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SOUND URBAN FORESTRY, LLC

Appraisals ~ Site Planning ~ Urban Landscape Design & Management
Environmental Education & Restoration ~ Risk Assessments ~ Diagnosis

10/13/2025

Urban Puyallup Mixed Use LLC
Walker John

RE: 330 3rd St SW/AOB Tree Risk Assessment

Mr. John:

Upon the request of Urban Puyallup Mixed Use LLC, Sound Urban Forestry LLC has conducted risk assessments on all trees measuring 15" DBH and greater within the property at 330 St SW in Puyallup, Washington. I visited the site on October 10, 2025, this report presents my findings and recommendations.

Tree Risk Assessment Methodology

The tree risk assessment methodology used for this report was developed by the International Society of Arboriculture in 2013. It replaces the original method adopted in 2011.

Tree risk assessment can be conducted at different levels of intensity, each employing varying methods and providing the client with varied options of reporting and recommendations. The level selected should be appropriate for the assignment.

The ANSI standard for risk assessment and ISA's *Best Management Practices: Tree Risk Assessment* defines three levels of tree risk assessment:

Level 1: Limited visual
Level 2: Basic
Level 3: Advanced

Level 1 assessment involves a visual assessment of an individual tree or populations of trees near specified targets, conducted from a specified perspective in order to identify certain obvious defects or specified conditions. A limited visual assessment typically focuses on identifying trees with *imminent* and/ or *probable* likelihood of failure.

A Level 2 or basic assessment is the standard assessment performed by arborists in response to most private client requests for tree risk assessments. It consists of a detailed visual inspection of a tree and its surrounding site and a synthesis of the information collected. A basic assessment requires walking completely around the tree – looking at the site, buttress roots, trunk and branches. Looking at the tree from some distance away, as well as close up, to consider crown shape and surroundings.

Level 3 is an advanced assessment and it is performed to provide detailed information about specific tree parts, defects, targets, or site conditions. It may be in conjunction with or after a basic assessment if additional information is needed and the client approves the additional service. Specialized equipment, data collection and analysis, and/or expertise are usually required for advanced assessments. These assessments are, therefore, generally more time intensive and more expensive.

After determining the likelihood of failure and the likelihood of impacting a target, the combined likelihood of a failure impacting a target can be categorized. Matrix 1 can be used as a guide in relating these likelihood factors within a given time frame. The resulting terms (unlikely, somewhat likely, likely, very likely) are defined by their use within the table and are used to represent this combination of occurrences in Matrix 2.

Matrix 1. Likelihood of Failure

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Unlikely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk Rating

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Field Data and Recommendations

Level 2 risk assessments were conducted on a total of three trees within the property. Table 3 presents a summary of my findings. Please see the included site survey for the locations and photos. The trees were marked with aluminum tags indicating their corresponding ID#.

Table 3. Complete Risk Assessment Summary

ID#	Species	DBH Height Live Canopy Ratio	Current Target(s)	Condition	Risk Rating	Comments
1	Bird Cherry	26” 32’ 25%	Powerlines Alley Parking Fence	Poor	Moderate	Tree is infested with Cherry Bark Tortrix. Large scaffold branch torn off in the past. Previously topped at 20’. Trunk sounds did not indicate internal stem decay but decay was found in a large surface root. Roots are lifting the alley and parking lot asphalt. Most likely failure is a large branch in the area of the past topping wounds.
2	Zelkova	21” 45’ 35%	Powerlines Sidewalk Street Parking	Good	Low	Trunk soundings did not indicate internal stem decay. Roots are lifting the parking lot asphalt and the sidewalk has been grinded.
3	Zelkova	15” 42’ 25%	Street Sidewalk Parking	Poor	Moderate	The upper third of the canopy is dead with 2”+ diameter dead branches. Trunk soundings did not indicate internal stem decay. The roots are lifting the nearby asphalt. Branch failure is the most likely risk.

Comments

The risk ratings assigned to the assessed trees reflect their current conditions and targets.

Professionally Submitted,

Kevin M. McFarland, Principal
Consulting Urban Forester
ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified
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References

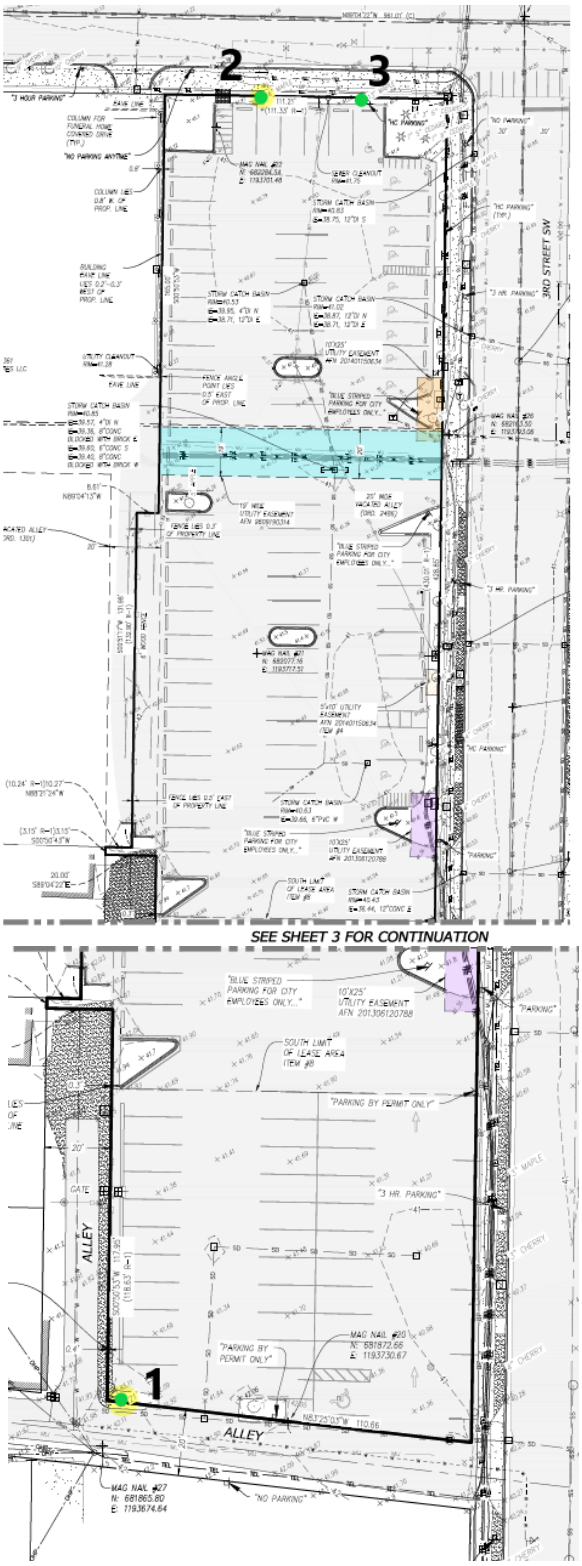
Dunster, Dr, Julian et al. 2013. *Tree Risk Assessment Manual.* International Society of Arboriculture. Champaign, IL.

Mattheck, C. & Brelor, H (1998). *The body language of trees. A handbook for failure Analysis*. Research for Amenity Trees No. 4. The Stationary Office, London.

Smiley, E. Thomas, Nelda Matheny and Sharon Lilly. 2011. *Best Management Practices – Tree Risk Assessment.* International Society of Arboriculture. Champaign, IL.

Aerial of Property

Locations of Identified Significant Trees



Photos


Tree #1


Decay in surface root of Tree #1


Cherry Bark Tortrix in Tree #1


Tree #2


Tree #3

Assumptions and Limitations of Tree Risk Assessment

1. Tree risk assessment is limited in scope to the specific risks(s) of interest, and does not include any and all risks.

2. Tree risk assessment considers significant known and/or assigned targets and visible or detectable tree conditions.

3. Tree risk assessments represent the condition of the tree and site at the time of inspection.

4. Only those trees specified in the scope of work were assessed, and assessments were performed within the limitations specified.

5. Any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree or its parts.

6. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee not be responsible for the accuracy of information provided by others. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable.

7. Loss or alteration of any part of this report invalidates the entire report.

8. 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 Sound Urban Forestry, LLC.

9. 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 Sound Urban Forestry, LLC – particularly as to the value considerations, identity of Sound Urban Forestry, LLC, or any reference to any professional society or to any initialed designation conferred upon Sound Urban Forestry, LLC as stated in its qualifications.

10. This report and any values expressed herein represent the opinion of Sound Urban Forestry, LLC and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding to be reported.

11. Diagrams, graphs, photographs and sketches 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.

12. Sound Urban Forestry, LLC shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

13. 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, drilling 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.

14. The time frame for risk categorization should not be considered a “guarantee period” for the risk assessment.