



LAYTON TREE CONSULTING, LLC

ARBORIST REPORT

9057-9059 16th Avenue SW
Seattle, WA



Report Prepared by:

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May 6, 2022

It's all about trees.....

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Tree Locator Map-Aerial

Assignment

Layton Tree Consulting, LLC was asked to compile an Arborist Report for a potential re-development project in Seattle. The proposed re-development is located at 9057 and 9059 16th Avenue SW. My assignment is to prepare a written report on present tree conditions, and to provide appropriate recommendations for the protection of regulated or retained trees during redevelopment.

This report covers all of the criteria set forth under the City of Seattle Municipal Code Chapter 25.11 Tree Protection.

Date of Field Examination: May 4, 2022

Description

Two trees greater than 6-inches in diameter (measured at 4 ½' above ground) were identified on the subject properties. A tree summary table is attached which provides detailed information for the subject trees. Their locations are shown on the attached map.

There are no neighboring tree issues associated with this property. None exist within a proximity of property lines. There are no trees within the adjacent street rights-of-way.

Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown or canopy of the tree is examined for current vigor/health by examining the foliage for appropriate color and density, the vegetative buds for color and size, and the branches for structural form and annual shoot growth; and the overall presence of limb dieback and/or any disease issues.
- The trunk or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insect pests, bleeding or exudation of sap, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects can include but are not limited to excessive or unnatural leans, crooks, forks with V-shaped crotches, multiple attachments.
- The root collar and exposed surface roots are inspected for the presence of decay, insect damage, as well as if they have been injured or wounded, undermined or exposed, or the original grade has been altered.

Judging Condition

The three condition categories are described as follows:

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

Fair – minor to moderate structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location

Poor – major structural defects expected to cause fail in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location

Observations

Tree #1 is believed to be a semi-mature Lawson cypress, also called Port Orford cedar or false cypress. A common species found in the region with many cultivated varieties. It has one main trunk that forks into multiple tops, typical development of the species. Some forked stems have been removed in the past for house clearance. It is located within a very close proximity of the existing house. See pictures below. Vigor is good. Foliage is of normal color and density. Condition is 'fair'.

Tree #2 is a semi-mature plum (fruit) tree. The trunk forks close to ground level into three main leads. It is of good vigor and has developed typical form for the species. Condition is 'fair'.

Neighboring/Off-site Trees

No issues. None exist within a proximity of property lines.

Discussion

When reviewing Directors Rule 16-2008, Designation of Exceptional Trees and Arthur Lee Jacobson's 2nd Edition of 'Trees of Seattle'; no 'exceptional' trees were identified on the subject property or adjacent to it. By rule, Lawson cypress is considered 'exceptional' at 30-inches in diameter.

Given the proximity of the existing old structures both on the north and south sides of Tree #1, it will be extremely difficult to preserve it in a viable condition. The feeder roots can be expected to be found several of feet beyond the dripline. Since it is larger than 24-inches in diameter, it will require replacement if removed.

Tree #2 is of low retention value. Its functions can be easily replaced through new tree plantings on the property post construction.

Tree Protection Guidelines

Any roots from protected trees damaged during site work outside of the tree protection areas shall be pruned clean at sound tissue prior to backfilling or finishing areas. Sound tissue is where the root is undamaged and the bark is completely intact with the root. This will help roots to seal off potential decay and allow them to sprout new growth. Any disturbed areas near protected trees shall be watered weekly during the dry season of June through September. This will help to create a favorable environment for new root growth and reduce the overall stress associated with root loss and disturbance.

Equipment shall be kept outside of tree protection areas at all times. Maintain the existing grades within the protection areas. Finish the landscape within the driplines of retained or protected trees by simply removing any unwanted vegetation by cutting and hand-pulling, and adding a +/- 4-inch layer of organic mulch. Keep irrigation trenches, large plantings or other improvements outside of the tree protection areas.

Tree Protection Measures

The following guidelines are recommended to ensure that the designated space set aside for the retained trees is protected and construction impacts are kept to a minimum.

- Tree protection fencing shall be erected per prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees.
- Excavation limits shall be laid out in paint on the ground to avoid over excavating.
- Any city-authorized excavation within the driplines of retained trees shall be monitored by the project arborist so necessary precautions can be taken to decrease impacts to tree parts.
- To establish sub grade for foundations, curbs and pavement sections near the trees, soil should be removed parallel to the roots and not at 90-degree angles to avoid breaking and tearing roots that lead back to the trunk within the drip-line. Any roots damaged during these excavations should be exposed to sound tissue and cut cleanly with a saw.
- Areas excavated within the driplines of retained trees should be thoroughly irrigated weekly during dry periods.
- Preparations for final landscaping shall be accomplished by hand within the drip-lines of retained trees. Large equipment shall be kept outside of the tree protection zones at all times.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

ASSUMPTIONS & LIMITING CONDITIONS

1. Any maps or legal description provided to the consultant is assumed to be correct. Ownership of the subject trees as provided by the client is assumed to be correct. No responsibility is assumed for legal matters.
2. Care has been taken to obtain all information from reliable sources. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The exhibits, maps, sketches and/or photographs in this report are visual aids to assist the reader and are not necessarily to scale, nor should they be construed as architectural or engineered reports or surveys.
4. Unless expressed otherwise, information in this report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, excavation, or coring, unless otherwise stated.
5. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible that could cause tree failure.
6. Trees were assessed under normal operating conditions and normal weather events. Trees are living biological organisms and tree failures cannot be fully predicted nor guaranteed.
7. The liability of Layton Tree Consulting, LLC., is limited to the client only for whom this report is written and only up to the amount of the fee actually received for the assignment.
8. This report represents the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, stipulated result, nor the occurrence of a subsequent event.
9. Loss or alteration of any part of this report may invalidate the entire report.
10. 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.

Photo Documentation

Tree #1 – lower trunk



Tree #1 – upper stem/crown



Tree #1 – upper crown



Tree #1 – stems cut back for house clearance





Layton Tree Consulting LLC

For: Sound Real Estate Development
 Site: 9057-9059 16th Ave SW - Seattle

Tree Summary Table

Date: 5/6/2022

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line (feet)				Condition	Exceptional Yes/No	Comments	Proposal
					N	S	E	W				
1	Lawson cypress cv.	<i>Chamaecyparis lawsoniana</i>	25.6	90	14	14	14	14	Fair	No	growing up against building	TBD
2	plum	<i>Prunus americana</i> Marsh	*15	26	10	14	8	14	Fair	No	typical	TBD
Neighboring/Street Trees												
	No Issues											

Drip-Line measurements from face of trunk

cv. - cultivated variety

* - caliper measurement at one-foot above ground



King County, EagleView Technologies, Inc.

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Date: 5/6/2022

Notes:



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