



ARBORIST REPORT

DATE:

September 18, 2024

PREPARED FOR:

Allen Dauterman - TWG Development (Larus Project)

SITE ADDRESS:

7520 NE Bothell Way Kenmore, WA 98028 / Parcels # 0114100904 & 0114100905

PREPARED BY:

Kim Ettari - ISA Certified Arborist PN1301A / TRAQ

Seattle Tree Service Provider - TSP # 18856

Laughing Trees Landscapes

5607 40th Ave NE Seattle, WA 98105

828-318-6088 / laughingtreeslandscapes@gmail.com

NARRATIVE

SCOPE OF WORK

You have asked me to complete an arborist report and tree retention plan for your property in preparation for the construction of a new senior apartment complex and parking lot.

All documentation below should comply with the tree management and protection requirements set forth in Kenmore Zoning Code (KZC 18.57.)

METHODOLOGY

The methods used for this assessment are as outlined in *Tree Risk Assessment* by Julian Dunster and as adopted by the International Society of Arboriculture (ISA). The end goal of most assessments is to provide the owner or manager of the tree(s) with factual information, enabling them to make decisions about the management of the tree(s). For this particular assessment, I used a Level II Assessment that includes inspection of the root collar, lower trunk, upper limbs and canopy of the tree as can be seen from the ground. Basic assessment does not include climbing the tree or excavation of soils to inspect root structure or condition.

I visited the site on 6/18/24 and measured twenty (20) trees for their diameter at breast height (DBH), an industry standard of measuring trees at 4.5' above grade. Trees that were multi-stemmed or branched below the standard 4.5' point of measurement were measured in some other way and noted as such in the findings notes of the appropriate tree.

A tree inventory was created that details the trees by reference number, species/common name, size (DBH), canopy extension and condition with remarks as needed. Any recommended action items are also included on said sheet.

(See attached inventory.)

Two tree maps were created using surveys provided by TWG. Map #1 denotes the locations of all existing trees on the property prior to construction. Map #2 shows the species and suggested locations of required replacement trees.

(See attached tree maps.)

FINDINGS AND OBSERVATIONS

The subject site is two adjoining, flat lots abutting NE Bothell Way in Kenmore, WA. Lot 38 (Parcel# 0114100905) is 24,606 sq ft and Lot 39 (Parcel# 0114100904) is 27,071 sq ft for a total of 51,677 sq ft or 1.2 acres. An existing small residence will be demolished to make way for the new multi-story structure and parking lot.

The following trees were inventoried and assessed:

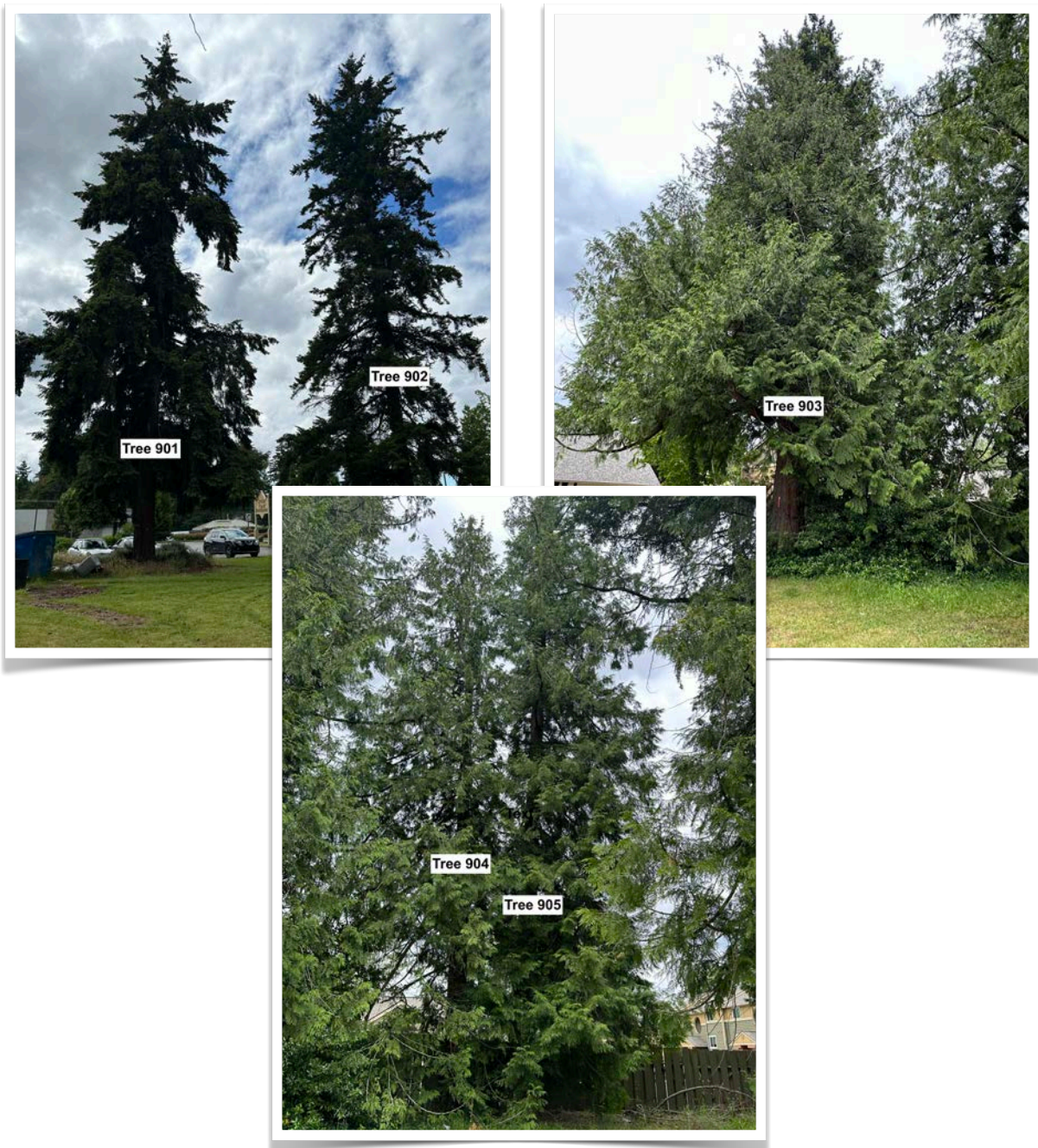
Tree #901 - 37" DBH (exceptional) - *Pseudotsuga menziesii* / Douglas Fir - FAIR CONDITION

Tree #902 - 34" DBH (exceptional) - *Pseudotsuga menziesii* / Douglas Fir - GOOD CONDITION

Tree #903 - 38" DBH (exceptional) - *Thuja plicata* / Western Red Cedar - FAIR CONDITION

Tree #904 - 23" DBH - *Thuja plicata* / Western Red Cedar - FAIR CONDITION

Tree #905 - 27" DBH - *Thuja plicata* / Western Red Cedar - GOOD CONDITION

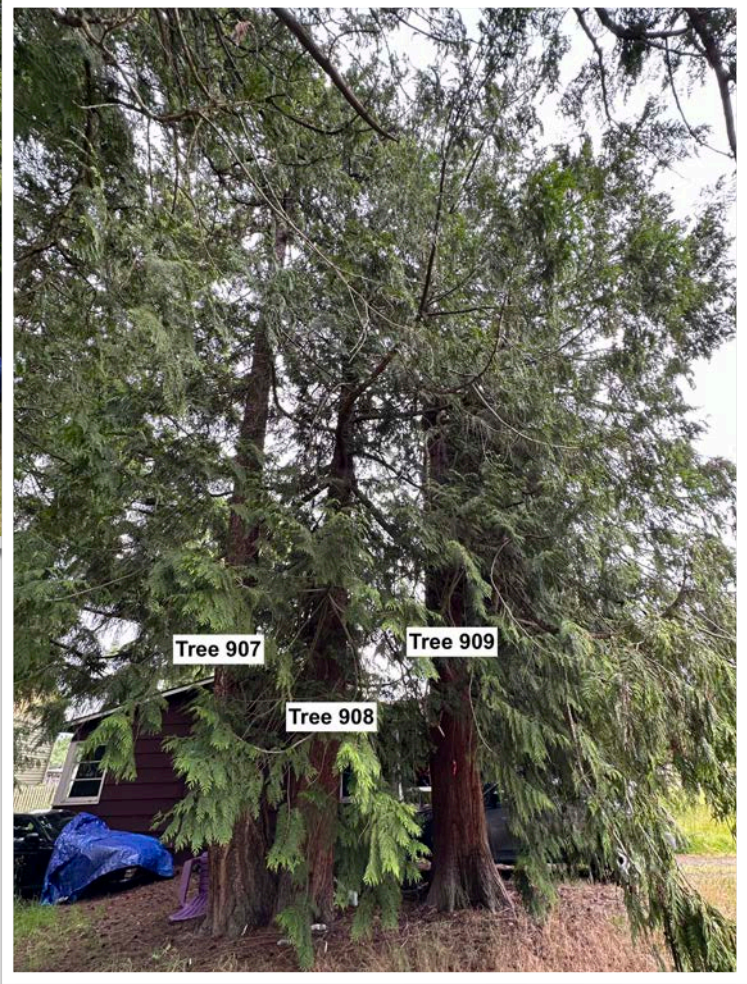


Tree #906 - 31" DBH (exceptional) - Thuja plicata / Western Red Cedar - POOR CONDITION

Tree #907 - 27" DBH - Pseudotsuga menziesii / Douglas Fir - FAIR CONDITION

Tree #908 - 25" DBH - Thuja plicata / Western Red Cedar - FAIR CONDITION

Tree #909 - 29" DBH - Thuja plicata / Western Red Cedar - FAIR CONDITION



Tree #910 - 21" DBH - Thuja plicata / Western Red Cedar - GOOD CONDITION

Tree #911 - 29" DBH - Pseudotsuga menziesii / Douglas Fir - FAIR CONDITION

Tree #912 - 23" DBH - Thuja plicata / Western Red Cedar - POOR CONDITION

Tree #913 - 19" DBH - Thuja plicata / Western Red Cedar - FAIR CONDITION

Tree #914- 25" DBH - Thuja plicata / Western Red Cedar - FAIR CONDITION

Tree #915 - 42" DBH (exceptional) - Pseudotsuga menziesii / Douglas Fir - GOOD CONDITION

Tree #916 - 24" DBH - Robinia pseudoacacia / Black Locust - GOOD CONDITION



Tree #917 - 6" DBH - *Ilex aquifolium* / English Holly - POOR CONDITION

Tree #918 - 18" DBH - *Thuja plicata* / Western Red Cedar- GOOD CONDITION

Tree #919 - 32" DBH (exceptional) - *Pseudotsuga menziesii* / Douglas Fir - FAIR CONDITION

Tree #920 - 39" DBH (exceptional) - *Pseudotsuga menziesii* / Douglas Fir - FAIR CONDITION



RECOMMENDATIONS AND CONSIDERATIONS

TREE RETENTION

Kenmore Zoning Code requires that 30 tree credits per acre be maintained on projects undergoing development. The following calculations will apply for this project:

$$\begin{aligned} \text{Lot 38 (24,606 sq ft) + Lot 39 (27,071 sq ft)} &= 51,677 \text{ sq ft / 1.2 acres} \\ 1.2 \text{ acres} \times 30 \text{ tree credits} &= 36 \text{ tree credits required for retention} \end{aligned}$$

TREE REMOVAL

The City of Kenmore recently required that space be made for a future road along the north property line of the lots. This change will necessitate the removal of all trees on the property including the following exceptional trees:

Trees # 901E, 902E, 903E, 906E, 915E, 919E and 920E

Exceptional tree variances for the removal of all exceptional trees are requested as per the following updated guidelines regarding the removal of exceptional trees in Kenmore Zoning Code (KZC 18.57.B.5.b1-3):

- (1) The granting of the permit is consistent with the general purpose and intent of the City's Housing Element of the comprehensive plan;*
- (2) The removal of exceptional trees is necessary in order to construct new dwelling units;*
- (3) No feasible alternatives exist which retain exceptional trees and achieve the permitted density. Alternative layouts which protect exceptional trees must be pursued to the maximum extent feasible.*

TREE REPLACEMENT

Kenmore Zoning Code requires that all removed exceptional trees be replaced at a ratio of 3:1. A total of seven (7) exceptional trees are proposed for removal thus a total of twenty-one (21) replacement trees are required to meet the code.

As per KZC the twenty-one (21) replacement trees may be absorbed into the thirty-six (36) required tree retention credits. The following species are recommended to meet the retention requirement:

- (15) 2" Quercus x bimundorum 'Crimschmidt' / Crimson Spire Oak
- (6) 2" Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo
- (3) 2" Acer palmatum 'Twombly's Red Sentinel' / Twombly's Red Sentinel Japanese Maple

(8) 6' Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress

(4) 2" Acer truncatum x platanoides 'Pacific Sunset' / Pacific Sunset Maple

(36) TOTAL REPLACEMENT TREES (meets requirement)

LIMITATIONS

This report was based on the conditions of the trees and site at the time the report was written. Weather and site changes can alter the conditions at any time. Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Laughing Trees Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Any recommendations made should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. There can be no guarantee or certainty that all hazardous conditions will be detected.

Larus Project - 7520 NE Bothell Way Bothell, WA 98028 - Tree Inventory

Tree #	Botanical Name	Common Name	DBH	Drip line	Condition	Notes	Tree credits	Action
901	<i>Pseudotsuga menziesii</i>	Douglas Fir	37" exceptional	15N/15E/15S/15W	FAIR	100' tall, co-dominant stems at 70'	11.5	REMOVE
902	<i>Pseudotsuga menziesii</i>	Douglas Fir	34" exceptional	10N/10E/10S/10W	GOOD	100' tall, co-dominant stems at 70' some dieback in canopy	10.0	REMOVE
903	<i>Thuja plicata</i>	Western Red Cedar	38" exceptional	15N/15E/20S/15W	FAIR	80' tall	12.00	REMOVE
904	<i>Thuja plicata</i>	Western Red Cedar	23"	10N/10E/10S/10W	FAIR	70' tall	5.4	REMOVE
905	<i>Thuja plicata</i>	Western Red Cedar	27"	10N/10E/10S/5W	GOOD	80' tall	7.0	REMOVE
906	<i>Thuja plicata</i>	Western Red Cedar	31" exceptional	12N/12E/12S/12W	FAIR/POOR	80' tall, dieback in canopy	8.6	REMOVE
907	<i>Pseudotsuga menziesii</i>	Douglas Fir	27"	10N/20E/20S/20W	FAIR	120' tall, growing in 908 at base	7.0	REMOVE
908	<i>Thuja plicata</i>	Western Red Cedar	25"	8N/8E/8S/8W	FAIR	70' tall, growing into 907 at base	6.2	REMOVE
909	<i>Thuja plicata</i>	Western Red Cedar	29"	20N/20E/20S/20W	FAIR	90' tall	7.8	REMOVE
910	<i>Thuja plicata</i>	Western Red Cedar	21"	8N/8E/8S/8W	GOOD	100' tall, narrow crown	4.6	REMOVE
911	<i>Pseudotsuga menziesii</i>	Douglas Fir	29"	10N/10E/20S/20W	FAIR	120' tall, dieback in crown	7.8	REMOVE
912	<i>Thuja plicata</i>	Western Red Cedar	23"	10E/12S/10W	POOR	90' tall, dead center	5.4	REMOVE
913	<i>Thuja plicata</i>	Western Red Cedar	19"	10N/5S/8W	FAIR	90' tall, narrow crown	3.8	REMOVE
914	<i>Thuja plicata</i>	Western Red Cedar	25"	10N/10E/10S/10W	FAIR	90' tall, corrected bow at base	6.2	REMOVE
915	<i>Pseudotsuga menziesii</i>	Douglas Fir	42" exceptional	20N/20E/20S/20W	GOOD	120' tall, full crown	14	REMOVE
916	<i>Robinia pseudoacacia</i>	Black Locust	24"	20N/20E/20S/20W	GOOD	90' tall	5.8	REMOVE
917	<i>Ilex aquifolium</i>	English Holly	6"	6E/6N	POOR	20' tall, growing into house	1.2	REMOVE
918	<i>Thuja plicata</i>	Western Red Cedar	18"	10N/15E/15S/15W	GOOD	70' tall, full crown	3.5	REMOVE
919	<i>Pseudotsuga menziesii</i>	Douglas Fir	32" exceptional	15N/15E/15S/15W	FAIR	150' tall, weak leader from previous topping	9.0	REMOVE
920	<i>Pseudotsuga menziesii</i>	Douglas Fir	39" exceptional	10N/20E/20S/10W	FAIR	150' tall	12.5	REMOVE
						TOTAL ON-SITE CREDITS	149.3	
						TOTAL REMOVED CREDITS	149.3	

Inventory completed on 6/18/2024 by Laughing Trees Landscapes - Kim Ettari (ISA Certified Arborist PN1301A/TRAQ)

*DBH = diameter at breast height / 4.5' from base

**DBH for multi-stem = square root of sum of squared stem diameters

*Dripline = measured in radius

TREE RETENTION PLAN
 Kim Ettari - ISA Arborist PN1301A/TRAQ
 Laughing Trees Landscapes

Kenmore Tree Retention Requirement
 30 tree credits per acre
 Lot 38 (24,606 sq ft) + Lot 39 (27,071 sq ft) = 51,677 sq ft
 51,677 sq ft / 43,560 sq ft = 1.2 acres
 1.2 acres x 30 tree credits = 36 tree credits required

All existing trees to be removed
 (including 7 exceptional trees)
 Exceptional trees require replacement
 at ratio of 3:1 for a total of 21 trees

21 replacement trees to be absorbed into
 36 required tree credits

REPLACEMENT TREE LEGEND:
 (15) 2" Crimson Spire Oak
 (6) 2" Princeton Sentry Ginkgo
 (3) 2" Twombly's Sentinal Jap Maple
 (8) 6" Slender Hinoki Cypress
 (4) 2" Pacific Sunset Maple
TOTAL REPLACEMENT TREES: 36
 (meets requirement)



PRELIMINARY SITE PLAN
 1/32" = 1'-0"