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December 02, 2015

Ande Flower  
Assistant Planner  
City of Lake Forest Park  
17425 Ballinger Way NE  
Lake Forest Park, WA. 98155

**RE:** 2015-ACP-0033, Proposed Tree Tract for Short Plat.  
**Site:** Silver property, 5020 NE 187th St, Lake Forest Park, WA. 98155

Dear Ande,

I have reviewed the lot line adjustment Survey Map for the Silver property included with the permit application. On November 04, 2015, I met on site with Larry and Betty to locate and discuss a suitable area for a Tree Tract. This report includes my finding and recommendations.

### **Findings and Observations**

The proposed new adjusted area is 37,287 sq. ft. Pursuant to the Tree Retention and Replacement Standards 16.14.080 B., a Tree Tract equal to five percent (5%) of the gross project area is required for this project area. Five percent of the gross project area equals 1,864 sq. ft.

There are 2 areas on the property that were identified as viable tree tracts. The 2 optional Tree Tract locations are shown on the *Attachment: 2013 Aerial Site Photo*.

The proposed Tree Tract sites are:

- Tree Tract Option 1 is the tree covered area along the north side boundary of the property. The area is approximately 2,000 sq. ft. in size with sufficient tree canopy and includes some under story shrubbery and ground cover.
- Tree Tract Option 2 is an area located within the SE corner of the new parcel B (refer to Survey Map). The area is approximately 2,000 sq. ft. in size, but without sufficient tree canopy, originating from the site. Additional trees will be required in sufficient numbers

to establish full tree canopy coverage, in 15 years. There are existing mature trees, on the 2 adjacent properties, bordering this area.

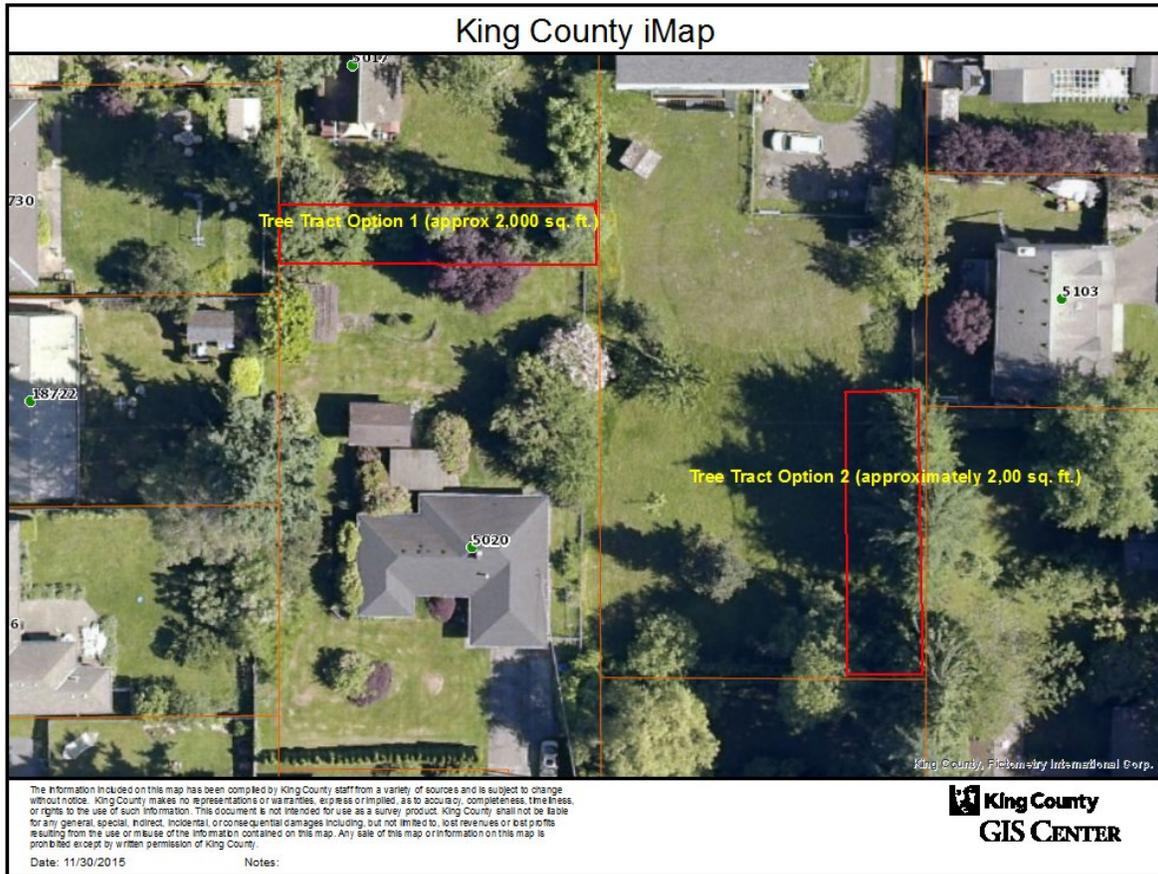
**Recommendations**

Both of the Tree Tract sites are suitable to meet the current standards for a Tree Tract, pursuant to of 16.14.080 B . Tree Tract Option 1 has the advantage of having existing tree canopy coverage. The Tree Tract will be an asset to the property and the community at large and is worthy of the energy and expense to retain and protect it.

Respectfully submitted,  
Michael A. Woodbury

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**ATTACHMENT: 2013 AERIAL SITE PHOTO**  
**5020 NE 187th St**  
**Lake Forest Park, WA**



Locations of Tree Tract Options.