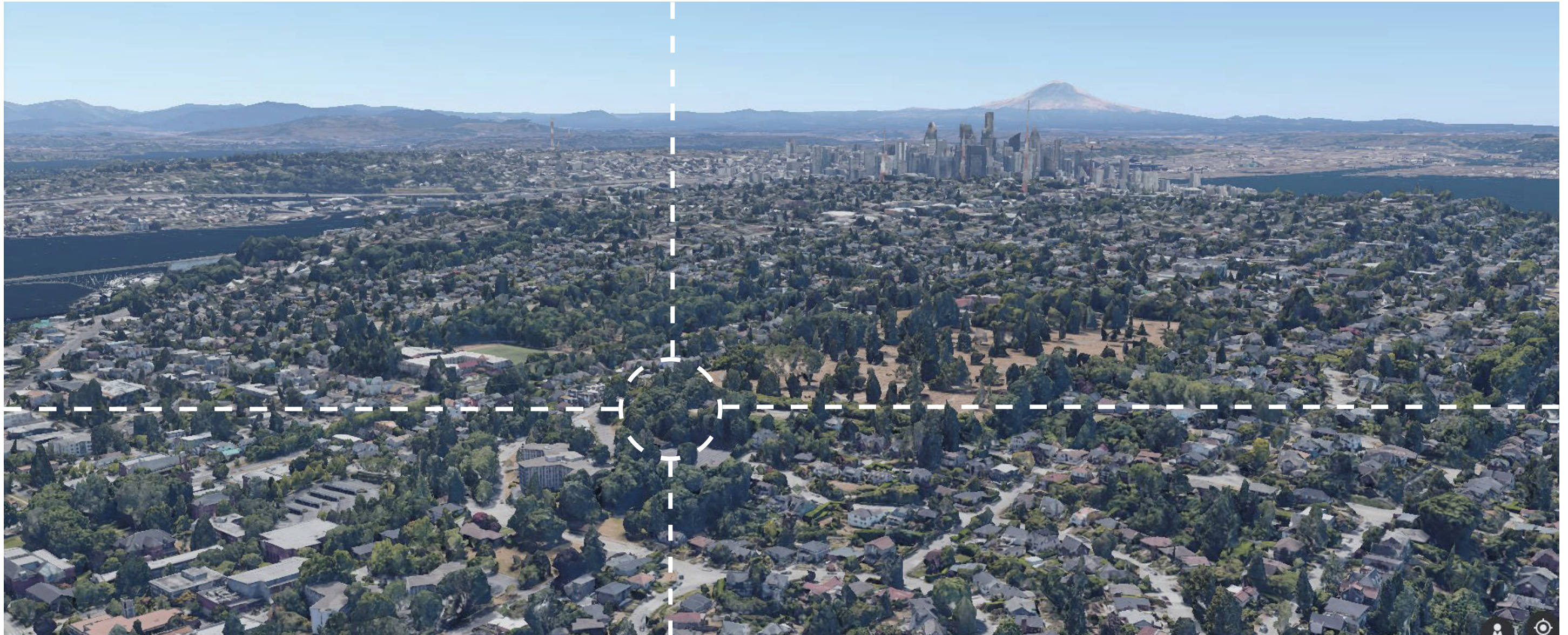


QA-2 EAST

530 W Barrett Street | Project# 3037571-EG



gProjects

workshop AD
ROOT OF DESIGN

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proposal

Address: 530 W Barrett Street, Seattle WA 98119
Seattle, WA

Parcel Number:
SDCI Project Number: 3037571-EG

Developer: gProjects LLC
Applicant: Workshop AD, LLC

The site, just north of Mount Pleasant Cemetery, is on the north side of West Barrett Street. The lot area is 9,279 square feet and zoned LR-2(M). West Barrett Street is a narrow non-arterial roadway without curbs and a sidewalk that slopes 10 feet across the frontage of the site. As part of the development, a curb and sidewalk will be installed at the north edge of the roadway. In order to preserve three mature street trees, the sidewalk will be located adjacent to the roadway and tree protection requirements for these trees will extend onto the development site.

The development parcel is generally flat on the southern two thirds, then falls off steeply to the parking lot for Seattle Pacific University's Ashton Hall. Portions of the slope are classified as a steep slope so the development contain environmental critical areas and steep slope buffers. The lot also contain mature trees with several meeting protection thresholds of the tree protection code as exceptional trees outright or as part of a grove.

To the east is an existing, mid-century single-family home with a large carport projecting toward the street. To the west is an undeveloped parcel that is being developed by the same developer under a separate design review process. That project will include 24 townhomes.

The project is a seven-unit townhouse development in three structures. Vehicle parking, waste and recycle storage, bike parking, and storm water management facilities are integrated into a central court between the front and rear structures

The design proposal responds to three primary considerations:

1. **Integrate new development within the topography and forested context**
2. **Configure dwelling units that interact with landscape and views**
3. **Create a cohesive street frontage that supports an active pedestrian realm**
4. **Develop a hierarchy of building forms and secondary elements that modulate the overall scale of the project and introduce a residential scale to an underdeveloped street.**

community outreach summary



The primary phase of Community Outreach occurred between May 10 and June 15, 2020. This was done in conjunction with the full design review site to the west and consisted of direct mail of project information, a project website with an interactive blog, the publication of an interview for the Queen Anne News published on May 13th, postings with local community organizations, and 4 presentations to the Land Use Review Committee of the Queen Anne Community Council. While the documentation was submitted to the Department of Neighborhoods in June, the website, blog, and meetings with the LURC are ongoing and the project continues to accept feedback.

Through these methods, the design team described preliminary design considerations and solicited feedback on design issues, community priorities, and key aspects of the neighborhood the design team should be aware of.

Community members expressed

- The project should work to protect and preserve the existing trees
- The project should be situated to minimize impact on the steep slope ECA
- West Barrett Street should be developed for better access and more on street parking
- Concern about traffic flow from the development onto nearby streets
- Desire for sidewalks to allow separation of pedestrians from vehicles, even if it means eliminating trees
- Desire to keep narrow, rural feel of street
- Questions about the types of materials and quality of materials proposed
- Questions about project affordability and if it would be mix income or income restricted
- The project should work with Seattle Public Utilities to avoid 50+ waste bins lining the street on collection day (west site)
- If a path could connect to SPU parking to provide overflow parking

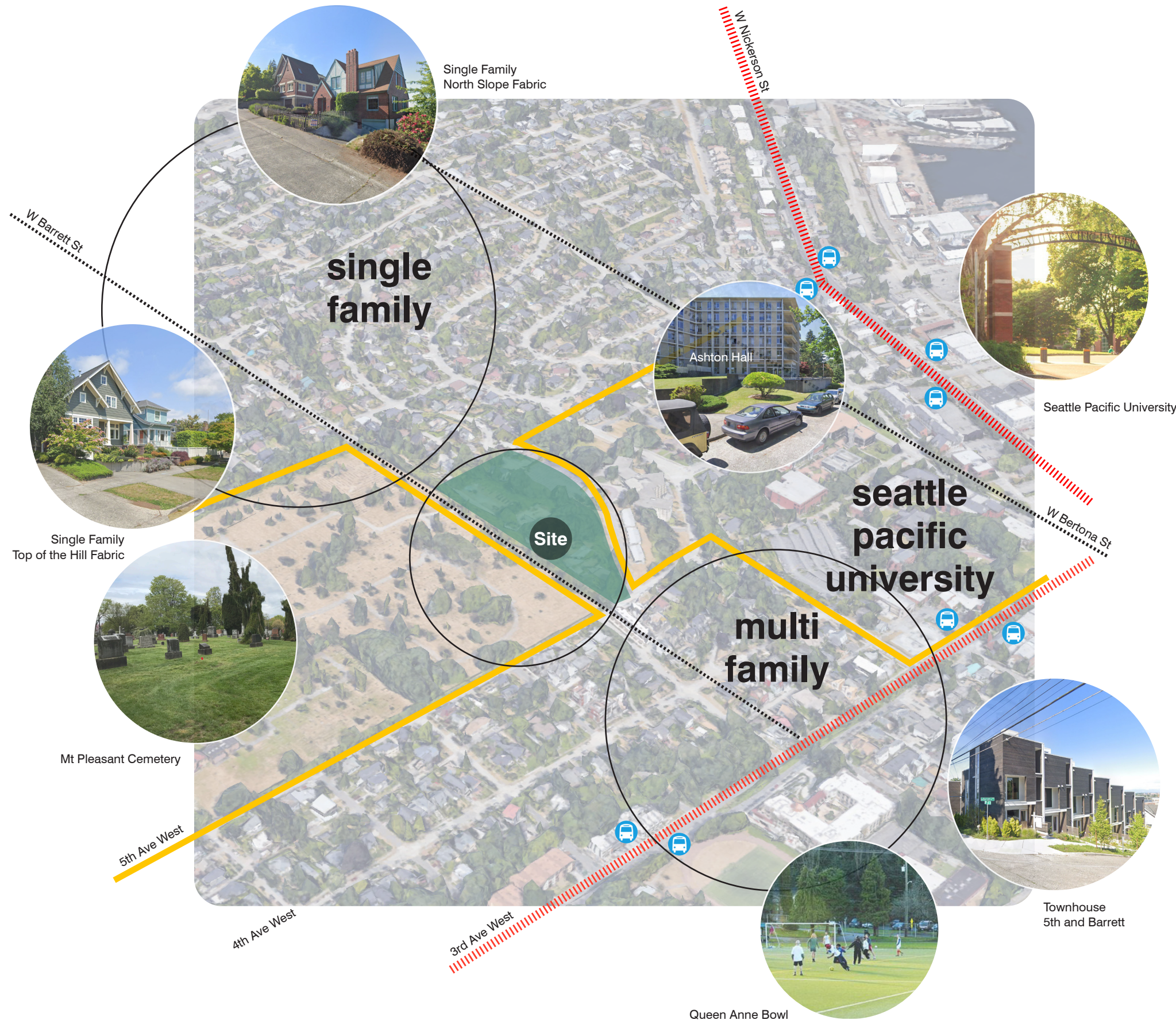
context analysis

neighborhood use and zoning

Zoning	MIO-65-LR2 (M)
Lot Size	Parcel W - 9,279 SF
FAR	1.40 GFA = 12,991 sqft
Base Height Limit	40 feet roof top features: + 4 feet for parapets, guards, roof decks
Setbacks	Front: 5' Rear: 7' average, 5' minimum Side: 7' average, 5' minimum Upper-level: 12' above 44'
Amenity Area	25% of lot, minimum of 50% to be provided at ground level
Parking	1 space per dwelling unit
Solid Waste Storage	2' x 6' footprint per dwelling unit
Bicycle Parking	long term - 1 per dwelling unit short term - 1 per 20 dwelling units

- Site
- Single Family Residential
- Multi-family Housing
- Institution / Education
- Recreation / Open Space
- Proposed Housing Development
- 1/8 Mile Radius





neighborhood setting

The project site sits outside what would be considered an urban context. Between 5th and 8th Avenues West, West Barret Street is more like a narrow country lane between the pastoral landscape of Mount Pleasant Cemetery on the south and two suburban mid-century homes, a small forest with an old brick workshop, a vacant laydown yard, and cottage-like detached garages, fences, hedges. It is a street with low traffic that is shared equally by cars, bikes, and pedestrians. This nearly rural condition stretches nearly a quarter mile.

It also is the last stretch of land before the slope of Queen Anne falls steeply to the north. This slope disassociates the site from the development to north and creates a condition of being removed and above. Views will be into a tall tree canopy with several view corridors with distant views to the east, north and west.

Topography and road geometries further accentuate West Barrett's departure from the local context. Both 5th Avenue West and 8th Avenue West are at a bottom of the hill so that there is strong topographic change that accompanies the remarkable character change. There is also a zoning change. To the east, at 5th Avenue, the context shifts to low-rise residential with a 13 unit townhome project at the T-intersection. To the west, the context changes to a suburban mid-twentieth century topographically derived neighborhood with curved roadways and small brick single family homes that wind through the north slope of Queen Anne between Seattle Pacific University at the base to a more classic Queen Anne fabric at the crest.

streetscape photos

backyards of homes fronting West Florentia Place
hedges / fences / gates / detached garages



crest of hill // plateau building site for adjacent 19 units



W Barrett St - looking west

Shrubs and hedge to edge of right of way along
entire south frontage of West Barrett Street



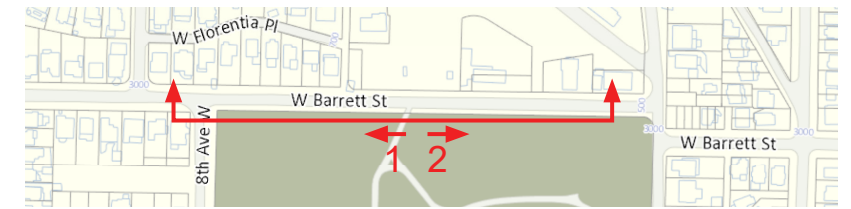
W Barrett St - looking west



W Barrett St - looking west



W Barrett St - looking west



overgrown landscape on site



lawn dividing site and the existing single family residence



carport attached to the house



retaining wall



vertical wood siding, articulated window frame



Site



W Barrett St - looking west



W Barrett St - looking west

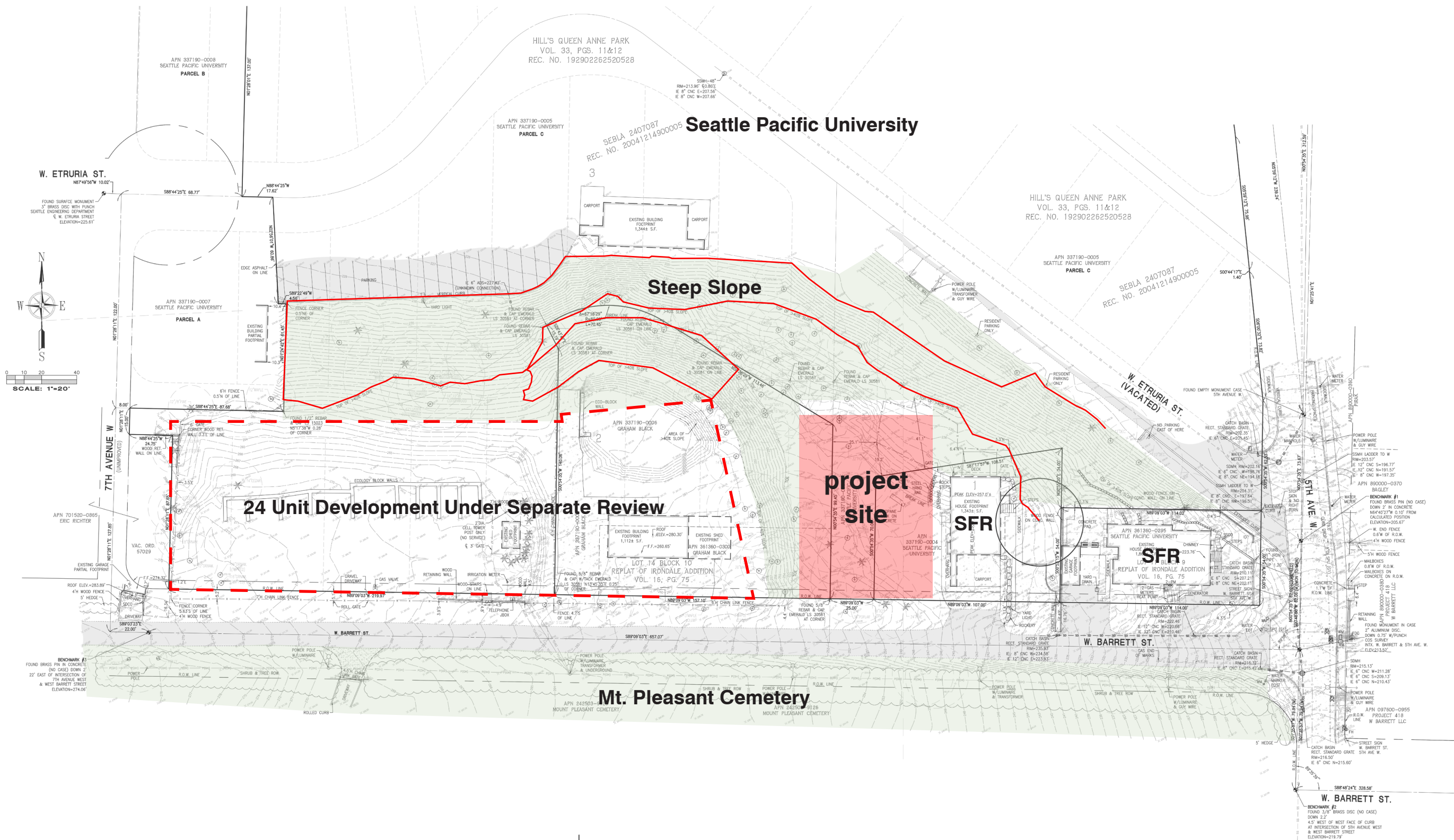


W Barrett St - looking east

Shrubs and hedge to edge of right of way along entire south frontage of West Barrett Street

site analysis

topographical survey



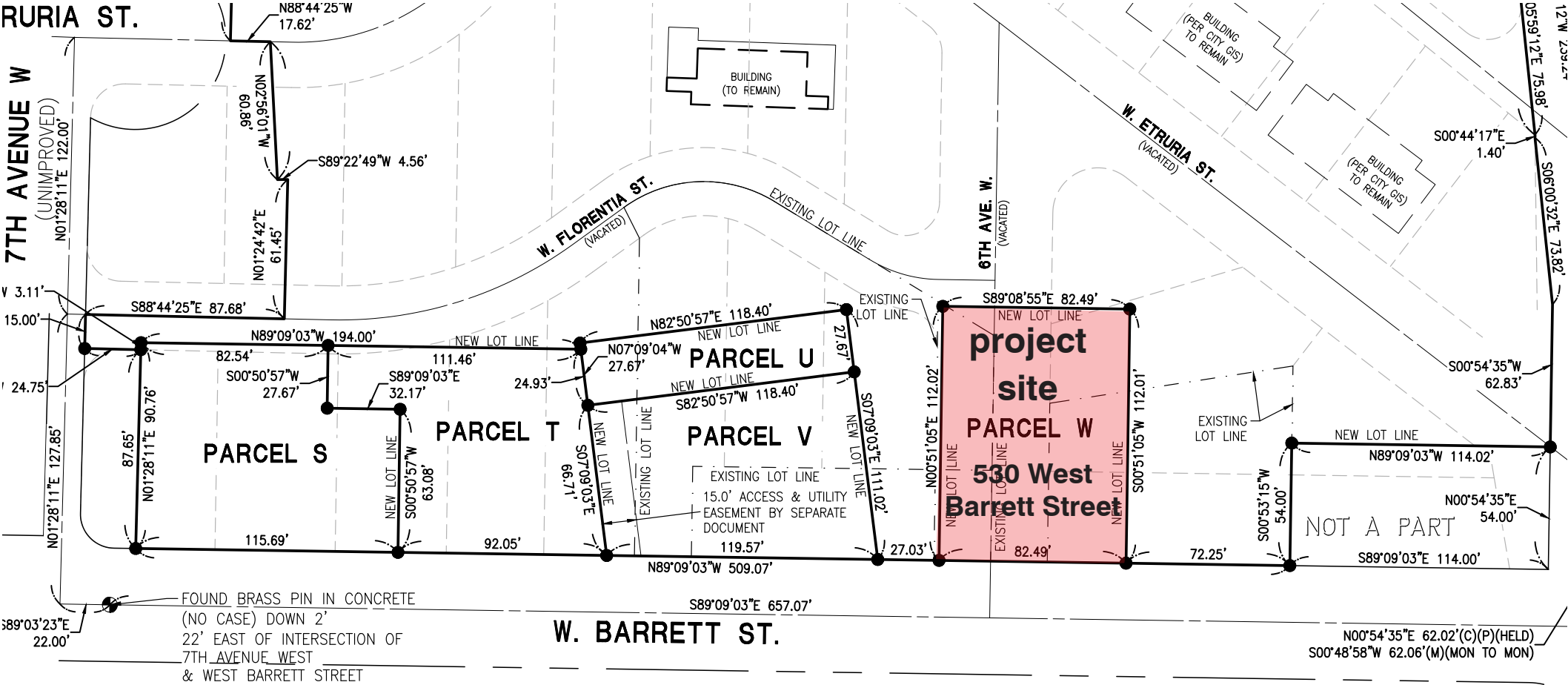
lot boundary adjustment

Legal description:

That portion of the following described properties;

Parcel C of the City of Seattle lot boundary adjustment No. 2407087, recorded under recording No. 20041214900005, in King County, Washington, and lots 1, 2 and 3, block 2, Hill's Queen Anne Park, and addition of the City of Seattle, according to the plat recorded in volume 33 of plats, page(s) 11 and 12, records of King County, Washington; together with that portion of vacated West Florentia Street which would attach by operation of law. and lot 14, block 10, replat of Irondale addition to the City of Seattle, according to the plat thereof recorded in volume 16 of plats, page(s) 75, records of King County, Washington; together with the east on-half of alley adjoining said lot 14. and lot 1 and 2, block 1, Hill's Queen Anne Park, an addition to the City of Seattle, according to the plat thereof recorded in volume 33 of plats, page 11 and 12, in King county, Washington. and the west one-half of sixth avenue west adjoining lot 1, block 2, Hill's Queen Anne Park, an addition to the City of Seattle, according to the plat recorded in volume 33 of plats, page(s) 11 and 12, records of King county, Washington. and lot 14, block 10, replat of Irondale addition to the City of Seattle, according to the plat thereof recorded in volume 16 of plats, page(s) 75, records of King County, Washington; together with the east on-half of alley adjoining said lot 14. and the west one-half of sixth avenue west adjoining lot 14, block 10, replat of Irondale addition to the City of Seattle, according to the plat thereof recorded in volume 16 of plats, page(s) 75, records of King county, Washington.

more particularly described as follows:
commencing at the southwest corner of said parcel C;
thence south 89°09'03" east, along the north right-of-way margin of West Barrett Street, 354.33 feet to the true point of beginning;
thence continuing south 89°09'03" east, along said margin, 82.49 feet;
thence north 00°51'05" east, 112.01 feet;
thence north 89°08'55" west, 82.49 feet;
thence south 00°51'05" west, 112.02 feet to the true point of beginning.



existing site conditions



1. W Barrett St - looking west



5. existing structure west of the site



2. site southeast corner



6. vegetation west of the site



3. W Barrett St - looking east



7. looking towards the site

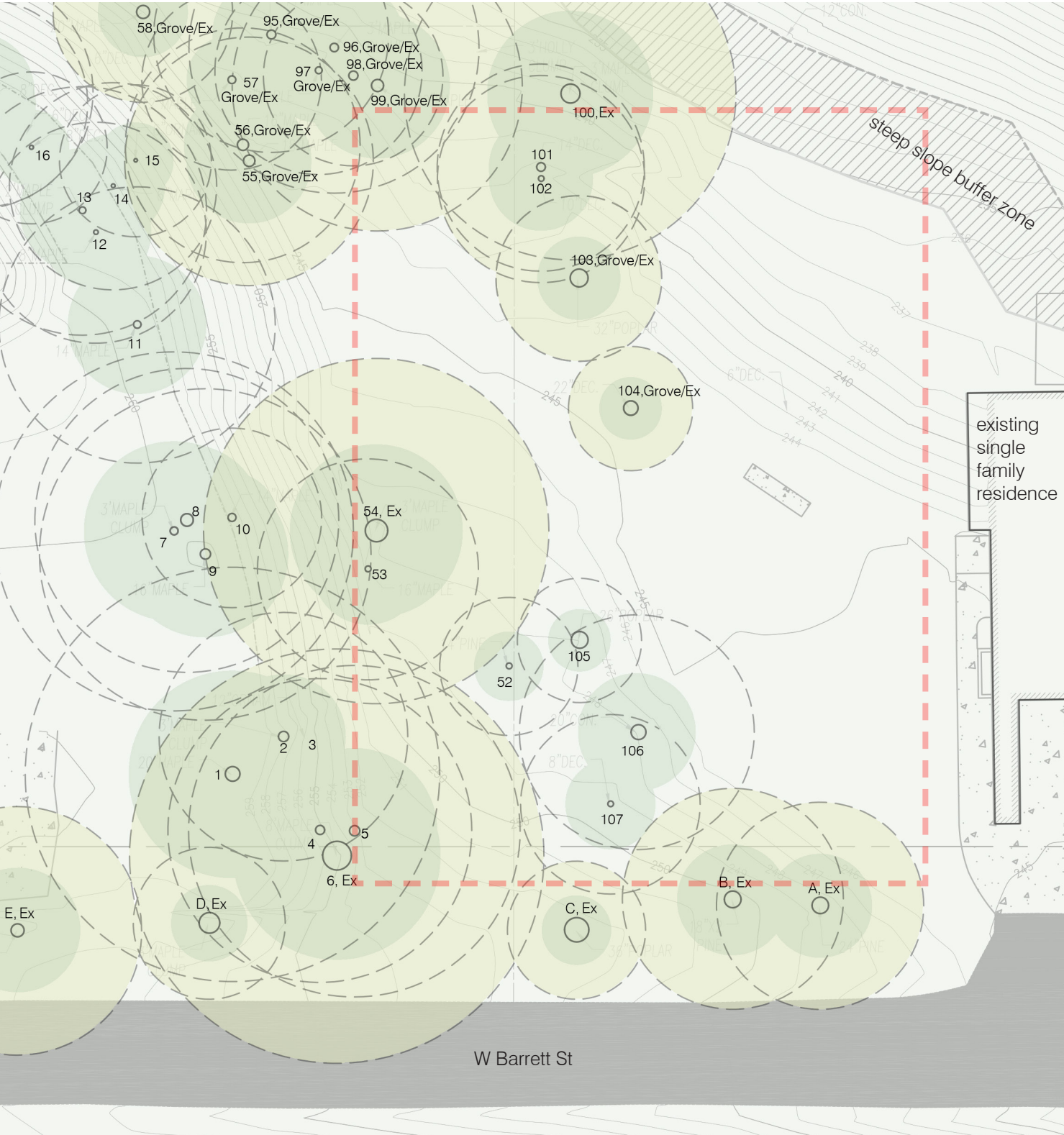


4. site southwest corner



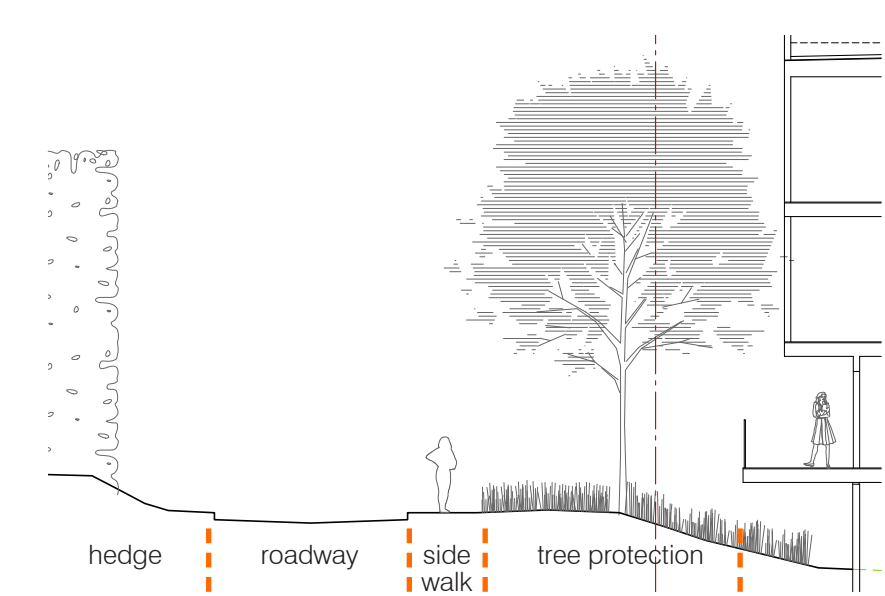
8. single-family east of the site

existing site plan



Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
4	<i>Acer macrophyllum</i> Big-leaf maple	16" *	22'	2	3	Significant	Ivy on trunk. Two main stems from base (11, 11.5 inches). Asymmetrical canopy. Evidence of decay. Removal recommended.
5	<i>Acer macrophyllum</i> Big-leaf maple	18"	24' S	2	3	Significant	Ivy on trunk. Asymmetrical. 2 main stems: 13, 13 inches. Signs of decay. Located very close to Tree 6. Removal recommended.
6	<i>Acer macrophyllum</i> Big-leaf maple	50"	30'	2	3	Exceptional	Estimated DBH. Ivy on trunk. 4 main stems, one dead. Major decay, large cavity in center at base. Asymmetrical canopy. Removal recommended – tree risk assessment required.
52	<i>Pinus monticola</i> Western white pine	15"	10'	1	1	Significant	Ivy on trunk
54	<i>Acer macrophyllum</i> Big-leaf maple	39"	25'	1	2	Exceptional	DBH estimated due to significant ivy. Double leader. Major decay at trunk base. Debris over root plate and against trunk. Consider removal if close to construction. Recommend Level 2.
101	<i>Acer macrophyllum</i> Big-leaf maple	15"	15'	1	2	Significant	Low LCR.
102	<i>Acer macrophyllum</i> Big-leaf maple	10"	15'	1	2	Significant	Low LCR.
103	<i>Populus nigra</i> 'Italica' Lombardy poplar	31"	12'	1	2	Grove/Ex	Major ivy on trunk. Dripline estimated. Recommend Level 3.
104	<i>Populus nigra</i> 'Italica' Lombardy poplar	25"	9'	1	2	Grove/Ex	Slight lean to SE. Ivy on trunk. Not on survey. Recommend Level 3.
105	<i>Populus nigra</i> 'Italica' Lombardy poplar	29"	9'	1	2	Significant	Ivy on trunk. Not on survey. Recommend Level 3.
106	<i>Pseudotsuga menziesii</i> Douglas-fir	26"	17'	1	1	Significant	Suppressed. Not on survey.
107	<i>Aesculus hippocastanum</i> Horse chestnut	10"	13'	1	1	Significant	
Trees on SPU property							
1	<i>Acer macrophyllum</i> Big-leaf maple	25.5"	30'	2	2	Significant	Evidence of past failure, asymmetrical canopy, Kretschmaria present. Deep layer of maintenance debris (leaves) at base on roots. Consider removal if near construction.
2	<i>Acer macrophyllum</i> Big-leaf maple	18"	14'	2	3	Significant	3 stems, one has fallen. Major decay, past failure, low live crown ratio (LCR). Debris over roots. 2 live stems: 13, 13 inches. Removal recommended.
3	<i>Aesculus hippocastanum</i> Horse chestnut	13"	18'	1	2	Significant	Suppressed. Ivy on trunk.
7	<i>Acer macrophyllum</i> Big-leaf maple	14"	26'	2	3	Significant	40 % lean, asymmetrical, ivy on trunk. Debris over roots. Evidence of decay. Removal recommended.
8	<i>Acer macrophyllum</i> Big-leaf maple	22"	22'	2	3	Significant	Estimated DBH at 2.5'. Could be considered one tree (with Tree # 7). Asymmetrical canopy, ivy on trunk. Debris over roots. Evidence of decay. Removal recommended.
9	<i>Acer macrophyllum</i> Big-leaf maple	18"	24'	2	2	Significant	Asymmetrical canopy, low LCR, evidence of decay, debris. Ivy on trunk.
10	<i>Acer macrophyllum</i> Big-leaf maple	14"	13'	2	2	Significant	Low LCR, ivy on trunk, debris over roots.
11	<i>Acer macrophyllum</i> Big-leaf maple	13"	20'	1	2	Significant	Estimated DBH. Ivy on trunk. Debris over roots. Three leaders.
12	<i>Acer macrophyllum</i> Big-leaf maple	8"	16'	2	3	Significant	Double leader at 12'. Evidence of decay. Debris over roots. Covered in ivy. Removal recommended.
13	<i>Acer macrophyllum</i> Big-leaf maple	12" *	18'	2	3	Significant	Clump. 5 stems: 7, 5, 4, 7, 3 inches. Evidence of decay. Debris over roots. Covered in ivy. Removal recommended.
14	<i>Acer macrophyllum</i> Big-leaf maple	6.5"	15'	1	2	Significant	Low LCR, suppressed, Covered in ivy. Debris over roots.
15	<i>Prunus emarginata</i> Bitter cherry	6"	11'	1	2	Significant	Low LCR.
55	<i>Acer macrophyllum</i> Big-leaf maple	20"	18'	1	2	Grove/Ex	Ivy on trunk. Asymmetrical canopy. One large dead branch.
56	<i>Acer macrophyllum</i> Big-leaf maple	19.5"	17'	1	2	Grove/Ex	Double leader at 5 feet. Ivy on trunk.
57	<i>Acer macrophyllum</i> Big-leaf maple	12.5"	13'	1	2	Grove/Ex	Double leader.
58	<i>Acer macrophyllum</i> Big-leaf maple	22.5"	13'	1	1	Grove/Ex	
95	<i>Acer macrophyllum</i> Big-leaf maple	15.5"	17'	1	2	Grove/Ex	
96	<i>Acer macrophyllum</i> Big-leaf maple	14.5"	21'	1	2	Grove/Ex	Asymmetrical canopy. Ivy on trunk.
97	<i>Acer macrophyllum</i> Big-leaf maple	12"	15'	1	2	Grove/Ex	Asymmetrical canopy. Ivy on trunk.
98	<i>Acer macrophyllum</i> Big-leaf maple	16"	13'	1	2	Grove/Ex	Double leader at 4 ft. Low LCR. Ivy on trunk. Not on survey.
99	<i>Acer macrophyllum</i> Big-leaf maple	21"	21'	1	2	Grove/Ex	Internal decay at base of trunk. Ivy on trunk.
100	<i>Acer macrophyllum</i> Big-leaf maple	33"	24'	2	2	Exceptional	Four leaders. Decay at 4 ft crotch. Included bark. Ivy on trunk.
101	<i>Acer macrophyllum</i> Big-leaf maple	15"	15'	1	2	Significant	Low LCR.
Off site and ROW trees (consult with SDOT on ROW trees)							
A	<i>Pinus nigra</i> Black pine	28.5"	15' - N	1	1	Exceptional	Asymmetrical canopy. ROW
B	<i>Pinus nigra</i> Black pine	29"	16' N	1	2	Exceptional	Measured at 18", triple leader. ROW
C	<i>Populus nigra</i> 'Italica' Lombardy poplar	43"	10' N	1	2	Exceptional	Ivy on trunk, recommend cored sample for potential internal decay. Some dead branches in canopy. ROW. Recommend Level 3.
D	<i>Acer macrophyllum</i> Big-leaf maple	40"	11' N	1-2	2	Exceptional	Measured at 18", triple leader, chain link fence goes through middle of the tree. ROW
E	<i>Acer macrophyllum</i> Big-leaf maple	40"	18' N	2	2	Exceptional	Estimated DBH, 6 stems, dieback one stem. Signs of decay and cracked bark. ROW

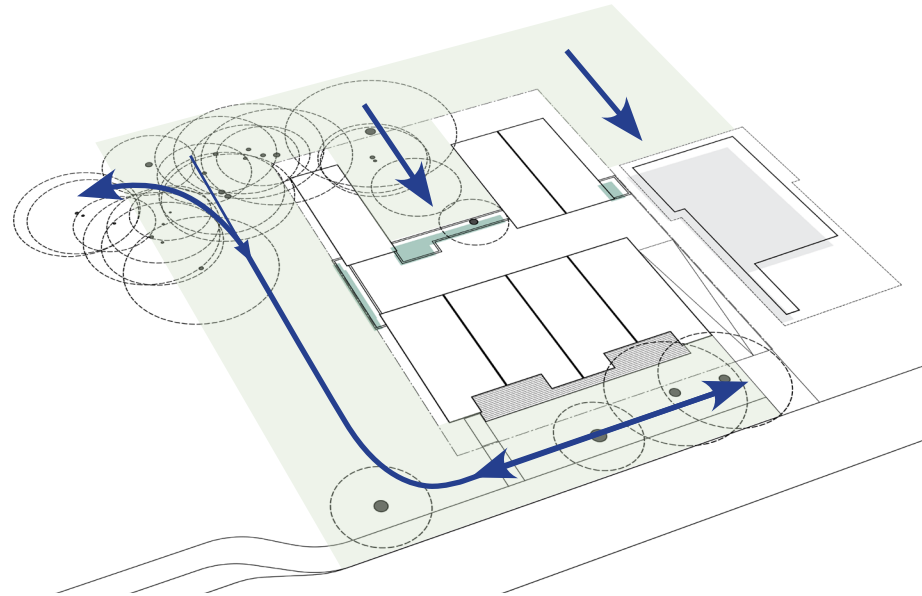
design guidelines



reimagine right-of-way

In response to community's desire to preserve the existing tree canopy, an atypical sidewalk and roadway layout is proposed to save mature trees in the right-of-way. Working closely with SDOT, the sidewalk is proposed to be directly adjacent to the roadway which leaves the existing trees undisturbed. Access to the street facing townhouses is provided by a single walkway to an entry deck that cantilevers above preserved landscape. This limits work within the tree root areas and creates an opportunity to situate the project in a more natural setting.

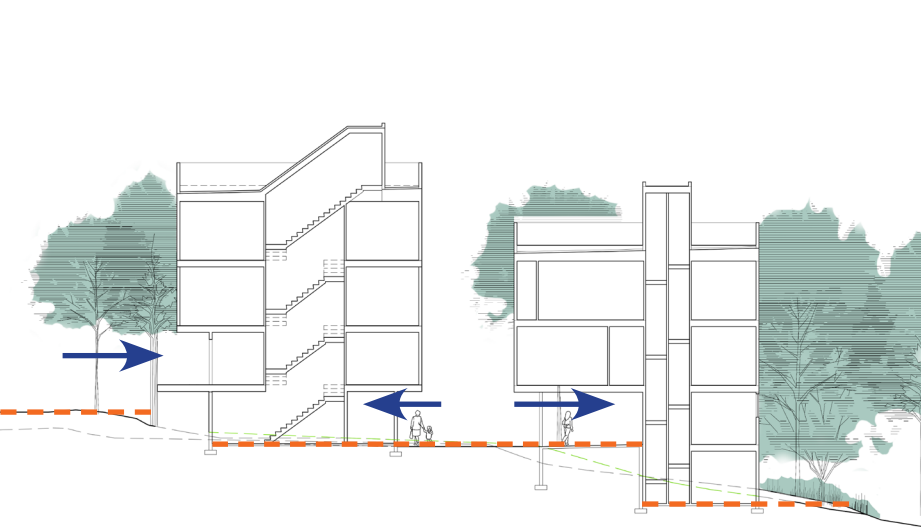
- CS1.D.1 On-site Features
- CS2.B.1 Site Characteristics
- CS2.B.3 Character of Open Space
- DC3.C.1 Reinforce Existing Open Space
- DC3.C.3 Support Natural Areas



fingers of forest

An opportunity to integrate fingers of forest into the development was created through close work with an arborist to assess the health of and protection measures for exceptional trees on site and in the right of way. Through the careful siting of each structure and the preservation of key tree specimens, the removal of unhealthy trees, and reforestation of areas within the site and on the land to the west the project can create balance between development and preservation. The resulting fingers of forest provide urban habitat and dwellings with strong connections to nature.

- CS1.D.1 On-site Features
- CS2.B.1 Site Characteristics
- CS2.D.4 Massing Choices
- PL1.A.1 Enhancing Open Space
- DC1.C.2 Visual Impacts
- DC3.C.1 Reinforce Existing Open Space
- DC3.C.3 Support Natural Areas

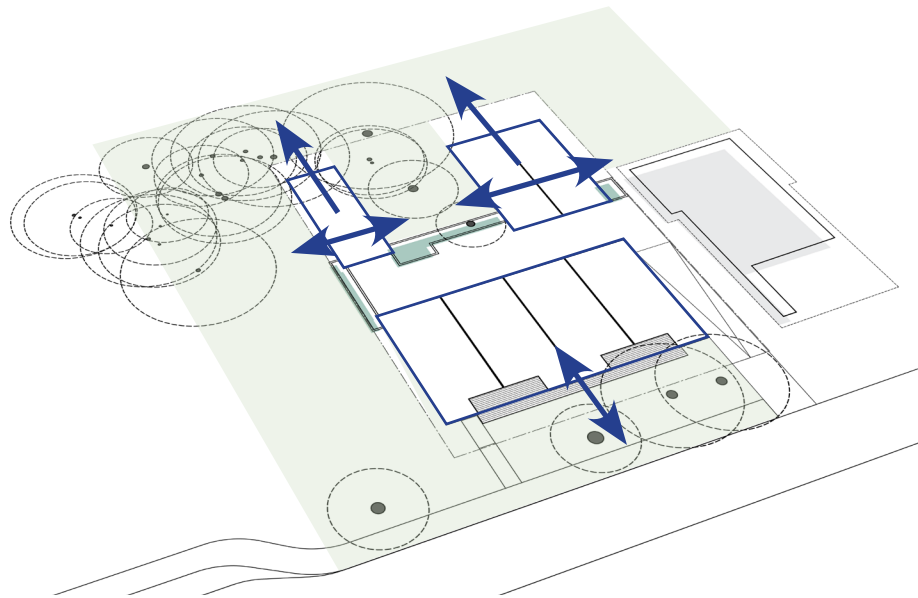


step the topography / step the buildings

The topography slopes from south to north (down from West Barrett Street) and provides an opportunity to step the buildings into the site where street fronting units can see over the units in the back. Taking advantage of this drop, the parking access moves to middle of the site, one story below the entry level of the street fronting units. Limited grade modification are required to situate the dwellings around this central court and no regrading is needed at landscaped areas to remain. Near the back of the site, the topography falls away opening up the rear units to the view.

- CS1.C.2 Elevation Change
- CS1.D.1 On-site Features
- CS2.B.1 Site Characteristics
- CS2.B.2 Connection to the Street
- CS2.D.4 Massing Choices





engage with landscape

The adjacent forest and topographic integration provides opportunities for the dwellings and open spaces to engage directly and visually with the landscape of the site.

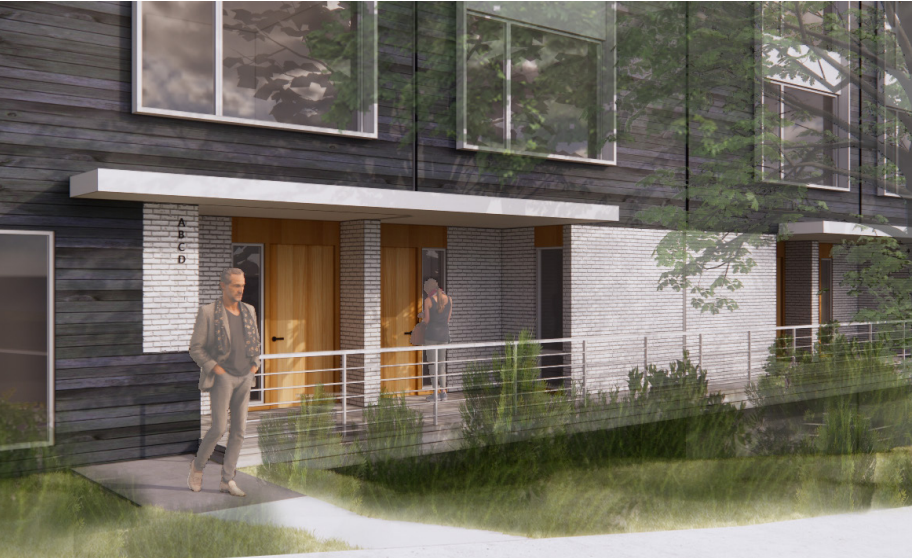
- CS1.C.2 Elevation Change
- CS2.B.2 Connection to the Street
- CS2.B.3 Character of Open Space
- DC1.A.4 Views and Connections
- DC2.C.1 Visual Depth and Interest



articulation

Traditional urban elements used in a contemporary way provides an opportunity to define a cohesive building vocabulary with secondary scaling elements. A strong building base, vertical reveals between units, a wide front porch, windows grouped within deep projecting trim, and highly textured materials can scale and modulate a new housing typology comfortably into the context. Additional elements that restore the landscape and allow informal interaction will contribute to an active and inviting composition of elements.

- CS2.A.1 Sense of Place
- CS2.B.1 Site Characteristics
- CS2.D.4 Massing Choices
- CS3.A.2 Contemporary Design
- PL3.B.2 Ground-level Residential
- DC1.A.4 Views and Connections
- DC2.B.1 Façade Composition



texture and material

Landscaping, brick, tongue and groove wood siding, porches, framed and grouped windows define a vocabulary of elements that integrate the building into the textures of the site and the fabric of the broader neighborhood.

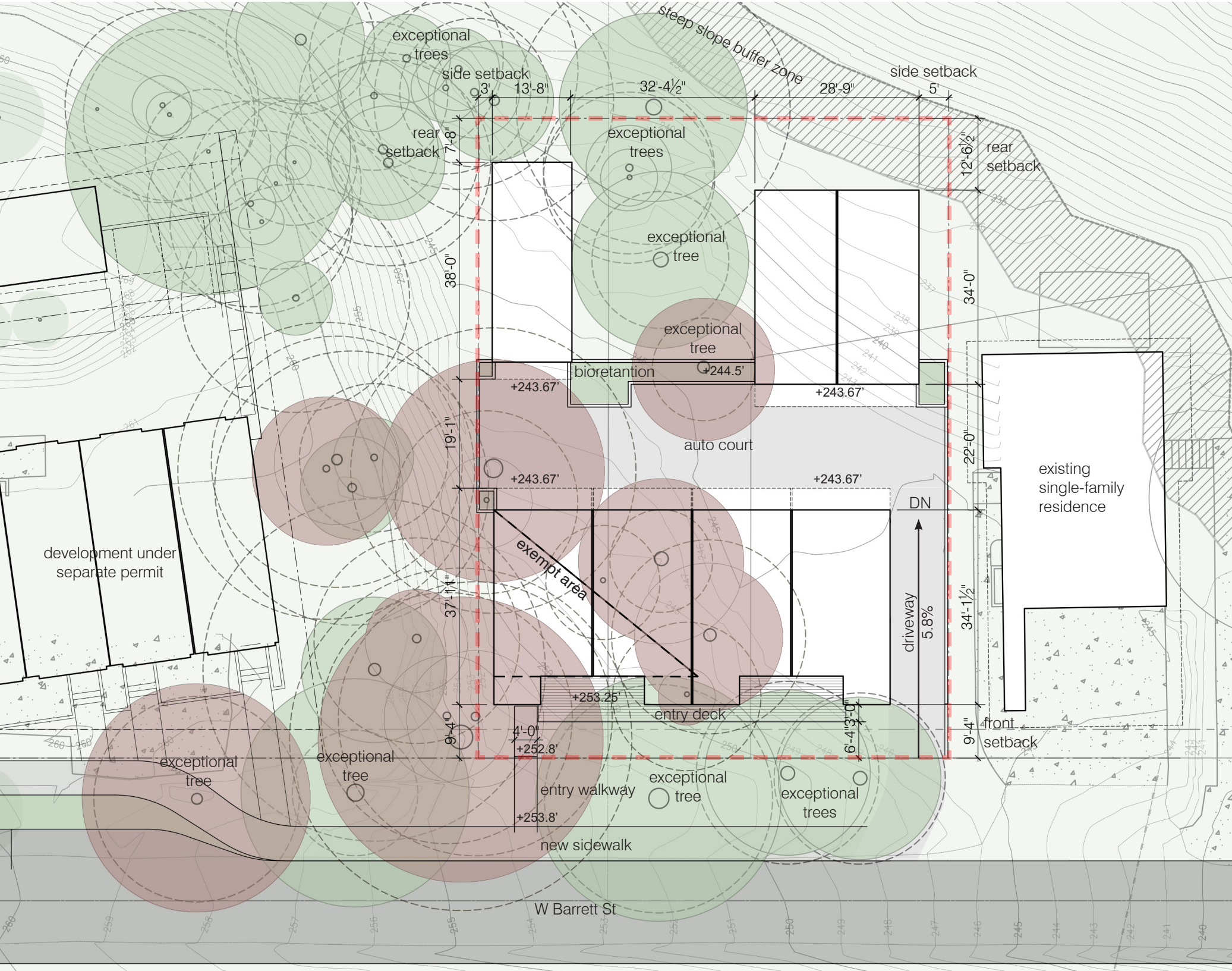
- CS3.A.2 Contemporary Design
- DC2.D.2 Texture
- DC4.A.1 Exterior Finish Materials
- DC4.A.2 Climate Appropriateness
- DC4.D.1 Choice of Plant Materials



proposed site plan

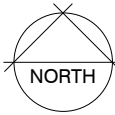
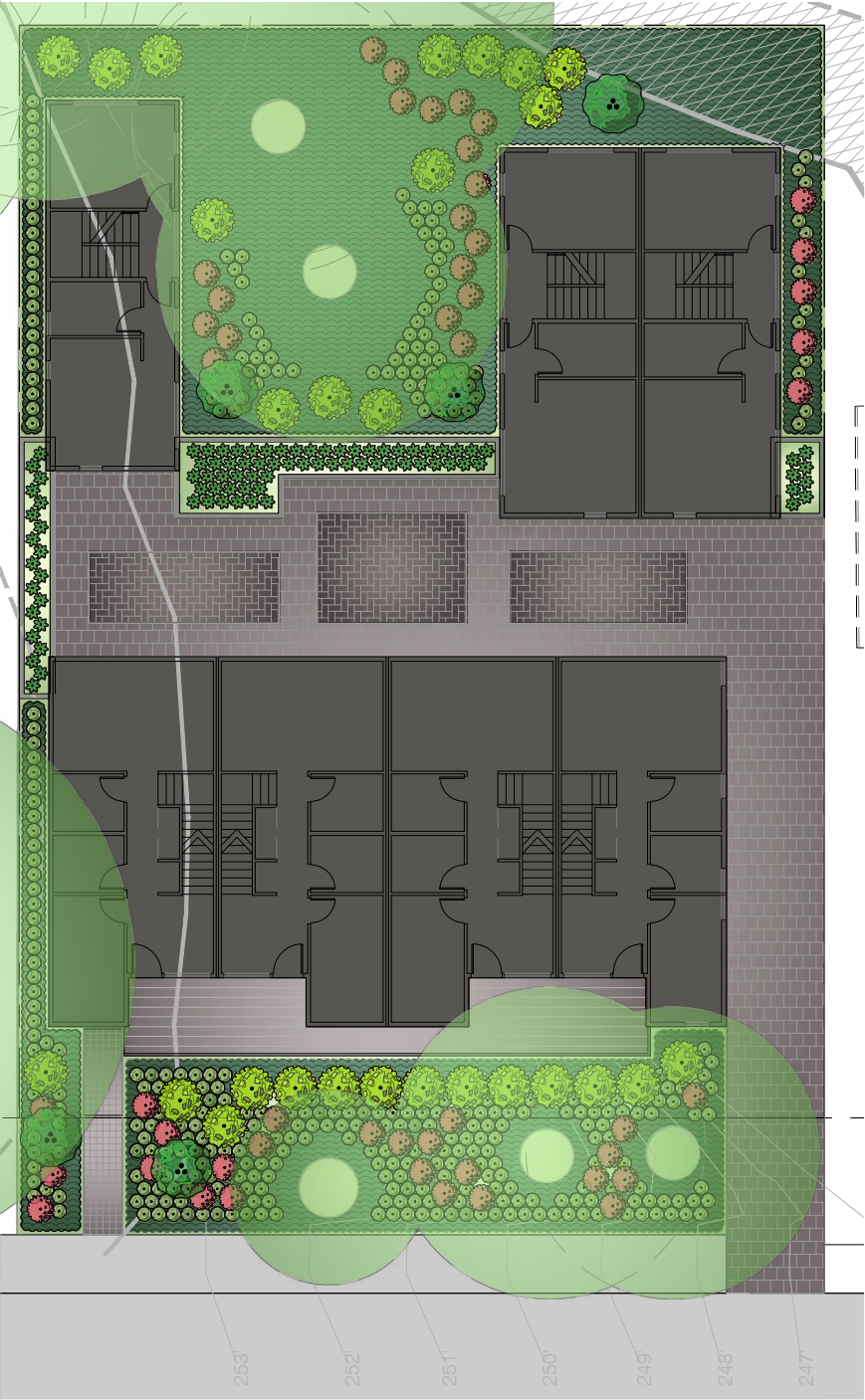
Total GFA: 12,898 SF
Dwellings: 7 Townhomes
Parking: 7 stalls

SITE AREA	9,241								
BASE FAR	1.40								
	A	B	C	D	E	F	G	TOTAL	CHARGABLE
LEVEL B	395.8	453.5	330.1	105.4	215.3				1,500.1
LEVEL 0	547.5	536.9	536.9	536.9	449.5	449.5	437.0		3,494.2
LEVEL 1	608.5	570.9	570.9	570.9	495.3	495.3	468.7		3,780.5
LEVEL 2	608.5	570.9	570.9	570.9	495.3	495.3	468.7		3,780.5
LEVEL ROOF	34.6	34.6	34.6	34.6	68.2	68.2	68.2		343.0
EXEMPT			123.4	348.1					
TOTAL	2,194.9	2,166.8	2,166.8	2,166.8	1,723.6	1,508.3	1,442.6	13,369.8	12,898.3
						ALLOWABLE			12,937.4
						DELTA			-39.1









- Trees Protected
- Trees Removed

Site Plan
scale 1"=20'-0"



RENDERED LANDSCAPE PLAN
SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Native Deciduous Tree
SHRUBS	BOTANICAL / COMMON NAME
	Large native shrub
	Medium native shrub
	Small native shrub
BIORETENTION	BOTANICAL / COMMON NAME
	Native bioretention grasses
GROUND COVERS	BOTANICAL / COMMON NAME
	Native Groundcover

Native Deciduous Trees



Vine Maple



Cascara



Pacific Dogwood

Native Groundcover



Kinnikinnick



Beach Strawberry

Small native shrub



Deer Fern



Creeping Mahonia



Salal

Medium native shrub



Sword Fern



Dwarf Dogwood



Snowberry



Dwarf Mahonia

Large native shrub



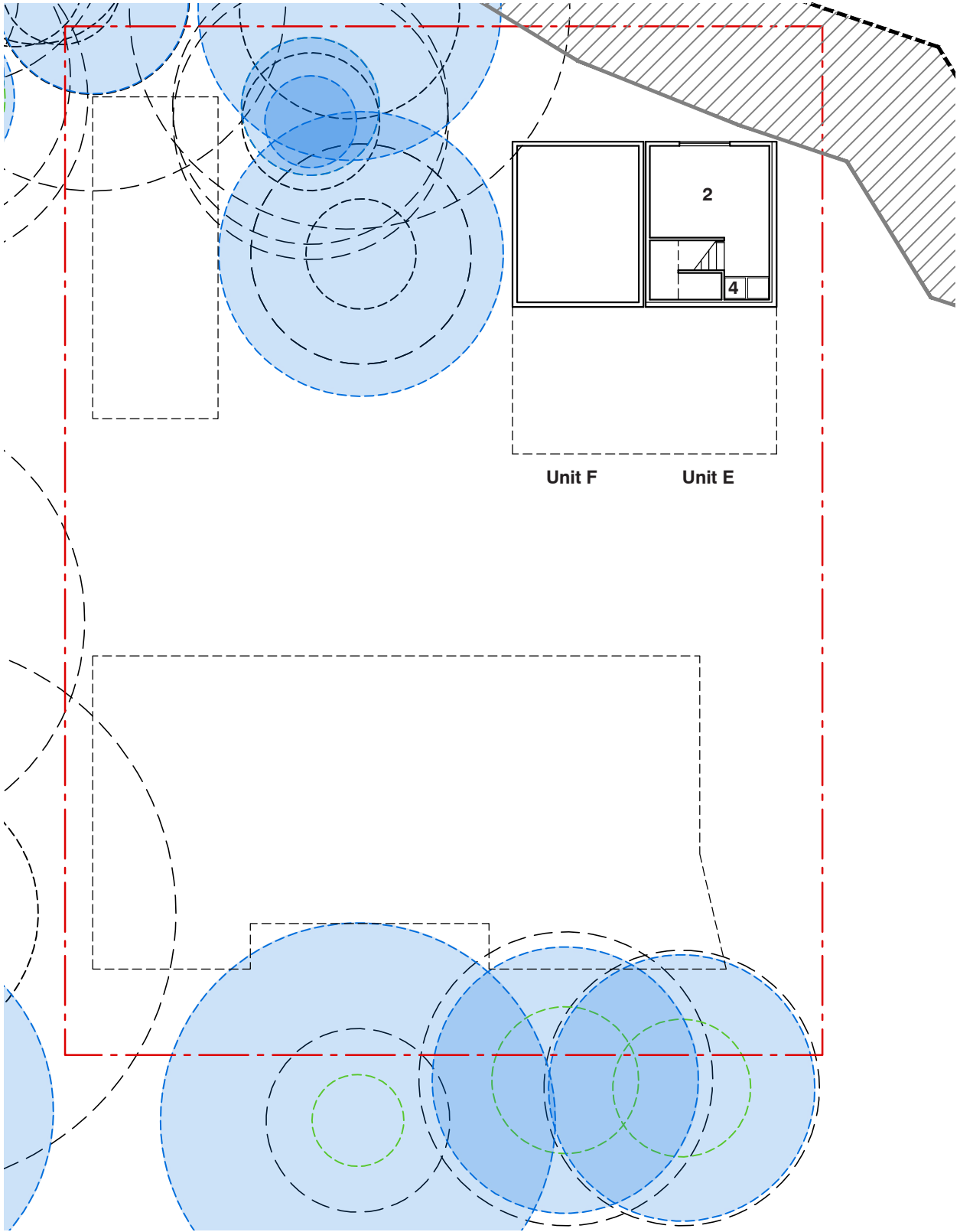
Mahonia



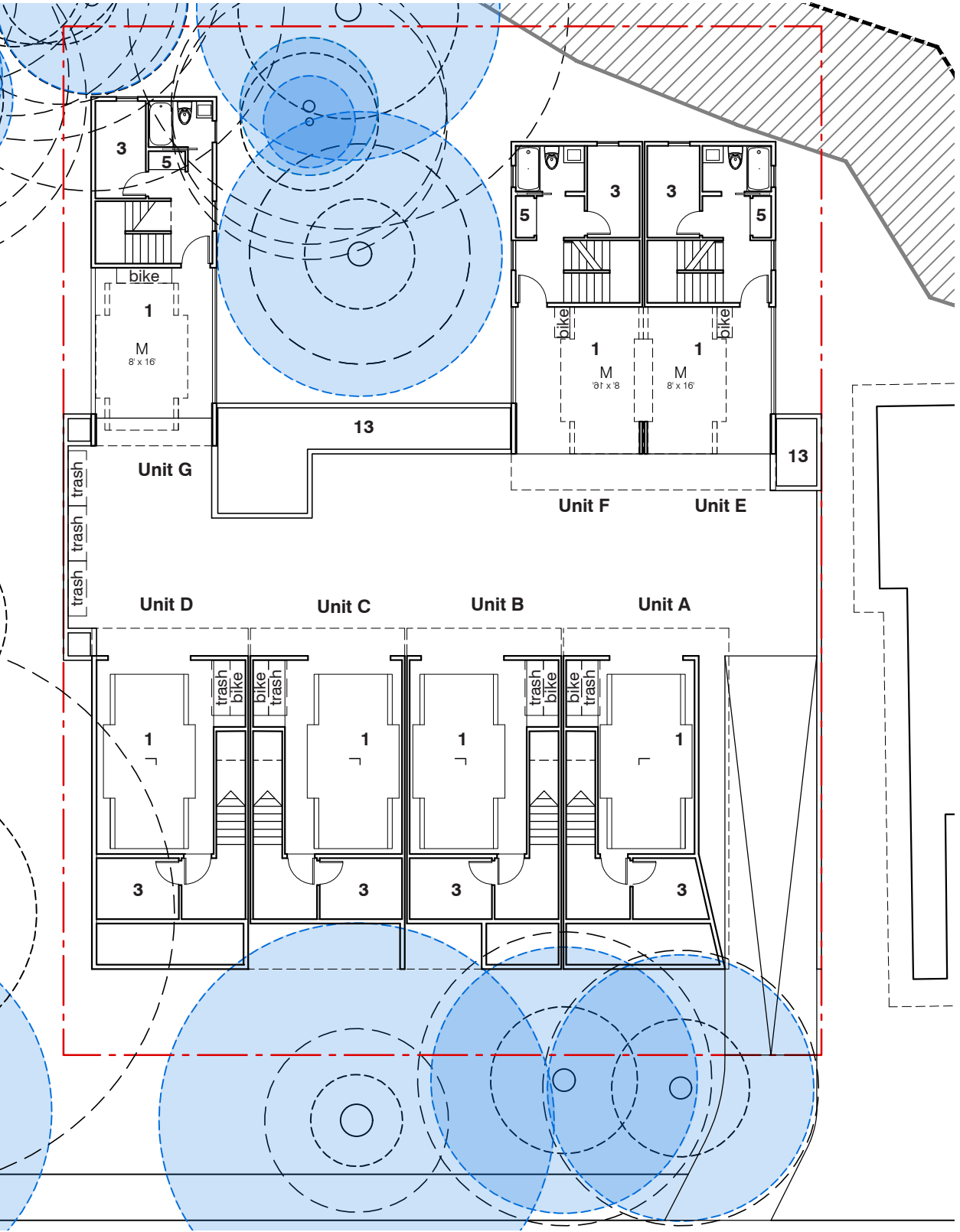
Flowering Red Currant

floor plans

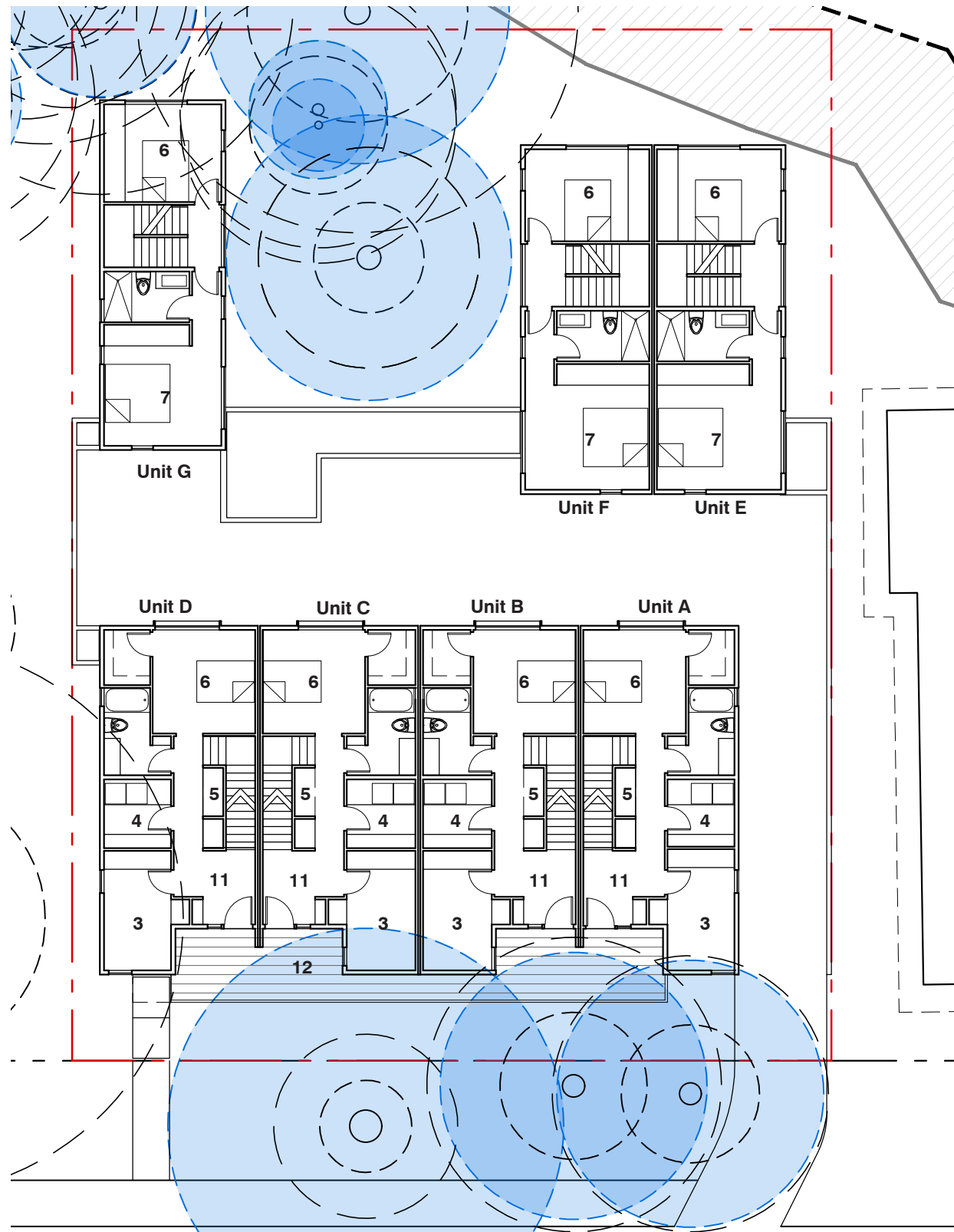
- 1. Carport/Garage
- 2. Basement
- 3. Study
- 4. Laundry
- 5. Closet/Storage
- 6. Bedroom
- 7. Master Bedroom
- 8. Dinning
- 9. Living
- 10. Kitchen
- 11. Entry
- 12. Deck
- 13. Bioretention Planter



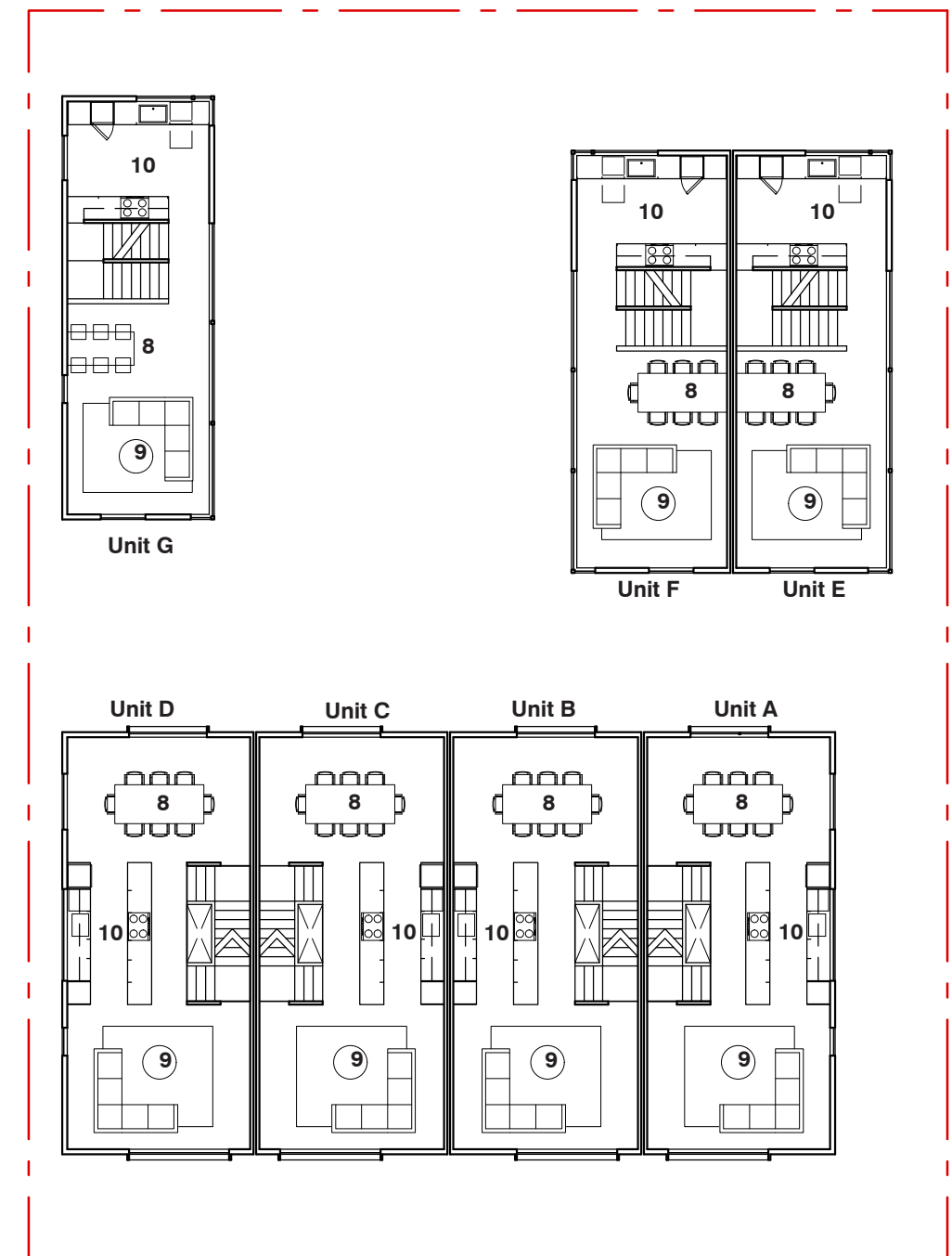
Basement Plan
scale 1/16"=1'-0"



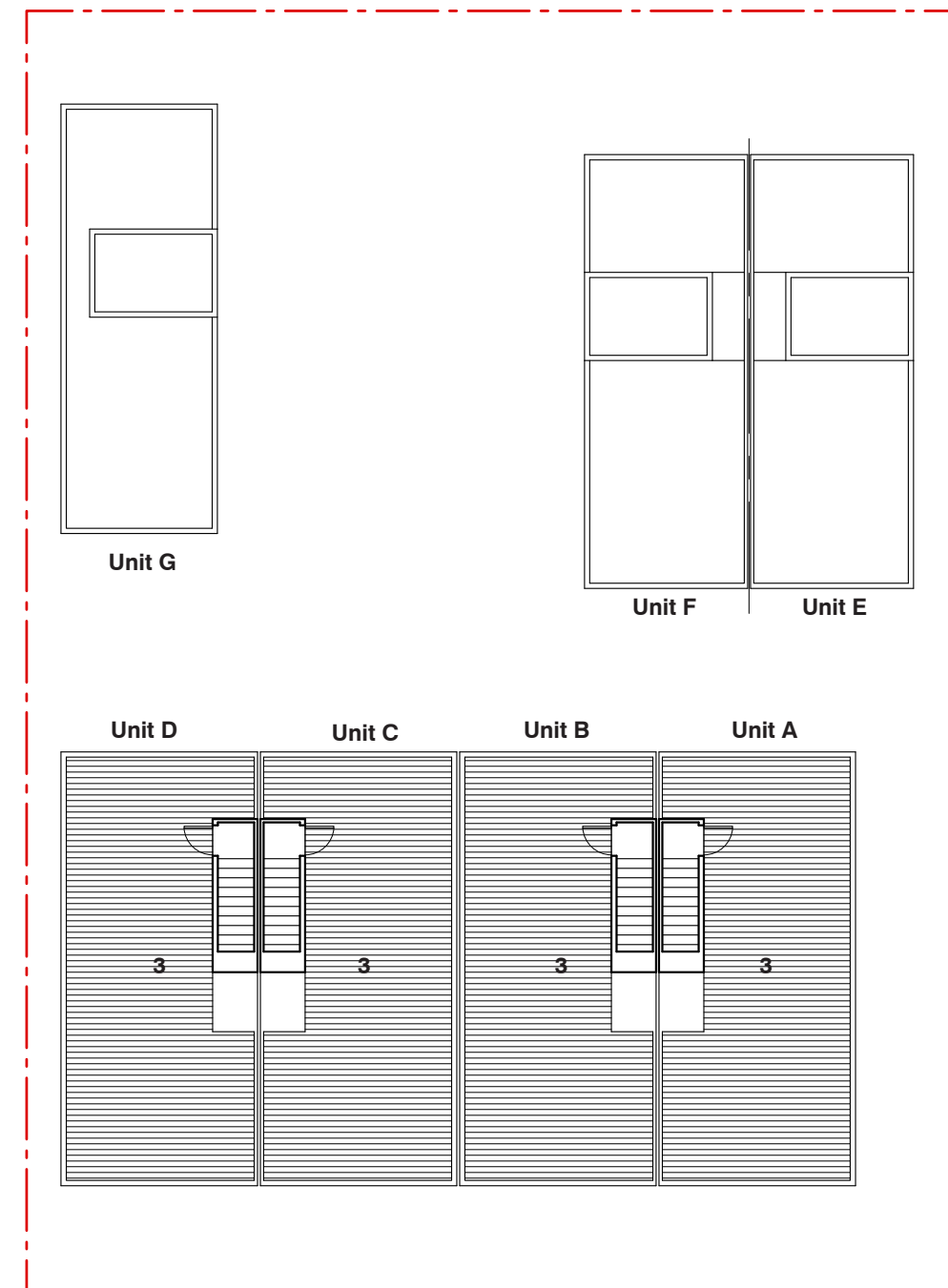
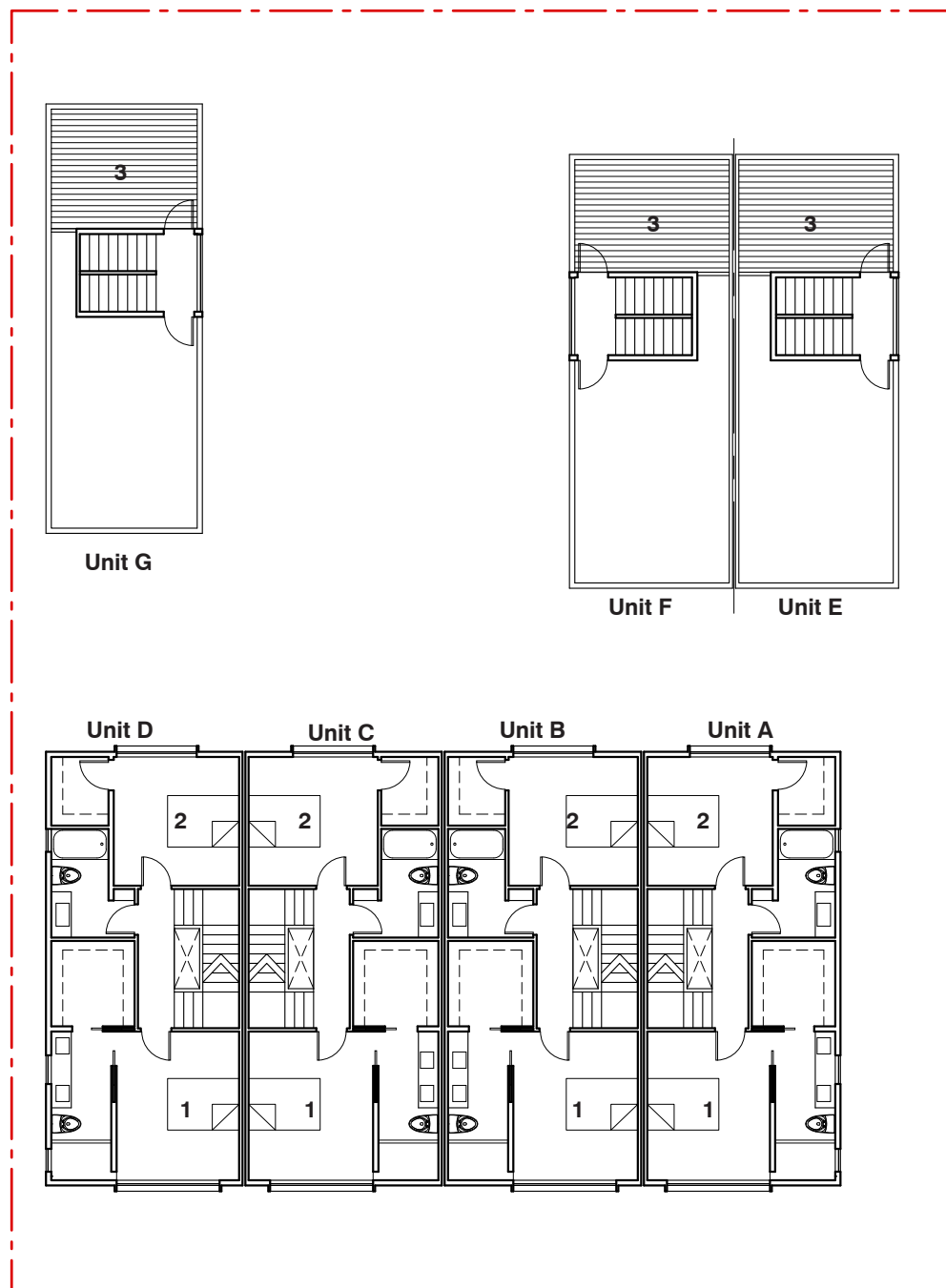
Level 0 // Parking



Level 1 // Street



Level 2

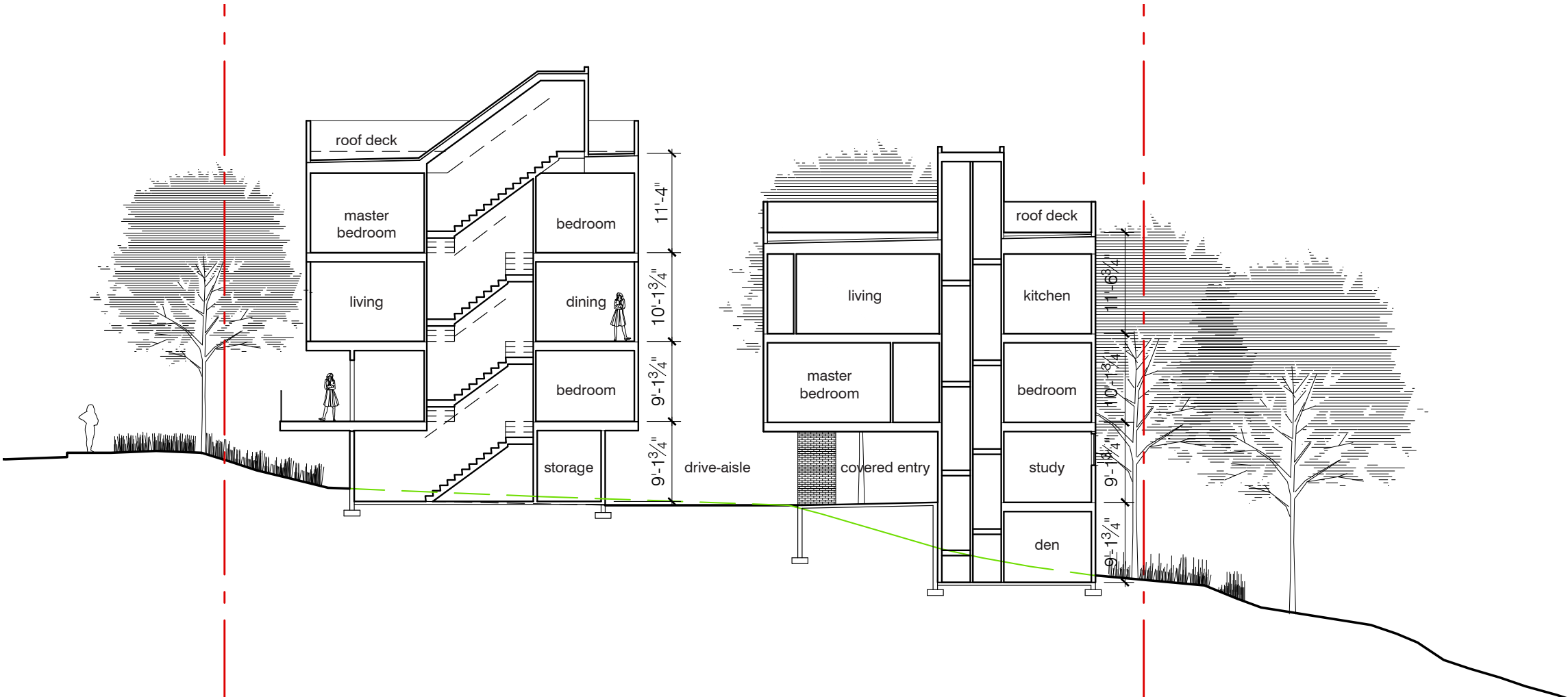


- 1. Master Bedroom
- 2. Bedroom
- 3. Roof Deck



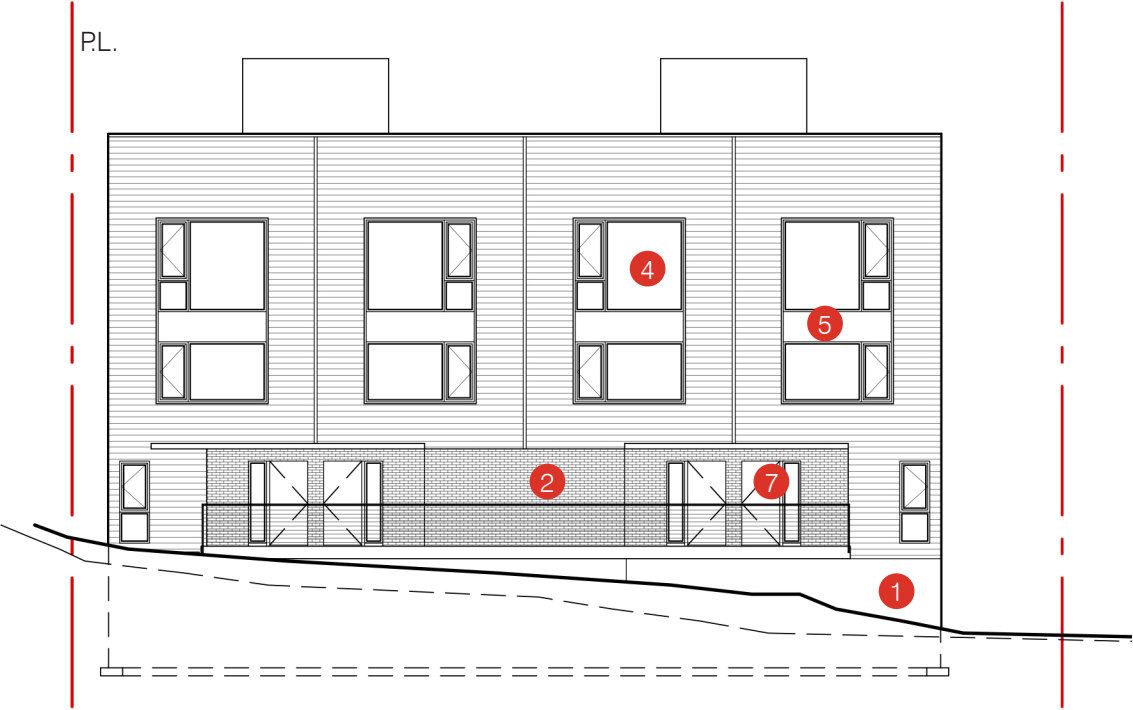
Level 3
scale 1/16"=1'-0"

Level 4



scale 1/16"=1'-0"

elevations

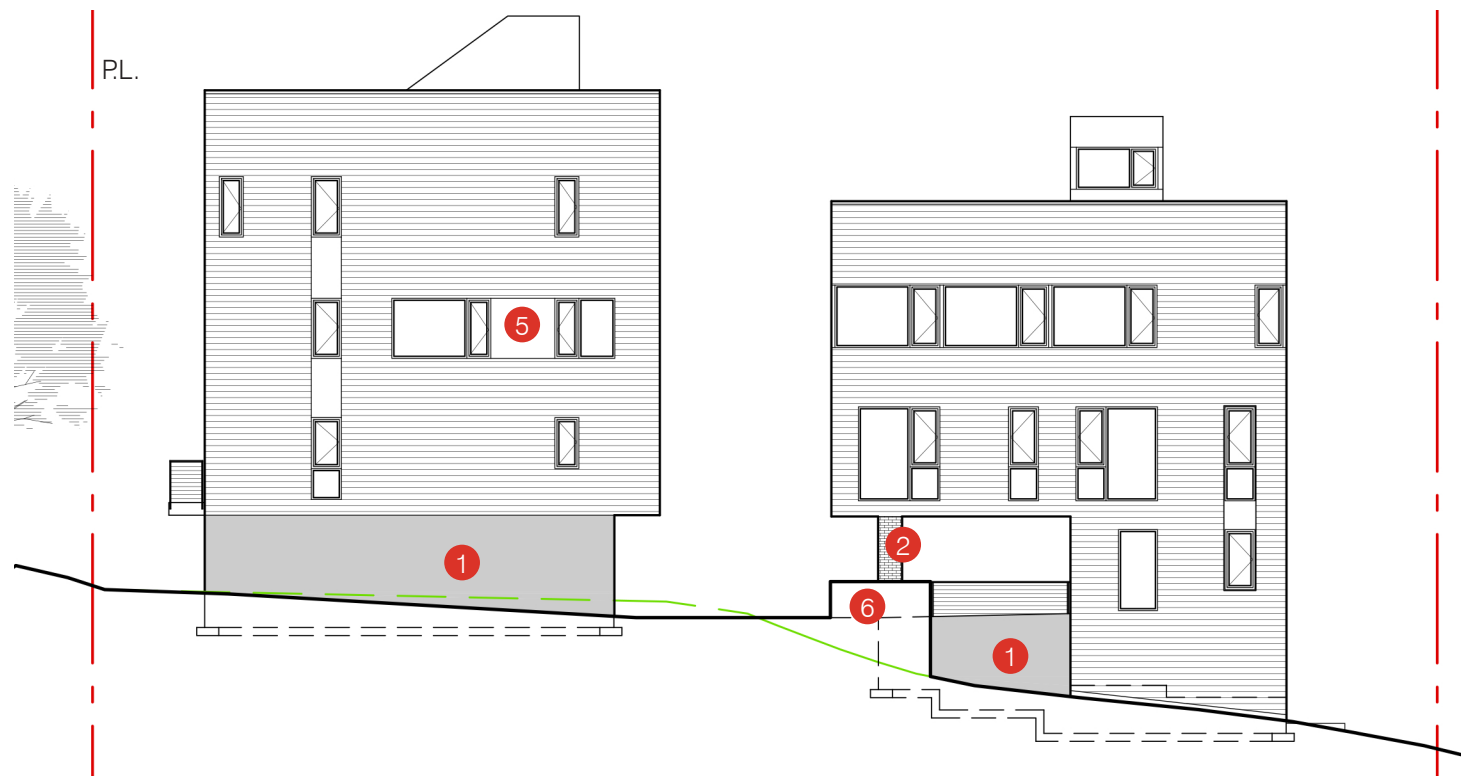


South Elevation

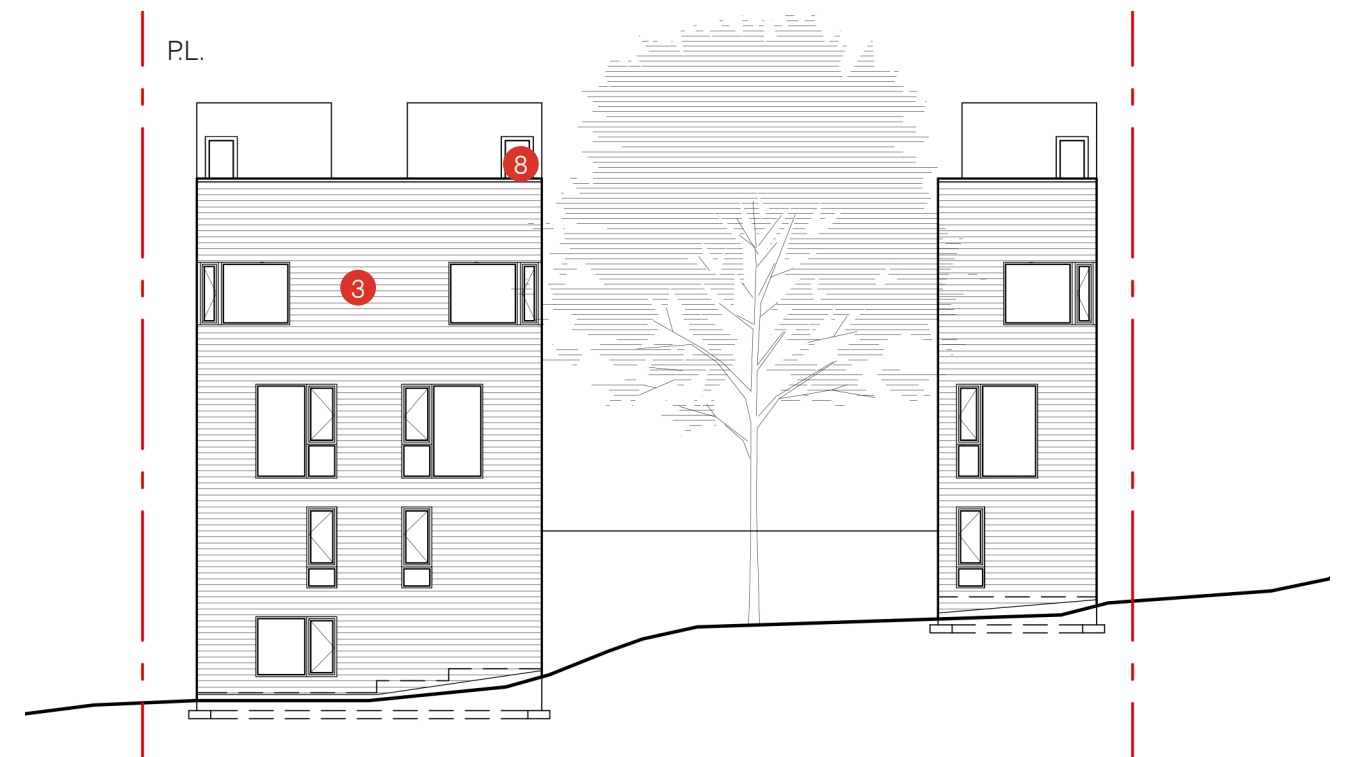


West Elevation

scale 1/16"=1'-0"



East Elevation

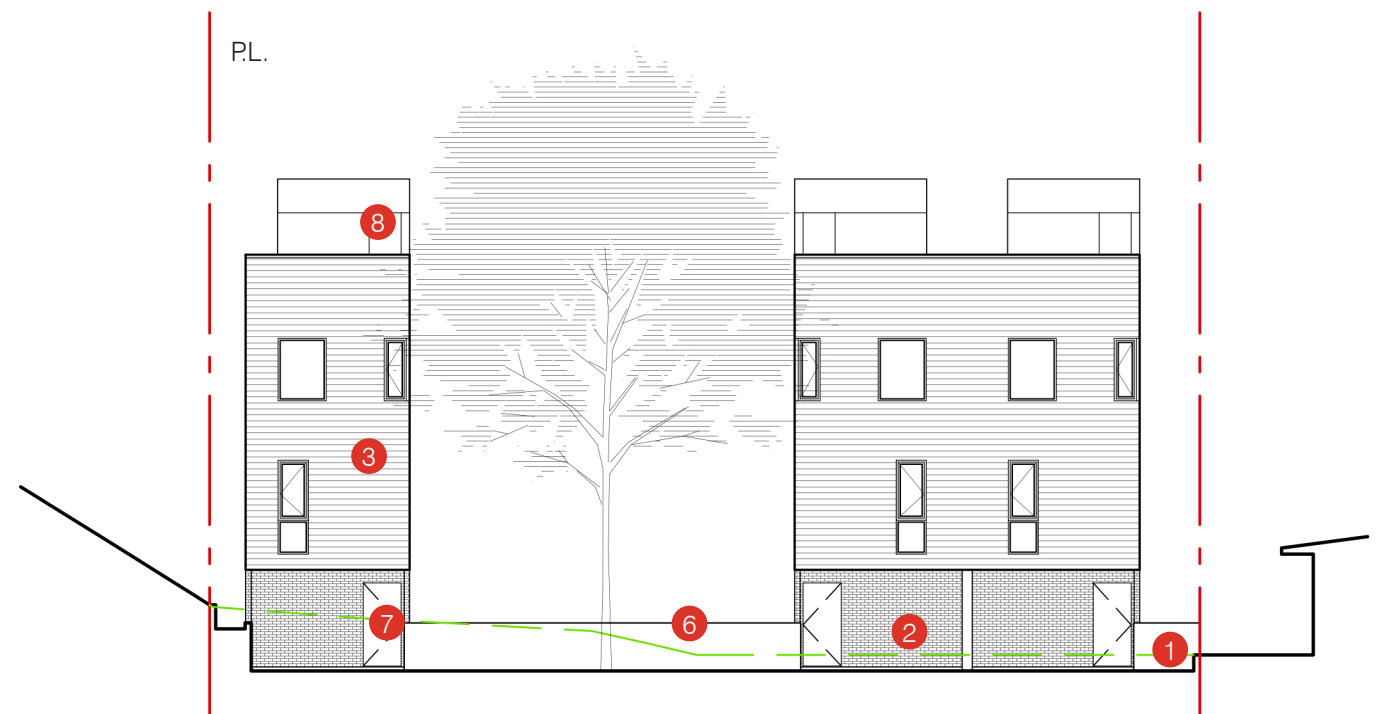


North Elevation

- Concrete ①
- Brick ②
- Wood Siding, Stained ③
- Vinyl Windows, White ④
- Panel Siding, White ⑤
- Bio Planter ⑥
- Wood Door ⑦
- Glass Door ⑧



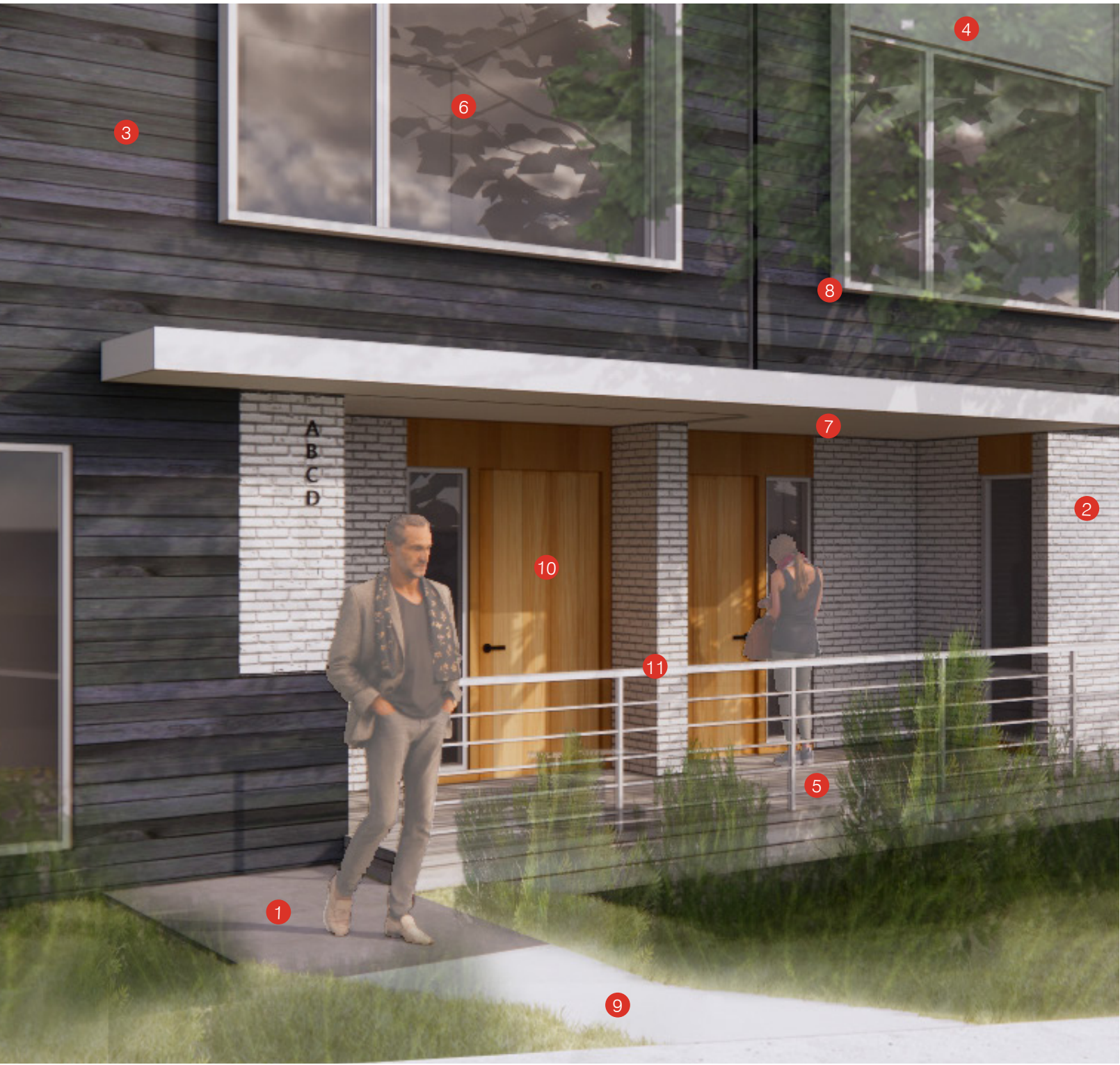
Courtyard South Elevation



Courtyard North Elevation

- Concrete ①
- Brick ②
- Wood Siding, Stained ③
- Vinyl Windows, White ④
- Panel Siding, White ⑤
- Bio Planter ⑥
- Wood Door ⑦
- Glass Door ⑧

scale 1/16"=1'-0"



exterior material



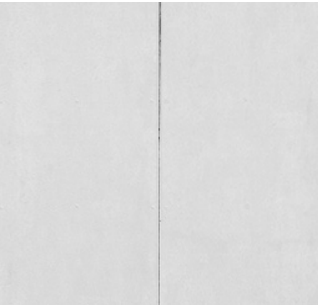
1 Concrete
Natural Finish



2 Brick Veneer
Mutual Materials
White



3 Wood Siding
1x4 TK T&G Cedar
Semi-Solid Stain



4 Panel Siding
Fiber Cement
Paint // White



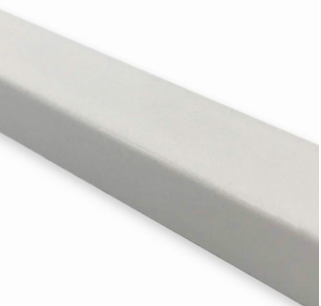
5 Wood Deck
5/4 x 6 Cedar
Clear Penetrating Sealer



6 Windows
Vinyl
White Factory Finish



7 Wood Soffit
1x4 T&G VG Cedar
Semi-Transparent Stain



8 Projecting Trim
2x VG Cedar
Paint // White



9 Permeable Pavers
8x8
Charcoal Blend



10 Wood Door
VG Fir
Clear Polyurethane



11 Exterior Railings
Metal
Powder Coat Paint // White

perspectives



W Barrett St Facade



Street Units Entry

- 1 CS2.B.2 Connection to the Street
CS2.B.3 Character of Open Space
DC3.C.3 Support Natural Areas
DC4.D Trees, Landscape and Hardscape Materials
PL1.A.1 Enhancing Open Space
PL1.A.2 Adding to Public Life
PL3.A.2 Ensemble of Elements
- 2 DC4.A.1 Exterior Finish Materials
- 3 CS3.A.2 Contemporary Design
DC2.B.1 Façade Composition
DC2.C.1 Visual Depth and Interest
DC2.D.2 Texture
- 4 PL3.A.1.d Individual Entries to Ground-related Housing
DC2.D.1 Human Scale



Approach From East

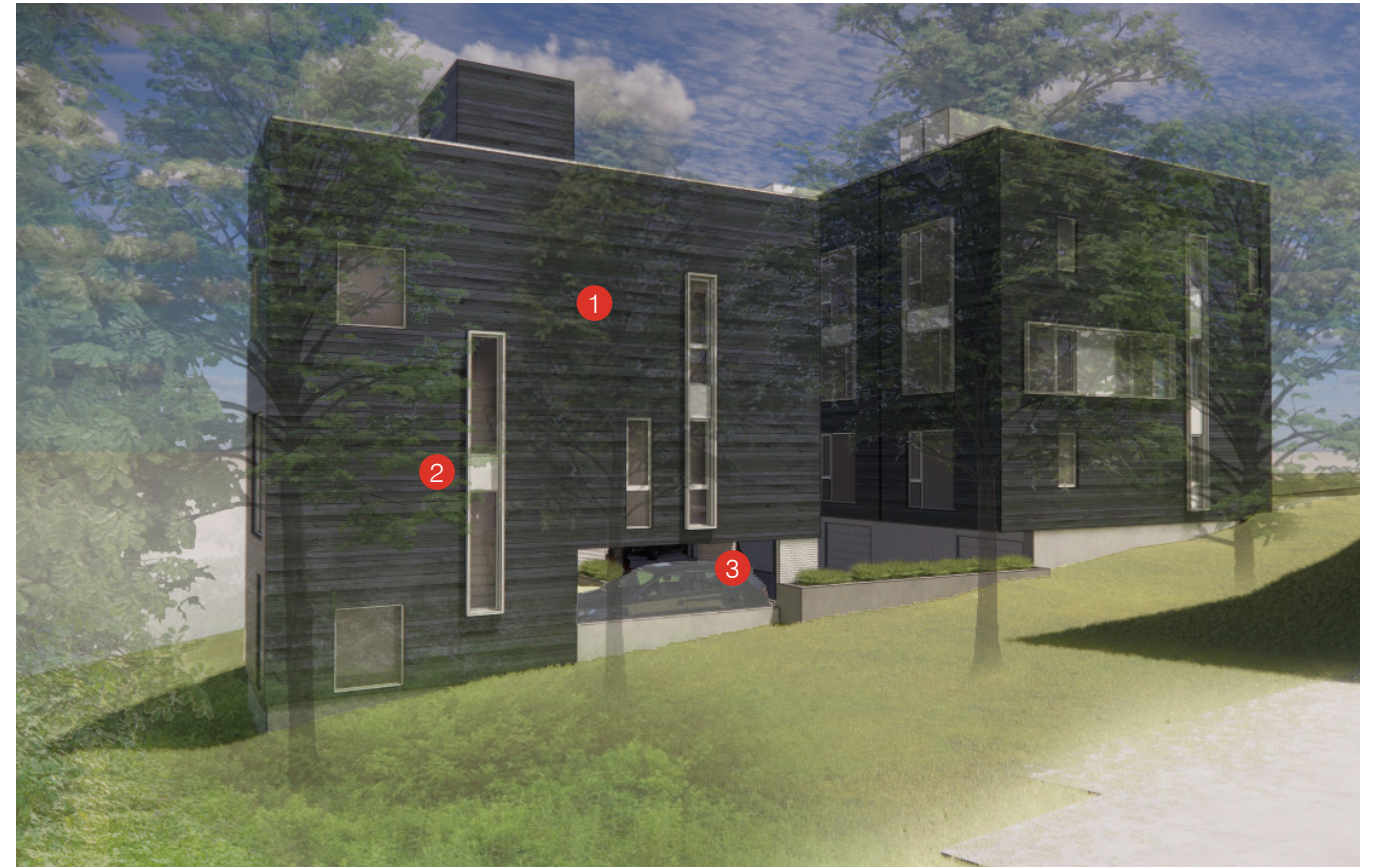


Approach From West

- CS2.B.2 Connection to the Street 1
- CS2.B.3 Character of Open Space
- DC3.C.3 Support Natural Areas
- DC4.D Trees, Landscape and Hardscape Materials
- PL1.A.1 Enhancing Open Space
- PL1.A.2 Adding to Public Life
- PL3.A.2 Ensemble of Elements
- DC4.A.1 Exterior Finish Materials 2
- CS3.A.2 Contemporary Design 3
- DC2.B.1 Façade Composition
- DC2.C.1 Visual Depth and Interest
- DC2.D.2 Texture
- PL3.A.1.d Individual Entries to Ground-related Housing 4
- DC2.D.1 Human Scale



NE View



NW View

- ① DC4.A.1 Exterior Finish Materials
- ② CS3.A.2 Contemporary Design
DC2.B.1 Façade Composition
DC2.C.1 Visual Depth and Interest
DC2.D.2 Texture
- ③ PL3.A.1.d Individual Entries to Ground-related Housing
DC2.D.1 Human Scale



View Toward North at Auto Court



Covered Carport

- CS2.B.3 Character of Open Space 1
- DC3.C.3 Support Natural Areas
- DC4.D Trees, Landscape and Hardscape Materials
- PL1.A.1 Enhancing Open Space
- PL1.A.2 Adding to Public Life
- PL3.A.2 Ensemble of Elements
- DC4.A.1 Exterior Finish Materials 2
- DC2.D.2 Texture
- DC2.C.1 Visual Depth and Interest 3
- PL3.A.1.d Individual Entries to Ground-related Housing 4
- DC2.D.1 Human Scale



SE Bird's Eye



SW Bird's Eye

- 1
 CS2.B.2 Connection to the Street
 CS2.B.3 Character of Open Space
 DC3.C.3 Support Natural Areas
 DC4.D Trees, Landscape and Hardscape Materials
 PL1.A.1 Enhancing Open Space
 PL1.A.2 Adding to Public Life
 PL3.A.2 Ensemble of Elements
- 2
 DC4.A.1 Exterior Finish Materials
- 3
 CS3.A.2 Contemporary Design
 DC2.B.1 Façade Composition
 DC2.C.1 Visual Depth and Interest
 DC2.D.2 Texture



NE Bird's Eye



NW Bird's Eye

- CS2.B.2 Connection to the Street 1
- CS2.B.3 Character of Open Space
- DC3.C.3 Support Natural Areas
- DC4.D Trees, Landscape and Hardscape Materials
- PL1.A.1 Enhancing Open Space
- PL1.A.2 Adding to Public Life
- PL3.A.2 Ensemble of Elements
- DC4.A.1 Exterior Finish Materials 2
- CS3.A.2 Contemporary Design 3
- DC2.B.1 Façade Composition
- DC2.C.1 Visual Depth and Interest
- DC2.D.2 Texture

adjustments

Adjustment A

Standard

SMC 23.45.518.A Table A

Side setback for facade 40' or less: 5'

Proposition

In order to avoid critical root zone of exceptional tree #103 and provide 10' vehicle driveway we request an adjustment to reduce the 5' side setback to 3'. The adjustment will result in a reduction of the side setback of approximately 40 percent.

Rational

CS1-D Plants and Habitat: On-Site Features

Preserve exceptional trees and provide visual connect to and from bluff

DC3-C Open Space Concept: Support Natural Areas

Retains and enhances on-site natural areas

Adjustment B

Standard

SMC 23.45.518.F.2

In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

Proposition

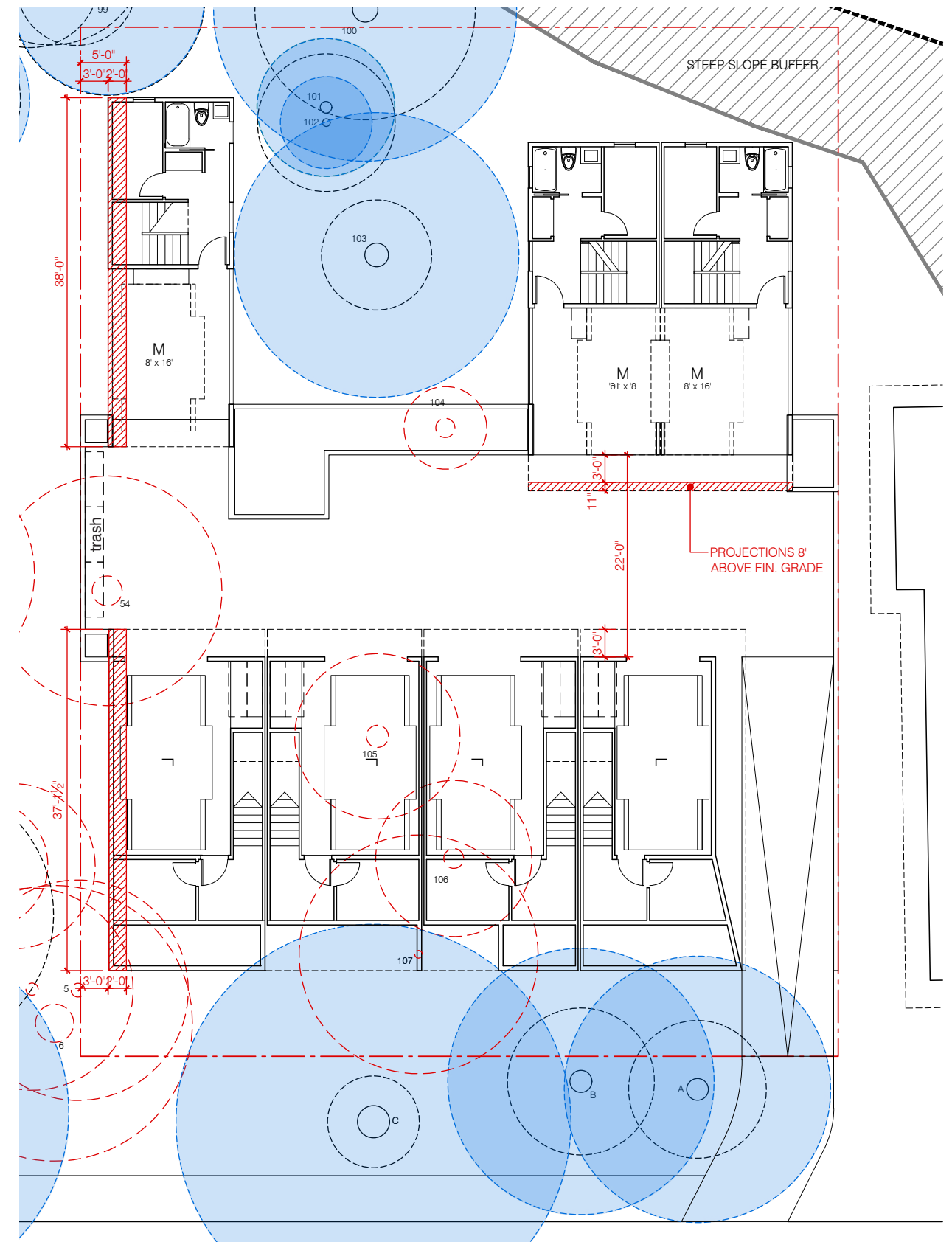
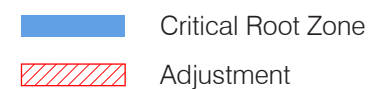
In order to avoid steep slope buffer at the north and critical root zone of exceptional tree #A, B, and C at the south we request an adjustment to reduce the structure separation by 2', from 24' to 22'. The adjustment will result in a reduction of the separation of approximately 8 percent.

We also request an adjustment to increase the projection extension 11" beyond the 3' allowed at northwest units.

Rational

CS1-D Plants and Habitat: On-Site Features

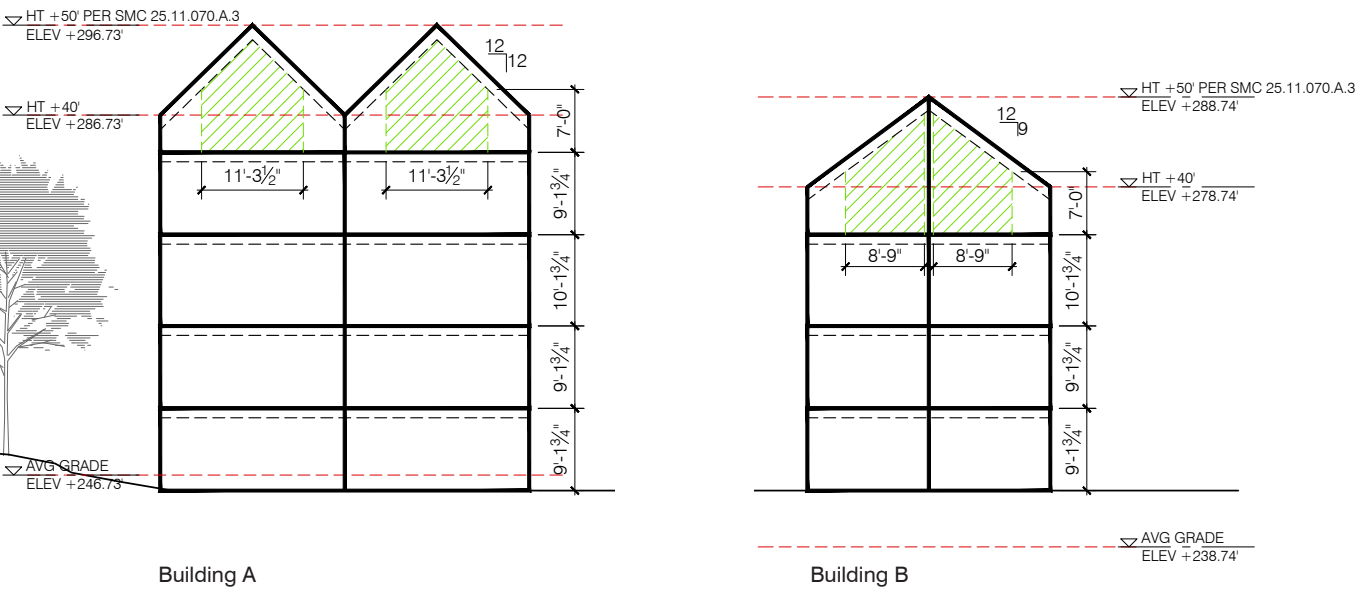
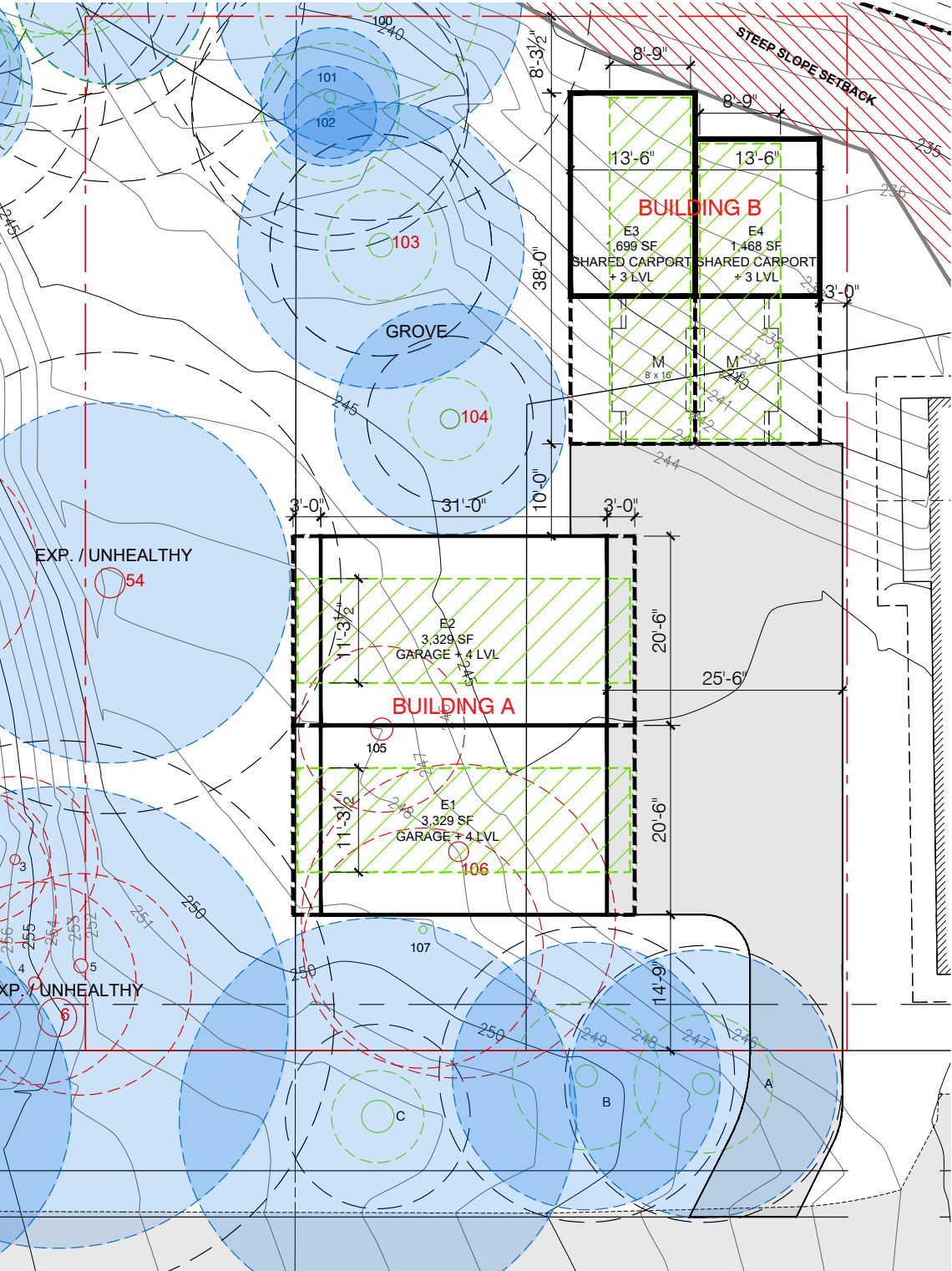
Preserve ROW exceptional trees and avoid disturbance to steep slope buffer



intentionally blank

development potential studies

exceptional tree protection - development potential study addressing SMC 25.11.070
all exceptional trees preserved



Site Section // Height Limit Increases allowed by Tree Protection Code

SITE AREA	9,241
BASE FAR	1.40

	E1	E2	E3	E4						CHARGABLE
LEVEL 0	585	585	463	400						2,033
LEVEL 1	702	702	463	400						2,267
LEVEL 2	702	702	463	400						2,267
LEVEL 3	702	702	324	280						2,008
LEVEL 4	407	407								814
TOTAL	2,513.0	2,513.0	1,250.0	1,080.0	0.0	0.0	0.0			9,389
								ALLOWABLE		12,937
								DELTA		-3,548

LOT AREA 9,241 SF
MAXIMUM FAR 1.4
ALLOWABLE GFA 12,937 SF
GFA SHOWN 9,389 SF
DWELLINGS 4 TOWNHOMES
PARKING 4 STALLS

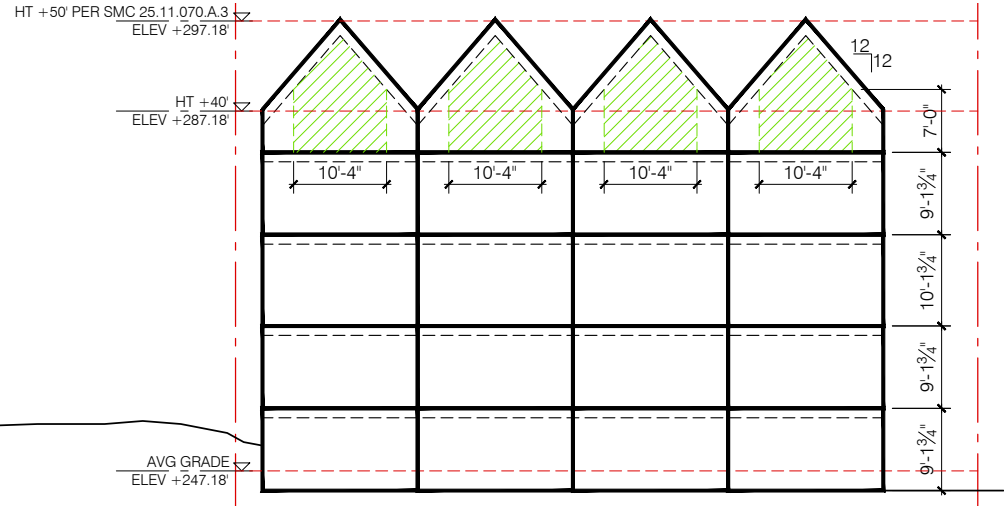
- NOTE:
- TREE 55-57, 95-104 FORMS GROVE
 - GREEN DASH INDICATES INNER ROOT PROTECTION ZONE PER CODE.
 - BLACK DASH INDICATE DRIP LINE. FOR CLARITY ONLY DRIP LINE OF THE RETAINED TREES ARE SHOWN.
 - RED DASH INDICATES REMOVAL.
 - BLUE FILL INDICATES CRITICAL ROOT ZONE PER ARBORIST.

EXCEPTIONAL TREES				SIGNIFICANT TREES			
6	BIG LEAF MAPLE	HAZARD	TO BE RETAINED	106	DOUGLAS-FIR	HEALTHY	TO BE REMOVED
54	BIG LEAF MAPLE	UNHEALTHY	TO BE RETAINED				
103	POPLAR	MODERATE RISK	TO BE RETAINED				
104	POPLAR	MODERATE RISK	TO BE RETAINED				

- Note:
- The development study uses additional height permitted by SMC SMC 23.11.070.A.3.a
 - The development study utilizes reduced setback per SMC 23.45.518.A.1



exceptional tree protection - development potential study addressing SMC 25.11.070
exceptional trees #6, 54 removed



Building A

SITE AREA	9,241
BASE FAR	1.40

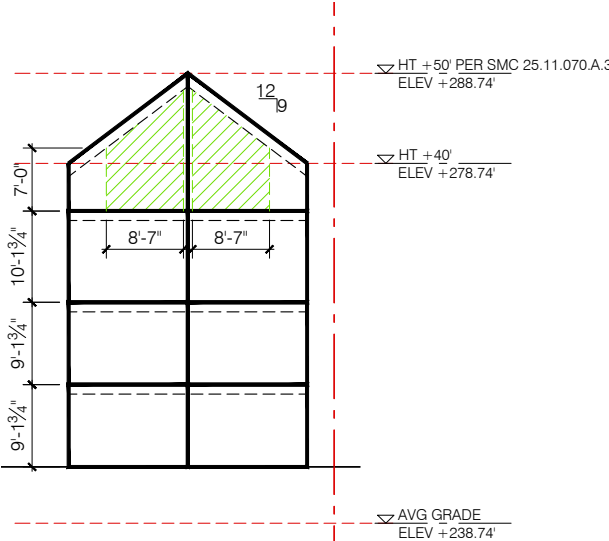
	E1	E2	E3	E4	E5	E6	E7		CHARGABLE
LEVEL 0	413	269	269	413	470	441	380		2,655
LEVEL 1	461	318	318	461	508	478	416		2,960
LEVEL 2	461	318	318	461	508	478	416		2,960
LEVEL 3	461	318	318	461	508	345	292		2,703
LEVEL 4	293	202	202	293					990
EXEMPT									255.0
TOTAL	1,676.0	1,156.0	1,156.0	1,676.0	1,994.0	1,742.0	1,504.0		12,013
								ALLOWABLE	12,937
								DELTA	-924

LOT AREA 9,241 sq ft
MAXIMUM FAR 1.4
ALLOWABLE GFA 12,937 sq ft
GFA SHOWN 12,013 sq ft
DWELLINGS 7 TOWNHOMES
PARKING 7 STALLS

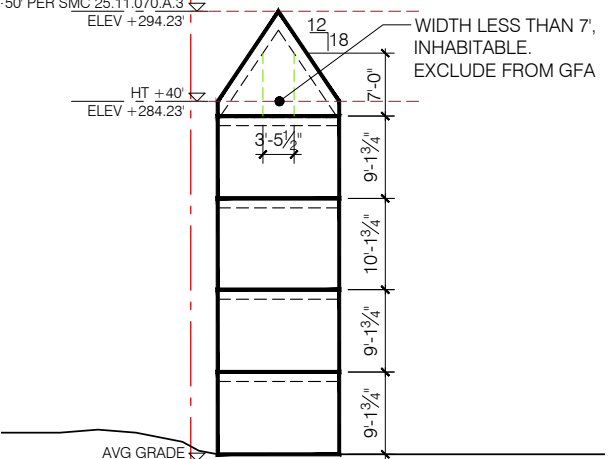
- NOTE:
- TREE 55-57, 95-104 FORMS GROVE
 - GREEN DASH INDICATES INNER ROOT PROTECTION ZONE PER CODE.
 - BLACK DASH INDICATE DRIP LINE. FOR CLARITY ONLY DRIP LINE OF THE RETAINED TREES ARE SHOWN.
 - RED DASH INDICATES REMOVAL.
 - BLUE FILL INDICATES CRITICAL ROOT ZONE PER ARBORIST.

EXCEPTIONAL TREES				SIGNIFICANT TREES		
6	BIG LEAF MAPLE	HAZARD	TO BE REMOVED	106	DOUGLAS-FIR	HEALTHY TO BE REMOVED
54	BIG LEAF MAPLE	UNHEALTHY	TO BE REMOVED			
103	POPLAR	MODERATE RISK	TO BE RETAINED			
104	POPLAR	MODERATE RISK	TO BE RETAINED			

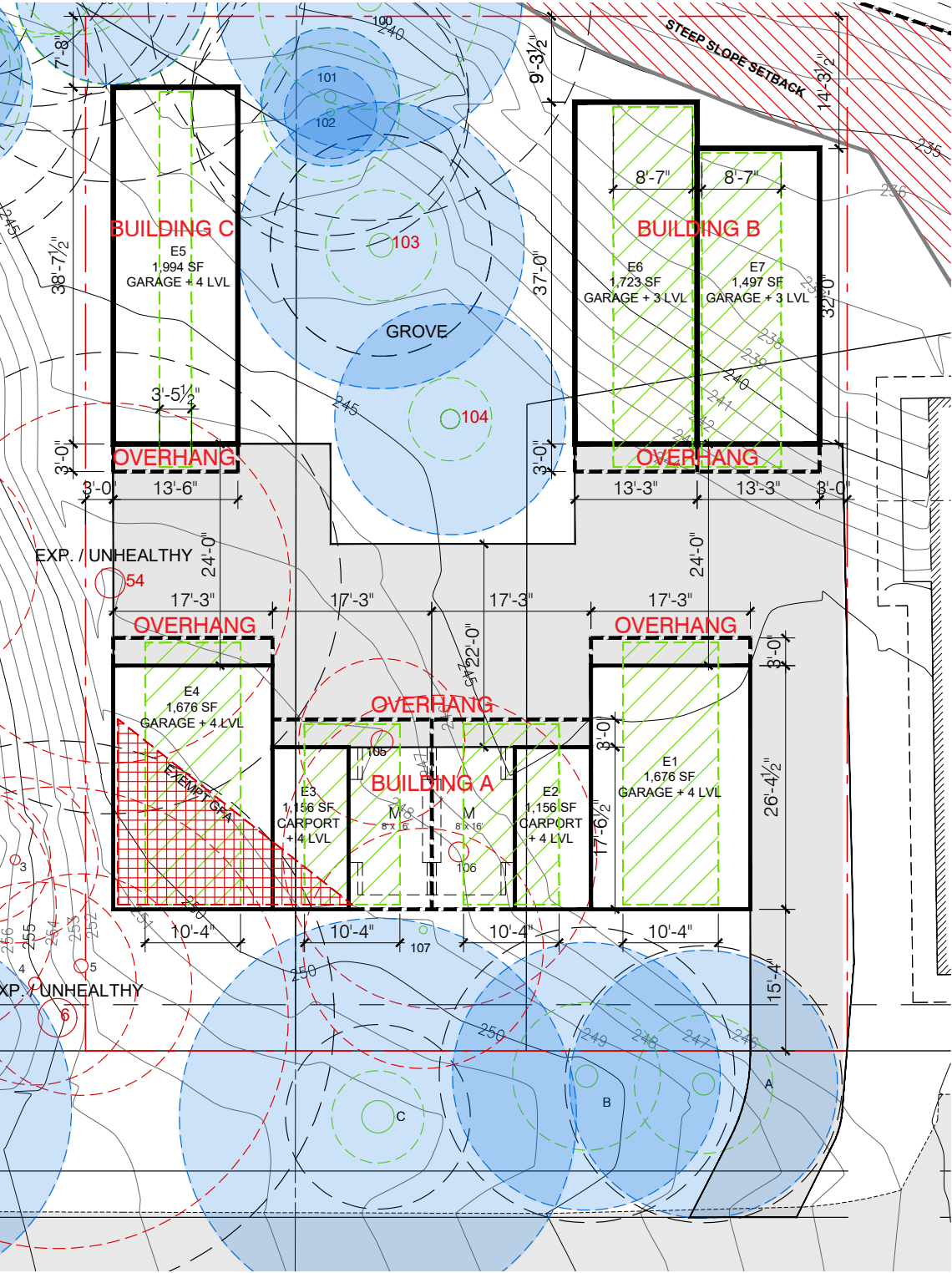
- Note:
- The development study uses additional height permitted by SMC SMC 23.11.070.A.3.a
 - The development study utilizes reduced setback per SMC 23.45.518.A.1



Building B



Building C



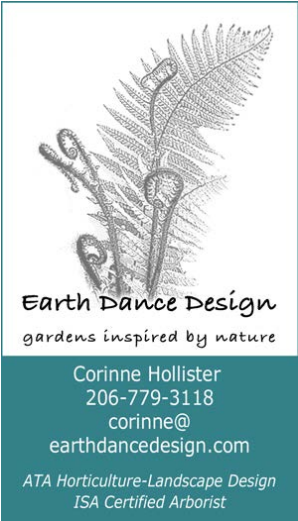
arborist report

Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A
ISA TREE RISK ASSESSMENT QUALIFIED
American Society of Consulting Arborists, Member

Consulting Arborist Services

To: QA2, LLC – Graham Black/GProjects
Reference: Tree Inventory Report
Date: September 10, 2020, sent unsigned on October 28,2020
Site Address: 620 and 700 W. Barrett Street,
611 W. Dravus Street, Seattle, WA 98119
Parcels: 3613600300, 3371900006, and portions of 3371900005



Dear Mr. Black,

You contacted me and subsequently contracted my services to develop a tree inventory report for the properties referenced above, and to identify any significant or exceptional trees. I received a survey developed by Lanktree Land Surveying, Inc., of Kent, WA, dated January 17, 2019. I visited the site on March 28 and April 7 2019, and again on July 31, 2020. I collected data on trees located on the two parcels along West Barrett Street referenced above, as well as those on adjacent property owned by Seattle Pacific University (SPU)Those trees are the subject of this report.

Summary:

I visually inspected and measured all regulated trees and identified thirty-one (31) significant trees on the two Barrett Street parcels, and seventy-five (74) on adjacent property owned by SPU. In addition, there are nine (9) trees located in the right-of-way (ROW) along Barrett Street, and two (2) off-site trees located on the property to the west. There are no regulated trees on the parcel at 512 W. Barrett St. These trees are presented in categories below and listed in the table on pages 7-16, along with ratings for both health and structure. The regulated trees on-site are primarily native deciduous and evergreen species, predominantly Big-leaf maple (*Acer macrophyllum*). There are also a few ornamental species and group of Leyland cypress (*Cupressus x leylandii*). Several of the Big-leaf maple trees show evidence of decay and past stem or branch failure, including those located in the ROW. There are two areas where continuous canopies create grove trees. And portions of the properties are designated as environmental critical areas for steep slope.

Total regulated trees at 620 & 700 W. Barrett St.	31
Total significant trees	27
Total exceptional trees (2 grove, 2 ≥ 30")	4
Total regulated trees on adjacent SPU property	74
Total significant trees	45
Total exceptional trees (26 grove, 3 ≥ 30")	29
Total number of off-site and ROW trees	11

QA2, LLC, gprojects
Tree Inventory Report – unsigned as requested for submittal (October 28, 2020)
620 and 700 W Barrett & 611 W Dravus – 3613600300, 3371900006, 3371900005
September 10, 2020
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This report excludes any tree retention information, Level 2 or 3 Tree Risk Assessment, comments on trees located in environmentally critical areas, and tree protection guidelines.

Significant trees are defined by the city of Seattle as those over six inches in diameter, measured 4.5 feet from the ground. Exceptional trees are those that have significant value due to size and species, having unique historical, ecological or aesthetic value.

Limitations and Use of this Report

This tree report establishes existing conditions of the trees on the property, utilizing the most practical means available. This report is based solely on what is readily visible and observable, without any invasive means, at the time of my visit. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time. I received a two site plans from Workshop AD, of Seattle, WA, and discussed the need for tree risk assessment, but those items are not included in this report and will be presented in a separate scope.

If any tree data was estimated due to access difficulties or thick ivy on trunk, I have noted it in the tree inventory table.

There are several factors that can affect a tree’s condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree’s condition.

Tree Inspection:

My inspection identifies both the health and the structure of each tree. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure.

I visually inspected each tree from the ground and performed the equivalent of a Level 1 tree risk assessment.¹ This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory. This is a limited visual assessment focused on identifying trees with imminent and/or probable likelihood of failure, and/or other visible conditions that will affect tree retention.

I marked each tree with a 1” X 3.5” aluminum tag indicating tree number.

¹ Smiley, Matheny, Lilly: Companion publication to the ANSI A300 Part 9: Tree Shrub and Other Woody Plant Management – Standard Practices, Tree Risk Assessment. 2017. ISA.

The intent of this report is to identify any unhealthy trees based on existing health conditions and tree structure, and to specify which trees are most suitable for preservation based on anticipated construction activities.²

The tree inventory table reflects the results of this inspection, including the following for each tree:

- Number – as shown on the tags in the field and the annotated survey attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground.
- Dripline – furthest branch extension from the trunk, measured as radius in feet.
- Category – significant or exceptional, including grove trees, as defined by Seattle Tip 242 and Director’s rule 16-2008.
- Ratings – from 1 to 3 (where 1 indicates no visible defects, in structure or health; 2 indicates minor problems that may require action; 3 indicates significant problems or defects and tree removal is recommended).
- Visible defects – Visible structural defects or diseases³ and notes in tree table:

Asymmetrical canopy – tree has an unbalanced canopy due to space and light competition from adjacent trees.

Cracks – separation in wood fibers; narrow breaks or fissures in stems or branches. If severe, may result in tree or branch failure.

Decay – process of wood degradation by microorganisms resulting in weak and defective structure.

Debris over roots – deep layer of organic matter accumulated over time from maintenance operations, possibly at nearby cemetery.

Fence through trunk – trunk of tree as grown around chain link fence, enveloping it. Does not necessarily weaken tree.

Foliage vigor – low foliage density may indicate stress, or early infection/declining health.

Grove – a group of 8 or more trees 12” in diameter or greater that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional unless they fail to meet the risk criteria. See Director’s Rule 16-2008.

Included bark – bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Lacks axillary wood and causes a weak structure.

Ivy on trunk – dense ivy prevents a thorough inspection, and other defects may be present.

Kretzschmaria – a wood-decaying fungi that causes the trunk to become brittle.

Lean – angle of trunk from vertical.

² Fite, Smiley: Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction, 2nd Edition. 2016. ISA.
³ Some definitions taken from *Glossary of Arboricultural Terms*, 2014, ISA.

Live crown ratio (LCR) – the ratio of crown length to total tree height. Stand-alone trees with LCR of 30 and lower are at increased risk of failure.

Multiple leaders – tree has multiple stem attachments, which may lead to tree failure and require maintenance or monitoring over time.

Poor structure – tree’s structure is deformed and defective/unsightly.

Removal recommended – given poor structure and extent of decay and proximity to potential construction and future targets, tree could present high-risk scenario. Tree risk assessment may be required and recommended as indicated.

Suppressed – tree crowded by larger adjacent trees, with defective structure and/or low vigor. Do not retain tree as stand-alone.

Sweep – tree leans away from adjacent trees. Characterized by a leaning lower trunk and a top that is more upright.

Taper – change in diameter over the length of trunks, branches and roots.

Topped – the tree is previously topped and has poor structure and/or stem decay.

Tree risk assessment – a systematic process used to identify, analyze, and evaluate tree risk.

arborist report

QA2, LLC, gprojects
Tree Inventory Report – unsigned as requested for submittal (October 28, 2020)
620 and 700 W Barrett & 611 W Dravus – 3613600300, 3371900006, 3371900005
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Attachment 3: Tree Inventory Table

Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
4	<i>Acer macrophyllum</i> Big-leaf maple	16" *	22'	2	3	Significant	Ivy on trunk. Two main stems from base (11, 11.5 inches). Asymmetrical canopy. Evidence of decay. Removal recommended.
5	<i>Acer macrophyllum</i> Big-leaf maple	18"	24' S	2	3	Significant	Ivy on trunk. Asymmetrical. 2 main stems: 13, 13 inches. Signs of decay. Located very close to Tree 6. Removal recommended.
6	<i>Acer macrophyllum</i> Big-leaf maple	50"	30'	2	3	Exceptional	Estimated DBH. Ivy on trunk. 4 main stems, one dead. Major decay, large cavity in center at base. Asymmetrical canopy. Removal recommended – tree risk assessment required.
16	<i>Acer macrophyllum</i> Big-leaf maple	7"	11'	1	2	Significant	Ivy on trunk. Asymmetrical canopy.
33	<i>Cupressus × leylandii</i> Leyland cypress	11"	19'	1	2	Significant	Topped in past, dog leg in leader, located 3 feet beyond fence.
34	<i>Cupressus x leylandii</i> Leyland cypress	11"	19'	1	2	Significant	Topped in past, dog leg in leader, recent branch failure
35	<i>Thuja plicata</i> Western red cedar	11"	15'	1	1	Significant	Suppressed, one foot inside fence.
36	<i>Aesculus hippocastanum</i> Horse chestnut	7.5"	14'	2	2	Significant	Suppressed, wound and oozing on trunk.
37	<i>Aesculus hippocastanum</i> Horse chestnut	9"	12'	2	2	Significant	Damaged from nearby cherry failure. Lean 25%.
38	<i>Prunus emarginata</i> Bitter cherry	14"	NA	NA	NA	NA	Dead. Broken at trunk base.
39	<i>Sequoia sempervirens</i> Coast redwood	16"	16'	1	1	Significant	Ivy on trunk, slight dog leg.

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620 and 700 W Barrett & 611 W Dravus – 3613600300, 3371900006, 3371900005
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Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
3	<i>Aesculus hippocastanum</i> Horse chestnut	13"	18'	1	2	Significant	Suppressed. Ivy on trunk.
7	<i>Acer macrophyllum</i> Big-leaf maple	14"	26'	2	3	Significant	40 % lean, asymmetrical, ivy on trunk. Debris over roots. Evidence of decay. Removal recommended.
8	<i>Acer macrophyllum</i> Big-leaf maple	22"	22'	2	3	Significant	Estimated DBH at 2.5'. Could be considered one tree (with Tree # 7). Asymmetrical canopy, ivy on trunk. Debris over roots. Evidence of decay. Removal recommended.
9	<i>Acer macrophyllum</i> Big-leaf maple	18"	24'	2	2	Significant	Asymmetrical canopy, low LCR, evidence of decay, debris. Ivy on trunk.
10	<i>Acer macrophyllum</i> Big-leaf maple	14"	13'	2	2	Significant	Low LCR, ivy on trunk, debris over roots.
11	<i>Acer macrophyllum</i> Big-leaf maple	13"	20'	1	2	Significant	Estimated DBH. Ivy on trunk. Debris over roots. Three leaders.
12	<i>Acer macrophyllum</i> Big-leaf maple	8"	16'	2	3	Significant	Double leader at 12'. Evidence of decay. Debris over roots. Covered in ivy. Removal recommended.
13	<i>Acer macrophyllum</i> Big-leaf maple	12" *	18'	2	3	Significant	Clump. 5 stems: 7, 5, 4, 7, 3 inches. Evidence of decay. Debris over roots. Covered in ivy. Removal recommended.
14	<i>Acer macrophyllum</i> Big-leaf maple	6.5"	15'	1	2	Significant	Low LCR, suppressed, Covered in ivy. Debris over roots.
15	<i>Prunus emarginata</i> Bitter cherry	6"	11'	1	2	Significant	Low LCR.
17	<i>Acer macrophyllum</i> Big-leaf maple	8"	15'	1	1	Significant	Debris over roots.
18	<i>Acer macrophyllum</i> Big-leaf maple	10.5"	17'	1	1	Significant	Debris over roots.
19	<i>Pinus monticola</i> Western white pine	17.5"	16'	1	1	Grove/Ex	Slight sweep at base.

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Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
40	<i>Prunus emarginata</i> Bitter cherry	21"	12'	3	3	Significant	Topped, fruiting bodies on trunk, major decay. Estimated DBH. Removal recommended.
41	<i>Prunus emarginata</i> Bitter cherry	16"	10'	3	3	Significant	Topped, fruiting bodies on trunk, large split in trunk. Removal recommended.
42	<i>Cupressus × leylandii</i> Leyland cypress	12"	7'	1	1	Significant	Asymmetrical canopy, suppressed from nearby structure/utility now gone.
43	<i>Cupressus × leylandii</i> Leyland cypress	6"	5'	1	1	Significant	Asymmetrical canopy, suppressed from nearby structure/utility now gone.
44	<i>Cupressus × leylandii</i> Leyland cypress	5"	5'	1	1	Too small	Asymmetrical canopy, suppressed from nearby structure/utility now gone. Too small, not significant, but included on survey.
45	<i>Cupressus × leylandii</i> Leyland cypress	8"	5'	1	1	Significant	Asymmetrical canopy, suppressed from nearby structure/utility now gone.
46	<i>Cupressus × leylandii</i> Leyland cypress	9"	9'	1	1	Significant	Asymmetrical canopy, suppressed from nearby structure/utility now gone.
47	<i>Cupressus × leylandii</i> Leyland cypress	8"	10'	2	2	Significant	Significant lean.
48	<i>Cupressus × leylandii</i> Leyland cypress	8.5"	6'	2	2	Significant	Damaged foliage – possible chemical or fire damage.
49	<i>Cupressus × leylandii</i> Leyland cypress	8.5"	7'	2	2	Significant	Asymmetrical canopy, suppressed from nearby structure/utility now gone.
50	<i>Cupressus × leylandii</i> Leyland cypress	9.5"	7'	2	2	Significant	Asymmetrical canopy, suppressed from nearby structure/utility now gone.
51	<i>Cupressus × leylandii</i> Leyland cypress	10"	9'	2	2	Significant	Significant lean, oozing, possible chemical of fire damage.
52	<i>Pinus monticola</i> Western white pine	15"	10'	1	1	Significant	Ivy on trunk

QA2, LLC, gprojects
Tree Inventory Report – unsigned as requested for submittal (October 28, 2020)
620 and 700 W Barrett & 611 W Dravus – 3613600300, 3371900006, 3371900005
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Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
20	<i>Acer macrophyllum</i> Big-leaf maple	31.6 *	24' S	2	2	Exceptional	Clump: 4, 12, 9, 9.5, 13, 3, 6, 4, 3, 13.5, 3, 6, 7, 10, 7.5 inches. 2 stems have decay, included bark, decay in center, cracks on three major stems.
21	<i>Pinus spp.</i> Pine species	13"	11'	1	2	Grove/Ex	Low LCR due to dead branches in lower canopy.
22	<i>Cedrus atlantica</i> 'Glauca' Blue atlas cedar	17"	16'	1	2	Grove/Ex	Broken top in past. Not on survey.
23	<i>Populus trichocarpa</i> Black cottonwood	19" *	35' N	1	2	Grove/Ex	Three stems: 13, 8.5, 11 inches. Asymmetrical canopy, lean to N, Ivy on trunk.
24	<i>Populus trichocarpa</i> Black cottonwood	9.5"	14' W	1	2	Significant	Low LCR.
25	<i>Populus trichocarpa</i> Black cottonwood	19" *	25' E	1	2	Grove/Ex	Three trunks: 12.5, 13, 7 inches. Asymmetrical canopy.
26	<i>Populus trichocarpa</i> Black cottonwood	29.7"	20'	1	1	Grove/Ex	Clump – 7 stems: 11, 6, 10, 13, 13, 11 inches.
27	<i>Populus trichocarpa</i> Black cottonwood	9" *	18'	1	2	Significant	Double leader: 8, 3.5 inches. Smaller stem is dead. Asymmetrical canopy. Not on survey.
28	<i>Populus trichocarpa</i> Black cottonwood	9" *	6'	2	2	Significant	Double leader: 8, 4.5 inches. Smaller stem is dead. Low LCR. Lack of taper. Not on survey.
29	<i>Populus trichocarpa</i> Black cottonwood	24" *	20'	1	2	Grove/Ex	Three stems: 12, 14, 16 inches. Asymmetrical canopy.
30	<i>Cedrus atlantica</i> 'Glauca' Blue atlas cedar	13.5"	16'	1	1	Significant	Double leader at 25'

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620 and 700 W Barrett & 611 W Dravus – 3613600300, 3371900006, 3371900005
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Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
53	<i>Acer macrophyllum</i> Big-leaf maple	24"	16'	2	2	Significant	Double leader, one dead (E), large wound, covered in ivy.
54	<i>Acer macrophyllum</i> Big-leaf maple	39"	25'	1	2	Exceptional	DBH estimated due to significant ivy. Double leader. Major decay at trunk base. Debris over root plate and against trunk. Consider removal if close to construction. Recommend Level 2.
101	<i>Acer macrophyllum</i> Big-leaf maple	15"	15'	1	2	Significant	Low LCR.
102	<i>Acer macrophyllum</i> Big-leaf maple	10"	15'	1	2	Significant	Low LCR.
103	<i>Populus nigra</i> 'Italica' Lombardy poplar	31"	12'	1	2	Grove/Ex	Major ivy on trunk. Dripline estimated. Recommend Level 3.
104	<i>Populus nigra</i> 'Italica' Lombardy poplar	25"	9'	1	2	Grove/Ex	Slight lean to SE. Ivy on trunk. Not on survey. Recommend Level 3.
105	<i>Populus nigra</i> 'Italica' Lombardy poplar	29"	9'	1	2	Significant	Ivy on trunk. Not on survey. Recommend Level 3.
106	<i>Pseudotsuga menziesii</i> Douglas-fir	26"	17'	1	1	Significant	Suppressed. Not on survey.
107	<i>Aesculus hippocastanum</i> Horse chestnut	10"	13'	1	1	Significant	
Trees on SPU property							
1	<i>Acer macrophyllum</i> Big-leaf maple	25.5"	30'	2	2	Significant	Evidence of past failure, asymmetrical canopy, Kretzschmaria present. Deep layer of maintenance debris (leaves) at base on roots. Consider removal if near construction.
2	<i>Acer macrophyllum</i> Big-leaf maple	18"	14'	2	3	Significant	3 stems, one has fallen. Major decay, past failure, low live crown ratio (LCR). Debris over roots. 2 live stems: 13, 13 inches. Removal recommended.

Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
31	<i>Cedrus atlantica</i> 'Glauca' Blue atlas cedar	18.5"	22'	1	1	Significant	Double leader at 25'
32	<i>Alnus rubra</i> Red alder	14.8" *	18'	1	1	Significant	Clump of five stems: 3, 9, 7, 8, 4 inches, branching at base.
55	<i>Acer macrophyllum</i> Big-leaf maple	20"	18'	1	2	Grove/Ex	Ivy on trunk. Asymmetrical canopy. One large dead branch.
56	<i>Acer macrophyllum</i> Big-leaf maple	19.5"	17'	1	2	Grove/Ex	Double leader at 5 feet. Ivy on trunk.
57	<i>Acer macrophyllum</i> Big-leaf maple	12.5"	13'	1	2	Grove/Ex	Double leader.
58	<i>Acer macrophyllum</i> Big-leaf maple	22.5"	13'	1	1	Grove/Ex	
59	<i>Acer macrophyllum</i> Big-leaf maple	13"	16'	2	2	Grove/Ex	Debris on roots.
60	<i>Acer macrophyllum</i> Big-leaf maple	10" *	13'	2	3	Significant	Suppressed. Three stems at base. 3.5, 6.5, 6.5.
61	<i>Prunus emarginata</i> Bitter cherry	8"	10'	2	2	Significant	Dog-leg in trunk. Low crown ratio. Suppressed.
62	<i>Acer macrophyllum</i> Big-leaf maple	8"	13'	2	2	Significant	Asymmetrical canopy, broken leader in past, branch die-back.
63	<i>Acer macrophyllum</i> Big-leaf maple	12.5"	12'	1	2	Significant	Asymmetrical canopy.
64	<i>Acer macrophyllum</i> Big-leaf maple	7"	10'	1	2	Significant	Some die-back in canopy. Not on survey.
65	<i>Acer macrophyllum</i> Big-leaf maple	9"	11'	1	2	Significant	Not on survey.

Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
66	<i>Acer macrophyllum</i> Big-leaf maple	10"	14'	1	2	Significant	Double leader, one leader broke.
67	<i>Prunus emarginata</i> Bitter cherry	9"	16'	2	2	Significant	Past branch failure, suppressed, covered in ivy.
68	<i>Acer macrophyllum</i> Big-leaf maple	39"	16' - 5	2	2	Exceptional	Three leaders, N leader has extensive decay, signs of Kretzschmaria at trunk base, internal cavity at trunk base. Could be considered high-risk tree if target were present.
69	<i>Acer macrophyllum</i> Big-leaf maple	23.5"	15'	2	2	Significant	Signs of internal decay.
70	<i>Acer macrophyllum</i> Big-leaf maple	10"	11'	2	2	Significant	Asymmetrical canopy, suppressed, signs of decay. Not on survey. Not on survey.
71	<i>Prunus emarginata</i> Bitter cherry	10"	16'	2	2	Significant	Sweep to N. suppressed.
72	<i>Prunus emarginata</i> Bitter cherry	6"	13'	2	2	Significant	Sweep to N, suppressed. Not on survey.
73	<i>Acer macrophyllum</i> Big-leaf maple	8"	14'	2	2	Significant	Asymmetrical canopy, dead branches in canopy. Ivy on trunk. Not on survey.
74	<i>Acer macrophyllum</i> Big-leaf maple	11"	11'	2	2	Significant	Low foliage vigor, suppressed, ivy on trunk.
75	<i>Acer macrophyllum</i> Big-leaf maple	8.5"	13'	2	2	Significant	Suppressed, past injury at tree top.
76	<i>Acer macrophyllum</i> Big-leaf maple	7"	14'	1	2	Significant	Asymmetrical canopy. Covered in ivy.
77	<i>Acer macrophyllum</i> Big-leaf maple	10.5"	16'	2	2	Significant	Low LCR. Two of 3 leaders dead.
78	<i>Acer macrophyllum</i> Big-leaf maple	9"	14'	1	2	Significant	
79	<i>Acer macrophyllum</i> Big-leaf maple	18"	16'	1	2	Grove/Ex	Asymmetrical canopy, one dead leader, covered in ivy.

Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
80	<i>Acer macrophyllum</i> Big-leaf maple	11"	13'	1	2	Significant	Asymmetrical canopy, covered in ivy.
81	<i>Acer macrophyllum</i> Big-leaf maple	12"	13'	1	2	Grove/Ex	Asymmetrical canopy.
82	<i>Acer macrophyllum</i> Big-leaf maple	16"	13'	1	2	Grove/Ex	Double leader, ivy on trunk.
83	<i>Acer macrophyllum</i> Big-leaf maple	15"	18'	1	2	Grove/Ex	Asymmetrical canopy. Covered in ivy.
84	<i>Acer macrophyllum</i> Big-leaf maple	7.5"	15'	1	2	Significant	Ivy on trunk. Not on survey.
85	<i>Acer macrophyllum</i> Big-leaf maple	6"	10'	1	2	Significant	Ivy on trunk. Not on survey.
86	<i>Acer macrophyllum</i> Big-leaf maple	12"	15'	1	2	Grove/Ex	Double leader at 10 ft. Ivy on trunk. Not on survey.
87	<i>Acer macrophyllum</i> Big-leaf maple	6.5"	11'	2	2	Significant	Not on survey.
88	<i>Acer macrophyllum</i> Big-leaf maple	7.5"	17'	2	2	Significant	Not on survey.
89	<i>Acer macrophyllum</i> Big-leaf maple	9"	15'	2	2	Significant	Not on survey.
90	<i>Acer macrophyllum</i> Big-leaf maple	12.5"	21'	2	2	Grove/Ex	Not on survey.
91	<i>Acer macrophyllum</i> Big-leaf maple	6.5"	14'	2	2	Significant	Broken top. Asymmetrical canopy. Not on suvey.
92	<i>Acer macrophyllum</i> Big-leaf maple	12.5"	12'	1	2	Grove/Ex	Asymmetrical canopy. Not on survey.
93	<i>Acer macrophyllum</i> Big-leaf maple	19"	20'	1	2	Grove/Ex	Not on survey.

Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
94	<i>Acer macrophyllum</i> Big-leaf maple	16.5"	21'	1	2	Grove/Ex	
95	<i>Acer macrophyllum</i> Big-leaf maple	15.5"	17'	1	2	Grove/Ex	
96	<i>Acer macrophyllum</i> Big-leaf maple	14.5"	21'	1	2	Grove/Ex	Asymmetrical canopy. Ivy on trunk.
97	<i>Acer macrophyllum</i> Big-leaf maple	12"	15'	1	2	Grove/Ex	Asymmetrical canopy. Ivy on trunk.
98	<i>Acer macrophyllum</i> Big-leaf maple	16"	13'	1	2	Grove/Ex	Double leader at 4 ft. Low LCR. Ivy on trunk. Not on survey.
99	<i>Acer macrophyllum</i> Big-leaf maple	21"	21'	1	2	Grove/Ex	Internal decay at base of trunk. Ivy on trunk.
100	<i>Acer macrophyllum</i> Big-leaf maple	33"	24'	2	2	Exceptional	Four leaders. Decay at 4 ft crotch. Included bark. Ivy on trunk.
101	<i>Acer macrophyllum</i> Big-leaf maple	15"	15'	1	2	Significant	Low LCR.
Off site and ROW trees (consult with SDOT on ROW trees)							
A	<i>Pinus nigra</i> Black pine	28.5"	15' - N	1	1	Exceptional	Asymmetrical canopy. ROW
B	<i>Pinus nigra</i> Black pine	29"	16' N	1	2	Exceptional	Measured at 18", triple leader. ROW
C	<i>Populus nigra</i> 'Italica' Lombardy poplar	43"	10' N	1	2	Exceptional	Ivy on trunk, recommend cored sample for potential internal decay. Some dead branches in canopy. ROW. Recommend Level 3.
D	<i>Acer macrophyllum</i> Big-leaf maple	40"	11' N	1–2	2	Exceptional	Measured at 18", triple leader, chain link fence goes through middle of the tree. ROW
E	<i>Acer macrophyllum</i> Big-leaf maple	40"	18' N	2	2	Exceptional	Estimated DBH, 6 stems, dieback one stem. Signs of decay and cracked bark. ROW

Tree #	Species	DBH	Drip Line	Health	Structure	Category	Notes
F	<i>Acer macrophyllum</i> Big-leaf maple	8"	12' N	1	2	Significant	Fence in trunk. Suppressed, asymmetrical canopy. ROW
G	<i>Acer macrophyllum</i> Big-leaf maple	12.5"	15' N	1	2	Significant	Low foliage vigor. Suppressed. ROW
H	<i>Acer macrophyllum</i> Big-leaf maple	25"	21.5'	1	2	Significant	Fence in trunk. Evident of possible root disturbance and compaction. Large wounds, 8 stems. ROW
I	<i>Acer macrophyllum</i> Big-leaf maple	25" *	21.5'	2	2	Significant	Fence in trunk. 9 stems, 3 dead. 6.5' 13, 12, 12, 7, 10 inches. Cracking bark, signs of internal decay. ROW
J	<i>Fraxinus spp</i> Ash species	15"	14'	1	1	Significant	7 feet overhanging branches - trunk located 7 feet beyond fence. Located on property to the west.
K	<i>Cedrus deodara</i> Deodar cedar	12"	15'	1	1	Significant	14 feet overhanging branches - trunk located one foot beyond fence. Located on property to the west.
Total regulated trees on the two parcels – 31 Total significant trees – 27 Exceptional trees – 2 Grove trees – 2 Total exceptional trees – 4				Total regulated trees on SPU property – 74 Total significant trees on SPU property – 45 Exceptional trees on SPU property – 3 Grove trees on SPU property – 26 Total exceptional trees on SPU – 29			Total Off-Site and ROW trees – 11

Health and structure ratings – ‘1’ indicates no visible health-related problems or structural defects, ‘2’ indicates minor visible problems or defects that my require attention if the tree is retained, and ‘3’ indicates significant visible problems or defects and tree removal is recommended.

* Quadratic mean calculation for DBH
SPU – Seattle Pacific University
Brown shading indicates removal is recommended if construction or future occupancy is adjacent due to tree health and structure. Tree risk assessment may be required.

NOTE: Survey was updated after tree inventory data was collected.