bark vigor
		No root problems
		No or minor insect or disease problems – insignificant
EATE		• Long-term tree
FAIR	F	Crown lacking symmetry due to branch loss
		Slow lateral and terminal branch growth rates for the species and
		soil type
		Minor and major twig dieback – starting to decline
		Stem partly unsound, slow diameter growth and low bark vigor
		Minor root problems Minor insect on discourant laws
		Minor insect or disease problems Short town top 10, 20 mans.
		Short-term tree 10-30 years
POOR	P	Major branch loss – unsymmetrical crown
		Greatly reduced growth
		 Several structurally import dead or branch scaffold branches
		Stem has bark loss and significant decay with poor bark vigor
		Root damage
		 Insect or disease problems – remedy required
		Short-term tree 1-10 years
VERY	VP	Lacking adequate live crown for survival and growth
POOR		Severe decline
		 Minor and major twig dieback
		 Stem unsound, bark sloughing, previous stem or large branch
		failures, very poor bark vigor
		 Severe root problems or disease
		 No or minor insect or disease problems
		Mortality expected within the next few years
DEAD	DEAD	• Dead