

## SEATTLE URBAN FORESTRY COMMISSION

Peg Staeheli, Chair • Tom Early, Vice-Chair

Gordon Bradley • Leif Fixen • Donna Kostka • Joanna Nelson de Flores • Jeff Reibman • Erik Rundell • Steve Zemke

*The Urban Forestry Commission was established to advise the Mayor and City Council concerning the establishment of policy and regulations governing the protection, management, and conservation of trees and vegetation in the City of Seattle*

**DRAFT November 5, 2014**

### Meeting Notes

SMT 2750

700 5<sup>th</sup> Avenue, Seattle

3:00 p.m. – 5:00 p.m.

### Attending

#### Commissioners

Peg Staeheli - chair

Tom Early – vice chair

Gordon Bradley

Leif Fixen

Donna Kostka

Joanna Nelson de Flores

Erik Rundell

Steve Zemke

#### Staff

Sandra Pinto de Bader - OSE

Darren Morgan - SDOT

Doug Critchfield - Parks

#### Public

None

### Absent- Excused

Jeff Reibman

**NOTE: Meeting notes are not exhaustive. For more details listen to the digital recording of the meeting at: <http://www.seattle.gov/urbanforestrycommission/meetingdocs.htm>**

**Please note: we had some technical difficulties with the digital recorder. The first part of the meeting is not complete in the Part 1 file.**

### Call to Order

The Chair called the meeting to order

### Public comment

None

### Adoption of October 1 meeting notes

**ACTION: A motion to approve the October 1 meeting notes as amended was made, seconded and approved.**

### Street Tree Manual – Darren Morgan (SDOT)

Darren Morgan from SDOT Urban Forestry presented the draft Street Tree Manual.

#### Background:

In April 2013 the City adopted the Street Tree Ordinance which:

- Describes tree service providers
- Clarifies that all street trees are protected
- Describes permit requirements for pruning, removing, planting

The Street Tree Manual is the Director's Rule to explain the Ordinance.

First draft of the Street Tree Manual was reviewed by SDOT, UFC, and other stakeholders.

The Street Tree Ordinance is in the Seattle Municipal Code Title 15, Chapter 43- Tree and Vegetation Management in Public Places.

#### Content improvements:

- Clearly describe types and allowable limits of pruning. Incorporated ANSI A-300s as the standard.
- Requires pruning plans to ensure consistent enforcement.
- Reduced jargon, provides a comprehensive glossary of terms.
- Clearly defines street tree and public place.
- Tailored the information to be usable by homeowners, tree service providers and other contractors who may impact street trees.
- Clearly outlined potential penalties and listed them up front.
- Citations – can get up to \$1,000 for repeat offenders.
- Notices of violation – outlines the process by which SDOT informs people of their duty to repair damage done to trees.
- Incorporated text, tables, standard plans and specifications, and images to reinforce the information.
- Adopted ISA's tree risk assessment form and guidance and streamlined the risk management section.

#### Next steps:

- November 7 - Comment period ends
- November 7-20 - Review and revise
- November 21 - Director signature
- November 24 - Publish
- November/December - Get the word out
- January 2015 - Activate tree service provider registration

#### Discussion:

People need to get permit to remove any street tree.

Public safety, hazardous, condition, conflict with construction or development and can't be mitigated.

UFC provided a comment for public space definition.

Commissioners provided input on the Ordinance in 2012.

COMMENT: Nothing tells the public how to post information about a tree. On the tree? Near the tree?

This needs clarification.

ANSWER: Current practice is to put it on the tree with clear tape. But it's not clearly stated on the Manual.

COMMENT – clarify that postings should be done with clear tape.

COMMENT – One thing that is confusing is that it references public places. Parks are public places but this is not clarified in the text.

ANSWER – it's clarified in the glossary. But could be in the general overview (page 7).

COMMENT – To clarify the term earlier in the document would be helpful. It would also be helpful to mention that management of street trees is done cooperatively with adjacent property owners earlier in the document.

COMMENT – choice of images is interesting.

ANSWER – they will be changed to more pertinent ones.

COMMENT – what about invasive tree species?

ANSWER – the fact that it's an invasive species doesn't warrant the removal of the tree.

COMMENT – is there a size threshold that can be included in the definition of a tree? What happens when very large tree seedlings are coming up under power lines?

ANSWER – there is no size threshold in the document.

COMMENT – is there going to be a fee for permits?

ANSWER – SDOT doesn't charge for urban forestry permits. Do charge fees for some consulting done by the City. We encourage people to fill out the form on the website and then urban forestry staff gets involved.

COMMENT – replacement is one for one. What happens if, for whatever reason you can't or don't want to replace?

ANSWER – we don't have fee in lieu at this point. If the tree can't be replaced in that place the new remove that requirement.

Comment – Is there guidance for businesses to accommodate clearance for signage?

Answer- Yes and specifically if major pruning is required.

COMMENT – do you track removals?

ANSWER – yes, currently track # of trees removed by permit. Tracking some data, including diameter, size, class, and reason for removal. Have good controls if it's work done by SDOT. Also receive information from service providers.

QUESTION; how does SDOT coordinate with SCL?

ANSWER – SCL works with SDOT before removing street trees. Pruning specs apply to SCL removals.

COMMENT – There are a lot ISA arborist who need help writing the spec for tree selection.

ANSWER – there is a lot of work to be done to raise awareness. Appendix A begins to do that.

QUESTION - how do we go from here to there? How do we address enforcement? Pollarding is a type of pruning used to shrink or control the tree.

ANSWER – That’s going to be a path that’s going to evolve as SDOT deals with these circumstances.

COMMENT – you define critical root zone and it’s just a Seattle-based critical root zone (of half the drip line). It’s going to confuse contractors doing other work. The concern is that there will be a construction site that might protect according to the manual but then cut the rest of the roots on the drip line.

ANSWER – they will look at it closely.

QUESTION – if a homeowner is responsible for maintaining the tree in front of their house. They go get a permit and have a site visit. If there is not tree service doing the work what happens?

ANSWER - then the homeowner has to conform to ANSI 300 and SDOT helps them accomplish that.

### **Street Tree Manual letter of recommendation – discussion and vote**

Commissioners discussed the draft letter.

**ACTION: A motion to approve the letter of recommendation as amended was made, seconded and approved.**

### **Green Seattle Partnership and Homeless Encampments – Doug Critchfield (Parks)**

Doug Critchfield – manager of natural resources unit in Parks, which includes the GSP.

At any one time the parks system has a number of homeless encampments in natural areas. Encampments vary in size from a couple people to 100 people. The MO has formed an interdepartmental team to work on this. GSP’s involvement is on the restoration side, not the cleanup effort.

Resource Districts have to clean an area where there was an encampment. Natural Area Crew will help restore the area that had an encampment in it.

Forest Stewards have been trained on what to do when they come upon an encampment. With passing of the Legacy Plan funding levels will increase to:

- Capital \$2.3M annually starting in 2016
- Maintenance \$500K/year

We can now hire a second natural area crew.

Have currently 1,000 acres in restoration. Have done work on low hanging fruit. Will start doing more contract work on wetlands and steep slope sites.

In Cheasty, there was an individual that impacted close to one acre with survival tactics while encamping. With the Legacy Plan funding they are now able to maintain restored areas. The ultimate goal is to get to a crew of 20 full time staff to maintain restored areas.

The Parks Legacy Plan created the Metropolitan Parks District. GSP was listed as one of the significant initiatives in the plan. Goes up to \$3M by 2020. Funding includes REET funding.

As the capital expenditure decreases they'll have to petition for more maintenance dollars. Don't have the positions in place in order to petition now. People voted for a block of funding. How the funding is allocated will shift when we get to the point of hiring more maintenance crews.

QUESTION – is encampment cleanup being funded with restoration dollars? There is a concern that restoration dollars would go to policing. This is a wider city-wide concern.

ANSWER – if the encampment came back the cost comes out of the Districts. The encampment removal doesn't come out of the GSP. The restoration after encampments comes out of the O&M budget.

15% of the Resource District funding goes to encampment removal. There are 9 Resource Districts.

COMMENT – it's an equity issue because one area will be spending more.

ANSWER- the IDT is working on figuring that out.

GET RESOURCE DISTRICTS BUDGET – DOUG WILL SEND TO SANDRA

COMMENT – would be helpful to show what piece of the budget is coming from General Fund vs. Metropolitan Parks District. New funding was supposed to be in addition to current REET funding not to replace current funding.

QUESTION: How is the timeline updated with the new funding?

ANSWER – without the parks district we were going to run out of funding in 2018. And that would have extended the program's timeline significantly because we were going to start getting invasives coming back to sites we had already restored. Current funding would help the program comply with original goal. To restore 2,500 acres by 2025.

COMMENT - What would you like from UFC?

ANSWER: Continued advocacy to keep the GSP funding allocated

PUT IN WORKPLAN TO CONFIRM THE FUNDING LEVELS FOR GSP. September would be the time to advocate for maintenance of GF funding support.

**Avenue of Street Trees letter to SDOT – review second draft and vote**

**ACTION: A motion to approve the letter of recommendation as written was made, seconded and approved.**

**Amendment of UFC bi-laws RE: chair and vice-chair positions**

The Commission discussed this issue and determined that there is no need to amend by-laws at this time.

**New business and announcements**

**Adjourn**

**Public input**

**From:** Robert Kettle [<mailto:kettlere@gmail.com>]  
**Sent:** Wednesday, November 05, 2014 11:52 AM  
**To:** Pinto\_de\_Bader, Sandra  
**Cc:** Terri Johnston; Dan Evans; Susan Allen  
**Subject:** Concerned About 86 Trees In Queen Anne

Ms. Pinto de Bader,

Thank you for speaking with me about the Urban Forestry Commission. I appreciate your time and support. Please forward as we discussed the following to the commission -

Urban Forestry Commission,

I am writing you today as a member of Future Queen Anne. Future Queen Anne is a group of neighbors in Queen Anne who came together to support smart and sustainable development in keeping with the neighborhood character and city goals. Our current focus is the redevelopment plan for the 2.5-acre Seattle Children's Home (SCH) campus in Queen Anne. Our group also supports and believes in the protection of exceptional trees and green canopy in our city and Queen Anne in particular by maintaining mature and diverse trees on the SCH site. The campus is home to 86 trees on or adjacent to the campus of which 23 were assessed at the end of 2013 as exceptional and healthy with one additional exceptional tree being assessed as unhealthy. Please see the attached report from the developer's arborist for details.

Future Queen Anne supports developing the SCH campus that runs between 10th and 9th Avenues West off of McGraw St on the west side of Queen Anne. Our concern is the height, bulk and scale of the planned 59 townhome/rowhouse project will put the trees at risk. The developer has taken input from the community to change the original plans that had upwards to 66 homes on the site and adjusted the layout to avoid, for example, taking out an exceptional cedar tree on 10th Ave. W. But more needs to be done to reduce the dense inner core of the project in order to relieve the pressure on the trees along 9th and 10th.

Of concern today is a revised report from last month generated at the end of the long hot and dry summer that states three of the exceptional trees on the site are either dead, wounded or have damaged roots negatively impacting the developers ability to achieve the maximum FAR allowed. The report also states the grove of trees on the site is no longer to be considered a grove of trees since some of the trees are on private property and some are in the right-of-way. We believe the grove designation should remain. We will forward the revised larger sized developer arborist report separately.

We are reaching out to the commission because of the importance of the SCH campus to the city's goals in the 2013 Seattle Urban Forest Stewardship Plan and with Seattle reLeaf program. In a Seattle reLeaf program briefing to the city council in 2009 it was noted in a section about redeveloped parcels that, "single and multi-family residential parcels represent the majority of the canopy decline on redeveloped parcels." The redevelopment of SCH campus with its 2.5 acre size represents a potentially major loss of green canopy compared to a standard single city lot redevelopment making the achieving the goal of 30% canopy cover for the city that much harder.

We are unable to attend today's commission meeting but look to attend next week's meeting and are available to address any questions you may have. Thank you.

Best regards, Bob

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Robert Kettle  
[KettleRE@gmail.com](mailto:KettleRE@gmail.com)

## SHOFFNER CONSULTING

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July 15, 2013  
Revised: November 4, 2013

Andrew Miller  
CamWest A Toll Brothers Company  
9720 NE 120<sup>TH</sup> PL. Suite 100  
Kirkland, WA  
98034

Re: Tree Inventory Report – Seattle Children’s Home

Andrew:

This report is provided to address the tree inventory and assessment I conducted of 86 trees on or adjacent to, the site of the Seattle Children’s Home in the City of Seattle, WA. I inventoried all of the surveyed trees, each identified with metal tags labeled by the surveyors with numbers corresponding to those referenced in this report and on the accompanying Tree Evaluation Data spreadsheet. In the data, information is given on all of the trees, including species, dbh, crown spread, limits of development (for Exceptional trees only), size status and condition.

### 1.0 Summary of This Report

The project site is in a very urbanized portion of Seattle in the Queen Anne neighborhood. It is currently developed with several buildings, a considerable amount of impervious surface and is landscaped with trees, shrubs, ground cover and turfgrass. In total, there are 86 trees on or adjacent to the site; 23 healthy Exceptional trees, 1 unhealthy diseased Exceptional and 62 non-Exceptional trees.

### 2.0 Exceptional Trees

Twenty three trees were found to be Exceptional based upon the criteria in Director’s Rule 16-2008. These trees are considered to have unique historical, ecological or aesthetic value. Following are the trees classified as Exceptional either based upon meeting or exceeding the dbh size threshold in the Director’s Rule or by having a dbh of 75% or more of the largest specimen of that species as noted in *Trees of Seattle, Second Edition* (Jacobson, 2006):

| <u>Tree #</u> | <u>Species</u>  | <u>Dbh</u> | <u>Exceptional Criteria</u>  |
|---------------|-----------------|------------|------------------------------|
| 709           | Douglas fir     | 34"        | Meets the threshold diameter |
| 773           | Pacific madrone | 14"        | Meets the threshold diameter |
| 774           | Pacific madrone | 14"        | Meets the threshold diameter |
| 776           | Pacific madrone | 14"        | Meets the threshold diameter |
| 778           | Scot’s pine     | 24"        | Meets the threshold diameter |
| 784           | Deodar cedar    | 30"        | Meets the threshold diameter |
| 741           | Pacific madrone | 12"        | Meets the threshold diameter |
| 739           | Pacific madrone | 14"        | Meets the threshold diameter |
| 740           | Pacific madrone | 12"        | Meets the threshold diameter |
| 730           | Pacific madrone | 14"        | Meets the threshold diameter |

| <u>Tree #</u> | <u>Species</u>      | <u>Dbh</u> | <u>Exceptional Criteria</u>         |
|---------------|---------------------|------------|-------------------------------------|
| 729           | Pacific madrone     | 14"        | Meets the threshold diameter        |
| 721           | Pacific madrone     | 14"        | Meets the threshold diameter        |
| 722           | Douglas fir         | 30"        | Meets the threshold diameter        |
| 737           | American elm        | 32"        | Meets the threshold diameter        |
| 735           | American elm        | 32"        | Meets the threshold diameter        |
| 743           | American elm        | 36"        | Meets the threshold diameter        |
| 717           | Japanese black pine | 14"        | Meets 75% dbh of largest in Seattle |
| 744           | American elm        | 36"        | Meets the threshold diameter        |
| 746           | American elm        | 34"        | Meets the threshold diameter        |
| 747           | American elm        | 40"        | Meets the threshold diameter        |
| 792           | Japanese maple      | 14"        | Meets the threshold diameter        |
| 768           | Western red cedar   | 32"        | Meets the threshold diameter        |
| 731           | Pacific madrone     | 8"         | Meets the threshold diameter        |

### **3.0 Tree Protection**

For each of the Exceptional Trees, a protection zone, referred to as the Limits of Development (LOD), a radial distance from the trunk of each tree, is specified on the Tree Evaluation Data spreadsheet. For most of the trees, the LOD is just beyond the dripline, which, in each case, is adequate to provide sufficient protection for the trees as the crowns are low.

Trees number 737, 735, 743, 744, 746 and 747, all American elms with sufficient clearance below the lower portions of their crowns, the LODs are set within the crowns at a distance of 15 feet from the trunks. These trees are in the 9<sup>th</sup> Ave. right-of-way so no development will be done to the east of these trees leaving the roots on that side undisturbed. Based upon the sizes of the trees, this distance is sufficient to maintain the integrity of the main structural roots and provide protection for the rootplate and to retain a large percentage of the feeder roots. In addition, existing below-ground structures, such as building foundations and retaining walls, within the driplines have restricted root growth beyond. Structures proposed to be within driplines can be moved to the location of existing structures provided adequate protection can be provided for the roots to maintain their structural integrity and eliminate damage.

### **3.1 Tree Protection Measures**

For all retained trees, Exceptional and non-Exceptional, orange plastic tree protection fencing is to be installed at the LOD of each tree prior to beginning work and is to remain in place until development and house construction is completed.

If the development calls for excavation into the subgrade at the 15 foot LOD of trees #737, 735, 743, 744, 746 and 747, all damaged roots are to be hand cut by the project consulting arborist prior to backfilling the trenches or installing rockeries. If this work occurs during the summer, the ground surface beneath the trees is to be covered with 3-4 inches of woodchip mulch and a temporary irrigation system (either drip, spray or regular dousing with large amounts of water) is to be established to provide supplemental irrigation to compensate for the reduction of water uptake due to the loss of roots.

### **4.0 Use of This Report**

This report is provided to CamWest for the purpose of addressing the existing conditions and statuses of the trees on the site of the Seattle Children's Home in the City of Seattle, WA. This information is the



property of CamWest and cannot be amended by anyone other than Tony Shoffner. This report doesn't guarantee against damage caused by the failure of any tree, nor does it guarantee that trees to be retained will live long into the future. These evaluations only pertain to the conditions of the trees at the time the evaluation was conducted. This report is based upon professional experience and opinion and on interpretation of methods used to determine the Exceptional status of trees in the City of Seattle and is not a guarantee that city staff will concur with my findings requiring additional trees to be classified as Exceptional. This report does not provide findings on which trees are required or proposed to be retained or which trees are proposed to be removed as that information is driven by the development plan and approval by the City of Seattle Department of Planning and Development.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,

A handwritten signature in black ink that reads "Tony Shoffner". The signature is written in a cursive, flowing style.

Tony Shoffner  
ISA Certified Arborist #PN-0909A  
CTRA/TRAQ #1759

| Survey Tag Number | Tree Spp | Common Name       | DBH (In) | Spread (Diam. Ft) | LOD (Radius ft) | Condition Rating | Tree Size Status and Condition Notes        |
|-------------------|----------|-------------------|----------|-------------------|-----------------|------------------|---|
| 706               | ILAQ     | English Holly     | 9        | 15                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 707               | ACJA     | Japanese maple    | 5        | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 708               | PRCE     | Thundercloud plum | 7        | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 709               | PSME     | Douglas fir       | 34       | 35                | 18              | 1                | Exceptional - Good condition and health     |
| 710               | PSME     | Douglas fir       | 24       | 35                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 711               | PITH     | Japanese pine     | 12       | 18                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 712               | TSHE     | Western hemlock   | 10       | 36                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 713               | PITH     | Japanese pine     | 12       | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 714               | TSHE     | Western hemlock   | 17       | 35                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 715               | PISY     | Scot's pine       | 20       | 22                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 716               | PISY     | Scot's pine       | 18       | 36                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 717               | PITH     | Japanese pine     | 14       | 18                | 10              | 1                | Exceptional - Good condition and health     |
| 718               | PISY     | Scot's pine       | 20       | 32                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 719               | PISY     | Scot's pine       | 20       | 32                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 720               | PISY     | Scot's pine       | 12       | 26                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 721               | ARME     | Pacific madrone   | 10       | 16                | 18.5            | 1                | Exceptional - Good condition and health     |
| 722               | PSME     | Douglas fir       | 30       | 38                | 19.5            | 1                | Exceptional - Good condition and health     |
| 723               | PISY     | Scot's pine       | 14       | 26                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 724               | PISY     | Scot's pine       | 12       | 24                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 725               | PSME     | Douglas fir       | 16       | 20                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 726               | TIAM     | American linden   | 14       | 54                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 727               | TIAM     | American linden   | 14       | 60                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 728               | TIAM     | American linden   | 24       | 56                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 729               | ARME     | Pacific madrone   | 16       | 32                | 16.5            | 1                | Exceptional - Good condition and health     |
| 730               | ARME     | Pacific madrone   | 8        | 24                | 12.5            | 1                | Exceptional - Good condition and health     |
| 731               | ARME     | Pacific madrone   | 8        | 16                | 10'             | 1                | Exceptional - Good condition and health     |
| 732               | TIAM     | American linden   | 14       | 46                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 733               | PITH     | Japanese pine     | 10       | 15                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 734               | CEDE     | Deodar cedar      | 28       | 40                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 735               | ULAM     | American elm      | 32       | 62                | 15              | 1                | Exceptional - Good condition and health     |
| 736               | PITH     | Japanese pine     | 6        | 12                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 737               | ULAM     | American elm      | 32       | 60                | 15              | 1                | Exceptional - Good condition and health     |
| 738               | ILAQ     | English Holly     | mt 6     | 8                 | N/A             | 1                | Non-Exceptional - Good condition and health |
| 739               | ARME     | Pacific madrone   | 14       | 21                | 11              | 1                | Exceptional - Good condition and health     |
| 740               | ARME     | Pacific madrone   | 12       | 32                | 16.5            | 1                | Exceptional - Good condition and health     |
| 741               | ARME     | Pacific madrone   | 12       | 32                | 16.5            | 1                | Exceptional - Good condition and health     |
| 743               | ULAM     | American elm      | 36       | 64'               | 15              | 1                | Exceptional - Good condition and health     |
| 744               | ULAM     | American elm      | 36       | 55                | 15              | 1                | Exceptional - Good condition and health     |
| 745               | ULAM     | American elm      | 28       | 40                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 746               | ULAM     | American elm      | 34       | 50                | 15              | 1                | Exceptional - Good condition and health     |
| 747               | ULAM     | American elm      | 40       | 65                | 15              | 1                | Exceptional - Good condition and health     |
| 748               | ILAQ     | English Holly     | 10       | 20                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 749               | RHTY     | Staghorn sumac    | 8        | 24                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 750               | PITH     | Japanese pine     | 10       | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 751               | PITH     | Japanese pine     | 10       | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 752               | PITH     | Japanese pine     | 10       | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |

| Survey Tag Number | Tree Spp |                   | DBH (In) | Spread (Diam. Ft) | LOD (Radius ft) | Condition Rating | Tree Size Status and Condition Notes        |
|-------------------|----------|-------------------|----------|-------------------|-----------------|------------------|---|
| 753               | PITH     | Japanese pine     | 10       | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 754               | PITH     | Japanese pine     | 10       | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 755               | PSME     | Douglas fir       | 24       | 30                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 756               | COKO     | Korean Dogwood    | 8        | 12                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 757               | MADO     | Apple             | 18       | 28                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 758               | ACCI     | Vine maple        | 5.8      | 24'               | N/A             | 1                | Non-Exceptional - Good condition and health |
| 759               | ACCI     | Vine maple        | 4.7      | 20'               | N/A             | 1                | Non-Exceptional - Good condition and health |
| 760               | ACCI     | Vine maple        | 5        | 24'               | N/A             | 1                | Non-Exceptional - Good condition and health |
| 761               | ILAQ     | English Holly     | 4        | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 762               | THPL     | Western red cedar | 16       | 24                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 763               | PHFR     | Frasers photinia  | 10       | 36                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 764               | ALRU     | Red alder         | 8        | 20                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 765               | ALRU     | Red alder         | 8        | 24                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 766               | ALRU     | Red alder         | 12       | 30                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 767               | PSME     | Douglas fir       | 14       | 24                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 768               | THPL     | Western red cedar | 32       | 34                | 18              | 1                | Exceptional - Good condition and health     |
| 769               | PRCE     | Thundercloud plum | 8        | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 770               | ARME     | Pacific madrone   | 8        | 26                | 13.5            | 4                | Exceptional - Poor condition, diseased.     |
| 771               | TIAM     | American linden   | 10       | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 772               | ACMA     | Big-leaf maple    | 28       | 48                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 773               | ARME     | Pacific madrone   | 14       | 26                | 13.5            | 1                | Exceptional - Good condition and health     |
| 774               | ARME     | Pacific madrone   | 14       | 38                | 19.5            | 1                | Exceptional - Good condition and health     |
| 775               | PISY     | Scot's pine       | 8        | 15                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 776               | ARME     | Pacific madrone   | 14       | 36                | 18.5            | 1                | Exceptional - Good condition and health     |
| 777               | PISY     | Scot's pine       | 14       | 12                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 778               | PISY     | Scot's pine       | 24       | 38'               | 19.5            | 1                | Exceptional - Good condition and health     |
| 779               | CEDE     | Deodar cedar      | 24       | 26                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 780               | CEDE     | Deodar cedar      | 16       | 22                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 781               | CEDE     | Deodar cedar      | 30       | 45'               | 23              | 1                | Exceptional - Good condition and health     |
| 782               | ILAQ     | English Holly     | 8        | 14                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 783               | PRCE     | Thundercloud plum | 8        | 18                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 784               | ARUN     | Strawberry tree   | 6        | 12                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 785               | ARUN     | Strawberry tree   | 6        | 12                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 786               | PIMU     | Mugo pin          | mt 3     | 9                 | N/A             | 1                | Non-Exceptional - Good condition and health |
| 787               | PRCE     | Thundercloud plum | 6        | 16                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 788               | PITH     | Japanese pine     | 12       | 18                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 789               | PISY     | Scot's pine       | 18       | 30                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 790               | PISY     | Scot's pine       | 18       | 32                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 791               | PIAB     | Norway spruce     | 20       | 32                | N/A             | 1                | Non-Exceptional - Good condition and health |
| 792               | ACJA     | Japanese maple    | 14       | 34'               | 18              | 1                | Exceptional - Good condition and health     |

Tree# - Corresponds to numbers as shown on map and numbers assigned to tree tags

Tree Species Codes -

ACCI=Acer circinatum (vine maple)  
ACJA=Acer japonicum (Japanese maple)  
ACMA=Acer macrophyllum (big-leaf maple)  
ACPL=Acer platanoides (Norway maple)  
ALRU=Alnus rubra (red alder)  
ARME=Pacific madrone  
ARUN=Arbutus unedo (strawberry tree)  
CEDE=Cedrus deodara (Deodara cedar)  
COKO=Cornus kousa (Korean dogwood)  
ILAQ=Ilex aquifolium (English holly)  
MADO=Malus domestica (Apple)  
PHFR=Photinia x. fraseri (Fraser's photinia)

DBH - Diameter in inches at 4.5' above grade

Spread - Approximate average crown spread in feet

Limits of Development (Radius) = Distance from tree development to maintain

Condition Rating

1=Excellent Condition

2=Good Condition, candidate for retention given no, or limited, impacts

3=Fair Condition, candidate for retention given no, or limited impacts and potential targets

4=Poor condition, removal recommended

Recommended Fate - Recommendations for retention or removal of a tree based upon condition and anticipated impacts

Remove - I = Remove for impacts

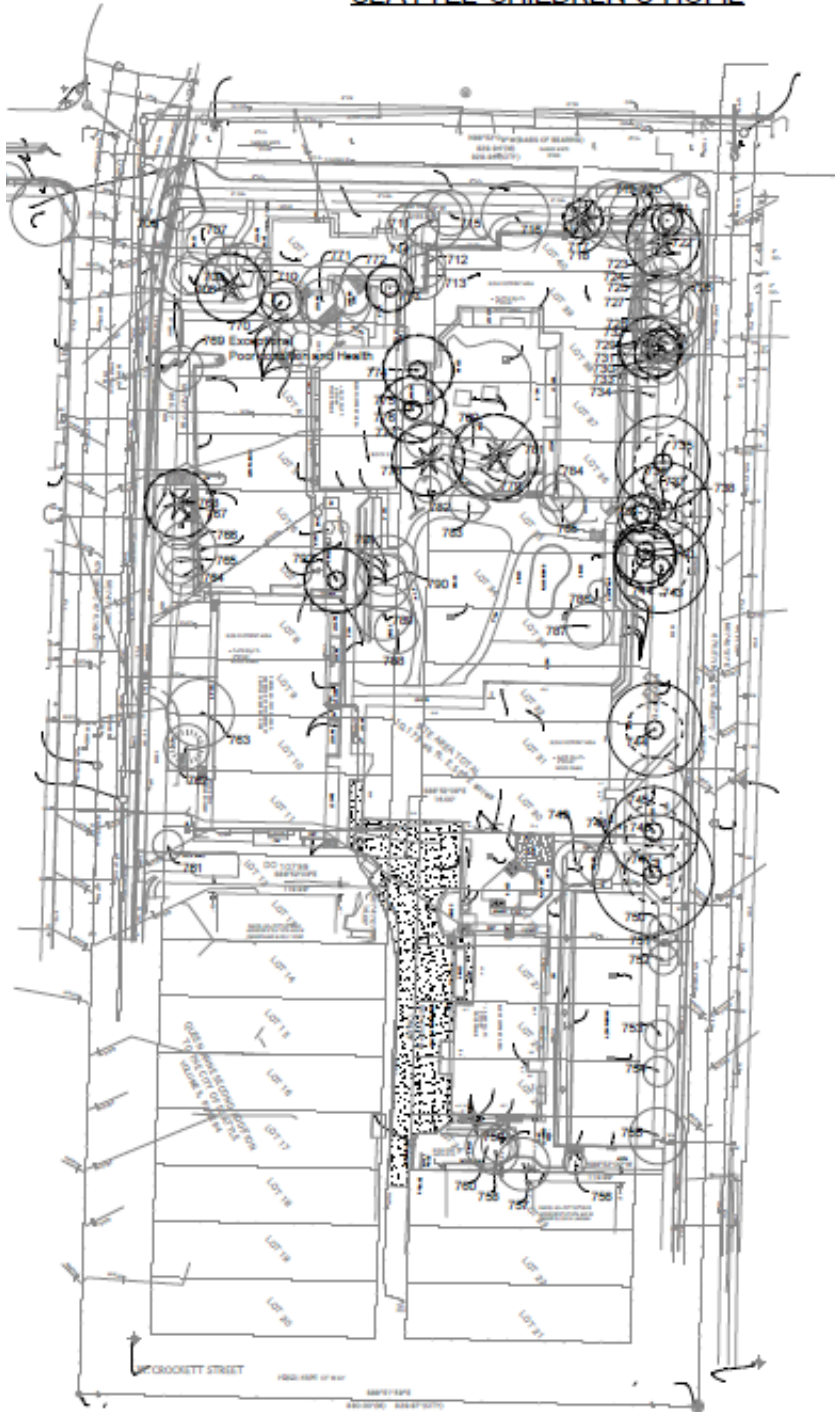
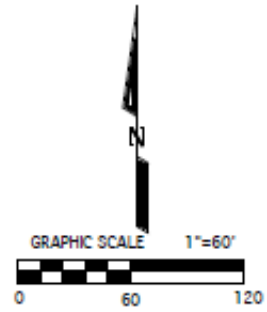
Remove - C = Remove for condition (high hazard/risk)

Retain = Good condition and health or poor condition but out of range of house therefore low risk

PIAB=Picea abies (Norway spruce)  
PIMU=Pinus mugo (mugo pine)  
PISY=Pinus sylvestris (Scott's pine)  
PITH=Pinus thunbergiana (Japanese pine)  
PRCE=Prunus cerasifera 'thundercloud' (Purple leaf plum)  
PSME=Pseudotsuga menziesii (Douglas fir)  
RHTY=Rhus typhina (staghorn sumac)  
TIAM=Tilia americana (American linden)  
THPL=Thuja plicata (western red cedar)  
TSHE=Tsuga heterophylla (western hemlock)  
ULAM=Ulmus americana (American elm)



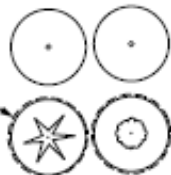
TREE INVENTORY  
 CAMWEST DEVELOPMENT, INC.  
 A TOLL BROTHERS COMPANY  
SEATTLE CHILDREN'S HOME



NON EXCEPTIONAL TREES IN  
 GOOD HEALTH AND  
 CONDITION WITH DRILINES

EXCEPTIONAL TREES IN  
 GOOD HEALTH AND  
 CONDITION WITH DRILINES

PROTECTION  
 FENCING (TYP)



PREPARED BY: SHOFFNER CONSULTING  
 TONY SHOFFNER, ISA CERTIFIED ARBORIST #PN-09094  
 CTRA #1759  
 DATE: JULY 15, 2013  
 REVISED: NOVEMBER 4, 2013

PREPARED FOR: CAMWEST DEVELOPMENT, INC.  
 A TOLL BROTHERS COMPANY  
 9720 NE 120TH PL. SUITE 100  
 KIRKLAND, WA  
 98034

# Toll Brothers

America's Luxury Home Builder®

Samantha Updegrave  
Seattle Department of Planning and Development  
700 5<sup>th</sup> Ave, Suite 2000  
PO Box 34019  
Seattle, WA 98124

October 24<sup>th</sup>, 2014

**DPD Project# 3015522**  
**Project Address: 901 W McGraw St**

Attachments: Supplemental Arborist report – Risk Assessment per DR 16-2008

Ms. Updegrave:

As you know there are Exceptional Trees located on the Seattle Children's Home site and in the adjacent right-of-way. There are 2 trees located on site that met the definition of an Exceptional Tree per definition (SMC 25.11.020); however they are dead (#770) or diseased (#776). In addition there is one Exceptional Tree (#792) on site that was planted 20-30 years ago within 3 feet of an existing retaining wall that has constrained its root system on two sides. We investigated the potential to relocate this tree on site. Our Arborist and two large tree relocation companies investigated the viability of relocating this tree and due to the preexisting condition of the root ball we have concluded that the tree is not a good candidate to relocate.

We propose to remove Tree # 792 and to replace the tree with 2 like kind. We have reserved (2) 3.5-4" caliper trees at Big Trees Nursery in Redmond, WA. The proposed 2 replacement trees double the replacement requirement per SMC SMC 25.11.090.

Below is our justification supporting our proposal.

**Applicable code references:**

- DR16-2008 prescribes the process to evaluate Exceptional Trees at risk
- SMC 25.11.070 - Tree protection on sites undergoing development in Lowrise zones
- SMC 25.11.090 - Tree replacement and site restoration

**DR16-2008**

*Attached is a Risk assessment report documenting the condition of trees #770, #776 and #792.*

- Tree # 770 is dead and therefore does not meet the definition of an exceptional tree
- Tree # 776 is diseased and therefore does not meet the definition of an exceptional tree
- Tree # 792 is has damaged roots however it does meet the definition of an exceptional tree

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New York Stock Exchange • Symbol TOL  
Seattle Division  
9720 NE 120th Pl., Suite 100 • Kirkland, WA 98034 • (425) 825-1955 • Fax (425) 825-1565  
tollbrothers.com

**SMC 25.11.070 - Tree protection on sites undergoing development in Lowrise zones**

SMC 25.11.070 states that "The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to SMC Title 23, the Land Use Code, cannot be achieved while avoiding the tree protection area through the following.....

- Tree # 770 is dead and therefore does not meet the definition of an exceptional tree
- Tree # 776 is diseased and therefore does not meet the definition of an exceptional tree
- Tree # 792 is has damaged roots however it does meet the definition of an exceptional tree

While Tree #792 is an exceptional tree it is not a candidate to be relocated and the location of the existing tree negatively impacts our ability achieve the maximum permitted FAR. Our proposed Total Floor Area is 115,718.67 sf. The allowed maximum permitted FAR for this site is 124,637.34 sf. The project as currently proposed is 8,918.67 sf under the allowable FAR. If Tree #792 is not removed it would result in losing additional FAR. (This information also can be found on ASP.7)

**SMC 25.11.090.b - Tree replacement and site restoration**

"No tree replacement is required if the (1) tree is hazardous, dead, diseased, injured or in a declining condition with no reasonable assurance of regaining vigor as determined by a tree care professional, or (2) the tree is proposed to be relocated to another suitable planting site as approved by the Director."

- Tree # 770 is dead and therefore no replacement is required
- Tree # 776 is diseased and therefore no replacement is required
- Tree # 792 is has damaged roots, and negatively impacts the ability to achieve the maximum far allowed. Two like kind trees, doubling the replacement requirement is proposed and the trees will be located in the pocket park.

In Summary, we proposed to remove Exceptional Tree #792 and replace it with two like kind trees that will have 3.5-4" caliper trunks at the time they are planted. The justification to remove this tree is the project as proposed does not achieve the maximum allowed FAR and allowing the tree to remain would further decrease the projects achievable FAR. Our proposed replacement doubles the requirement.

Please contact me at 425-220-1033, if you need additional information.

Sincerely,



KARL VOLKLE  
Sr. Land Entitlement Manager

# SHOFFNER CONSULTING

21529 4<sup>TH</sup> AVE. W. #C31 BOTHELL, WA 98021 MOBILE:(206)755-2871

October 23, 2014

Karl Volkle  
Toll WA, LP  
9720 NE 120<sup>th</sup> Pl. Suite 100  
Kirkland, WA  
98034

Re: Final Tree Report – Seattle Children's Home

Karl:

This report is provided to address the tree inventory and assessment I conducted of 60 trees on the site of the Seattle Children's Home in the City of Seattle, WA and 26 located within the City of Seattle right of way and to address recent corrections noted in Correction Notice #1 dated September 24, 2014. I inventoried all of the surveyed trees, each identified with metal tags labeled by the surveyors with numbers corresponding to those referenced in this report and on the accompanying Tree Evaluation Data spreadsheet. In the data, information is given on all of the trees, including species, dbh, crown spread, limits of development (for Exceptional trees only), size status and condition. This report presents information on retention and removal of trees based upon their locations separated into those on the project site and those located just-off site within the City of Seattle public right-of-way.

## 1. Exceptional Tree Risk Assessments

Following are the risk assessments for the three Exceptional trees on site. These assessments are prepared according to the methods and procedures specified in Tree Risk Assessment in Urban Areas and the Urban/Rural Interface, Course Manual (Dunster, J. 2009). For each tree, values are provided for each of the three criteria used to determine the Overall Risk Rating, the total Overall Risk Rating value and the Risk Category.

Tree #770 - This tree is a Pacific madrone measuring 8" dbh that was in fair condition and health at the time of my initial assessment back in the late fall of 2013. This tree is dead and no longer viable and no longer classified as Exceptional.

Size of Defective Part (8") - 2 points  
The Target Area (Building) - High, 4 points  
Probability of Failure - Dead tree, Extreme, 5 points  
Overall Risk Rating - 11 points  
Risk Category - High3

Tree #776 This tree is a Pacific madrone measuring 14" dbh that was in good condition and health at the time of the initial assessment. Since that time, a large codominant leader failed at a connection with the other co-dominant leader leaving a large scar and reducing the width of the trunk by approximately 1/2 its diameter in that location. This defect presents a considerably weakened portion of the trunk presenting a point of potential failure. In addition, the wound renders the tree susceptible to decay and as a highly sensitive species,



the wound will more than likely lead to the tree's early death. Therefore this tree is no longer classified as Exceptional and is recommended to be removed. (see figure 2)

Size of Defective Part (14") - 2 points  
The Target Area (Building) - High, 4 points  
Probability of Failure - Previous failure, Extreme, 5 points  
Overall Risk Rating - 11 points  
Risk Category - High3

Tree #792 - This tree is a Japanese maple (*Acer japonicum*) measuring 14" dbh. This tree is in good condition and health and free of defects.

Size of Defective Part (8") - 2 points  
The Target Area (house) - High, 4 points  
Probability of Failure - Low, 1 point  
Overall Risk Rating - 7 points  
Risk Category - Moderate 2

#### Interpretation and Implications

High 3 - The tree, or part of it, could fail at anytime. Action to mitigate the risk is required within weeks rather than months.

Moderate 2 - Well defined issues - retain and monitor.

Clearly, the trees with the High 3 risk category warrant removal at this time (770 and 776) and 792 does not.

#### **2. Use of This Report**

This report is provided to Toll WA, LP for the purpose of the dressing the risk assessments of three trees on the site of the Seattle Children's Home in the City of Seattle, WA. This information is the property of Toll WA, LP and cannot be amended by anyone other than Tony Shoffner. This report doesn't guarantee against damage caused by the failure of any tree, nor does it guarantee that trees to be retained will live long into the future. These evaluations only pertain to the conditions of the trees at the time the evaluation was conducted. This report is based upon professional experience and opinion and on interpretation of methods used to determine the Exceptional status of trees in the City of Seattle.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
CTRA/TRAQ #1759



Figure 1. Tree #770 - Dead Pacific Madrone



Figure 2. Tree #776 - Damaged Pacific Madrone

# SHOFFNER CONSULTING

21529 4<sup>th</sup> AVE. W. #C31 BOTHELL, WA 98021 MOBILE:(206)755-2871

October 23, 2014

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## 1. Corrections Required

Four corrections pertaining to tree retention and removal were requested on the recent correction notice, however, only three (1-3) pertain to content of this report. Following are general descriptions of the corrections and where that additional information can be found in this report as well as responses to each city review comment is included as part of the MUP resubmittal.

- 1) Revise inventory to clearly distinguish trees that originate on private property versus those that are in the street right of way (**See Tree Evaluation Data forms separated by tree location**). Street trees shall not be included in determining whether a group of trees is a grove. Therefore, the delineation of the "grove" of trees in the northeast corner of the site needs to be reexamined, excluding street trees, to determine which trees in the area are "exceptional." (**See Section 3 for Exceptional Trees and Section 4 for discussion on grove designations**).
- 2) Plan identifies a considerable amount of development that may impact street trees. Please consult with SDOT arborist. (**Meeting was held on site with both City of Seattle Arborists to review development plan and verbal approval was issued**).
- 3) Plan by project consulting arborist demonstrating that such limited encroachment (into the root zone) will not impact the survival of the trees. (**See Section 5. of this report**).

## 2. Summary of This Report

The project site is in an urbanized portion of Seattle in the Queen Anne neighborhood. It is currently developed with several buildings, a considerable amount of impervious surface and is landscaped with trees, shrubs, ground cover and turfgrass. In total, there are 60 trees on the property, 15 that meet the

minimum size threshold for their species to be classified as Exceptional, one of which is confirmed as dead (see Figure 1) and another has suffered a significant failure and therefore is classified as a High3 level overall risk rating. Therefore, both of these trees are declassified as Exceptional per SMC 25.11.030.B, for a total of 13 Exceptional trees on the project site.

Included in the inventory are 26 trees within the right-of-ways along 9th Ave. W to the east and McGraw St. to the north. The development plan for this property proposes to retain 12 Exceptional trees on the property and 9 non Exceptional trees. Within the right-of-way, the plan proposes to retain 21 of the trees and remove 5.

### 3. Exceptional Trees On Site

Thirteen trees were found to meet the size threshold and health/condition criteria to be Exceptional based upon the criteria in Director's Rule 16-2008. These trees are considered to have unique historical, ecological or aesthetic value. Following are the trees classified as Exceptional based upon the criteria for such classification provided in the Rule:

| <u>Tree #</u> | <u>Species</u>      | <u>Dbh</u> | <u>Exceptional Criteria</u>         | <u>Designation</u> |
|---------------|---------------------|------------|-------------------------------------|--------------------|
| 709           | Douglas fir         | 34"        | Meets the threshold diameter        | Retained           |
| 717           | Japanese black pine | 14"        | Meets 75% dbh of largest in Seattle | Retained           |
| 729           | Pacific madrone     | 14"        | Meets the threshold diameter        | Retained           |
| 730           | Pacific madrone     | 14"        | Meets the threshold diameter        | Retained           |
| 739           | Pacific madrone     | 14"        | Meets the threshold diameter        | Retained           |
| 740           | Pacific madrone     | 12"        | Meets the threshold diameter        | Retained           |
| 741           | Pacific madrone     | 12"        | Meets the threshold diameter        | Retained           |
| 768           | Western red cedar   | 32"        | Meets the threshold diameter        | Retained           |
| 770           | Pacific madrone     | 8"         | Meets the threshold diameter        | Remove - Dead      |
| 773           | Pacific madrone     | 14"        | Meets the threshold diameter        | Retained           |
| 774           | Pacific madrone     | 14"        | Meets the threshold diameter        | Retained           |
| 776           | Pacific madrone     | 14"        | Meets the threshold diameter        | Remove - High Risk |
| 778           | Scot's pine         | 24"        | Meets the threshold diameter        | Retained           |
| 781           | Deodar cedar        | 30"        | Meets the threshold diameter        | Retained           |
| 792           | Japanese maple      | 14"        | Meets the threshold diameter        | Removed            |

Tree #770 and 776 are exempt from classification as exceptional per SMC 25.11.030.B.

### 4. Tree Groves

Per Director's Rule 16-2008, a tree grove means a group of 8 or more trees 12" in diameter and trees that are part of a grove should be considered exceptional. Trees that are less than 12" in diameter that are part of a grove's continuous canopy cannot be removed if their removal may damage the health of the grove. Per Director's Rule 16-2008, street trees within public right of way shall not be included in determining whether a grouping of trees is classified as a grove. Based upon the following assessments, there are no groves on the site.

#### Grove Designations

I reviewed trees #717-743 to determine if they are part of a continuous canopy of trees that are 12" dbh or greater to qualify as a grove. Per the Director's Rule 16-2008, trees that are located within a right-of-way are classified as street trees and are not included in determining whether a group of trees is a grove, per Director's Rule 16-2008. The off-site trees are numbers 718, 721, 722, 723, 724, 726, 727,

728, 731, 732, 733, 735, 737, 738, 743, 744, 745, 746, 747, 750, 751, 752, 753, 754 and 755. Removing these trees from the continuous canopy reduces the continuity of it to fewer than 8 trees, therefore it is not a grove.

Trees #707-716 (including trees #770-773) are not part of a continuous canopy of 8 or more trees that are 12" dbh or greater as tree #770 is dead which separates that grouping of trees into two groups, one of four trees and another of 8 trees. The second grouping, trees #771-715, are not part of continuous canopy of 8 more trees that are 12" dbh or greater as tree #711 is 7" dbh and 712 is 10" dbh, decreasing the number of trees that are part of this continuous canopy to 6 at 12" dbh or greater and doesn't classify as a grove.

Trees #744-752 are not part of a continuous canopy of 8 or more trees that are 12" dbh or greater as trees # 750, 751 and 752 are not on the project site limiting the number of trees in this grouping that are 12" or greater to fewer than 8.

Trees #788-792 do not classify as a grove as there are only five trees in this grouping.

Trees #764-768 do not classify as a grove as there are only five trees in this grouping and only three that are 12" dbh.

Trees #774-783 are not part of a continuous canopy of trees that are 12" dbh or greater as tree #775 is 8" dbh and there are only 7 trees 12" dbh or greater therefore these trees do not constitute a grove.

#### 5. Tree Retention, Impacts and Removals - On-Site Trees

There are 60 trees on site, 15 of which are large enough to be classified as Exceptional, however one is dead and another is high risk, therefore leaving 13 on site. One Exceptional tree is proposed to be removed leaving 12 to be retained, in addition to the two in poor condition. See section 4.2 for descriptions of these trees and the reasons for removal.

For all retained Exceptional trees on the project site for which encroachment is proposed into the root zones, all impacts within the outer root zone do not exceed the maximum of 1/3 of the total area of the outer root zone. Following are the retained Exceptional trees and the impacted areas expressed as a percentage of the total outer root zone area. Where applicable, the impacted areas account for space beyond the edges of the proposed impacts for work to be conducted.

| <u>Tree #</u> | <u>ORZ Area sf</u> | <u>Impacted</u> | <u>%</u> | <u>Reason</u>   |
|---------------|--------------------|-----------------|----------|---|
| 709           | 763.41             | 48.66           | 6.37     | Walkway   |
| 717           | 235.52             | 62.49           | 26.5     | Walkway and building                                    |
| 729           | 611.35             | 0               | 0        | No impacts beyond existing root barrier retaining wall  |
| 730           | 339.29             | 0               | 0        | No impacts beyond existing root barrier retaining wall  |
| 739           | 235.62             | 0               | 0        | No impacts beyond existing root barrier retaining wall  |
| 740           | 600.12             | 43.38           | 7.23     | Walkway   |
| 741           | 602.68             | 78.32           | 13       | Walkway   |
| 773           | 361.58             | 82.59           | 22.84    | Shoring wall  |
| 774           | 468.03             | 0               | 0        | No impacts beyond existing root barrier foundation wall |
| 778           | 851.83             | 249.74          | 29.32    | Walkway   |
| 781           | 1192.83            | 385.87          | 32.35    | Walkway and retaining wall                              |

In two situations for retained Exceptional trees (729 and 774) where existing structures, namely retaining walls, are located within trees' inner root zones, new features are proposed within the same zone but no new impacts will encroach toward the trees further than the existing root barriers. Following are the discussions of each situation:

Tree 729 - This tree is located along the outer edge of a rockery retaining wall that was constructed prior to the tree establishing on the site. The rockery is approximately 4 feet tall and has served as a barrier for this tree's roots for its entire life. A concrete sidewalk is at the base of the retaining wall. The project proposes to remove the sidewalk and the retaining wall and erect a shoring wall in its place. Once it is in place, the space between the shoring wall and the existing grade to its east will be backfilled with native material. This will provide the tree with additional rooting space beyond which it currently has.

Tree 774 - This tree is located on a sloping mound of soil just south of an existing building and its concrete foundation wall that extends several feet below the base of the tree, which is rooted within approximately 2 feet of the wall. This portion of the building is proposed to be removed but the project proposes to retain the foundation wall and cut off the top 2 feet of it. The new feature will be placed outside this foundation wall, the side that is opposite the tree.

During discussions with both City of Seattle Arborists, these situations were discussed and both agreed that with the existing root barriers in all areas where root barrier structures exist, new features can be placed in the locations of the existing features without resulting in root damage and loss that would affect the health or stability of these trees. In situations where it is possible for the new wall to be further from the soil edge than the existing wall, native soil material can be placed in the space between the wall and the soil edge to provide additional soil volume as a measure of improving the conditions beyond existing.

### 5.1 Non Exceptional Trees

There are 45 trees on the project site that do not meet the criteria to be classified as Exceptional. Of these, 9 are in locations where they will not be impacted by the proposed development and are proposed to be retained.

Following are the non-Exceptional trees proposed to be removed:

| <u>Tree #</u> | <u>Species</u>                                | <u>Dbh</u> | <u>Reason for Removal</u>                      |
|---------------|---|------------|--|
| 711           | Japanese pine ( <i>Pinus thunbergiana</i> )   | 12"        | Road construction impacts                      |
| 712           | Western hemlock ( <i>Tsuga heterophylla</i> ) | 10"        | Road construction impacts                      |
| 713           | Japanese pine                                 | 12"        | Road construction impacts                      |
| 714           | Norway maple ( <i>Acer plantanoides</i> )     | 12"        | Road construction impacts                      |
| 715           | Scot's pine ( <i>Pinus sylvestris</i> )       | 20"        | This tree is in the location of a new road     |
| 716           | Scot's pine                                   | 18"        | This tree is in the location of a new building |
| 719           | Scot's pine                                   | 20"        | Impacts related to building construction       |
| 720           | Scot's pine                                   | 12"        | Impacts related to building construction       |
| 734           | Deodar cedar ( <i>Cedrus deodara</i> )        | 28"        | New walkway impacts                            |
| 748           | English holly ( <i>Ilex aquifolium</i> )      | 10"        | This tree is impacted by grading               |
| 749           | Staghorn sumac ( <i>Rhus typhina</i> )        | 8"         | This tree is impacted by grading               |
| 756           | Korean dogwood ( <i>Cornus kousa</i> )        | 8"         | This tree is in the location of a new building |
| 757           | Apple ( <i>Malus domestica</i> )              | 17"        | This tree is in the location of a new road     |

|     |  |     |   |
|-----|--|-----|---|
| 758 | Vine maple ( <i>Acer circinatum</i> )          | 5"  | This tree is in the location of a new road and a new building |
| 759 | Vine maple                                     | 6"  | This tree is in the location of a new building                |
| 760 | Vine maple                                     | 5"  | This tree is in the location of a new building                |
| 761 | English holly ( <i>Ilex aquifolium</i> )       | 4"  | This tree is in the location of a new building                |
| 762 | Western red cedar ( <i>Thuja plicata</i> )     | 16" | This tree is in the location of a new building                |
| 763 | Fraser's photinia ( <i>Photinia fraseri</i> )  | 10" | This tree is in the location of a new building                |
| 764 | Red alder ( <i>Alnus rubra</i> )               | 8"  | This tree is in the location of a new building                |
| 765 | Red alder                                      | 8"  | This tree is in the location of a new building                |
| 766 | Red alder                                      | 12" | This tree is in the location of a new building                |
| 767 | Douglas fir ( <i>Pseudotsuga menziesii</i> )   | 14" | This tree is in the location of a new building                |
| 769 | Thundercloud plum ( <i>Prunus cerasifera</i> ) | 8"  | This tree is in the location of a new building                |
| 771 | American linden ( <i>Tilia americana</i> )     | 10" | This tree is removed due to new road impacts                  |
| 772 | Big-leaf maple ( <i>Acer macrophyllum</i> )    | 28" | This tree is removed due to new road impacts                  |
| 782 | English holly                                  | 8"  | This tree is in the location of grading impacts               |
| 783 | Thundercloud plum                              | 8"  | This tree is in the location of a new building                |
| 784 | Strawberry tree ( <i>Arbutus unedo</i> )       | 9"  | This tree is in the location of a new road and a new building |
| 785 | Strawberry tree                                | 8"  | This tree is in the location of a new road and a new building |
| 786 | Staghorn sumac ( <i>Rhus typhina</i> )         | 9"  | This tree is in the location of a new building                |
| 787 | Thundercloud plum                              | 6"  | This tree is in the location of a new building                |
| 788 | Japanese pine ( <i>Pinus thunbergiana</i> )    | 12" | This tree is in the location of a new building                |
| 789 | Scot's pine                                    | 18" | This tree is in the location of a new building                |
| 790 | Scot's pine                                    | 18" | This tree is in the location of a new building                |
| 791 | Norway spruce ( <i>Picea abies</i> )           | 20" | This tree is in the location of a new building                |

## 5.2 Exceptional Tree Removal

Following are the three Exceptional trees on site proposed to be removed and the reasons for the proposed removal.

Tree #770 - This tree is a Pacific madrone measuring 8" dbh that was in fair condition and health at the time of my initial assessment back in the late fall of 2013. This tree is dead and no longer viable and no longer classified as Exceptional. (see figure 1)

Tree #776 This tree is a Pacific madrone measuring 14" dbh that was in good condition and health at the time of the initial assessment. Since that time, a large codominant leader failed at a connection with the other co-dominant leader leaving a large scar and reducing the width of the trunk by approximately 1/2 its diameter in that location. This defect presents a considerably weakened portion of the trunk presenting a point of potential failure. In addition, the wound renders the tree susceptible to decay and as a highly sensitive species, the wound will more than likely lead to the tree's early death. In terms of a risk assessment, this tree is given a Probability of Failure rating of Extreme for 5 points as it satisfies the criteria of "Dead branches hung up or partly failed", and "Any partly failed component or whole tree". The size of the defective part is between 4 and 20 inches for a value of 2 points. The Target area is a high use building and walkway for a High rating of 4 points. The Overall Risk Rating is 11 points for a High3 calling for action to mitigate the risk within

weeks rather than days. Therefore this tree is no longer classified as Exceptional and is recommended to be removed. (see figure 2)

Tree #792 - This tree is a Japanese maple (*Acer japonicum*) measuring 14" dbh. It is currently located on the lower portion of the property, adjacent to the SE corner of the main parking lot and just north of an existing building. Concrete pavement is approximately 3 feet to both the west and the east of this tree and a large retaining wall connected to the building to the south is approximately 5 feet from the base of the tree. Through consideration of the construction methods used to demolish the existing structures and remove all surrounding pavement, it was determined that this tree will suffer extensive damage to its roots rendering it highly unlikely to survive development. As opposed to attempting to save it through development with the high likelihood that it will not survive only to have to remove it following development, the proposal is to remove this tree and replace with trees to equal the crown spread of 36 feet diameter.

## 6. Right of Way Trees

There are 26 trees just off the project site within the City of Seattle right of way to the north and east of the project site. Of these, nine meet the threshold diameter to be classified as Exceptional.

| <u>Tree #</u> | <u>Species</u>  | <u>Dbh</u> | <u>Designation</u>           |          |
|---------------|-----------------|------------|------------------------------|----------|
| 721           | Pacific madrone | 14"        | Meets the threshold diameter | Retained |
| 722           | Douglas fir     | 30"        | Meets the threshold diameter | Retained |
| 731           | Pacific madrone | 8"         | Meets the threshold diameter | Retained |
| 735           | American elm    | 32"        | Meets the threshold diameter | Retained |
| 737           | American elm    | 32"        | Meets the threshold diameter | Retained |
| 743           | American elm    | 36"        | Meets the threshold diameter | Retained |
| 744           | American elm    | 36"        | Meets the threshold diameter | Retained |
| 746           | American elm    | 34"        | Meets the threshold diameter | Retained |
| 747           | American elm    | 40"        | Meets the threshold diameter | Retained |

Development features and frontage improvements such as walkways have been adjusted to eliminate impacts to 21 of these trees. The following five trees, all small evergreens along 9th Ave W near the southern end of the pro, are proposed to be removed. They are as follows:

| <u>Tree #</u> | <u>Species</u>                               | <u>Dbh</u> | <u>Reason for Removal</u>         |
|---------------|--|------------|-----------------------------------|
| 750           | Japanese pine ( <i>Pinus thunbergiana</i> )  | 10"        | Grading and frontage improvements |
| 751           | Japanese pine                                | 10"        | Grading and frontage improvements |
| 752           | Douglas fir ( <i>Pseudotsuga menziesii</i> ) | 10"        | Grading and frontage improvements |
| 753           | Japanese pine                                | 10"        | Grading and frontage improvements |
| 754           | Japanese pine                                | 10"        | Grading and frontage improvements |

In addition to these trees, three ornamental cherry trees within the planting strips in the right of way along McGraw are to be removed as they are in very poor condition and health. These will be replaced with new street trees.

The City of Seattle Municipal Code allows for constructing up to the property line, including grading and installing underground features such as the shoring wall along most of the eastern property line, which can greatly damage the roots of off-site trees near the impacts. In areas where no on-site Exceptional trees are located and the development could extend to the property line within just a few feet of the six



large American elms (five Exceptional and one non-Exceptional), the project plan proposes additional distance between the property line and the nearest impacts in order to provide additional protection for their roots beyond that which is required.

### **6.1 Condition Assessments**

Most of the trees within the right of way are in good condition and health. The seven elms possess several defects and symptomatic conditions that indicate otherwise for them. These are the exceptional trees #735, 737, 743, 744, 746 and 747 and the non-exceptional tree # 745.

At the trunk sizes, they are clearly mature in age. The site conditions are not, and have not been, optimal for these trees. Whereas most of the trees within the Right of way are smaller and therefore more vigorous and many of which are native or more native in type (such as the pines), these smaller and native species are more adapted to the natural site conditions and the lengthy periods of drought that can extend from late spring into early fall. The elms, however, are native to a very different region with drastically different environmental conditions. There is no irrigation provided for these trees so they have always been reliant upon precipitation to provide for their water needs. As younger trees, their needs were much less and as they aged, the demands increased both because of their greater leaf area and also because of the elevated stress levels associated with other site conditions. I monitored these trees on several visits this summer and noted during the late summer, when the rest of the crown was lush and deep green, the tops yellowed quickly and the leaves up there fell leaving the tops bare or very sparse. This doesn't necessarily indicate decline, but could be attributed to elevated stress levels and potentially decline.

In addition to the sparseness of the upper crown as an indicator of stress, the lower, exposed portions of the trees' trunks and lower scaffolds are covered in many small shoots, all with very lush, green and large leaves. These limbs have formed from epicormic shoots that lie beneath the bark of every tree. They are latent, in that they may never break and form into limbs or, under the right conditions, will, the degree of which related to the need of the tree or the conditions. These buds commonly break and form limbs when the removal of adjacent trees increases light availability to the trunk causing the buds to break to take advantage of that new light. This is not the case with these trees.

Another circumstance where the epicormic buds break to form limbs is when the tree is under high levels of stress and is not able to make use of as much of the foliage of the crown, typically the upper portions of the crown, to maintain the photosynthetic function that the tree has become adjusted to in order to maintain growth and repair. This situation typically occurs when the trees are under high levels of stress or have already entered a state of decline.

All of these trees have multiple decay pockets from at the root collar, in the main trunk and in the scaffold limbs. During my most recent site visit, I noted mushrooms growing at the base of two trees, #745 and #746 which clearly indicates decay, however, what type of decay and where the decay is located and how extensive it is within the trunk is not clear. I did take core samples of each of these trees near the base of the tree, above the base, and did not find any decay within the outer 12" of the sample region. Regardless of the absence of decaying tissue in the sample, it's clear from a visual assessment that decay is present in several locations on each of the elms.

Individually, each symptom/condition provides an indication of elevated stress or a defect. Combined, all of these present situations where the trees are clearly under considerable stress and could be affected by considerable decay throughout their trunks and scaffold limbs. Given the mature ages of

these trees, the difficulty trees for trees of such age to overcome so many stressors and recover, the conditions of these trees will not improve regardless of development adjacent to them. It's important to note these conditions at this time prior to development in order to establish a baseline of their health at this time to provide evidence to the conditions and health of the trees in moving forward.

## 7. Protection

The following tree protection measures are to be incorporated during development of the project site.

1. City of Seattle approved fencing is to be installed at the specified locations prior to beginning any work on the project site and is to remain in place throughout development. Protection fencing is to be shown on the tree retention plans (both on-site and off-site) and to provide more accurate placement for maximum protection of retained trees, the fencing is to be field located during a meeting with the site contractors and project consulting arborist prior to beginning any work.
2. In areas where protection areas overlap, the fencing can surround all overlapping protection areas together instead of individual trees.
3. All fencing is to be marked with signage reading the following:

*TREE PROTECTION AREA  
NO ENCROACHMENT  
NO IMPACT  
NO STORAGE OR DUMPING OF MATERIALS  
FENCING IS NOT TO BE DAMAGED OR REMOVED  
FOR QUESTIONS OR COMMENTS  
CALL CITY OF SEATTLE DPD*
4. Given work planned within drip lines of retained Exceptional trees, all grading and soil work conducted within the drip lines of retained trees is to be monitored by project consulting arborist to hand cut all damaged roots. This work includes:
  - Removal of existing retaining walls
  - Excavation of soil to establish cuts for development features
  - Drilling/augering soil for H piles
  - Removal of trees to be removed
5. All trees to be removed within drip lines of retained trees are to be removed in a manner that will not damage retained trees.
6. The stumps of all removed trees within drip lines of retained trees (including the laurel hedges) are to be ground down to just below the soil surface.
7. For work within the tree protection areas (such as installation of walkways), the tree protection fencing is to be moved toward tree only as far as necessary to conduct the work and maintain protection for the tree's trunk.
8. Prior to beginning any site work, a meeting is to be held with construction supervisors, representatives of Toll WA, LP and other project team members and the project consulting arborist to discuss phasing of work as it relates to tree protection.
9. Wood chip mulch is to be applied to a depth of no less than 4 inches over the roots within the protection areas of retained trees.
10. Removal of existing structures, including buildings, walkways, concrete pads, rock retaining walls, concrete retaining walls, railroad ties and all other existing structures within the drip lines and or

- protection zones of retained trees is to be done carefully so as to not damage roots in situations where existing features already serve as root barriers (retaining walls, rockeries and railroad ties) or to limit root damage where root barriers do not exist. All work is to be done from outside the protection zone.
11. All damaged roots are to be hand cut by the project consulting arborist just prior to backfilling over the exposed roots.
  12. Supplemental irrigation is to be provided for all retained trees during the growing season between the months of May and October during construction.
  13. Retaining walls that are to be cut down to below the ground surface (in the case of tree #774) is to be done from the side of the wall facing away from the tree and is to be done in a matter that does not damage tree tree or roots.
  14. All pruning of tree crowns is to be performed by an ISA Certified Arborist.
  15. Fill placed adjacent to retained trees is not to be placed over the existing soil surface within the protection zone.

#### **8. Use of This Report**

This report is provided to Toll WA, LP for the purpose of addressing the existing conditions and statuses of the trees on the site of the Seattle Children's Home in the City of Seattle, WA. This information is the property of Toll WA, LP and cannot be amended by anyone other than Tony Shoffner. This report doesn't guarantee against damage caused by the failure of any tree, nor does it guarantee that trees to be retained will live long into the future. These evaluations only pertain to the conditions of the trees at the time the evaluation was conducted. This report is based upon professional experience and opinion and on interpretation of methods used to determine the Exceptional status of trees in the City of Seattle.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
CTRA/TRAQ #1759



Figure 1. Tree #770 - Dead Pacific Madrone



Figure 2. Tree #776 - Damaged Pacific Madrone

| Survey Tag Number | Tree Sp | DBH (In) | Spread (Diam. Ft) | Condition Rating | Tree Size Status and Condition Notes  | Designation |
|-------------------|---------|----------|-------------------|------------------|---|-------------|
| 708               | PRCE    | 7        | 16                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 718               | PISY    | 20       | 32                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 721               | ARME    | 10       | 16                | 1                | Exceptional - Good condition and health   | RETAIN      |
| 722               | PSME    | 30       | 38                | 1                | Exceptional - Good condition and health   | RETAIN      |
| 723               | PISY    | 14       | 26                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 724               | PISY    | 12       | 24                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 726               | TIAM    | 14       | 54                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 727               | TIAM    | 14       | 60                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 728               | TIAM    | 24       | 56                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 731               | ARME    | 8        | 16                | 1                | Exceptional - Good condition and health   | RETAIN      |
| 732               | TIAM    | 14       | 46                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 733               | PITH    | 10       | 15                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 735               | ULAM    | 32       | 62                | 3                | Exceptional - Fair condition and questionable health. Tree has many decay pockets and upper crown was sparse at end of summer | RETAIN      |
| 737               | ULAM    | 32       | 60                | 3                | Exceptional - Fair condition and questionable health. Tree has many decay pockets and upper crown was sparse at end of summer | RETAIN      |
| 738               | ILAQ    | mt 6     | 8                 | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| 743               | ULAM    | 36       | 64                | 3                | Exceptional - Fair condition and questionable health. Tree has many decay pockets and upper crown was sparse at end of summer | RETAIN      |
| 744               | ULAM    | 36       | 55                | 3                | Exceptional - Fair condition and questionable health. Tree has many decay pockets and upper crown was sparse at end of summer | RETAIN      |
| 745               | ULAM    | 28       | 40                | 3                | Non-Exceptional - Fair condition and questionable health. Many decay pockets and upper crown was sparse at end of summer      | RETAIN      |
| 746               | ULAM    | 34       | 50                | 3                | Exceptional - Fair condition and questionable health. Tree has many decay pockets and upper crown was sparse at end of summer | RETAIN      |
| 747               | ULAM    | 40       | 65                | 3                | Exceptional - Fair condition and questionable health. Tree has many decay pockets and upper crown was sparse at end of summer | RETAIN      |
| 750               | PITH    | 10       | 16                | 1                | Non-Exceptional - Good condition and health   | REMOVE      |
| 751               | PITH    | 10       | 16                | 1                | Non-Exceptional - Good condition and health   | REMOVE      |
| 752               | PSME    | 10       | 16                | 1                | Non-Exceptional - Good condition and health   | REMOVE      |
| 753               | PITH    | 10       | 16                | 1                | Non-Exceptional - Good condition and health   | REMOVE      |
| 754               | PITH    | 10       | 16                | 1                | Non-Exceptional - Good condition and health   | REMOVE      |
| 755               | PSME    | 24       | 30                | 1                | Non-Exceptional - Good condition and health   | RETAIN      |
| OS1               | PRSP    | 8        | 16                | 4                | Non-Exceptional - Poor condition  | REMOVE      |
| OS2               | PRSP    | 8        | 16                | 4                | Non-Exceptional - Poor condition  | REMOVE      |
| OS3               | PRSP    | 8        | 16                | 4                | Non-Exceptional - Poor condition  | REMOVE      |

Tree# - Corresponds to numbers as shown on map and numbers assigned to tree tags

Tree Species Codes -

ARME= *Arbutus menziesii* (Pacific madrone)

ILAQ=*Ilex aquifolium* (English holly)

PISY=*Pinus sylvestris* (Scot's pine)

PITH=*Pinus thunbergiana* (Japanese pine)

PRSP=*Prunus* species (ornamental cherry)

TIAM=*Tilia americana* (American linden)

ULAM=*Ulmus americana* (American elm)

DBH - Diameter in inches at 4.5' above grade

Spread - Crown diameter spread in feet

Condition Rating

1=Excellent Condition

2=Good Condition, candidate for retention given no, or limited, impacts

3=Fair Condition, candidate for retention given no, or limited impacts and potential targets

4=Poor condition, removal recommended

Designation - Designation of tree to be retained or removed

| Survey Tag Number | Tree Spp | DBH (In) | Spread (Diam. Ft) | Condition Rating | Tree Size Status and Condition Notes        | Designation |
|-------------------|----------|----------|-------------------|------------------|---|-------------|
| 706               | ILAQ     | 9        | 15                | 1                | Non-Exceptional - Good condition and health | RETAIN      |
| 707               | ACJA     | 5        | 16                | 1                | Non-Exceptional - Good condition and health | RETAIN      |
| 709               | PSME     | 34       | 35                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 710               | PSME     | 24       | 35                | 1                | Non-Exceptional - Good condition and health | RETAIN      |
| 711               | PITH     | 12       | 18                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 712               | TSHE     | 10       | 36                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 713               | PITH     | 12       | 16                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 714               | ACPL     | 12       | 26                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 715               | PISY     | 20       | 22                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 716               | PISY     | 18       | 36                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 717               | PITH     | 14       | 18                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 719               | PISY     | 20       | 32                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 720               | PISY     | 12       | 26                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 725               | PSME     | 16       | 20                | 1                | Non-Exceptional - Good condition and health | RETAIN      |
| 729               | ARME     | 16       | 32                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 730               | ARME     | 8        | 24                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 734               | CEDE     | 28       | 40                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 736               | PITH     | 6        | 12                | 1                | Non-Exceptional - Good condition and health | RETAIN      |
| 739               | ARME     | 14       | 20                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 740               | ARME     | 12       | 32                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 741               | ARME     | 12       | 32                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 748               | ILAQ     | 10       | 20                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 749               | RHTY     | 8        | 24                | 3                | Non-Exceptional - Some decay in trunks      | REMOVE      |
| 756               | COKO     | 8        | 12                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 757               | MADO     | 18       | 28                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 758               | ACCI     | 5        | 24                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 759               | ACCI     | 6        | 20                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 760               | ACCI     | 5        | 24                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 761               | ILAQ     | 4        | 16                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 762               | THPL     | 16       | 24                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 763               | PHFR     | 10       | 36                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 764               | ALRU     | 8        | 20                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 765               | ALRU     | 8        | 24                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 766               | ALRU     | 12       | 30                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 767               | PSME     | 14       | 24                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 768               | THPL     | 32       | 34                | 1                | Exceptional - Good condition and health     | RETAIN      |
| 769               | PRCE     | 8        | 16                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 770               | ARME     | 8        | 26                | 4                | Dead - Non-Exceptional                      | REMOVE      |
| 771               | TIAM     | 10       | 16                | 1                | Non-Exceptional - Good condition and health | REMOVE      |
| 772               | ACMA     | 28       | 48                | 1                | Non-Exceptional - Good condition and health | REMOVE      |

|     |      |    |    |   |   |        |
|-----|------|----|----|---|---|--------|
| 773 | ARME | 14 | 26 | 1 | Exceptional - Good condition and health     | RETAIN |
| 774 | ARME | 14 | 38 | 1 | Exceptional - Good condition and health     | RETAIN |
| 775 | PISY | 8  | 15 | 1 | Non-Exceptional - Good condition and health | RETAIN |
| 776 | ARME | 14 | 36 | 4 | Trunk failure, high risk - Non-Exceptional  | REMOVE |
| 777 | PISY | 14 | 12 | 1 | Non-Exceptional - Good condition and health | RETAIN |
| 778 | PISY | 24 | 38 | 1 | Exceptional - Good condition and health     | RETAIN |
| 779 | CEDE | 24 | 26 | 1 | Non-Exceptional - Good condition and health | RETAIN |
| 780 | CEDE | 16 | 22 | 1 | Non-Exceptional - Good condition and health | RETAIN |
| 781 | CEDE | 30 | 45 | 1 | Exceptional - Good condition and health     | RETAIN |
| 782 | ILAQ | 8  | 14 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 783 | PRCE | 8  | 18 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 784 | ARUN | 9  | 12 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 785 | ARUN | 8  | 12 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 786 | RHTY | 9  | 18 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 787 | PRCE | 6  | 16 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 788 | PITH | 12 | 18 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 789 | PISY | 18 | 30 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 790 | PISY | 18 | 32 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 791 | PIAB | 20 | 32 | 1 | Non-Exceptional - Good condition and health | REMOVE |
| 792 | ACJA | 14 | 34 | 1 | Exceptional - Good condition and health     | REMOVE |

Tree# - Corresponds to numbers as shown on map and numbers assigned to tree tags

Tree Species Codes -

|  |  |
|--|--|
| ACCI=Acer circinatum (vine maple)        | PHFR=Photina x. fraseri (Fraser's photinia)              |
| ACJA=Acer japonicum (Japanese maple)     | PIAB=Picea abies (Norway spruce)                         |
| ACMA=Acer macrophyllum (big-leaf maple)  | PISY=Pinus sylvestris (Scot's pine)                      |
| ACPL=Acer platanoides (Norway maple)     | PITH=Pinus thunbergiana (Japanese pine)                  |
| ALRU=Ailur rubra (red alder)             | PRCE=Prunus cerasifera 'thundercloud' (Purple leaf plum) |
| ARME=Arbutus menziesii (Pacific madrone) | PSME=Pseudotsuga menziesii (Douglas fir)                 |
| ARUN=Arbutus unedo (strawberry tree)     | RHTY=Rhus typhina (staghorn sumac)                       |
| CEDE=Cedrus deodara (Deodara cedar)      | TIAM=Tilia americana (American linden)                   |
| ILAQ=Ilex aquifolium (English holly)     | THPL=Thuja plicata (western red cedar)                   |
| MADO=Malus domestica (Apple)             | TSHE=Tsuga heterophylla (western hemlock)                |

DBH - Diameter in inches at 4.5' above grade

Spread - Crown diameter spread in feet

Condition Rating

1=Excellent Condition

2=Good Condition, candidate for retention given no, or limited, impacts

3=Fair Condition, candidate for retention given no, or limited impacts and potential targets

4=Poor condition, removal recommended

Designation - Designation of tree to be retained or removed



Section I: Buildings

| Type (Residential) or Principal Activity<br>(Commercial) | Emissions Per Unit or Per Thousand Square Feet<br>(MTCO2e) |   |          |        |                | Lifespan<br>Emissions<br>(MTCO2e) |
|--|--|---|----------|--------|----------------|-----------------------------------|
|  | # Units  | Square Feet (in<br>thousands of<br>square feet) | Embodied | Energy | Transportation |                                   |
| Single-Family Home.....                                  | 56   |   | 60       | 672    | 752            | 92148                             |
| Multi-Family Unit in Large Building.....                 | 0  |   | 33       | 357    | 768            | 0                                 |
| Multi-Family Unit in Small Building.....                 | 0  |   | 54       | 681    | 768            | 0                                 |
| Mobile Home.....   | 0  |   | 41       | 475    | 709            | 0                                 |
| Education.....   | 0.0  |   | 39       | 626    | 591            | 0                                 |
| Food Sales.....  | 0.0  |   | 39       | 1,541  | 257            | 0                                 |
| Food Service.....  | 0.0  |   | 39       | 1,504  | 551            | 0                                 |
| Health Care Inpatient.....                               | 0.0  |   | 39       | 1,938  | 552            | 0                                 |
| Health Care Outpatient.....                              | 0.0  |   | 39       | 737    | 571            | 0                                 |
| Loading.....   | 0.0  |   | 39       | 777    | 117            | 0                                 |
| Retail (Other Than Mall).....                            | 0.0  |   | 39       | 577    | 247            | 0                                 |
| Office.....  | 0.0  |   | 39       | 723    | 588            | 0                                 |
| Public Assembly.....                                     | 0.0  |   | 39       | 733    | 150            | 0                                 |
| Public Order and Safety.....                             | 0.0  |   | 39       | 893    | 374            | 0                                 |
| Religious Worship.....                                   | 0.0  |   | 39       | 335    | 129            | 0                                 |
| Service.....   | 0.0  |   | 39       | 599    | 266            | 0                                 |
| Warehouse and Storage.....                               | 0.0  |   | 39       | 332    | 181            | 0                                 |
| Other.....   | 0.0  |   | 39       | 1,278  | 257            | 0                                 |
| Vacant.....  | 0.0  |   | 39       | 152    | 47             | 0                                 |

Section II: Pavement.....

|                                 |           |                 |
|---------------------------------|-----------|-----------------|
| Pavement.....                   | 42,400.00 | 21,200.00       |
| <b>Total Project Emissions:</b> |           | <b>21,214.8</b> |

Total Project Emissions:

21,214.8

Friends of Cheasty  
3820 Cheasty Blvd South  
Seattle, WA 98118  
October 21, 2014

Seattle Urban Forestry Commission  
City of Seattle Office of Sustainability & Environment  
PO Box 94729. Seattle, WA 98124-4729

Attn: Steve Zemke

Dear Urban Forestry Commission Members,

I am writing to ask that the Seattle Urban Forestry Commission become involved in the city-wide planning process for the allowable uses in Seattle's Greenspaces and Natural Areas. As you may know, such policies have yet to be defined, despite the considerable history Seattle through which has worked to acquire parkland for open space.

Your leadership in developing such policy appears perfectly congruent with your purpose statement on your website: *The City passed Ordinance 123052 in August 2009 establishing an Urban Forestry Commission (UFC) to advise the Mayor and City Council on policy and regulations for protecting, managing, and conserving trees and vegetation in the City of Seattle.*

Recently, the Superintendent of Parks and Recreation, in dialogue with members of the Seattle City Council, agreed to develop such policies citywide.<sup>1</sup> (The text of his email correspondence to CM Clark on August 4, 2014 is provided in a footnote). The absence of a clear city-wide policy describing approved and prohibited uses for Greenbelts, Greenspaces and Natural Areas came to light during citizen questions to the Parks Department around their decision to develop a mountain bike park in Cheasty Greenspace. (The outcome of that Cheasty planning process is still undecided as a Public Advisory Team (PAT) process is in the middle of its work.)

Attached is the letter from Christopher Williams to City Councilmember Sally Clark in which she asked Supt. Williams to describe his process for developing a city-wide policy. Her question precedes his answer in the footnote. In the letter, Supt. Williams commits to developing such a policy. It has been nearly three months since Supt. Williams' letter at there has been no public process set in place for the planning process that we have been able to uncover. Further, we are seriously concerned that no public involvement process has been identified for this significant policy. It seems very fitting for key Urban Forestry Commission leadership, consultation and input. That is why we are presenting it to you for your consideration.

Through our research we have uncovered a number of documents such as Best Management Practices, City Council resolutions regarding the acquisitions of parcels for Greenspaces, Department of Planning and Development guidelines for steep slopes, wetlands and potential slide areas. While these many documents may guide discussions about future uses, none of these comprise a specific policy on use, based on our 'lay person' review. You doubtless could bring great insight to this background and any future policy.

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4. <sup>1</sup> Request by CM Clark of Supt Williams and response from Parks Department in August 4, 2014 memo: Please outline the timeline and process for how DPR will create a citywide policy describing approved and prohibited uses for Greenbelts, Greenspaces, and Natural Area Parks. [New Citywide](#)

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*policies will require significant development time as well as public input. Tree-related policies for Parks and Seattle Department of Transportation have taken several years. The tree protection ordinance for the Department of Planning and Development has been in process for over six years. Work on a department-wide policy regarding greenbelts and natural areas would begin in the fall of 2014. There is a fair amount of research and outreach to forest stewards, natural area supporters and other interest groups. After working with a broad constituency and Parks staff, a draft policy could be ready for review by the Board of Park Commissioners in the late spring 2015 with adoption by summer.*

**How would the timing for adoption of a citywide policy affect the work on the project?** *Provisions could be made in the policy to cover the Cheasty pilot so the adoption of a greenbelt/natural area policy would not be affected. Keep in mind that at the end of the Cheasty pilot, assuming the project moves forward, Parks will take final action on the bicycle and pedestrian trails that will have to be consistent with any adopted greenbelt/natural area policy. One of the purposes of this pilot project is to enable Parks and the public to understand the impacts of a mountain bike trail in a greenbelt; there are already existing pedestrian trails in our greenbelts and natural areas and we anticipate a three-year window for evaluation.*

This proposed policy has significant implications for the future of Seattle as a city, for its quality of life and for sustainability. If future policies for Seattle's Greenbelts, Greenspaces and Natural areas allow for the creation of active parks or in any way change the current use from 'passive' and peaceful enjoyment and wildlife habitat areas to active uses, that would deal a significant blow to Seattle's commitment to retain and grow the tree canopy and preserve our limited open space for future generations.

The timing for this issue is critical. Our City is planning for the addition of 125,000 new residents by 2030. The pressure to turn our open spaces and natural areas into active parks will only grow more intensely in the coming decades. By allowing development in these parks we will lose the natural understory, the quality habitat and the wildlife that enjoy spaces in the city. Development is also a specific threat to the tree canopy. We believe that the Urban Forestry Commission is the right body with the vision of sustainability and that you are uniquely capable of weighing in and shaping our future policies in this area. We look forward to working with you to see how we can help frame this important city-wide policy.

Of course, we are committed to restoration of these Greenspaces. It seems that Parks believes that a 'quid pro quo' exchange of Greenspace for volunteer labor in the restoration effort is a defensible exchange. We respectfully disagree with this approach. We have a robust team of volunteers throughout the City working for restoration and feel strongly that we don't need to trade user group development of Greenspaces for labor.

Members of our group and representatives of other organizations committed to preserving our Greenspaces and natural areas are available to speak to the Commission about why this issue is so critical and why we believe you should look into it and assume leadership roles in the conversation. Please contact Sarah Welch [sarahwelch@comcast.net](mailto:sarahwelch@comcast.net) or 206-359-2588 of our Friends of Cheasty group to get more information or to arrange for someone to talk to the Commission.

Sincerely,

Friends of Cheasty