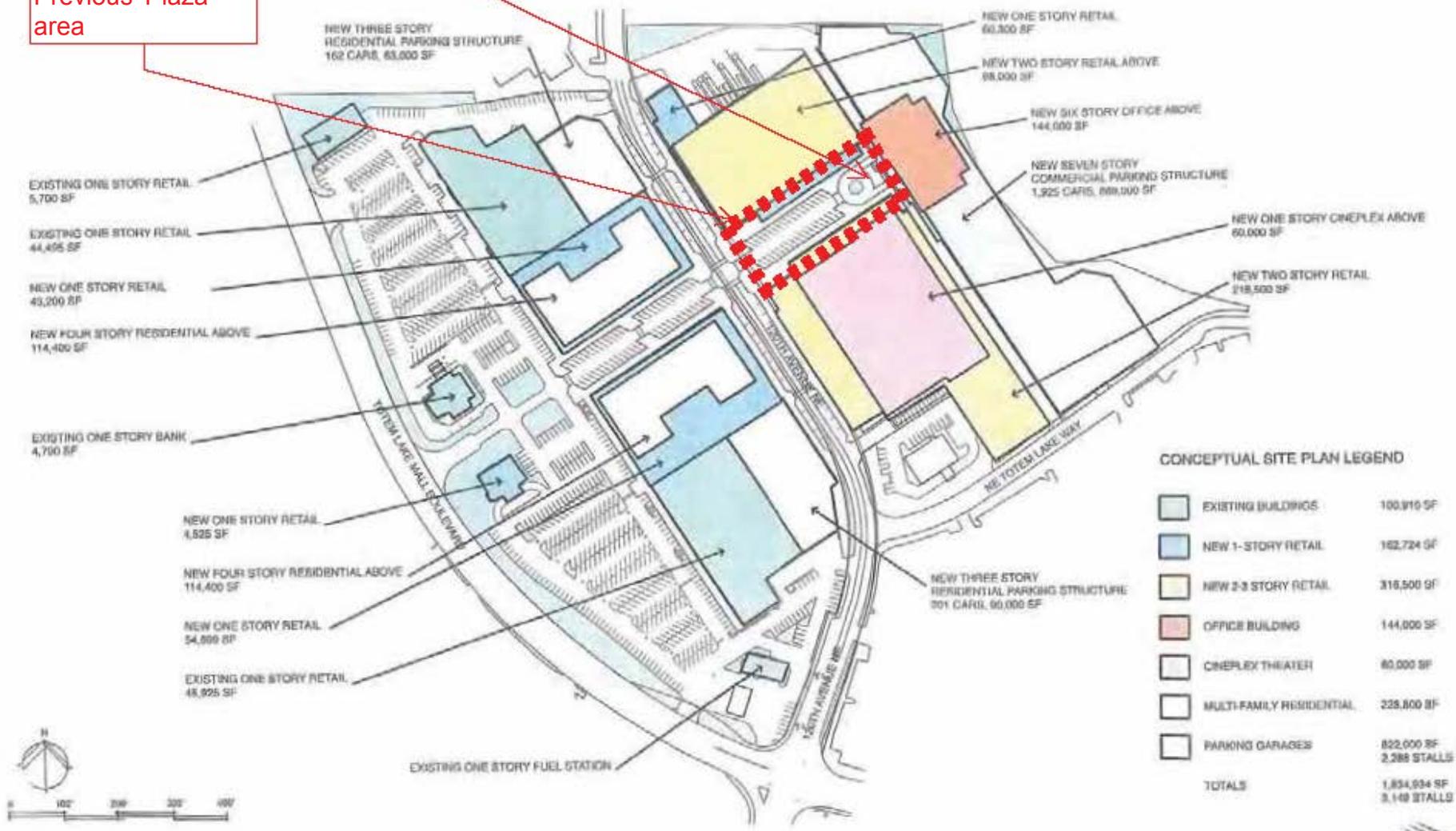


Focal point location

Previous 'Plaza' area



**CONCEPTUAL SITE PLAN LEGEND**

	EXISTING BUILDINGS	100,910 SF
	NEW 1-STORY RETAIL	162,724 SF
	NEW 2-3 STORY RETAIL	316,500 SF
	OFFICE BUILDING	144,000 SF
	CHEFLYX THEATER	60,000 SF
	MULTI-FAMILY RESIDENTIAL	228,800 SF
	PARKING GARAGES	822,000 SF 2,285 STALLS
<b>TOTALS</b>		<b>1,834,934 SF 3,148 STALLS</b>



November 7, 2005

**FULLER SEARS**  
ARCHITECTS

# CONCEPTUAL SITE PLAN TOTEM LAKE MALL - CONCEPTUAL MASTER PLAN

PREVIOUS CMP

EXHIBIT 4

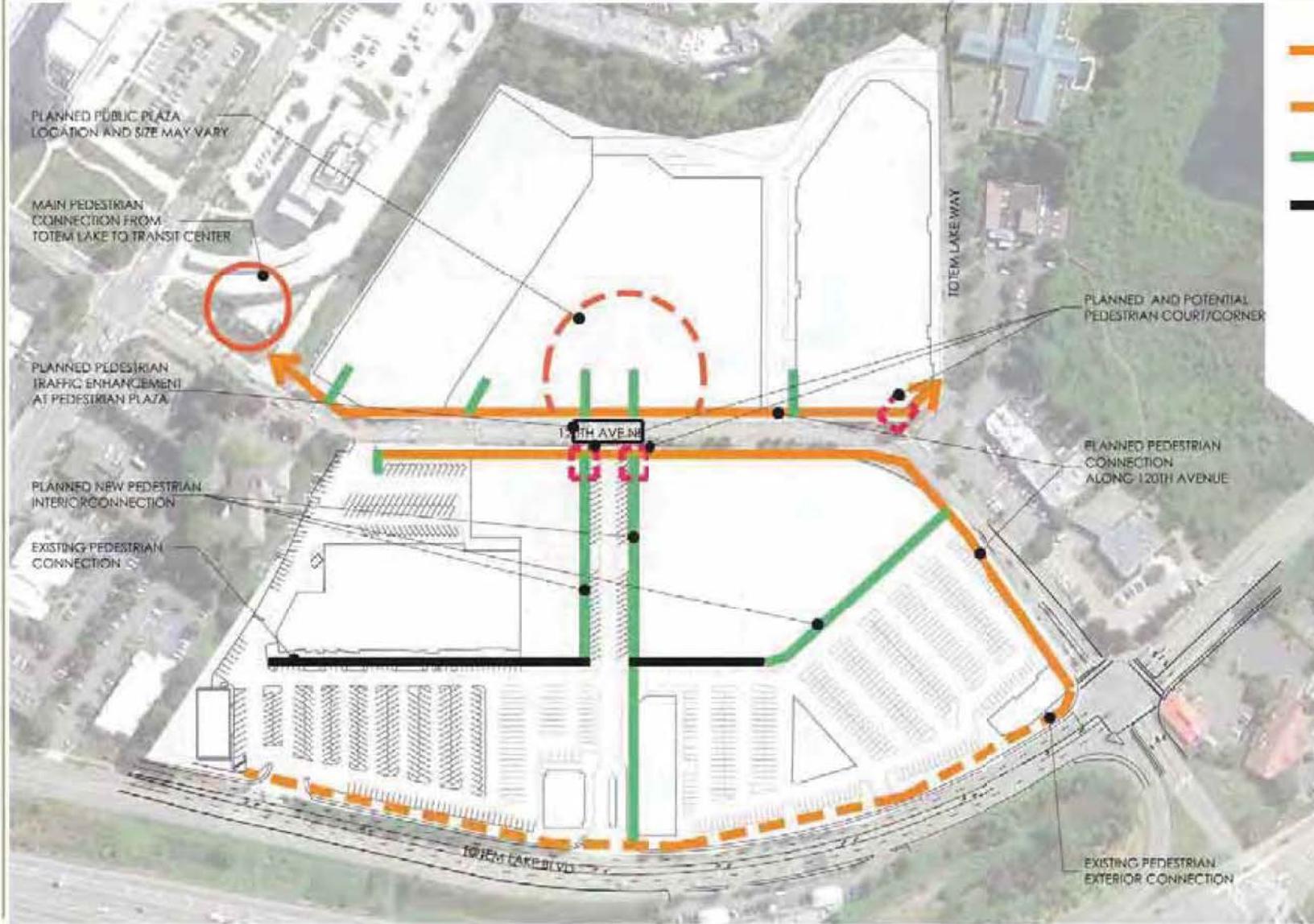


ATTACHMENT 3  
FILE NO. DRV/16-00914  
PREVIOUS PLAZA DESIGN





THE VILLAGE AT TOTEM LAKE



-  PLANNED PEDESTRIAN CONNECTION ALONG 120TH AVENUE
-  EXISTING PEDESTRIAN EXTERIOR CONNECTION
-  PLANNED NEW PEDESTRIAN INTERIOR CONNECTION
-  EXISTING PEDESTRIAN CONNECTION
-  PLANNED AND POTENTIAL PEDESTRIAN COURT/CORNER
-  PLANNED PEDESTRIAN PLAZA



PEDESTRIAN SITE PLAN  
THE VILLAGE AT TOTEM LAKE - PEDESTRIAN SITE PLAN



EXHIBIT 3

ATTACHMENT 4  
FILE NO. DRV/16-00914  
PEDESTRIAN CIRCULATION





## CITY OF KIRKLAND

Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

### DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Eric Shields, AICP, Planning Director  
Jon Regala, Associate Planner 

**Date:** January 9, 2006

**Subject:** **BACKGROUND INFORMATION REGARDING MID-BLOCK PEDESTRIAN CONNECTION BETWEEN EVERGREEN HOSPITAL AND TOTEM LAKE MALL**

#### **EVERGREEN HOSPITAL MASTER PLAN**

Ordinance 3862, adopted by the City Council October 15, 2002, set forth the zoning regulations for the Evergreen Healthcare campus. Development of the Hospital Campus required approval of a Master Plan and subsequent approval by the Design Review Board (DRB) for future buildings. Included in the new regulations are maximum limits for building area, trip generation, height limits, and lot coverage. Specifically, in terms of pedestrian access, Kirkland Zoning Code Section 55.27.010 Special Regulation 9.C.9 states that *connections to the Totem Lake Mall and the transit center should be included in the Master plan. The Master plan should also explore options for providing pedestrian connections across the site.*

This zoning regulation was supported by the following language in the Comprehensive Plan:

***Policy TL-9.2:*** *Implement design principles for the Evergreen Hospital Medical Center.*

*Pedestrian access within and through the Hospital campus should continue to be improved. The Hospital should coordinate with the Totem Lake Mall to provide a pedestrian connection that allows access between the Hospital, Transit Center and retail area in a safe and attractive environment. This feature may be an open space amenity or incorporated into buildings located near the slope.*

On August 5, 2003, the City Council approved the Master Plan for Evergreen Hospital. In the approved Master Plan, Figure 4, the Pedestrian Circulation Plan identifies a mid-block pedestrian connection to Totem Lake Mall, along the south property line of the Gateway Center site (see Attachment 1). The text accompanying the pedestrian connection reads: *Potential pedestrian connection to Totem Lake Mall pending compatible development of Totem Lake Mall.*

Additional language in the TL-3B subarea (Gateway site), page 32 of the approved Master Plan, reads: *it may be possible to introduce additional pedestrian connections to (the) Totem (Lake) Mall area pending future development and configuration of uses on that property.*

At the time of the Master Plan approval, it was unknown how a mid-block connection to the Totem Lake Mall would work, therefore the general approval language for the pedestrian connection.

### **GATEWAY BUILDING - DESIGN REVIEW APPROVAL**

On July 29, 2005, the DRB approved the design of the Evergreen Hospital Gateway project (2 medical office buildings, transit center, and parking structure) on the TL-3B subarea on the Hospital Campus (see Attachment 2). Included in this approved design is a pedestrian connection to the Totem Lake Mall. The DRB approved this connection as a secondary connection to the Mall property with the thought that the primary access between the two properties would be along 120<sup>th</sup> Avenue NE.

The pedestrian connection is located one level beneath the office buildings and transit center and is accessed by a stairway near the south property line. Once on the lower level, a sidewalk leads to the south property line where the connection dead-ends pending a connection on the Totem Lake Mall property (see Attachment 3). The sidewalk does also continue to the west and ramps down towards 120<sup>th</sup> Avenue NE. The DRB did not require that access to the pedestrian connection itself be ADA accessible nor is it a requirement of City codes. Attachment 4 contains several photographs from a scale model showing the area of the pedestrian connection to the Mall.

### **GATEWAY PHASE I BUILDING PERMIT APPROVAL**

On October 18, 2005, the City issued BLD04-01389 for Phase I of the Gateway office project consistent with the DRB's approval (see Attachment 3). This phase of the project includes the parking garage, one of two medical office buildings, and transit center. Included in this approval is the stairway leading to the pedestrian connection to the Mall property. A pedestrian access easement is required to be recorded on the property prior to occupancy of the medical office building.

### **CURRENT STATUS**

On November 7, 2005, the DRB approved the Conceptual Master Plan (CMP) for the Totem Lake Mall. The DRB conditioned the CMP requiring that review of the mid-block pedestrian connection between the Mall and Hospital occur during Phase II of the project. City staff has since met with representatives from both Evergreen Hospital and Totem Lake Mall regarding this required mid-block pedestrian connection. While Evergreen Hospital and the Mall owners have agreed to the pedestrian connection, both have expressed concerns in constructing the pedestrian connection when their respective projects are built.

The primary concern for both parties is the location of the pedestrian connection. Evergreen Hospital has proposed and received approval for the pedestrian connection that is located one level below street level in their parking garage. This was done to prevent conflicts between pedestrians and bus traffic associated with the transit center. In the approved CMP for Totem Lake Mall, a parking garage is also located in the vicinity of the pedestrian connection. Therefore, the pedestrian connection between the two properties would occur between the two adjoining parking garages.

After studying the issue further, both parties feel that this is an undesirable location. Both Evergreen Hospital and Totem Lake Mall are hesitant in creating the mid-block connection citing safety concerns for pedestrians, liability to the property owners, and a poor aesthetic environment with the connection being within a parking garage. Both parties feel that the only pedestrian connection between the two properties should be along 120<sup>th</sup> Avenue NE.

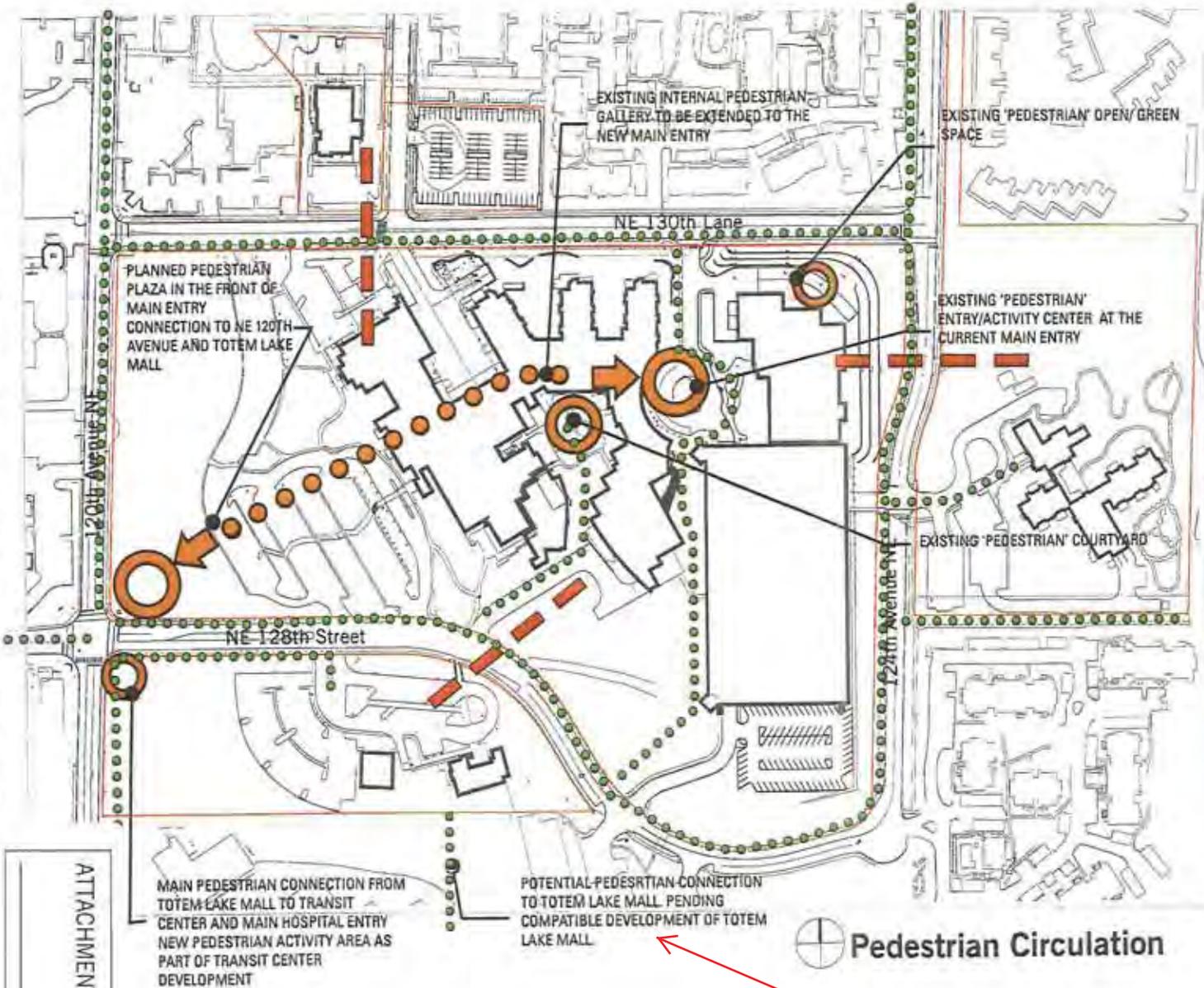
The City has maintained the position that the mid-block connection should be required based on the history and policy direction for such a connection. Also, with the addition of a new transit center on the Hospital property, the mid-block pedestrian connection provides for a quick shortcut to the proposed office building located on the parking garage on the Mall property. City staff supports the concept that the mid-block connection function as a secondary access point between the two properties with the primary connection remain along 120<sup>th</sup> Avenue NE. City staff anticipates that the final design of the pedestrian connection will not occur until Phase II is brought before the DRB for review when the upper Mall parking garage will be designed. In the meantime, further discussions with Evergreen Hospital and the Totem Lake Mall owners

are necessary to ensure that the pedestrian connection between the two properties will be created and details of the easement and design are worked out ahead of time.

**ATTACHMENTS**

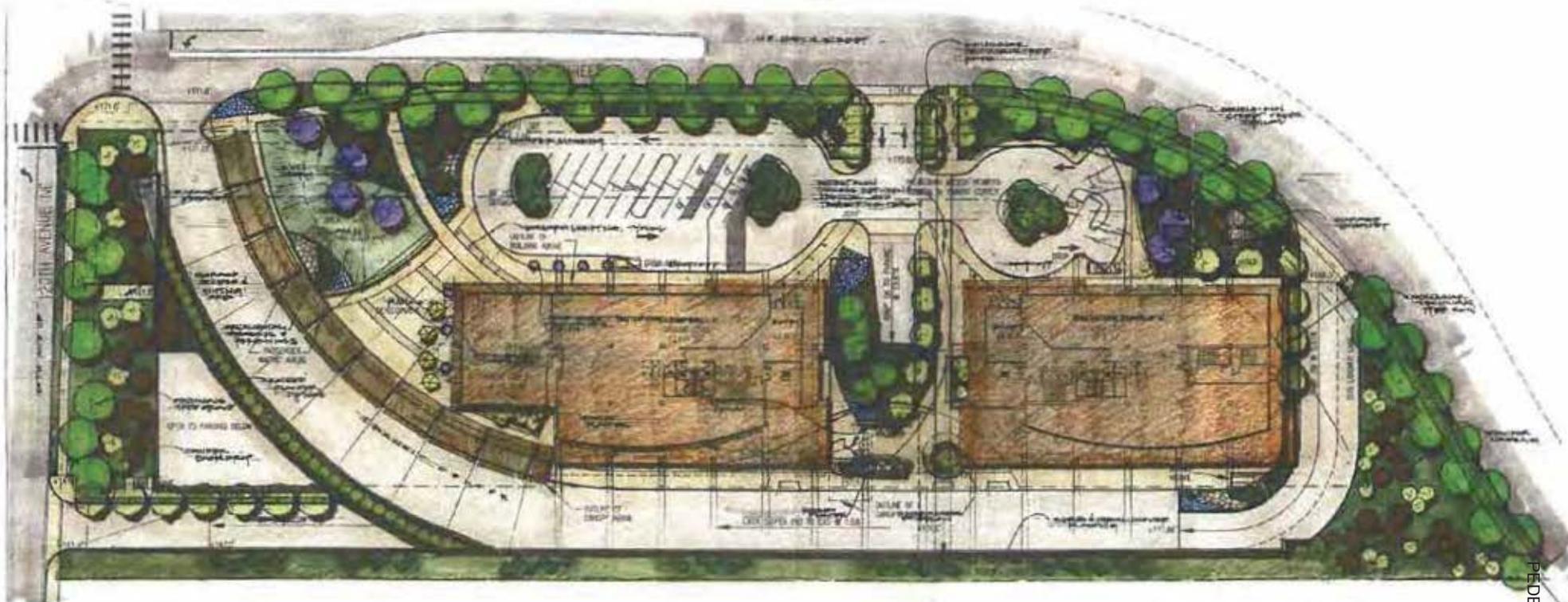
1. Evergreen Master Plan, Figure 4, Pedestrian Circulation Plan
2. DRB approved Evergreen Gateway Center site plan
3. Gateway Center Building Permit approved site plan
4. Photographs of pedestrian connection from scale model

Figure 4.  
Pedestrian Circulation



Reference to pedestrian connection to Totem Lake Mall

JULY 15, 2004

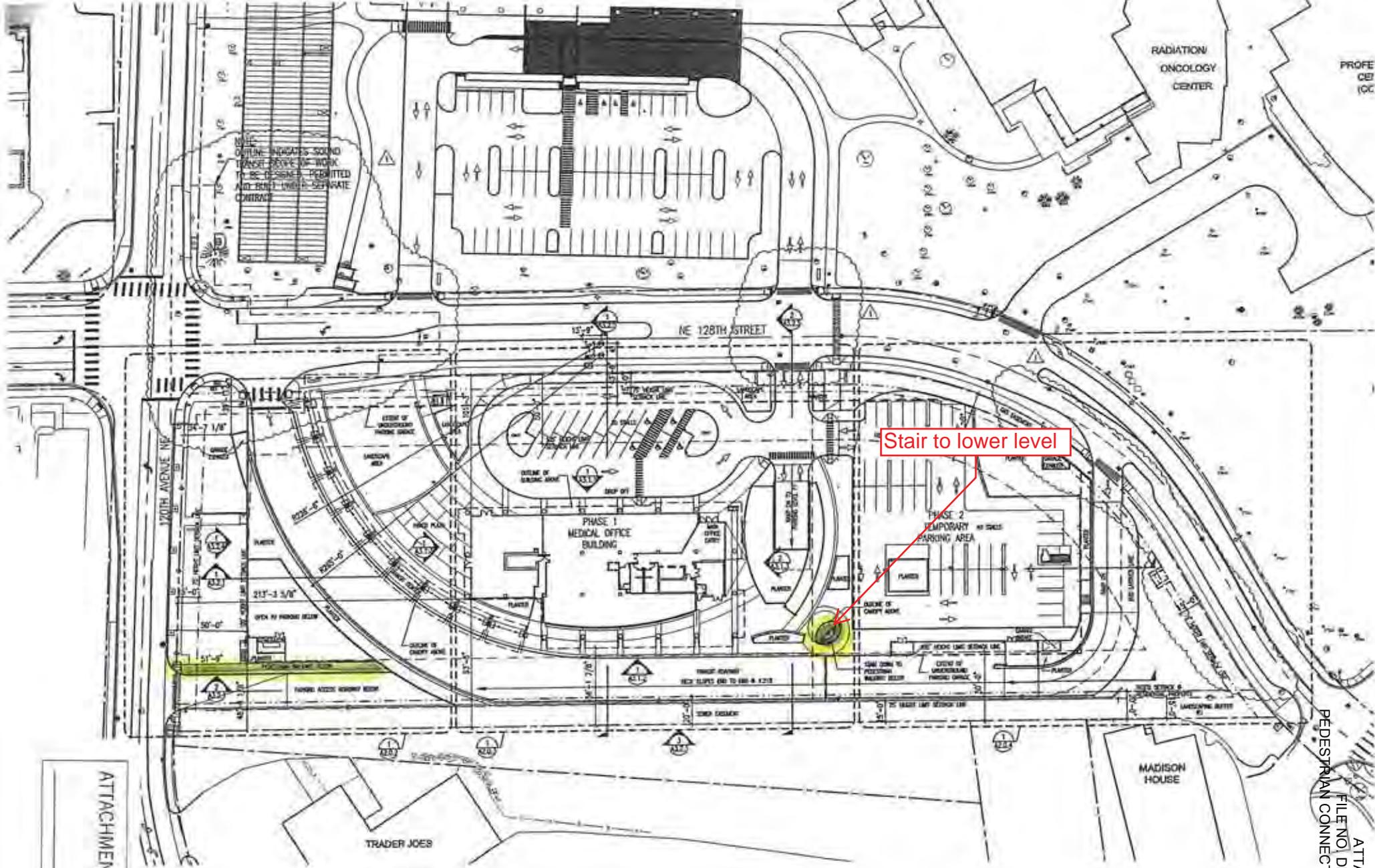


LANDSCAPE CONCEPT PLAN  
NUMBER 1/2004

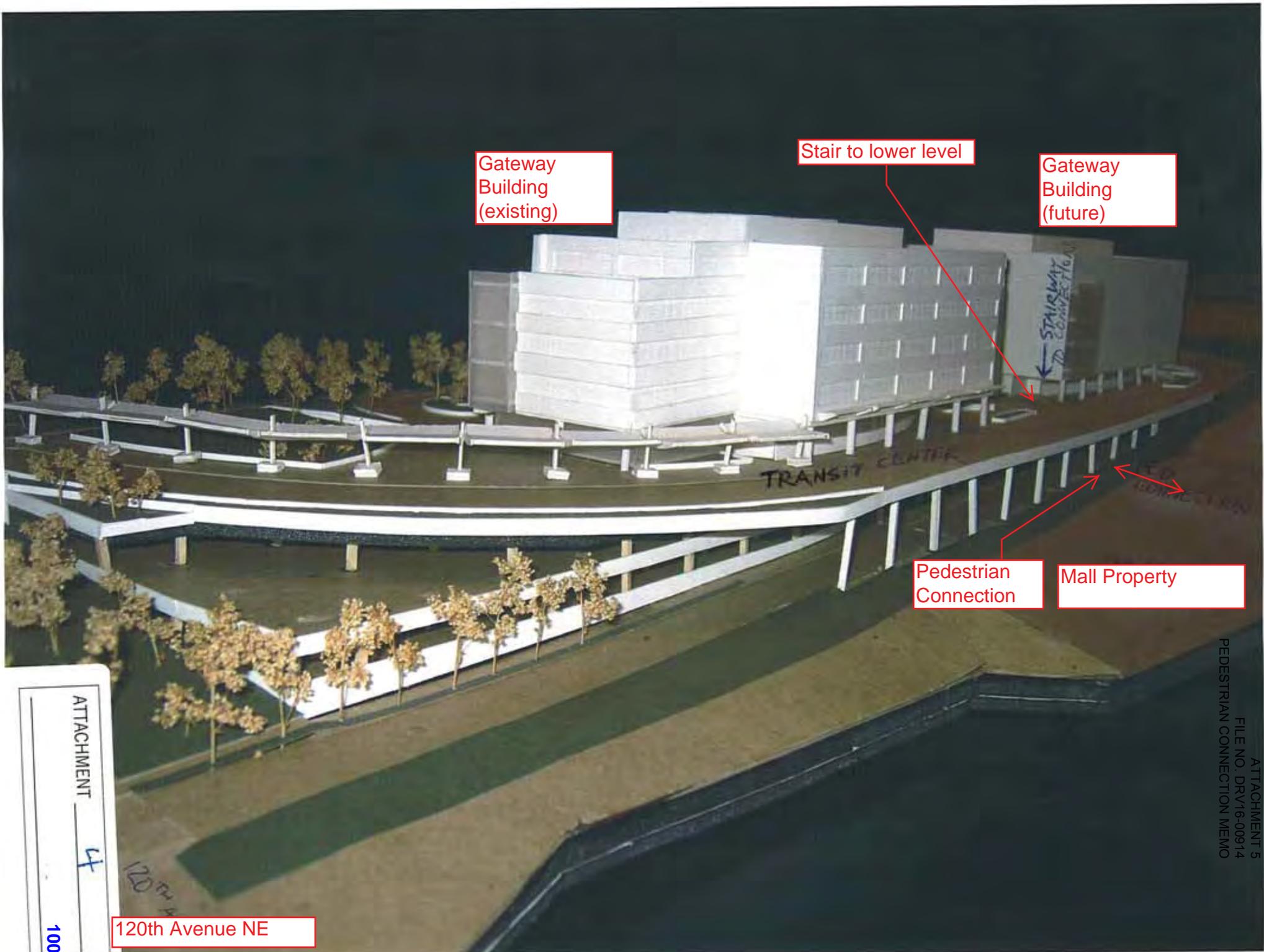
ATTACHMENT 5  
FILE NO. DRY/16-00914  
PEDESTRIAN CONNECTION MEMO

ATTACHMENT

2







Gateway Building (existing)

Stair to lower level

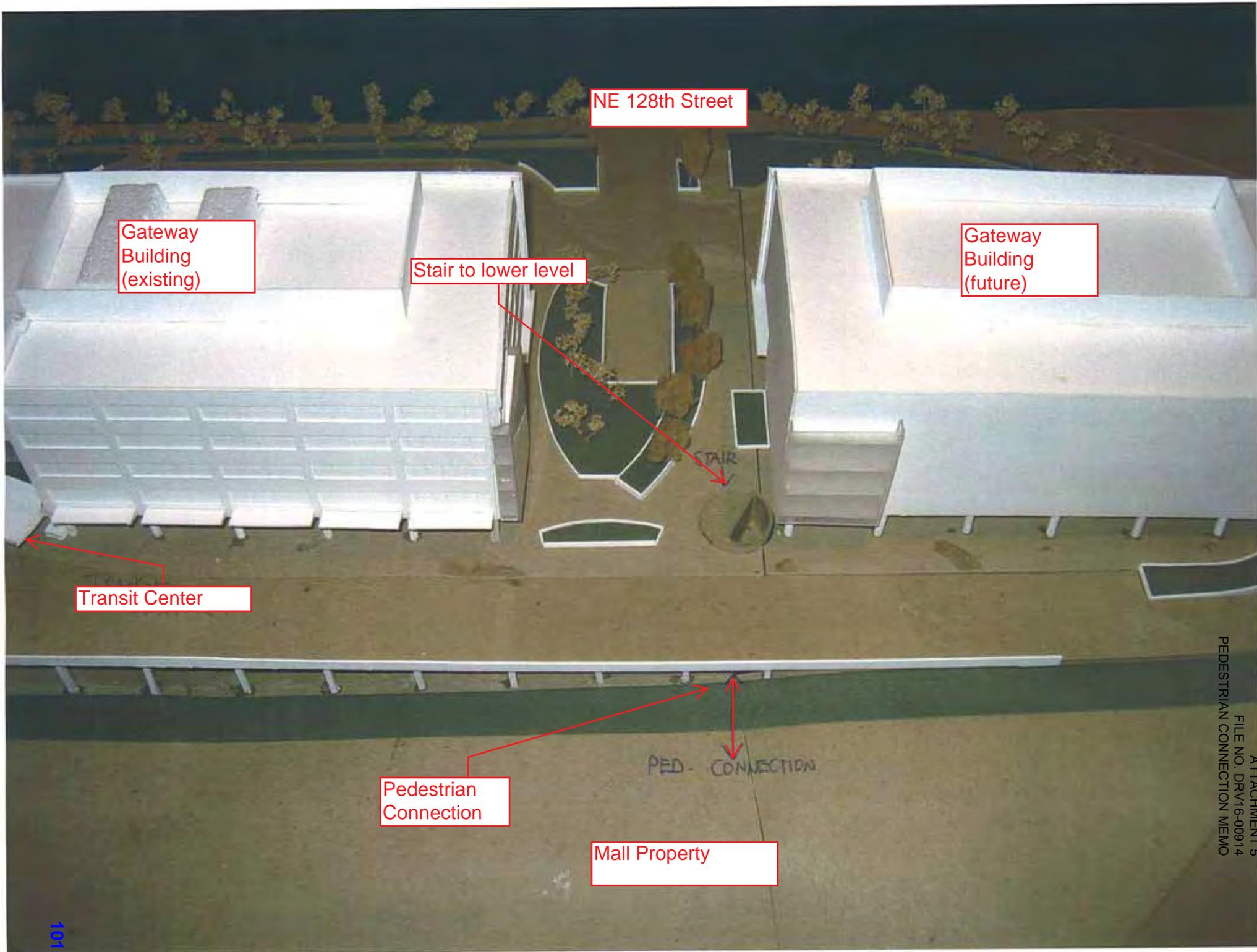
Gateway Building (future)

Pedestrian Connection

Mall Property

ATTACHMENT 4  
100

120th Avenue NE



NE 128th Street

Gateway Building (existing)

Stair to lower level

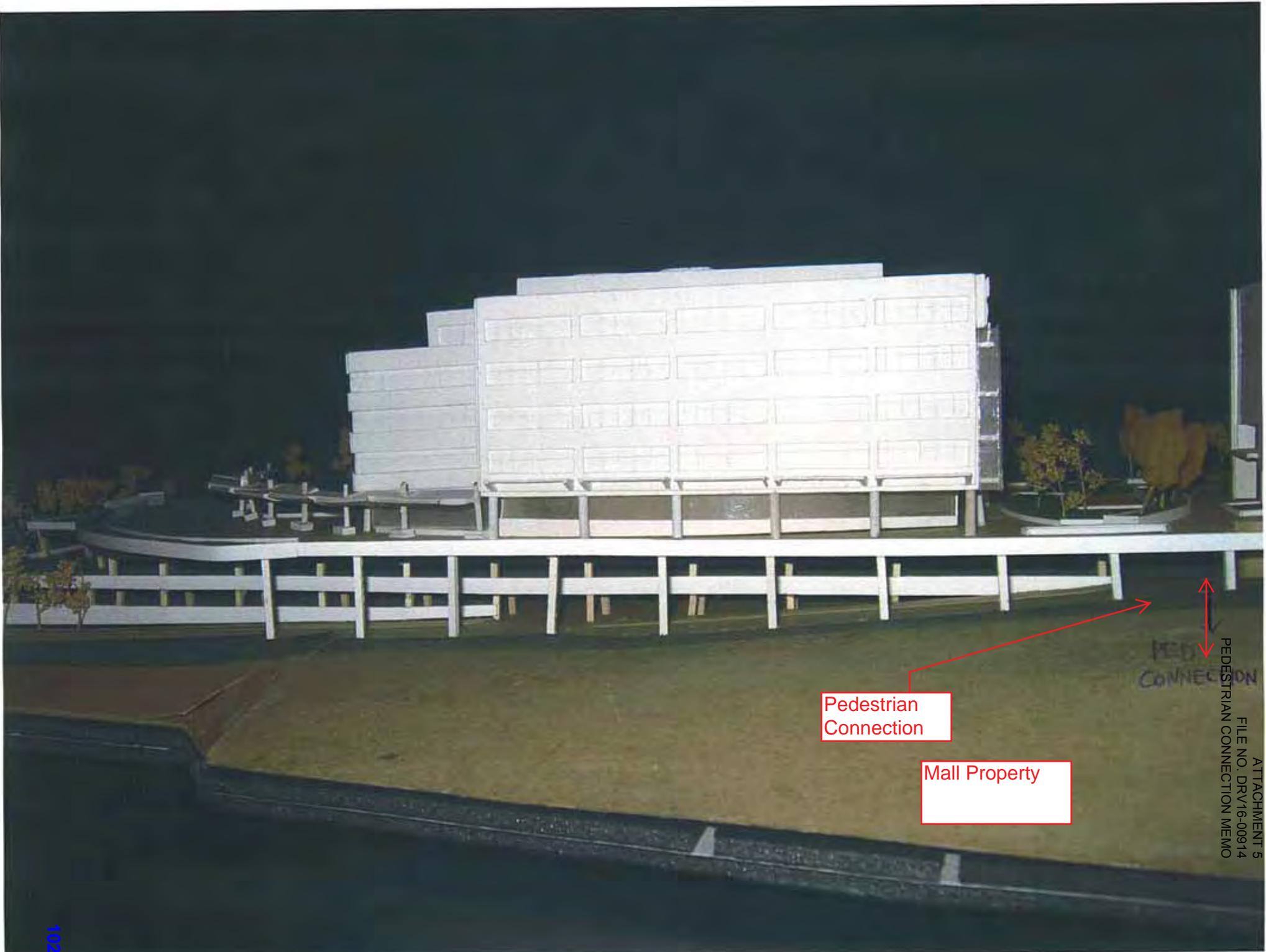
Gateway Building (future)

Transit Center

Pedestrian Connection

Mall Property

ATTACHMENT 5  
FILE NO. DRV/16-00914  
PEDESTRIAN CONNECTION MEMO

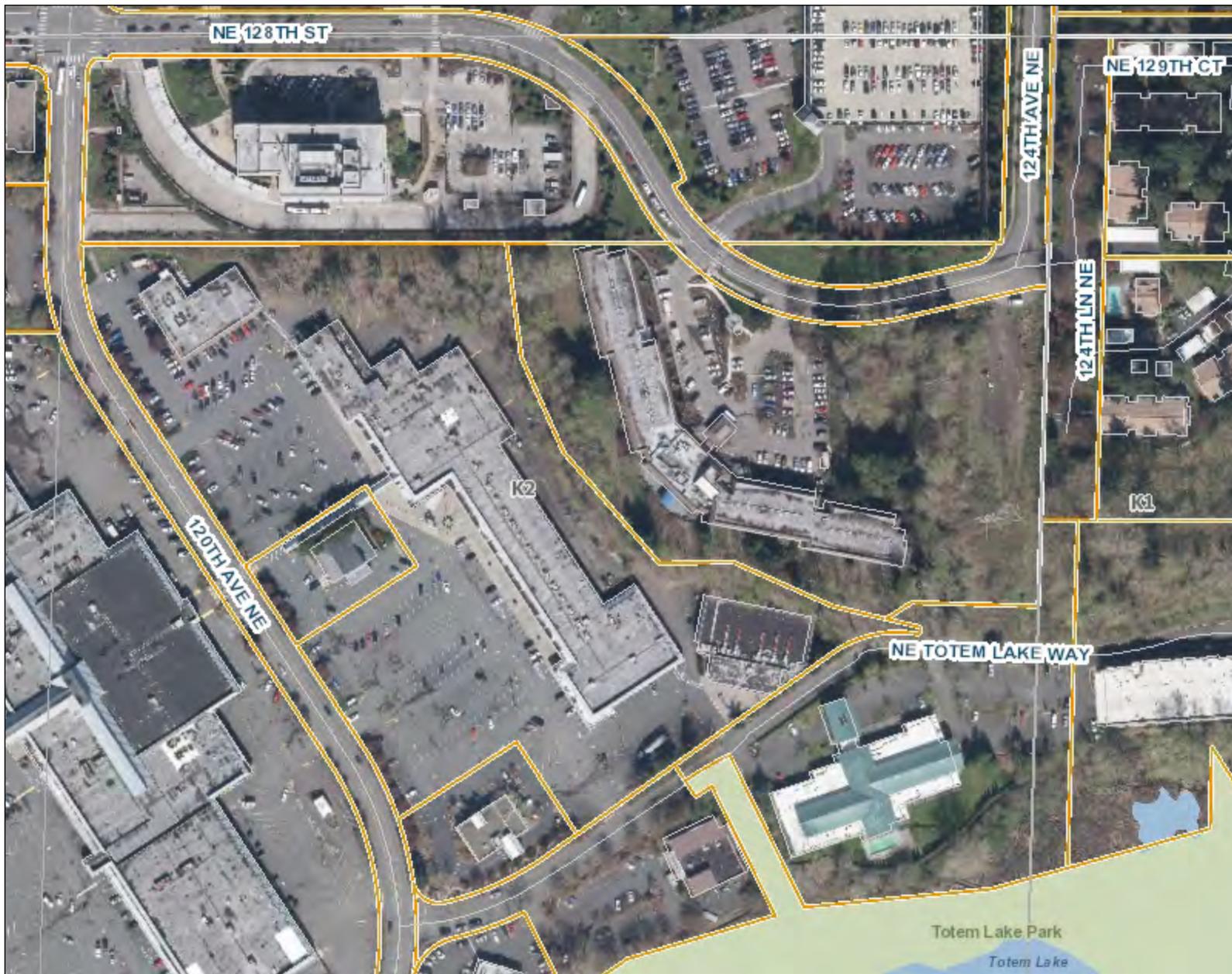


Pedestrian  
Connection

Mall Property

PED  
CONNECTION

ATTACHMENT 5  
FILE NO. DRV/16-00914  
PEDESTRIAN CONNECTION MEMO



- Legend**
- - - City Limits
  - Grid
  - QQ Grid
  - █ Cross Kirkland Corridor
  - █ Regional Rail Corridor
  - █ Streets
  - █ Parcels
  - █ Buildings
  - █ Lakes
  - █ Parks
  - █ Schools
  - █ Olympic Pipeline Corridor

1: 2,409

Notes

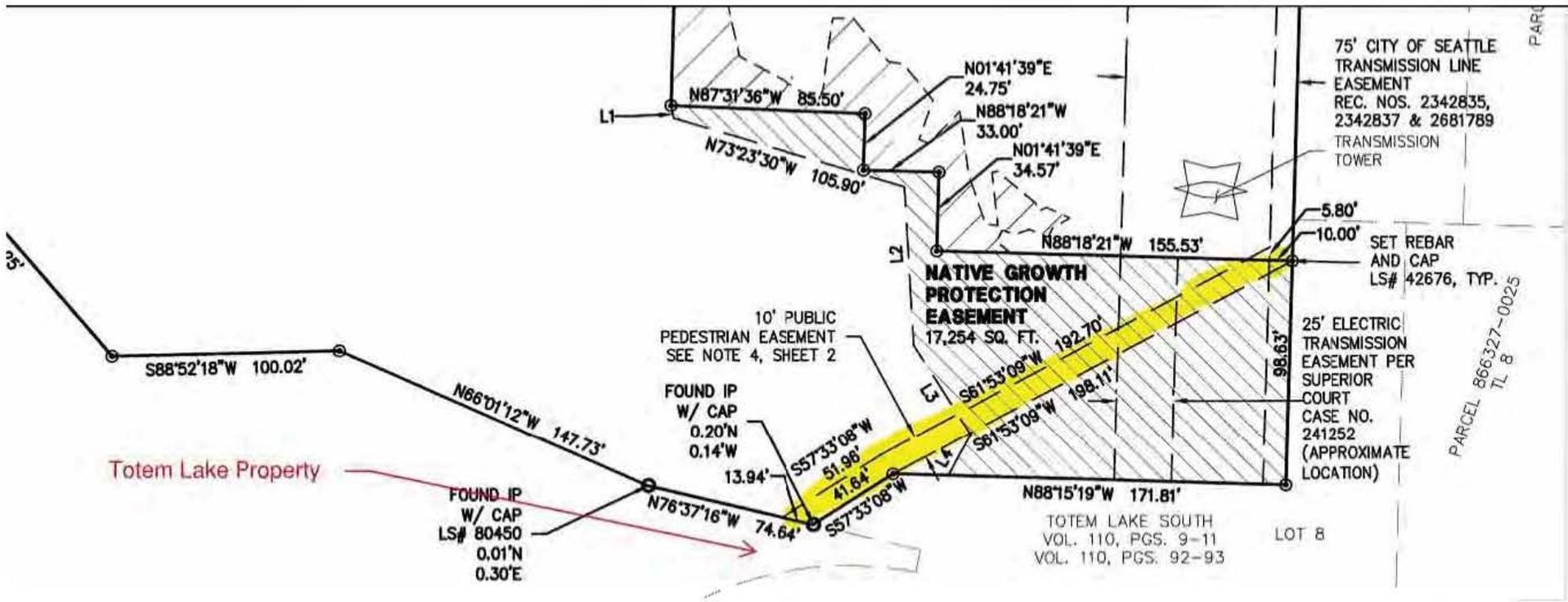


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NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet

ATTACHMENT 6  
 FILE NO. DRV46-00934  
 PED. CONNECTION MAP







**Arborist's Report & Tree Inventory**  
**The Village at Totem Lake – Upper Site**  
12601 120 Ave, Kirkland, WA 98034



Prepared for **Centercal Properties, LLC**

**Prepared by:**  
Sue Nicol  
ISA Certified Arborist #PN-5979A  
ISA Risk Assessment Qualified

**June 16, 2016**

## Assignment and Methodology

The contents of this Arborist's Report and Inventory are based upon submittal requirements listed in the City of Kirkland's *Tree Retention Plan for Multifamily, Commercial, and Non-Residential* properties. This report is concerned only with the trees on the upper part of the Totem Lake property. This report shall contribute to the requirements of a Site Plan and Tree Retention Plan by others. Included in this report are the following:

- Inventory of 276 trees. Identification of which ones are Significant, per the following City of Kirkland definition: "a tree that is at least 6 inches in diameter at breast height (DBH, the diameter or thickness of a tree trunk measured at 4.5 feet from the ground)". Included in the inventory are tree numbers, species, DBH (Diameter at Breast Height or 4.5 feet above the ground), Drip Line Radius, recommended Limits of Disturbance, condition rating, and removed/retained status based upon current design of improvements.
- Required protection measures for those trees able to be preserved and recommended tree planting and protection specifications and details for use by project landscape architects.
- PDF of a survey map with tree numbers added by hand

**NOTE: I recommend that the 40 trees that did not get on the survey be added to it. I also recommend that tree numbers be placed on the tree layer of CAD construction drawings to enhance communication regarding tree protection and removal with the contractor.**

An inventory of trees was performed by this Arborist on September 16 and 18, 2015. A second site visit was made on June 13, 2016 to review the wetland and slope trees. The assessment consisted of the following steps:

- Identification of tree species.
- Placement of a metal numbered tag on each tree. Due to difficult terrain, some tree tags were lost in the brush. Therefore, the numbers are not sequential in all areas.
- Measurement of trunk diameter at 54" above the ground (DBH). In the case of trees with multiple stems, each stem was measured for diameter at 54" and recorded separately except where there was a trunk below the crotch, at which point the trunk was measured below the crotch.
- Evaluation of observable tree condition, using a range of Excellent, Good, Fair, and Poor.
- Recording the above information on an inventory spreadsheet to accompany this report.
- The "retained/removed" tree designation has been reviewed with the revised retaining wall in mind. All effort has been made to ensure that trees designated as "retained" can actually survive construction impacts. This assessment may need revision as construction starts and decisions can be more accurate.

## Site Description

The upper part of the project site currently houses 276 trees. 260 of them meet the definition of Significant. 195 of the site trees are located on the forested slope at the top of the site. This slope consists of 163 native cottonwoods and 32 Douglas firs, alders, and young seedling madrones. There apparently is a wetland on this slope, with cottonwoods the great majority of species in the wetland boundary and its buffer area. Most of the trees on the slope are in fair to excellent health and meet the City's definition of "viable" trees. Ongoing maintenance of all trees to remain should consist of dead wood removal and limbing up of low branches where they overhang pavement at the bottom of the slope.

41 thundercloud plums, 8 red maples, and assorted other ornamental species are among the street and parking lot trees. They are in varying health and many will be removed to allow the site to be redeveloped.

### **Recommended Limits of Disturbance (LOD)**

Because many of the trees on this site are cottonwoods with very wide drip line radii, the LOD for trees on this site that are not being removed shall be mostly based upon trunk diameter with some variation. The LOD using trunk diameter shall be a minimum of 0.75 foot to one foot of distance from mid trunk to the tree protection fence. Recommended LODs are listed on the Tree Inventory for all trees to be retained.

As long as the trees along the north and east property lines are not disturbed, trees on adjacent properties will avoid disturbance as well.

### **Tree Protection Notes (for placement on Site Plan)**

- A Tree Protection Zone will be established for all trees to be preserved, and no grading, site work, or storage of materials or equipment shall be allowed within this zone.
- All herbicides used around and under paving shall be labeled as safe for use near trees.
- Prior to the start of construction, the consulting arborist shall meet with the contractor to review the location of tree protection fencing and work procedures.
- All trees to be retained shall be fenced to completely enclose the tree protection zone prior to work starting on the site. Fencing shall be at least 4 feet tall, chain link or the equivalent, as approved by the City of Kirkland. Fencing shall be placed at the edge of the tree protection zone. Fences are to remain until all grading and construction is completed.
- Understory trees and shrubs shall be retained within the protection zone. These plants contribute to the root health of the retained trees. If you wish to clear out debris, place equipment outside the drip line and reach in to scrape the surface. Avoid excavating beneath tree canopies.
- No grading, construction, demolition, or other work shall occur within the tree protection zone. Modifications to this zone must be approved in advance by the Consulting Arborist or City of Kirkland.
- Roots encountered during excavation shall be severed cleanly with lopper or saw.
- Injuries occurring to any tree shall be immediately evaluated by the Consulting Arborist to determine appropriate treatment methods.
- Pruning needed for clearance during construction shall be performed by a Certified Arborist, or under the direction of a Certified Arborist.
- Long-term maintenance of preserved trees shall be as required by the City of Kirkland.

### **General Recommendations for Design and Maintenance**

- When designing landscapes on this site, it is important to have a diverse selection of tree species so that one pest or disease will not destroy all the trees on the site. Also, avoid members of the Prunus genus, Fraxinus genus, and birches, because of current and/or future pest and disease problems.
- Tree species should be selected from the City of Kirkland's list of recommended street trees, excluding members of the Prunus and Fraxinus genus due to pest and disease potential.
- Tree protection and planting specifications should conform to those recommended by the Urban Tree Foundation, found at this link: [http://www.urbantree.org/details\\_specs.shtml](http://www.urbantree.org/details_specs.shtml)

- Maintenance shall conform to KZC 95.50 and 95.51 and shall include the native trees and understory growing at the north and east perimeters of the property. Maintenance shall include removal of non-native invasive species including Himalayan blackberry, English holly, English ivy, and English laurel. Once these are removed, native understory species should be planted.

**Assumptions and Limiting Conditions:**

1. Field examination of the site was made on September 16 and 18, 2015 and June 13, 2016. Observations and conclusions are as of those dates.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consulting arborist can neither guarantee nor be responsible for the accuracy of information and/or drawings provided by others.
3. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Trees are living biological organisms, and it is impossible to predict or guarantee their stability of failure in the future.

**Report Prepared by**



Sue Nicol  
ISA Certified Arborist, PN-5979A  
ISA Risk Assessment Qualified

\* DBH = Diameter at Breast Height, 4.5 feet above grade

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
1	Black Cottonwood <i>Populus trichocarpa</i>	12	23		Good	Yes	Remove due to site redevelopment	Leans to west. Has good buttresses.
2	Black Cottonwood <i>Populus trichocarpa</i>	26	44 to N		Good	Yes	Remove due to site redevelopment	Leans to north.
3	Black Cottonwood <i>Populus trichocarpa</i>	41	27 to S		Excellent	Yes	Remove due to site redevelopment	Massive tree with good form.
4	Black Cottonwood <i>Populus trichocarpa</i>	33	30 to S, 35 to N		Good	Yes	Remove due to site redevelopment	Dead branches over slope. Remove dead wood.
5	Black Cottonwood <i>Populus trichocarpa</i>	□□	29 to N	18	Good	Yes	Retain	Dead branches emerging from lower trunk. Remove dead wood.
6	Pacific Madrone <i>Arbutus menziesii</i>	3, 3	9		Excellent	Yes	Remove due to site redevelopment	<b>Not on Survey.</b> Double leader from base.
7	Black Cottonwood <i>Populus trichocarpa</i>	4, 2	7		Excellent	Yes	Remove due to site redevelopment	<b>Not on Survey.</b> Double leader from base.
8	Black Cottonwood <i>Populus trichocarpa</i>	26	28		Excellent	Yes	Remove due to site redevelopment	
9	Black Cottonwood <i>Populus trichocarpa</i>	16	28		Good	Yes	Remove due to site redevelopment	Dead branches over parking lot. Remove dead wood.
10	Black Cottonwood <i>Populus trichocarpa</i>	20, 13	29		Good	Yes	Remove due to site redevelopment	2 trees at base. 20" trunk is dead but leans away from parking lot. 13" trunk leans over parking area but is alive. Remove dead wood.
11	Black Cottonwood <i>Populus trichocarpa</i>	18	22		Good	Yes	Remove due to site redevelopment	
12	Pacific Madrone <i>Arbutus menziesii</i>	6	8		Excellent	Yes	Remove due to site redevelopment	<b>Not on Survey.</b>

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
13	Pacific Madrone <i>Arbutus menziesii</i>	6	13' to N		Excellent	Yes	Remove due to site redevelopment	<b>Not on Survey.</b>
14	Black Cottonwood <i>Populus trichocarpa</i>	17	15		Fair	Yes	Remove due to site redevelopment	Moderate dead wood over slope to parking lot. Prune out dead wood.
15	Black Cottonwood <i>Populus trichocarpa</i>	19	28 to S.		Good	Yes	Remove due to site redevelopment	
16	Black Cottonwood <i>Populus trichocarpa</i>	15	27 to S		Good	Yes	Remove due to site redevelopment	
17	Black Cottonwood <i>Populus trichocarpa</i>	15	27		Good	Yes	Remove due to site redevelopment	Tree leans to the south down slope toward parking lot but is in good condition.
18	Black Cottonwood <i>Populus trichocarpa</i>	11	43 to S		Fair	Yes	Remove due to site redevelopment	90 degree crook in trunk @ 20'. Hazardous. Tree leans over parking area and should be removed.
19	Black Cottonwood <i>Populus trichocarpa</i>	22	25 to S		Fair	Yes	Remove due to site redevelopment	Moderate dead wood over slope to parking lot. Prune out dead wood.
20	Black Cottonwood <i>Populus trichocarpa</i>	21, 11, 10	28 to N		Poor	Yes	Remove due to site redevelopment	Moderate dead wood. Shares a base with a dead trunk. 11 and 10 inch leaders are dying.
21	Black Cottonwood <i>Populus trichocarpa</i>	12	25 to NW		Good	Yes	Remove due to site redevelopment	Leans to NW.
22	Black Cottonwood <i>Populus trichocarpa</i>	17	10		Good	Yes	Remove due to site redevelopment	
23	Black Cottonwood <i>Populus trichocarpa</i>	14	24		Good	Yes	Remove due to site redevelopment	Not on survey. Minor dead wood. In canopy.
24	Black Cottonwood <i>Populus trichocarpa</i>	20, 13, 13	45 to N	20	Good	Yes	Retain	3 leaders at base. Minor dead wood in canopy.
25	Douglas Fir <i>Pseudotsuga menziesii</i>	8, 3	15	10	Excellent	Yes	Retain	Vigorous young tree with two leaders.
26	Black Cottonwood <i>Populus trichocarpa</i>	24	26		Poor	Yes	Remove due to fungal disease	Trunk cavity at 5' with 5 conks of fungus <i>Phellinus igniarius</i> emerging from branch stubs.

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
27	Black Cottonwood <i>Populus trichocarpa</i>	30	30		Good	Yes	Remove due to site redevelopment	2 leaders at 5'. Measured below crotch.
28	Black Cottonwood <i>Populus trichocarpa</i>	8	20		Good	Yes	Remove due to site redevelopment	
29	Black Cottonwood <i>Populus trichocarpa</i>	24	28		Good	Yes	Remove due to site redevelopment	
30	Native Willow <i>Salix sp.</i>	8, 6	11		Poor	Yes	Remove due to site redevelopment	Tree in poor health.
31	Black Cottonwood <i>Populus trichocarpa</i>	31	13		Good	Yes	Remove due to site redevelopment	
32	Red Alder <i>Alnus rubra</i>	16	48		Good	Yes	Remove due to site redevelopment	
33	Red Alder <i>Alnus rubra</i>	14	44		Good	Yes	Remove due to site redevelopment	
34	Black Cottonwood <i>Populus trichocarpa</i>	14	34		Good	Yes	Remove due to site redevelopment	This tree shares a base with #35.
35	Black Cottonwood <i>Populus trichocarpa</i>	16	35		Good	Yes	Remove due to site redevelopment	This tree shares a base with #34. Leans toward parking area but is in good condition.
36	Black Cottonwood <i>Populus trichocarpa</i>	19	20		Good	Yes	Remove due to site redevelopment	
37	Red Alder <i>Alnus rubra</i>	7	14		Good	Yes	Remove due to site redevelopment	Crook in trunk at 2'.
38	Black Cottonwood <i>Populus trichocarpa</i>	26	25		Good	Yes	Remove due to site redevelopment	On steep slope. 14" dead trunk emerges at base of this tree.
39	Pacific Madrone <i>Arbutus menziesii</i>	7	8		Excellent	Yes	Remove due to site redevelopment	<b>Not on Survey.</b>

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
40	Black Cottonwood <i>Populus trichocarpa</i>	11	32	10	Fair	Yes	Retain	Trunk bulge and canker at 4' above base.
41	Black Cottonwood <i>Populus trichocarpa</i>	8	21	8	Fair	Yes	Retain	Cankers on lower trunk.
42	Black Cottonwood <i>Populus trichocarpa</i>	6, 6	10	9	Excellent	Yes	Remove due to site redevelopment	<b>Not on Survey.</b> 2 leaders at base. Young vigorous tree.
43	Black Cottonwood <i>Populus trichocarpa</i>	18	20		Good	Yes	Remove due to site redevelopment	
44	Black Cottonwood <i>Populus trichocarpa</i>	15	44		Good	Yes	Remove due to site redevelopment	
45	Black Cottonwood <i>Populus trichocarpa</i>	11	43		Poor	No	Remove due to site redevelopment	Yellow ribbon around trunk. Dead wood, tree leans toward parking area. Needs removal due to poor condition.
46	Black Cottonwood <i>Populus trichocarpa</i>	9	33		Poor	No	Remove due to site redevelopment	Yellow ribbon around trunk. Dead wood, tree leans toward parking area. Needs removal due to poor condition.
47	Black Cottonwood <i>Populus trichocarpa</i>	13	20		Good	Yes	Remove due to site redevelopment	
48	Black Cottonwood <i>Populus trichocarpa</i>	9	22 to S		Good	Yes	Remove due to site redevelopment	
49	Pacific Madrone <i>Arbutus menziesii</i>	□ □ □ □ □	12		Good	Yes	Remove due to site redevelopment	<b>Not on survey.</b> 4 trunks. Old branch wound has rotted at base of trunk, but foliage is healthy.
50	Pacific Madrone <i>Arbutus menziesii</i>	6,5,3,2	14		Excellent	Yes	Remove due to site redevelopment	<b>Not on survey.</b> 4 trunks are all young and vigorous.
51	Black Cottonwood <i>Populus trichocarpa</i>	20	30	20	Good	Yes	Retain	Lower branches are dead over parking area and should be removed.
52	Pacific Madrone <i>Arbutus menziesii</i>	11	19	11	Fair	Yes	Retain	Significant dead wood in canopy which should be pruned.
53	Douglas Fir <i>Pseudotsuga menziesii</i>	21	16	20	Good	Yes	Retain	
54	Black Cottonwood <i>Populus trichocarpa</i>	11	15	11	Good	Yes	Retain	

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
55	Black Cottonwood <i>Populus trichocarpa</i>	26	30	25	Good	Yes	Retain	
56	Black Cottonwood <i>Populus trichocarpa</i>	11	10	10	Good	Yes	Retain	
57	Black Cottonwood <i>Populus trichocarpa</i>	22	15	20	Good	Yes	Retain	
58	Black Cottonwood <i>Populus trichocarpa</i>	21	20	20	Good	Yes	Retain	
59	Black Cottonwood <i>Populus trichocarpa</i>	8	10	8	Good	Yes	Retain	
60	Pacific Madrone <i>Arbutus menziesii</i>	8	12	8	Excellent	Yes	Retain	<b>Not on Survey.</b> In wetland buffer.
61	Black Cottonwood <i>Populus trichocarpa</i>	9	5	9	Fair	Yes	Retain	In wetland buffer. Has drooping top.
62	Red Alder <i>Alnus rubra</i>	10	18	10	Fair	Yes	Retain	In wetland buffer.
63	Red Alder <i>Alnus rubra</i>	8	20 to S	8	Fair	Yes	Retain	In wetland buffer. Dead branch at 3' should be removed.
64	Black Cottonwood <i>Populus trichocarpa</i>	8	25 to W	8	Fair	Yes	Retain	<b>Not on Survey.</b> In wetland buffer. Second dead trunk at 24" should be removed. Live trunk leans to the west.
65	Black Cottonwood <i>Populus trichocarpa</i>	22	25	20	Good	Yes	Retain	In wetland buffer.
66	Black Cottonwood <i>Populus trichocarpa</i>	9	10	9	Good	Yes	Retain	In wetland buffer.
67	Pacific Madrone <i>Arbutus menziesii</i>	9	10	9	Good	Yes	Retain	<b>Not on Survey.</b> In wetland buffer.
68	Black Cottonwood <i>Populus trichocarpa</i>	23	30 to S		Good	Yes	Remove due to site redevelopment	In wetland buffer
69	Black Cottonwood <i>Populus trichocarpa</i>	10	20		Good	Yes	Remove due to site redevelopment	In wetland buffer. Minor dead wood in canopy. Prune only if it would fall on pavement or structures.
70	Black Cottonwood <i>Populus trichocarpa</i>	15	30 to E	15	Fair	Yes	Retain	In wetland buffer. Top half of canopy droops to the east.
71	Black Cottonwood <i>Populus trichocarpa</i>	9	30 to E	9	Fair	Yes	Retain	In wetland buffer. Top half of canopy droops to the east.
72	Black Cottonwood <i>Populus trichocarpa</i>	23	30	20	Good	Yes	Retain	In wetland buffer.

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
73	Black Cottonwood <i>Populus trichocarpa</i>	19	20	19	Good	Yes	Retain	In wetland buffer. Ivy growing up trunk.
74	Black Cottonwood <i>Populus trichocarpa</i>	20	18	20	Fair	Yes	Retain	In wetland buffer. Ivy growing up trunk.
75	Douglas Fir <i>Pseudotsuga menziesii</i>	9	8	9	Fair	Yes	Retain	In wetland buffer. Tree is in too much shade to thrive.
76	Black Cottonwood <i>Populus trichocarpa</i>	35	25	35	Good	Yes	Retain	In wetland buffer. Double leader at 6'.
77	Black Cottonwood <i>Populus trichocarpa</i>	10	50 to E	10	Fair	Yes	Retain	In wetland. Trunk leans to east.
78	Black Cottonwood <i>Populus trichocarpa</i>	13	15	13	Good	Yes	Retain	In wetland buffer. Ivy growing up trunk.
79	Black Cottonwood <i>Populus trichocarpa</i>	10	15	10	Good	Yes	Retain	In wetland buffer.
80	Black Cottonwood <i>Populus trichocarpa</i>	27	38	25	Good	Yes	Retain	In wetland buffer.
81	Black Cottonwood <i>Populus trichocarpa</i>	23, 21	40 to N	25	Good	Yes	Retain	In wetland buffer. Double trunk at 12".
82	Black Cottonwood <i>Populus trichocarpa</i>	18	25	18	Good	Yes	Retain	<b>Not on Survey.</b> In wetland buffer.
83	Black Cottonwood <i>Populus trichocarpa</i>	14,13,11	40 to N	20	Good	Yes	Retain	In wetland buffer. Triple trunk at base.
84	Black Cottonwood <i>Populus trichocarpa</i>	21	25	20	Good	Yes	Retain	In wetland buffer.
90	Black Cottonwood <i>Populus trichocarpa</i>	7	10		Poor	No	Remove due to rotten trunk	In wetland buffer. This tree has a rotten base.
93	Black Cottonwood <i>Populus trichocarpa</i>	20	21	20	Good	Yes	Retain	In wetland buffer. Dead branches over pavement should be removed.
96	Red Alder <i>Alnus rubra</i>	7	20	7	Fair	Yes	Retain	In wetland buffer. Moderate dead wood should be removed if over pavement.
97	Black Cottonwood <i>Populus trichocarpa</i>	9	20 to S	9	Good	Yes	Retain	In wetland buffer.
98	Black Cottonwood <i>Populus trichocarpa</i>	8,5,5	27 to S	10	Good	Yes	Retain	Clump of 3 trunks. Tree leans over dumpsters but is in good condition.
101	Black Cottonwood <i>Populus trichocarpa</i>	17	17	15	Good	Yes	Retain	Lower trunk bulges and shows some decay. However, canopy is vigorous and healthy.
102	Black Cottonwood <i>Populus trichocarpa</i>	15	23	Nearby pavement edge	Good	Yes	Retain	Dead lower branch over dumpster should be removed.
103	Black Cottonwood <i>Populus trichocarpa</i>	11	15	Nearby pavement edge	Good	Yes	Retain	

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
104	Pacific Madrone <i>Arbutus menziesii</i>	14	30	Nearby pavement edge	Fair	Yes	Retain	Tree leans over pavement.
105	Black Cottonwood <i>Populus trichocarpa</i>	14	20	14	Fair	Yes	Retain	Tree has broken top and poor form. Dense healthy foliage.
107	Black Cottonwood <i>Populus trichocarpa</i>	13	13	13	Excellent	Yes	Retain	
108	Black Cottonwood <i>Populus trichocarpa</i>	19	14	19	Good	Yes	Retain	2 leaders at 3'. Measured below crotch.
109	Black Cottonwood <i>Populus trichocarpa</i>	14	15	14	Good	Yes	Retain	Some lower branches are dead. Remove only if over pavement.
110	Black Cottonwood <i>Populus trichocarpa</i>	14	14	14	Good	Yes	Retain	
112	Black Cottonwood <i>Populus trichocarpa</i>	7	10	7	Fair	Yes	Retain	Tree has twisted trunk.
113	Black Cottonwood <i>Populus trichocarpa</i>	27	30	Nearby pavement edge	Good	Yes	Retain	In wetland buffer.
114	Black Cottonwood <i>Populus trichocarpa</i>	10	31 to SW	Nearby pavement edge	Good	Yes	Retain	In wetland buffer.
115	Black Cottonwood <i>Populus trichocarpa</i>	14	28 to S.	Nearby pavement edge	Good	Yes	Retain	
116	Black Cottonwood <i>Populus trichocarpa</i>	14	18 to S	Nearby pavement edge	Good	Yes	Retain	
117	Black Cottonwood <i>Populus trichocarpa</i>	15	23 to S	Nearby pavement edge	Good	Yes	Retain	
119	Black Cottonwood <i>Populus trichocarpa</i>	12	25	Nearby pavement edge	Good	Yes	Retain	
120	Black Cottonwood <i>Populus trichocarpa</i>	19	25	Nearby pavement edge	Good	Yes	Retain	
121	Black Cottonwood <i>Populus trichocarpa</i>	12	50 to S		Fair	Yes	Remove due to weak trunk	Tree droops over pavement to the south and should be removed.
122	Pacific Madrone <i>Arbutus menziesii</i>	9	25		Excellent	Yes	Remove due to weak trunk	Tree leans low over pavement to the south and should be removed even though it is in excellent condition.
123	Black Cottonwood <i>Populus trichocarpa</i>	14	24	Nearby pavement edge	Fair	Yes	Retain	Has broken top. On steep slope.
124	Black Cottonwood <i>Populus trichocarpa</i>	22	27 to SE	Nearby pavement edge	Fair	Yes	Retain	Moderate dead wood. On steep slope.
125	Black Cottonwood <i>Populus trichocarpa</i>	12	17	Nearby pavement edge	Good	Yes	Retain	
126	Black Cottonwood <i>Populus trichocarpa</i>	9, 2@6	7	Nearby pavement edge	Good	Yes	Retain	Clump of 3 trunks. On steep slope.

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
128	Black Cottonwood <i>Populus trichocarpa</i>	7	10	7	Good	Yes	Retain	On steep slope.
129	Douglas Fir <i>Pseudotsuga menziesii</i>	16	10	15	Excellent	Yes	Retain	
130	Black Cottonwood <i>Populus trichocarpa</i>	16	17	15	Fair	Yes	Retain	2 leaders are dead. The 16" trunk is healthy. Remove dead only if near structures or parking area. Very steep slope.
131	Black Cottonwood <i>Populus trichocarpa</i>	12	15	10	Good	Yes	Retain	Very steep slope.
133	Black Cottonwood <i>Populus trichocarpa</i>	13	15	13	Fair	Yes	Retain	2 dead leaders. Main 13" trunk is healthy. Remove dead only if near structures or parking area. Very steep slope.
134	Black Cottonwood <i>Populus trichocarpa</i>	8	10	8	Fair	Yes	Retain	Tree has poor foliage color.
135	Black Cottonwood <i>Populus trichocarpa</i>	8	10	8	Excellent	Yes	Retain	
136	Western Redcedar <i>Thuja plicata</i>	15	12		Excellent	Yes	Remove due to site redevelopment	Growing out of base of rockery at edge of pavement.
137	Black Cottonwood <i>Populus trichocarpa</i>	7	12		Good	Yes	Remove due to site redevelopment	Leans over pavement at edge of rockery.
138	Black Cottonwood <i>Populus trichocarpa</i>	9	20		Good	Yes	Remove due to site redevelopment	At edge of rockery.
139	Black Cottonwood <i>Populus trichocarpa</i>	11	20		Good	Yes	Remove due to site redevelopment	At edge of rockery.
140	Black Cottonwood <i>Populus trichocarpa</i>	11	10		Good	Yes	Remove due to site redevelopment	
141	Black Cottonwood <i>Populus trichocarpa</i>	12	15		Poor	Yes	Remove due to poor health	Trunk is half dead.
142	Black Cottonwood <i>Populus trichocarpa</i>	8	15	8	Good	Yes	Retain	
143	Black Cottonwood <i>Populus trichocarpa</i>	7	30 to S		Poor	Yes	Remove due to trunk damage	<b>Not on Survey.</b> Leans toward NW corner of theater. Has trunk damage.
144	Black Cottonwood <i>Populus trichocarpa</i>	14,7,4	35	15	Good	Yes	Retain	<b>Not on Survey.</b> 3 leaders at 2'. All healthy.
145	Black Cottonwood <i>Populus trichocarpa</i>	21	30	20	Excellent	Yes	Retain	2 leaders at 4'. Measured below crotch.

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
146	Black Cottonwood <i>Populus trichocarpa</i>	5, 2@4	10	6	Fair	Yes	Retain	<b>Not on Survey.</b> Thick clump of small trunks. Sapsucker damage on stems.
147	Black Cottonwood <i>Populus trichocarpa</i>	10	15	10	Good	Yes	Retain	Steep slope. Major blackberry thicket.
148	Black Cottonwood <i>Populus trichocarpa</i>	15	15	15	Good	Yes	Retain	Steep slope. Major blackberry thicket.
149	Black Cottonwood <i>Populus trichocarpa</i>	10,7,5,4	18	15	Good	Yes	Retain	Clump with 4 stems.
150	Black Cottonwood <i>Populus trichocarpa</i>	11, 2@8	30 to N	15	Good	Yes	Retain	Clump with 3 stems.
151	Black Cottonwood <i>Populus trichocarpa</i>	15	30 to N	15	Good	Yes	Retain	Small dead trunk at base of 15" living trunk.
152	Black Cottonwood <i>Populus trichocarpa</i>	14	25 to S	10	Good	Yes	Retain	Small dead trunk at 4' emerges from living trunk.
153	Black Cottonwood <i>Populus trichocarpa</i>	14	25	Nearby pavement edge	Good	Yes	Retain	Steep slope.
154	Black Cottonwood <i>Populus trichocarpa</i>	12	30	Nearby pavement edge	Good	Yes	Retain	Steep slope.
155	Black Cottonwood <i>Populus trichocarpa</i>	15	25	Nearby pavement edge	Fair	Yes	Retain	Dead stems emerge near base of living.
156	Black Cottonwood <i>Populus trichocarpa</i>	6	30		Fair	Yes	Remove	Small trunk droops over pavement.
157	Red Alder <i>Alnus rubra</i>	10,9,8,7	25	Nearby pavement edge	Good	Yes	Retain	
158	Black Cottonwood <i>Populus trichocarpa</i>	25	35	Nearby pavement edge	Good	Yes	Retain	2 leaders at 3'. Measured below crotch.
159	Black Cottonwood <i>Populus trichocarpa</i>	15	25	Nearby pavement edge	Excellent	Yes	Retain	At NE corner of theater building.
161	Black Cottonwood <i>Populus trichocarpa</i>	12	15	Nearby pavement edge	Good	Yes	Retain	1 dead 3" stem emerges from base of living 12" stem.
162	Red Alder <i>Alnus rubra</i>	6,5,4,3,1	25	Nearby pavement edge	Good	Yes	Retain	<b>Not on survey.</b> Clump of stems.
163	Black Cottonwood <i>Populus trichocarpa</i>	14	18	Nearby pavement edge	Excellent	Yes	Retain	
164	Black Cottonwood <i>Populus trichocarpa</i>	9	12	Nearby pavement edge	Good	Yes	Retain	
167	Black Cottonwood <i>Populus trichocarpa</i>	14, 13	20 to S	Nearby pavement edge	Good	Yes	Retain	2 trunks emerge from base.
168	Black Cottonwood <i>Populus trichocarpa</i>	10	12	Nearby pavement edge	Good	Yes	Retain	

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
169	Black Cottonwood <i>Populus trichocarpa</i>	7	10	Nearby pavement edge	Good	Yes	Retain	Tree leans to the north.
170	Red Alder <i>Alnus rubra</i>	7	25	Nearby pavement edge	Fair	Yes	Retain	Trunk wound found 12" up from base. Wound is approx. 7 inches long.
171	Red Alder <i>Alnus rubra</i>	□ □ □ □ □	28	Nearby pavement edge	Excellent	Yes	Retain	Alder clump.
172	Black Cottonwood <i>Populus trichocarpa</i>	22	23	Nearby pavement edge	Good	Yes	Retain	Dead stem at 3.5' above base. Live stem droops over pavement. Remove if it interferes with structures or vehicles.
173	Black Cottonwood <i>Populus trichocarpa</i>	6	15	Nearby pavement edge	Fair	Yes	Retain	<b>Not on Survey.</b>
175	Black Cottonwood <i>Populus trichocarpa</i>	13,7,5	30 to S		Fair	Yes	Remove due to trunk decay	Clump. 7" stem leans to the south. The 5" stem has severe decay. Remove tree.
176	Black Cottonwood <i>Populus trichocarpa</i>	13	15	Nearby pavement edge	Good	Yes	Retain	Dead stem emerges from base of live 13" leader.
177	Black Cottonwood <i>Populus trichocarpa</i>	9	17	Nearby pavement edge	Fair	Yes	Retain	Trunk bulge at 18". Minor dead branches should be pruned out.
178	Black Cottonwood <i>Populus trichocarpa</i>	9, 5	30	Nearby pavement edge	Good	Yes	Retain	2 leaders emerge at base. Small one droops over pavement.
179	Black Cottonwood <i>Populus trichocarpa</i>	9	12	Nearby pavement edge	Good	Yes	Retain	2 dead stems emerge near base of live 9" stem.
180	Black Cottonwood <i>Populus trichocarpa</i>	11	24	Nearby pavement edge	Good	Yes	Retain	
182	Black Cottonwood <i>Populus trichocarpa</i>	7	20	Nearby pavement edge	Fair	Yes	Retain	Few leaves on this tree. Near the dumpsters.
183	Black Cottonwood <i>Populus trichocarpa</i>	8	25	Nearby pavement edge	Good	Yes	Retain	Droops over dumpsters.
184	Black Cottonwood <i>Populus trichocarpa</i>	12	18	Nearby pavement edge	Fair	Yes	Retain	Poor color to foliage.
185	Black Cottonwood <i>Populus trichocarpa</i>	11	12	Nearby pavement edge	Good	Yes	Retain	
186	Black Cottonwood <i>Populus trichocarpa</i>	8	12	Nearby pavement edge	Fair	Yes	Retain	Trunk bulges may indicate internal decay.
188	Black Cottonwood <i>Populus trichocarpa</i>	23	15	Nearby pavement edge	Good	Yes	Retain	Double leaders at 10'.
189	Black Cottonwood <i>Populus trichocarpa</i>	8	12	Nearby pavement edge	Good	Yes	Retain	Growing on steep slope.
190	Black Cottonwood <i>Populus trichocarpa</i>	14, 9	16	Nearby pavement edge	Good	Yes	Retain	2 trunks share the base, with small dead branches emerging near base as well.
191	Black Cottonwood <i>Populus trichocarpa</i>	6	18	Nearby pavement edge	Good	Yes	Retain	Growing on steep slope.

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
192	Black Cottonwood <i>Populus trichocarpa</i>	20	30	Nearby pavement edge	Fair	Yes	Retain	Trunk cavity and small dead trunk at 2'. Cavity has excellent reaction wood growth so no need to remove tree.
193	Black Cottonwood <i>Populus trichocarpa</i>	25, 8	29 to SE	Nearby pavement edge	Good	Yes	Retain	2 stems emerge at base and 25" stem divides again at 3'.
194	Black Cottonwood <i>Populus trichocarpa</i>	13	26	Nearby pavement edge	Good	Yes	Retain	
195	Black Cottonwood <i>Populus trichocarpa</i>	11,10,4,2	25	Nearby pavement edge	Fair	Yes	Retain	Clump buried in blackberries. Tree leans over the NE corner of the theater at edge of rockery.
196	Black Cottonwood <i>Populus trichocarpa</i>	16	16	Nearby pavement edge	Excellent	Yes	Retain	
197	Black Cottonwood <i>Populus trichocarpa</i>	22	16	Nearby pavement edge	Good	Yes	Retain	
198	Black Cottonwood <i>Populus trichocarpa</i>	13	18 to S	Nearby pavement edge	Good	Yes	Retain	
199	Black Cottonwood <i>Populus trichocarpa</i>	22	25 to S	Nearby pavement edge	Excellent	Yes	Retain	
200	Black Cottonwood <i>Populus trichocarpa</i>	24	30 to W	Nearby pavement edge	Excellent	Yes	Retain	Best cottonwood on the property.
201	Black Cottonwood <i>Populus trichocarpa</i>	10	25 to S	Nearby pavement edge	Good	Yes	Retain	2 leaders emerge from base. 10" leans toward the road.
202	Black Cottonwood <i>Populus trichocarpa</i>	9	25 to S	Nearby pavement edge	Good	Yes	Retain	Tree leans toward road.
203	Black Cottonwood <i>Populus trichocarpa</i>	13	25 to S	Nearby pavement edge	Good	Yes	Retain	Tree leans toward road.
204	Black Cottonwood <i>Populus trichocarpa</i>	22	25	Nearby pavement edge	Excellent	Yes	Retain	
205	Douglas Fir <i>Pseudotsuga menziesii</i>	14	12	Nearby pavement edge	Excellent	Yes	Retain	
206	Douglas Fir <i>Pseudotsuga menziesii</i>	18	17	Nearby pavement edge	Excellent	Yes	Retain	
207	Douglas Fir <i>Pseudotsuga menziesii</i>	16	14	Nearby pavement edge	Excellent	Yes	Retain	Minor sap ooze from pruning cuts.
208	Douglas Fir <i>Pseudotsuga menziesii</i>	14	15 to SW	Nearby pavement edge	Excellent	Yes	Remove due to site redevelopment	
209	Black Cottonwood <i>Populus trichocarpa</i>	8,6,3,5@2,1	25	Nearby pavement edge	Good	Yes	Retain	Clump.

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
210	Black Cottonwood <i>Populus trichocarpa</i>	15	25	Nearby pavement edge	Good	Yes	Remove due to site redevelopment	
211	Black Cottonwood <i>Populus trichocarpa</i>	8	25	Nearby pavement edge	Fair	Yes	Retain	Broken branch and drooping top. Lean is to the south.
212	Black Cottonwood <i>Populus trichocarpa</i>	7	11	Nearby pavement edge	Fair	Yes	Retain	
213	Black Cottonwood <i>Populus trichocarpa</i>	7	20	Nearby pavement edge	Fair	Yes	Retain	2 leaders emerge at 18". Measured below crotch.
214	Black Cottonwood <i>Populus trichocarpa</i>	7	10	Nearby pavement edge	Fair	Yes	Retain	
215	Black Cottonwood <i>Populus trichocarpa</i>	18	20	Nearby pavement edge	Good	Yes	Retain	
216	Pacific Madrone <i>Arbutus menziesii</i>	12	30		Fair	Yes	Remove due to trunk decay and lean	Horizontal lean toward north wall of theater. Deformed trunk with basal cavity.
217	Black Cottonwood <i>Populus trichocarpa</i>	10, 10	25		Good	Yes	Remove due to site redevelopment	On steep slope. 2 leaders emerge at base
218	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	13		Fair	Yes	Remove due to site redevelopment	
219	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	13		Fair	Yes	Remove due to site redevelopment	
220	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	13		Good	Yes	Remove due to site redevelopment	
221	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	10	13		Good	Yes	Remove due to site redevelopment	
222	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	10	11		Fair	Yes	Remove due to site redevelopment	
223	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	8	10		Fair	Yes	Remove due to site redevelopment	

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
224	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	10	14		Fair	Yes	Remove due to site redevelopment	Tree has grown around rubber hose.
225	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	6	10 to N		Poor	Yes	Remove due to poor health	<b>Not on survey.</b> Tree in poor health. Almost no canopy is left.
226	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	8	12		Fair	Yes	Remove due to site redevelopment	
227	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	10		Fair	Yes	Remove due to site redevelopment	Tree leans toward the east. It is tied to a vertical pipe.
228	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	7	8		Poor	Yes	Remove due to poor health	Poor health with significant dead wood.
229	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	8' to W		Poor	Yes	Remove due to poor health	Leans toward street. Trunk wound.
230	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	12		Good	Yes	Remove due to site redevelopment	
231	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	6	7		Fair	Yes	Remove due to poor health	Significant dead wood.
232	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	8	7		Fair	Yes	Remove due to poor health	Significant dead wood.
233	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	10	12		Good	Yes	Remove due to site redevelopment	
234	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	11		Good	Yes	Remove due to site redevelopment	
235	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	11	14		Good	Yes	Remove due to site redevelopment	
236	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	11	13		Good	Yes	Remove due to site redevelopment	Tree has grown around rubber hose.
237	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	7	7		Fair	Yes	Remove due to site redevelopment	Significant dead wood.

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
238	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	10	8		Fair	Yes	Remove due to site redevelopment	Significant dead wood.
239	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	7	7		Fair	Yes	Remove due to site redevelopment	
240	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	11		Fair	Yes	Remove due to site redevelopment	Tree leans toward the north.
241	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	11	10		Fair	Yes	Remove due to site redevelopment	
242	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	15	14		Good	Yes	Remove due to site redevelopment	
243	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	11	12		Good	Yes	Remove due to site redevelopment	
244	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	10		Good	Yes	Remove due to site redevelopment	
245	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	11	12		Good	Yes	Remove due to site redevelopment	
246	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	11	13		Good	Yes	Remove due to site redevelopment	
331	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	13	14	If retaining, use DLR	Good	Yes	Retain	
332	Douglas Fir <i>Pseudotsuga menziesii</i>	15	13	If retaining, use DLR	Excellent	Yes	Retain	
333	Sweet Gum <i>Liquidambar styraciflua</i>	10	16	If retaining, use DLR	Excellent	Yes	Retain	
334	Sweet Gum <i>Liquidambar styraciflua</i>	10	16	If retaining, use DLR	Excellent	Yes	Retain	
335	Sweet Gum <i>Liquidambar styraciflua</i>	12	12	If retaining, use DLR	Good	Yes	Retain	Trunk wound at 12". 4" across.
336	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	12	12	If retaining, use DLR	Good	Yes	Retain	

Tree #	Species	DBH* (Inches)	Drip Line Radius (Feet)	Recommended Limits of Disturbance (LOD) in Feet	Condition: Excellent, Good, Fair, Poor	Significant? (6" DBH or greater)	Retain or Remove?	Comments
337	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	8	10	If retaining, use DLR	Fair	Yes	Retain	Significant dead wood.
338	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	9	If retaining, use DLR	Fair	Yes	Retain	Trunk wound.
339	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	8	9		Poor	Yes	Remove due to poor health	<b>Not on survey.</b> Trunk has split with decay below crotch.
340	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	8	9	If retaining, use DLR	Fair	Yes	Retain	<b>Not of survey.</b> Newly planted.
341	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	2	2	If retaining, use DLR	Excellent	No	Retain	<b>Not on Survey.</b> Newly planted.
342	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	2	2	If retaining, use DLR	Excellent	No	Retain	<b>Not on Survey.</b> Newly planted.
343	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	15	16	If retaining, use DLR	Good	Yes	Retain	Decay at base of trunk is 3" wide.
344	Ornamental Pear <i>Pyrus calleryana</i> Cv.	6	7	If retaining, use DLR	Fair	Yes	Retain	
345	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	5	6	If retaining, use DLR	Fair	No	Retain	<b>Not on survey.</b>
346	Ornamental Pear <i>Pyrus calleryana</i> Cv.	9	13	If retaining, use DLR	Good	Yes	Retain	
347	Ornamental Pear <i>Pyrus calleryana</i> Cv.	7	10	If retaining, use DLR	Good	Yes	Retain	
348	Ornamental Pear <i>Pyrus calleryana</i> Cv.	8	8	If retaining, use DLR	Good	Yes	Retain	
349	Japanese Maple <i>Acer palmatum</i>	□□ □□□□	13	If retaining, use DLR	Good	Yes	Retain	<b>Not on survey.</b> 5 stems.
350	Japanese Maple <i>Acer palmatum</i>	□□ □□□	13	If retaining, use DLR	Fair	Yes	Retain	<b>Not on survey.</b> Trunk wound to 3'. This maple is coloring earlier than its neighbor.
351	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	9	10	If retaining, use DLR	Fair	Yes	Retain	<b>Not on survey.</b>
352	Thundercloud Plum <i>Prunus cerasifera</i> 'Thundercloud'	4	6	If retaining, use DLR	Fair	No	Retain	<b>Not on survey.</b> Sparse foliage.
353	Red Maple <i>Acer rubrum</i>	8	11		Fair	Yes	Remove due to site redevelopment	2 trunk cankers and exposed surface roots.
354	Red Maple <i>Acer rubrum</i>	6	13		Fair	Yes	Remove due to site redevelopment	Sparse foliage. Exposed surface roots.

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355	Red Maple <i>Acer rubrum</i>	7	13		Fair	Yes	Remove due to site redevelopment	Sparse foliage. Exposed surface roots.
356	Red Maple <i>Acer rubrum</i>	7	16		Fair	Yes	Remove due to site redevelopment	Sparse foliage. Exposed surface roots.
357	Red Maple <i>Acer rubrum</i>	6	11		Poor	Yes	Remove due to site redevelopment	50% of the canopy is dead.
358	Red Maple <i>Acer rubrum</i>	6	13		Fair	Yes	Remove due to site redevelopment	Trunk is cracking. Exposed surface roots.
359	Red Maple <i>Acer rubrum</i>	11	19		Good	Yes	Remove due to site redevelopment	Exposed surface roots.
360	Red Maple <i>Acer rubrum</i>	12	16		Good	Yes	Remove due to site redevelopment	Exposed surface roots.
361	Douglas Fir <i>Pseudotsuga menziesii</i>	13	17		Good	Yes	Remove due to site redevelopment	Exposed surface roots.
362	Douglas Fir <i>Pseudotsuga menziesii</i>	18	18		Good	Yes	Remove due to site redevelopment	Exposed surface roots.
363	Douglas Fir <i>Pseudotsuga menziesii</i>	17	16		Good	Yes	Remove due to site redevelopment	Girdling root.
364	Pine <i>Pinus sp.</i>	12	13		Excellent	Yes	Remove due to site redevelopment	<b>Not on survey.</b>
365	Columnare Norway Maple <i>Acer platanoides</i> 'Columnare'	6	9		Fair	Yes	Remove due to site redevelopment	<b>Not on survey.</b>
366	Columnare Norway Maple <i>Acer platanoides</i> 'Columnare'	5	3		Good	No	Remove due to site redevelopment	<b>Not on survey.</b>
367	Columnare Norway Maple <i>Acer platanoides</i> 'Columnare'	5	7		Good	No	Remove due to site redevelopment	<b>Not on survey.</b>

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368	Staghorn Sumac <i>Rhus typhina</i>	4, 2	9		Fair	Yes	Remove due to site redevelopment	<b>Not on survey.</b> Trunk wound and dead wood.
369	Moss Falsecypress <i>Chamaecyparis pisifera squarrosa</i>	5	3		Poor	No	Remove due to site redevelopment	<b>Not on survey.</b> Significant dead wood. Tree is not thriving.
370	Moss Falsecypress <i>Chamaecyparis pisifera squarrosa</i>	4	5		Poor	No	Remove due to site redevelopment	<b>Not on survey.</b> Significant dead wood. Tree is not thriving.
371	Moss Falsecypress <i>Chamaecyparis pisifera squarrosa</i>	3, 2	4		Poor	No	Remove due to site redevelopment	<b>Not on survey.</b> Significant dead wood. Tree is not thriving.
372	Moss Falsecypress <i>Chamaecyparis pisifera squarrosa</i>	4	2		Poor	No	Remove due to site redevelopment	<b>Not on survey.</b> Significant dead wood. Tree is not thriving.
373	Moss Falsecypress <i>Chamaecyparis pisifera squarrosa</i>	3, 3	6		Poor	No	Remove due to site redevelopment	<b>Not on survey.</b> Significant dead wood. Tree is not thriving.
374	Moss Falsecypress <i>Chamaecyparis pisifera squarrosa</i>	4	5		Poor	No	Remove due to site redevelopment	<b>Not on survey.</b> Significant dead wood. Tree is not thriving.
375	Moss Falsecypress <i>Chamaecyparis pisifera squarrosa</i>	3	4		Poor	No	Remove due to site redevelopment	<b>Not on survey.</b> Significant dead wood. Tree is not thriving.
376	Corsican Pine <i>Pinus nigra var. maritima</i>	13	17		Good	Yes	Remove due to site redevelopment	
377	Corsican Pine <i>Pinus nigra var. maritima</i>	16	11		Good	Yes	Remove due to site redevelopment	
378	Corsican Pine <i>Pinus nigra var. maritima</i>	10	9		Good	Yes	Remove due to site redevelopment	
379	Corsican Pine <i>Pinus nigra var. maritima</i>	14	12		Good	Yes	Remove due to site redevelopment	
380	Corsican Pine <i>Pinus nigra var. maritima</i>	15	15		Good	Yes	Remove due to site redevelopment	

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381	Corsican Pine <i>Pinus nigra var. maritima</i>	16	13		Good	Yes	Remove due to site redevelopment	
382	Corsican Pine <i>Pinus nigra var. maritima</i>	17	21		Good	Yes	Remove due to site redevelopment	



