Arborist and TRAQ Report for Meridian Pointe

Prepared on June 13th, 2023
Prepared by:
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Background Information:

This report was prepared on behalf of Cindy Ross-Anthony, property manager at Meridian Pointe concerning four (4) trees of various species located at 407 Valley Ave NE, Puyallup, WA 98372.

The report has been requested because the trees are a concern for the safety of residents and property at Meridian Pointe and a permit is required in order to remove the trees. Meridian Pointe is seeking to obtain tree removal permits for these trees with the intention to replace them at a 1:1 ratio.

The trees were assessed by Daniel Potts, ISA Certified Arborist WE-11534AT, on April 20th, 2023.

Assignment:

The assignment is to perform a visual assessment regarding health condition, structural integrity, threat of pest/disease, and potential hazards and to provide recommendations for future action.

The visual inspection was from ground grade only.

Observations:

At the time of the assessment, the following was observed (*please also refer to the photos in Attachment A and location in Attachment B*):

- Tree 1
  - Austrian Pine, *Pinus nigra*
  - The tree has a DBH of 23.5”.

    - The height of the tree is approximately 55 feet tall.
    - The foliage color is brown.
    - Borer holes and frass are present.
    - The tree has a lean towards a lawn and sidewalk and mounding of the soil was observed on the tension side.
    - The branches on the building side appear to have been repeatedly cleared, leaving the crown unbalanced, with most remaining branches on the side of the lean.
    - The tree has codominant leaders with a poor union, one of which further splits into another codominant.
    - The targets of the tree are pedestrian walkway, building, and parking lot.
- Tree 1
    - Red Maple, *Acer rubrum*
    - The tree has a DBH of 23.2".
    - The height of the tree is approximately 45 feet tall.
    - Approximately 60% of the tree is dead.
    - The remaining foliage color is brown.
    - Many branches on the tree are dead with bark sloughing off.
    - Cankers and discoloration were observed.
    - The targets of the tree are the parking lot and roadway.
- Tree 3
    - Norway Maple, *Acer platanoides*
    - The tree has a DBH of 10.7".
    - The height of the tree is approximately 25-30 feet tall.
    - Approximately 65% of the tree is dead.
    - The remaining foliage color is green.
    - Sapwood rot/fruiting bodies were observed.
    - The targets of the tree are pedestrians on the sidewalk and frequently trafficked arterial roadway.
- Tree 4
    - Austrian Pine, *Pinus nigra*
    - The tree has a DBH of 18.5".
    - The height of the tree is approximately 50 feet tall.
    - The foliage color is green.
    - Tree is leaning towards carport/parking area and walkway.
    - The root plate appears to be lifting.
    - The targets of the tree are the carport and cars under it and pedestrians on the walkway.

Testing and Analysis:

There was no soil, tree, or other physical testing.

Discussion and Recommendations:

Based on the observations reported to me by Daniel and my assessment of the photos taken, there are several defects associated with these trees that increase the likelihood of failure.

For tree 1, the beetle holes and frass observed, along with the brown color of the foliage indicates that the tree is in very poor health and will most likely continue to decline as time passes. The mounding on the tension side of the lean, along with claims from residents saying they have seen the root plate shifting during high winds, indicates that failure is **probable**. There is a **medium** likelihood of the tree failing into a car, a **high** likelihood of the tree failing towards the lawn and sidewalk, and a **low** likelihood of the tree failing into the building or hitting a pedestrian. The failure and impact rating is **somewhat likely** for a car, **likely** for the lawn and sidewalk, and **unlikely** for the building and pedestrians. Consequences would be **significant** if a car were hit, **minor** if the lawn and sidewalk or building were hit, and **severe** if a person were hit. The overall risk rating of the tree is **moderate**. As the most likely method of failure of this tree is uprooting, pruning would not adequately mitigate the risk. My recommendation is removal.

Tree 2 is in decline with very little chance of recovery. There is a significant amount of deadwood in the tree. Whole tree failure is **possible** and large limb failure is **probable**. There is a **high** chance of either of these tree parts striking a car in the parking lot. Consequences would be significant if this were to happen. The overall risk rating of this tree is **high**. Pruning the tree to remove the deadwood is not a viable course of action to mitigate the associated risk, as this would remove the majority of the crown and leave the tree with very poor structure. My recommendation is removal.

Tree 3 is in decline with very little change of recovery. The majority of the tree is dead and there were fungal fruiting bodies observed on the trunk, indicating sapwood rot. This tree is located in the public ROW. Whole tree failure into the frequently trafficked arterial roadway and the public sidewalk is **possible**. The likelihood of impact onto the sidewalk or roadway is **medium**. The failure and impact rating is **unlikely**, but the consequences would be **significant**. The overall risk rating of this tree is **low**. Although the risk associated with this tree is low, it will most likely continue to decline, and the best course of action is to remove it.

The lean on tree 4 has been monitored since 2018 and has clearly increased over that time. The increasing lean, along with the soil upheaval on the backside of the tree indicates that whole tree failure is **probable**. There is a **high** likelihood that the tree would strike the carport and cars parked under it if it were to fail. The failure and impact rating is **likely**. The consequences of failure would be **significant**. The overall risk rating of this tree is **high**. As the most likely method of failure of this tree is uprooting, pruning would not adequately mitigate the risk. My recommendation is removal.

I am recommending one for one replacement for each tree removed in the same locations. Tree #1 will be replaced with an Austrian pine. Tree #2 will be replaced with a red maple. Tree #3 will be replaced with a western red cedar. Tree # 4 will be replaced with a red oak.

Arborist Disclaimer

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe, or fail for that matter, under all circumstances, or for a given period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatments, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, sight lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

This consultant does not verify the safety or health of any tree for any period of time. Construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or topple.

Even when every tree is inspected, inspection involves sampling; therefore, some areas of decay or weakness may be missed. Weather, winds and the magnitude and direction of storms are not predictable, and some failures may still occur despite the best application of high professional standards.

I hereby declare that the above observations, discussion, and recommendation are true to the best of my knowledge, belief and professional opinion. In addition, A Plus Tree is held harmless of any of these opinions from future tree failures.

Sincerely,
Jessy Linzy| A PLUS TREE, LLC
ISA Certified Arborist WE-1500A
Tree Risk Assessment Qualified

ATTACHMENT A

Photo – A
Taken 4/20/23. Showing full view of tree #1. Note limbs on building side have been removed.

Photo – B
Taken 4/20/23. Showing upheaval on tension side of lean on tree #1.

Photo – C
Taken 4/20/23. Showing full view of tree #2.

Photo – D, E, and F
Taken 4/2/23. Sloughing bark, discoloration, cankers, and decay on tree #2.

Photo – G
Taken 4/21/23. Fungal fruiting bodies on trunk of tree #3.

Photo – H
Taken 4/21/23. Crown of tree 3.

Photo – I
Taken 6/9/23. Showing full view of tree #4.

Photo – J
Taken 6/9/23. Base of tree #4.

ATTACHMENT B

Site Map
Satellite view with location of proposed removals