



11415 NE 128<sup>th</sup> St Suite 110 Kirkland WA 98034 • (425)820-3420 • FAX (425)820-3437  
www.americanforestmanagement.com

November 8, 2016

Mr. Greg Rairdon  
PO Box 2879  
Kirkland, WA 98083

RE: Assessment of Trees to be Retained on Parcel 2826059004

Dear Mr. Rairdon:

At your request, we have reviewed the proposed plans regarding the vehicle service center expansion project and its potential impacts on trees to be retained upslope from the project area. Our assignment is to assess the existing site and tree conditions and to evaluate the wind-throw or failure potential of trees to remain on the property post development.

The majority of the area above the proposed development on Parcel 2826059004 is sparsely treed. See the attached map. Tree species composition is comprised of a mix of native species to include big leaf maple, red alder and Douglas-fir. Trees have developed in an open-grown condition for the most part and as a result have developed sound structure. Under-story vegetation is primarily comprised of a dense infestation of Himalayan blackberry.

The west end of the subject parcel is more heavily treed. A western red cedar grove comprised of several trees exists along the west perimeter. Trees are healthy and structurally sound. There are also a few scattered large Douglas-fir tree in this area, as well as semi-mature to mature specimens of big leaf maple, black cottonwood and red alder.

Trees to be removed for the service center expansion project are primarily comprised of native hardwood species of black cottonwood, red alder and big leaf maple. The subject parcel is not particularly steep. There are some small steep pitches within the parcel but the overall slope from the south parcel line to the north parcel line is relatively gentle, ranging between 10% and 20%.

The removal of trees for the expansion project is not expected to have adverse effects on trees to remain. Their removal is not expected to significantly increase the exposure or wind-loading of trees to remain. Trees to be retained upslope from the project area have not developed characteristic traits such as small live crowns and/or poor trunk taper which would make them more susceptible to failure. They have developed in a manner in which they are already subjected to frequent strong winds. The risk level associated with tree failures related to this proposal for neighboring property owners to the north is considered low.

There are few alder trees that are in poor condition above and within a close proximity of the proposed retaining wall. The removal of any alder trees that are in obvious decline within the

*For a Forester Every Day is Earth Day.* . . . . .

November 8, 2016

Page 2

striking distance of proposed improvements or that lean toward the proposed improvements is recommended.

*There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made.*

*Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.*

Please call if you have any questions or if we can be of further assistance.

Sincerely,



Bob Layton  
ISA Certified Arborist #PN-2714A  
ISA Tree Risk Assessment Qualified

November 8, 2016  
Page 3

Subject Area – East Side



Subject Area – West Side

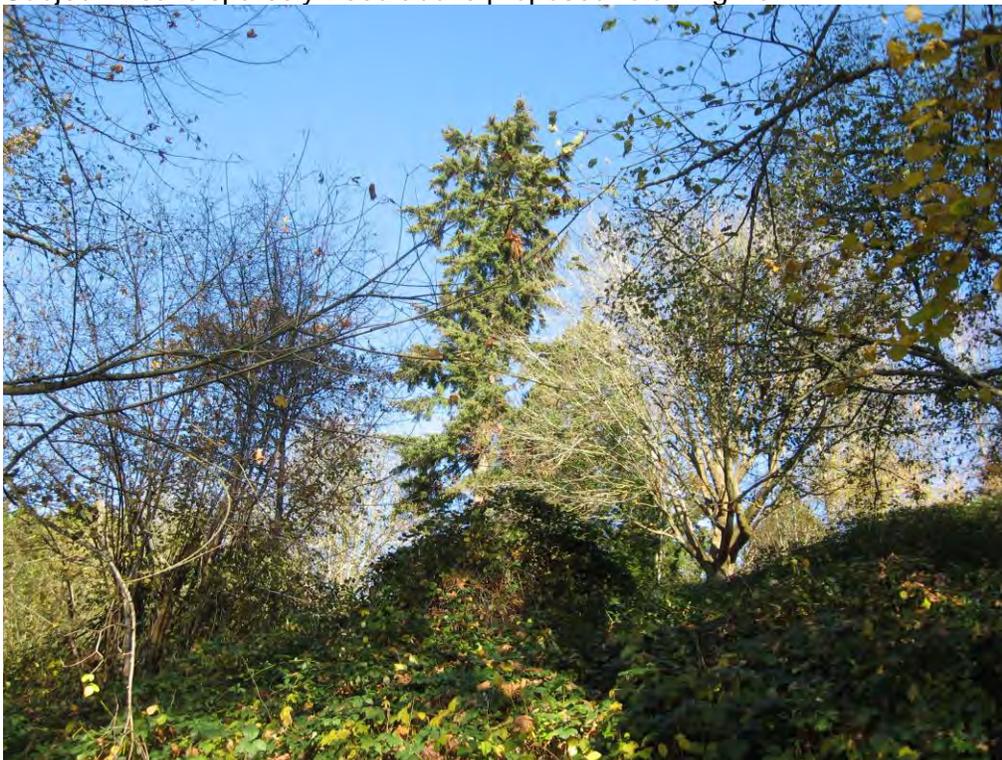


November 8, 2016  
Page 4

Approximate location of retaining wall, looking west to east



Subject Area is sparsely treed above proposed retaining wall



November 8, 2016  
Page 5

Subject Area is sparsely treed above proposed retaining wall



Grove of evergreen trees in west end to remain



# King County iMap



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



**CITY OF KIRKLAND URBAN FORESTRY CHECKLIST**  
**Planning and Community Development Department**  
**123 Fifth Avenue, Kirkland, WA 98033**  
**(425) 587-3225 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)**

Permit Number: ZON16-02288

Address: 13110 NE 126<sup>th</sup> Place

Revisions Required: Yes  No  (KZC 95.30) If yes, why: In reviewing the plans I am unsure where the "Quarry Spall Buttress" is to be located on the site plan. This element is conceptually identified in figure 3, of the plan set, and designed by Zipper Geo Associates, LLC. The concern is the impacts to the existing vegetation and the "re-established native vegetation" called out in the cross-section. It appears that when this element is installed and planted it would also be well timed to have removed the noxious weeds and re-establish native plants in areas where noxious weeds are currently growing.

Revisions should be returned/reviewed by UF: Yes  No

Existing on-site grove: Yes  No  there are a grove of evergreen trees which are oriented northward beginning with tree 8407 at the southern edge of wetland B. This grove should remain with the proposed improvements.

Conflicts between trees and utilities: Yes  No  If yes, tree #'s: \_\_\_\_\_

Acceptable Tree Protection Fencing Shown on plans: Yes  No  Redline Suggestions Below

Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
Tree numbers not shown on plan or map						

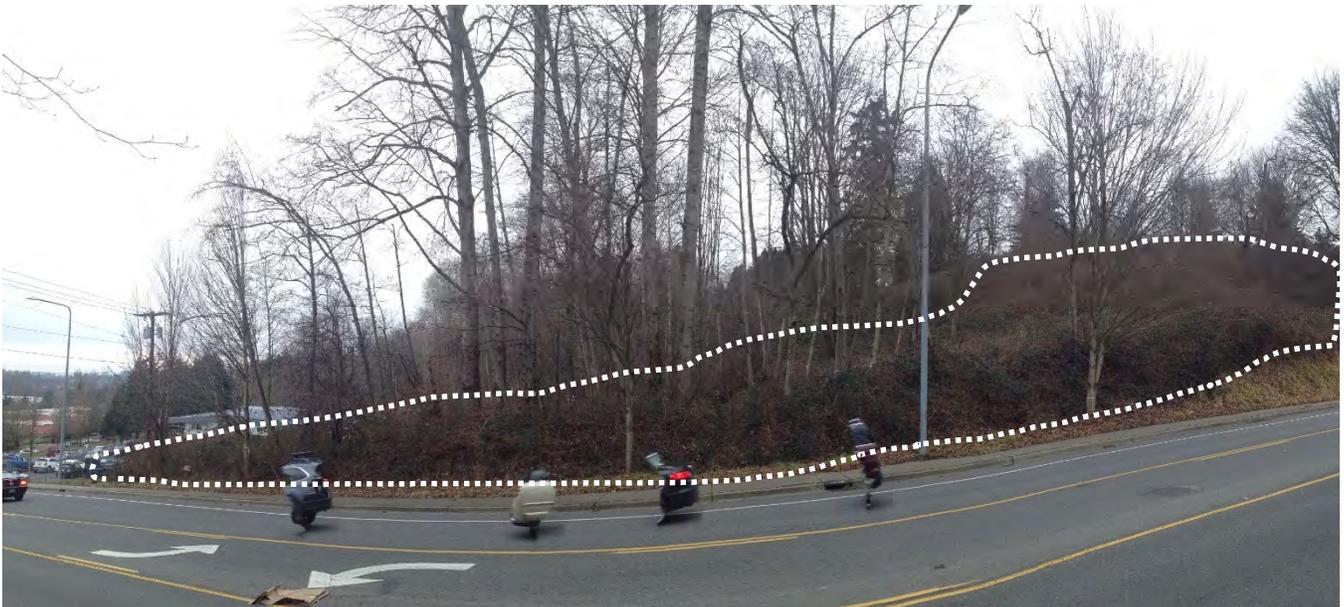
The arborist report is accurate. I would emphasize the arborist report's identification that "Understory vegetation is primarily comprised of a dense infestation of Himalayan blackberry", a noxious weed. I recommend that the applicant provide a noxious weed removal and restoration plan to meet the requirements of KZC 95.51 and the LSM permit be conditioned with the completion of noxious weed removal and restoration planting of the site areas infested with noxious weeds.

Right-of-way or parks trees impacted: Yes  No  Discuss: no concerns at this time.

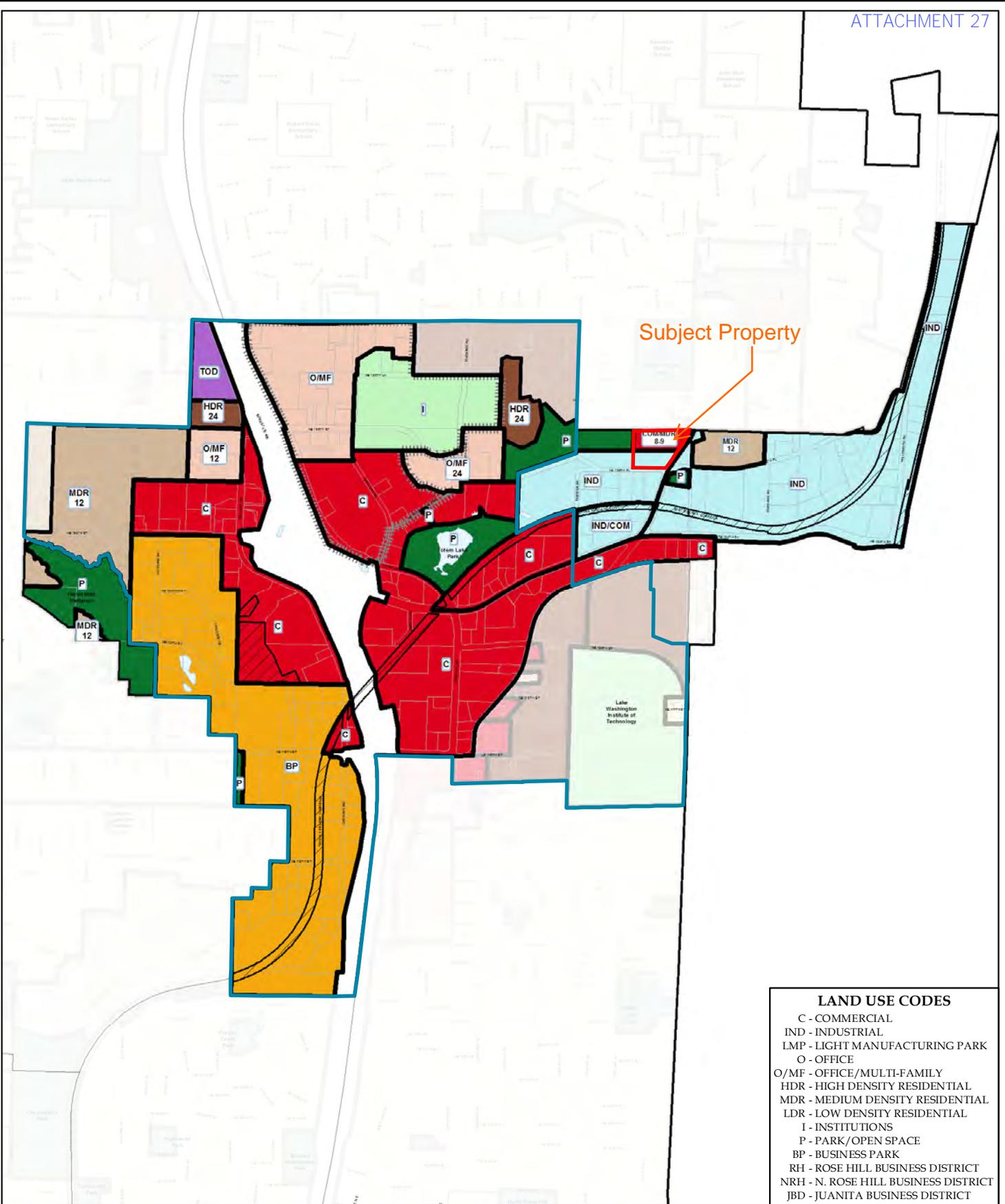
Trees on adjoining property impacted: Yes  No  Discuss: the western neighbor has some cottonwood trees, between 6 and 15 inches DBH, which will be impacted by the wall along the western property line. I would suggest the applicant work with the neighbor to potentially remove and mitigate these trees rather than potentially destabilize them during the proposed work.



*Image 1: center left is the grove of evergreens which should remain and be protected*



*Image 2: panorama showing extent of blackberry coverage (circled in dotted white line)*



**LAND USE CODES**

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- 1 - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

**Totem Lake  
Business District  
& Urban Center  
Land Use Map**  
ORDINANCE NO. 4494, 4495  
ADOPTED by the Kirkland City Council  
December 8, 2015

LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ACRE)
TOTEM LAKE URBAN CENTER	<i>NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED * INDICATES CLUSTERED LOW DENSITY</i>



Produced by the City of Kirkland. © 2015, the City of Kirkland, all rights reserved.  
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

