

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



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9136 Yelm Hwy SE
Olympia, WA 98513

January 31, 2024

Stephen Nornes
Senior Project Developer
Presbyterian Homes Services and Senior Housing Partners
2823 Hamline Avenue North
Roseville, MN 55113

RE: Tree Assessment for Bradley Park Phase II Project.

Dear Mr. Nornes:

We have assessed 38 trees identified on the Bradley Park Phase II project site plan that will potentially be impacted from proposed development. The purpose of this assessment was to determine the condition of the trees, assess their potential impact from site development and recommend cultural care to accommodate this project. A Level II Tree Risk Assessment was conducted on January 17, 2024.

The evaluation used methodology developed by the International Society of Arboriculture and Matheny and Clark (1998)¹.

Findings and Recommendations

The project area is in the SE corner of parcel # 0419037014 located at 7070 39th Avenue SE in Puyallup, WA. The site is currently occupied by two existing senior housing buildings and associated parking areas. The proposed work of phase II is to add another building to the site.

A 100% inventory and assessment was conducted on all trees in the highlighted area shown in Attachment 2. This includes significant and non-significant trees based on the City of Puyallup municipal code. The code identifies a significant tree as all trees over 15 inches diameter at breast height (DBH) with the exception of red alder (*Alnus rubra*) and black cottonwood (*Populus trichocarpa*). WFCI has assessed all trees ≥ 6 " DBH in the highlighted area. The significant trees had tree numbers painted on their stems from a previous inventory; non-significant trees were numbered beginning with #1.

¹ Nelda Metheny and James R. Clark. (1994). A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas (2nd Edition). International Society of Arboriculture, Champaign, IL.

Bradley Park Phase II - Tree Evaluation

The tree species found were Douglas-fir (*Pseudotsuga menziesii*), bigleaf maple (*Acer macrophyllum*), and western redcedar (*Thuja plicata*). Tree diameters range from 6 to 32 inches DBH. Tree conditions were from 'Dead' to 'Good'. A list of the assessed trees is provided in Table 1.

Table 1. Summary of Assessed Trees at Bradley Park Phase II Site.

Tree #	Species	DBH (in.)	Condition	Savable Based on Tree Condition Only? Yes/ No	Project Plan- Save/ Remove	Comments
1	Douglas-fir	10	Good	Yes	Save	non-significant
2	Douglas-fir	14	Poor	No	Remove	dead top, dying tree, non-significant
3	Western Redcedar	9	Good	Yes	Remove	non-significant
4	Western Redcedar	10	Dead	No	Remove	non-significant
5	Bigleaf Maple	10	Fair	Yes	Remove	non-significant
6	Douglas-fir	12	Fair	Yes	Remove	non-significant
7	Douglas-fir	7	Fair	Yes	Remove	non-significant
8	Western Redcedar	6, 7	Fair	Yes	Remove	non-significant
9	Douglas-fir	10	Good	Yes	Remove	non-significant
10	Bigleaf Maple	4, 5, 6	Good	Yes	Remove	non-significant
11	Western Redcedar	14	Good	Yes	Remove	non-significant
12	Douglas-fir	13	Good	Yes	Remove	non-significant
13	Douglas-fir	10	Good	Yes	Remove	non-significant
14	Douglas-fir	7	Fair	Yes	Remove	non-significant
15	Douglas-fir	7	Dead	No	Remove	non-significant
121	Douglas-fir	24	Good	Yes	Save	open grown tree
128	Douglas-fir	26	Good	Yes	Remove	
129	Douglas-fir	18	Good	Yes	Remove	
132	Douglas-fir	22	Poor	No	Remove	thinning top
133	Douglas-fir	20	Good	Yes	Remove	
134	Douglas-fir	22	Good	Yes	Remove	
135	Douglas-fir	28	Good	Yes	Remove	
136	Douglas-fir	28	Fair	Yes	Remove	
137	Douglas-fir	24	Good	Yes	Remove	
138	Douglas-fir	32	Good	Yes	Remove	
139	Douglas-fir	26	Very Poor	No	Remove	red ring rot on lower stem
140	Douglas-fir	20	Fair	Yes	Remove	
141	Douglas-fir	17	Fair	Yes	Remove	
142	Douglas-fir	29	Good	Yes	Remove	
143	Douglas-fir	22	Fair	Yes	Remove	no top, ok

Tree #	Species	DBH (in.)	Condition	Savable Based on Tree Condition Only?	Project Plan-Save/Remove	Comments
144	Douglas-fir	28	Fair	Yes	Remove	
145	Douglas-fir	18	Fair	Yes	Remove	
146	Douglas-fir	22	Fair	Yes	Remove	
147	Douglas-fir	28	Good	Yes	Remove	
148	Douglas-fir	28	Good	Yes	Remove	
149	Douglas-fir	17	Good	Yes	Remove	
150	Douglas-fir	24	Good	Yes	Remove	
154	Douglas-fir	14, 22	Poor	No	Remove	dead 14" stem, thinning top on 22" stem

A retaining wall is proposed to be installed along the east side of the parcel. The grade change to the west of the wall will be a 1- to 7-foot cut. All trees to the west of the wall will need to be removed to construct the wall as shown. There are two Douglas-firs (#'s 1 & 121) growing between the wall and adjacent power line rights-of-way that will be able to be retained. The site plan showing the locations of all assessed trees are found on the site plan in Attachment 2 and photos of the site are shown in Attachment 3.

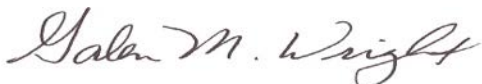
Summary

Thirty-eight trees were evaluated for potential construction impacts on the Bradley Park Phase II site. Thirty-six of the trees will need to be removed to construct a proposed wall and complete the required grading. Two Douglas-fir trees can be retained. A tree protection fence shall be installed at the back of wall excavation near the two save trees.

Please give us a call if you have questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.



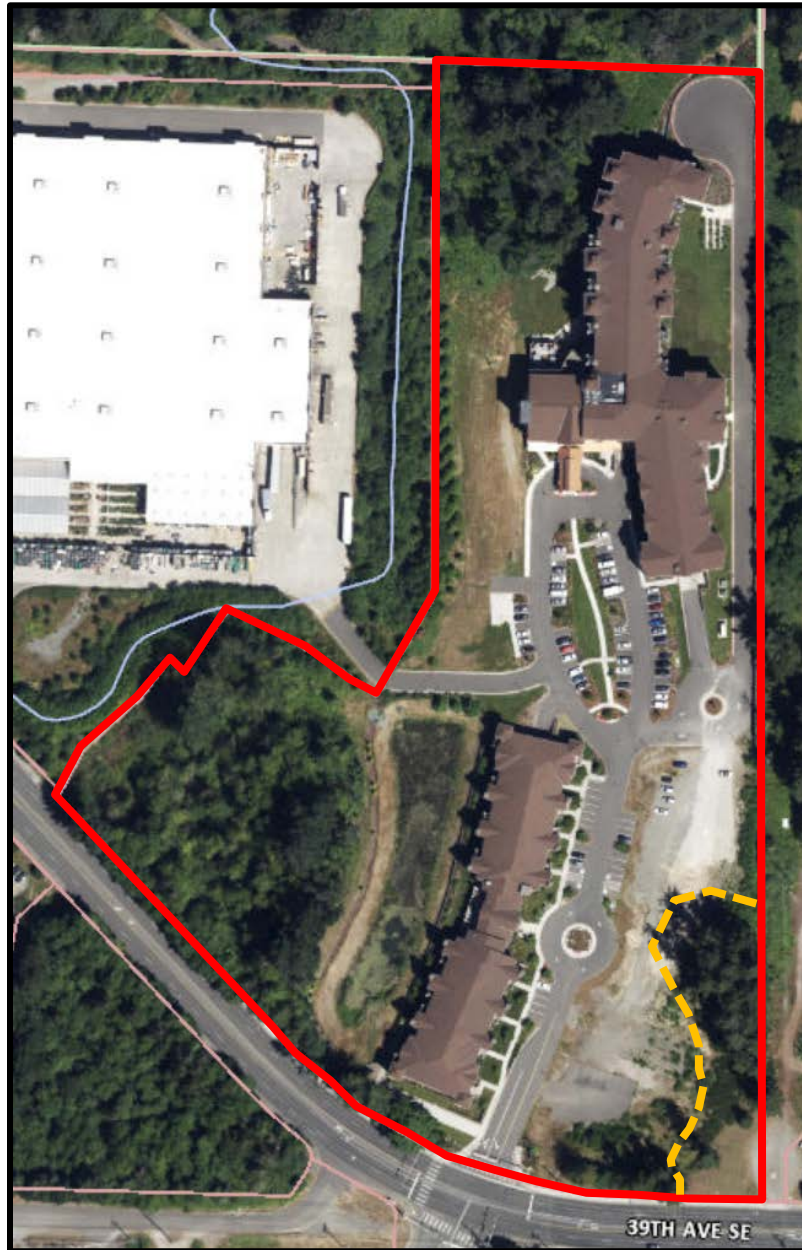
Galen M. Wright, ACF, ASCA
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 Certified Forester No. 44
 ISA Tree Risk Assessor Qualified
 ASCA Tree and Plant Appraisal Qualified



Joshua Sharpes
 Professional Forester
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Attachment 1. Aerial Photo of Bradley Park Phase II Site

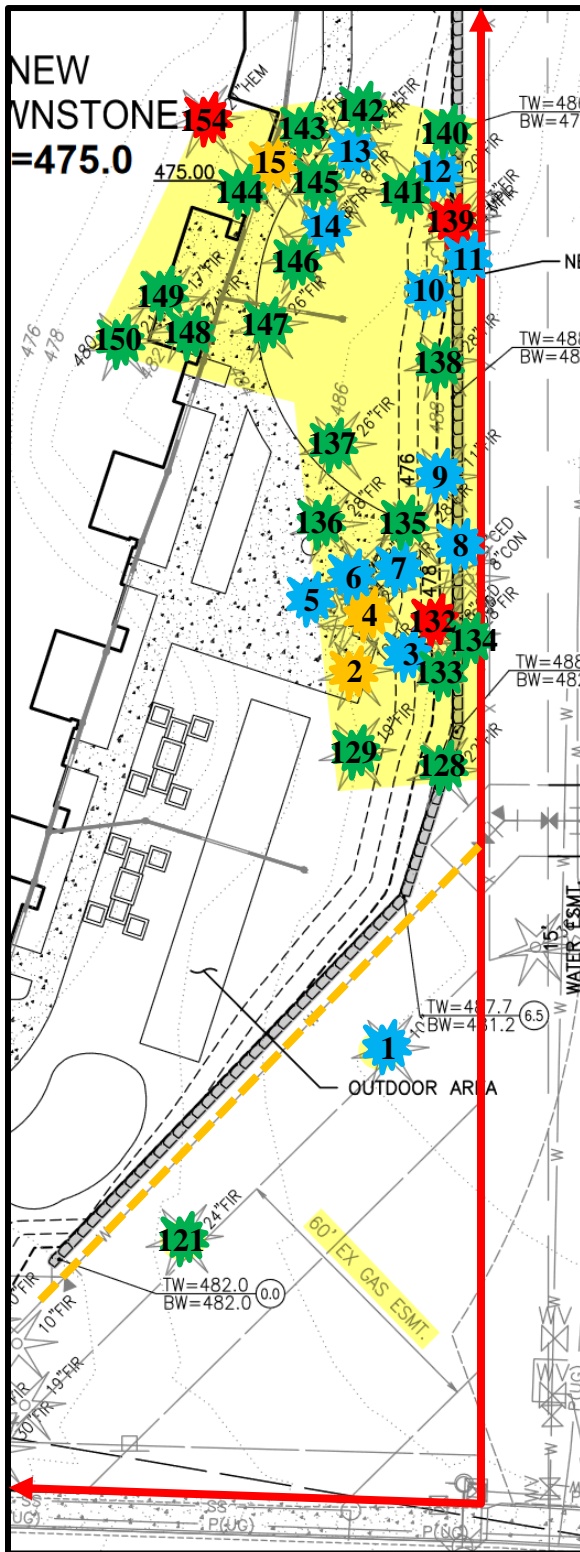
(Pierce County PublicGIS 2021)









— Parcel Boundary

- - - Area of Assessment

Attachment 2. Bradley Park Phase II Site Plan.



-  Site Boundary
-  Healthy Tree Significant Tree
-  Unhealthy Tree Significant Tree
-  Healthy Tree Non-Significant Tree
-  Unhealthy Tree Non-Significant Tree
-  Tree Protection Fence Location

Attachment 3. Photo log (WFCI 01/17/24)



Photo 1. View of trees subject trees on Bradley Park Phase II site.



Photo 2. View of trees subject trees on Bradley Park Phase II site.

Attachment 4. Glossary of Forestry and Arboricultural Terminology

DBH: Diameter at Breast Height (measured 4.5 ft. above the ground line on the high side of the tree).

Crown: Portion of a trees stem covered by live foliage.

Crown Position: Position of the crown with respect to other trees in the stand.

Dominant Crown Position: Receives light from above and from the sides.

Codominant Crown Position: Receives light from above and some from the sides.

Intermediate Crown Position: Receives little light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Suppressed Crown Position: Receives no light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Live Crown Ratio: Ratio of live foliage on the stem of the tree. Example: A 100' tall tree with 40 feet of live crown would have a 40% live crown ratio. Conifers with less than 30% live crown ratio are generally not considered to be long-term trees in forestry.

Root Protection Zone/Critical Root Zone: A radius from the trees stem of 1 foot for each 1 inch of DBH unless otherwise determined by WFCI. For example, a 7 inch DBH tree would have a critical root zone radius of 7 feet.

Condition Class Descriptions

CONDITION CLASS	CHARACTERISTICS
Excellent	Single stem; Normal foliage color; No branch dieback; No apparent insect or disease problems; No other apparent problems;
Very Good	Single stem; Normal foliage color; No branch dieback or only a few minor branches died back; No apparent insect or disease problems; No other apparent problems, or they are minor and do not impact the long-term survival of the tree;
Good	Single stem; Normal foliage color; Minor branch dieback; Minor problems such as crown unbalanced; Minor foliage problems; Expected to be a long-term tree;
Fair	Single stem or double stem that is not expected to fail soon; Crown may be slightly thinned due to exposure or reduced vigor; Minor branch dieback and 1 or 2 major branches died back; Minor insect or disease problems; Tree expected to survive;
Poor	Single or Multiple stem tree; Thinning crown; Foliage color yellowed; Inadequate live crown ratio; Major and minor branch dieback; Not a long-term tree or quality tree for development;
Very Poor	Single or Multiple stem tree; Severe thinning crown; Yellow foliage; Major branch dieback; Expected to die within 5 years or so;
Hazard Tree	Dead, dying, diseased, defective; Would be hazardous to new development or if other targets are placed within reach of tree;

Attachment 5. Assumptions and Limiting Conditions

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
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- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
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- 9) 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.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.