



ABC Herron Tree LLC  
P.O. Box 64  
Gold Bar, WA 98251  
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mountainredd@comcast.net

*Tree Risk Assessor Qualified (TRAQ)*  
*Journeyman Tree Trimmer*  
*ISA certified Arborist PN-6967A*  
*ASCA Tree and Plant Appraisal Qualified*

February 15, 2025

Dale Anderson  
4607 233<sup>rd</sup> St SW  
Mountlake Terrace, WA 98043

RE: Property Owner: Kara Trent  
Site Address: 317 N 138<sup>th</sup> St, Seattle, WA 98133  
Parcel#: 0173000075  
Lot Size: 10,125 sq ft

Dear Mr. Anderson,

ABC Herron Tree LLC is pleased to submit this report compiling the Visual Tree Risk and Evaluation Assessments performed on all 6" diameter at standard height (DSH) or greater located on the parcel listed above, as well as offsite and buffer trees.

Tree Inventory assessments were made in accordance with American National Standards Institute (ANSI) A300 Part 5 standards. This report is more of an inventory styled report, this will help establish tree protections regarding tree removal, and retention determinations. Visual Tree Assessments is an outlined process in accordance with Tree Risk Assessment Qualification (TRAQ) program and is a recognized standard of care by the International Society of Arboriculture (ISA) to evaluate tree health and risk.

I have included a detailed report of my findings below, along with an inventory styled matrix covering overall tree measurement and characteristics. Please feel free to contact me with any questions you may have.

Yours,

Cody Herron

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## Assignment

On February 9, 2025 I was asked to complete an arborist report for parcel 0173000075 at 317 N 138<sup>th</sup> St, Seattle for a proposed development project. The report includes all trees 6" diameter at standard height (DSH) and above on the parcel as well as street trees and other offsite trees. This report covers criteria set forth under the City of Seattle's Tree regulations as of the date of this report.

## Personal qualifications, scope of work and methodology:

The knowledge I used to evaluate the trees comes from over 25 years of experience in the tree care industry, including two years of schooling from South Seattle Community College. I am a recognized Journeyman Tree trimmer with 12 years of experience through the International Brotherhood Electrical Workers (IBEW). I also have over 10 years' experience as an ISA certified arborist, including six years working for Snohomish County Public Utility District (PUD) as an arborist. I am currently employed by King County as a Vegetation Specialist Arborist for Executive Services Division. I have also worked for Seattle City Light and Washington State Department of Transportation in performing tree maintenance and general vegetation management, mitigation, and noxious weed control. In addition to my experience and ISA certification maintained in good standing, I am also TRAQ certified (Tree Risk Assessment Qualified) and ASCA Tree and Plant Appraisal Qualified. I have relied on my training in these areas to perform the duties outlined.

I followed the protocol delineated by the ISA for Level 2 Visual Assessment Process. By doing so I am examining each tree independently as well as collectively as groups or stands of trees provide stability and can lower risk of independent tree failure. This scientific process examines tree health (e.g., size, vigor, and insect and disease process) as well as site condition (soil, conditions, nursery stumps, anaerobic conditions, etc.).

A key part of tree risk assessment is to categorize the likelihood of failure of one or more branches, the stem, or the roots. Visual assessment includes looking for and determining the significance of the defects and structural conditions. Some structural defects or conditions are more likely to lead to failure than others. Individual defects or conditions may not by themselves indicate a serious structural problem, but in combination with other conditions they may contribute to failure.

All tree species have widely varying lifespans and tolerance capabilities to wound healing from damage caused by biotic and abiotic forces. Knowledge of failure patterns (disease, lifespan, environmental conditions, and species characteristics) associated with different species is critical in making effective reports.

### Site Observations:

The parcel at **317 N 138<sup>th</sup> St, Seattle** is a developed lot of 10,125 square feet per the King County Parcel Viewer website. I arrived at around 10:30 am on February 15, 2025. This is a densely vegetated lot with the vast majority comprising of large mature native trees. There are two offsite trees that were examined to south adjacent to the subject property.

### Methods used to determine tree location and tree health:

The tree's diameter was measured with a forester's tape. Tree dripline and height and other target distances were measured with a Nikon Pro laser range finder or tape shown in Figures 1&2. Trees are tagged with Dymo Rhino aluminum labeler numerical impression and pink ribbon in Figure 3 unless otherwise noted in the Tree Assessment Matrix. All measurements and notes are recorded in digital format on site. Forest Metrix software is used to record data and pictures to help illustrate the findings, see Site Map and Tree Assessment Matrix photos.

Figure 1

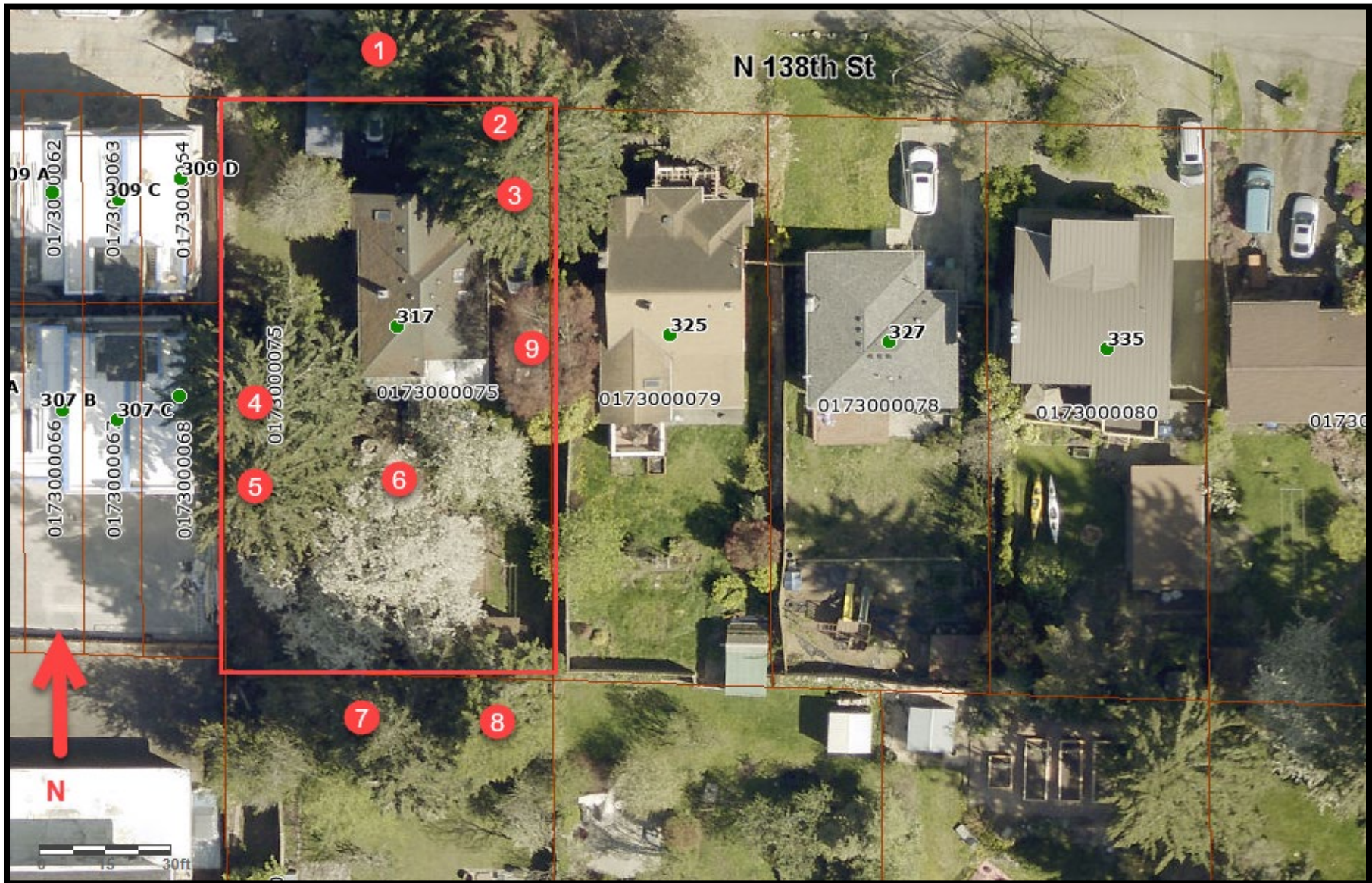
Figure 2

Figure 3



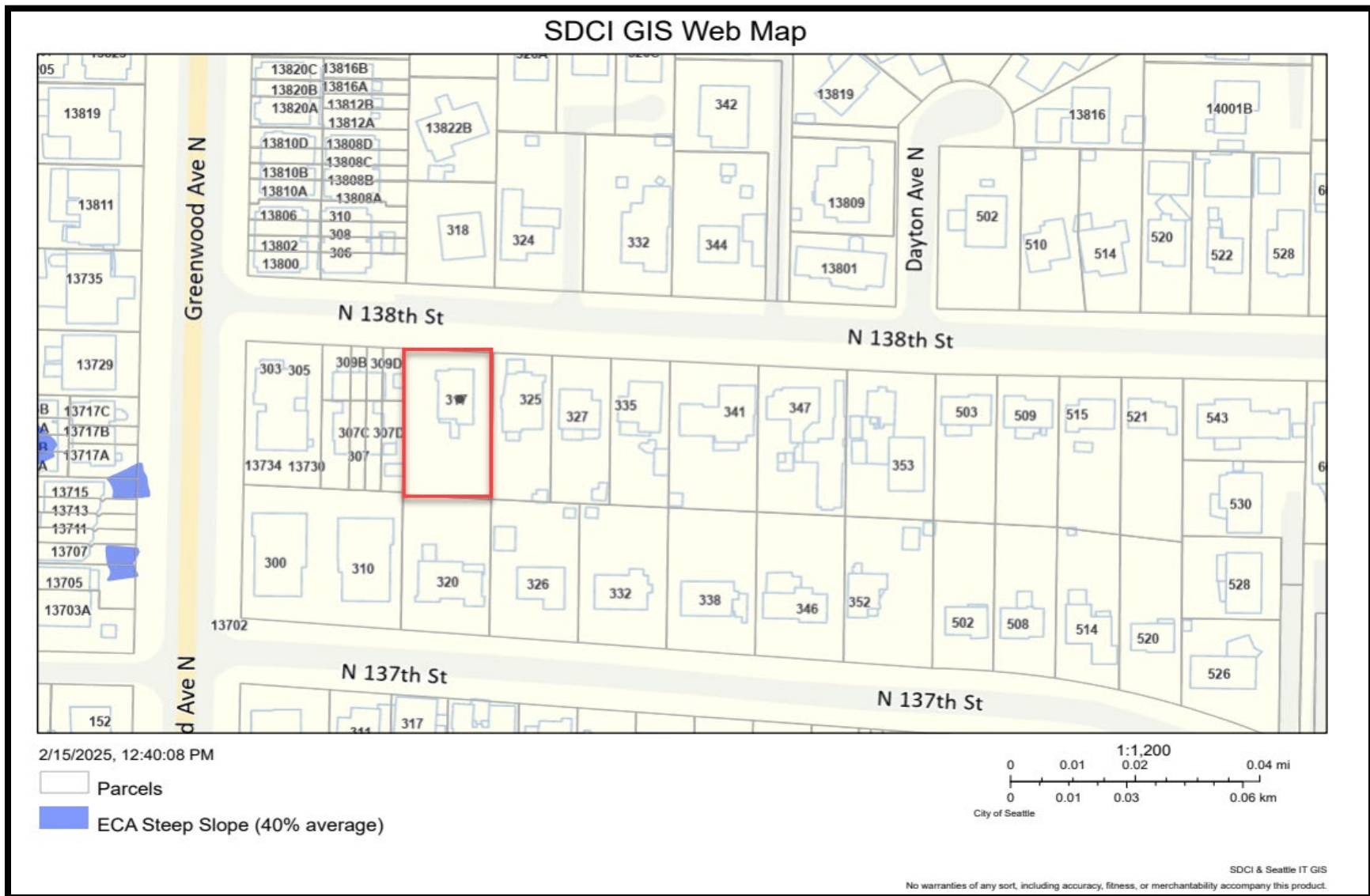


**Site Map Figure 4** (not to be used as a survey – visual reference only) Trees indicated coordinate numerically with the Tree Assessment Matrix.





**Critical Areas Map** Figure 5 Per the SDCI Map there are no critical areas on this parcel.



## Tree Assessment Matrix

Cody Herron  
TRAQ Certified Arborist  
PN6967A

Page 6 of 28  
317 N 138<sup>th</sup> St, Seattle

| Tree | Species                                     | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------|---------------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 1    | Douglas fir<br><i>Pseudotsuga menziesii</i> | 22.0     | 18.0      | 22.0     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |

Notes/  
Defect

This tree is part of a tree inventory. There's nothing noteworthy about this tree. This tree may be a SDOT tree survey will need to convey this.





## Tree Assessment Matrix

Cody Herron  
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PN6967A

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317 N 138<sup>th</sup> St, Seattle

| Tree             | Species                                                                            | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------------------|------------------------------------------------------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 2                | Douglas fir<br><i>Pseudotsuga menziesii</i>                                        | 29.5     | 30.0      | 29.5     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |
| Notes/<br>Defect | This tree is part of a tree inventory. There's nothing noteworthy about this tree. |          |           |          |           |           |      |             |                 |





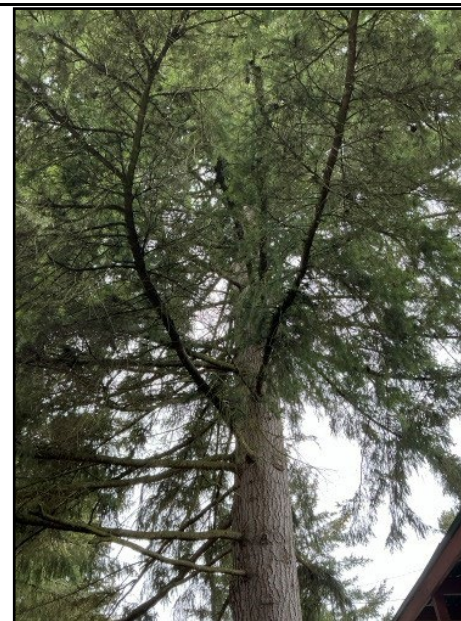
## Tree Assessment Matrix

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TRAQ Certified Arborist  
PN6967A

| Tree | Species                                     | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------|---------------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 3    | Douglas fir<br><i>Pseudotsuga menziesii</i> | 25.3     | 20.0      | 25.3     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |

Notes/  
Defect

This tree is part of a tree inventory. There's nothing noteworthy about this tree.





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| Tree | Species                                     | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------|---------------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 4    | Douglas fir<br><i>Pseudotsuga menziesii</i> | 31.5     | 30.0      | 31.5     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |

Notes/  
Defect

This tree is part of a tree inventory. There's nothing noteworthy about this tree.





## Tree Assessment Matrix

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| Tree             | Species                                                                            | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------------------|------------------------------------------------------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 5                | Douglas fir<br><i>Pseudotsuga menziesii</i>                                        | 35.5     | 25.0      | 35.5     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |
| Notes/<br>Defect | This tree is part of a tree inventory. There's nothing noteworthy about this tree. |          |           |          |           |           |      |             |                 |





## Tree Assessment Matrix

Cody Herron  
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PN6967A

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317 N 138<sup>th</sup> St, Seattle

| Tree | Species                         | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------|---------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 6    | Cherry<br><i>Prunus species</i> | 35.6     | 35.0      | 35.6     | 3 Fair    | 3 Fair    | N/A  | N/A         | Tree Inventory  |

Notes/  
Defect

This tree is part of a tree inventory. This tree has a two stemmed adjusted DSH codominant. Stem has a large cavity at the union. There is some significant limb die back in the upper canopy.



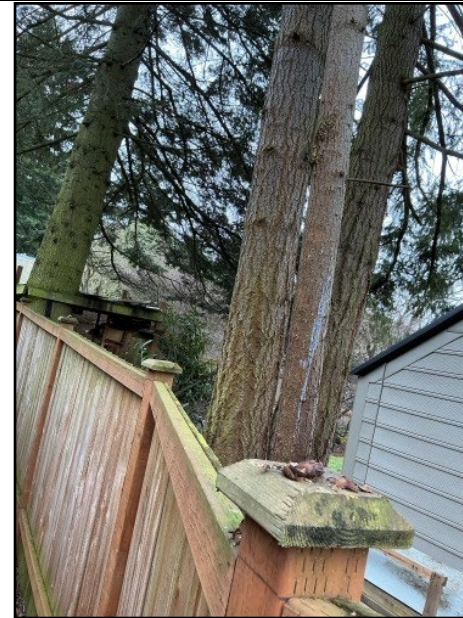


## Tree Assessment Matrix

Cody Herron  
TRAQ Certified Arborist  
PN6967A

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317 N 138<sup>th</sup> St, Seattle

| Tree             | Species                                                                                                                                                                      | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 7                | Douglas fir<br><i>Pseudotsuga menziesii</i>                                                                                                                                  | 15.0     | 17.0      | 15.0     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |
| Notes/<br>Defect | This is an offsite tree located on the adjacent parcel to the south at 318 N 137 <sup>th</sup> St. This tree has a drip line that overlaps the fence by 8 feet to the north. |          |           |          |           |           |      |             |                 |





## Tree Assessment Matrix

Cody Herron  
TRAQ Certified Arborist  
PN6967A

| Tree             | Species                                                                                                                                                                                                                              | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 8                | Silver Fir<br><i>Abies amabilis</i>                                                                                                                                                                                                  | 24.0     | 15.0      | 24.0     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |
| Notes/<br>Defect | This is an offsite tree located on the adjacent parcel to the south at 317 N 138 <sup>th</sup> St. This tree has a drip line that overlaps the fence by 8 feet to the north. It appears that a fence line was built around the tree. |          |           |          |           |           |      |             |                 |





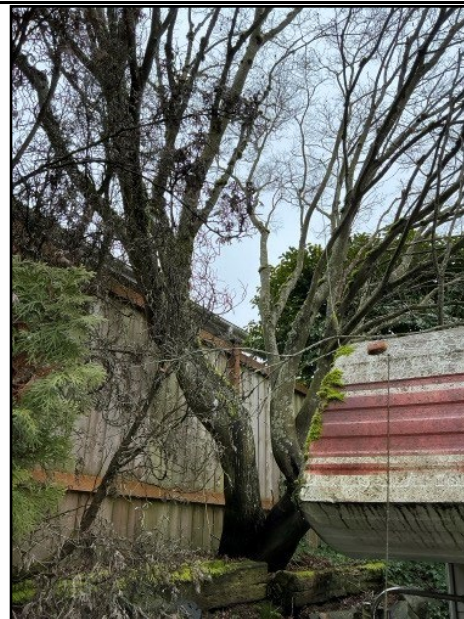
## Tree Assessment Matrix

Cody Herron  
TRAQ Certified Arborist  
PN6967A

| Tree | Species                             | DSH (in) | Drip (ft) | CRZ (ft) | Condition | Structure | Risk | Pres. Value | Recommendations |
|------|-------------------------------------|----------|-----------|----------|-----------|-----------|------|-------------|-----------------|
| 9    | Japanese maple <i>Acer palmatum</i> | 15.2     | 15.0      | 15.2     | 4 Good    | 4 Good    | N/A  | N/A         | Tree Inventory  |

Notes/  
Defect

This tree is a two stemmed adjusted DSH. The tree sits 5 feet above grade. The tree is located next to the fence line.





**GPS coordinates** (not official survey, visual aid only) see Table 1.

| Tree #    | Species            | Latitude                | Longitude                  |
|-----------|--------------------|-------------------------|----------------------------|
| <b>1*</b> | <b>Douglas fir</b> | <b>47.7295641739707</b> | <b>-122.35465278304419</b> |
| 2         | Douglas fir        | 47.729558914562354      | -122.35455734473992        |
| 3         | Douglas fir        | 47.72953455871359       | -122.35455600363541        |
| 4         | Douglas fir        | 47.72938616820366       | -122.35479472023773        |
| 5         | Douglas fir        | 47.72935234052066       | -122.35478667361069        |
| 6         | Cherry             | 47.72929821618214       | -122.35466060978699        |
| 7**       | Douglas fir        | 47.729176419452244      | -122.3547079232626         |
| 8**       | Silver Fir         | 47.729176419452244      | -122.3547079232626         |
| 9         | Japanese maple     | 47.72937353920457       | -122.35455063921738        |

\*May be an SDOT tree

\*\*offsite tree

## Discussion and Conclusion

During development, as part of a permit application per Table A for SMC 25.11.050 trees are categorized as follows:

Tier 1 –Per Title 15 of the Seattle Municipal Code, “Heritage tree” means a tree, or group of trees, given special designation by the Heritage Tree Program, co-sponsored by Plant Amnesty and Seattle Department of Transportation. Heritage tree classifications shall be maintained in the Street Tree Manual. May not be removed unless deemed hazardous or in need of emergency action with documentation required.

Tier 2 – includes trees 24 inches at DSH or greater, tree groves, and specific tree species as provided by Director’s Rule 7-2023. Approval for removal is part of overall development per SMC 25.11.070 and 25.11.080. Documentation required for hazardous and emergency actions.

Tier 3 – includes trees 12 inches at DSH or greater but less than 24 inches at DSH that are not considered Tier 2 trees as provided by Director’s Rule 7-2023. Approval for removal is part of overall development. Documentation required for hazardous and emergency actions.

Tier 4 – includes trees 6 inches at DSH but less than 12 inches at DSH. Approval for removal is part of overall development.

There are no tree groves on this parcel. Per SMC 25.11.130 a grove means a group of 8 or more trees, 12 inches in diameter or greater at DSH that forms a continuous canopy.

Per Seattle Municipal Code (SMC) 25.11.050A.3.c Tier 2, 3 and 4 trees may be removed as part of a development permit. Table 2 below summarizes the tree assessment matrix specs and indicates tier levels.

Removal or pruning of SDOT trees (**possibly tree #1**) requires a separate permit as outlined on the SDOT website at <https://www.seattle.gov/transportation/permits-and-services/permits/street-tree-permits>

Table 2

| Tree #    | Species            | DSH       | Tier     |
|-----------|--------------------|-----------|----------|
| <b>1*</b> | <b>Douglas fir</b> | <b>22</b> | <b>3</b> |
| 2         | Douglas fir        | 29.5      | 2        |
| 3         | Douglas fir        | 25.3      | 2        |
| 4         | Douglas fir        | 31.5      | 2        |
| 5         | Douglas fir        | 35.5      | 2        |
| 6         | Cherry             | 35.6      | 2        |
| 7**       | Douglas fir        | 15        | 3        |
| 8**       | Silver Fir         | 24        | 2        |
| 9         | Japanese maple     | 15.2      | 2        |

\*May be an SDOT tree

\*\*offsite tree

## Tree Protection Plan

Tree protection areas shall be designated for all trees that are proposed to be preserved. No excavation, fill, placing of materials or equipment, or vehicle operation shall be allowed during construction within the tree protection area. Per Ordinance 126821 and “Tree protection area” means the area surrounding a tree defined by a specific distance, in which excavation and other construction-related activities must be avoided unless approved by the Director. The tree protection area is variable depending on species, age, and health of the tree, soil conditions, and proposed construction.”

Per SMC 25.11.060 a tree protection area is required for all retained Tier 1, 2 and 3 trees. For any trees to be retained the **“Tree Protection area, basic” should apply, which is delineated using a radius that is equal to one foot for every inch DSH of the tree.**

If encroachments are needed inside the CRZ and are allowed by the Director. I recommend that disturbance to no more than one-third of the area within the outer half of the area within the Tree Protection area of each tree should be allowed. It is not recommended to disturb the ground within the inner Tree Protection Area of each tree, which is the area encircling the base of a tree equal to one half the diameter of the Tree Protection Area.



As described above, the Tree Protection Area for a tree if allowed by the Director could be reduced as follows:

Figure 6

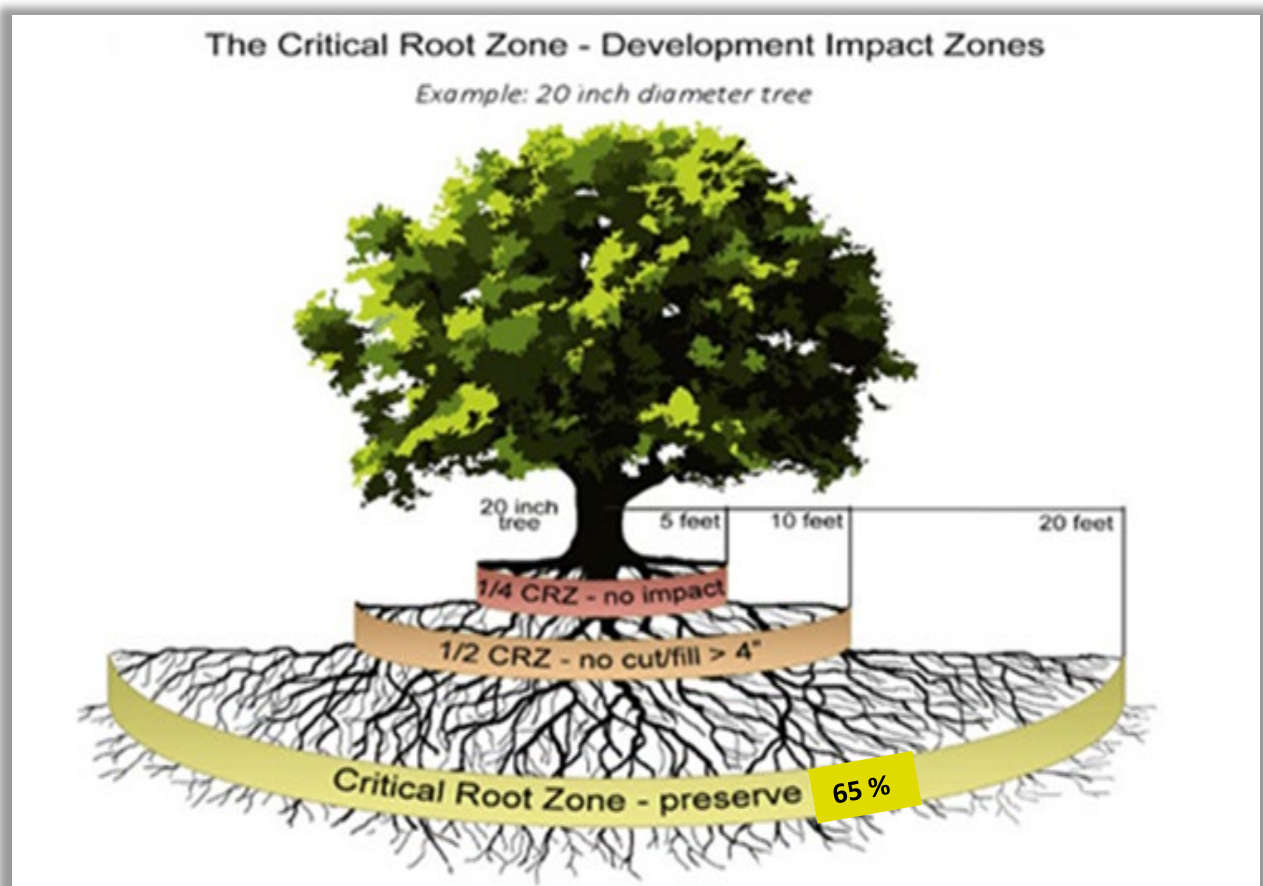


Figure 7

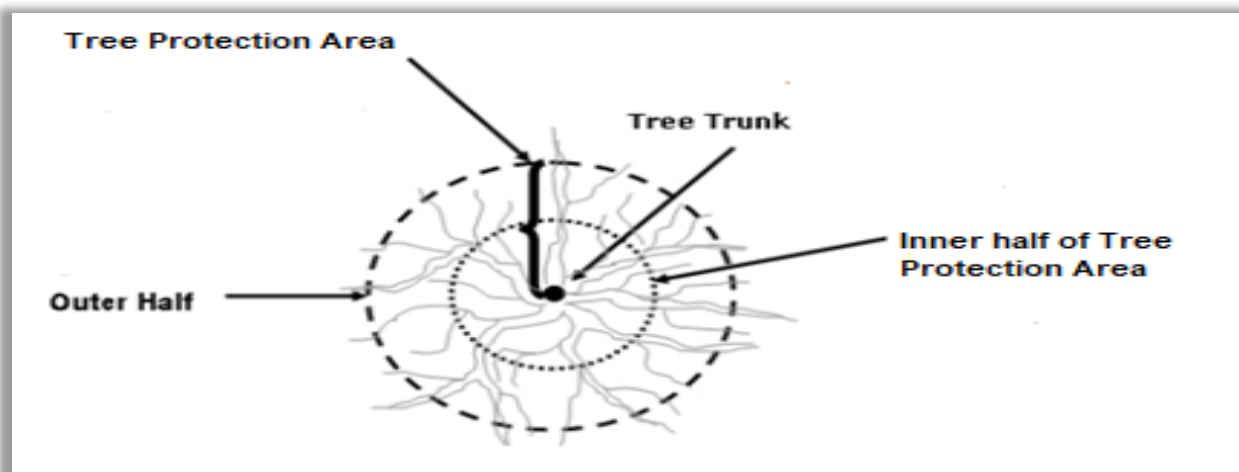
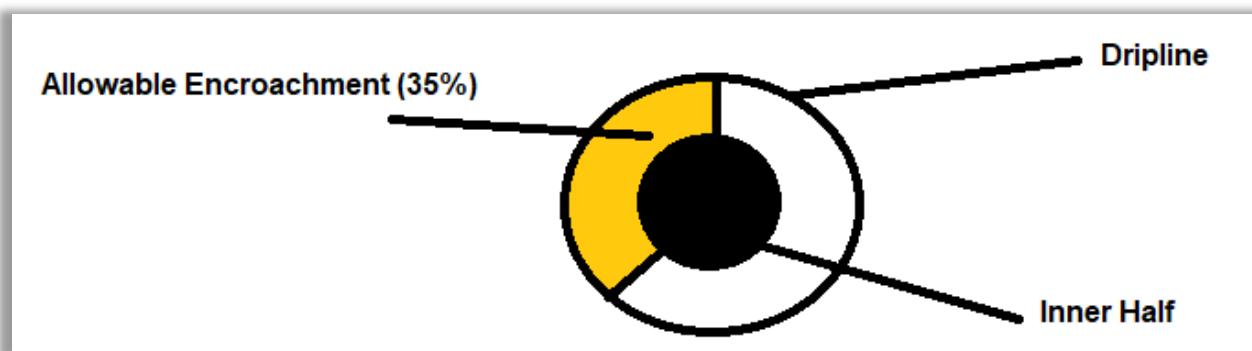


Figure 8



Tier 1, 2, 3 and 4 trees are required to be documented on all plan review sheets, and tree protection areas for Tier 1, 2, and 3 trees that will be retained during development are required to be identified on site plans.

Any major excavation or approved work near or within critical root zones of trees to be retained should be monitored by a certified arborist. This can ensure proper root pruning if necessary and encroachments that may damage or harm protected trees' health and vigor. Tree fencing and protection is recommended to be monitored and erected by licensed arborist. A pre-construction meeting should be established to set expectations and to answer questions about tree care.

**The images below are the signs that should be posted on the tree protection fencing. Use the QR code on the next page to link to the sign on the city's website.**





Seattle Department of  
Construction & Inspections

700 5th Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124



# TREE PROTECTION AREA



Tree protection fencing is a requirement of approved building permit # \_\_\_\_\_  
to protect this tree's canopy, trunk, and roots.

The protective fence must be placed at the tree's drip line or as shown on the approved plans. **The fencing must remain in place throughout construction.**

**No work, excavation, trenching, material storage, cleaning, or dumping is allowed behind this fence.**

**Do not remove or relocate this fence!**

**Failure to follow the required tree protection measures may result in a stop work order and civil penalties.**

To report a suspected violation, contact SDCI code enforcement (206 ) 615-0808. Be prepared to provide the project number and/or the site address.

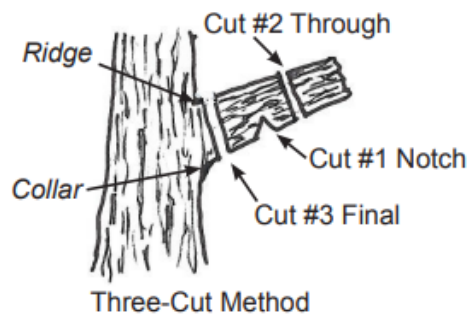
# INSTRUCTIONS

- Install fence on posts securely set into the ground
- Fill in approved building permit number on the front side
- Plastic laminate this sign for weather resistance
- Affix the filled-in and laminated sign to the tree protection fencing using zip or twist ties, wire, or twine at the dashed attachment circles shown in the corners
- Place sign on fencing so it is visible to construction personnel and, to the greatest extent possible, from the street
- Keep the sign in readable condition for the entire duration of the project
- For information on these requirements contact the SDCI project planner at 684-8850

Link to this Tree Protection  
Area Sign



## Proper Pruning Method



Use the three-cut method when you need to prune or remove branches that are outside of the tree protection area.

- Cleanly cut using the “three-cut” method to avoid tearing / peeling remaining bark.
- Do not cut branches flush with the trunk or stem — leave branch bark ridge and collar.

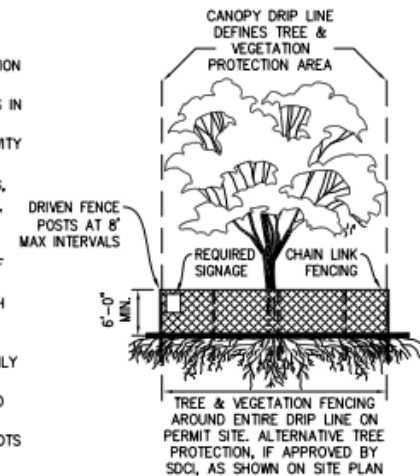
## TREE & VEGETATION PROTECTION

### TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

### VEGETATION PROTECTION (DOES NOT APPLY TO TREES)

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN



From the City of Seattle Standard Construction Stormwater Control and post Construction Soil Mitigation Plan (CSC & Soil Plan).



Here is some additional guidance on TPZ zones provided by Best Management Practices pages 34-37, *Managing Trees During Site Development and Construction Volume*, Third Edition. This information may be useful if temporary access is needed inside of TPZ area.

### Tree Protection Zone (TPZ) Barrier Specifications

Contracts for installation should include specifications for the:

- Type of barrier (e.g., chain-link fence, welded wire, wood fence, berms, buffer trees)
- Height of the barrier
- Method of anchoring the barrier in the ground
- Manner and timing of barrier installation
- Opening for access for tree inspection and maintenance
- Signage (size, type, information to be included, language(s), etc.)

TPZ barrier options include chain-link, welded wire, and wood fences; berms; buffer trees; and other devices. Fences should be sturdy and highly visible to discourage entry into the area. The fence should ideally be 4 to 8 ft (1.2 to 2.4 m) tall and solidly anchored into the ground. The preferred fence is chain-link, wire mesh, or wood. Plastic construction/snow fencing is easily moved or destroyed by construction activities and therefore is not recommended unless it is hung from a heavy wire attached between sturdy posts. In all cases, the fence should meet or exceed applicable permitting requirements. An opening may be left in the barrier to allow access to the tree for inspection and maintenance activities, such as mulch replenishment and irrigation.

TPZ barriers should be clearly marked with signs stating that the area within is being protected and that no one is allowed to enter or disturb this area without authorization (Figure 11). Signs should contain contact information

for the contractor and/or arborist. Text on the signs should be in the language(s) commonly spoken on the site.



Figure 11. Example of tree protection zone (TPZ) signage.

### Providing Temporary Construction Access

Foot or vehicular traffic and construction activities should be kept outside of the TPZ for the entire duration of construction. In some cases, there may need to be vehicle access within the TPZ. In

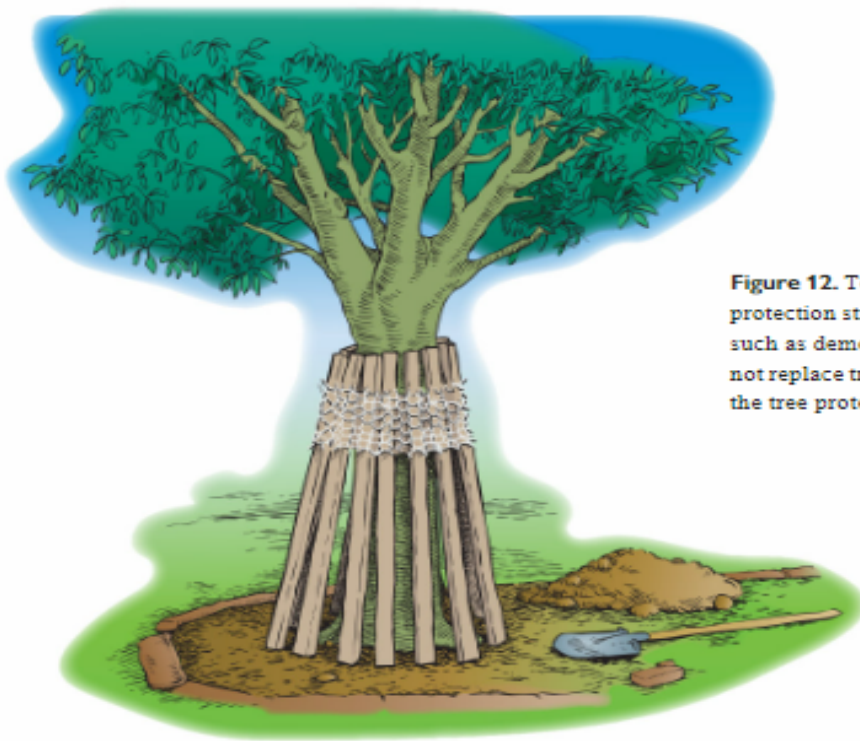
these cases, trunk, branch, and/or soil should have temporary additional protection. Even with temporary protection, activities should be no closer than 5 ft (1.5 m) from the trunk.

### Vertical Clearance

If temporary access occurs within the drip line, the distance to the lowest branch should be considered. The lowest branch needs to be higher than the equipment and its exhaust to avoid tree damage. Avoid temporary access routes that would require removal of large branches. Where needed and possible, it is better to tie branches out of the way rather than removing them.

### Trunk Protection

Trunk protection is a temporary physical barrier installed to protect the trunk and/or buttress roots from mechanical damage when demolition or construction activities are expected to be close to the trunk (Figure 12). An example of these activities is removal of pavement close to a tree. One type of trunk protection is thick wood planks (dimensional lumber) around the trunk, preferably on a closed-cell foam or dimpled drainage board pad. Straps



**Figure 12.** Temporary trunk and buttress root protection structure for short-term activities, such as demolition near the trunk. This does not replace tree protection fencing to enclose the tree protection zone.



or wire are used to bind the planks in place. No fasteners should be driven into the tree. Wood barriers can be installed at an angle to protect the trunk flare and buttress roots. Another type of trunk protection is mesh tubes filled with straw or similar material (straw wattle) wrapped around the trunk.

When the work within the TPZ is completed, the trunk protection devices should be removed, and tree protection barriers should be reinstalled. Trunk protection devices left for too long can girdle or damage the tree. Straw wattle left for long periods of time can become waterlogged and damage the bark.

### Soil and Root Protection

When additional soil or root protection is needed inside or outside the TPZ, actions can be taken to distribute the load, minimizing soil compaction and mechanical root damage (Figure 13). These treatments include:

- Applying 6 to 12 in (15 to 30 cm) of arborist wood chip mulch to the area

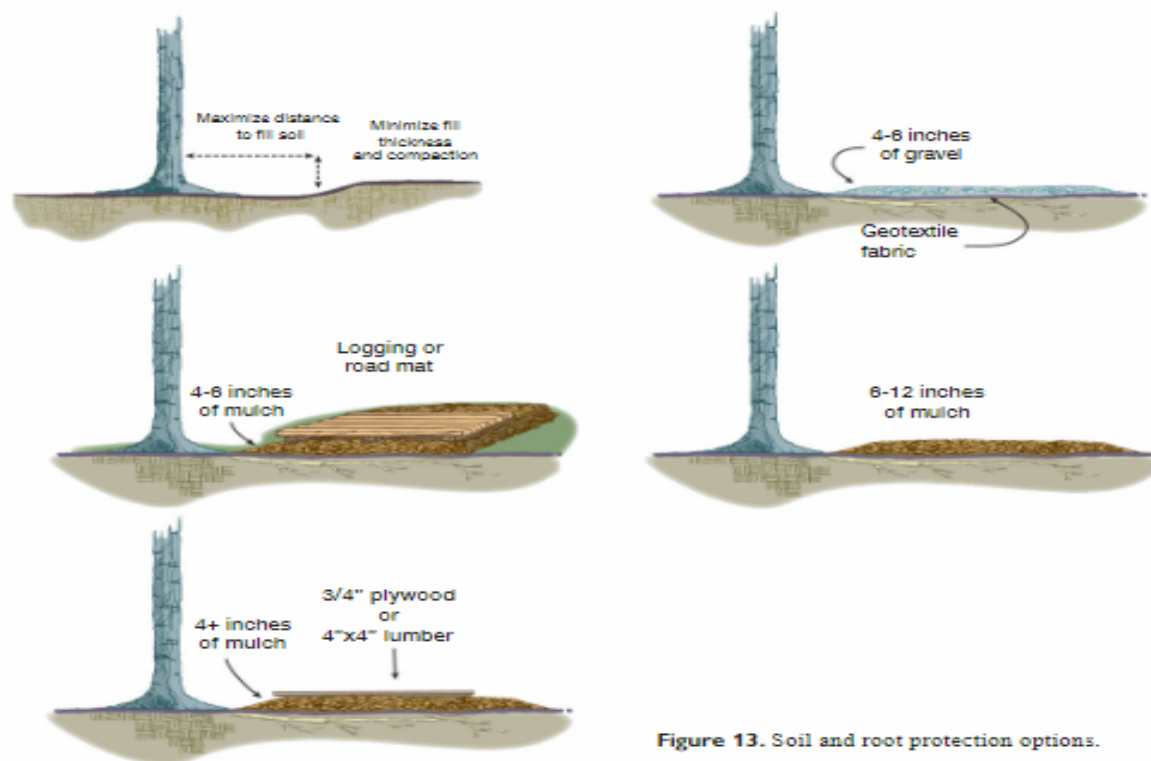


Figure 13. Soil and root protection options.

- Laying logging or road mat, load-bearing steel road plate, 0.75 in (2 cm) minimum thickness plywood, or beams over a 4+ in (10+ cm) thick layer of arborist wood chip mulch
- Applying 4 to 6 in (10 to 15 cm) of gravel with or without a cellular confinement web over a taut, staked, geotextile fabric. Gravel should not be applied directly over the soil surface because it will mix with the topsoil and be difficult to remove without damaging roots. (least preferred method)

Root protection materials will likely need to be removed at the end of the construction phase. Care must be taken to avoid scraping the soil and roots below during the removal operation. Wood chip mulches will break down and be incorporated into the soil if left on the soil surface; therefore, they do not need to be scraped off in many cases.

\*End of Best Management Practices citation\*

## Mitigation (Tree Planting Plan)

Per SMC 25.11.090 Tree replacement, maintenance, and site restoration:

“A. In all zones, Tier 1, Tier 2, and Tier 3 trees removed in association with development or because they are hazardous, infested by insects, pests, or pathogens, or an invasive or nuisance tree, or in accordance with the removal criteria in subsection 25.11.050.D shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement require shall be designed to result, upon maturity, in a canopy cover that is at least roughly proportional to the canopy cover prior to tree removal. Site restoration where there is on-site tree replacement in association with development shall include the removal of all invasive vegetation and shall prohibit replacement with invasive species. When on-site replacement is proposed, such trees count toward the Green Factor under SMC 23.86.019. When off-site replacement is proposed, preference for the location shall be on public property.”

Per 25.11.110 Off-site planting and voluntary payment in lieu

“If tree removal is approved by the Director, the applicant may elect to make a voluntary payment in lieu of tree replacement on-site as specified in this Section 25.11.110.

A. A combination of planting trees on site, planting trees off-site and/or payment in lieu is allowed, provided that the combination is consistent with the provisions of this



Chapter 25.11 and the results shall be equivalent to or greater than the minimum requirements for on-site tree plantings.

B. All payments shall be paid to the Seattle Department of Construction and Inspections before the issuance of a permit authorizing the removal of trees pursuant to this Chapter 25.11.

C. Payments shall be calculated pursuant to a rule promulgated by the Director. For Tier 1 and Tier 2 trees that are below 24 inches DSH, the payment shall be equal to the amount for a Tier 1 or Tier 2 tree that is 24 inches DSH.

D. Revenue generated from payment in lieu of planting shall be used to plant and maintain new trees in census tracts with tree canopy cover of 25 percent or less, according to the 2021 Seattle Tree Canopy Assessment (or successor tree canopy assessment). Within these 23 census tracts, the City shall prioritize planting new trees in the public place.”

Per SMC 25.11.115 Modification of tree removal, replacement, and voluntary in-lieu payment requirements

“A. General

2. An applicant requesting a modification under subsection 25.11.115.B regarding the amount of mitigation calculated according to Section 25.11.110 shall have requested a modification to standards according to Section 25.11.070, if applicable.

3. The decision on any modification shall specify a mitigation amount.

B. Modification based on mitigation greater than impact. The Director shall, as a special exception according to Chapter 23.76, modify the amount of mitigation calculated according to Section 25.11.110 if the applicant demonstrates that the required amount of mitigation exceeds the amount that would be needed to mitigate the actual cost of tree canopy loss from a proposed development.

C. Modification based on severe economic impact

1. The purpose of this subsection 25.11.115.C is to allow the Director, as a special exception according to Chapter 23.76, to modify regulations that limit the removal of Tier 1 trees according to Section 25.11.050, if the applicant can demonstrate facts supporting a determination of severe economic impact at such a level that a property owner's constitutional rights may be at risk.”

## **Maintenance: (Site inspection and monitoring)**

A pre-construction meeting should be held for all phases of construction with applicable contractors to discuss tree protection zones and ways to ensure trees for retention do not get damaged. Trees should be monitored during and after construction to ensure all tree protection zones are undisturbed. Should there be changes in the plan a qualified arborist should be consulted for instances such as tunneling, trenching, root pruning, prevention of soil compaction etc.

Also, per 25.11.090 Tree replacement, maintenance, and site restoration

“B. For each relocated or required replacement tree, maintenance and monitoring is required for a five-year period. The period begins when the replacement tree is planted. Maintenance and monitoring shall include the following:

1. Sufficient maintenance actions to ensure survival of the replacement tree;
  - a. When more than one replacement tree is required, 80 percent survival of new trees planted at the end of five years;
  - b. When one replacement tree is required, 100 percent survival of the new tree planted at the end of five years;
2. Replacement and replanting of failed trees; and
3. Photographic documentation of planting success retained for the five-years period. Submission of documentation to the Seattle Department of Construction and Inspections is not required unless requested by the Department.

C. In addition to the maintenance actions for replacement trees described in subsection 25.11.090.B.1, the Director shall promulgate rules to maintain the long-term health and ensure survival of replacement trees. This shall include rules that specify:

1. The watering of replacement trees necessary to ensure survival; and
2. Tree species that will fulfill the replacement requirement. Qualifying tree species shall be limited to trees that are native and/or culturally significant, and resilient to climate change.

D. The locations of replacement and relocated trees shall be available to the public on a City web page through an online mapping tool by March 31, 2024.”

Any trees planted should be labeled with weatherproof tags for ease of identification and care.



## References

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## Waiver of Liability

There are many conditions affecting a tree's health and stability, which may be present and cannot be ascertained, such as root rot, previous or unexposed construction damage, internal cracks, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. While I have used every reasonable means to examine these trees, this evaluation represents my opinion of the tree's health at this point in time. These findings do not guarantee future safety nor are they predictions of future events.

Any legal description provided to the consultant-appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as free and clear, under responsible ownership and competent management the tree evaluation consists of an external visual inspection of an individual tree's root flare, trunk, and canopy from the ground. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

Sketches, maps, diagrams, graphs, and photographs in this report, intended as visual aid, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

As conditions change, it is the responsibility of the property owners to schedule additional site visits by the necessary professionals to ensure that the long-term success of the project is ensured. It is the responsibility of the property owner to obtain all required permits from the city, county state, for federal agencies. It is the responsibility of the property owner to comply with all applicable laws, regulations, and permit conditions. If there is a homeowner's association, it is the responsibility of the property owner to comply with all Codes, Covenants, and Restrictions (CC&R's) that apply to tree pruning and tree removal.

This tree evaluation is to be used to inform and guide the client in the management of their trees. This in no way implies that the evaluator is responsible for performing recommended actions or using other methods or tools to further determine the extent of internal tree problems without written authorizations from the client. Furthermore, the evaluator in no way holds that the opinions and recommendations are the only actions required to ensure that the tree will not fail. A second opinion is recommended. The client shall hold the evaluator harmless for all injuries or damages incurred if the evaluator's recommendations are not followed or for acts of nature beyond the evaluator's reasonable expectations, such as severe winds, excessive rains, heavy snow loads, etc.

The consultant/appraiser shall not be required to give testimony or to attend court because of the report unless subsequent contractual arrangements are made including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

This report and all attachments, enclosures, and references are confidential and are for the use of the client concerned. Loss or alteration of any part of this report invalidates the entire report. They may not be reproduced or used in any way or dispersed in any form without the prior consent of the client concerned and ABC Herron Tree LLC. This report constitutes a whole. No single piece of part can be used without the entire text. Any use or restricted copying nullifies the entire report.