

SHOFFNER CONSULTING

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August 17, 2021

Randy Brockway
Lavoy, Inc.
17421 SR 530 NE
Arlington, WA
98223

RE: Tree Inventory Report - Pioneer Point Townhomes. Arlington, WA.

Randy:

This report is provided to address the recent inventory I conducted of the trees within the developable portion of the property of the proposed Pioneer Point Townhomes in Arlington, WA. I visited the site recently to conduct the inventory which involved level 1 basic visual tree assessments of the trees shown on the survey. Please see the accompanying Tree Evaluation Data spreadsheet for information on the trees and the accompanying Tree Inventory Map for the surveyed locations and numbers of the trees.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natural/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions

The developable portion of the property is 16 acres in size. Several NGPA wetland and steep slope and associated buffer tracts are not included in this acreage. It is moderately forested with deciduous native trees and understory. The property is developed with single family residences.

3.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods

specified in the ISA Tree Risk Assessment Manual and on nearly 22 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Arlington tree retention requirements are specified in AMC 20.76.120. Retention and Protection of Significant Trees. AMC 20.76.120(a) specifies as follows:

“Every development shall retain all existing significant trees and significant stands of trees, with a diameter at breast height (dbh) of at least eight inches for deciduous trees and at least twelve inches for evergreen trees, unless the retention of such trees would unreasonably burden the development or in the opinion of the permit-issuing authority cause a significant safety problem.”

There is a total of 42 significant trees on the property, all deciduous. Fourteen significant trees are proposed to be retained, leaving 28 trees being removed.

I was not able to find any tree replacement requirements in the AMC.

4.0 Use of This Report and Limitations

This report is provided to address the recent inventory of the trees on the property of the proposed Pioneer point Townhomes in Arlington, WA. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

TREE EVALUATION DATA - PIONEER POINT TOWNHOMES

August 17, 2021

Tree #	Species	Dbh	Size status	Condition	Retention Status
1	Red alder (<i>Alnus rubra</i>)	14"	Significant	1	To be removed
2	Red alder (<i>Alnus rubra</i>)	12"	Significant	1	To be removed
3	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
4	Red alder (<i>Alnus rubra</i>)	6"	Non-significant	1	To be removed
5	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
6	Red alder (<i>Alnus rubra</i>)	10"	Significant	1	To be removed
7	Red alder (<i>Alnus rubra</i>)	10"	Significant	1	To be removed
8	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
9	Red alder (<i>Alnus rubra</i>)	12"	Significant	1	To be removed
10	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
11	Red alder (<i>Alnus rubra</i>)	10"	Significant	1	To be removed
12	Red alder (<i>Alnus rubra</i>)	6"	Non-significant	1	To be removed
13	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
14	Red alder (<i>Alnus rubra</i>)	4"	Non-significant	1	To be removed
15	Red alder (<i>Alnus rubra</i>)	4"	Non-significant	1	To be removed
16	Red alder (<i>Alnus rubra</i>)	7"	Non-significant	1	To be removed
17	Red alder (<i>Alnus rubra</i>)	6"	Non-significant	1	To be removed
18	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
19	Big leaf maple (<i>Acer macrophyllum</i>)	18"	Significant	1	To be retained
20	Big leaf maple (<i>Acer macrophyllum</i>)	24"	Significant	2	To be retained
21	Red alder (<i>Alnus rubra</i>)	14"	Significant	1	To be retained
22	Red alder (<i>Alnus rubra</i>)	20"	Significant	2	To be retained
23	Red alder (<i>Alnus rubra</i>)	18"	Significant	1	To be retained
24	Red alder (<i>Alnus rubra</i>)	18"	Significant	1	To be retained
25	Red alder (<i>Alnus rubra</i>)	10"	Significant	1	To be retained
26	Red alder (<i>Alnus rubra</i>)	10"	Significant	1	To be retained
27	Red alder (<i>Alnus rubra</i>)	10"	Significant	1	To be retained
28	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be retained
29	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be retained
30	Red alder (<i>Alnus rubra</i>)	10"	Significant	1	To be removed
31	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
32	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be retained
33	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be retained
34	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be retained
35	Red alder (<i>Alnus rubra</i>)	14"	Significant	1	To be removed
36	Red alder (<i>Alnus rubra</i>)	7"	Non-significant	1	To be removed
37	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
38	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
39	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
40	Red alder (<i>Alnus rubra</i>)	7"	Non-significant	1	To be removed
41	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
42	Black cottonwood (<i>Populus trichocarpa</i>)	8"	Significant	1	To be removed
43	Black cottonwood (<i>Populus trichocarpa</i>)	8"	Significant	1	To be removed
44	Black cottonwood (<i>Populus trichocarpa</i>)	8"	Significant	1	To be removed
45	Red alder (<i>Alnus rubra</i>)	8"	Significant	1	To be removed
46	Red alder (<i>Alnus rubra</i>)	12"	Significant	1	To be removed
47	Black cottonwood (<i>Populus trichocarpa</i>)	10"	Significant	1	To be removed
48	Red alder (<i>Alnus rubra</i>)	16"	Significant	1	To be removed
49	Bittercherry (<i>Prunus emarginata</i>)	14"	Significant	1	To be removed
50	Red alder (<i>Alnus rubra</i>)	36"	Significant	3	To be removed

