Tree Solutions Inc
Consulting Arborists

Project No. TS - 9391

Arborist Report
DRAFT

To:	Victor Caesar, Housing Authority of Snohomish County (HASCO) and Josh Merzlack, JH Brawner
Site:	200th Street Development 5710 - 5722 200th St SW, Lynnwood, WA 98036
Re:	Tree Inventory and Assessment
Date:	February 12, 2026
Project Arborist:	Katherine Taylor ISA Certified Arborist #PN-8022A ISA Qualified Tree Risk Assessor
Reviewed By:	Shannon O'Bent ISA Certified Arborist #PN-8468A ISA Qualified Tree Risk Assessor
Referenced Documents:	200th St Schematic Design Plans (Environmental Works, 10/18/2024)
Attached:	Table of Trees Tree Site Map

Summary

Tree Solutions Inc. (TSI) inventoried and assessed 148 trees on and surrounding the above addressed properties for a redevelopment project. There were 117 trees onsite at the time of our inventory, two of which have since died, leaving 115. There were 31 offsite trees overhanging the property.

Of the 115 site trees, 103 qualify as significant and 12 qualify as non-significant according to Lynnwood Municipal Code (LMC) 17.15.080. The remaining 31 trees, all of which qualify as significant, are growing on neighboring properties and have canopies overhanging the site.

I have reviewed civil plans dated December 16, 2025 and landscape plans dated February 6, 2026. The following tree counts are preliminary as plans are currently being updated.

Of the 115 site trees onsite, 34 significant trees would be retained, five non-significant trees would be retained, 55 significant trees would be removed, and six non-significant trees would be removed. The status of 15 trees are unknown as I do not have sufficient data regarding grading and utilities to determine their retention status. Therefore, these figures are subject to change once updated plans are available.

Of the 31 offsite trees, 28 would be retained and the status of the remaining three are unknown due to a lack of information regarding nearby construction impacts.

The proposed onsite removals require the replacement of 110 trees per LMC 17.15.090. The project team proposes planting 119 new trees which more than satisfies the planting requirement.

Tree protection is required for retained trees per LMC 17.15.160 which requires fencing and any measures the director deems necessary. See Appendix C for Tree Protection Specifications. These specifications should be included in the plan set.

Assignment and Scope of Work

This report outlines the site inspection by Katherine Taylor and Charlie Vogelheim, of Tree Solutions Inc, on June 25th, 2024. We were asked to visit the site and assess the trees on site and overhanging the site. We were asked to produce an Arborist Report documenting my findings and management recommendations. Sarah Max, representative from HASCO, owner of the property, requested these services for project planning.

Observations

Site

The 2.73-acre (118,918.8 square feet) site fronts 200th St SW in the Cedar Valley neighborhood of Lynnwood, WA (Figure 1). The site is comprised of three properties, two of which currently have townhomes and one of which currently has an apartment building onsite. The townhomes and apartment building are surrounded by a mix of parking and landscape.

The parcels numbers are 00565300001501, 00565300001502, and 00565300001505.

Proposed Plans

The plans I have viewed dated 12/16/2025 and 2/6/2026 show a redevelopment of the site to construct two apartment buildings.

Trees

The City of Lynnwood defines a significant tree as one that is 6-inches or greater at diameter at standard height (DSH) and a non-significant tree as a tree that is less than 6-inches DSH or that are one of the following species at any size: black locust (*Robinia pseudoacacia*), cottonwood (*Populus fremontii*), any native alder (*Alnus* spp.), any native willow (*Salix* spp.), and Lombardy poplar (*Populus nigra*).

There were 115 trees onsite, 103 of which are significant and 12 of which were non-significant. There were 31 offsite significant trees overhanging the property.

The trees border the two developments (town homes and an apartment building) at the edges of the properties and are primarily comprised of mature native coniferous trees including western hemlock (*Tsuga heterophylla*), Douglas-fir (*Pseudotsuga menziesii*), and western redcedar (*Thuja plicata*). The groves of trees are along the west (Photo 1), central (Photo 2), and east (Photo 3) property lines as well as on the south property line of townhome development site (Photo 4). These trees are largely in good to excellent condition.

Two trees tagged 327 and 392 (Photo 5) have died since the initial inventory. They were noted in poor condition at the initial inventory and were expected to die in a relatively short time frame.
A western hemlock tagged 339 (Photo 4), was in declining condition with a weak crown and wounds on the stem. In addition, I rated the condition of the hemlocks tagged 338 and 340 on either side of tree 339 as fair as they also appear to be in decline. I recommend removing trees these trees as part of the development plans as they are not good candidates for retention near construction.

There are also several trees that had been planted ornamentally including Scot's pine (*Pinus sylvestris*), various ornamental cherry species (*Prunus* sp.), and weeping Alaska yellow cedar (*Callitropsis nootkatensis*). These trees were in varying condition. I rated trees 396, a Scot's pine, 409, an ornamental cherry, and 411, an invasive bird cherry, in poor condition and recommend them for removal as part of the development project.

There were two western redcedar trees tagged 424 and 425 that had been girdled by lines wrapped around the trunks (Photo 6). The lines were almost completely enveloped and the canopies of the trees remained in good condition. The lines will leave an internal defect in the trunk that may cause stress over time or make the trees less windfirm in weather events.

There was one cherry tree which measured 1.5 inches DSH that the site manager noted was planted by a resident and desired for transplant on the project site (Photo 7). It is in the northwest corner of the property in the parking area.

Discussion

Lynnwood Municipal Code 17.15 Requirements

This project is subject to Class II requirements per LMC 17.15.120 because it is over 16,000 square feet in size. A Class II permit requires that all non-significant trees greater than 3 inches DSH and all significant trees greater than 6 inches DSH be subject to a permit application per LMC 17.15.040.Q and LMC 17.15.140.

Significant trees proposed for removal shall be replaced according to LMC 17.15.090 which assigns tree units by the average DSH of the trees proposed for removal. The number of trees proposed for removal is then multiplied by the tree unit to achieve the replacement value. For this project 55 significant trees would be removed onsite. Their average DSH is 13.5 inches which equals 2 tree units. The required replanting rate for these removals is 110 trees. This number is subject to change depending on how updated plans impact the trees in question.

Non-significant trees proposed for removal shall be replaced at a rate of one new tree for every ten removed per LMC 17.15.140. Six non-significant trees would be removed requiring no additional tree replacement.

The total required replacement onsite would be 110 trees for the significant and non-significant trees removed. The proposed plans show 119 trees being planted which more than satisfies the requirement.

Tree protection is required per LMC 17.15.160 which requires fencing and any measures the director deems necessary. General Tree Protection Specifications can be found in Appendix C. These tree protection specifications should be included on the tree preservation plan and implemented during construction.

Proposed Plans

Tree Retention and Planning

All trees along the north property lines would require removal to accommodate the new sidewalk and stormwater upgrades.

The majority of the tree along the west property line would be retained above a rockery at the edge of the site. Any tree removals in this area are due to defects in the tree or the tree being in decline. I recommend the following:

- Retaining the rockery near the trees (as shown on the plans I reviewed). This is critical to tree retention as removal of the rockery could destabilize the trees.

The retention status of most trees along the south and east property lines, including three offsite trees is unknown due to a lack of information regarding grading, stormwater detention, and utility conflicts. I recommend the following:

- Moving the bioretention facility and storm lines at least 18 feet from trees H and I a large western redcedar and western hemlock tree on the neighboring property.
- Keeping bioretention facilities and utility trenches at least 18 feet away from the trunk of tree J a large western redcedar tree on the neighboring property to the south.
- Where parking requires minimal grade change or fill it can replace existing surfaces and be much closer to the trunks of retained trees as long as alternative excavation methods are used to retain structural roots within the subgrade.
- Moving the stormwater detention system along the east side of the property to below the building. This would help retain up to 10 trees and possibly reduce grading impacts from the installation of a retaining wall to retained trees along the east property line.
- If a retaining wall must be installed along the east property line, using a system that can allow bridging across roots and or root zones.
- Locating EV parking stalls away from trees. Two good locations for EV stall are to the east of tree J and the east of trees H and I.

The majority of the centrally located trees would be retained as part of a community landscape with walking trails, seating, and gardens. I recommend the following:

- Retaining the rockery near the trees (as shown on the plans I reviewed). This is critical to tree retention as removal of the rockery could destabilize the trees.

Tree Protection

Tree protection measures including fencing, mulching, alternative excavation methods, and arborist monitoring will be important to the successful retention of the trees. There are several impacts that will be well within the recommended tree protection areas and will require careful work. Once updated plans become available, recommended construction approaches and tree protection measures will be added to this report.

Recommendations

- Consider altering the plans to improve tree retention particularly along the south and east property lines.
- Provide TSI with updated plans to finalize the report and tree protection plan.

Respectfully submitted,

Katherine Taylor,
Senior Consulting Arborist

Appendix A **Site Map**

Figure 1. Site Map (PDS Map Portal, 2022 Aerial images). The tree groves along the west, central and east property lines are the most valuable onsite. Many of the trees on the west and east property lines are on the neighboring properties.

Appendix B **Photographs**

Photo 1. The grove of native conifer trees along the west property line. Many of these trees, although on the inside of the fenceline, are on the neighboring property. Maintaining the rock wall should facilitate retention. Photo from google street view 2021.

Photo 2. The central grove of trees was in good to excellent condition. The trees were growing on either side of a property line fence. Photo from google street view 2021.

Photo 3. The grove of trees along the east property line. These trees are also shared between the subject site and the neighboring site. I recommend prioritizing these trees for retention.

Photo 4. The grove of trees along the south property line. These trees are in decline, one of which has died, one of which has wounding on the stem with visible decay (orange arrow) and the other two which are beginning to thin.

Photo 5. Tree 392 is a large Douglas-fir tree in decline. Based on the symptoms, I believe this tree has a fungal decay called honey mushroom (*Armillaria* sp.). The photo on the left shows thinning and the photo on the right shows heavy sap flow around the base that are characteristic of this disease.

Photo 6. Two western redcedar trees tagged 424 and 425 have been girdled by lines wrapped around their trunks. The lines are mostly enveloped and the canopies are still in good condition. These trees should be retained and monitored if they are not in conflict with new infrastructure.

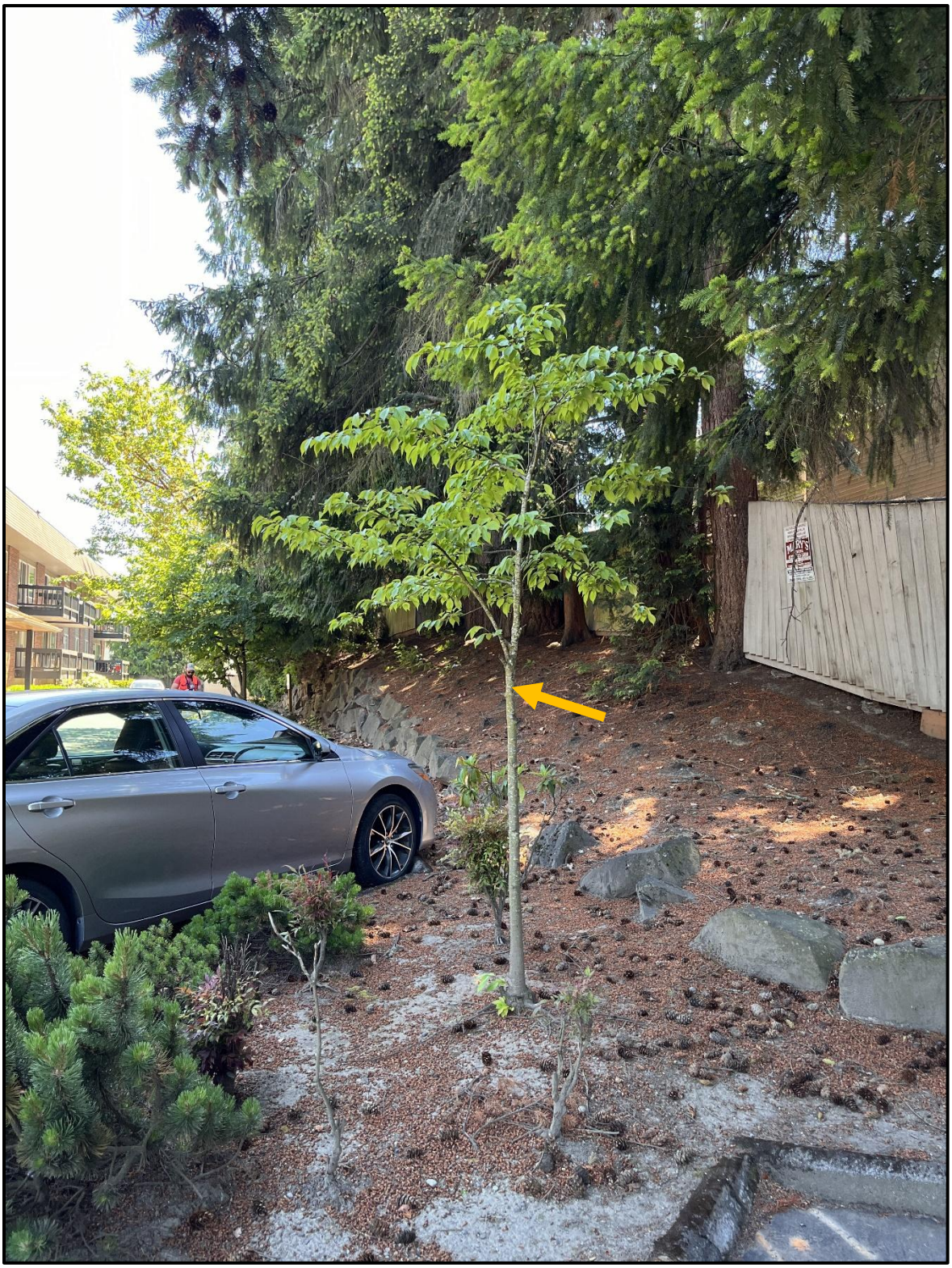

Photo 7. There is a small cherry tree that was recently planted by one of the residents. According to a HASCO site manager, this tree is desired for replanting to the new development.

Appendix C **Tree Protection Specifications**

The following is a list of protection measures that must be employed before, during and after construction to ensure the long-term viability of retained trees.

1. **Project Arborist:** The project arborists shall at minimum have an International Society of Arboriculture (ISA) Certification and ISA Tree Risk Assessment Qualification.
2. **Tree Protection Zone (TPZ):** The TPZ is 10 times DSH or the dripline, whichever is greater. TPZ measurements can be found in the table of trees. In some cases, the TPZ may extend outside tree protection fencing. Work within the TPZ must be approved and monitored by the project arborist.
3. **Tree Protection Fencing:** Tree protection shall consist of 6-foot chain-link fencing installed at the TPZ as approved by the project arborist. Fence posts shall be anchored into the ground or bolted to existing hardscape surfaces.
    a. Where trees are being retained as a group the fencing shall encompass the entire area including all landscape beds or lawn areas associated with the grove.
    b. Per arborist approval, TPZ fencing may be placed at the edge of existing hardscape within the TPZ to allow for staging and traffic.
    c. Where work is planned within the TPZ, install fencing at edge of TPZ and move to limits of disturbance at the time that the work within the TPZ is planned to occur. This ensures that work within the TPZ is completed to specification.
    d. Where trees are protected at the edge of the project boundary, construction limits fencing shall be incorporated as the boundary of tree protection fencing.
4. **Access Beyond Tree Protection Fencing:** In areas where work such as installation of utilities is required within the TPZ, a locking gate will be installed in the fencing to facilitate access. The project manager or project arborist shall be present when tree protection areas are accessed.
5. **Tree Protection Signage:** Tree protection signage shall be affixed to fencing every 20 feet. Signage shall be fluorescent, at least 2’ x 2’ in size, with 3” tall text. Signage will note: “Tree Protection Area – Do Not Enter: Entry into the tree protection area is prohibited unless authorized by the project manager.” Signage shall include the contact information for the project manager and instructions for gaining access to the area.
6. **Filter / Silt Fencing:** Filter / silt fencing within the TPZ of retained trees shall be installed in a manner that does not sever roots. Install so that filter / silt fencing sits on the ground and is weighed in place by sandbags or gravel. Do not trench to insert filter / silt fencing into the ground.
7. **Monitoring:** The project arborist shall monitor all ground disturbance at the edge of or within the TPZ, including where the TPZ extends beyond the tree protection fencing.
8. **Soil Protection:** No parking, foot traffic, materials storage, or dumping (including excavated soils) are allowed within the TPZ. Heavy machinery shall remain outside of the TPZ. Access to the tree protection area will be granted under the supervision of the project arborist. If project arborist allows, heavy machinery can enter the area if soils are protected from the load. Acceptable methods of soil protection include applying 3/4-inch plywood over 4 to 6 inches of wood chip mulch or use of AlturnaMats® (or equivalent product approved by the project arborist). Retain existing paved surfaces within or at the edge of the TPZ for as long as possible.
9. **Soil Remediation:** Soil compacted within the TPZ of retained trees shall be remediated using pneumatic air excavation according to a specification produced by the project arborist.
10. **Canopy Protection**: Where fencing is installed at the limits of disturbance within the TPZ, canopy management (pruning or tying back) shall be conducted to ensure that vehicular traffic does not damage canopy parts. Exhaust from machinery shall be located five feet outside the dripline of retained trees. No exhaust shall come in contact with foliage for prolonged periods of time.

11. **Duff/Mulch:** Apply 6 inches of arborist wood chip mulch or hog fuel over bare soil within the TPZ to prevent compaction and evaporation. TPZ shall be free of invasive weeds to facilitate mulch application. Keep mulch 1 foot away from the base of trees and 6 inches from retained understory vegetation. Retain and protect as much of the existing duff and understory vegetation as possible.
12. **Excavation:** Excavation done at the edge of or within the TPZ shall use alternative methods such as pneumatic air excavation or hand digging. If heavy machinery is used, use flat front buckets with the project arborist spotting for roots. When roots are encountered, stop excavation and cleanly sever roots. The project arborist shall monitor all excavation done within the TPZ.
13. **Fill:** Limit fill to 1 foot of uncompacted well-draining soil, within the TPZ of retained trees. In areas where additional fill is required, consult with the project arborist. Fill must be kept at least 1 foot from the trunks of trees.
14. **Root Pruning:** Limit root pruning to the extent possible. All roots shall be pruned with a sharp saw making clean cuts. Do not fracture or break roots with excavation equipment.
15. **Root Moisture:** Root cuts and exposed roots shall be immediately covered with soil, mulch, or clear polyethylene sheeting and kept moist. Water to maintain moist condition until the area is back filled. Do not allow exposed roots to dry out before replacing permanent back fill.
16. **Hardscape Removal:** Retain hardscape surfaces for as long as practical. Remove hardscape in a manner that does not require machinery to traverse newly exposed soil within the TPZ. Where equipment must traverse the newly exposed soil, apply soil protection as described in section 8. Replace fencing at edge of TPZ if soil exposed by hardscape removal will remain for any period of time.
17. **Tree Removal:** All trees to be removed that are located within the TPZ of retained trees shall not be ripped, pulled, or pushed over. The tree should be cut to the base and the stump either left or ground out. A flat front bucket can also be used to sever roots around all sides of the stump, or the roots can be exposed using hydro or air excavation and then cut before removing the stump.
18. **Irrigation:** Retained trees with soil disturbance within the TPZ will require supplemental water from June through September. Acceptable methods of irrigation include drip, sprinkler, or watering truck. Trees shall be watered three times per month during this time.
19. **Pruning:** Pruning required for construction and safety clearance shall be done with a pruning specification provided by the project arborist in accordance with American National Standards Institute ANSI-A300 2017 Standard Practices for Pruning. Pruning shall be conducted or monitored by an arborist with an ISA Certification.
20. **Plan Updates:** All plan updates or field modification that result in impacts within the TPZ or change the retained status of trees shall be reviewed by the senior project manager and project arborist prior to conducting the work.
21. **Materials:** Contractor shall have the following materials onsite and available for use during work in the TPZ:
    - **Sharp and clean bypass hand pruners**
    - **Sharp and clean bypass loppers**
    - **Sharp hand-held root saw**
    - **Reciprocating saw with new blades**
    - **Shovels**
    - **Trowels**
    - **Clear polyethylene sheeting**
    - **Burlap**
    - **Water**

Appendix D **Glossary**

advanced assessment: an assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required (ISA 2013)

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

basic assessment: 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)

chlorotic: foliage with whitish or yellowish discoloration caused by lack of chlorophyll

cracks: defects in trees that, if severe, may pose a risk of tree or branch failure (Lilly 2001)

crown: the aboveground portions of a tree (Lilly 2001)

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Council of Tree and Landscape Appraisers 2019)

deciduous: tree or other plant that loses its leaves sometime during the year and stays leafless generally during the cold season (Lilly 2001)

evergreen: tree or plant that keeps its needles or leaves year round; this means for more than one growing season (Lilly 2001)

ISA: International Society of Arboriculture

mitigation: process of reducing damages or risk (Lilly 2001)

monitoring: keeping a close watch; performing regular checks or inspections (Lilly 2001)

owner/manager: the person or entity responsible for tree management or the controlling authority that regulates tree management (ISA 2013)

retain and monitor: the recommendation to keep a tree and conduct follow-up assessments after a stated inspection interval (ISA 2013)

structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

Visual Tree Assessment (VTA): method of evaluating structural defects and stability in trees by noting the pattern of growth (Mattheck & Breloer 1994)

Appendix E **References**

Accredited Standards Committee A300 (ASC 300). ANSI A300 (Part 1) Tree, Shrub, and Other Woody Plant Management – Standard Practices (Pruning). Londonderry: Tree Care Industry Association, 2017.

Council of Tree and Landscape Appraisers, Guide for Plant Appraisal, 10th Edition Second Printing. Atlanta, GA: The International Society of Arboriculture (ISA), 2019.

Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture, 2013.

E. Smiley, N. Matheny, S. Lilly. Best Management Practices: TREE RISK ASSESSMENT. ISA 2011.

Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

Seattle Municipal Code 25.11.050. General Provisions for Exceptional Trees

Seattle Municipal Code 25.09.070 Standards for Trees and Vegetation in Critical Areas

Appendix F **Assumptions & Limiting Conditions**

1 Consultant assumes that the site and its use do not violate, and is in compliance with, all applicable codes, ordinances, statutes or regulations.

2 The consultant may provide a report or recommendation based on published municipal regulations. The consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.

3 Any report by the consultant and any values expressed therein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.

4 All photographs included in this report were taken by Tree Solutions, Inc. during the documented site visit, unless otherwise noted. Sketches, drawings and photographs (included in, and attached to, this report) are intended as visual aids and are not necessarily to scale. They should not be construed as engineering drawings, architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

5 Unless otherwise agreed, (1) information contained in any report by consultant covers only the items 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, climbing, or coring.

6 These findings are based on the observations and opinions of the authoring arborist, and do not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described and assessed.

7 Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.

8 Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.

9 Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

Appendix G **Methods**

Measuring

I measured the diameter of each tree at 54 inches above grade, diameter at standard height (DSH). If a tree had multiple stems, I measured each stem individually at standard height and determined a single-stem equivalent diameter by using the method outlined in the Guide for Plant Appraisal, 10th Edition Second Printing published by the Council of Tree and Landscape Appraisers. A tree is regulated based on this single-stem equivalent diameter value.

Tagging

I tagged each tree with a circular aluminum tag at eye level. I assigned each tree a numerical identifier on our map and in our tree table, corresponding to this tree tag. I used alphabetical identifiers for trees off-site.

Evaluating

I evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts. An understanding of the uniform stress allows the arborist to make informed judgments about the condition of a tree.

Rating

When rating tree health, I took into consideration crown indicators such as foliar density, size, color, stem and shoot extensions. When rating tree structure, I evaluated the tree for form and structural defects, including past damage and decay. Tree Solutions has adapted our ratings based on the Purdue University Extension formula values for health condition (*Purdue University Extension bulletin FNR-473-W - Tree Appraisal*). These values are a general representation used to assist arborists in assigning ratings.

Health

Excellent - Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

Good - Imperfect canopy density in few parts of the tree, up to 10% of the canopy. Normal to less than ¾ typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist they are controllable or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

Fair - Crown decline and dieback up to 30% of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and “off” coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop clearly visible. Obvious signs of pest problems contributing to lesser condition, control might be possible. Some decay areas found in main stem and branches. Below average safe useful life expectancy

Poor - Lacking full crown, more than 50% decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

Structure

Excellent - Root plate undisturbed and clear of any obstructions. Trunk flare has normal development. No visible trunk defects or cavities. Branch spacing/structure and attachments are free of any defects.

Good - Root plate appears normal, with only minor damage. Possible signs of root dysfunction around trunk flare. Minor trunk defects from previous injury, with good closure and less than 25% of bark section missing. Good branch habit; minor dieback with some signs of previous pruning. Codominant stem formation may be present, requiring minor corrections.

Fair - Root plate reveals previous damage or disturbance. Dysfunctional roots may be visible around the main stem. Evidence of trunk damage or cavities, with decay or defects present and less than 30% of bark sections missing on trunk. Co-dominant stems are present. Branching habit and attachments indicate poor pruning or damage, which requires moderate corrections.

Poor - Root plate disturbance and defects indicate major damage, with girdling roots around the trunk flare. Trunk reveals more than 50% of bark section missing. Branch structure has poor attachments, with several structurally important branches dead or broken. Canopy reveals signs of damage or previous topping or lion-tailing, with major corrective action required.

Tree Solutions Inc
Consulting Arborists

Table of Trees
200th St Development
5710, 5714 200th St SW, Lynwood WA

Arborist: KT, CV
Date of Inventory: 6/25/2024
Table Prepared: 2/12/2026

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition , published by the Council of Tree and Landscape Appraisers.
DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the Guide for Plant Appraisal, 10th Edition .
Letters are used to identify trees on neighboring property with overhanging canopies.
Dripline is measured from the center of the tree to the outermost extent of the canopy.
Significant trees are defined as any tree equal to or greater than 6-inches DSH, LMC 17.15.080.
Non-significant trees are defined as any tree less than 6-inches DSH or that are one of the following species of any size: Fremont cottonwood, Lombardy poplar, black locust, any native alder, or any native willow, LMC 17.15.080.
Trees are defined as any woody self supporting plant that has one trunk of at least 3-inches DSH, LMC 17.15.040. These trees must be inventoried on projects greater than 16,000 square feet, LMC 17.15.120.
Tree Units are calculated for replacement trees according to LMC 17.15.090.
Tree Protection Zone is 10 times the trunk diameter or the dripline whichever is greater

Total Site Trees	Significant Tree Count	Non-Significant Tree Count	Number of Significant Trees Proposed for Retention	Number of Non-significant Trees Proposed for Retention	Number of Removed Significant Trees	Number of Removed Non-Significant Trees	Number of Significant Trees Proposed for Removal	Number of Non-Significant Trees Proposed for Removal	Number of trees retention status unknown
115	103	12	34	5	9	3	46	3	15
Total Offsite Significant Trees	**Offsite Tree Retention**	**Offsite Tree Removal**	**Offsite Tree Status Unknown**				**Average DSH of Removed Trees**	**Average DSH Tree Unit Equivalent**	**Number of Replacement Trees Required Onsite**
31	28	0	3				13.5	2.0	110

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Average Dripline Radius (feet)	10x DSH (feet)	Tree Protection Zone (TPZ) *see note (radial feet)	Municipal Classification	Tree Units	Notes	Proposed Action (2026)	Conflict within TPZ
301	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	7.1		Fair	Fair	7	6	7	Significant	1	Thin, not great condition, purple cultivar, hat racked.	Remove	Sidewalk
302	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	12.1	10.5, 6	Good	Good	9	10	10	Significant	2		Remove	Sidewalk
303	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	9.4		Good	Good	8	8	8	Significant	1		Remove	Sidewalk
304	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	10.5		Good	Good	8	9	9	Significant	2		Remove	Sidewalk
305	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	7.8		Good	Good	8	7	8	Significant	1		Remove	Sidewalk
306	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	10.3		Good	Good	9	9	9	Significant	2		Remove	Sidewalk
307	*Acer circinatum*	Vine maple	5.9	4, 4.3	Good	Good	9	5	9	Non-Significant	0	Asymmetric crown.	Remove	Sidewalk
308	*Prunus cerasifera*	Flowering plum	13.4		Good	Good	13	11	13	Significant	2		Remove	Sidewalk
309	*Tsuga heterophylla*	Western hemlock	19.5		Excellent	Excellent	17	16	17	Significant	3	Lifting sidewalk, utility box and concrete slab near trunk.	Remove	Sidewalk
310	*Tsuga heterophylla*	Western hemlock	24.6	14.8, 19.6	Good	Good	16	20	20	Significant	3	Codominant at base, a bit sparce. **2025 Assessment:** Roots directly around electrical vault, replacement of vault would require removal	Remove	Sidewalk
311	*Tsuga heterophylla*	Western hemlock	6.4		Fair	Fair	10	5	10	Significant	1	Suppressed, weak top, wound with decay on stem. **2025 Assessment:** Removed	Removed	Demolition
312	*Syringa vulgaris*	Common lilac	4.4		Good	Fair	7	4	7	Non-Significant	0	Topped. **2025 Assessment:** Removed	Removed	Demolition
313	*Syringa vulgaris*	Common lilac	7.0	4.5, 5, 2	Good	Fair	8	6	8	Significant	1	Cankers on stem. **2025 Assessment:** Removed	Removed	Demolition
314	*Acer circinatum*	Vine maple	4.5	3.2, 3.2	Good	Good	6	4	6	Non-Significant	0	**2025 Assessment:** Removed	Removed	Demolition
315	*Thuja occidentalis*	Arborvitae	9.1	6.3, 6.6	Excellent	Good	3	8	8	Significant	1	2025 Assessment: Removed	Removed	Demolition

Table of Trees
200th St Development
5710, 5714 200th St SW, Lynwood WA

Arborist: KT, CV
Date of Inventory: 6/25/2024
Table Prepared: 2/12/2026

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Average Dripline Radius (feet)	10x DSH (feet)	Tree Protection Zone (TPZ) *see note (radial feet)	Municipal Classification	Tree Units	Notes	Proposed Action (2026)	Conflict within TPZ
318	*Tsuga heterophylla*	Western hemlock	13.0		Good	Fair	21	11	21	Significant	2	Buried trunk flare, right against rockery. **2025 Assessment:** New ganoderma conk at base, thinning and dieback at top of crown, consider removal or testing	Remove	Condition
319	*Tsuga heterophylla*	Western hemlock	14.3		Good	Fair	27	12	27	Significant	2	Buried trunk flare, right against rockery. **2025 Assessment**: Dead top, bottom very healthy.	Remove	Condition
328	*Acer circinatum*	Vine maple	10.9	3.5, 4, 5, 4, 4, 3, 3, 4	Excellent	Good	17	9	17	Significant	2		Retain - Impacted	Parking
331	*Prunus cerasifera*	Flowering plum	13.8	6.5, 6.7, 5.5, 5, 7	Excellent	Good	16	12	16	Significant	2	Green foliage, not a cultivar.	Retain - Impacted	Parking
332	*Tsuga heterophylla*	Western hemlock	17.0		Fair	Good	18	14	18	Significant	2	Sparse crown, drought stress, in decline.	Retain - Impacted	Parking
333	*Sorbus aucuparia*	European mountain ash	11.9	9.8, 6.7	Poor	Fair	15	10	15	Significant	2	Thin, wounds on stems.	Remove	Condition
334	*Tsuga heterophylla*	Western hemlock	18.8		Good	Good	15	16	16	Significant	3	Phototropic lean, weak toward top. **2025 Assessment:** Thinning at top	Retain	None
335	*Thuja plicata*	Western redcedar	4.3		Excellent	Fair	8	4	8	Non-Significant	0	Sprout off a stump, enveloping fence.	Unknown	Bioretention, storm, parking
336	*Thuja plicata*	Western redcedar	9.9		Good	Good	16	8	16	Significant	1	Open branching.	Unknown	Bioretention, storm, parking
337	*Tsuga heterophylla*	Western hemlock	9.4	6.8, 6.5	Good	Fair	15	8	15	Significant	1	Suppressed, kinked stems.	Unknown	Bioretention, storm, parking
338	*Tsuga heterophylla*	Western hemlock	15.9	14.5, 6.6	Fair	Fair	16	13	16	Significant	2		Remove	Parking, storm line, condition
339	*Tsuga heterophylla*	Western hemlock	12.5		Poor	Poor	1	10	10	Significant	2	Wounds twisting up stem, sparse crown, weeping from wounds, bacterial flux.	Remove	Parking, storm line, condition
340	*Tsuga heterophylla*	Western hemlock	15.6	11.4, 10.7	Fair	Poor	13	13	13	Significant	2	**2025 Assessment:** Someone hacked at the stem with a blade, likely during demolition	Remove	Parking, storm line, condition
341	*Tsuga heterophylla*	Western hemlock	13.9	9.3, 10.3	Good	Good	16	12	16	Significant	2		Unknown	Parking, utilities
342	*Tsuga heterophylla*	Western hemlock	12.3		Fair	Fair	15	10	15	Significant	2	Sparse, weeping wounds on trunk with decay visible.	Remove	Retaining walls, condition
343	*Tsuga heterophylla*	Western hemlock	11.8	9, 7.56	Fair	Fair	10	10	10	Significant	2	Suppressed form, not great overall.	Remove	Planter, paving, condition
344	*Tsuga heterophylla*	Western hemlock	18.5		Good	Good	18	15	18	Significant	3	**2025 Assessment:** Wounding on stem on all sides from a person with a blade and machine damage, reaction wood forming at wounds, roots to south torn and severed at 3 ft from trunk, pockets of decay at possible old branch scars along seam at 12 ft, remove	Remove	Condition
345	*Tsuga heterophylla*	Western hemlock	12.7		Good	Good	18	11	18	Significant	2	**2025 Assessment:** Random wounding on stem from a person with a blade, likely occurred during demolition.	Retain - Impacted	Demolition, adjacent tree removals

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200th St Development
5710, 5714 200th St SW, Lynwood WA

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346	*Tsuga heterophylla*	Western hemlock	15.7		Good	Good	18	13	18	Significant	2	**2025 Assessment:** Surface roots broken 6 ft to south, large old wound at 4 ft on north side, reaction wood and sap flow present	Remove	Condition
347	*Tsuga heterophylla*	Western hemlock	15.6		Good	Good	18	13	18	Significant	2	Rockery directly at base. **2025 Assessment:** Random wounding on stem from a person with a blade likely occurred during demolition.	Retain - Impacted	Nearby tree removals
348	*Tsuga heterophylla*	Western hemlock	12.7		Fair	Good	16	11	16	Significant	2	Rockery directly at base. **2025 Assessment:** Thinning in crown	Remove	Stairs
349	*Tsuga heterophylla*	Western hemlock	12.0		Good	Poor	16	10	16	Significant	2	Rockery directly at base, decay at base, lost top. **2025 Assessment:** Wound with substantial decay cavity at base	Remove	Condition, stairs
350	*Tsuga heterophylla*	Western hemlock	30.1		Excellent	Good	25	25	25	Significant	3	Small wounds on stem. **2025 Assessment:** Wounding on north side of stem, mechanical damage from a person reaction wood already forming, sewer at base would need to be abandoned in place for a retention of tree, crown looks good, soil disturbance within true protection zone, difficult to determine extent of damages one surface root visible with damages	Unknown	Storm drain, storm vault, existing storm drain, hardscape surfaces.
351	*Callitropsis nootkatensis*	Alaska yellow cedar	3.4	3, 1.5	Excellent	Good	6	3	6	Non-Significant	0		Removed	Demolition in 2025
352	*Callitropsis nootkatensis*	Alaska yellow cedar	9.3		Excellent	Excellent	8	8	8	Significant	1	**2025 Assessment:** Still present	Remove	Parking surface
353	*Callitropsis nootkatensis*	Alaska yellow cedar	12.0		Excellent	Excellent	9	10	10	Significant	2	**2025 Assessment:** Still present	Remove	Parking surface
354	*Callitropsis nootkatensis*	Alaska yellow cedar	10.0		Excellent	Excellent	8	8	8	Significant	1		Removed	Demolition in 2025
355	*Callitropsis nootkatensis*	Alaska yellow cedar	10.0		Excellent	Excellent	8	8	8	Significant	1		Removed	Demolition in 2026
356	*Callitropsis nootkatensis*	Alaska yellow cedar	10.0		Excellent	Excellent	8	8	8	Significant	1		Removed	Demolition in 2027
357	*Callitropsis nootkatensis*	Alaska yellow cedar	10.8	9, 6	Excellent	Good	8	9	9	Significant	2		Removed	Demolition in 2028
358	*Pseudotsuga menziesii*	Douglas-fir	23.0		Excellent	Good	23	19	23	Significant	3	Phototropic lean to west, removed codominant stem at base. **2025 Assessment:** Corrected lean, in close proximity to existing storm and electric utilities	Remove	Demolition of electrical vault
359	*Pseudotsuga menziesii*	Douglas-fir	16.3		Excellent	Good	19	14	19	Significant	2		Retain - Impacted	Paths, sanitary sewer
360	*Pseudotsuga menziesii*	Douglas-fir	22.0		Excellent	Good	19	18	19	Significant	3		Retain - Impacted	Paths, sanitary sewer

Table of Trees
200th St Development
5710, 5714 200th St SW, Lynwood WA

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361	*Pseudotsuga menziesii*	Douglas-fir	31.1		Good	Good	30	26	30	Significant	3	Phototropic lean to northeast. **2025 Assessment:** Phaeolus conk within 6 feet of trunk. Lost top, somewhat corrected lean, more appropriate for removal if thinning is desired	Remove	Condition
362	*Pseudotsuga menziesii*	Douglas-fir	13.4		Good	Good	11	11	11	Significant	2	Low live crown ratio (LCR). **2025 Assessment:** Tissue growth on west side of trunk against fence likely occlusion of small wounds	Retain - Impacted	Paths
363	*Thuja plicata*	Western redcedar	24.0		Excellent	Good	17	20	20	Significant	3	Connected at base with adjacent Douglas-fir. **2025 Assessment:** Surface 3-4 inch tension root to west damaged and severed at 6-10 feet from trunk, chain link fence should be carefully removed	Retain - Impacted	Paths, sanitary sewer
364	*Pseudotsuga menziesii*	Douglas-fir	23.0		Excellent	Good	28	19	28	Significant	3	Connected at base with adjacent western redcedar, phototropic lean to east. **2025 Assessment:** New phaeolus schweinitzii conk at base between 364 and 362	Retain - Impacted	Paths, sanitary sewer
365	*Pseudotsuga menziesii*	Douglas-fir	32.0		Excellent	Excellent	27	27	27	Significant	3	**2025 Assessment:** Subdominant stem to south, narrow union, active pitch flow from both sides of union, smaller stem already failed or was shortened, no real concern for elevated risk of trunk failure	Retain - Impacted	Paths, sanitary sewer
366	*Pseudotsuga menziesii*	Douglas-fir	24.0		Excellent	Excellent	23	20	23	Significant	3	Fencing is girdling trunk, be careful not to wound during demolition. **2025 Assessment:** Phototropic to southwest	Retain - Impacted	Landscape improvements. Need more info re grading etc
367	*Pseudotsuga menziesii*	Douglas-fir	22.0		Excellent	Excellent	17	18	18	Significant	3		Retain - Impacted	Landscape improvements. Need more info re grading etc
368	*Pseudotsuga menziesii*	Douglas-fir	36.0		Excellent	Good	8	30	30	Significant	3	Codominant stems at 20 feet. **2025 Assessment:** Stable u shaped union	Retain - Impacted	Landscape improvements. Need more info re grading etc
369	*Thuja plicata*	Western redcedar	12.0		Excellent	Good	24	10	24	Significant	2		Retain - Impacted	Landscape improvements. Need more info re grading etc
370	*Pseudotsuga menziesii*	Douglas-fir	25.0		Excellent	Good	19	21	21	Significant	3		Retain - Impacted	Landscape improvements. Need more info re grading etc
371	*Pseudotsuga menziesii*	Douglas-fir	5.9		Excellent	Good	20	5	20	Non-Significant	0		Retain - Impacted	Landscape improvements. Need more info re grading etc

Table of Trees
200th St Development
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372	*Pseudotsuga menziesii*	Douglas-fir	30.0		Excellent	Good	16	25	25	Significant	3		Retain - Impacted	Landscape improvements. Need more info re grading etc
373	*Pseudotsuga menziesii*	Douglas-fir	10.5		Good	Good	18	9	18	Significant	2	Suppressed form. **2025 Assessment:** No taller than 20 feet, not affecting health of neighboring trees	Retain - Impacted	Landscape improvements. Need more info re grading etc
374	*Pseudotsuga menziesii*	Douglas-fir	15.0		Good	Good	19	13	19	Significant	2	Kinked stem. **2025 Assessment:** Forms half of crown of neighboring tree, removal not necessary	Retain - Impacted	Landscape improvements. Need more info re grading etc
375	*Pseudotsuga menziesii*	Douglas-fir	26.0		Excellent	Excellent	19	22	22	Significant	3		Retain - Impacted	Landscape improvements. Need more info re grading etc
376	*Pseudotsuga menziesii*	Douglas-fir	13.5		Excellent	Excellent	11	11	11	Significant	2		Retain - Impacted	Landscape improvements. Need more info re grading etc
377	*Thuja plicata*	Western redcedar	36.0		Excellent	Good	22	30	30	Significant	3	Connected at base with adjacent Douglas-fir. **2025 Assessment:** Large structural roots growing under fence with old damages, Tree appears to have responded well. Careful work required in this area, storm drain structure nearby.	Retain - Impacted	Landscape improvements. Need more info re grading etc
378	*Pseudotsuga menziesii*	Douglas-fir	22.0		Good	Good	21	18	21	Significant	3	Connected at base with adjacent western redcedar. **2025 Assessment:** Large structural roots growing under fence with old damages, Tree appears to have responded well. Careful work required in this area, storm drain structure nearby	Retain - Impacted	Landscape improvements. Need more info re grading etc
379	*Prunus spp. (serrula, serrulata)*	Flowering cherry	6.0	4, 4.5	Good	Good	12	5	12	Significant	1	Possible cherry for transplant. May be somewhat difficult depending on amount of root area that can be lifted.	Remove	Paths
380	*Arbutus menziesii*	Madrone	9.0		Good	Good	26	8	26	Significant	1	Phototropic lean to east, normal form for species. **2025 Assessment:** Try to retain this tree, very health, no disease	Unknown	Stairwell
381	*Pseudotsuga menziesii*	Douglas-fir	4.6		Excellent	Excellent	8	4	8	Non-Significant	0	**2025 Assessment:** Nice little tree, retain as possible	Remove	Stairwell
382	*Pseudotsuga menziesii*	Douglas-fir	6.2		Excellent	Excellent	8	5	8	Significant	1	**2025 Assessment:** Nice little tree, retain as possible	Remove	Stairwell
383	*Prunus cerasifera*	Flowering plum	12.2	7.6, 8.6, 4	Good	Fair	16	10	16	Significant	2	**2025 Assessment:** Severely damaged during demolition, remove	Remove	Demolition
384	*Prunus cerasifera*	Flowering plum	6.5		Good	Fair	15	5	15	Significant	1	Purple cultivar, suppressed. **2025 Assessment:** Removed during demolition	Removed	Demolition

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385	*Thuja plicata*	Western redcedar	7.6		Excellent	Excellent	20	6	20	Significant	1	May become suppressed due to location within another tree canopy. **2025 Assessment:** Damaged during demolition, codominant stem torn off, wounding on basal trunk, remove	Remove	Demolition
386	*Prunus cerasifera*	Flowering plum	13.9	7, 7.7, 9.2	Good	Fair	17	12	17	Significant	2	Tear outs on stem, decay visible, purple cultivar.	Remove	Retaining wall
387	*Prunus cerasifera*	Flowering plum	5.0		Good	Fair	14	4	14	Non-Significant	0	Green - straight species, leans to south, most of crown to south.	Remove	Garden beds
388	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	12.0		Good	Fair	13	10	13	Significant	2	Purple cultivar.	Remove	Retaining wall
389	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	12.1	7.5, 8, 4, 3	Good	Poor	16	10	16	Significant	2	Purple cultivar, tear out in trunk with decay.	Remove	Condition
390	*Prunus spp. (serrula, serrulata)*	Flowering cherry	12.7	5.4, 7, 7, 5, 3	Fair	Fair	11	11	11	Significant	2	May be kwanzan cultivar, leans to south.	Remove	Sidewalk
391	*Prunus spp. (serrula, serrulata)*	Flowering cherry	10.6	6, 8.7	Good	Fair	17	9	17	Significant	2	**Assessment 2025:** Ripped out	Removed	Demolition
393	*Thuja plicata*	Western redcedar	12.5		Excellent	Excellent	16	10	16	Significant	2		Remove	Parking, multiple utilities
394	*Thuja occidentalis*	Arborvitae	5.4	4, 3, 2	Excellent	Good	3	4	4	Non-Significant	0	Narrow attachments at unions.	Retain - Impacted	Parking, grading
395	*Thuja occidentalis*	Arborvitae	5.6		Excellent	Fair	3	5	5	Non-Significant	0	Wound and decay at base.	Retain - Impacted	Parking, grading
396	*Pinus sylvestris*	Scot's pine	17.6		Poor	Fair	17	15	17	Significant	2	Dying, only small amount of canopy at top remains alive.	Remove	Bioretention, storm line, condition
397	*Pinus sylvestris*	Scot's pine	7.8		Good	Fair	9	7	9	Significant	1	Red tupintine beetle frass and pitch present, sapsucker activity on trunk, wounds on basal trunk.	Remove	Bioretention, storm line, condition
398	*Pseudotsuga menziesii*	Douglas-fir	11.4		Excellent	Excellent	14	10	14	Significant	2		Remove	Bioretention, storm line
399	*Pinus sylvestris*	Scot's pine	13.0		Good	Good	15	11	15	Significant	2	Stunted needles likely due to stress. **Assessment 2025:** Health appears somewhat improved	Unknown	Storm vault
400	*Pseudotsuga menziesii*	Douglas-fir	9.2		Excellent	Good	16	8	16	Significant	1	Crowded with other trees but remains healthy.	Unknown	Storm vault
401	*Pinus sylvestris*	Scot's pine	8.7		Good	Good	14	7	14	Significant	1	Crowded with other trees, stunted needles, symptoms of stress.	Unknown	Storm vault
402	*Pseudotsuga menziesii*	Douglas-fir	4.0		Good	Good	8	3	8	Non-Significant	0	Suppessed form.	Retain - Impacted	Nearby tree removals
403	*Pinus sylvestris*	Scot's pine	4.2		Fair	Fair	5	4	5	Non-Significant	0	Suppessed form.	Retain - Impacted	Nearby tree removals
404	*Pinus sylvestris*	Scot's pine	6.2		Fair	Fair	6	5	6	Significant	1	Suppessed form.	Retain - Impacted	Nearby tree removals
405	*Pinus sylvestris*	Scot's pine	15.5		Good	Good	19	13	19	Significant	2	Stunted needles likely due to stress.	Unknown	Storm vault

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406	*Prunus spp. (serrula, serrulata)*	Flowering cherry	8.1	5.5, 4, 4.4	Fair	Good	12	7	12	Significant	1	Sparce crown.	Remove	Storm vault, parking
407	*Pinus sylvestris*	Scot's pine	21.2		Fair	Fair	27	18	27	Significant	3	Sparce and asymmetric crown.	Unknown	Storm vault, condition
408	*Pseudotsuga menziesii*	Douglas-fir	7.2		Excellent	Excellent	12	6	12	Significant	1		Unknown	Storm vault
409	*Prunus spp. (serrula, serrulata)*	Flowering cherry	6.7		Poor	Poor	10	6	10	Significant	1	Dying, will likely die within 1-2 years.	Remove	Storm vault, parking, condition
410	*Prunus avium*	Wild cherry	11.5		Good	Good	14	10	14	Significant	2	Lower canopy dieback likely due to shading out, otherwise healthy. Invasive species.	Retain - Impacted	Storm vault
411	*Prunus avium*	Wild cherry	9.2	7, 6	Poor	Poor	8	8	8	Significant	1	Dying, will likely die over next 1-2 years. Invasive species.	Remove	Storm vault, condition
412	*Populus trichocarpa*	Black cottonwood	40.0		Good	Good	30	33	33	Significant	4	Second stem cut down and sprouting from stump, stump is ~28 inches diameter below sprouting.	Remove	Storm vault, parking
413	*Thuja plicata*	Western redcedar	20.5		Excellent	Good	19	17	19	Significant	3	Abutting rockery. **Assessment 2025:** rockery is influencing shape of stem, rocks becoming enveloped.	Retain - Impacted	Storm vault
414	*Thuja plicata*	Western redcedar	41.0		Excellent	Excellent	20	34	34	Significant	4	Surface roots, near garbage area.	Retain - Impacted	Storm vault
415	*Thuja plicata*	Western redcedar	35.5		Excellent	Good	24	30	30	Significant	3	Codominant leaders/trunks at ~20 feet.	Retain - Impacted	Storm vault
416	*Thuja plicata*	Western redcedar	30.0		Excellent	Good	23	25	25	Significant	3	Codominant leaders/trunks at ~35 feet.	Retain - Impacted	Storm vault
417	*Thuja plicata*	Western redcedar	25.5		Excellent	Good	23	21	23	Significant	3	Kinked top, possible lost top many years ago.	Unknown	Fire hydrant
418	*Thuja plicata*	Western redcedar	40.0		Excellent	Good	24	33	33	Significant	4	Codominant at base, narrow union.	Retain - Impacted	Storm vault
419	*Thuja plicata*	Western redcedar	10.9		Excellent	Good	16	9	16	Significant	2	Growing in rockery, may need to shift some rock over time.	Unknown	Parking, fire hydrant
420	*Thuja plicata*	Western redcedar	17.5		Excellent	Good	18	15	18	Significant	2	Growing in rockery, may need to shift some rock over time.	Unknown	Parking, fire hydrant
421	*Pseudotsuga menziesii*	Douglas-fir	32.0		Excellent	Good	28	27	28	Significant	3	Dominant, this tree and 422 are behaving as one tree.	Retain - Impacted	Parking, retaining wall
422	*Pseudotsuga menziesii*	Douglas-fir	32.0		Good	Good	28	27	28	Significant	3	Dominant, this tree and 421 are behaving as one tree. Top a bit more sparse than 421.	Retain - Impacted	Parking, retaining wall
423	*Thuja plicata*	Western redcedar	16.3		Excellent	Good	24	14	24	Significant	2	Surface roots.	Retain - Impacted	Storm line, bioretention

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Consulting Arborists

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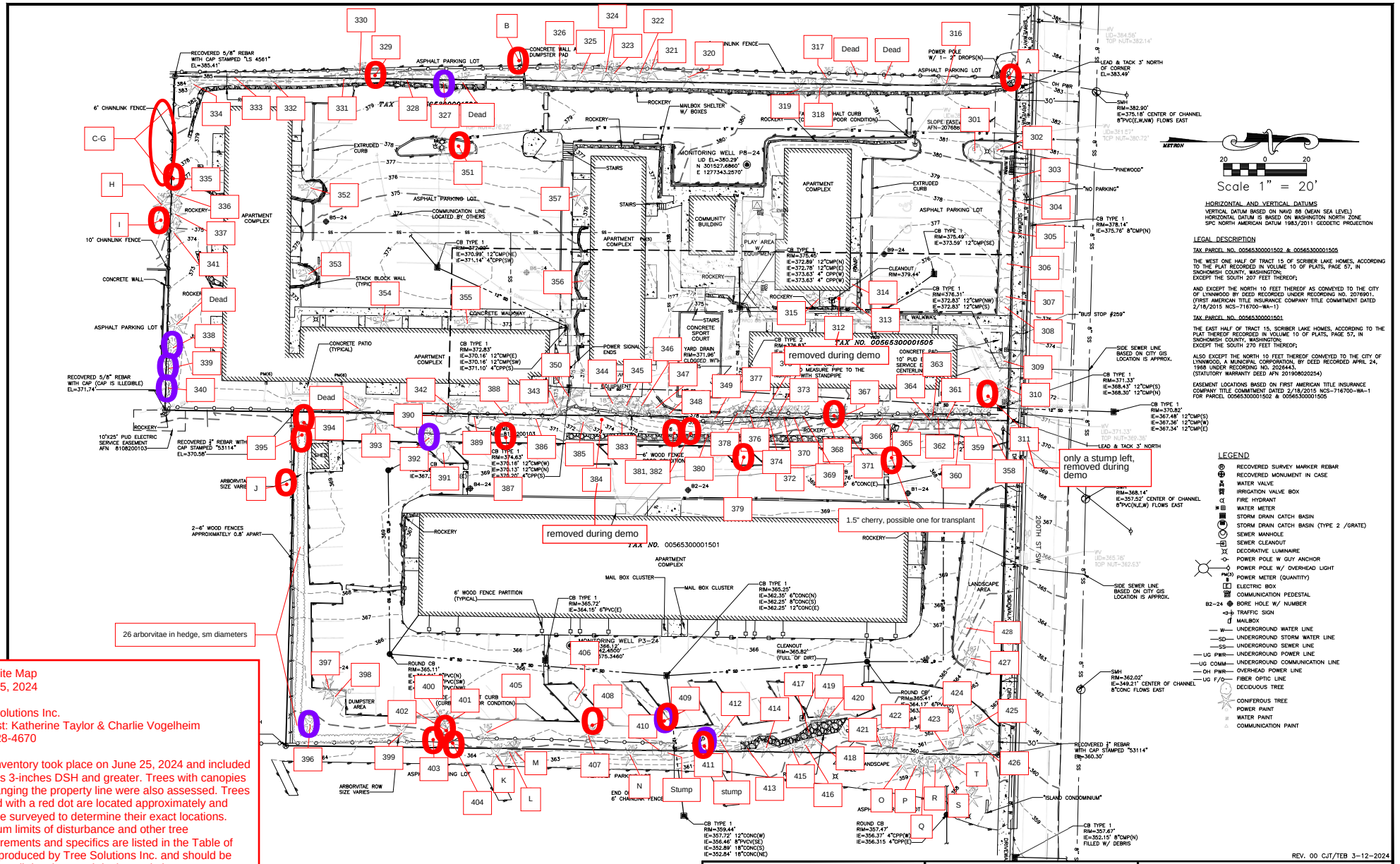
424	*Thuja plicata*	Western redcedar	11.0		Good	Good	16	9	16	Significant	2	Girdled by cord wrapped around trunk 3-4 times in sprial pattern, cord mostly enveloped, does not appear to be having a major effect on canopy, does leave a permanent defect in trunk that could make it weaker.	Remove	Storm line, bioretention
425	*Thuja plicata*	Western redcedar	17.8		Good	Good	17	15	17	Significant	2	Girdled by cord, cord mostly enveloped, does not appear to be having a major effect on canopy, does leave a permanent defect in trunk that could make it weaker.	Remove	Storm line, bioretention
426	*Thuja plicata*	Western redcedar	10.2		Good	Good	14	9	14	Significant	2	Funky structure at branch removals and envelopment of remaining branch parts on lower stem causing odd response - flattening of trunk face. May cause defect as tree ages or may normalize.	Remove	Storm structure
427	*Thuja plicata*	Western redcedar	18.3		Excellent	Good	15	15	15	Significant	3		Remove	Parking
428	*Cornus florida*	Eastern dogwood	9.6	6, 7.5	Good	Good	12	8	12	Significant	1		Remove	Parking
							Offsite Trees							
A	*Thuja plicata*	Western redcedar	17.7	8, 10, 8, 6,7	Good	Good	13	15	15	Significant	2		Retain - Impacted	Parking
316	*Thuja plicata*	Western redcedar	27.0		Excellent	Good	17	23	23	Significant	3	In raised planter near rockery.	Retain - Impacted	Parking
317	*Thuja plicata*	Western redcedar	23.2	10, 20, 6	Excellent	Good	15	19	19	Significant	3	Narrowly attached stems.	Retain - Impacted	Parking
320	*Pinus strobus*	Eastern white pine	22.1		Fair	Fair	21	18	21	Significant	3	Codominant leaders at 35 feet, weak canopy, dieback throughout.	Retain - Impacted	Parking
321	*Pseudotsuga menziesii*	Douglas-fir	12.5		Good	Fair	10	10	10	Significant	2	Lost top.	Retain - Impacted	Parking
322	*Pseudotsuga menziesii*	Douglas-fir	23.8		Good	Good	13	20	20	Significant	3	Dominant tree.	Retain - Impacted	Parking
323	*Pseudotsuga menziesii*	Douglas-fir	17.7		Good	Fair	13	15	15	Significant	2	Lost top.	Retain - Impacted	Parking
324	*Pseudotsuga menziesii*	Douglas-fir	13.1		Fair	Fair	13	11	13	Significant	2	Suppressed, weak canopy at top.	Retain - Impacted	Parking
325	*Pseudotsuga menziesii*	Douglas-fir	20.5		Good	Good	13	17	17	Significant	3	Some weakness at top of canopy.	Retain - Impacted	Parking
326	*Pseudotsuga menziesii*	Douglas-fir	19.0		Excellent	Good	18	16	18	Significant	3		Retain - Impacted	Parking
B	*Pseudotsuga menziesii*	Douglas-fir	26.0		Excellent	Excellent	16	22	22	Significant	3		Retain - Impacted	Parking
329	*Acer circinatum*	Vine maple	6.4	5, 4	Fair	Good	12	5	12	Significant	1	Dieback in some areas, early fall color.	Retain - Impacted	Parking
330	*Pseudotsuga menziesii*	Douglas-fir	17.0		Excellent	Good	13	14	14	Significant	2	Concrete poured around base toward neighbor side (west), lifting pavement.	Retain - Impacted	Parking
C	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	1		Retain - Impacted	Parking
D	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	1		Retain - Impacted	Parking
E	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	1		Retain - Impacted	Parking

Table of Trees
200th St Development
5710, 5714 200th St SW, Lynwood WA

Arborist: KT, CV
Date of Inventory: 6/25/2024
Table Prepared: 2/12/2026

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Average Dripline Radius (feet)	10x DSH (feet)	Tree Protection Zone (TPZ) *see note (radial feet)	Municipal Classification	Tree Units	Notes	Proposed Action (2026)	Conflict within TPZ
F	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	1		Retain - Impacted	Parking
G	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	1		Retain - Impacted	Parking
H	*Thuja plicata*	Western redcedar	40.0		Excellent	Excellent	24	33	33	Significant	4		Unknown	Bioretention, storm, parking
I	*Tsuga heterophylla*	Western hemlock	24.0		Good	Good	21	20	21	Significant	3		Unknown	Bioretention, storm, parking
J	*Thuja plicata*	Western redcedar	29.6	14, 16, 16, 13	Excellent	Good	19	25	25	Significant	3		Unknown	
K	*Thuja plicata*	Western redcedar	14.0		Excellent	Good	13	12	13	Significant	2		Retain - Impacted	Storm vault, parking
L	*Pseudotsuga menziesii*	Douglas-fir	16.0		Excellent	Good	17	13	17	Significant	2	Connected at base with adjacent Douglas-fir.	Retain - Impacted	Storm vault, parking
M	*Thuja plicata*	Western redcedar	15.0		Good	Good	19	13	19	Significant	2	Connected at base with adjacent western redcedar.	Retain - Impacted	Storm vault, parking
N	*Pseudotsuga menziesii*	Douglas-fir	30.0		Excellent	Excellent	29	25	29	Significant	3	Dominant form.	Retain - Impacted	Storm vault, parking
O	*Thuja plicata*	Western redcedar	15.0		Excellent	Good	17	13	17	Significant	2		Retain - Impacted	Parking, retaining wall
P	*Thuja plicata*	Western redcedar	18.0		Excellent	Good	17	15	17	Significant	2		Retain - Impacted	Parking, retaining wall
Q	*Thuja plicata*	Western redcedar	16.0		Excellent	Good	17	13	17	Significant	2		Retain - Impacted	Parking, retaining wall
R	*Alnus rubra*	Red alder	23.0		Good	Good	21	19	21	Significant	3		Retain - Impacted	Parking, retaining wall
S	*Thuja plicata*	Western redcedar	8.0		Excellent	Good	16	7	16	Significant	1		Retain - Impacted	Parking, retaining wall
T	*Thuja plicata*	Western redcedar	18.0		Excellent	Good	17	15	17	Significant	2		Retain - Impacted	Parking, retaining wall
Dead and Missing Trees														
501	*Broadleaf*				Dead							Standing dead		
502	*Broadleaf*				Dead							Standing dead		
503	*Pseudotsuga menziesii*	Douglas-fir			Dead							Standing dead		
504	*Tsuga heterophylla*	Western hemlock			Dead							Standing dead		
505	*Conifer*				Dead							Standing dead		
506	*Broadleaf*				Stump							Cut to base		
507	*Broadleaf*				Stump							Cut to base		
327	*Tsuga heterophylla*	Western hemlock	15.0		Dead	Dead	15	13	15	Significant	2	Will likely die within the next year. **Notes 2025:** Died since 2024 inventory		
392	*Pseudotsuga menziesii*	Douglas-fir	40.0		Dead	Dead	24	33	33	Significant	4	Very weak crown, in decline, pitching all over east, south, and west sides below 6 feet likely due to armillaria causing fungal decay. Should be removed. **Assessment 2025:** Died since 2024 inventory		



Tree Site Map
June 25, 2024

Tree Solutions Inc.
Arborist: Katherine Taylor & Charlie Vogelheim
206-528-4670

Tree inventory took place on June 25, 2024 and included all trees 3-inches DSH and greater. Trees with canopies overhanging the property line were also assessed. Trees located with a red dot are located approximately and must be surveyed to determine their exact locations. Minimum limits of disturbance and other tree measurements and specifics are listed in the Table of Trees produced by Tree Solutions Inc. and should be added to all drawings and designs relating to tree protection.

X — Tree missing from survey

Tree in poor or declining condition

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC AVENUE, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822

PROJECT:
HOUSING AUTHORITY OF SNOHOMISH COUNTY
REDEVELOPMENT OF TAX PARCELS 00565300001502, 00565300001505 & 00565300001501
A PORTION OF SW ¼ OF THE NW ¼ SECTION 21, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
CITY OF LYNNWOOD, WASHINGTON

SHEET NAME: ENGINEERING SURVEY

DRAWN BY: CJT | APPROVED BY: T.E.B. | DATE: FEBRUARY 2024 | SCALE: 1" = 20' | FIELD BOOK: 4-24- | DWG FILE: 24010.DWG | PROJECT NO. 24010 | SHEET: 1 OF 1