

SHOFFNER CONSULTING

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January 18, 2016

Ms. Yuka Shimizu
Willows Preperatory School
12280 Redmond-Woodinville Road
Redmond, WA
98052

Re: Tree Inventory and Impact Assessment - Willows Preperatory School.

Ms. Shimizu:

This report is provided to address the tree inventory I conducted on the Willows Preperatory School property in the City of Redmond, WA. I visited the site last summer to conduct evaluations of the existing trees and to label each with numbered metal tags. See the accompanying Tree Evaluation Data form and topographic survey with the tree numbers for reference to this report. The numbers referenced in this report correspond to those specified in the data form and on the plan.

1.0 Existing Conditions and Proposed Development

The property is located in northwest Redmond on a sloping site with a northern aspect. It's currently developed with several buildings including a school, a sanctuary, a house and a considerable amount of impervious surface/parking area.

The new development is proposed in the northwest corner of the site.

2.0 Tree Inventory

I conducted an inventory of all surveyed trees on the project site which are scattered across the site, most are around the house on the northern border of the site. The City of Redmond classifies all trees as large as 6" dbh as significant and all trees as large as 30" dbh as landmark. There are 59 trees on the property, three of which meet the size threshold to be classified as exceptional and six that are in poor condition and/or health and therefore are classified as exempt. The information on all the trees is provided in the Tree Evaluation Data form.

3.0 Retained Tree Protection Requirements and Measures

Trees classified as retained in the City of Redmond are to be protected at a setback zone of five feet from the dripline edge. These protection zones are required for all trees adjacent to proposed impacts.

The protection setbacks are shown on the topographic survey for all trees to be retained.

5.0 Summary of Tree Retention

Per section 20D.80.20-70 Tree Protection Standards of the Redmond Community Development Guide (RCDG), a minimum of 35% of existing, healthy significant trees are to be retained on developing properties. The following Summary of Tree Retention Table provides a breakdown of the 10 healthy significant trees on site and the proposed retention and removal to satisfy the requirements of the RCDG:

	Remove	Impacted	Retain	Total
Landmark	0 (0%)	0 (0%)	3 (100%)	3 (100%)
Significant	0 (0%)	0 (0%)	50 (100%)	50 (100%)
Total	0 (0%)	0 (0%)	53 (100%)	53 (100%)

No healthy significant or landmark trees are proposed to be removed, therefore no replacement is required.

6.0 Use of This Report

This report is provided to Willows Preperatory School for the purpose of addressing the existing trees on the project site of the Willows Preperatory School to address the required retention and the protection of the trees to be retained. This information is the property of Willows Preperatory School and cannot be amended by anyone other than Shoffner Consulting. This report doesn't guarantee against damage caused by the failure of any tree, nor does it guarantee that trees not recommended for removal will live long into the future.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,



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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	SPECIES	DBH	DRIP LINE DIAM	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	SIZE STATUS	CURRENT HEALTH RATING	STATUS / RECOMMENDATION
1	PIMO	8	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
2	PIMO	8	18	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
3	CULE	12	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
4	PIMO	14	18	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
5	CULE	12	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
6	CULE	8	14	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
7	PSME	20	36	50	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
8	ACMA	36	70	40	Good	Good	Good	Good	Good	Good	Generally good condition and health	Landmark	2	
9	ACMA	16	48	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
10	CULE	12	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
11	ACMA	36	75	40	Good	Good	Good	Good	Good	Good	Generally good condition and health	Landmark	2	
12	ACMA	24	66	40	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
13	PIMO	14	25	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
14	PIMO	12	22	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
15	PIMO	8	18	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
16	PIMO	12	26	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
17	CULE	15	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
18	CULE	12	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
19	PIMO	12	25	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
20	CULE	8	14	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
21	CULE	10	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
22	CULE	12	16	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
23	PYCO	8	26	55	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
24	CULE	10	18	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
25	PYCO	8	30	50	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
26	PYCO	6	30	55	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
27	PYCO	8	26	55	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
28	PSME	16	35	75	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
29	TSHE	8	12	85	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
30	TSHE	8	14	85	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
31	PSME	16	34	85	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
32	BEPE	12	N/A	N/A	N/A	N/A	Poor	N/A	N/A	N/A	Terminal dieback; dying	Exempt	4	
33	BEPE	12	N/A	N/A	N/A	N/A	Poor	N/A	N/A	N/A	Terminal dieback; dying	Exempt	4	
34	BEPE	20	N/A	N/A	N/A	N/A	Poor	N/A	N/A	N/A	Terminal dieback; dying	Exempt	4	
35	PISY	14	N/A	N/A	N/A	N/A	Poor	N/A	N/A	N/A	Terminal dieback; dying	Exempt	4	
36	PISY	14	30	40	Fair	Good	Good	Good	Good	Good	Generally good condition and health	Significant	3	
37	PISY	14	28	40	Fair	Good	Good	Good	Good	Good	Generally good condition and health	Significant	3	
38	PISY	14	30	45	Fair	Good	Good	Good	Good	Good	Generally good condition and health	Significant	3	
39	UD	20	42	55	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
40	COCO	20	36	50	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
41	PRSP	20	N/A	N/A	N/A	N/A	Poor	Poor	N/A	N/A	Extensive trunk decay	Exempt	4	
42	ABPR	22	42	80	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
43	PISI	24	44	55	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
44	AEHI	24	50	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
45	PIMO	28	42	70	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
46	PSME	12	25	65	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
47	PISI	20	35	50	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
48	THPL	30	40	90	Good	Good	Good	Good	Good	Good	Generally good condition and health	Landmark	2	
49	MADO	16	28	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	
50	MADO	16	32	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	3	
51	BEPE	24	N/A	N/A	N/A	N/A	Poor	N/A	N/A	N/A	Terminal dieback; dying	Exempt	4	
52	ALRU	12	32	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
53	ALRU	12	32	40	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
54	ALRU	12	30	40	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
55	ALRU	12	32	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
56	ALRU	12	30	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
57	ALRU	12	32	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
58	ALRU	12	32	40	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	
59	ALRU	12	32	45	Good	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	

#1 Tree #: Individual tree number.

#2 Species: ABPR *Abies procera* (Noble fir)
 ACMA *Acer macrophyllum* (Bigleaf maple)
 AEHI *Aesculus hippocastanum* (horsechestnut)
 BEPE *Betula pendula* (European birch)
 COCO *Corylus cornuta* (beaked hazelnut)
 CULE *x. Cupressocyparis leylandii* (Leyland cypress)
 MADO *Malus domestica* (common apple)
 PIMO *Pinus monticola* (western white pine)
 PISY *Pinus sylvestris* (Scott's pine)
 PRSP *Prunus species* (ornamental cherry)
 PSME *Pseudotsuga menziesii* (Douglas fir)
 THPL *Thuja plicata* (western red cedar)
 TSHE *Tsuga heterophylla* (western hemlock)
 UD Unidentified deciduous

#3 DBH: Trunk diameter @ 4.5' above average ground level.

#4 Drip Line: The radius, the distance from the trunk to the furthest branch tips.

#5 LCR: Live Crown Ratio - the amount of live canopy expressed as a % of the entire tree height

#6 Symmetry: General shape of canopy and weight distribution of the tree around the trunk.

#7 Foliage: General description of foliage density that indicates tree health and vigor.

#8 Crown Condition: The most important external indication of tree health and vigor.

#9 Trunk: Description of trunk condition or abnormalities if any.

#11 Roots: Root problems are noted here.

#12 Comments: Additional observations about the tree's condition.

#13 Significance: A "significant" tree is at least 6" in diameter measured at 4.5' above the average ground level.

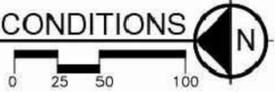
#14 Current Health Rating: A description of general health ranging from dead, dying, hazard, poor, suppressed, fair, good, very good, to excellent.

#15 Status / Recommendation: This is an estimate of whether or not the tree is of sufficient health, vigor, and structure to consider retaining.



NOTE:
 THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING CONDITIONS AND FEATURES ABOVE AND BELOW GROUND AS REQUIRED TO COMPLETE PROJECT

SITE PLAN OF EXISTING CONDITIONS
 1"=50'



← #4 DIRECTION OF SITE PHOTO, SEE SHEET A0.2

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Architect Stamp:

Project Title:

**WILLOWS
 PREPARATORY
 SCHOOL
 DIVISION OF BCA**

12280 Redmond-Woodinville Rd
 REDMOND, WA 98052

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ADMIN MODIFICATION

Project Number: 20002

Revisions:

Sheet Contents:

**SITE PLAN OF
 EXISTING
 CONDITIONS**

Sheet:

A2.0