Tree Solutions Inc
Consulting Arborists

Project No. TS - 9391

Arborist Report
PRELIMINARY

To:	Sarah Max, Housing Authority of Snohomish County (HASCO)
Site:	200th Street Development 5710 - 5722 200th St SW, Lynnwood, WA 98036
Re:	Tree Inventory and Assessment
Date:	February 13, 2025
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

We inventoried and assessed 148 trees on and surrounding the above addressed subject properties for a redevelopment project. Of the 117 site trees, 105 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 reviewed Schematic Design plans dated October 18, 2024 including the site plan, grading, and civil plans that would require the majority of the trees onsite be removed. Of the 117 site trees onsite, 10 trees would be retained nine of which are significant and one of which is non-significant, and 107 trees would be removed 96 of which are significant and 11 of which are non-significant. The project team is planning to retain all of the offsite trees, however, six of the 31 offsite trees overhanging the property would be impacted and will require additional planning for retention as the project progresses. These trees are near parking areas to the south and the stormwater vault to the east.

The proposed onsite removals require the replacement of 193 trees per LMC 17.15.090. The project team proposes to plant 168 new trees and pay the unreplaceable tree fee, per LMC 17.15.140.D for the remaining 25 trees that cannot fit onsite. This fee would total 2,650 dollars.

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.

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. I was asked to visit the site and assess the trees on site and overhanging the site. I was 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 Schematic Design set dated 10/18/2024 shows a redevelopment of the site to construct four 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 are 117 trees onsite, 105 of which are significant and 12 of which are non-significant. There are 31 offsite significant trees that overhang the property.

The trees border the two developments (town homes and 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 western hemlocks, one site tree on the west property line tagged 327 and one on the south property line tagged 339 (Photo 4), are in declining condition with weak crowns 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. These trees 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.

One Douglas-fir tree tagged 392 (Photo 5) measured 40-inches DSH and was in declining condition with a thinning canopy, weak epicormic growth, and sap flow around the base of the trunk on all sides below 6 feet which is characteristic of a fungal infection called honey mushroom (*Armillaria* sp.). I recommend removing this tree.

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 which 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 96 significant trees would be removed onsite. Their average DSH is 16.5 inches which equals 2 tree units. The required replanting rate for these removals is 192 trees.

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. Eleven non-significant trees would be removed requiring one additional tree replacement.

The total required replacement onsite would be 193 trees for the significant and non-significant trees removed. The planting plan shows 168 new trees; therefore, 25 trees are not accounted for by replanting.

The site cannot reasonably sustain the number of required replacement trees, therefore we have tallied the Unreplaceable Tree Fee according to LMC 17.15.140.D. See the planting plan for the density of planting and proposed species. There are 25 trees that cannot be replaced onsite. According to LMC 3.104.170, 106.00 dollars must be paid per tree that is unreplaceable onsite. This totals 2,650 dollars.

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 Removals

The schematic plans dated 10/18/2024 would require the removal of 107 of the 117 trees onsite as well as impact six of the 31 offsite trees. The conflicts with trees include the buildings, new parking and laneways, utilities (lines and vaults), landscape features, and grading.

Trees H and I are growing along the south property line near the southwest corner of the site. These two trees are mature native conifers, one western redcedar and one western hemlock. The plans I reviewed indicate that a fill of at least 3 to 4 feet would occur in this area up to the base of their trunks. These species and maturity of trees do not respond well to fill soils being placed over their root systems to this depth and area of coverage. Fill soils alter the trees' access to water and air causing the root system to suffocate and die over time. The project team intends to work toward retaining these trees. Plans should be altered to reduce the amount of fill required within the root system. If these trees cannot be retained, permission to remove them must be obtained by the neighboring property owners and replanting would be required per code.

Trees K, L, M, and N are along the east property line. They would be impacted by the installation of a stormwater vault that will require 10 feet of over-excavation to the east for installation. Over-excavation to this extent would be within approximately 6 to 8 feet from the trunks of these trees. In my professional opinion, the extent of this excavation would remove enough of the root system to compromising their structural stability and lead to decline in health condition. The project team intends to retain these trees. Plans should be altered to move excavation at least 15 feet away from the trunks. This may be achieved by adding shoring. If these trees cannot be retained, permission to remove them must be obtained by the neighboring property owners and replanting would be required per code.

Tree Retention and Protection

Nine significant and one non-significant trees would be retained onsite, and twenty-five to thirty-one trees would be retained offsite. All of these trees are growing along the edges of the combined properties to the east, south, and west on the property.

Trees 310 to 334 and A to B

Twenty of the onsite and offsite trees being retained are along the west side of the site behind a rockery that is being retained during construction. This rockery is approximately 4 to 5 feet tall and is limiting the root systems of the trees. I do not think it is likely that the roots are diving down below the rockery and into the existing parking lot to the east. Therefore, retention of the rockery is critical to the structural stability of these trees which have grown their roots against it. Construction and demolition around this rockery must be very careful to avoid causing the rockery to destabilize or fail. Chain link fencing should be placed at the base of the rockery and signage should be placed on the fencing indicating that both the trees and rockery are protected.

Trees C to G and 335

Five offsite trees lettered C to G and one onsite tree tagged 335 will be retained along the south property line toward the southwest corner of the site. These trees are all small western redcedar trees with DSHs of 4 to 6 inches. Their age and small size make them more likely to survive construction. Fencing should be placed at 8 feet from their trunks which is their average dripline. Any excavation or grading occurring within the TPZ should be coordinated with and monitored by the project arborist. The plans I reviewed indicated a fill in this area, no soil should be placed against the trunks of these trees.

Tree J
One offsite tree lettered J along the south property line toward the east side of the site is planned for retention. It is a multi-stemmed western redcedar tree with a recommended TPZ of 25 feet. Six-foot chain link fencing should be placed at the edge of the TPZ and only moved once demolition of this area is scheduled to occur. There is currently a parking surface within the TPZ of this tree that will be demolished and reconfigured moving the surface away from the tree but raising the finished grade by about one foot. If construction is done with care the tree should be minimally impacted and over time, there should be more soil volume for its root system.

The demolition work should be done with care working from the inside of the TPZ out to the edge so that any heavy machinery can remain on the paved surface as it is demolished. Any existing subgrade materials within the TPZ should be retained to avoid damaging the root growing below the paved surface. New fill/gravel to achieve the finished grade should be placed over top of the existing subgrade materials. In the area that will no longer be a parking surface, any existing subgrade materials should be removed using pneumatic air excavation to avoid damaging the root system. New landscape soil should then be placed over top of the excavated area. The finished grade in this area appears to be

Tress 423, 426, and O to T
Trees 423, 426, and O through T are all growing along the east property line at the northeast corner of the site. They are all western redcedar except for one red alder. The trees are all in good condition and are far enough from construction impacts to be retained.

Recommendations

- Obtain all necessary permits prior to construction.
- Install the following tree protection measures prior to construction, including demolition.
    - Install fencing at the TPZ listed in the tree tables and shown on the plans.
    - Take care when demolishing paved surfaces near the west rockery to avoid damaging it or causing it to fail.
    - Coordinate all demolition, grading, and excavation activities in the TPZ with Tree Solutions Inc. The project arborist should be onsite to monitor this work and assess root system impacts in the TPZ.
- Update plans to reduce impacts to trees H, I, K, L , M, and N.
- Provide updated plans to Tree Solutions Inc. for review of retention and tree protection.
- Have all pruning conducted by an ISA certified arborist following current and applicable ANSI A300 standards.[1]

Respectfully submitted,

Katherine Taylor,
Senior Consulting Arborist

[1] ANSI A300 (Part 1) – 2017 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2017.

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.

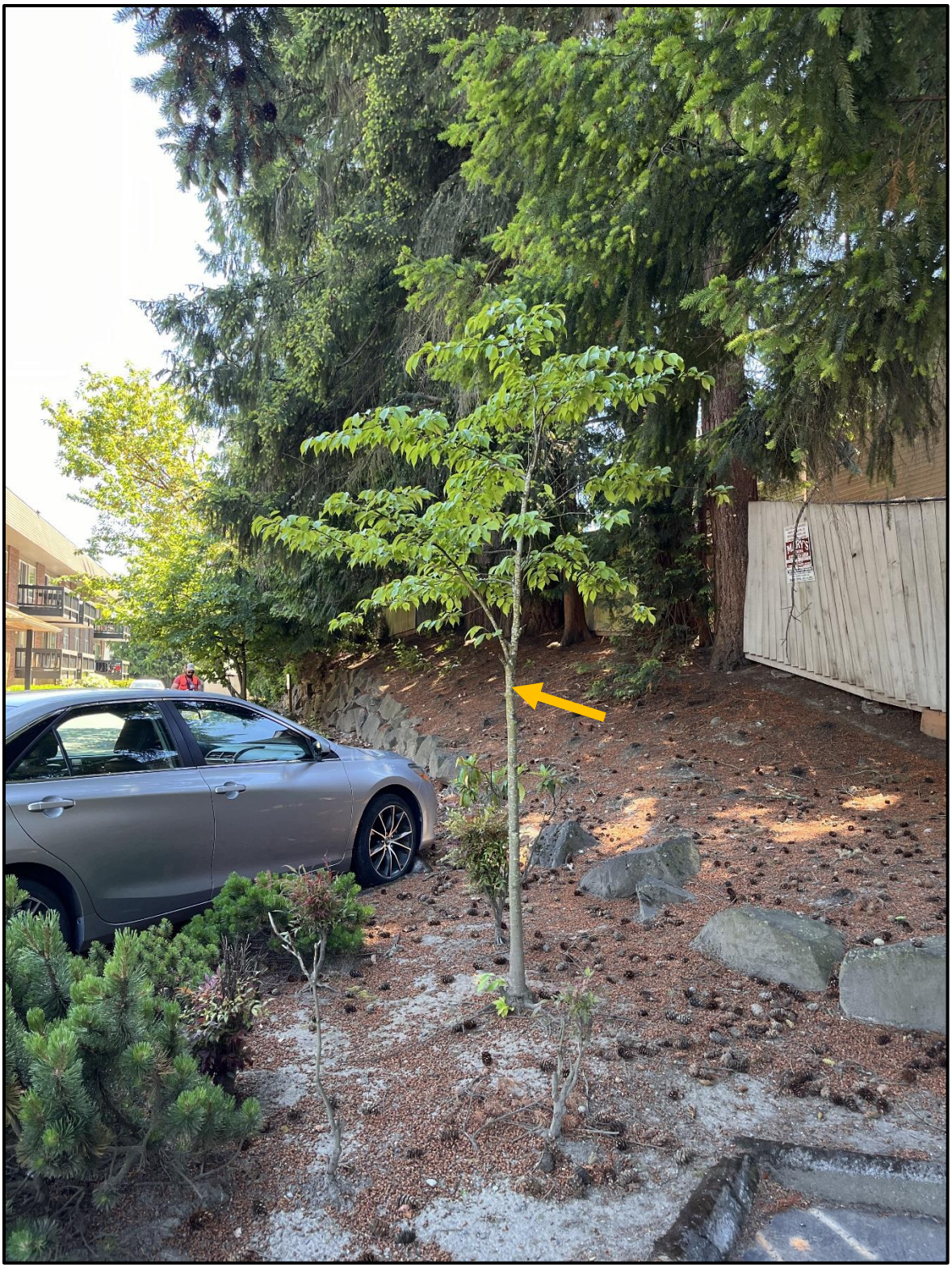

Photo 7. There is a small cherry tree that was recently planted by one of the residents. According to a HASCO site manager, this tree is desired for replanting to the new development.

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 recommended 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: 2/13/2025

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 ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Average Dripline Radius (feet)	10x DSH (feet)	Recommended Tree Protection Zone (TPZ) (radial feet)	Municipal Classification	Proposed Action	Notes
301	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	7.1		Fair	Fair	7	6	7	Significant	Remove	Thin, not great condition, purple cultivar, hat racked.
302	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	12.1	10.5, 6	Good	Good	9	10	10	Significant	Remove	
303	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	9.4		Good	Good	8	8	8	Significant	Remove	
304	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	10.5		Good	Good	8	9	9	Significant	Remove	
305	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	7.8		Good	Good	8	7	8	Significant	Remove	
306	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	10.3		Good	Good	9	9	9	Significant	Remove	
307	*Acer circinatum*	Vine maple	5.9	4, 4.3	Good	Good	9	5	9	Non-Significant	Remove	Asymmetric crown.
308	*Prunus cerasifera*	Flowering plum	13.4		Good	Good	13	11	13	Significant	Remove	
309	*Tsuga heterophylla*	Western hemlock	19.5		Excellent	Excellent	17	16	17	Significant	Remove	Lifting sidewalk, utility box and concrete slab near trunk.
310	*Tsuga heterophylla*	Western hemlock	24.6	14.8, 19.6	Good	Good	16	20	20	Significant	Remove	Codominant at base, a bit sparce.
311	*Tsuga heterophylla*	Western hemlock	6.4		Fair	Fair	10	5	10	Significant	Remove	Suppressed, weak top, wound with decay on stem.
312	*Syringa vulgaris*	Common lilac	4.4		Good	Fair	7	4	7	Non-Significant	Remove	Topped.
313	*Syringa vulgaris*	Common lilac	7.0	4.5, 5, 2	Good	Fair	8	6	8	Significant	Remove	Cankers on stem.
314	*Acer circinatum*	Vine maple	4.5	3.2, 3.2	Good	Good	6	4	6	Non-Significant	Remove	
315	*Thuja occidentalis*	Arborvitae	9.1	6.3, 6.6	Excellent	Good	3	8	8	Significant	Remove	
318	*Tsuga heterophylla*	Western hemlock	13.0		Good	Fair	21	11	21	Significant	Retain	Buried trunk flare, right against rockery.
319	*Tsuga heterophylla*	Western hemlock	14.3		Good	Fair	27	12	27	Significant	Retain	Buried trunk flare, right against rockery.
327	*Tsuga heterophylla*	Western hemlock	15.0		Poor	Poor	15	13	15	Significant	Remove	Will likely die within the next year.
328	*Acer circinatum*	Vine maple	10.9	3.5, 4, 5, 4, 4, 3, 3, 4	Excellent	Good	17	9	17	Significant	Retain	
331	*Prunus cerasifera*	Flowering plum	13.8	6.5, 6.7, 5.5, 5, 7	Excellent	Good	16	12	16	Significant	Retain	Green foliage straight species.
332	*Tsuga heterophylla*	Western hemlock	17.0		Fair	Good	18	14	18	Significant	Retain	Sparse crown, drought stress, in decline.
333	*Sorbus aucuparia*	European mountain ash	11.9	9.8, 6.7	Fair	Fair	15	10	15	Significant	Retain	Thin, wounds on stems.
334	*Tsuga heterophylla*	Western hemlock	18.8		Good	Good	15	16	16	Significant	Retain	Phototropic lean, weak toward top.

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

Arborist: KT, CV
Date of Inventory: 6/25/2024
Table Prepared: 2/13/2025

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Average Dripline Radius (feet)	10x DSH (feet)	Recommended Tree Protection Zone (TPZ) (radial feet)	Municipal Classification	Proposed Action	Notes
335	*Thuja plicata*	Western redcedar	4.3		Excellent	Fair	8	4	8	Non-Significant	Retain	Sprout off a stump, enveloping fence.
336	*Thuja plicata*	Western redcedar	9.9		Good	Good	16	8	16	Significant	Remove	Open branching.
337	*Tsuga heterophylla*	Western hemlock	9.4	6.8, 6.5	Good	Fair	15	8	15	Significant	Remove	Suppressed, kinked stems.
338	*Tsuga heterophylla*	Western hemlock	15.9	14.5, 6.6	Fair	Fair	16	13	16	Significant	Remove	
339	*Tsuga heterophylla*	Western hemlock	12.5		Poor	Poor	1	10	10	Significant	Remove	Wounds twisting up stem, sparse crown, weeping from wounds, bacterial flux.
340	*Tsuga heterophylla*	Western hemlock	15.6	11.4, 10.7	Fair	Fair	13	13	13	Significant	Remove	
341	*Tsuga heterophylla*	Western hemlock	13.9	9.3, 10.3	Good	Good	16	12	16	Significant	Remove	
342	*Tsuga heterophylla*	Western hemlock	12.3		Fair	Fair	15	10	15	Significant	Remove	Sparse, weeping wounds on trunk with decay visible.
343	*Tsuga heterophylla*	Western hemlock	11.8	9, 7.56	Fair	Fair	10	10	10	Significant	Remove	Suppressed form, not great overall.
344	*Tsuga heterophylla*	Western hemlock	18.5		Good	Good	18	15	18	Significant	Remove	
345	*Tsuga heterophylla*	Western hemlock	12.7		Good	Good	18	11	18	Significant	Remove	
346	*Tsuga heterophylla*	Western hemlock	15.7		Good	Good	18	13	18	Significant	Remove	
347	*Tsuga heterophylla*	Western hemlock	15.6		Fair	Good	18	13	18	Significant	Remove	Rockery directly at base.
348	*Tsuga heterophylla*	Western hemlock	12.7		Fair	Good	16	11	16	Significant	Remove	Rockery directly at base.
349	*Tsuga heterophylla*	Western hemlock	12.0		Good	Fair	16	10	16	Significant	Remove	Rockery directly at base, decay at base, lost top.
350	*Tsuga heterophylla*	Western hemlock	30.1		Excellent	Good	25	25	25	Significant	Remove	Small wounds on stem.
351	*Callitropsis nootkatensis*	Alaska yellow cedar	3.4	3, 1.5	Excellent	Good	6	3	6	Non-Significant	Remove	
352	*Callitropsis nootkatensis*	Alaska yellow cedar	9.3		Excellent	Excellent	8	8	8	Significant	Remove	
353	*Callitropsis nootkatensis*	Alaska yellow cedar	12.0		Excellent	Excellent	9	10	10	Significant	Remove	
354	*Callitropsis nootkatensis*	Alaska yellow cedar	10.0		Excellent	Excellent	8	8	8	Significant	Remove	
355	*Callitropsis nootkatensis*	Alaska yellow cedar	10.0		Excellent	Excellent	8	8	8	Significant	Remove	
356	*Callitropsis nootkatensis*	Alaska yellow cedar	10.0		Excellent	Excellent	8	8	8	Significant	Remove	
357	*Callitropsis nootkatensis*	Alaska yellow cedar	10.8	9, 6	Excellent	Good	8	9	9	Significant	Remove	
358	*Pseudotsuga menziesii*	Douglas-fir	23.0		Excellent	Good	23	19	23	Significant	Remove	Phototropic lean to west, removed codominant stem at base.
359	*Pseudotsuga menziesii*	Douglas-fir	16.3		Excellent	Good	19	14	19	Significant	Remove	
360	*Pseudotsuga menziesii*	Douglas-fir	22.0		Excellent	Good	19	18	19	Significant	Remove	
361	*Pseudotsuga menziesii*	Douglas-fir	31.1		Excellent	Good	30	26	30	Significant	Remove	Phototropic lean to northeast.
362	*Pseudotsuga menziesii*	Douglas-fir	13.4		Good	Good	11	11	11	Significant	Remove	Low live crown ratio (LCR).
363	*Thuja plicata*	Western redcedar	24.0		Excellent	Good	17	20	20	Significant	Remove	Connected at base with adjacent Douglas-fir.
364	*Pseudotsuga menziesii*	Douglas-fir	23.0		Excellent	Good	28	19	28	Significant	Remove	Connected at base with adjacent western redcedar, phototropic lean to north.
365	*Pseudotsuga menziesii*	Douglas-fir	32.0		Excellent	Excellent	27	27	27	Significant	Remove	
366	*Pseudotsuga menziesii*	Douglas-fir	24.0		Excellent	Excellent	23	20	23	Significant	Remove	Fencing is girdling trunk, be careful not to wound during demolition.
367	*Pseudotsuga menziesii*	Douglas-fir	22.0		Excellent	Excellent	17	18	18	Significant	Remove	
368	*Pseudotsuga menziesii*	Douglas-fir	36.0		Excellent	Good	8	30	30	Significant	Remove	Codominant stems at 20 feet.
369	*Thuja plicata*	Western redcedar	12.0		Excellent	Good	24	10	24	Significant	Remove	
370	*Pseudotsuga menziesii*	Douglas-fir	25.0		Excellent	Good	19	21	21	Significant	Remove	
371	*Pseudotsuga menziesii*	Douglas-fir	5.9		Excellent	Good	20	5	20	Non-Significant	Remove	

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

Arborist: KT, CV
Date of Inventory: 6/25/2024
Table Prepared: 2/13/2025

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Average Dripline Radius (feet)	10x DSH (feet)	Recommended Tree Protection Zone (TPZ) (radial feet)	Municipal Classification	Proposed Action	Notes
372	*Pseudotsuga menziesii*	Douglas-fir	30.0		Excellent	Good	16	25	25	Significant	Remove	
373	*Pseudotsuga menziesii*	Douglas-fir	10.5		Good	Good	18	9	18	Significant	Remove	Suppressed form.
374	*Pseudotsuga menziesii*	Douglas-fir	15.0		Good	Good	19	13	19	Significant	Remove	Kinked stem.
375	*Pseudotsuga menziesii*	Douglas-fir	26.0		Excellent	Excellent	19	22	22	Significant	Remove	
376	*Pseudotsuga menziesii*	Douglas-fir	13.5		Excellent	Excellent	11	11	11	Significant	Remove	
377	*Pseudotsuga menziesii*	Douglas-fir	36.0		Excellent	Good	22	30	30	Significant	Remove	Connected at base with adjacent Douglas-fir.
378	*Pseudotsuga menziesii*	Douglas-fir	22.0		Good	Good	21	18	21	Significant	Remove	Connected at base with adjacent western redcedar.
379	*Prunus spp. (serrula, serrulata)*	Flowering cherry	6.0	4, 4.5	Good	Good	12	5	12	Significant	Remove	Possible cherry for transplant. May be somewhat difficult depending on amount of root area that can be lifted.
380	*Arbutus menziesii*	Madrone	9.0		Good	Good	26	8	26	Significant	Remove	Phototropic lean to east, normal form for species.
381	*Pseudotsuga menziesii*	Douglas-fir	4.6		Excellent	Excellent	8	4	8	Non-Significant	Remove	
382	*Pseudotsuga menziesii*	Douglas-fir	6.2		Excellent	Excellent	8	5	8	Significant	Remove	
383	*Prunus cerasifera*	Flowering plum	12.2	7.6, 8.6, 4	Good	Fair	16	10	16	Significant	Remove	
384	*Prunus cerasifera*	Flowering plum	6.5		Good	Fair	15	5	15	Significant	Remove	Purple cultivar, suppressed.
385	*Thuja plicata*	Western redcedar	7.6		Excellent	Excellent	20	6	20	Significant	Remove	May become suppressed due to location within another tree canopy.
386	*Prunus cerasifera*	Flowering plum	13.9	7, 7.7, 9.2	Good	Fair	17	12	17	Significant	Remove	Tear outs on stem, decay visible, purple cultivar.
387	*Prunus cerasifera*	Flowering plum	5.0		Good	Fair	14	4	14	Non-Significant	Remove	Green - straight species, leans to south, most of crown to south.
388	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	12.0		Good	Fair	13	10	13	Significant	Remove	Purple cultivar.
389	*Prunus cerasifera 'Atropurpurea'*	Atropurpurea flowering plum	12.1	7.5, 8, 4, 3	Good	Poor	16	10	16	Significant	Remove	Purple cultivar, tear out in trunk with decay.
390	*Prunus spp. (serrula, serrulata)*	Flowering cherry	12.7	5.4, 7, 7, 5, 3	Fair	Fair	11	11	11	Significant	Remove	May be kwanzan cultivar, leans to south.
391	*Prunus spp. (serrula, serrulata)*	Flowering cherry	10.6	6, 8.7	Good	Fair	17	9	17	Significant	Remove	
392	*Pseudotsuga menziesii*	Douglas-fir	40.0		Poor	Poor	24	33	33	Significant	Remove	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.
393	*Thuja plicata*	Western redcedar	12.5		Excellent	Excellent	16	10	16	Significant	Remove	
394	*Thuja occidentalis*	Arborvitae	5.4	4, 3, 2	Excellent	Good	3	4	4	Non-Significant	Remove	Narrow attachments at unions.
395	*Thuja occidentalis*	Arborvitae	5.6		Excellent	Fair	3	5	5	Non-Significant	Remove	Wound and decay at base.
396	*Pinus sylvestris*	Scot's pine	17.6		Poor	Fair	17	15	17	Significant	Remove	Dying, only small amount of canopy at top remains alive.
397	*Pinus sylvestris*	Scot's pine	7.8		Good	Fair	9	7	9	Significant	Remove	Red tupintine beetle frass and pitch present, sapsucker activity on trunk, wounds on basal trunk.

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

Arborist: KT, CV
Date of Inventory: 6/25/2024
Table Prepared: 2/13/2025

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Average Dripline Radius (feet)	10x DSH (feet)	Recommended Tree Protection Zone (TPZ) (radial feet)	Municipal Classification	Proposed Action	Notes
398	*Pseudotsuga menziesii*	Douglas-fir	11.4		Excellent	Excellent	14	10	14	Significant	Remove	
399	*Pinus sylvestris*	Scot's pine	13.0		Fair	Good	15	11	15	Significant	Remove	Stunted needles likely due to stress.
400	*Pseudotsuga menziesii*	Douglas-fir	9.2		Excellent	Good	16	8	16	Significant	Remove	Crowded with other trees but remains healthy.
401	*Pinus sylvestris*	Scot's pine	8.7		Good	Good	14	7	14	Significant	Remove	Crowded with other trees, stunted needles, symptoms of stress.
402	*Pseudotsuga menziesii*	Douglas-fir	4.0		Good	Good	8	3	8	Non-Significant	Remove	Suppessed form.
403	*Pinus sylvestris*	Scot's pine	4.2		Fair	Fair	5	4	5	Non-Significant	Remove	Suppessed form.
404	*Pinus sylvestris*	Scot's pine	6.2		Fair	Fair	6	5	6	Significant	Remove	Suppessed form.
405	*Pinus sylvestris*	Scot's pine	15.5		Good	Good	19	13	19	Significant	Remove	Stunted needles likely due to stress.
406	*Prunus spp. (serrula, serrulata)*	Flowering cherry	8.1	5.5, 4, 4.4	Fair	Good	12	7	12	Significant	Remove	Sparce crown.
407	*Pinus sylvestris*	Scot's pine	21.2		Fair	Fair	27	18	27	Significant	Remove	Sparce and asymmetric crown.
408	*Pseudotsuga menziesii*	Douglas-fir	7.2		Excellent	Excellent	12	6	12	Significant	Remove	
409	*Prunus spp. (serrula, serrulata)*	Flowering cherry	6.7		Poor	Poor	10	6	10	Significant	Remove	Dying, will likely die within 1-2 years.
410	*Prunus avium*	Wild cherry	11.5		Good	Good	14	10	14	Significant	Remove	Lower canopy dieback likely due to shading out, otherwise healthy. Invasive species.
411	*Prunus avium*	Wild cherry	9.2	7, 6	Poor	Poor	8	8	8	Significant	Remove	Dying, will likely die over next 1-2 years. Invasive species.
412	*Populus trichocarpa*	Black cottonwood	40.0		Good	Good	30	33	33	Significant	Remove	Second stem cut down and sprouting from stump, stump is ~28 inches diameter below sprouting.
413	*Thuja plicata*	Western redcedar	20.5		Excellent	Good	19	17	19	Significant	Remove	Abutting rockery.
414	*Thuja plicata*	Western redcedar	41.0		Excellent	Excellent	20	34	34	Significant	Remove	Surface roots, near garbage area.
415	*Thuja plicata*	Western redcedar	35.5		Excellent	Good	24	30	30	Significant	Remove	Codominant leaders/trunks at ~20 feet.
416	*Thuja plicata*	Western redcedar	30.0		Excellent	Good	23	25	25	Significant	Remove	Codominant leaders/trunks at ~35 feet.
417	*Thuja plicata*	Western redcedar	25.5		Excellent	Good	23	21	23	Significant	Remove	Kinked top, possible lost top many years ago.
418	*Thuja plicata*	Western redcedar	40.0		Excellent	Good	24	33	33	Significant	Remove	Codominant at base, narrow union.
419	*Thuja plicata*	Western redcedar	10.9		Excellent	Good	16	9	16	Significant	Remove	Growing in rockery, may need to shift some rock over time.
420	*Thuja plicata*	Western redcedar	17.5		Excellent	Good	18	15	18	Significant	Remove	Growing in rockery, may need to shift some rock over time.
421	*Pseudotsuga menziesii*	Douglas-fir	32.0		Excellent	Good	28	27	28	Significant	Remove	Dominant, this tree and 422 are behaving as one tree.
422	*Pseudotsuga menziesii*	Douglas-fir	32.0		Good	Good	28	27	28	Significant	Remove	Dominant, this tree and 421 are behaving as one tree. Top a bit more sparse than 421.
423	*Thuja plicata*	Western redcedar	16.3		Excellent	Good	24	14	24	Significant	Retain	Surface roots.

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

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424	*Thuja plicata*	Western redcedar	11.0		Good	Good	16	9	16	Significant	Remove	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.
425	*Thuja plicata*	Western redcedar	17.8		Good	Good	17	15	17	Significant	Remove	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.
426	*Thuja plicata*	Western redcedar	10.2		Good	Good	14	9	14	Significant	Retain	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.
427	*Thuja plicata*	Western redcedar	18.3		Excellent	Good	15	15	15	Significant	Remove	
428	*Cornus florida*	Eastern dogwood	9.6	6, 7.5	Good	Good	12	8	12	Significant	Remove	
						Offsite Trees						
A	*Thuja plicata*	Western redcedar	17.7	8, 10, 8, 6,7	Good	Good	13	15	15	Significant	Retain	
316	*Thuja plicata*	Western redcedar	27.0		Excellent	Good	17	23	23	Significant	Retain	In raised planter near rockery.
317	*Thuja plicata*	Western redcedar	23.2	10, 20, 6	Excellent	Good	15	19	19	Significant	Retain	Narrowly attached stems.
320	*Pinus strobus*	Eastern white pine	22.1		Fair	Fair	21	18	21	Significant	Retain	Codominant leaders at 35 feet, weak canopy, dieback throughout.
321	*Pseudotsuga menziesii*	Douglas-fir	12.5		Good	Fair	10	10	10	Significant	Retain	Lost top.
322	*Pseudotsuga menziesii*	Douglas-fir	23.8		Good	Good	13	20	20	Significant	Retain	Dominant tree.
323	*Pseudotsuga menziesii*	Douglas-fir	17.7		Good	Fair	13	15	15	Significant	Retain	Lost top.
324	*Pseudotsuga menziesii*	Douglas-fir	13.1		Fair	Fair	13	11	13	Significant	Retain	Suppressed, weak canopy at top.
325	*Pseudotsuga menziesii*	Douglas-fir	20.5		Good	Good	13	17	17	Significant	Retain	Some weakness at top of canopy.
326	*Pseudotsuga menziesii*	Douglas-fir	19.0		Excellent	Good	18	16	18	Significant	Retain	
B	*Pseudotsuga menziesii*	Douglas-fir	26.0		Excellent	Excellent	16	22	22	Significant	Retain	
329	*Acer circinatum*	Vine maple	6.4	5, 4	Fair	Good	12	5	12	Significant	Retain	Dieback in some areas, early fall color.
330	*Pseudotsuga menziesii*	Douglas-fir	17.0		Excellent	Good	13	14	14	Significant	Retain	Concrete poured around base toward neighbor side (west), lifting pavement.
C	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	Retain	
D	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	Retain	
E	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	Retain	
F	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	Retain	
G	*Thuja plicata*	Western redcedar	6.0		Excellent	Excellent	8	5	8	Significant	Retain	
H	*Thuja plicata*	Western redcedar	40.0		Excellent	Excellent	24	33	33	Significant	Retain	
I	*Tsuga heterophylla*	Western hemlock	24.0		Good	Good	21	20	21	Significant	Retain	

Tree Solutions Inc
Consulting Arborists

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

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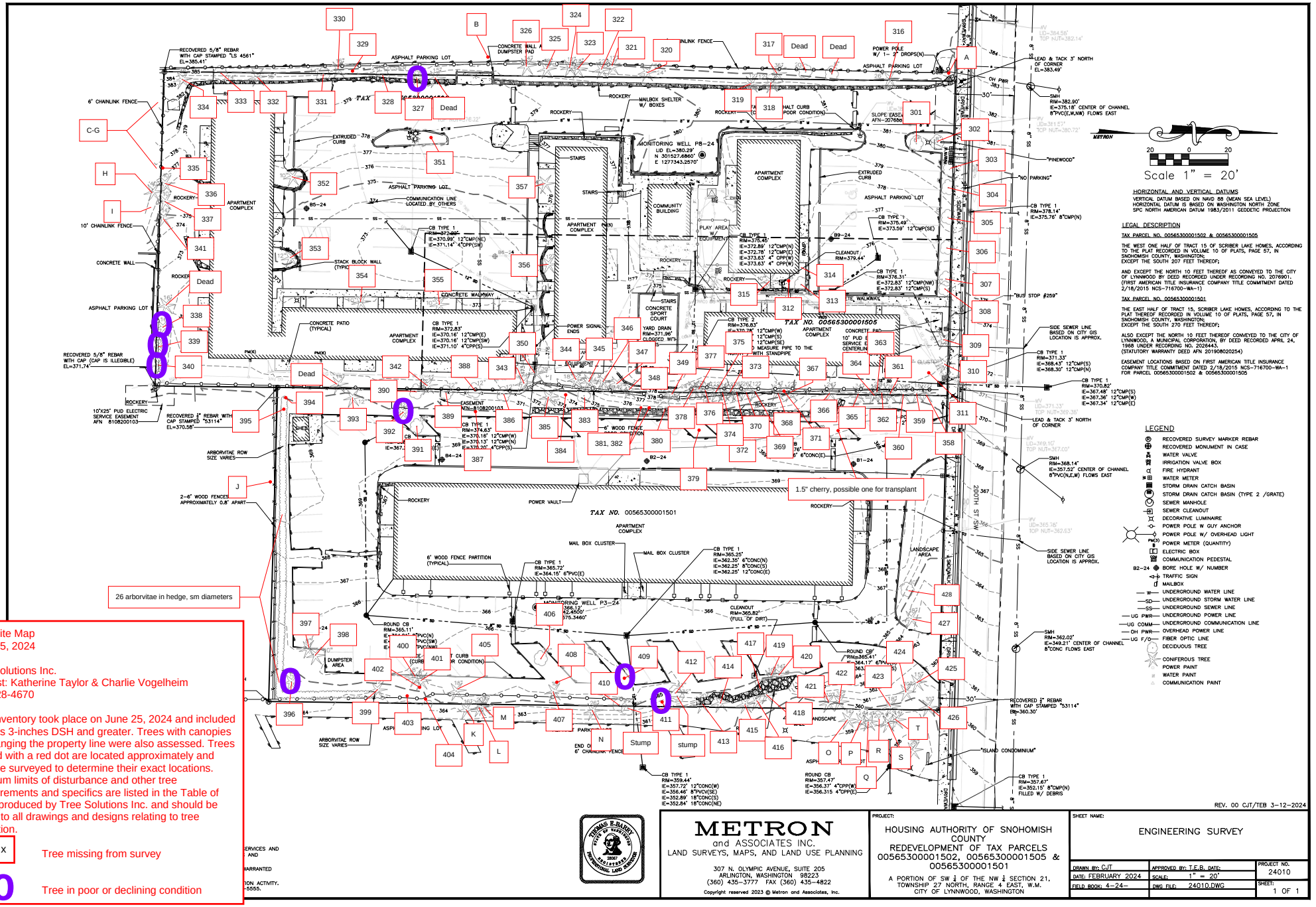
J	*Thuja plicata*	Western redcedar	29.6	14, 16, 16, 13	Excellent	Good	19	25	25	Significant	Retain	
K	*Thuja plicata*	Western redcedar	14.0		Excellent	Good	13	12	13	Significant	Retain	
L	*Pseudotsuga menziesii*	Douglas-fir	16.0		Excellent	Good	17	13	17	Significant	Retain	Connected at base with adjacent Douglas-fir.
M	*Thuja plicata*	Western redcedar	15.0		Good	Good	19	13	19	Significant	Retain	Connected at base with adjacent western redcedar.
N	*Pseudotsuga menziesii*	Douglas-fir	30.0		Excellent	Excellent	29	25	29	Significant	Retain	Dominant form.
O	*Thuja plicata*	Western redcedar	15.0		Excellent	Good	17	13	17	Significant	Retain	
P	*Thuja plicata*	Western redcedar	18.0		Excellent	Good	17	15	17	Significant	Retain	
Q	*Thuja plicata*	Western redcedar	16.0		Excellent	Good	17	13	17	Significant	Retain	
R	*Alnus rubra*	Red alder	23.0		Good	Good	21	19	21	Significant	Retain	
S	*Thuja plicata*	Western redcedar	8.0		Excellent	Good	16	7	16	Significant	Retain	
T	*Thuja plicata*	Western redcedar	18.0		Excellent	Good	17	15	17	Significant	Retain	
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
									Significant	**Non-significant**	**Tree Unit**	
								Onsite Total Trees	105	12		
								Onsite Remove	96	11	2	
								Onsite Retain	9	1		
								Offsite Total Trees	31	0		
								Offsite Remove	0	0	3	
								Offsite Retain	31	0		


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
0
Tree in poor or declining condition
26 arborvitae in hedge, sm diameters
1.5" cherry, possible one for transplant
TAX NO. 00565300001501
TAX NO. 00565300001505
Scale 1" = 20'
LEGEND
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
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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
REV. 00 CJT/TEB 3-12-2024