



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
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MEMORANDUM

To: Tony Leavitt, Associate Planner
From: Tina Cohen, Consulting Urban Forester
Date: November 9, 2011
Subject: Urban Forester Review, ZON11-00023 (ICS/ CES Master Plan)

The City's objective is to retain as many viable trees as possible on a development site while still allowing the development proposal to move forward in a timely manner. In order to make better decisions about tree retention, an approved tree retention plan that establishes the priorities of tree retention is required for zoning permit applications. Tree retention values are assessed based on the site, the location of trees and the information provided by the applicant's arborist.

The following tree retention values for the ICS/ CES Master Plan are listed below:

- The High Retention Value (or Type 1) trees on this site are Trees 25, 26, 27, 28, 40, 44, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 65, 66, 67, 68, and 69 (22 total). Per the requirements in KZC 95.30, the applicant is required to retain and protect High Retention Value trees to the maximum extent possible. High Retention value trees are significant viable trees that are located within required yards (setbacks) and fit the criteria defined in KZC 95.10.
- The Moderate Retention Value (Type 2) trees are Trees 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 24, 29, 30, 31, 33, 34, 35, 36, 37, 39, 41, 42, 43, 45, 50, 58, 59, 60, 62, 63, 64, and 70 (33 total). Moderate Retention Value trees are viable trees that are to be retained if feasible.
- The Low Retention Value (Type 3) trees are Trees 14, 23, 32, 38, and 61. These are typed as Low Retention Value trees based on their current condition.

The site plan and report indicate 70 trees, but 10 of the trees are less than 6" diameter and thus not significant.

The following changes need to be made to the grading and building permit plans when submitted:

- Please correct the plans as follows and verify which trees are being saved.
 - Page 2: Trees 1-10 are less than 6" diameter and thus are not significant.

- Page 3 Phases 1 and 2: The species names and sizes are mislabeled, which causes errors in the fence LODs during the Phase 2 clearing. Correct the labels and review the mistaken retention of #38. Applicant's arborist calls for immediate removal of this tree.
- Page 5 Phase 1: Show five cherry trees in the bed southeast of #64. Confirm they're to be removed.
- The protection fence LODs should encompass trees as groups on pages 3, 4, and 5 of Phase II.
- See page 3 Phase 2 for problems due to mislabeling trees #39 and 40. The west tree is #40, a pine, and will need 25' LOD. The east tree is #39, a small hawthorn, and the LOD is 15'. The LODs must go around the new sidewalks. The applicant's arborist needs to review the plan and provide a prognosis and special instructions for working around these two trees.
- Review the design to save additional trees:
 - Page 3 Phase 1: If possible save Cedar #36.
 - Hawthorn #46, and Pine #49 are within the setback and are Type 1 trees and retention is required. Reconfiguration of the required street improvements should be explored as part of the grading permit.
 - Page 4 Phase 1: If possible save Cherry #17.
 - Page 5 Phase 2: Save Atlas cedar #66 by making the sidewalk narrower or re-route it. This is a Type 1 tree and retention is required.

No trees are approved for removal with the approval of a zoning permit. A new retention plan shall be required at each phase of the project as more information about the location of the proposed improvements is known, subject to the requirements in KZC 95.30.



Urban Forestry Services, Inc.

Arboricultural Consulting | Wholesale Tree Nursery

Title: International Community School
11133 65th NE Street
Kirkland, Washington
Summary of Tree Inventory, Evaluation and Protection

Prepared For: Lake Washington School District
Attn: Mr. Mike Finnegan
Deputy Program Manager
Support Services Center
15212 NE 95th Street
Redmond, WA 98052

Prepared By: Urban Forestry Services, Inc.
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Date: December 18, 2011

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Summary

This is a summary of the tree inventory, evaluation and protection of 60 significant trees on the site of the International Community School, located at 11133 NE 65th Street in Kirkland, Washington. This project is being executed in 2 Phases, therefore 2 separate site plans are considered that illustrate the 2 Phases.

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The information here and attached is supplemental to the Tree Preservation Plan Phase I and Phase II Site Plans and Tree Evaluation Matrix which includes:

- **Illustration of the retained and removed trees on the site as required by the city.**
- **The Clearing Limit lines for the 2 Phases.**
- **All documented tree information taken during the evaluation.**
- **The General Tree Protection Guidelines.**
- **Hazard Tree Matrix Sheet for tree #38 (Submitted earlier)**

Tree Preservation Summary Totals

- **A total of 70 trees were surveyed onsite. Sixty (60) are significant.**
- **Thirty-seven (40) significant trees are proposed for retention.**
- **Twenty (20) significant trees are proposed for removal.**
- **In Phase I, 4 of 19 trees will be retained.**
- **In Phase II, 36 of 41 trees will be retained.**
- **This is a retention of 66.6% of the significant trees on the site.**

In summary, and in our opinion, most of the best trees on this site are being retained. The majority of the trees being retained are evergreens along the southern edge of the site and for the most part are retained as a long continuous tree canopy.

Method of Evaluation

The methodology used to evaluate each tree is described in “Evaluation of Hazard Trees in Urban Areas”, Second Edition by Matheny & Clark, 1994. The condition of each tree was determined based on visual inspection of the above-ground portions of the trees. Of particular concern was trunk soundness, tree structure, bud fullness and color, twig length, crown ratio, density of leaves, evidence of disease-causing bacteria, fungi or virus, deadwood, and dead or broken hanging limbs. Invasive procedures, such as increment borer or Resistograph, were not considered necessary to confirm soundness. While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, one can by methodical process, predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Tree Protection

A list of ‘**General Tree Protection Guidelines**’ is on both of the Tree Preservation Plans and is attached. These Guidelines should be placed on the Clearing and Grading Construction Documents. Their recommendations should be followed, especially the installation of the Tree Protection Fences before any site clearing begins.

An Explanation of the **Critical Root Zone (CRZ)** is also attached. This is provided to help illustrate the optimum tree protection area and the consequences of increasing the disturbance within the CRZ.

The Consulting Arborist shall meet with the Project Manager to confirm the trees that will be retained and the clearing limits near them. The Tree Protection Fence location shall be approved and staked. Changes to tree retention or confirmation of clearing limits shall be discussed at that time. In some cases or location, the Tree Protection Fence will have to be removed temporarily to allow demolition of required work. However, immediately after that work is completed, the tree protection fence shall be returned to its original location or that approved by the Consulting Arborist.

Continue to follow the balance of the **General Tree Protection Guidelines** attached. These guidelines are critical whenever any work is proposed within the CRZ of any retained tree. Whenever this occurs, the ISA Certified Arborist shall be notified. He or she shall review the proposed work and will propose construction or protection methods that will maintain the longterm viability of the tree.

Call Urban Forestry Services, Inc at 360-428-5810 for any questions.

Tree #	Species	dbh (in.)	CRZ (radius)	Vigor	Structure	Risk of Failure	Maintenance Recommendation	Preservation Value	Comments/Defects	Retain	Remove
1	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	4.5	5	Good	Fair	Low		Moderate	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
2	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	5	5	Good	Fair	Low		Moderate	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
3	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	2	2	Poor	Poor	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
4	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	3	3	Fair	Fair	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
5	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	2.5	3	Fair	Fair	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
6	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	3.5	4	Fair	Fair	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
7	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	4	4	Fair	Fair	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
8	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	4	4	Fair	Fair	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
9	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	4.5	5	Good	Fair	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
10	Purple flowering plum (<i>Prunus cerasifera</i> cv.)	4.5	5	Good	Fair	Low		Low	Part of a line of ten trees along the parking lot, most with form and structural defects. Group as a whole is not of high value for retention in a new landscape .NOT SIGNIFICANT.		X
11	Pin oak (<i>Quercus palustris</i>)	13	13	Fair	Fair	Moderate	Coarse organic mulch in 4-foot radius around trunk, 4 inches deep and not covering the root flare.	High	Evident soil compaction. Sod growing up to the trunk.		X
12	Red oak (<i>Quercus rubra</i>)	20	20	Fair	Fair	Moderate	Coarse organic mulch in 4-foot radius around trunk, 4 inches deep and not covering the root flare. Crown restoration pruning.	High	Evident soil compaction. Sod growing up to the trunk. Large old pruning wounds on trunk. Leader has been headed back.		X

Tree #	Species	dbh (in.)	CRZ (radius)	Vigor	Structure	Risk of Failure	Maintenance Recommendation	Preservation Value	Comments/Defects	Retain	Remove
13	Red oak (<i>Quercus rubra</i>)	22	22	Fair	Fair	Moderate	Coarse organic mulch in 4-foot radius around trunk, 4 inches deep and not covering the root flare. Crown restoration pruning.	High	Evident soil compaction. Sod growing up to the trunk. Previously topped and over-pruned.		X
14	Atlas cedar (<i>Cedrus atlantica</i>)	17.5	18	Poor	Fair	Moderate		Low	Highly stressed. Very thin foliage. Co-dominant leaders.		X
15	Atlas cedar (<i>Cedrus atlantica</i>)	27	27	Good	Good	Moderate		High			X
16	Mazzard cherry (<i>Prunus avium</i>)	9.5	10	Good	Good	Moderate		Moderate		X	
17	Akebono cherry (<i>Prunus × yedoensis</i> 'Akebono')	10	10	Fair	Poor-Fair	Moderate	Crown restoration pruning.	Moderate	Odd form. Past severe pruning and large stub. PROJECT MGR WILL DETER IF TREE CAN BE RETAINED.	X	
18	Lodgepole pine (<i>Pinus contorta</i> var. <i>latifolia</i>)	14	14	Fair	Good	Moderate		High		X	
19	Lodgepole pine (<i>Pinus contorta</i> var. <i>latifolia</i>)	12	12	Poor	Good	Moderate		Low		X	
20	Lodgepole pine (<i>Pinus contorta</i> var. <i>latifolia</i>)	15	15	Poor	Good	Moderate		Low		X	
21	Green ash (<i>Fraxinus pensylvanica</i>)	7	7	Good	Good	Moderate		High	Young tree.		X
22	European white birch (<i>Betula pendula</i>)	15.5	16	Good	Good	Moderate		High			X
23	European white birch (<i>Betula pendula</i>)	7	7	Fair	Fair	Moderate		Moderate	Old basal wound.		X
24	European white birch (<i>Betula pendula</i>)	15	15	Good	Good	Moderate		High		X	
25	Norway maple (<i>Acer platanoides</i>)	22.5	23	Fair	Fair	Moderate	Coarse organic mulch in 4-foot radius around trunk, 4 inches deep and not covering the root flare.	High	Soil compaction evident. Sod growing up to the trunk.	X	
26	Norway maple (<i>Acer platanoides</i>)	19	19	Fair	Fair	Moderate	Coarse organic mulch in 4-foot radius around trunk, 4 inches deep and not covering the root flare.	High	Soil compaction evident. Sod growing up to the trunk.	X	
27	Norway maple (<i>Acer platanoides</i>)	10	10	Fair	Fair	Moderate	Coarse organic mulch in 4-foot radius around trunk, 4 inches deep and not covering the root flare.	High	Soil compaction evident. Sod growing up to the trunk. Supressed.	X	
28	Norway maple (<i>Acer platanoides</i>)	14	14	Fair	Fair	Moderate	Coarse organic mulch in 4-foot radius around trunk, 4 inches deep and not covering the root flare.	High	Soil compaction evident. Sod growing up to the trunk.	X	
29	Red maple (<i>Acer rubrum</i>)	14.5	15	Good	Poor	Moderate		Low	Poorly pruned in the past.		X
30	Red maple (<i>Acer rubrum</i>)	13	13	Good	Poor	Moderate		Low	Poorly pruned in the past.		X
31	Shirofugen (<i>Prunus serrulata</i> 'Shirofugen')	9	9	Fair	Fair	Moderate		Moderate			X
32	Shirofugen (<i>Prunus serrulata</i> 'Shirofugen')	14	14	Fair	Fair	Moderate		Moderate			X

Tree #	Species	dbh (in.)	CRZ (radius)	Vigor	Structure	Risk of Failure	Maintenance Recommendation	Preservation Value	Comments/Defects	Retain	Remove
33	Shirofugen (<i>Prunus serrulata</i> 'Shirofugen')	13.5	14	Good	Poor	Moderate		Low	Infestation of Cherry bark tortrix borer.		X
34	Douglas fir (<i>Pseudotsuga menzeisii</i>)	22.5	23	Good	Good	Moderate	Crown clean. Dead hanger.	High			X
35	Shirofugen (<i>Prunus serrulata</i> 'Shirofugen')	13	13	Good	Poor	Moderate		None	Extreme infestation of Cherry bark tortrix borer. Past severe pruning.		X
36	Western red cedar (<i>Thuja plicata</i>)	31	31	Good	Fair	Moderate-High	Aerial inspection of multiple leaders. Consider cable installation to reduce risk of breakage.	Moderate	Previousl topped with multiple new leaders in a candelabra shape. Weak structure.		X
37	Mazzard cherry (<i>Prunus avium</i>)	13, 13.5	19	Fair	Poor	Moderate-High		Low		X	
38	Weeping willow (<i>Salix babylonica</i>)	27.5		Fair	Poor	High	HAZARD REMOVE IMMEDIATELY	None	Extensive decay along main trunk. Possible trunk failure. Nearby trails and active pedestrian area.		X
39	Washington hawthorn (<i>Crataegus phaenopyrum</i>)	8		Fair	Fair	Moderate		Moderate		X	
40	Austrian pine (<i>Pinus nigra</i>)	26.5		Good	Fair	Moderate	Aerial inspection of multiple leaders. Consider cable installation to reduce risk of breakage.	High	Co-dominant leaders.	X	
41	Washington hawthorn (<i>Crataegus phaenopyrum</i>)	7		Poor	Poor	Low		Low	Highly suppressed by adjacent pine.	X	
42	Western hazelnut (<i>Corylus cornuta</i>)	20 - 2 to 5" stems		Fair	Poor	Moderate		Low	Clump is in advanced decline. Species normally regenerates with new stems from ground.	X	
43	Western hazelnut (<i>Corylus cornuta</i>)	12 - 2 to 5" stems		Fair	Poor	Moderate		Low	Clump is in advanced decline. Species normally regenerates with new stems from ground.	X	
44	Austrian pine (<i>Pinus nigra</i>)	24		Fair	Good	Moderate		High		X	
45	Austrian pine (<i>Pinus nigra</i>)	27.5		Fair	Fair	Moderate		High		X	
46	Washington hawthorn (<i>Crataegus phaenopyrum</i>)	6.5		Fair	Fair	Low		Moderate	Shaded by pine. City will curve sidewalk around tree.	X	
47	Austrian pine (<i>Pinus nigra</i>)	23.5		Fair	Fair	Moderate	Aerial inspection of multiple leaders. Consider cable installation to reduce risk of breakage.	High	Multiple leaders.	X	
48	Austrian pine (<i>Pinus nigra</i>)	27		Fair	Fair	Moderate	Aerial inspection of multiple leaders. Consider cable installation to reduce risk of breakage.	High	Multiple leaders.	X	
49	Austrian pine (<i>Pinus nigra</i>)	22.5		Fair	Good	Moderate	Crown clean.	High	City will curve sidewalk around tree.	X	
50	Austrian pine (<i>Pinus nigra</i>)	25		Fair	Fair	Moderate	Crown clean. Repair large broken branch stub.	High	Multiple leaders. Severe lean to south east. This position appears to be an older, long-term condition.	X	
51	Douglas fir (<i>Pseudotsuga menzeisii</i>)	14		Good	Good	Moderate		High		X	
52	Austrian pine (<i>Pinus nigra</i>)	18.5, 16		Fair	Fair	Moderate		High		X	

Tree #	Species	dbh (in.)	CRZ (radius)	Vigor	Structure	Risk of Failure	Maintenance Recommendation	Preservation Value	Comments/Defects	Retain	Remove
53	Douglas fir (<i>Pseudotsuga menziesii</i>)	16		Good	Good	Moderate		High		X	
54	Douglas fir (<i>Pseudotsuga menziesii</i>)	16.5		Good	Good	Moderate		High		X	
55	Douglas fir (<i>Pseudotsuga menziesii</i>)	16		Good	Good	Moderate		High		X	
56	Douglas fir (<i>Pseudotsuga menziesii</i>)	15.7		Good	Good	Moderate		High		X	
57	Douglas fir (<i>Pseudotsuga menziesii</i>)	17.5		Good	Good	Moderate		High		X	
58	Douglas fir (<i>Pseudotsuga menziesii</i>)	13		Good	Good	Moderate		High		X	
59	Douglas fir (<i>Pseudotsuga menziesii</i>)	16		Good	Good	Moderate		High		X	
60	Douglas fir (<i>Pseudotsuga menziesii</i>)	18.5		Good	Good	Moderate		High		X	
61	Black cottonwood (<i>Populus trichocarpa</i>)	9		Good	Poor	Moderate-High		Low	Co-dominant leaders.	X	
62	Red maple (<i>Acer rubrum</i>)	8.5		Good	Fair	Moderate		Moderate	Large old pruning wounds. Leader headed back.		X
63	Young's weeping birch (<i>Betula pendula</i> 'Youngii')	8		Fair	Fair	Moderate		Low-Moderate	History of severe pruning to remove large limbs.		X
64	Colorado blue spruce (<i>Picea pungens</i>)	8		Fair	Good	Moderate		Moderate-High			X
65	Deodora cedar (<i>Cedrus deodora</i>)	14.7		Good	Good	Moderate		High		X	
66	Deodora cedar (<i>Cedrus deodora</i>)	13		Good	Good	Moderate		High	Fire truck access will be installed between #66 and #67.	X	
67	Deodora cedar (<i>Cedrus deodora</i>)	16		Good	Good	Moderate		High	Fire truck access will be installed between #66 and #67.	X	
68	Deodora cedar (<i>Cedrus deodora</i>)	17		Good	Good	Moderate		High		X	
69	Deodora cedar (<i>Cedrus deodora</i>)	16		Good	Good	Moderate		High		X	
70	Flowering plum (<i>Prunus</i> sp.)	19		Good	Poor-Fair	Moderate-High		Low	History of poor pruning and heavy watersprouts. Bracket fungi on trunk.	X	
										40	20

SHADING DENOTES PHASE I TREES

DEFINITIONS AND NOTES:

- (1) **d.b.h.** = Diameter at breast height (approximately 4.5 ft. above surface grade).
- (2) **Vigor** = Health based on size and color of leaf or needle and length of growth.
- (3) **Structure** = Trunk and branch development and it's estimated susceptibility to failure.

Tree #	Species	dbh (in.)	CRZ (radius)	Vigor	Structure	Risk of Failure	Maintenance Recommendation	Preservation Value	Comments/Defects	Retain	Remove
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(4) **Risk of Failure** = The estimate of tree or limb stability based on its present condition.
 Low = Little if any danger of failure at this time.
 Moderate = Conditions observed show potential failure in extreme conditions.
 High = Low vigor, poor crown to height ratio, root damage or structural defect make potential for failure high in near future.
Extreme = Conditions warrant that tree is in eminent danger of failure. Remove immediately.

(5) **Maintenance Recommendations Explanation:** These recommendations are based on the condition of the trees as they are now.
 (a) **Crown Clean** = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and watersprouts from a tree's crown.
 (b) **Crown Thin** = Selective removal of branches to increase light penetration, air movement, and reduce end weight.
 (c) **Crown Raise** = Selective removal of lower branches of the tree in order to provide clearance.
 (d) **Crown Reduction** = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.
 (e) **Crown Restoration** = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.
 (f) **Cable and/or Brace** = Cabling and/or Bracing would decrease the potential risk of failure, but not eliminate the possibility.
 (g) **Remove** = The high to extreme risk of failure warrants that the tree shall be removed immediately.
 (h) **Create Wildlife Snag** = Danger trees cut to wildlife snags provide perching, nesting, and a source of food for birds and other wildlife.
 (i) **Monitor** = These are trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.

(6) **Preservation Value Explanation:**
 LOW = Poor specimen
 MODERATE = Common species with minimal character.
 HIGH = Good character tree, save if possible.
 SPECIAL = Unique species, save if possible.

(7) **PRUNING NOTE:** Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability using ANSI A300 Pruning Specifications.
 The actual work should be bid by companies qualified to do the work.

(9) **Comments Explanation:**
 (a) **Included Bark** = Junction just below two branches where bark ridge is curled inward towards center of tree creating high probability of failure.
 (b) **Critical Rootzone (CRZ)** = A circular area under a tree to be protected from construction activities. This area is equal to 1 ft. radius for every 1 in. diameter of tree measured at 4.5 ft. above ground.



General Tree Protection Guidelines With Critical Root Zone Explanation Attachment

- 1. Responsibilities:** These Guidelines pertain to any disturbance, use or activity within the Critical Root Zone of any retained tree on this project. See attached **Critical Root Zone Explanation** for reference. The owner's arborist and general contractor shall meet onsite before any site work begins, to review and designate the most appropriate methods to be used to protect the retained trees during construction.

These guidelines apply to work provided by all contractors and sub-contractors on the project.

The project consulting arborist shall be contacted prior to any work that may need to enter the tree protection fencing. Two days notice shall be provided to the project consulting arborist. A proposed method for work shall be provided to the arborist. This method shall be reviewed by the project consulting arborist and either approval and / or comments provided by the project consulting arborist prior to commencing works within the tree protection area. He or she should be notified within 8 hours should any injury occur to any protected tree or its larger roots (greater than 2-inch diameter) so that appropriate assessment and/or treatment may be made.

- 2. Soil Disturbance:** No soil disturbance shall take place before tree protection fences are installed. All evaluated trees to be retained within these areas are clearly illustrated on the Site Plan.
- 3. Designated Tree Removals:** The owner's arborist and contractor shall confirm on site which trees are to be removed and those to be retained. Directional felling and removal of trees will be completed with great care to avoid any damage to the trunks, limbs, and critical root zones of the retained trees.
- 4. The Tree Protection Site Plan** shows the recommended location of the Tree Protection Fence (TPF). Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, will make a final determination on the tree protection requirements depending on construction limits and impact on major roots and soil condition. The arborist may adjust clearing limits in the field so that, in his/her opinion, tree roots and soils are protected while necessary work can proceed.
- 5. The Tree Protection Fence (TPF)** shall be installed along the clearing limits, with special consideration of the Critical Root Zone (CRZ) of trees to be preserved. The CRZ of a tree is generally described as an area equal to 1-foot radius for every 1-inch diameter of tree. For example, a 10-inch diameter tree has a CRZ of 10-foot radius. Work within the CRZ may be limited to hand work or alternate method of construction.

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The Tree Protection Fence (TPF) shall be constructed with steel posts driven into the ground with 6-ft. chain link fence attached. Upon consultation with the contractor, the arborist shall determine the placement of the fence and the extent and method of clearing that may be done near preserved trees. Additional follow-up determinations may be required as work progresses on the project. See attached **Critical Root Zone Explanation**.

No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the Tree Protection Fence.

The TPF shall not be moved without authorization by the owner's arborist or City arborist. The TPF shall remain in place for the duration of the project.

Work within this area shall be reviewed with and approved by the owner's arborist. Call Urban Forestry Services, Inc. at 360-428-5810 with questions.

6. **Silt Fence:** If a silt fence is required to be installed within the Critical Root Zone of a retained tree, the bottom of the silt fence shall not be buried in a trench, but instead, folded over and placed flat on the ground. The flat portion of the silt fence shall be covered with gravel or soil for anchorage.
7. **CRZ over Hardscape:** Where the Critical Root Zone (CRZ) includes an area covered by hardscape, the TPF can be placed along the edge of the hardscape if and until it is removed. After hardscape removal, the available CRZ should be backfilled with topsoil up to 6 inches deep and protected with the TPF. Incorporation of topsoil into the existing sub-grade shall be determined by the consulting arborist. Where applicable a specification for topsoil will be provided or approved by Urban Forestry Services, Inc.
8. **Tree Protection Signs** shall be attached to the fence only and shall be shown as required on the Site Plan. They should read "Protect Critical Root Zone (CRZ) of trees to be retained. No soil disturbance, parking, storage, dumping, or burning of materials is allowed within the Tree Protection Barrier. " Monetary Fines based on the appraised dollar value of the retained trees may also be included on these signs. Telephone contact details for the project consulting arborist should also be included in the sign.
9. **Soil Protection within the Critical Root Zone (CRZ):** Where vehicular access, temporary work pad or storage pad is required within the CRZ of any preserved tree that is not protected with hardscape, the soil shall be protected with 18" of woodchips and/or plywood or metal sheets to protect from soil compaction and damage to roots of retained trees. A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and confirm the location of the existing grade. The netting is a valuable benchmark upon removal of the material within the CRZ.

- 10. Landscape Plans, Irrigation Design and Installation Details:** Great care shall be exercised when landscaping within the Critical Root Zone (CRZ) of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines. The owner's arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the CRZ of retained trees. A proposed method for work shall be provided to and approved by the arborist.
- 11. Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the Critical Root Zone of a preserved tree, and if needed, the specific material which may be used. Grade cuts are usually more detrimental than grade filling within the CRZ and should be reviewed by the arborist well in advance of construction.
- 12. Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner, shall be pruned for deadwood, low hanging limbs, and proper balance, as recommended for safety, clearance or aesthetics. All pruning shall be done by an International Society of Arboriculture Certified Arborist. *ANSI A300 American Standards for Pruning* shall be used. Limbs of retained trees within 10 feet or less, of any power line, depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company, as they may prefer to provide this pruning.
- 13. Underground Utilities:** Utility installation within the Critical Root Zone (CRZ) of any retained tree shall be reviewed by the Project Consulting Arborist. A less root disturbing route or minimal impact installation method of utility installation may be discussed and recommended i.e. tunneling or trenchless excavation. Trenching through the Interior CRZ of a retained tree is not usually allowed. **See CRZ Explanation to differentiate between the Perimeter and Interior CRZ.** An Air spade and Vac Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation.
- 14. Root Pruning:** Required work may result in the cutting of roots of retained trees. Cutting roots 2" or greater should be avoided. Potential root pruning needs should be reviewed in advance with the Project Consulting Arborist to minimize potential root fracturing and other damage. Severed roots of retained trees shall be cut off cleanly with a sharp saw or pruning shears. Applying pruning paint on trunk or root wounds is not recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. In all cases, the excavator shall sit outside of the CRZ. Soil excavation within the CRZ shall be under the direct supervision of the owner's arborist.
- 15. Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulching over the root systems within the Tree Protection Fencing of preserved trees may be required by the owner's arborist. The arborist should be notified of the proposed schedule for clearing and grading work. Supplemental watering and mulching over the root systems of roots impacted or stressed trees are strongly recommended to compensate for root loss and initiate new root growth. Long periods of slow drip irrigation will be most effective. A large coil of soaker hose starting at least

18" from the trunk and covering the Interior Critical Root Zone area is recommended. Water once per week and check soils for at least 12 inches infiltration. This work shall be under the direct supervision of the owner's arborist.

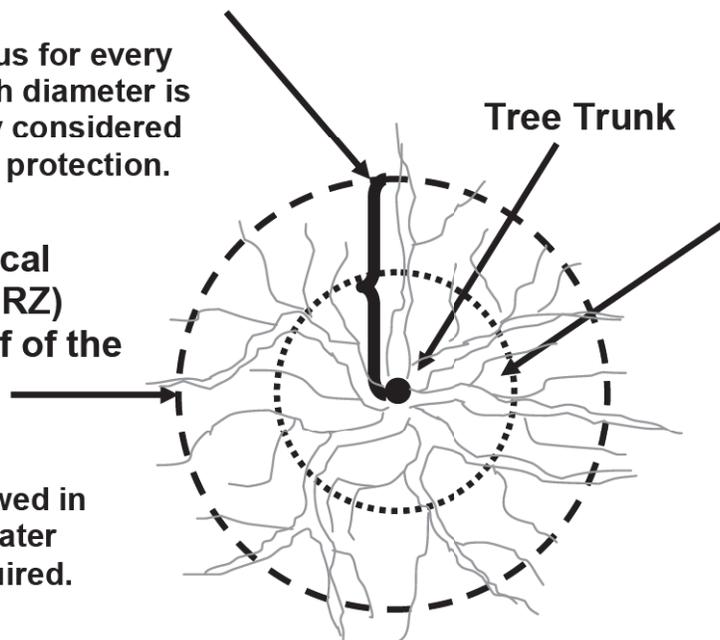
16. Additional Measures: Additional tree protection recommendations may be required and may be specified in Urban Forestry Services, Inc. report(s).

17. Final Inspection: The owner's arborist shall make a final site visit to report on retained tree condition following completed work and shall report to the city to release the bond for the retained trees.

Critical Root Zone (CRZ) =
12" Radius for every
Tree inch diameter is
generally considered
optimum protection.

**Perimeter Critical
Root Zone (PCRZ)**
= the outer half of the
CRZ

The greater the
disturbance allowed in
this area, the greater
Post Care is required.



**Interior Critical Root
Zone (ICRZ)**
= the inner half of the
CRZ
Protecting only this area
would cause significant
impact to the tree,
potentially life
threatening, and would
require maximum Post
Care Treatment to retain
the tree. See Post Care
Treatment below.

The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, WA 98273

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
Certified Tree Risk Assessor #PNW-0327

Date: 2011-12

Not to Scale

GENERAL TREE PROTECTION GUIDELINES
INTERNATIONAL COMMUNITY SCHOOL PROJECT

PROJECT SUMMARY

- A TOTAL OF 70 TREES WERE SURVEYED ONSITE. SIXTY (60) TREES ARE SIGNIFICANT.
- FORTY (40) SIGNIFICANT TREES ARE PROPOSED FOR RETENTION.
- TWENTY (20) TREES ARE PROPOSED FOR REMOVAL.
- IN PHASE I, 4 OF 19 TREES WILL BE RETAINED.
- IN PHASE 2, 36 OF 41 TREES WILL BE RETAINED.
- THIS IS A RETENTION OF 66.6% OF THE SIGNIFICANT TREES. ON THE SITE.

1. THESE GUIDELINES PERTAIN TO ANY DISTURBANCE, USE OR ACTIVITY WITHIN THE CRITICAL ROOT ZONE OF ANY RETAINED TREE ON THIS PROJECT. SEE ATTACHED CRITICAL ROOT ZONE EXPLANATION. THE OWNER'S ARBORIST AND GENERAL CONTRACTOR SHALL MEET ONSITE BEFORE ANY SITE WORK BEGINS TO DISCUSS AND AGREE ON THE METHODS USED TO PROTECT THE RETAINED TREES DURING CONSTRUCTION.

2. NO SOIL DISTURBANCE SHALL TAKE PLACE BEFORE TREE PROTECTION FENCES ARE INSTALLED. ALL EVALUATED TREES TO BE RETAINED WITHIN THESE AREAS ARE CLEARLY ILLUSTRATED ON THE SITE PLAN. THE OWNER'S ARBORIST AND CONTRACTOR SHALL CONFIRM ON SITE WHICH TREES ARE TO BE REMOVED AND THOSE TO BE RETAINED. DIRECTIONAL FELLING OF TREES TO BE REMOVED WILL BE COMPLETED WITH GREAT CARE NOT TO DAMAGE RETAINED TREES.

3. THE TREE PRESERVATION PLAN SHOWS THE RECOMMENDED LOCATION OF THE TREE PROTECTION FENCE (TPF). IMMEDIATELY AFTER CLEARING AND GRADING STAKES ARE SET IN THE FIELD THE OWNER'S ARBORIST, DURING REVIEW AND DISCUSSION WITH THE CONTRACTOR WILL MAKE A FINAL DETERMINATION ON THE TREE PROTECTION REQUIREMENTS DEPENDING ON CONSTRUCTION LIMITS AND IMPACT ON MAJOR ROOTS. THE ARBORIST MAY ADJUST CLEARING LIMITS IN THE FIELD SO THAT, IN HIS/HER OPINION, TREE ROOTS ARE PROTECTED WHILE NECESSARY WORK CAN PROCEED.

4. THE TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED ALONG THE CLEARING LIMITS, WITH SPECIAL CONSIDERATION OF THE CRITICAL ROOT ZONE (CRZ) OF TREES TO BE PRESERVED. THE CRZ OF A TREE IS GENERALLY DESCRIBED AS AN AREA EQUAL TO 1-FOOT RADIUS FOR EVERY 1-INCH DIAMETER OF TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE HAS A CRZ OF 10-FOOT RADIUS. WORK WITHIN THAT AREA MAY BE LIMITED TO HAND WORK. THE TREE PROTECTION FENCE (TPF) SHALL BE CONSTRUCTED WITH A STEEL POSTS DRIVEN INTO THE GROUND WITH 6-FT. CHAIN LINK FENCE ATTACHED. THE ARBORIST UPON CONSULTATION WITH THE CONTRACTOR SHALL DETERMINE THE PLACEMENT OF THE FENCE AND THE EXTENT AND METHOD OF CLEARING NEAR PRESERVED TREES. ADDITIONAL FOLLOW-UP DETERMINATIONS MAY BE REQUIRED LATER ON IN THE PROJECT. SEE ATTACHED CRITICAL ROOT ZONE EXPLANATION.

5. WHERE THE CRZ INCLUDES AN AREA COVERED BY HARDSCAPE, THE TPF CAN BE PLACED ALONG THE EDGE OF THE HARDSCAPE IF AND UNTIL IT IS REMOVED. AFTER REMOVAL, THE AVAILABLE CRZ SHOULD BE BACKFILLED WITH SOIL UP TO 6 INCHES DEEP AND PROTECTED WITH THE TPF.

6. NO PARKING, STORAGE, DUMPING, OR BURNING OF MATERIALS IS ALLOWED BEYOND THE CLEARING LIMITS OR WITHIN THE TPF.

7. TREE PROTECTION SIGNS SHALL BE ATTACHED TO THE FENCE ONLY AND SHALL BE SHOWN AS REQUIRED ON THE SITE PLAN. THEY SHOULD READ "PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES TO BE RETAINED. NO SOIL DISTURBANCE, PARKING, STORAGE, DUMPING, OR BURNING OF MATERIALS IS ALLOWED BEYOND THE TREE PROTECTION FENCE. WORK WITHIN THIS AREA SHALL BE REVIEWED WITH AND APPROVED BY THE OWNER'S ARBORIST. CALL 360-770-9921 FOR QUESTIONS."

8. WHERE VEHICULAR ACCESS IS REQUIRED WITHIN THE CRZ OF ANY PRESERVED TREE THAT IS NOT PROTECTED WITH HARDSCAPE, THE SOIL SHALL BE PROTECTED WITH 18" OF WOODCHIPS AND/OR PLYWOOD OR METAL SHEETS TO PROTECT FROM SOIL COMPACTION AND DAMAGE TO ROOTS OF RETAINED TREES.

9. THE TREE PROTECTION FENCE WILL NOT BE MOVED WITHOUT AUTHORIZATION BY THE OWNER'S ARBORIST OR CITY. THE FENCE SHALL BE LEFT UP FOR THE DURATION OF THE PROJECT.

10. GREAT CARE WILL BE EXERCISED WHEN LANDSCAPING WITHIN THE CRZ OF ANY TREE. ROOTS OF PRESERVED TREES AND OTHER VEGETATION SHALL NOT BE DAMAGED BY PLANTING OR IRRIGATION LINES. THE OWNER'S ARBORIST SHALL REVIEW THE LANDSCAPE PLAN AND APPROVE THOSE ACTIVITIES WITHIN THE CRZ OF RETAINED TREES.

11. THE OWNER'S ARBORIST WILL DETERMINE TO WHAT EXTENT BACKFILLING IS ALLOWED WITHIN THE CRZ OF A PRESERVED TREE. ONLY SANDY, GRAVELLY PIT RUN IS RECOMMENDED FOR BACKFILLING. GRADE CUTS ARE USUALLY MORE DETRIMENTAL THAN GRADE FILLING WITHIN THE CRZ.

12. TREES RECOMMENDED FOR MAINTENANCE AND APPROVED BY THE OWNER, SHALL BE PRUNED FOR DEADWOOD, LOW HANGING LIMBS, AND PROPER BALANCE, AS RECOMMENDED FOR SAFETY, CLEARANCE OR AESTHETICS. AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST IS RECOMMENDED TO PERFORM THE PRUNING. ANSI A300 AMERICAN STANDARDS FOR PRUNING SHALL BE USED. LIMBS OF RETAINED TREES WITHIN 10 FEET OR MORE, OF ANY POWER LINE DEPENDING ON POWER LINE VOLTAGE, MAY ONLY BE PRUNED BY A UTILITY CERTIFIED ARBORIST. THIS PRUNING MUST BE COORDINATED WITH THE LOCAL POWER COMPANY OR A PRIVATE COMPANY WITH THIS CERTIFICATION.

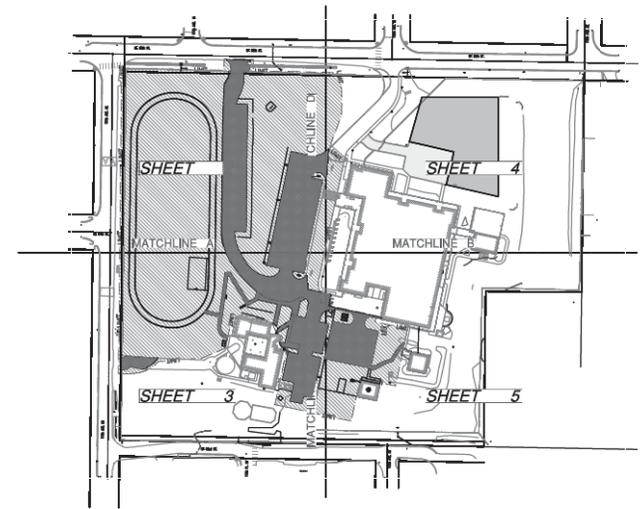
13. REQUIRED WORK MAY RESULT IN THE CUTTING OF ROOTS OF RETAINED TREES. SEVERED ROOTS OF RETAINED TREES SHALL BE CUT OFF CLEANLY WITH A SHARP SAW OR PRUNING SHEARS. NO PRUNING PAINT ON TRUNK OR ROOT WOUNDS IS RECOMMENDED. SEVERED ROOTS SHALL BE COVERED IMMEDIATELY AFTER FINAL PRUNING WITH MOIST SOIL OR COVERED WITH MULCH UNTIL COVERED WITH SOIL. EXCAVATION EQUIPMENT OPERATORS SHALL TAKE EXTREME CARE NOT TO HOOK ROOTS AND PULL THEM BACK TOWARDS RETAINED TREES. THIS WORK SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S ARBORIST.

14. IF CLEARING IS PERFORMED DURING THE SLMMR, SUPPLEMENTAL WATERING AND/OR MULCHING OVER THE ROOT SYSTEMS OF PRESERVED TREES MAY BE REQUIRED BY THE OWNER'S ARBORIST. HE OR SHE SHOULD BE NOTIFIED IN THIS EVENT. SUPPLEMENTAL WATERING AND MULCHING OVER THE ROOT SYSTEMS OF ROOT IMPACTED OR STRESSED TREES ARE STRONGLY RECOMMENDED TO COMPENSATE FOR ROOT LOSS AND INITIATE NEW ROOT GROWTH. LONG PERIODS OF SLOW DRIP IRRIGATION WILL BE MOST EFFECTIVE. WATER ONCE PER WEEK AND CHECK SOILS FOR AT LEAST 12 INCHES INFILTRATION. THIS WORK SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S ARBORIST.

15. ADDITIONAL TREE PROTECTION RECOMMENDATIONS MAY BE REQUIRED AS NEEDED.

16. THE OWNER'S ARBORIST MAY BE REQUIRED TO MONITOR WORK WHEN DISTURBANCE OCCURS NEAR RETAINED TREES AND SHALL MAKE PERIODIC SITE VISITS TO REPORT TO THE OWNER AND CITY IF TREE PROTECTION GUIDELINES ARE BEING FOLLOWED.

17. THE OWNER'S ARBORIST SHALL MAKE A FINAL VISIT TO REPORT ON RETAINED TREE CONDITION FOLLOWING COMPLETED WORK AND SHALL REPORT TO THE CITY TO RELEASE THE BOND FOR THE RETAINED TREES.



INTERNATIONAL COMMUNITY SCHOOL
TREE EVALUATION

60 SIGNIFICANT TREES HAVE BEEN EVALUATED IN THE FIELD ON THE INTERNATIONAL COMMUNITY SCHOOL SITE. THIS PLAN SHOWS THE TREE TAG NUMBER AND PRESERVATION VALUE SYMBOL NEXT TO EACH TREE THE PRESERVATION VALUE RATING IS BASED ON INFORMATION DOCUMENTED FOR EACH TREE AVAILABLE ON AN EXCEL FILE. INFORMATION AVAILABLE INCLUDES TREE # SURVEY NUMBER, COMMON & SCIENTIFIC NAME, DIAMETER, VISOR, STRUCTURE, RISK OF FAILURE, MAINTENANCE RECOMMENDATION, PRESERVATION VALUE AND COMMENTS.

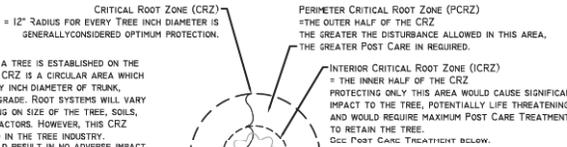
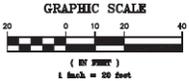
THIS PROJECT IS BEING EXECUTED IN 2 PHASES, THEREFORE 2 SEPARATE TREE PRESERVATION PLANS ARE PROVIDED THAT ILLUSTRATE THE 2 PHASES.

PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL: UNIQUE SPECIES, SPECIMEN OR FORM, SAVE
- HIGH: GOOD QUALITY, CHARACTER TREE, SAVE IF POSSIBLE.
- MODERATE: COMMON SPECIES, FAIR CONDITION, MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW: POOR SPECIMEN OR SPECIES, HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD: TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
- ✗ DENOTES REMOVE TREE
- (with CRZ symbol) DENOTES CRZ (CRITICAL ROOT ZONE)
- DENOTES TREE PROTECTION FENCE
- LIMITS DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

AcPl = <i>Acer platanoides</i>	Norway Maple	PaTr = <i>Populus trichocarpa</i> ,	Black Cottonwood
AcRu = <i>Acer rubrum</i>	Red Maple	PrOv = <i>Prunus avium</i> ,	Black Cherry
BePe = <i>Betula pendula</i>	European White Birch	PrCa = <i>Prunus cerasifera cv.</i> ,	Purple Flowering Plum
BePe = <i>Betula pendula</i>		PrSe = <i>Prunus serrulata</i>	Shirafugen'
CeAt = <i>Cedrus atlantica</i>	Young's Weeping Birch	PrSp = <i>Prunus sp.</i>	Shirafugen
CeDo = <i>Cedrus deodora</i>	Atlas Cedar	PrYe = <i>Prunus yedoensis</i>	Flowering Plum
CoCo = <i>Corylus cornuta</i>	Deodora Cedar	WaBa = <i>Washingtonia</i>	Alebrano Cherry
CrPh = <i>Crataegus phoenopyrum</i>	Western Hazelnut	PaMe = <i>Pseudotsuga menziesii</i> ,	Douglas Fir
FrPe = <i>Fraxinus pennsylvanica</i>	Washington Hawthorn	QuPa = <i>Quercus palustris</i>	Pin Oak
PiCo = <i>Pinus contorta</i>	Green Ash	QuRu = <i>Quercus rubra</i>	Red Oak
PiNi = <i>Pinus nigra</i>	Lodgepole Pine	SoBa = <i>Salix babylonica</i>	Weeping Willow
PiPu = <i>Pinus pungens</i>	Austrian Pine	ThPi = <i>Thuja plicata</i> ,	Western Red Cedar
	Colorado Blue Spruce		



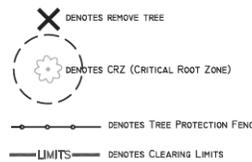
THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS ESTABLISHED ON THE BASIS OF THE TRUNK DIAMETER. THE CRZ IS A CIRCULAR AREA WHICH HAS A RADIUS OF 12 INCHES TO EVERY INCH DIAMETER OF TRUNK, MEASURED AT 4.5 FEET ABOVE THE GRADE. ROOT SYSTEMS WILL VARY BOTH IN DEPTH AND SPREAD DEPENDING ON SIZE OF THE TREE, SOILS, WATER TABLE, SPECIES AND OTHER FACTORS. HOWEVER, THIS CRZ DESCRIPTION IS GENERALLY ACCEPTED IN THE TREE INDUSTRY. PROTECTING THIS ENTIRE AREA SHOULD RESULT IN NO ADVERSE IMPACT TO THE TREE.

THIS CRZ DRAWING HAS BEEN FURTHER DIFFERENTIATED INTO THE 'PERIMETER' (PCRZ) AND 'INTERIOR' (ICRZ) TO HELP DEFINE POTENTIAL IMPACT AND REQUIRED POST CARE. GENERALLY, THE FULL PCRZ IS CONSIDERED THE OPTIMUM AMOUNT OF ROOT PROTECTION FOR A TREE, AS ONE ENCRAGES INTO THE 'PERIMETER' CRZ, BUT NOT INTO THE 'INTERIOR' CRZ THE GREATER POST CARE THE TREE WOULD REQUIRE TO REMAIN ALIVE AND STABLE. THE 'INTERIOR' CRZ IS HALF THE RADIUS OF THE FULL PCRZ. DISTURBANCE INTO THE ICRZ COULD DESTABILIZE OR CAUSE THE TREE TO DECLINE.

THE ABSOLUTE MAXIMUM DISTURBANCE ALLOWED SHOULD LEAVE THE 'INTERIOR' CRZ UNDISTURBED IF THE TREE IS TO HAVE ANY CHANCE OF SURVIVAL. THE 'INTERIOR' CRZ WOULD APPROXIMATELY EQUAL THE SIZE OF A ROOTBALL NEEDED TO TRANSPLANT THIS TREE WHICH IN TURN WOULD REQUIRE EXTENSIVE POST CARE AND POSSIBLY GUYING. POST CARE TREATMENT INCLUDES BUT MAY NOT BE LIMITED TO: REGULAR IRRIGATION, MISTING, ROOT TREATMENT WITH SPECIAL ROOT HORMONES, MULCHING, GUYING AND MONITORING FOR SEVERAL YEARS.

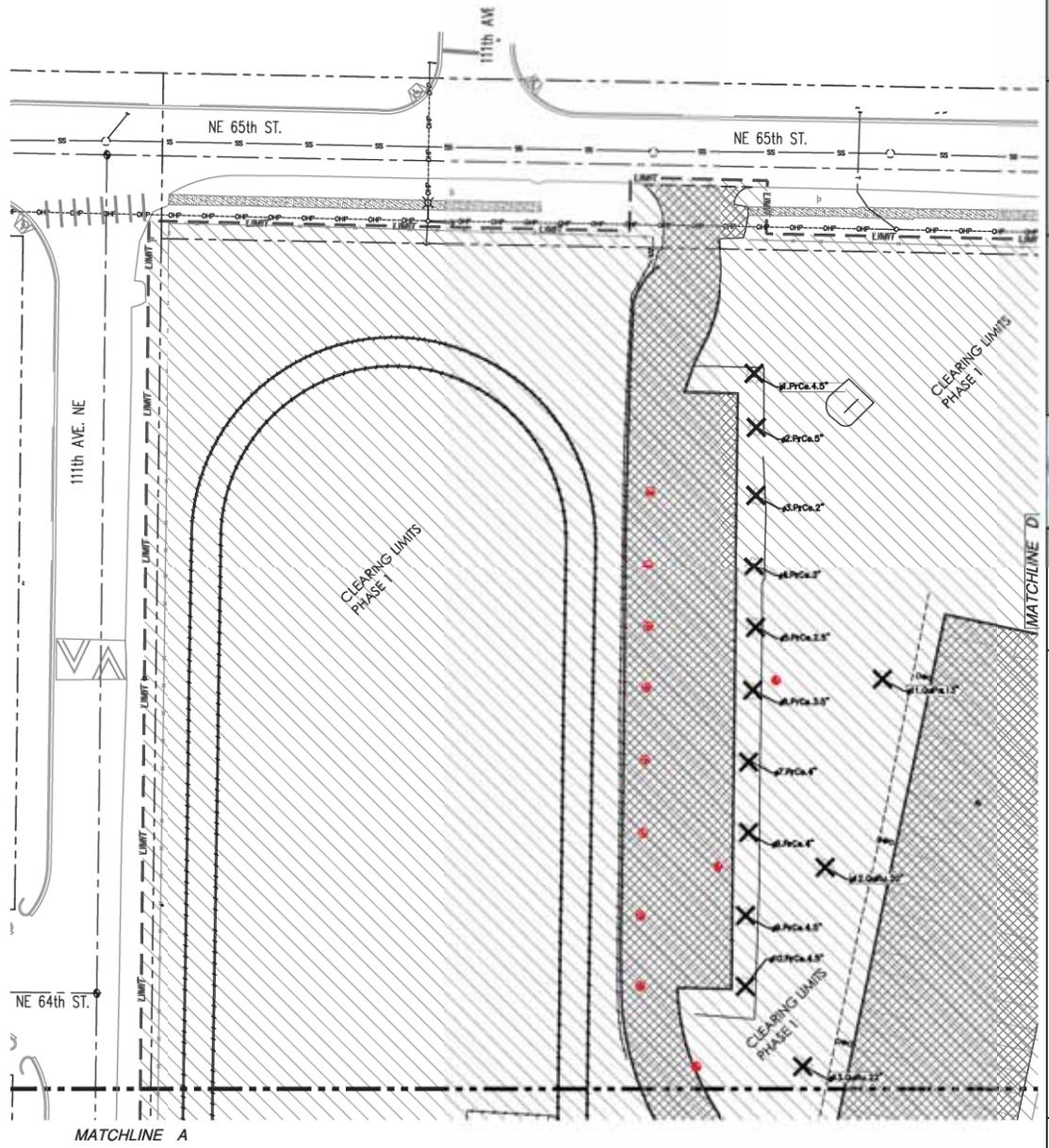
PRESERVATION VALUE SYMBOL EXPLANATION

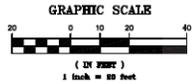
- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE
- HIGH GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE.
- MODERATE COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD. TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.



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BeYe = <i>Betula pendula 'Youngii'</i>	Young's Weeping Birch	PrSe = <i>Prunus serrulata 'Shirofugen'</i>	Shirofugen Flowering Plum
CaAt = <i>Cedrus atlantica</i>	Atlas Cedar	PrSp = <i>Prunus sp.</i>	
CaDo = <i>Cedrus deodora</i>	Deodora Cedar	PrYe = <i>Prunus x yedoensis 'Akebono'</i>	Akebono Cherry
CoCo = <i>Corylus cornuta</i>	Western Hazelnut	PaMe = <i>Pseudotsuga menziesii</i>	Douglas Fir
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PinNi = <i>Pinus nigra</i>	Austrian Pine		
PinPu = <i>Picea pungens</i>	Colorado Blue Spruce		





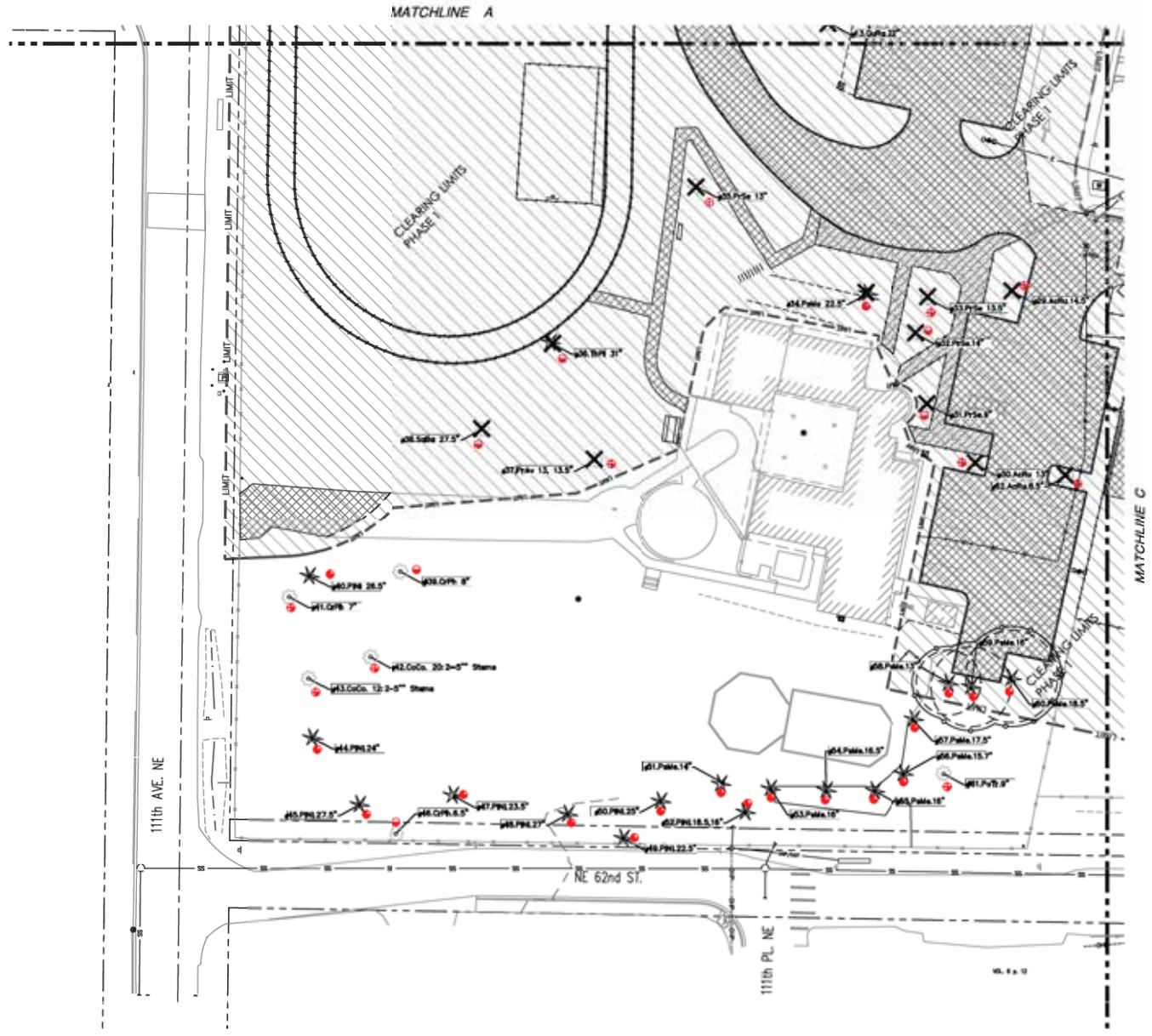
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- DENOTES TREE PROTECTION FENCE
- DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

<p>AcPl = <i>Acer platanoides</i> AcRu = <i>Acer rubrum</i> BePe = <i>Betula pendula</i> BeYo = <i>Betula pendula Youngii</i> CeAt = <i>Cedrus atlantica</i> CeDo = <i>Cedrus deodora</i> CoCo = <i>Corylus cornuta</i> CrPh = <i>Crataegus phoenopyrum</i> FrPe = <i>Fraxinus pensylvanica</i> PiCo = <i>Pinus contorta var. latifolia</i> PiNi = <i>Pinus nigra</i> PiPu = <i>Picea pungens</i> PoTr = <i>Populus trichocarpa</i> PrAv = <i>Prunus avium</i> PrCa = <i>Prunus caroliniana cv.</i> PrSe = <i>Prunus serrulata "Shirotaegen"</i> PrSp = <i>Prunus sp.</i> PrYo = <i>Prunus x yedoensis "Akabono"</i> QuPa = <i>Quercus palustris</i> QuRu = <i>Quercus rubra</i> SaBa = <i>Salix babylonica</i> ThPl = <i>Thuja plicata</i></p>	<p>Norway Maple Red Maple European White Birch Young's Weeping Birch Atlas Cedar Deodora Cedar Western Hazelnut Washington Hawthorn Green Ash Lodgepole Pine Austrian Pine Colorado Blue Spruce Black Cottonwood Mazzard Cherry Purple Flowering Plum Shirotaegen Flowering Plum Akabono Cherry Douglas Fir Pin Oak Red Oak Weeping Willow Western Red Cedar</p>
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INTERNATIONAL COMMUNITY SCHOOL
 LAKE WASHINGTON SCHOOL DIST. 414
 11133 NE 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 1

3

of 5 Sheets

SCALE: 1" = 20'
 DATE: DEC. 18, 2011
 DRAWN: Shannon Oland
 CHECKED: Jim Babinhaus

Urban Forestry Services, Inc.
 11119 Midway WA 98273
 (360)424-8110 FAX: (360)424-1822



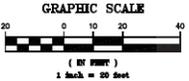
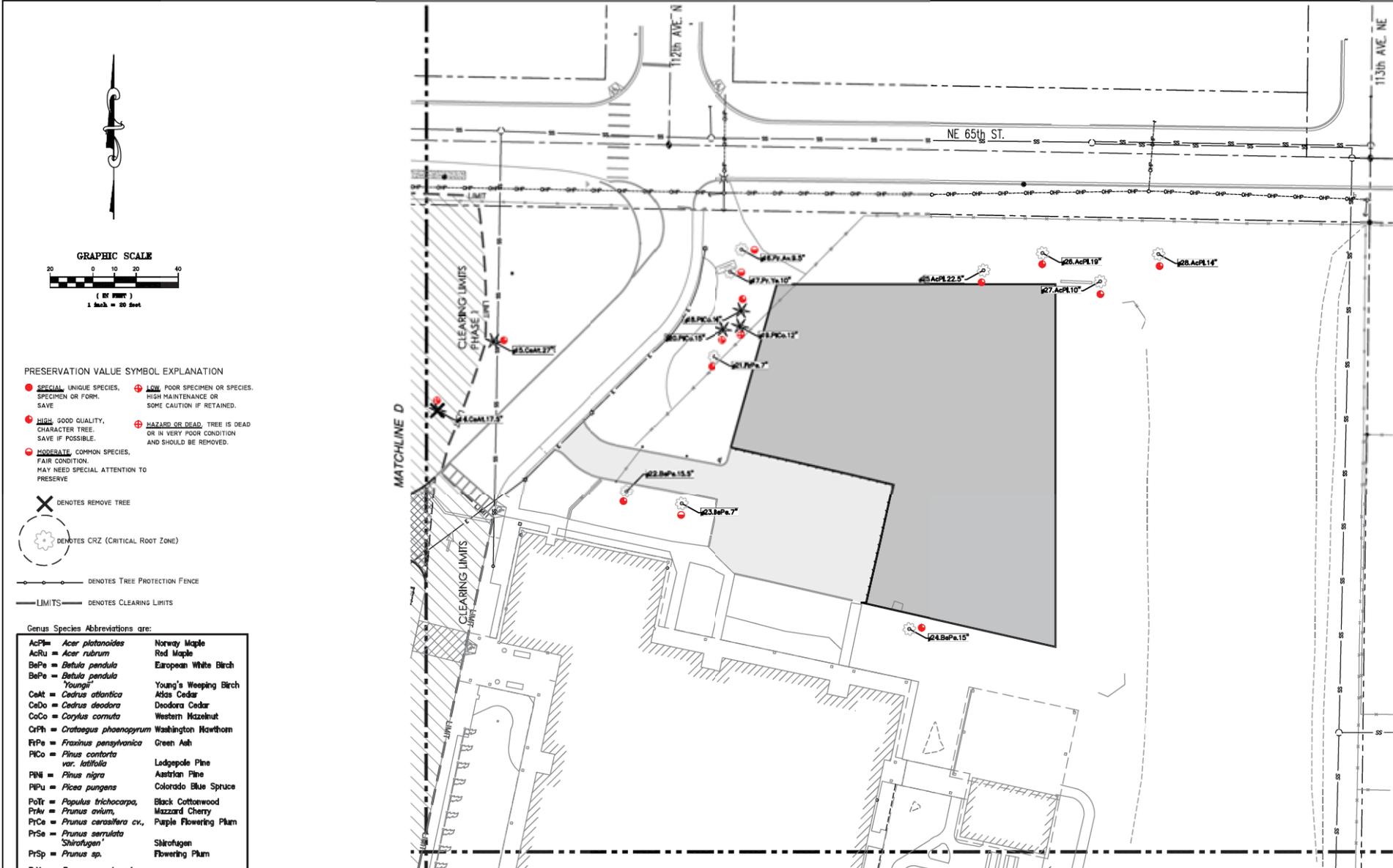
Urban Forestry Services, Inc.
11133 NE 65th St., Suite 100
Kirkland, WA 98033
Phone: 425-810-7400
Fax: 425-810-7401

James B. Bepko
Professional Consulting Arborist No. 356
ISA Certified Arborist No. 714133



SCALE: 1" = 20'
DATE: DEC. 18, 2011
DRAWN: Shannon O'Neil
CHECKED: Jim Bepko

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 65TH STREET, KIRKLAND, WA.
TREE PRESERVATION PLAN - PHASE 1



PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE
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- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW, POOR SPECIMEN OR SPECIES, HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD, TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.

- ✕ DENOTES REMOVE TREE
- DENOTES CRZ (CRITICAL ROOT ZONE)
- DENOTES TREE PROTECTION FENCE
- LIMITS DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

AcPl = <i>Acer platanoides</i>	Norway Maple
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PICo = <i>Pinus contorta var. latifolia</i>	Lodgepole Pine
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PIPu = <i>Picea pungens</i>	Colorado Blue Spruce
PopTr = <i>Populus trichocarpa</i>	Black Cottonwood
PrW = <i>Prunus avium</i>	Mazzard Cherry
PrCe = <i>Prunus caroliniana cv.</i>	Purple Flowering Plum
PrSe = <i>Prunus serrulata 'Shirotae'</i>	Shirotae Flowering Plum
PrSp = <i>Prunus sp.</i>	Flowering Plum
PrYe = <i>Prunus x yedoensis 'Akabono'</i>	Akabono Cherry
PalMe = <i>Pseudotsuga menziesii</i>	Douglas Fir
QuPa = <i>Quercus palustris</i>	Pin Oak
QuRu = <i>Quercus rubra</i>	Red Oak
SoBa = <i>Salix babylonica</i>	Weeping Willow
ThPl = <i>Thuja plicata</i>	Western Red Cedar

MATCHLINE B

MATCHLINE C

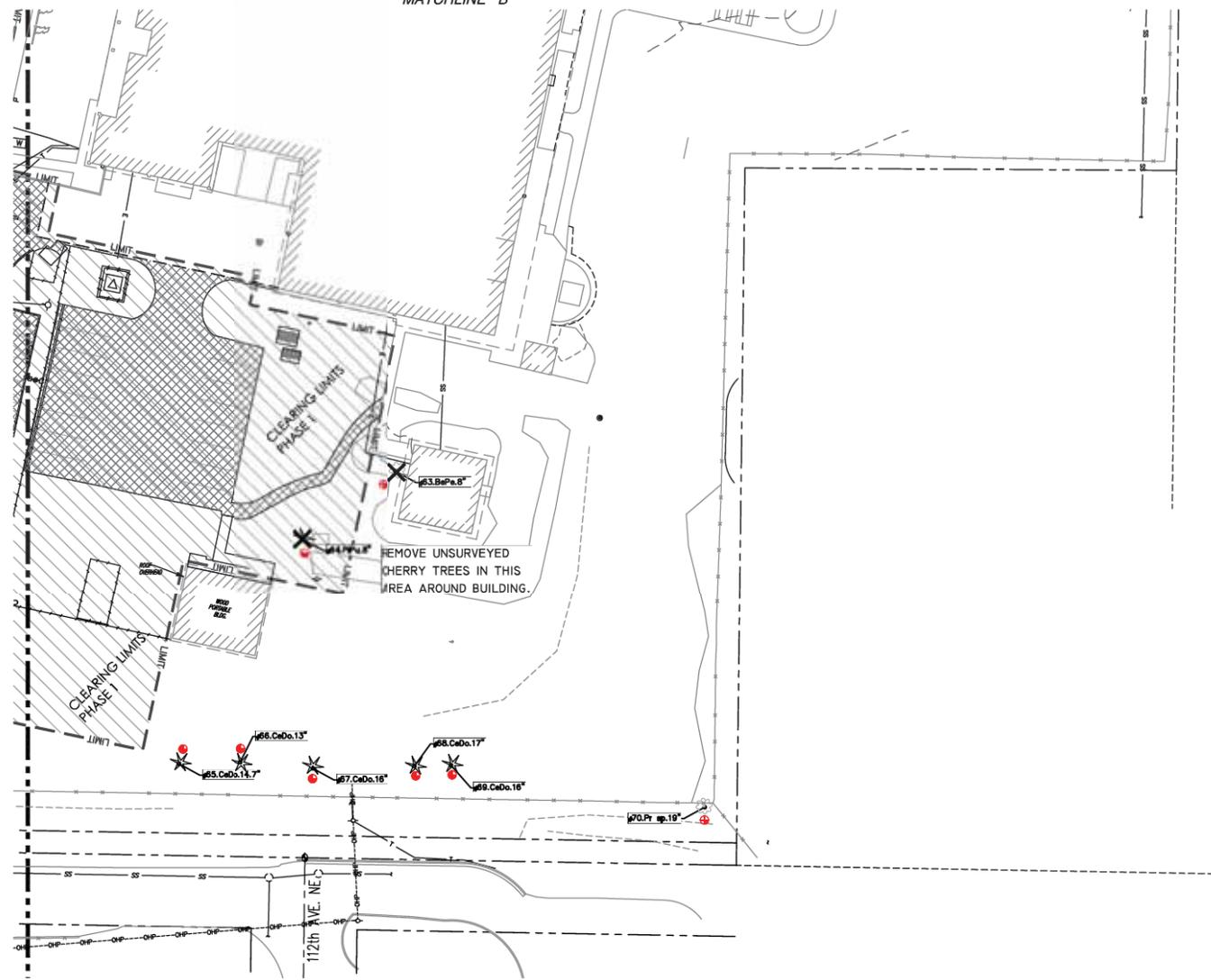
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5

of 5 Sheets

TREE PRESERVATION PLAN - PHASE 1

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 65TH STREET, KIRKLAND, WA.

SCALE: 1" = 20'
DATE: DEC. 18, 2011
DRAWN: SHARON GARD
CHECKED: JIM BIRCHMEIER

Urban Forestry Services, Inc.
13119 Midway Ave. #6273
Maple Valley, WA 98073
(206) 424-5810 FAX: (206) 424-1822

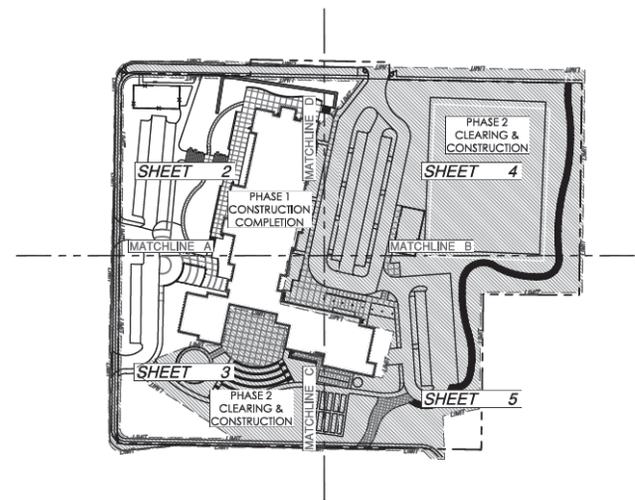
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GENERAL TREE PROTECTION GUIDELINES
INTERNATIONAL COMMUNITY SCHOOL PROJECT

PROJECT SUMMARY

- A TOTAL OF 70 TREES WERE SURVEYED ONSITE. SIXTY (60) TREES ARE SIGNIFICANT.
 - FORTY (40) SIGNIFICANT TREES ARE PROPOSED FOR RETENTION.
 - TWENTY (20) TREES ARE PROPOSED FOR REMOVAL.
 - IN PHASE 1, 4 OF 19 TREES WILL BE RETAINED.
 - IN PHASE 2, 36 OF 41 TREES WILL BE RETAINED.
 - THIS IS A RETENTION OF 66.6% OF THE SIGNIFICANT TREES. ON THE SITE.
1. THESE GUIDELINES PERTAIN TO ANY DISTURBANCE, USE OR ACTIVITY WITHIN THE CRITICAL ROOT ZONE OF ANY RETAINED TREE ON THIS PROJECT. SEE ATTACHED CRITICAL ROOT ZONE EXPLANATION. THE OWNER'S ARBORIST AND GENERAL CONTRACTOR SHALL MEET ONSITE BEFORE ANY SITE WORK BEGINS TO DISCUSS AND AGREE ON THE METHODS USED TO PROTECT THE RETAINED TREES DURING CONSTRUCTION.
 2. NO SOIL DISTURBANCE SHALL TAKE PLACE BEFORE TREE PROTECTION FENCES ARE INSTALLED. ALL EVALUATED TREES TO BE RETAINED WITHIN THESE AREAS ARE CLEARLY ILLUSTRATED ON THE SITE PLAN. THE OWNER'S ARBORIST AND CONTRACTOR SHALL CONFIRM ON SITE WHICH TREES ARE TO BE REMOVED AND THOSE TO BE RETAINED. DIRECTIONAL FELLING OF TREES TO BE REMOVED WILL BE COMPLETED WITH GREAT CARE NOT TO DAMAGE RETAINED TREES.
 3. THE TREE PRESERVATION PLAN SHOWS THE RECOMMENDED LOCATION OF THE TREE PROTECTION FENCE (TPF). IMMEDIATELY AFTER CLEARING AND GRADING STAKES ARE SET IN THE FIELD, THE OWNER'S ARBORIST, DURING REVIEW AND DISCUSSION WITH THE CONTRACTOR WILL MAKE A FINAL DETERMINATION ON THE TREE PROTECTION REQUIREMENTS DEPENDING ON CONSTRUCTION LIMITS AND IMPACT ON MAJOR ROOTS. THE ARBORIST MAY ADJUST CLEARING LIMITS IN THE FIELD SO THAT, IN HIS/HER OPINION, TREE ROOTS ARE PROTECTED WHILE NECESSARY WORK CAN PROCEED.
 4. THE TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED ALONG THE CLEARING LIMITS, WITH SPECIAL CONSIDERATION OF THE CRITICAL ROOT ZONE (CRZ) OF TREES TO BE PRESERVED. THE CRZ OF A TREE IS GENERALLY DESCRIBED AS AN AREA EQUAL TO 1-FOOT RADIUS FOR EVERY 1-INCH DIAMETER OF TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE HAS A CRZ OF 10-FOOT RADIUS. WORK WITHIN THAT AREA MAY BE LIMITED TO HAND WORK. THE TREE PROTECTION FENCE (TPF) SHALL BE CONSTRUCTED WITH A STEEL POSTS DRIVEN INTO THE GROUND WITH 6" T-T CHAIN LINK FENCE ATTACHED. THE ARBORIST UPON CONSULTATION WITH THE CONTRACTOR SHALL DETERMINE THE PLACEMENT OF THE FENCE AND THE EXTENT AND METHOD OF CLEARING NEAR PRESERVED TREES. ADDITIONAL FOLLOW-UP DETERMINATIONS MAY BE REQUIRED LATER ON IN THE PROJECT. SEE ATTACHED CRITICAL ROOT ZONE EXPLANATION.
 5. WHERE THE CRZ INCLUDES AN AREA COVERED BY HARDSCAPE, THE TPF CAN BE PLACED ALONG THE EDGE OF THE HARDSCAPE IF AND UNTIL IT IS REMOVED. AFTER REMOVAL, THE AVAILABLE CRZ SHOULD BE BACKFILLED WITH SOIL UP TO 6 INCHES DEEP AND PROTECTED WITH THE TPF.
 6. NO PARKING, STORAGE, DUMPING, OR BURNING OF MATERIALS IS ALLOWED BEYOND THE CLEARING LIMITS OR WITHIN THE TPF.
 7. TREE PROTECTION SIGNS SHALL BE ATTACHED TO THE FENCE ONLY AND SHALL BE SHOWN AS REQUIRED ON THE SITE PLAN. THEY SHOULD READ "PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES TO BE RETAINED. NO SOIL DISTURBANCE, PARKING, STORAGE, DUMPING, OR BURNING OF MATERIALS IS ALLOWED BEYOND THE TREE PROTECTION FENCE. WORK WITHIN THIS AREA SHALL BE REVIEWED WITH AND APPROVED BY THE OWNER'S ARBORIST. CALL 360-770-9921 FOR QUESTIONS."
 8. WHERE VEHICULAR ACCESS IS REQUIRED WITHIN THE CRZ OF ANY PRESERVED TREE THAT IS NOT PROTECTED WITH HARDSCAPE, THE SOIL SHALL BE PROTECTED WITH 18" OF WOODCHIPS AND/OR PLYWOOD OR METAL SHEETS TO PROTECT FROM SOIL COMPACTION AND DAMAGE TO ROOTS OF RETAINED TREES.
 9. THE TREE PROTECTION FENCE WILL NOT BE MOVED WITHOUT AUTHORIZATION BY THE OWNER'S ARBORIST OR CITY. THE FENCE SHALL BE LEFT UP FOR THE DURATION OF THE PROJECT.
 10. GREAT CARE WILL BE EXERCISED WHEN LANDSCAPING WITHIN THE CRZ OF ANY TREE. ROOTS OF PRESERVED TREES AND OTHER VEGETATION SHALL NOT BE DAMAGED BY PLANTING OR IRRIGATION LINES. THE OWNER'S ARBORIST SHALL REVIEW THE LANDSCAPE PLAN AND APPROVE THOSE ACTIVITIES WITHIN THE CRZ OF RETAINED TREES.
 11. THE OWNER'S ARBORIST WILL DETERMINE TO WHAT EXTENT BACKFILLING IS ALLOWED WITHIN THE CRZ OF A PRESERVED TREE. ONLY SANDY, GRAVELLY PIT RUN IS RECOMMENDED FOR BACKFILLING. GRADE CUTS ARE USUALLY MORE DETRIMENTAL THAN GRADE FILLING WITHIN THE CRZ.

12. TREES RECOMMENDED FOR MAINTENANCE AND APPROVED BY THE OWNER, SHALL BE PRUNED FOR DEADWOOD, LOW HANGING LIMBS, AND PROPER BALANCE, AS RECOMMENDED FOR SAFETY, CLEARANCE OR AESTHETICS. AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST IS RECOMMENDED TO PERFORM THE PRUNING. ANSI A300 AMERICAN STANDARDS FOR PRUNING SHALL BE USED. LIMBS OF RETAINED TREES WITHIN 10 FEET OR MORE, OF ANY POWER LINE DEPENDING ON POWER LINE VOLTAGE, MAY ONLY BE PRUNED BY A UTILITY CERTIFIED ARBORIST. THIS PRUNING MUST BE COORDINATED WITH THE LOCAL POWER COMPANY OR A PRIVATE COMPANY WITH THIS CERTIFICATION.
13. REQUIRED WORK MAY RESULT IN THE CUTTING OF ROOTS OF RETAINED TREES. SEVERED ROOTS OF RETAINED TREES SHALL BE CUT OFF CLEANLY WITH A SHARP SAW OR PRUNING SHEARS. NO PRUNING PAINT ON TRUNK OR ROOT WOUNDS IS RECOMMENDED. SEVERED ROOTS SHALL BE COVERED IMMEDIATELY AFTER FINAL PRUNING WITH MOIST SOIL OR COVERED WITH MULCH UNTIL COVERED WITH SOIL. EXCAVATION EQUIPMENT OPERATORS SHALL TAKE EXTREME CARE NOT TO HOOK ROOTS AND PULL THEM BACK TOWARDS RETAINED TREES. THIS WORK SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S ARBORIST.
14. IF CLEARING IS PERFORMED DURING THE SUMMER, SUPPLEMENTAL WATERING AND/OR MULCHING OVER THE ROOT SYSTEMS OF PRESERVED TREES MAY BE REQUIRED BY THE OWNER'S ARBORIST. HE OR SHE SHOULD BE NOTIFIED IN THIS EVENT. SUPPLEMENTAL WATERING AND MULCHING OVER THE ROOT SYSTEMS OF ROOT IMPACTED OR STRESSED TREES ARE STRONGLY RECOMMENDED TO COMPENSATE FOR ROOT LOSS AND INITIATE NEW ROOT GROWTH. LONG PERIODS OF SLOW DRIP IRRIGATION WILL BE MOST EFFECTIVE. WATER ONCE PER WEEK AND CHECK SOILS FOR AT LEAST 12 INCHES INFILTRATION. THIS WORK SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S ARBORIST.
15. ADDITIONAL TREE PROTECTION RECOMMENDATIONS MAY BE REQUIRED AS NEEDED.
16. THE OWNER'S ARBORIST MAY BE REQUIRED TO MONITOR WORK WHEN DISTURBANCE OCCURS NEAR RETAINED TREES AND SHALL MAKE PERIODIC SITE VISITS TO REPORT TO THE OWNER AND CITY IF TREE PROTECTION GUIDELINES ARE BEING FOLLOWED.
17. THE OWNER'S ARBORIST SHALL MAKE A FINAL VISIT TO REPORT ON RETAINED TREE CONDITION FOLLOWING COMPLETED WORK AND SHALL REPORT TO THE CITY TO RELEASE THE BOND FOR THE RETAINED TREES.



INTERNATIONAL COMMUNITY SCHOOL
TREE EVALUATION

60 SIGNIFICANT TREES HAVE BEEN EVALUATED IN THE FIELD ON THE INTERNATIONAL COMMUNITY SCHOOL SITE. THIS PLAN SHOWS THE TREE TAG NUMBER AND PRESERVATION VALUE SYMBOL NEXT TO EACH TREE THE PRESERVATION VALUE RATINGS IS BASED ON INFORMATION DOCUMENTED FOR EACH TREE AVAILABLE ON AN EXCEL FILE. INFORMATION AVAILABLE INCLUDES TREE & SURVEY NUMBER, COMMON & SCIENTIFIC NAME, DIAMETER, VIGOR, STRUCTURE, RISK OF FAILURE, MAINTENANCE RECOMMENDATION, PRESERVATION VALUE AND COMMENTS.

THIS PROJECT IS BEING EXECUTED IN 2 PHASES, THEREFORE 2 SEPARATE TREE PRESERVATION PLANS ARE PROVIDED THAT ILLUSTRATE THE 2 PHASES.

PRESERVATION VALUE SYMBOL EXPLANATION

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- HIGH GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE.
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- LOW, POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARDOUS OR DEAD. TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
- ✗ DENOTES REMOVE TREE
- ⊗ DENOTES CRZ (CRITICAL ROOT ZONE)
- DENOTES TREE PROTECTION FENCE
- LIMITS— DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

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of 5 Sheets

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

SCALE: 1" = 10'
DATE: DEC. 18, 2011
DRAWN: Shannon Good
CHECKED: Jim Barabaras

Urban Forestry Services, Inc.
Urban Forestry Services, Inc.
James Barabaras
Registered Consulting Arborist No. 556
(360)428-5810/FAX(360)428-822
ISA Certified Arborist No. P16135

Urban Forestry Services, Inc.



GRAPHIC SCALE

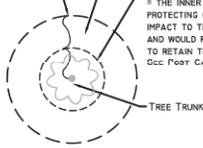


CRITICAL ROOT ZONE (CRZ)
= 12" RADIUS FOR EVERY TREE INCH DIAMETER IS
GENERALLY CONSIDERED OPTIMUM PROTECTION.

PERIMETER CRITICAL ROOT ZONE (PCRZ)
= THE OUTER HALF OF THE CRZ
THE GREATER DISTURBANCE ALLOWED IN THIS AREA,
THE GREATER POST CARE IS REQUIRED.

INTERIOR CRITICAL ROOT ZONE (ICRZ)
= THE INNER HALF OF THE CRZ

PROTECTING ONLY THIS AREA WOULD CAUSE SIGNIFICANT
IMPACT TO THE TREE, POTENTIALLY LIFE THREATENING,
AND WOULD REQUIRE MAXIMUM POST CARE TREATMENT
TO RETAIN THE TREE.
SEE POST CARE TREATMENT BELOW.



THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS ESTABLISHED ON THE
BASIS OF THE TRUNK DIAMETER. THE CRZ IS A CIRCULAR AREA WHICH
HAS A RADIUS OF 12 INCHES TO EVERY INCH DIAMETER OF TRUNK,
MEASURED AT 4.5 FEET ABOVE THE GRADE. ROOT SYSTEMS WILL VARY
BOTH IN DEPTH AND SPREAD DEPENDING ON SIZE OF THE TREE, SOILS,
WATER TABLE, SPECIES AND OTHER FACTORS. HOWEVER, THIS CRZ
DESCRIPTION IS GENERALLY ACCEPTED IN THE TREE INDUSTRY.
PROTECTING THIS ENTIRE AREA SHOULD RESULT IN NO ADVERSE IMPACT
TO THE TREE.

THIS CRZ DRAWING HAS BEEN FURTHER DIFFERENTIATED INTO THE
'PERIMETER' (PCRZ) AND 'INTERIOR' (ICRZ) TO HELP DEFINE POTENTIAL
IMPACT AND REQUIRED POST CARE. GENERALLY, THE FULL PCRZ IS
CONSIDERED THE OPTIMUM AMOUNT OF ROOT PROTECTION FOR A TREE, AS
ONE ENDOUCHES INTO THE 'PERIMETER' CRZ, BUT NOT INTO THE
'INTERIOR' CRZ THE GREATER POST CARE THE TREE WOULD REQUIRE TO
REMAIN ALIVE AND STABLE. THE 'INTERIOR' CRZ IS HALF THE RADIUS OF
THE FULL PCRZ. DISTURBANCE INTO THE ICRZ COULD DESTABILIZE
OR CAUSE THE TREE TO DECLINE.

THE ABSOLUTE MAXIMUM DISTURBANCE ALLOWED SHOULD LEAVE THE
'INTERIOR' CRZ UNDISTURBED IF THE TREE IS TO HAVE ANY CHANCE OF
SURVIVAL. THE 'INTERIOR' CRZ WOULD APPROXIMATELY EQUAL THE SIZE
OF A ROOTBALL NEEDED TO TRANSPLANT THIS TREE WHICH IN TURN
WOULD REQUIRE EXTENSIVE POST CARE AND POSSIBLY GUYING. POST
CARE TREATMENT INCLUDES BUT MAY NOT BE LIMITED TO: REGULAR
IRRIGATION, MISTING, ROOT TREATMENT WITH SPECIAL ROOT HORMONES,
MULCHING, GUYING AND MONITORING FOR SEVERAL YEARS.

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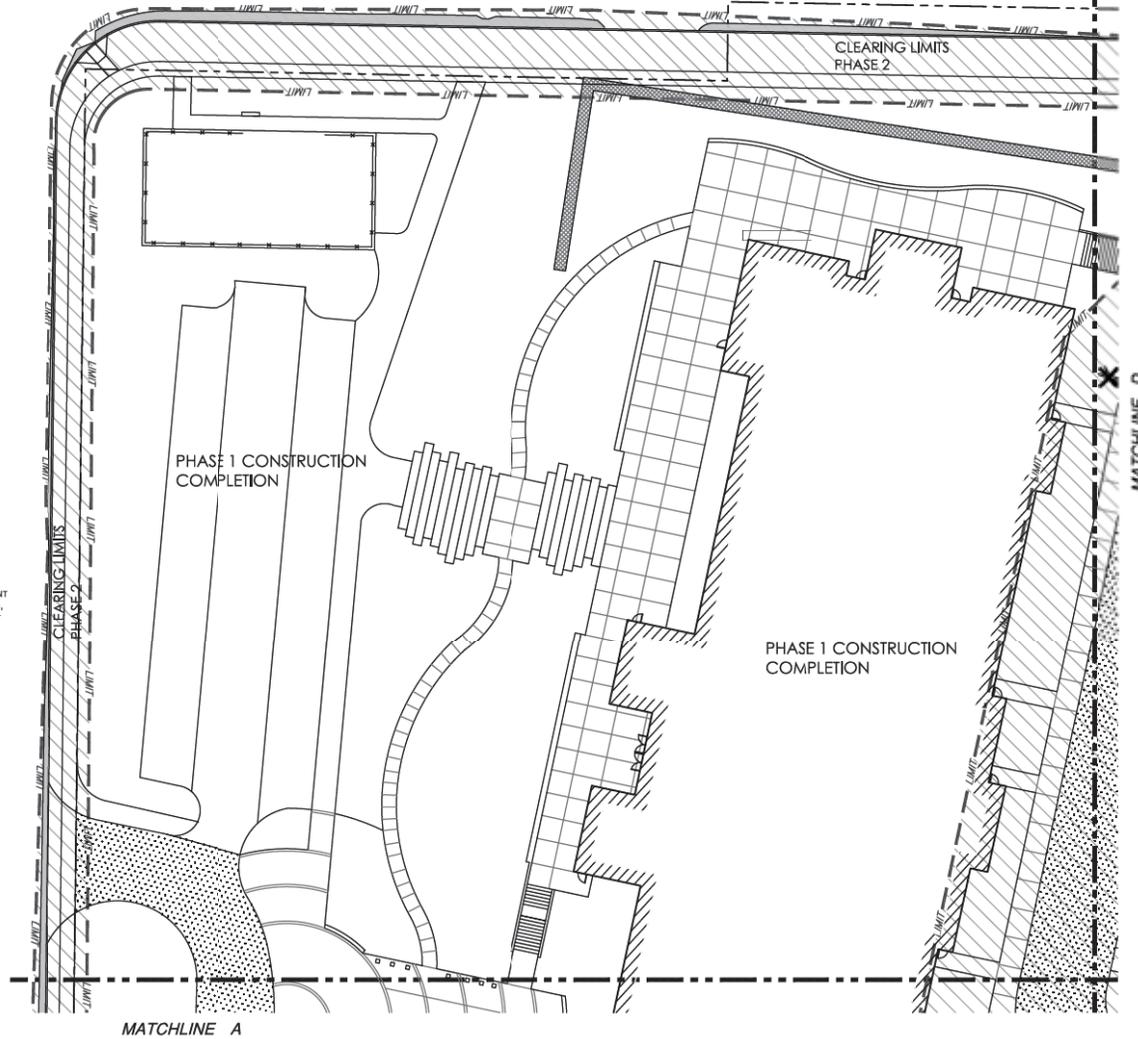


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13119 Midway Ave. #6027
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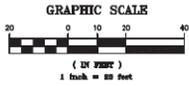
SCALE: 1" = 20'
DATE: DEC. 18, 2011
DRAWN: Sharon Ouellet
CHECKED: Jim Babin

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

2

of 5 Sheets



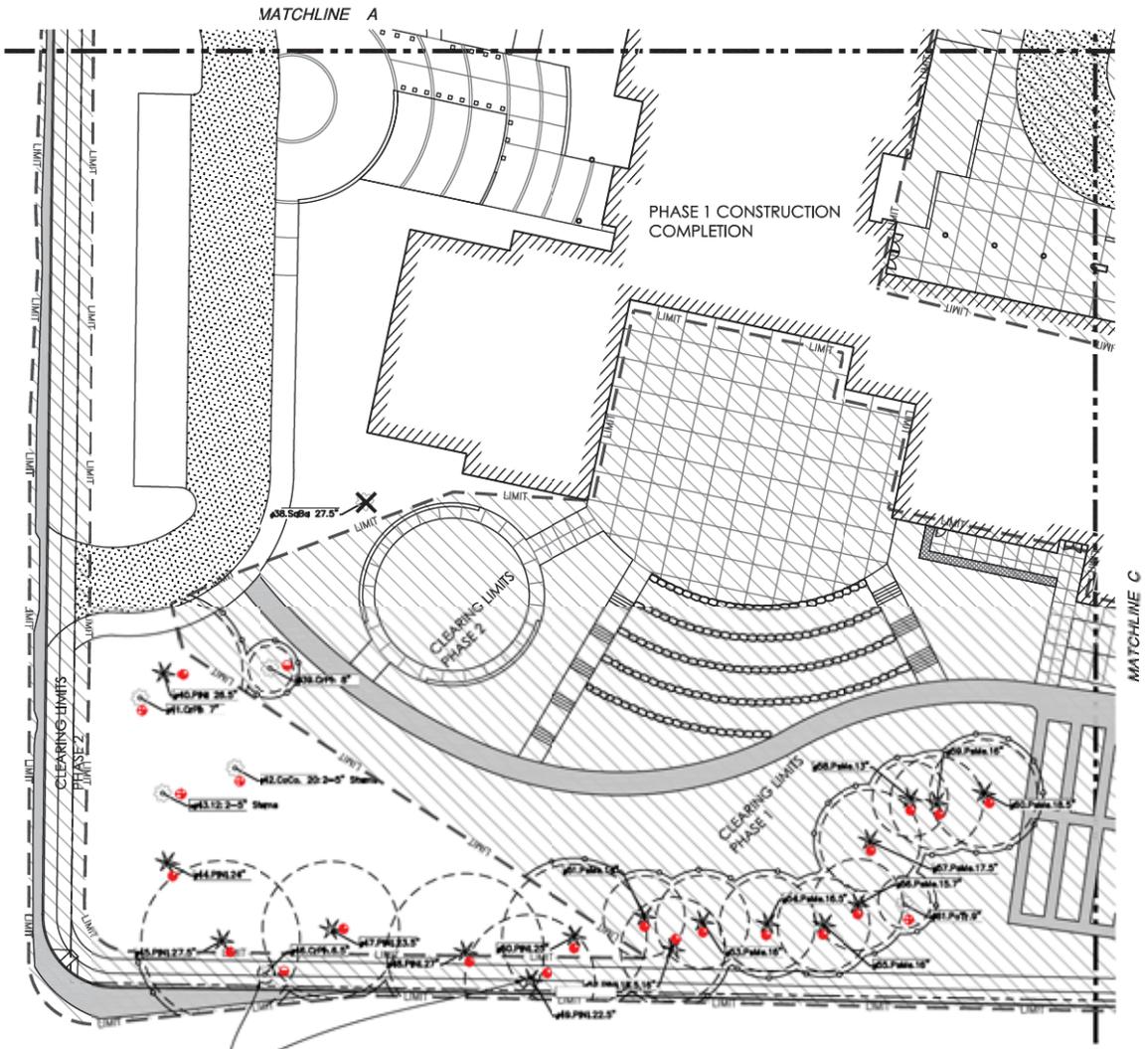
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 Kirkland, WA 98033
 (206) 825-5111 FAX (206) 825-1822

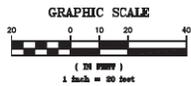
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INTERNATIONAL COMMUNITY SCHOOL
 LAKE WASHINGTON SCHOOL DIST. 414
 11133 NE 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

3

of 5 Sheets



PRESERVATION VALUE SYMBOL EXPLANATION

- **SPECIAL**, UNIQUE SPECIES, SPECIMEN OR FORM. **SAVE**
- **HIGH**, GOOD QUALITY, CHARACTER TREE. **SAVE IF POSSIBLE.**
- **MODERATE**, COMMON SPECIES, FAIR CONDITION. **MAY NEED SPECIAL ATTENTION TO PRESERVE**
- ⊕ **LOW**, POOR SPECIMEN OR SPECIES, HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- ⊕ **HAZARD OR DEAD**, TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.

✕ DENOTES REMOVE TREE

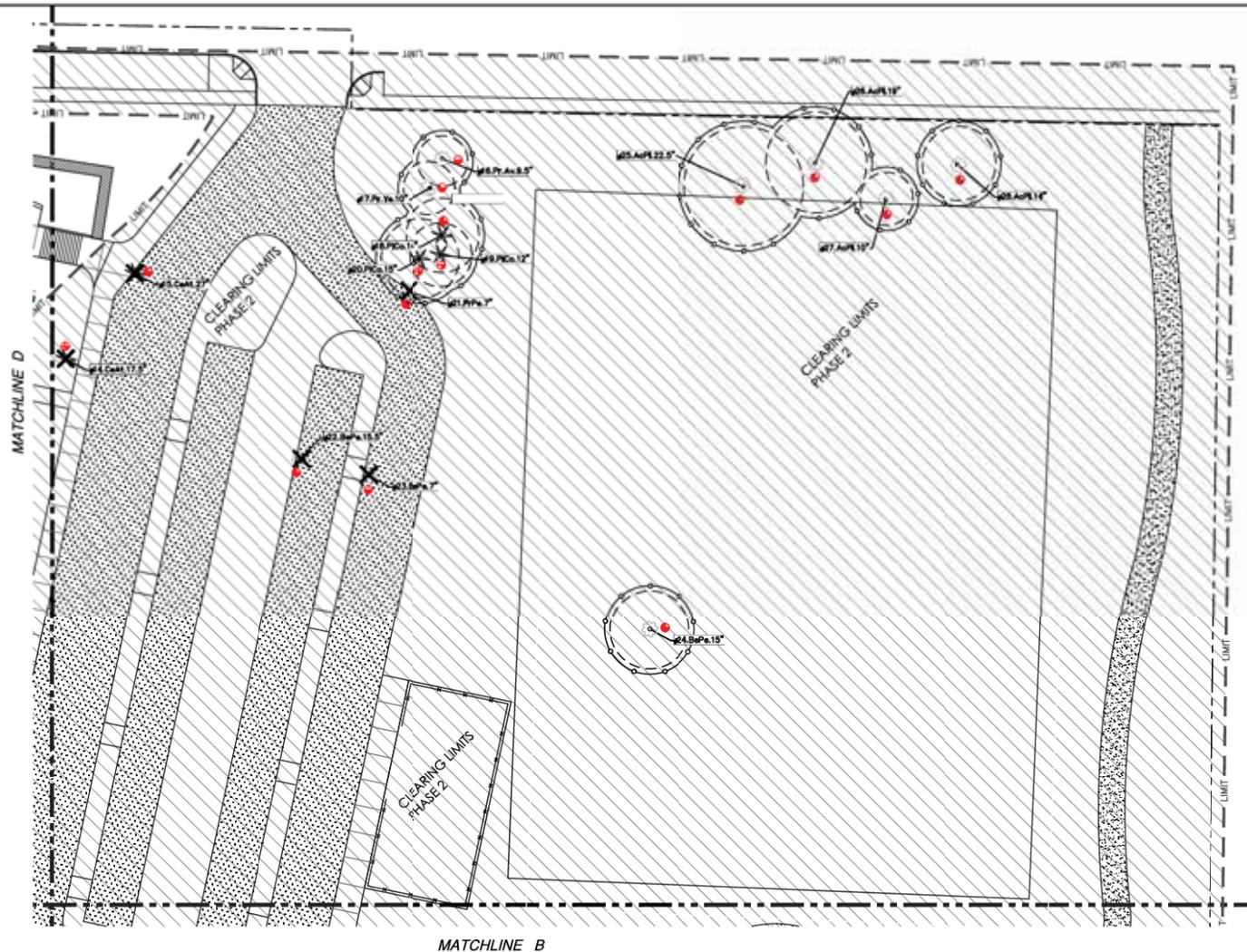
✕ DENOTES CRZ (CRITICAL ROOT ZONE)

—○— DENOTES TREE PROTECTION FENCE

— DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

AcPl = <i>Acer platanoides</i>	Norway Maple	PoTr = <i>Populus trichocarpa</i> , Black Cottonwood
AcRu = <i>Acer rubrum</i>	Red Maple	PvCh = <i>Prunus avium</i> , Mazzard Cherry
BePe = <i>Betula pendula</i>	European White Birch	PrCa = <i>Prunus cerasifera cv.</i> , Purple Flowering Plum
BeYe = <i>Betula pendula 'Youngii'</i>	Young's Weeping Birch	PrSe = <i>Prunus serotina 'Shirofugen'</i> , Shirofugen
CeAt = <i>Cedrus atlantica</i>	Atlas Cedar	PrSp = <i>Prunus sp.</i> , Flowering Plum
CeDo = <i>Cedrus deodora</i>	Deodora Cedar	PrYe = <i>Prunus yedoensis 'Akebono'</i> , Akebono Cherry
CoCo = <i>Corylus cornuta</i>	Western Hazelnut	PaMe = <i>Pseudotsuga menziesii</i> , Douglas Fir
CrPh = <i>Crataegus phoenopyrum</i>	Washington Hawthorn	QuPq = <i>Quercus palustris</i> , Pin Oak
FrPe = <i>Fraxinus pensylvanica</i>	Green Ash	QuRu = <i>Quercus rubra</i> , Red Oak
PiCo = <i>Pinus contorta</i>	Ledgepole Pine	SaBa = <i>Salix babylonica</i> , Weeping Willow
Pin = <i>Pinus nigra</i>	Austrian Pine	ThPl = <i>Thuja plicata</i> , Western Red Cedar
PIPu = <i>Picea pungens</i>	Colorado Blue Spruce	



Urban Forestry Services, Inc.
1113 NE 65th Street, Kirkland, WA 98033
Phone: 425-821-1111
Fax: 425-821-1112

Professional Consulting Arborist No. 306
MA Certified Arborist No. 794/133

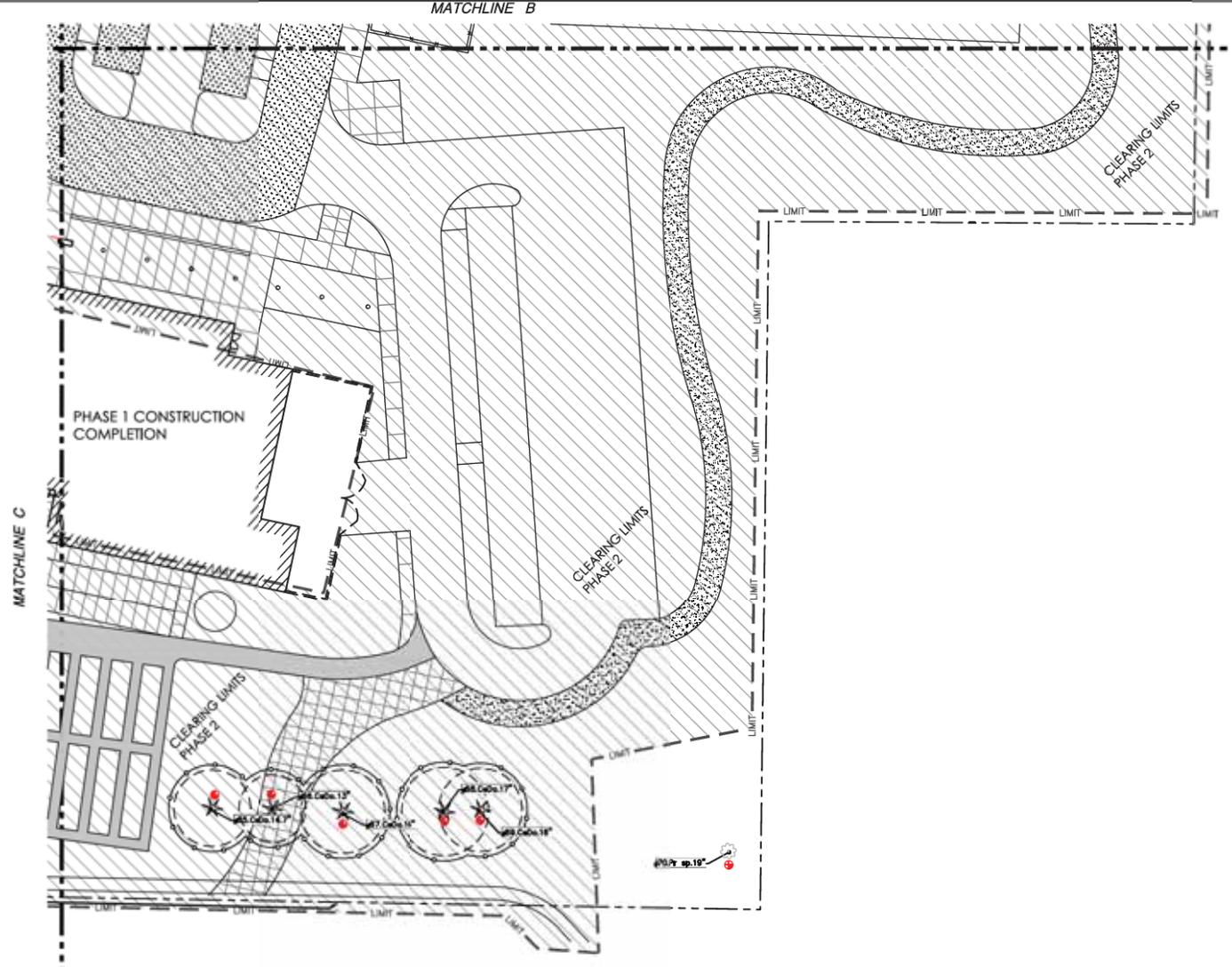


SCALE: 1" = 20'
DATE: DEC. 18, 2011
DRAWN: Shannon O'Neil
CHECKED: Jim Burdette

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

MATCHLINE B



PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE
- HIGH, GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE.
- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW, POOR SPECIMEN OR SPECIES, HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD, TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
- ✕ DENOTES REMOVE TREE
- DENOTES CRZ (CRITICAL ROOT ZONE)
- DENOTES TREE PROTECTION FENCE
- LIMITS — DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

AcPl = <i>Acer platanoides</i>	Norway Maple	PrTr = <i>Prunus trichocarpa</i> ,	Black Chokewood
AcRu = <i>Acer rubrum</i>	Red Maple	PrV = <i>Prunus virginiana</i> ,	Black Cherry
BePe = <i>Betula pendula</i>	European White Birch	PrCa = <i>Prunus cerasifera</i> cv.,	Purple Flowering Plum
BePe = <i>Betula pendula</i>		PrSe = <i>Prunus serotina</i>	Shroefagen
CeAt = <i>Cedrus atlantica</i>	Young's Weeping Birch	PrSp = <i>Prunus</i> sp.	Flowering Plum
CeDo = <i>Cedrus deodora</i>	Atlas Cedar	PrYe = <i>Prunus yedoensis</i>	Alebane Cherry
CoCo = <i>Corylus cornuta</i>	Deodora Cedar	PaMe = <i>Pseudotsuga menziesii</i> ,	Douglas Fir
CrPh = <i>Crataegus phaenopyrum</i>	Western Hazelnut	QuPa = <i>Quercus palustris</i>	Pin Oak
FrPe = <i>Fraxinus pennsylvanica</i>	Washington Hawthorn	QuRu = <i>Quercus rubra</i>	Red Oak
PICo = <i>Pinus contorta</i>	Green Ash	SaBa = <i>Salix babylonica</i>	Weeping Willow
PICo = <i>Pinus contorta</i>		THPl = <i>Thuja plicata</i> ,	Western Red Cedar
PINi = <i>Pinus nigra</i>	Ledgepole Pine		
PIPu = <i>Picea pungens</i>	Austrian Pine		
	Colorado Blue Spruce		

TREE RISK ASSESSMENT

International Community School
 Lake Washington School District
 Kirkland, WA

December 8, 2010
 J. Barborinas, C. Pfeiffer

Tree #	Species	dbh (in.)	Vigor	Structure	Risk of Failure	Defects	Probability of failure	Size of part	Target rating	TRACE Rating	Treatment Recommended	Action Completed (date & init)
38	Weeping willow (<i>Salix babylonica</i>)	27.5	Fair	Poor	High	Extensive decay along main trunk. Possible trunk failure. Nearby trails and active pedestrian area.	4	3	4	11	REMOVE	



ASSUMPTIONS AND LIMITING CONDITIONS

Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, Washington 98273

1. **Limitations of this Assessment**

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees inspected by Urban Forestry Services, Inc. and upon information provided by the Client to Urban Forestry Services, Inc. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage, and disease, the results, observations, recommendations, and analysis took place and no guarantee, warranty, representation, or opinion is offered or made by Urban Forestry Services, Inc. as to the length of the validity of the results, observations, recommendations, and analysis contained within this Assessment. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis, and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

Urban Forestry Services, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in our fee schedule and contract of engagement.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

2. **Reaction of Assessment**

The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by Urban Forestry Services, Inc. Urban Forestry Services, Inc. is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants, or any other property not covered or referenced in this Assessment.

3. **Professional Responsibility**

In carrying out this Assessment, Urban Forestry Services, Inc. and any Assessor appointed for and on behalf of Urban Forestry Services, Inc. to perform and carry out the Assessment has exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is

professionally impossible to predict with absolute certainty the behavior of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Urban Forestry Services, Inc. or its directors, officers, employers, contractors, agents, or Assessors for:

- any legal description provided with respect to the Property;
- issues of title and or ownership respect to the Property;
- the accuracy of the Property line locations or boundaries with respect to the Property; and
- the accuracy of any other information provided to Urban Forestry Services, Inc. by the Client or third parties;
- any consequential loss, injury, or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings, and business interruption; and
- the unauthorized distribution of the Assessment.

The total monetary amount of all claims or causes of action the Client may have as against Urban Forestry Services, Inc. including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited to solely to the total amount of fees paid by the Client to Urban Forestry Services, Inc. pursuant to the Contract for Services as dated for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against Urban Forestry Services, Inc. or any of its directors, officers, employees, contractors, agents, or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

4. **Third Party Liability**

This Assessment was prepared by Urban Forestry Services, Inc. exclusively for the Client. The contents reflect Urban Forestry Services, Inc. best assessment of the trees and plants on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made the sole risk of any such third parties. Urban Forestry Services, Inc. accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use of reliance of this Assessment by any such party.

5. **General**

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

This report and any values expressed herein represent the opinion of Urban Forestry Services, Inc. Our fee is in no way contingent upon any specified value, a result or occurrence of a subsequent event, nor upon any finding reported.

The Assessment report shall be considered as a whole, no sections are severable, and the Assessment shall be considered incomplete if any pages are missing. The right is reserved to adjust tree valuations, if additional relevant information is made available. This Assessment is for the exclusive use of the Client.

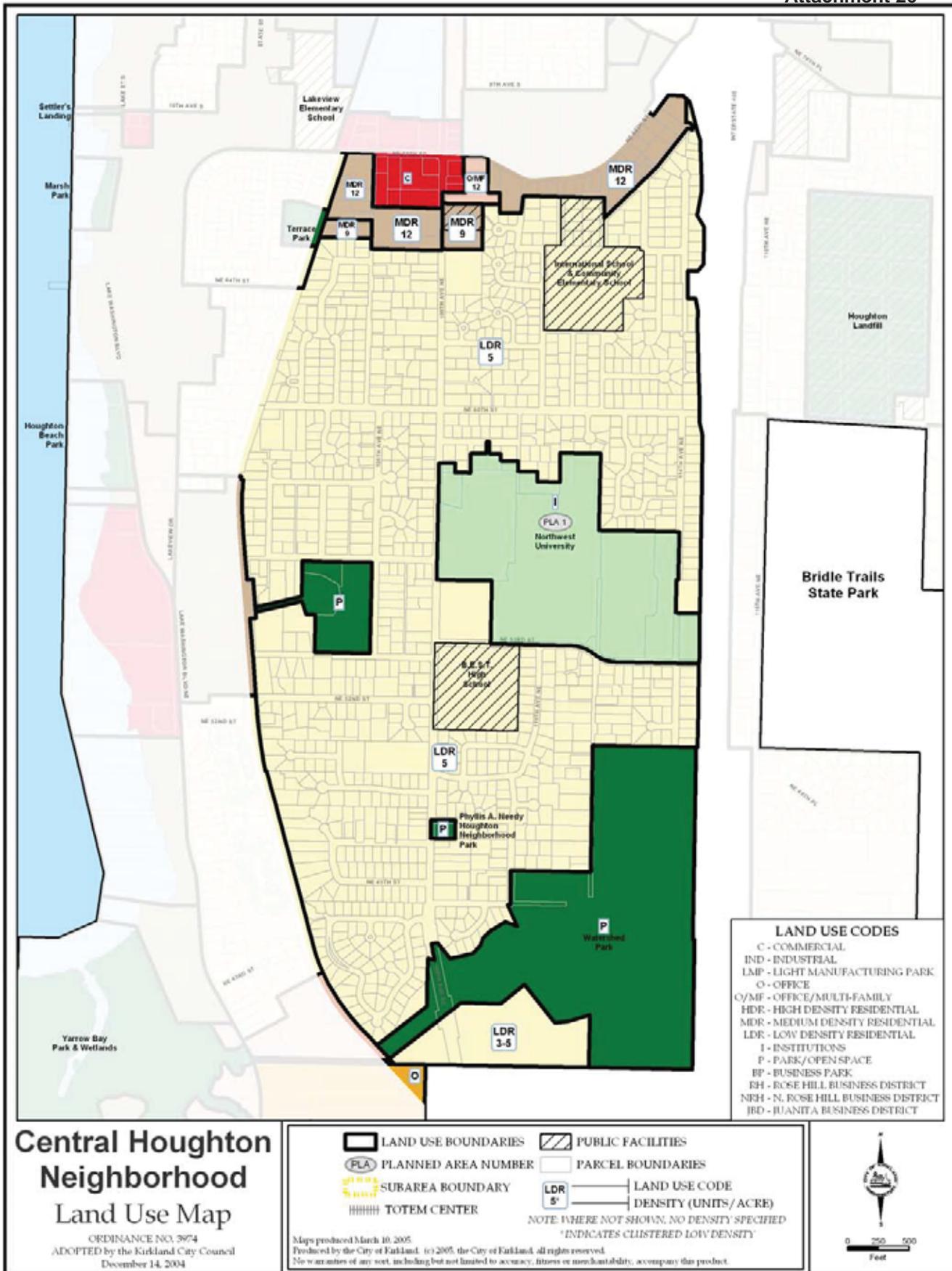


Figure CH-1: Central Houghton Land Use

**2012 TRANSPORTATION MANAGEMENT PLAN (TMP)
PARKING MANAGEMENT PLAN (PMP)**

for International Community School (ICS)
and Community Elementary School (CES)
11133 NE 65th Street, Kirkland
Tax Parcel No. 0825059248

1. Overview

A Transportation Management Plan (TMP) and Parking Management Plan (PMP) for the International Community School (ICS) and Community Elementary School (CES) have been developed to prevent on-street parking by students, parents, staff and visitors, to prevent on-street student drop-off and pick up by parents, to minimize the number of students driving to the site, and to provide for the transit and ridesharing needs for students and staff. The purposes of the TMP and PMP are to reduce the number of vehicle trips generated by ICS and the CES and to assist in mitigating the traffic and parking impacts created by school activities on streets in the project vicinity.

This TMP and PMP replace the 1999 plan approved for the relocation of the ICS program to this site.

2. Project Description

The proposed project replaces the existing ICS and CES structures with one building to house both educational programs. The building will be approximately 65,000 square feet that includes a lower level that houses the CES program. The ICS will include grades 6 through 12 whereas the CES will accommodate grades 1 through 6.

The student population at ICS will be 445 and CES at 70 for a total of 515 students. ICS will have 23 staff and CES will have 5 staff.

Construction will start in July 2012 and be completed for school occupancy for September 2013.

There will be two traffic access points to the site; 1) a combined in-out along NE 65th Street across from 112th Avenue NE for the ICS, and 2) access from 111th Avenue NE to accommodate bus drop-off and pick-up, parent drop off and pick-up, staff and visitors.

There will be a total of 145 parking stalls on the site.

3. Goals of the TMP and PMP

The goals of the Transportation Management Plan (TMP) and the Parking Management Plan (PMP) shall be to have all parking and drop-off and pick-up for ICS and CES occur on-site and not on the streets and to limit the ICS vehicles driven by students to and from school each school day. The current limit is 78 student parking spaces. The Lake Washington School District (LWSD) shall implement the following elements of these plans. In addition, LWSD shall coordinate with and use the services of Metro and the City of Kirkland in implementing the TMP and PMP.

3.1. The TMP and PMP Shall Consist of the Following Elements:

1. As part of the conditions to attend ICS and CES, during the application/lottery process, student applicants and their parents/guardians will sign and agree to the ICS and CES Transportation and Parking policies, procedures, and consequences for infractions found in the approved TMP and PMP document—including the provisions that limit on-street parking

and on-street drop-off/pick-up of students by parents in the agreement between ICS, CES, LWSD, and the City of Kirkland. On-street parking is only permitted for infrequent special school events.

2. All ICS and CES staff and other LWSD personnel who come to the site shall receive a copy of the TMP and PMP policies, procedures and consequences and agree to the limitations on use of on-street parking.
3. No students, staff, parents, visitors or other district personnel will park or drop off/pick-up students on the street. All parking and drop-off/pick-up will occur only on site. However, limited on-street parking and drop-off/pick-up may occur on a very infrequent basis for certain special school events.
4. The LWSD will make available Metro bus passes for all eligible ICS and CES students and all staff.
5. Each January for a four year period, beginning January 2014, LWSD will conduct a traffic and parking study performed by an independent traffic engineer. The results shall be submitted in writing to the City of Kirkland Planning Department and to the designated representative for the Houghton Neighborhood. Additional paved parking shall be provided on site if the City and/or LWSD determine that the conditions of no on-street parking or drop-off/pick-up are not being met. Anytime after 2018, if on-street parking violations become a problem, LWSD shall conduct another traffic and parking study as required between 2014-2018. Measures shall be taken to alleviate the need for ICS and/or CES to park or drop/pick-up on the street, including adding more paved parking stalls on site.
6. The following TMP and PMP policies shall be implemented:

The Transportation Policies include:

- ICS and CES students, parents and staff will agree in writing that no on-street parking or drop-off/pick-up of students will be allowed under any circumstances, except for the occasional special school events.
- Required ICS student parking permits will be issued yearly. Seventy-eight (78) stalls only. No student driving to and from school unless a student has been issued a parking permit.
- Required registration of ICS and CES students, parents and staff vehicles, updated yearly or as required.
- Continued use of carpooling and bus ridership as currently implemented at ICS.
- Continued use of Metro bus passes to be provided at no cost by LWSD for those students eligible for a free pass and for those not eligible who wish to purchase passes.
- School starting and ending-times will continue to be staggered between ICS and CES to allow off-set traffic flow, five (5) days a week. This includes Wednesday early dismissal for both schools.
- Closed campus to prevent students driving on and off site during lunch (unless for an approved activity).
- Each March following the required parking study in January, ICS and CES will conduct a review with ICS and CES administrative staff, LWSD administration, and the City of Kirkland Planning and Public Works Departments to assess the TMP and PMP success. If the goals of the TMP and PMP are not being met, ICS and CES shall take measures to

meet the goals. Additional measures required to meet the goals may include more parking on-site and/or installation of on-street signs to prevent on street parking and drop-off and pick-up of students, approved by the City Public Works Department and paid for by the LWSD. The yearly review will continue after 2018 when the parking study is no longer required.

The Parking Policies include:

- Parking spaces designated for ICS and CES staff, parent volunteers, visitors and ICS students with parking permits shall be identified with signage. No on-street parking or drop off/pick-up will be authorized or tolerated on typical school days; on-street parking is only permitted for the infrequent special school events.
- Visitor parking including temporary emergency student parking (with permission) to be located near the entrance to the school.
- Parking spaces for students to be located furthest from the entrance to the school and will be limited to 78 stalls. Additional paved on-site student parking may be added if it is determined that the goals of the TMP and PMP are not being met and all elements of the TMP and PMP have been implemented to the maximum extent possible, including the shuttle.
- Issuance of student parking permits will be based on:
 - Lottery,
 - Carpool,
 - Seniority, and/or
 - Distance from site

Consequences for TMP and PMP Infractions for parking on the street, for ICS students driving during lunch (unless for an approved activity), for drop-off/pick-up on the street or any other policy in the TMP and PMP:

For ICS Students:

- First Offense – Warning with parent notification
- Second Offense – Parent/student conference
- Third Offense – For ICS students with parking permits: loss of parking privilege for one week. For students with no parking permit: one to three day suspension from ICS
- Fourth Offense – For ICS student with a parking permit: loss of parking privilege for remainder of the academic year and one to three day suspension from ICS. For student with no parking permit: suspension from ICS for a length of time to be determined by the principal
- Fifth Offense – For ICS student with a revoked parking permit for a previous fourth offense: suspension from ICS for a length of time to be determined by the principal

For ICS and CES Parents:

ICS and CES agree in good faith to take responsibility to abide by the terms of this agreement.

- First Offense – Verbal Warning
- Second Offense – Notice of violation of parking policy sent to parent or guardian
- Third Offense – Meeting held with TMP coordinator and District Safety officer
- Fourth Offense – Meeting with District Director of Support Services
- Fifth Offense – City of Kirkland issues a Notice of Violation

For ICS and CES staff:

ICS and CES agree in good faith to take responsibility to abide by the terms of this agreement.

- First Offense – Verbal Warning
- Second Offense – Meeting with principal
- Third Offense – Meeting with LWSD Director of Support Services
- Fourth Offense – City of Kirkland issues a Notice of Violation

Non- Compliance and or Complaint Notification:

- First Contact should be made to Transportation Coordinator (TC)
 - TC will determine infraction source (parent, student or staff) and at which school (ICS or CES)
 - The appropriate ICS or CES school principal will be notified
 - Consequences as outlined in the above section will be implemented
 - If complainant is not satisfied with action, then complaint will be forwarded to the LWSD Director of Support Services
 - Next and final step if complainant is not satisfied would be to file a written complaint with the City of Kirkland Planning Department Code Enforcement Officer
7. All students, parents, and staff of ICS and CES shall be informed in writing of the transit and ridesharing information at the beginning of each school year and then updated at least once during the school year.
 8. Commuter Information Center (CIC): The site administrator shall build and maintain Commuter Information Centers in a highly visible, accessible area in the main offices of ICS and CES. The CIC shall include bus schedules and ridesharing information at LWSD’s expense as provided by Metro.
 9. The site administrator for ICS and CES, currently Matt Livingston, is named as the initial Transportation Coordinator (TC) to coordinate and promote transit and ridesharing. The TC will perform the following duties:
 - a. Transit/Rideshare Information: An information packet containing transit schedules, ridesharing information and other elements of the TMP and PMP shall be distributed to all students, staff, and parents of ICS and CES. The information packet shall be updated and distributed to all students, staff, and parents on an annual basis at the

- beginning of each school year. The TC will coordinate with Metro on the information to be included in this packet.
- b. The TC shall work with Metro to perform an annual presentation to students, staff, and parents regarding transit and ridesharing options to the ICS and CES site. Information shall also be distributed annually to all of students, staff, and parents of ICS and CES.
 - c. The TC shall submit an annual report to the Director of Support Services for LWSD and the City of Kirkland Planning Department t documenting TMP and PMP activities (i.e. number of bus passes issued, number of carpool spaces used). This report shall be made available to anyone wishing a copy.
10. Preferential parking stalls for carpools/vanpools shall be provided in the parking lot as close as possible to the building entrances to ICS and CES. The TC will be responsible for enforcing the preferential parking program. The number of preferential parking spaces will increase as the number of carpools/vanpools are increased.
11. LWSD shall provide and maintain covered bicycle racks. These racks will be located at a safe and convenient location at ICS and CES.
12. At the option of the TC, the following program elements shall be provided:
- a. Curriculum in appropriate ICS and CES classes may be expanded to include instruction on transportation management issues such as:
 - 1. The effects of air pollution in Heath Classes.
 - 2. Travel reduction/alternative modes of transportation in Driver’s Education classes.
 - 3. Travel reduction/fuel conservation in Local Government/U.S. Government classes.
 - b. Committee support programs. Ideas may include:
 - 1. A "Clean Air" Faculty Advisory Committee (joint club with the student Environmental Club.)
 - 2. A bicycle club.
 - 3. A reward system for all employees who participate in rideshare and bus shuttle programs. These rewards may include:
 - a. Drawings for prizes donated by local merchants.
 - b. A "coupon book" featuring discounts on merchandise and services from local merchants.
13. In January 2014, ICS will perform a survey to determine the existing amount of transit and ridesharing activities of all students and staff of ICS and CES and the potential for increasing those activities. ICS is responsible for printing, distributing, and collecting the survey questionnaires. ICS will perform the data entry, tabulation, and preparation of report of the survey data. This survey shall be used as the baseline mode split data to which future surveys will be compared in order to see if the goals of the TMP and PMP are being met. The City of Kirkland Planning Department and Metro shall receive a copy of the completed initial survey and all subsequent surveys.

14. Every two years after January 2014 when the initial survey has been completed, the ICS shall survey all CES and ICS students, staff, and parents. The same process that was used for the initial survey shall be used.
15. If after completion of the January 2014 survey or any subsequent survey, the City of Kirkland determines that the goals of the established TMP and PMP are not being met, the City is authorized to require any and all elements of the established TMP and PMP to be implemented or to add other elements deemed necessary to meet the goals.
16. This TMP and PMP shall be recorded with King County as part of the conditions and restriction of Master Plan Permit No. _____ to assure its implementation. The TMP and PMP shall run for the duration of the established use of the building, and shall be binding on the heirs, successors and assignees of the parties.

Signed, this ____ day of _____ 2012
International Community School & Community (Elementary) School

By _____
Matt Livingston, Principal and Administrator

Signed, this ____ day of _____ 2012
Lake Washington School District

By _____
Forrest Miller, Director of Support Services

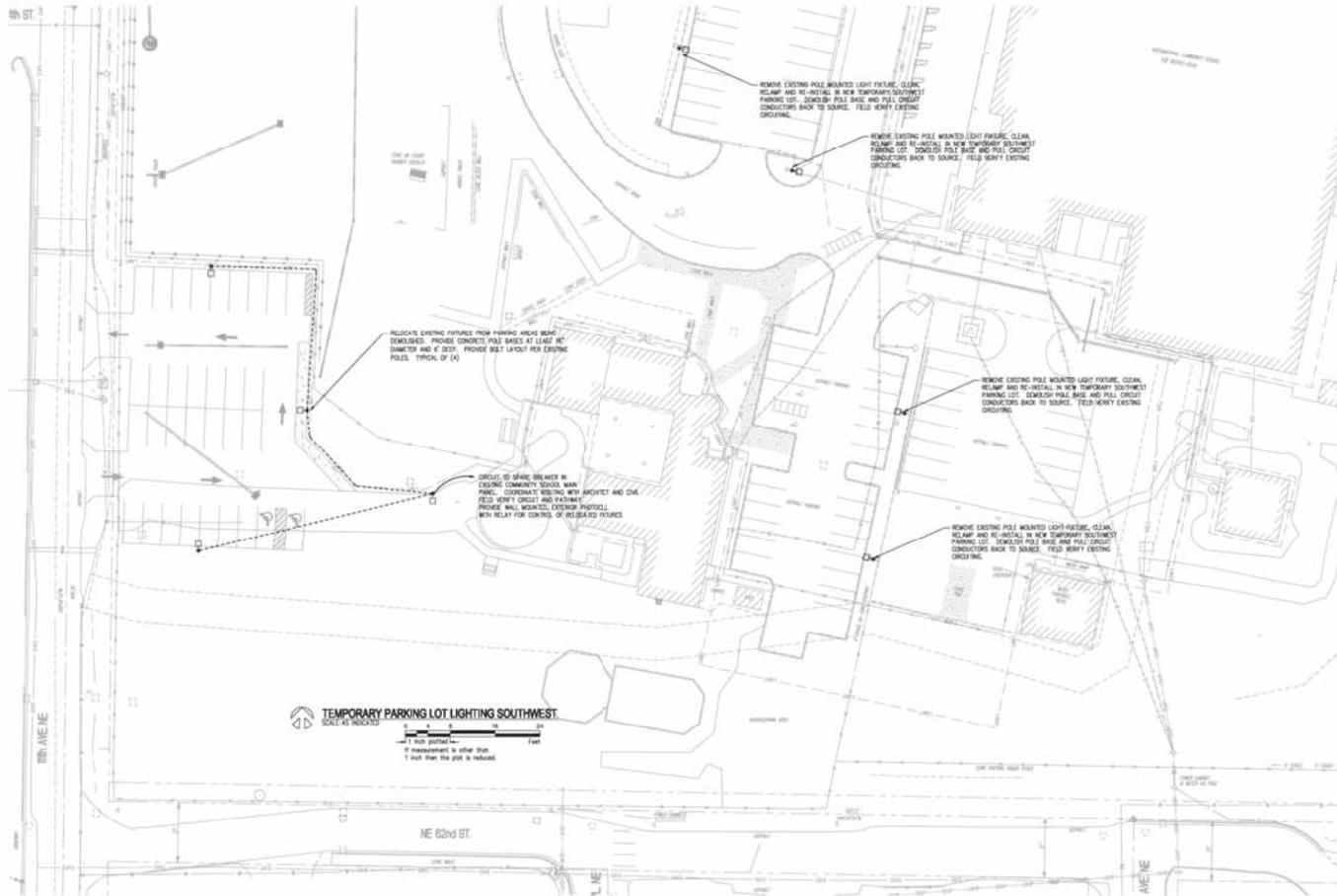
The foregoing Agreement is accepted by the City of Kirkland this ____ day of _____
2012
City of Kirkland

By _____
Tony Leavitt – Associate Planner

ATTACHMENT A

Legal Description

Commencing at the monument which is the intersection of the center line of 112th Avenue NE and the Southerly margin of NE 65th Street in the Plat of Collingswood Addition Division No.2, according to the plat thereof recorded in Vol. 20 of plats, page 50, records of King County, Washington; thence North 89° 53'10" East, 30.00 feet; thence North 0° 26'02" West, 30.00 feet to the TRUE POINT OF BEGINNING, said point being the Southwest corner of Block 2, in said plat of Collingswood Addition, Division No. 2; thence North 89° 53'10" East, 267.80 feet; thence South 0° 24'22" East, 30.00 feet; thence North 89° 53'10" East, 30.00 feet; thence South 0° 15'19" West, 390.00 feet; thence South 89° 53'10" West, 163.83 feet; thence South 0° 14'30" West, 270.00 feet; thence South 89° 53'10" West, along the Northerly margin of NE 62nd Street produced for 623.76 feet; thence North 0° 13'41" East, along the East margin of Kirkland Street, and said street produced for 690.00 feet; thence North 89° 53'10" East, along the North margin of NE 65th Street for 488.26 feet, to the TRUE POINT OF BEGINNING. Containing 11.981 acres, more or less.



TEMPORARY PARKING LOT LIGHTING SOUTHWEST
DATE: 10/20/10

1" = 40' (vertical)
1" = 100' (horizontal)
If measurement is other than 1 inch then the unit is indicated.

NOT FOR CONSTRUCTION

PROJECT NO. 10-022
DATE: 10/20/10
DRAWN BY: SBN
CHECKED BY: KAW
JOB NUMBER: 10-022
STATUS: 00

Mageidian
FACILITY
2011 10th Avenue
Kirkland, WA 98033
TEL: 425.822.8800 FAX: 425.822.8803
www.mageidian.com

**INTERNATIONAL COMMUNITY SCHOOL /
COMMUNITY ELEMENTARY SCHOOL**
11153 NE 60TH ST
KIRKLAND, WA 98033

REVISIONS		
NO.	DATE	BY

DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BEI DOCS:
CONSTR. DOCS:

30"x42" SCALE AS SHOWN
PLOT DATE: 12/9/2011
CAD FILE:
CAD NUMBER: 10-022
CHECKED: KAW
DRAWN: SBN
STATUS: 00

PARKING SITE PLAN
TEMPORARY SOUTHWEST
TPE1.1

