August 14, 2018

Randy Barnett
ICHIJO USA CO., LT.
15135 ne 90TH St. Suite 200
Redmond, WA 98052

Site: 7960-7990 170th Ave NE
Redmond, WA 98052
TPN: 7792900140, 7792900130, 7792900125, 7792900115
Size: 34,052 sq. ft. = .78 acres

Dear Randy:

Thank you for requesting my services. I was hired to perform a Visual Risk Assessment (VRA) for all the significant* trees growing on the site above and to prepare a "Tree Retention Plan" (subject to Redmond Zoning Code 21.72.060) to be included in the permit submittal for a proposed site development. The field work was completed on May 9th 2018.

In summary:

Tree Retention Calculations	
Total number of viable trees	8
35% of the significant trees required to be retained 6*35%)	3
Total number of Landmark trees	2
Total number of Significant trees	6
Total number of impacted trees	0
Total number of retained trees	0
Mitigation	12

I have included a detailed report of my findings, if you have any questions please contact me. I can be reached on my cell phone: 425.890.3808 or by email: sprince202@aol.com.

Warm regards,

Susan Prince
Creative Landscape Solutions
ISA Certified Arborist #1481
TRAQ Certified Arborist #481
Landscape Designer
425.890.3808

*The diameter of any tree trunk, measured at four and one-half feet above average grade. For species of trees whose normal growth habit is characterized by multiple stems (e.g., hazelnut, vine maple) diameter shall mean the average diameter of all stems of the tree, measured at a point six inches from the point where the stems digress from the main trunk. In no case shall a branch more than six inches above average grade be considered a stem (RZC 21.78)

Assignment:
To assess all significant and landmark trees on site and to prepare a Tree Preservation Plan to be included with the proposed site improvements.

Personal qualifications, scope of work and methodology:
To evaluate the trees and prepare the report, I drew on my formal college education in botany and the preparation and training used to obtain my ISA certification. In addition to my education and certification, I relied heavily on my training to obtain my certification as a Tree Risk Assessor. I have been an ISA Certified Arborist for over fifteen years and have been TRACE/TRAQ certified for four years.

I followed protocol delineated by the International Society of Arboriculture (ISA) for Visual Risk Assessment (VRA). 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 conditions (soil moisture and composition, quantity of impervious surfaces surrounding the tree etc.)

Introduction:
Identifying and managing the risks associated with trees is still largely a subjective process. Since the exact nature of tree failures remains largely unknown, our ability as scientists and arborists to predict which trees will fail and in what fashion remains limited. As currently practiced, the science of hazard tree evaluation involves examining a tree for structural defects, including genetic problems, those caused by the local environmental that the tree grows in and those attributed to man (pruning etc.).

The assessment process involves evaluating three components: 1) a tree with the potential to fail, 2) an environment that may contribute to that failure, and 3) a person or object that would be injured or damaged (the target). A defective tree cannot be considered hazardous without the presence of a target.

All trees have a finite life-span though it is not pre-programmed internally in the same manner as annual plantings. As trees age, they are less able to compartmentalize structural damage following injury from insects, disease or pruning. Trees in urban settings have a shorter life span than trees grown in an undisturbed habitat.

Individual species of trees grow differently. Evergreen trees have a “reputation” of growing slowly and defensively. These trees allocate a high proportion of their resources to defending themselves from pathogens, parasites and wounds. As a rule, trees with this type of growth tend to be long lived. Though like all other living things, they have a predictable life span. Examples of this type of tree include the northwest Pseudotsuga menziesii - Douglas fir, and Thuja plicata - Western red cedar.

Deciduous trees are trees that annually shed leaves or needles. These trees tend to grow quickly and try to “outgrow” problems associated with insects, disease and wounds. They allocate a relatively small portion of their internal resources to defense and rely instead upon an ability to grow more quickly than the pathogens which infect them. However, as these trees age, their growth rate declines and the normal problems associated with decay begins to catch up and compromise the tree’s structural integrity. Examples of this type of tree include Salix, Populus and Alnus.

Knowledge of the growth and failure patterns of individual tree species is critical to effective hazard analysis. Species vary widely in their rates of failure. The hazard tree evaluation rating system used by most arborists was developed by the Colorado Urban Forest Council and recognizes this variation in species failure and includes a species component as part of the overall hazard evaluation.

Site Observations:
The site is located north of Avondale Way NE and east of 164th Ave NE in a mixed-use area of high density housing and commercial development in Redmond, WA

Method's used to determine tree location and tree health:

Trees were identified by numbered aluminum tags attached to the western side of the tree. All the trees on site were examined using the Matheny and Clark[1] criteria for determining the potential hazard of trees in an urban environment as well as the Tree Risk Assessment in Urban Areas and The Urban/Rural Interface by Julian Dunster[2].

Tree diameters were measured using a standard tape measure, and tree driplines were measured using a Nikon Forestry PRO Laser Rangefinder™.

ABBREVIATED LEGEND- SEE REPORT FOR GREATER DETAIL

1. Numerical ordering
2. Tree tag #: numbered aluminum tags attached to the trees in the field
3. Tree species ID: common and botanical names
    - Apple: *Malus sp.*
    - American sycamore: *Plantanus occidentalis*
    - Austrian pine: *Pinus nigra*
    - Bigleaf maple: *Acer macrophyllum*
    - Birch: *Betula nigra*
    - Bitter Cherry: *Prunus emarginata*
    - Blue atlas cedar: *Cedrus atlantica 'Glauca'*
    - Cedar: *Thuja plicata*
    - Cherry: *Prunus sp.*
    - Dawn redwood: *Chamaecyparis nootkatensis*
    - Deodora cedar: *Cedrus deodara*
    - Colorado blue spruce: *Picea pungens*
    - Cottonwood: *Populus trichocarpa*
    - Dogwood: *Cornus nuttallii*
    - Douglas fir: *Pseudotsuga menziesii*
    - English laurel: *Prunus laurocerasus*
    - Filbert: *Corylus avellana var.*
    - Grand fir: *Abies grandis*
    - Hemlock: *Tsuga hetrophylla*
    - Holly: *Ilex aquifolium*
    - Japanese maple: *Acer palmatum*
    - Leylandii cypress: *Cupressocyparis leylandii*
    - Lodgepole pine: *Pinus contorta*
    - Mountain ash: *Sorbus americana*
    - Mountain hemlock: *Tsuga mertensiana*
    - Pear: *Pyrus sp.*
    - Plum: *Prunus*
    - Red Alder: *Alnus rubra*
    - Red maple: *Acer rubrum*
    - Walnut: *Juglans sp.*
    - Western red cedar: *Thuja plicata*
    - Weeping Alaska cedar: *Metasequoia glyptostrobides*
    - White pine: *Pinus strobus*

4. DBH: diameter of the tree measured in inches at 4' above grade
5. Adj. DBH: multiple trunk tree DBH in inches calculated per municipality directives
6. Dripline Radius: measurement in feet of the tree canopy from tree trunk to outermost branch tip via laser rangefinder
7. Health: a measurement of overall tree vigor and vitality rated as excellent, good, OK, fair or poor based on an assessment of crown density, leaf color and size, active callusing, shoot growth rate, extent of crown dieback, cambium layer health, and tree age
   - Excellent: Tree is an ideal specimen for the species with no obvious flaws
   - Good: Tree has minimal structural or situational defects
   - OK: Tree has minimal structural defects AND minimal environmental concerns
   - Fair: Tree has structural or health issues that predispose it to failure if further stressed, as a stand-alone tree its health is compromised to an extent that it is not suitable for retention (hazardous), however, under certain circumstances, e.g. growing amid a protective grove, it can be safely retained.
   - Poor: Tree has significant structural and/or health issues. It is exempt from total tree count.
8. Defects/Concerns: a measure of the tree's structural stability and failure potential based on assessment of specific structural features, e.g., decay, conks, co-dominant trunks, included bark, abnormal lean, one-sided canopy, history of failure, prior construction impact, pruning history, etc.
9. Proposed actions:
   - Retain
   - Impacted
   - Remove due to viability
   - Remove due to planned development (tree is otherwise healthy)
10. Limits of disturbance/Tree protection zone: the area surrounding the tree that defines the area that surrounds the trunk that cannot be encroached upon during construction. <Removed conflicting definition which is current arboriculture Best Management Practices BMP> In the city of Redmond the "Tree protection zone" also includes a buffer 5' beyond the dripline where, "All construction activities, including staging and traffic areas, shall be prohibited within five feet of the dripline of protected trees." (RZC 21.72.070.A.2)
11. Measure of tree "value" may be determined by municipality formula or a direct measure of the trunk diameter to determine significance
12. Value: Significant trees range in size from 6"-29.9"; Landmark trees are trees with DBH's greater than 30" (RZC 21.78)
13. Comments: Tree specific details regarding why individual trees as determined to be impacted, removed or retained.

[1] Matheny, N., and Clark, J. 1994. *Evaluation of Hazard Trees in Urban Areas*. 2nd Edition. Champaign, Illinois: International Society of Arboriculture.
[2] Dunster, J.A. 2009. *Tree Risk Assessment in Urban Areas and the Urban/Rural Interface*: Course Manual. Silverton, Oregon: Pacific Northwest Chapter, International Society of Arboriculture.

Onsite trees:

1	2	3	4	5	6	7		8	9	10				11				12			
										Proposed Action				CRZ/TPZ/LOD							
										Retain		Remove		Radius in feet							
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Impacted	Non- viable	Remove	N	W	E	S	Landmark/ Significant	Value	Healthy Tree Credits	Retained value
1	137	Silver maple	20, 20, 19, 20	39.5	30			OK	Co-dominant leaders with included bark x4 @ 3', woodpecker activity, typical of species, dead scaffolds, failures, dead wood, broken branches				1	35	35	35	35	L	1	1	
2	141	Dog-wood	9, 6	11	15			Fair	Co-dominant leaders with included bark x2 @ 1', large cavity @ 1' towards south, poor pruning with decay			1		20	20	20	20	S	1		
3	142	Douglas fir	36	36	20			Fair	Co-dominant leaders with included bark x2 @ 30', free flowing sap, roots lifting sidewalk towards west			1		25	25	25	25	L	1		

1	2	3	4	5	6	7		8	9	10				11				12			
										Proposed Action				CRZ/TPZ/LOD							
										Retain		Remove		Radius in feet							
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Impacted	Non- viable	Remove	N	W	E	S	Landmark/ Significant	Value	Healthy Tree Credits	Retained value
4	143	Douglas fir	35	35	18			Fair	Co-dominant leaders with included bark x2 @ 15' reduced to 1, carpenter ants, woodpecker activity, abnormal bark, shedding bark			1		23	23	23	23	L	1		
5	144	Colorado blue spruce	14	14	6			Fair	Previous top loss @ 25', dead wood, dead twigs, spruce adelgid			1		11	11	11	11	S	1		
6	145	Apple	10, 10, 8	16	12			Poor	Co-dominant leaders with included bark x3 @ 3', decay throughout, dead scaffolds, dead wood			1		17	17	17	17	S	1		
7	146	Douglas fir	29	29	21			OK	Free flowing sap, broken branches, dead wood, girdled asphalt				1	26	26	26	26	S	1	1	
8	147	Bigleaf maple	24, 22, 24	40.5	24			OK	Co-dominant leaders with included bark x3 @ 4', dead scaffolds, dead wood, moss and lichen, typical of species				1	30	30	30	30	L	1	1	

1	2	3	4	5	6	7		8	9	10				11				12			
										Proposed Action				CRZ/TPZ/LOD							
										Retain		Remove		Radius in feet							
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Impacted	Non- viable	Remove	N	W	E	S	Landmark/ Significant	Value	Healthy Tree Credits	Retained value
9	148	Bigleaf maple	17	17	20			OK	Vertical crack @ root crown up to 3' towards west, broken branches from equipment, typical of species				1	25	25	25	25	S	1	1	
10	149	Bitter cherry	22	22	18			Fair	Poor pruning with decay, dead scaffolds, dead wood, multiple failures, typical of species, cavity @ 4' up to 6' towards east			1		23	23	23	23	S	1		
11	150	Cascara	11	11	18			OK	Exposed roots, typical of species				1	23	23	23	23	S	1	1	
12	151	Cascara	10	10	18			OK	Co-dominant leaders with included bark x2 @ 5', typical of species				1	23	23	23	23	S	1	1	
13	152	Cascara	10	10	16			OK	Co-dominant leaders with included bark x2 @ 5', typical of species				1	21	21	21	21	S	1	1	

1	2	3	4	5	6	7		8	9	10				11				12			
										Proposed Action				CRZ/TPZ/LOD							
										Retain		Remove		Radius in feet							
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Impacted	Non- viable	Remove	N	W	E	S	Landmark/ Significant	Value	Healthy Tree Credits	Retained value
14	153	Western red cedar	16	16	12			OK	Typical of species				1	17	17	17	17	S	1	1	
										0	0	6	8					0	14	8	0

Offsite potentially impacted trees:

1	2	3	4	5	6	7		8	9	10				11			
										Proposed Action				CRZ/TPZ/LOD			
										Retain		Remove		Radius in feet			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Impacted	Non- viable	Remove	N	W	E	S
1	139	Western red cedar	16	16	12	Y	Y	OK	Typical of species, sheared on towards north	1				17	17	17	17
2	140	Western red cedar	13	13	12	Y	Y	OK	Tagged on branch towards south, typical of species, sheared on towards north	1				17	17	17	17

Tree Calculation matrix:

Proposed Action and Brief Definition				
Tree Type	**Removal**	**Impacted**	**Retained**	**Total**
Landmark (>30" DBH)	Number of removed landmark trees	Number of impacted landmark trees	Number of retained landmark trees	Total Landmark Trees
	2	0	0	2
	% of Removed Landmark Trees of All Landmark Trees	% of impacted Landmark Trees of all Trees	% of Retained Landmark Trees of All Landmark Trees	% Landmark Trees of All Trees
	100%	0%	0%	25%
Significant (6" - 30")	Number of removed significant trees	Number if impacted significant trees	Number of Retained Significant Trees	Total number of significant trees
	6	0	0	6
	% Significant removed of all significant trees	% impacted of all significant trees	% retained of all significant trees	% significant trees of all trees
	100%	0%	0%	75%
Totals	Number of Landmark + Significant removed trees	Number of Landmark + significant impacted	Number of Landmark + significant retained	Total Number of ALL Trees
	8	0	0	8
	% removed of all trees	% impacted of all Trees	% Retained of all Trees	
	100%	0%	0%	100%

Code Required Retention (RZC 21.72.060)

Tree Retention Calculations	
Total number of viable trees	8
35% of the significant trees required to be retained 6*35%)	3
Total number of Landmark trees	2
Total number of Significant trees	6
Total number of impacted trees	0
Total number of retained trees	0
Mitigation	12

Mitigation:

35% Tree Retention	
Trees retained after proposed improvements	0
Trees impacted by proposed improvements	0
Mitigation: Trees	12
RMC 20D.80.20-070 (1) (a) requires 35% of significant trees be retained	

Replacement Trees			
Replacement Quota	**Number of trees**	**Number of replacement trees**	**Total number of replacement trees**
Removed Landmark (3:1)	2	6	6
Impacted Landmark (3:1)	0	0	0
Removed Significant (1:1)	6	6	6
Impacted Significant	0	0	0
Total # of Replacement trees	8	12	**12**

RZC 21.72.080 specifies that the replacement trees meet or exceed the American Nursery and Landscape Standard and that the minimum sizes for replacement be:

- 2.5" caliper at breast height for a deciduous tree
- 6-8' tall for an evergreen replacement

Discussion:

The information gathered and reported above is provided to satisfy the city of Redmond's requirements for a tree preservation plan (RZC 21.72). The trees were surveyed, and I tagged them in the field. Each tree was measured at approximately four and a half feet above grade. Each trunk of trees whose normal growth habit is characterized by multiple trunks as well as those trees whose structure arose out of co-dominant leaders were also measured at 4.5' above grade and the average of the leaders were taken to be the adjusted DBH sited on the matrix.

The dripline of each tree was measured using a laser recording device. One measurement was taken on each tree with a "normal" balanced canopy that was approximately equal in radius in all directions. Trees with asymmetric canopies are generally located on the outside edges of groves. The radius of their canopies can vary a great deal. When describing the radius of those canopies, measurements were taken of the canopy in the four directions (NESW) are recorded.

Driplines were also revised to more adequately reflect the location of buttress roots located on the opposite side of an asymmetric canopy – so where there may not be a dripline present, one was prescribed.

The City of Redmond Zoning Code 21.72.060 requires that 35% of the significant (healthy) trees be retained. There are eight (8) total viable trees onsite; six (6) are considered "Significant" (DBH of 6-29") and two (2) are "Landmark" (DBH >30").

35% of eight (8) is 2.8 or 3 trees required to be retained. Due in part to required frontage and roadway improvements, location of the onsite trees in building pads etc., the proposed site improvements do not retain any trees. Mitigation requires that twelve (12) trees be planted. Mitigated trees much meet industry standards described in RZC 21.72.080 and stated above.

Letter of exception to remove the two Landmark trees are included separately.

Glossary:

ANSI A300: American National Standards Institute (ANSI) standards for tree care

Chlorotic: discoloration caused by lack of chlorophyll in the foliage

Conifer: A tree that bears cones and has evergreen needles or scales

Crown: the above ground portion of the tree comprised of branches and their foliage

Crown raise pruning: a pruning technique where the lower branches are removed, thus raising the overall height of the crown from the ground

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade

Deciduous: tree or other plant that loses its leaves annually and remains leafless generally during the cold season

Epicormic: arising from latent or adventitious buds

Evergreen: tree or plant that keeps its needles or leaves year-round; this means for more than one growing season

Increment: the amount of new wood fiber added to a tree in a given period, normally one year.

ISA: International Society of Arboriculture

Landscape function: the environmental, aesthetic, or architectural functions that a plant can have

Lateral: secondary or subordinate branch

Limits of disturbance: The boundary of minimum protection around a tree, the area that cannot be encroached upon without possible permanent damage to the tree. It is a distance determined by a qualified professional and is based on the age of the tree, its health, the tree species tolerance to disruption and the type of disturbance. It also considers soil and environmental condition and previous impacts. It is unique to each tree in its location.

Limited visual assessment: a visual assessment from a specified perspective such as foot, vehicle, or aerial (airborne) patrol of an individual tree or a population of trees near specified targets to identify specified conditions or obvious defects (ISA 2013)

Live crown ratio: the percentage of living tissue in the canopy versus the tree's height. It is a good indicator of overall tree health and the trees growing conditions. Trees with less than a 30% Crown ratio often lack the necessary quantity of photosynthetic material necessary to sustain the roots; consequently, the tree may exhibit low vigor and poor health.

Monitoring: keeping a close watch; performing regular checks or inspections

Owner/manager: the person or entity responsible for tree management or the controlling authority that regulates tree management

Pathogen: causal agent of disease

Phototropic growth: growth toward light source or stimulant

ROW: Right-of-way; generally referring to a tree that is located offsite on a city easement

Reaction wood: Specialized secondary xylem which develops in response to a lean or similar mechanical stress, it serves to help restore the stem to a vertical position

Self-corrected lean: a tree whose trunk is at an angle to the grade but whose trunk and canopy changes to become upright/vertical

Significant tree: a tree measuring a specific diameter determined by the municipality the tree grows in. Some municipalities deem that only healthy trees can be significant, other municipalities consider both healthy and unhealthy trees of a determined diameter to be significant

Snag: a tree left partially standing for the primary purpose of providing habitat for wildlife

Soil structure: the size of particles and their arrangement; considers the soil, water, and air space

Sounding: process of striking a tree with a mallet or other appropriate tool and listening for tones that indicate dead bark, a thin layer of wood outside a cavity, or cracks in wood

Structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure; may be genetic, or environmental

Tree credit: A number assigned to a tree by a municipality that may be equal to the diameter of the tree or a numerical count of the tree, or related to diameter by a factor conveyed in a table of the municipal code

Trunk area: the cross-sectional area of the trunk based upon measurement at 54 inches (4.5 ft.) above grade

Visual Tree Assessment (VTA): method of evaluating structural defects and stability in trees by noting the pattern of growth. Developed by Claus Mattheck (Harris, et al 1999) detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that a tree risk assessor walk completely around the tree trunk looking at the site, aboveground roots, trunk, and branches (ISA 2013)

References

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Assumptions and Limiting Conditions

1. 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. Any and all property is appraised or evaluated as thou free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. 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.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason 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.

5. Loss or alteration of any part of this report invalidates the entire report.

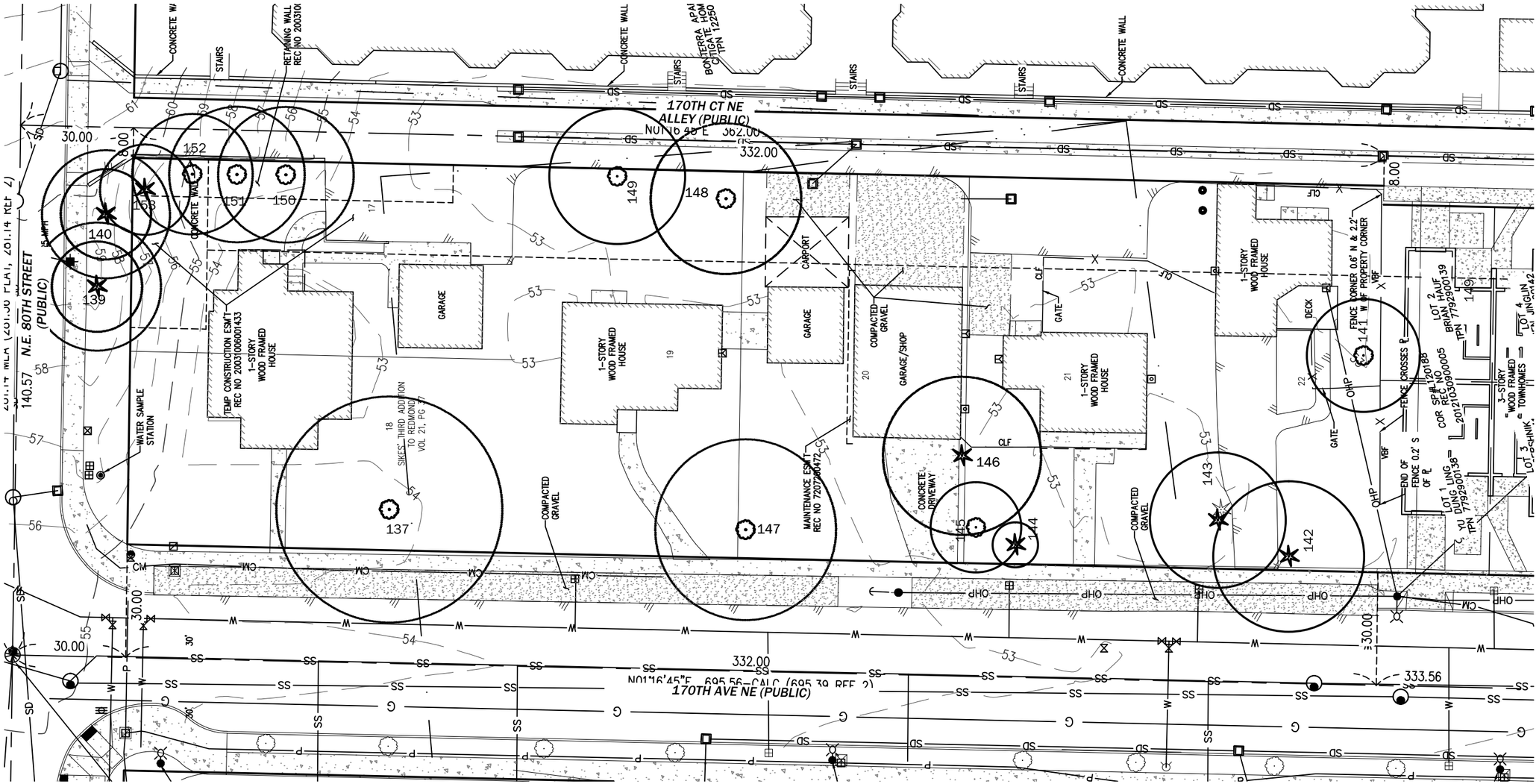
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

7. Neither all nor any part of the contents of the report, nor copy thereof, shall be conveyed by anyone, including the client to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser – particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or instate or to any initialed designation conferred upon the consultant/appraiser as stated in her qualification.

8. The report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of subsequent event, nor upon any finding to be reported.

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

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2: the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is not warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



EXISTING TREE PLAN		
PENNY LANE II & III		
DATE APRIL 2019	SHEET	OF
DESIGNED		
DRAWN CAF	PROJECT NUMBER 17051	