

SUF

SOUND URBAN FORESTRY, LLC

Appraisals ~ Site Planning ~ Urban Landscape Design and Management
Environmental Education ~ Environmental Restoration – Tree Risk Assessment

10/6/14

Benjamin Ryan Communities
James Kerby
10011 Bridgeport Way SW
Suite 1500-162
Lakewood, WA 98499

RE: Tree Evaluation at 12820 Northeast 100th Street, Kirkland, WA

Mr. Kerby:

The following information is a summarization of my recent evaluation at 12820 NE 100th St., in Kirkland WA as part of a proposed short plat of the parcel.

Definition of the Assignment

On October 6, 2014, I conducted an assessment of existing trees located within the identified site as well as adjacent properties to provide information necessary for the development of a Tree Plan as required by the City of Kirkland.

I. Site Description

The site is a previously developed single family residence located at 12820 Northeast 100th Street, parcel #9005229001. In addition to the house, there are several small out buildings, a large garage and various landscape improvements.

II. Inventory of Trees

I have identified 13 trees within the property. One of these trees (#13) is on the eastern property line. Of the 13 trees, 11 of them are 6" or greater and therefore considered significant by the City. The following table presents my field data. Tree locations are identified on the attached site plan.

Tree ID #	Species	Trunk Diameter (inches)	Comments/Condition	Tree Units	Limits of Disturbance for Significant Trees
1	Western Red Cedar	74	Good condition and retention value; multiple stems	21+	12' Radius
2	Japanese Maple	3	Good condition and retention value	.5	NA
3	Apple	10	Poor condition and retention value; previously cut at 3.5' and re-sprouted	0	6' Radius
4	Vine Maple	22	Good condition and retention value; multi-stem	7	12' Radius
5	Ginkgo	3	Good condition and retention value; somewhat shaded from #4	.5	3' Radius
6	Eastern Dogwood	6	Poor condition and retention value; past damage from storm or poor pruning	1	6' Radius
7	Sourwood	8	Poor condition and retention value; topped in the past,	1	6' Radius
8	Japanese Maple	6	Fair condition, poor retention value; significant damage to the base	1	6' Radius
9	Coastal Redwood	46	Fair condition, medium retention value; top died out in the past, a new central leader has established; roots are damaging adjacent infrastructure	19	25'
10	Bitter Cherry	26	Fair condition, medium retention value; 3 stems	9	12' Radius
11	Bitter Cherry	16	Fair condition, medium retention value; 3 stems	4	8' Radius
12	Bitter Cherry	11	Fair condition, medium retention value	2	8' Radius

Tree ID #	Species	Trunk Diameter (inches)	Comments/Condition	Tree Units	Limits of Disturbance for Significant Trees
13	Western Red Cedar	36	Good condition; on property line; roots are damaging adjacent infrastructure	7 (half of 14)	20' Radius

V. Off-Site Trees

Several off-site trees have been identified that could potentially be impacted by activities within this parcel. They have been noted and are shown on the attached site map. Also identified are 6 trees within the frontage right-of-way. Efforts should be made to protect these trees when the plans for the two lots have been decided.

VI. Tree Density Calculations

The Kirkland Zoning Code Section 95.35.2.B.1 requires a minimum tree density of 30 tree credits per acre. If this requirement is not met through tree preservation, then replacement trees must be planted to meet the minimum tree density. The following summary indicates the tree density required for each proposed lot.

Lot A

$7409 \text{ sqft} / 43560 \times 30 = 5 \text{ Tree Units}$

Lot B

$7356 \text{ sqft} / 43560 \times 30 = 5 \text{ Tree Units}$

Professionally submitted,



Kevin M. McFarland, SUF LLC
 Consulting Forester/ISA Certified Arborist PN-0373 & Tree Risk Assessor #862

