



Title: 2016-SATR-0011 LFPWD
18460 47th Place NE and Pipe Corridor
Site Plan Review and Level 2 Tree Risk Assessment

Prepared For: Lake Forest Park Water District
Att: Alan Kerley, General Manager
4029 NE 178th Street
Lake Forest Park, WA 98155

Copy to: Andrea Flower, Principal Planner
Jake Tracy, Assistant Planner
City of Lake Forest Park Planning & Building Department
17425 Ballinger Way NE
Lake Forest Park, Washington 98155

Prepared By: Urban Forestry Services, Inc.
Christina Pfeiffer
ISA Certified Arborist® #PN-0124A
ISA Tree Risk Assessment Qualified

Date: October 27, 2016

Attachments: Assumptions and Limiting Conditions

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Summary

A total of 15 trees are indicated for removal as part of the City of Lake Forest Park Water District McKinnon Creek Pump Facility improvement project. Fifteen Western red cedar, *Thuja plicata* trees with a minimum 6-foot tall height nursery stock shall be planted as replacements. The Western red cedar growing on a nurse stump can be retained.

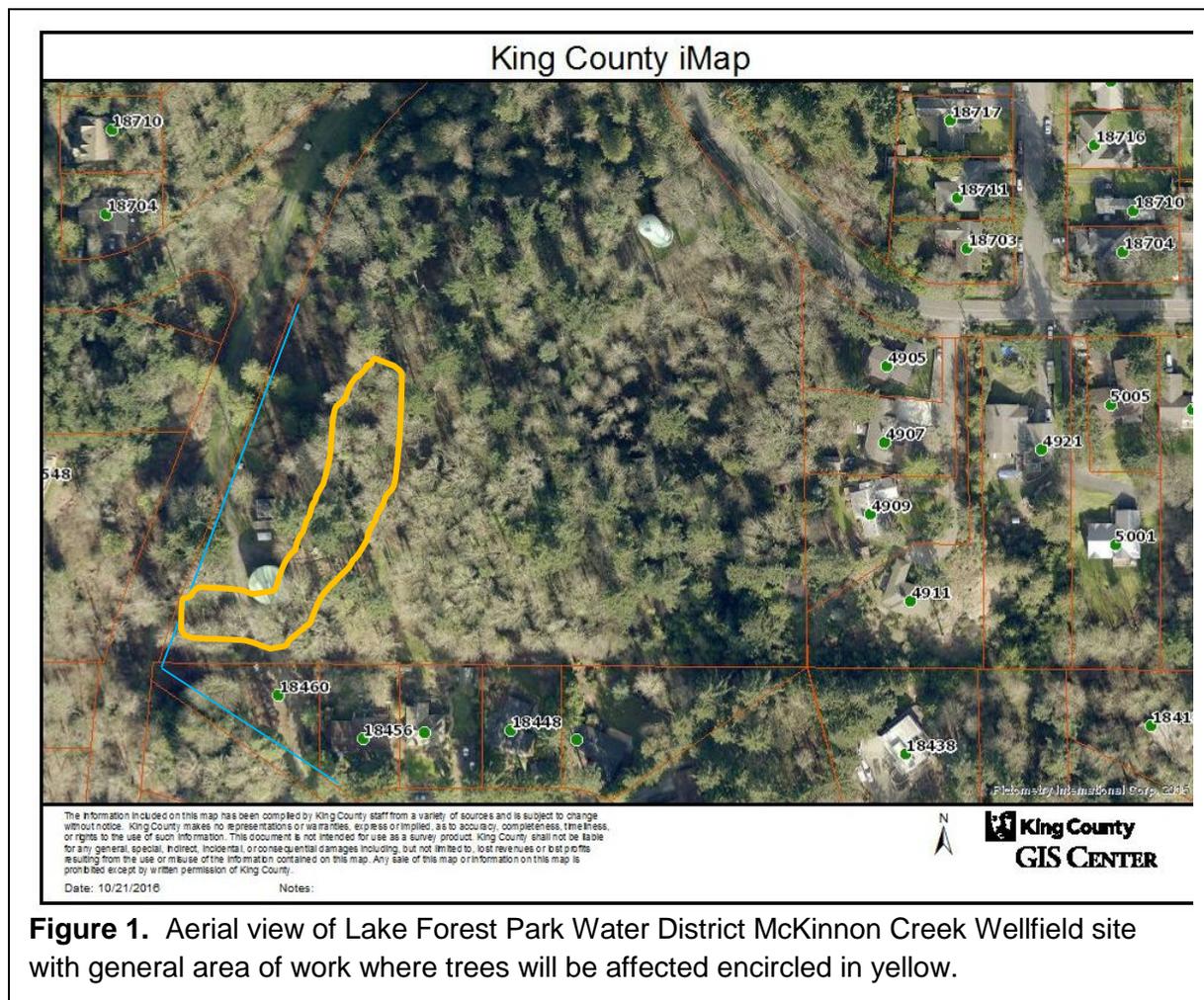
15119 McLean Road
Mount Vernon, WA 98273

Office (360) 428-5810
Fax (360) 428-1822
Cell (360) 770-9921

Introduction

As requested by the City of Lake Forest Park Planning and Building Department, Urban Forestry Services, Inc. has provided an assessment of existing trees within the limits of construction for improvements to the LFP Water District property and pipe corridor at 18460 47th Place NE in Lake Forest Park, Washington. Consulting Associates Christina Pfeiffer and Kurt Fickheisen met with Alan Kerley onsite on October 5, 2016 to review the site plan and limits of the proposed construction.

I reviewed the copy of the Tree Removal and Replacement Application provided by the City of Lake Forest Park prior to performing this assessment.



Findings and Recommendations

1. Fifteen trees need to be removed.

We confirmed a total of 15 trees that will need to be removed due to the close proximity of trenching and other construction work to their trunks.

2. The Western red cedar growing on a nurse stump can be retained.

The Western red cedar, *Thuja plicata* growing on a large old nurse stump has been identified by the Water District staff as very desirable for retention. Based on the smaller scale of trenching proposed in this location and the alignment of the trenching, this specimen can be retained. There do not appear to be any large buttress roots of the tree extending in that direction and the trench should be far enough away to not pose any damage to the nurse stump.

3. Plant 15 new trees.

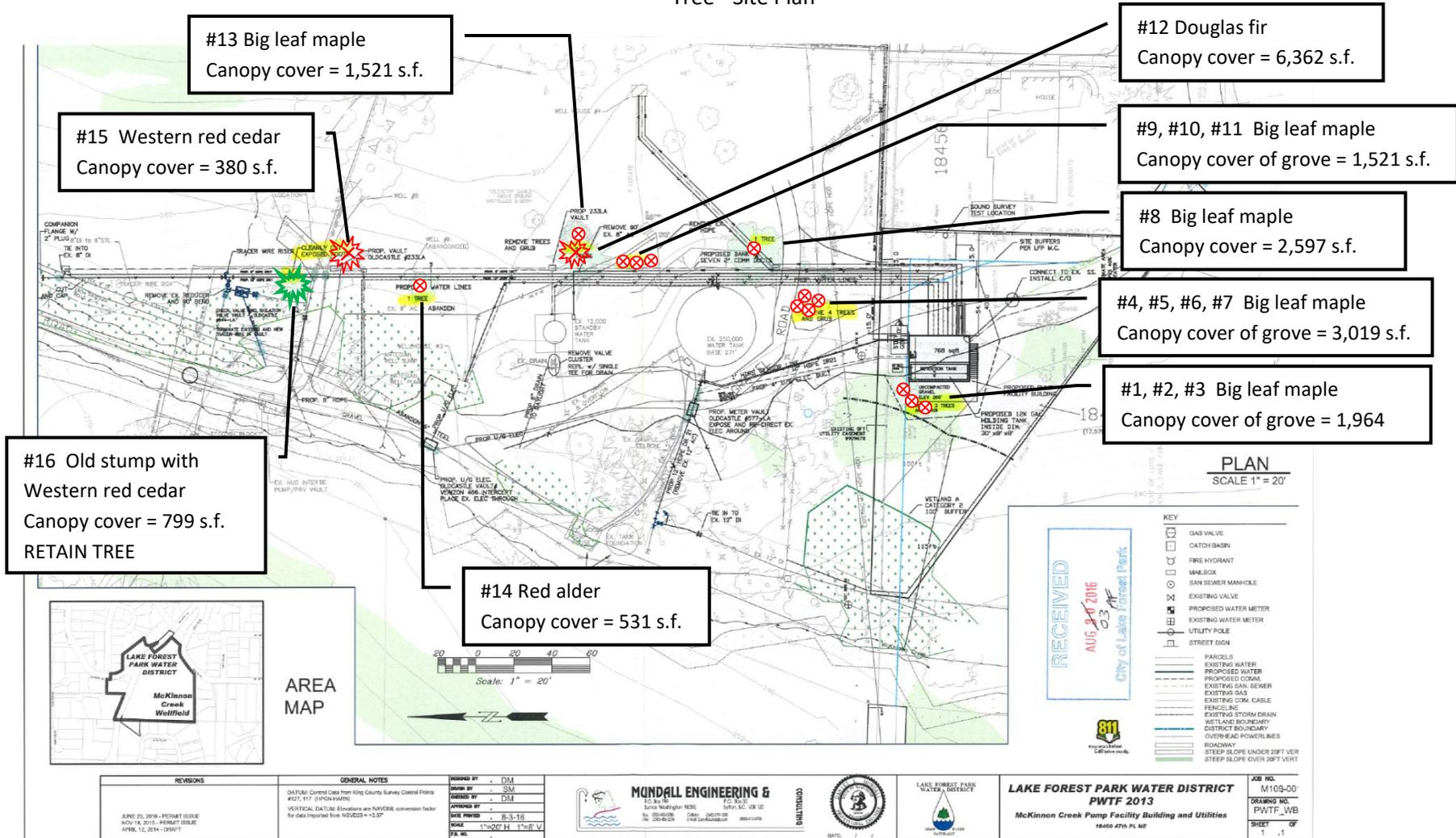
In keeping with the City of Lake Forest Park Municipal Code 16.16.230 Section G, replacement planting with 15 new trees will be required.

Based on the existing tree species on the site and a goal of maintaining good long-term canopy cover, Western red cedar is a desirable selection for replanting. The new trees can be located in openings within and nearby the general area of construction.



Photo 1. Western red cedar growing on a nurse stump at the north end of the project area. No significant surface buttress roots of the live tree were found at the base of the stump on the side of the construction (Inset). This specimen can be retained.

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Tree - Site Plan



Trees and canopy cover to be removed:
Trees # 1 - #15 = est. 17,895 square feet
Tree #16 = protect and retain

Proposed replacement planting:
15 Western red cedar, *Thuja plicata*
Minimum height 6-foot nursery stock



Urban Forestry Services, Inc.
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October 27, 2016

ASSUMPTIONS AND LIMITING CONDITIONS

Urban Forestry Services, Inc.
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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 a 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.