

SHOFFNER CONSULTING

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June 4th, 2019

Lisa Sheehan
Main Street Property Group
12232 NE 115th Pl.
Kirkland, WA
98033

RE: Tree Inventory Report - Redmond Central, Redmond.

Lisa:

This report is provided to address the tree inventory for the property of the proposed Redmond Central in the City of Redmond, WA. Please see the accompanying Tree topographical survey showing the numbers of the trees included in my inventory for reference to this report.

1.0 Existing Conditions

The property of the proposed Redmond Central development is located in downtown Redmond and is currently developed with a multi-use business building. The topography is flat.

Trees on the property and those within the right of way range in size from 2" to as large as 16" dbh. There are two trees on the property. The survey shows 13 trees within the right of way, however, one tree (labeled #15) has since been removed.

2.0 Tree Inventory and Condition Assessments

I conducted visual evaluations of the tree according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed the tree up close to inspect conditions of the trunk and from afar to inspect conditions in the crown. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

See the accompanying Tree Evaluation Data spreadsheet for information on the trees and their status.

3.0 Required Tree Retention, Tree Retention Proposed and Required Replacement

Per the Redmond Municipal Code, 35% of the trees on the property are required to be retained. With only two trees on the property, one is required to be retained.

5.0 Use of This Report

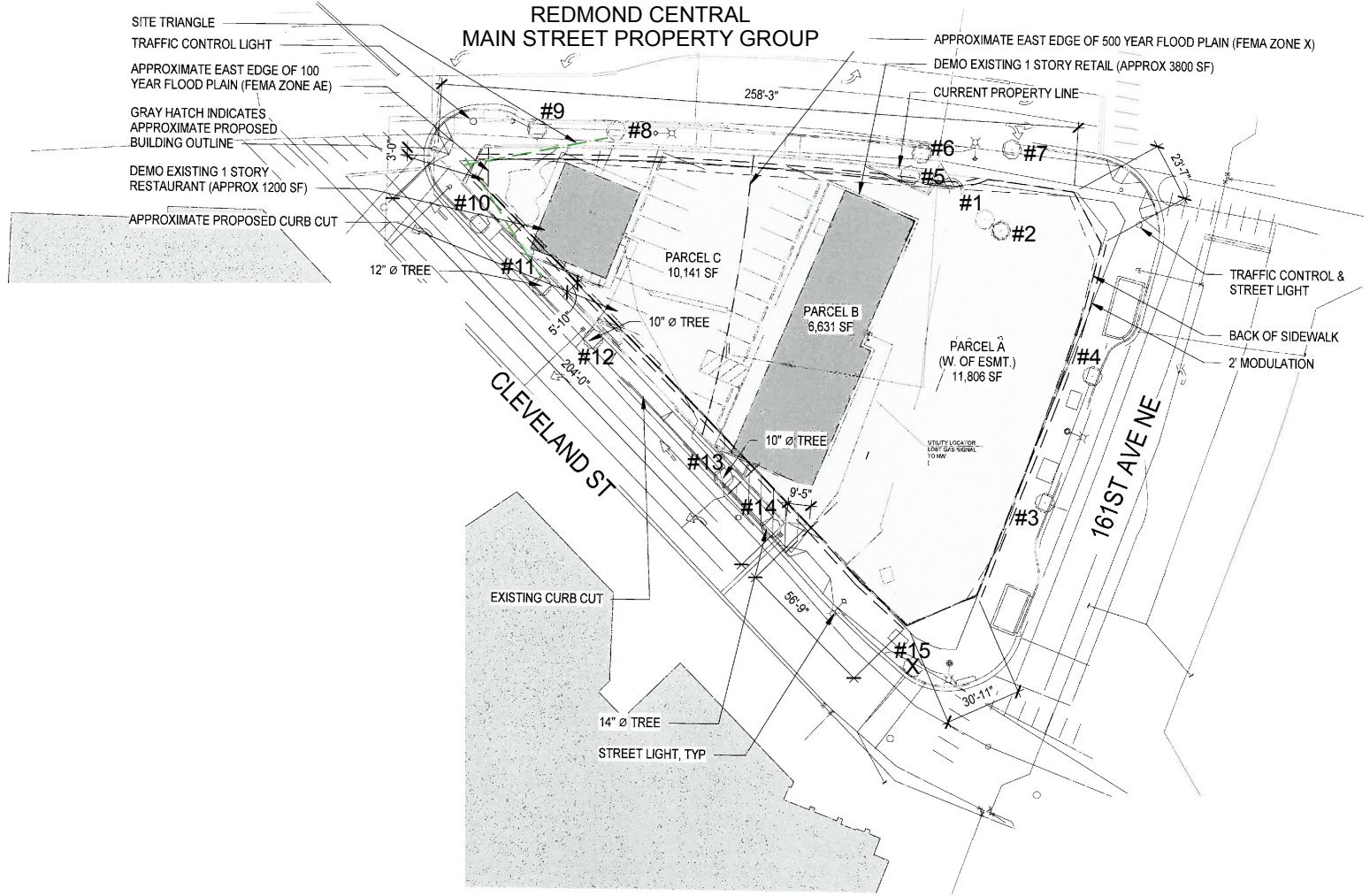
This report is provided to Main Street Property Group as a means of providing an inventory of the trees on the Redmond Central property as required by the City of Redmond. This report addresses only those trees on the project site and within the right of way. Trees are dynamic and their conditions and health can be quickly affected by environmental events such as weather and the clearing of surrounding forest cover. Shoffner Consulting cannot be held liable for the failure of any retained trees. The health and condition warranted is only that on the day of the original assessment.

Cordially,



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

**TREE INVENTORY MAP
REDMOND CENTRAL
MAIN STREET PROPERTY GROUP**



- SITE TRIANGLE
- TRAFFIC CONTROL LIGHT
- APPROXIMATE EAST EDGE OF 100 YEAR FLOOD PLAIN (FEMA ZONE AE)
- GRAY HATCH INDICATES APPROXIMATE PROPOSED BUILDING OUTLINE
- DEMO EXISTING 1 STORY RESTAURANT (APPROX 1200 SF)
- APPROXIMATE PROPOSED CURB CUT

- APPROXIMATE EAST EDGE OF 500 YEAR FLOOD PLAIN (FEMA ZONE X)
- DEMO EXISTING 1 STORY RETAIL (APPROX 3800 SF)
- CURRENT PROPERTY LINE

APPLICANT: KIM FAUST, MAINSTREET PROPERTY GROUP
 21332 NE 115TH PL
 KIRKLAND, WA 98033
 425.298.0240



Location	Tree #	Species	Dbh	Dripline	Cond	Condition Notes	Status	Action
On Site	1	Japanese maple (<i>Acer japonicum</i>)	6	16	2	Generally good condition and health. Some dieback.	Significant	Remove
On Site	2	Japanese maple (<i>Acer japonicum</i>)	6.5"	18	2	Generally good condition and health. Some dieback.	Significant	Remove
Off-site	3	Japanese zelkova (<i>Zelkova serrata</i>)	3	6	2	Good condition and health	Not significant	Retain
Off-site	4	Japanese zelkova (<i>Zelkova serrata</i>)	3	6	2	Generally good condition and health. Stressed.	Not significant	Retain
Off-site	5	American elm (<i>Ulmus americana</i>)	12	18	2	Generally good condition and health. Stressed.	Not significant	Remove
Off-site	6	American elm (<i>Ulmus americana</i>)	3	6	2	Generally good condition and health. Stressed.	Not significant	Retain
Off-site	7	American elm (<i>Ulmus americana</i>)	3	8	2	Generally good condition and health. Stressed.	Not significant	Retain
Off-site	8	Green ash (<i>Fraxinus pennsylvanica</i>)	2	6	2	Generally good condition and health. Stressed.	Not significant	Retain
Off-site	9	Green ash (<i>Fraxinus pennsylvanica</i>)	2	5	2	Generally good condition and health. Stressed.	Not significant	Retain
Off-site	10	Dead tree	2	0	4	Dead	Not significant	Remove
Off-site	11	American elm (<i>Ulmus americana</i>)	14	36	1	Good condition and health.	Significant	Retain
Off-site	12	American elm (<i>Ulmus americana</i>)	14	32	1	Good condition and health.	Significant	Retain
Off-site	13	American elm (<i>Ulmus americana</i>)	14	36	1	Good condition and health.	Significant	Retain
Off-site	14	American elm (<i>Ulmus americana</i>)	16	36	1	Good condition and health.	Significant	Retain
Gone	15	Removed	N/A	N/A	N/A	N/A	N/A	N/A

Tree# - Number of tree assigned by survey

Species

DBH - Diameter at 4.5' above ground surface

Dripline - Dripline diameter in feet

Cond - Condition Rating

- 1 - Excellent condition and health, young and vigorous.
- 2 - Generally good condition and health, older and less vigorous
- 3 - Fair condition and health and/or condition concerns with age and/or level of vigor or minor defects
- 4 - Poor condition and/or health and/or major defects

Dens - Density Credit per WMC

Condition Notes - Description of condition

Status - Significant, not significant

Action - Remove or retain