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May 26, 2017

Cutler Anderson Architects
135 Parfitt Way SW
Bainbridge Island, WA 98110

RE: Wyatt Way NE and Madison Ave N project

Dear Cutler Anderson Architects:

Thank you for having me evaluate trees on a property you are designing on Bainbridge Island. To evaluate the trees addressed in this letter I combined my field experience and education with current accepted practices as defined by the American National Standards Institute (ANSI) and the International Society of Arboriculture (ISA).

In this case, the tools I use to make an assessment are limited to binoculars, diameter tape, a rubber mallet and a hand trowel. A visual tree assessment and other methods are only conclusive for the day of inspection and do not guarantee that conditions will remain the same in the future.

I was asked by Cutler Anderson Architects to assess trees growing on the southeast corner and close to the northeast of the property they are designing at the northeast intersection of Madison Ave North and Wyatt Way NE. I completed a Level 2 assessment of these trees on May 24, 2017. All levels of tree assessment are detailed in an attachment to this memo. See approximate tree locations on the attached Site Maps.

One mature Schouler's willow (*Salix schouleriana*) and two young Leyland cypress (*Cupressus x leylandii*) trees grow on the southeast corner of the parcel.

Schouler's Willow - approximately 15.5" Diameter at Breast Height (DBH): This tree is in poor condition with multiple areas of rot in its lower trunk. Its crown has extensive dieback and it generally has poor structure. This is not a good candidate for retention.

- Remove this tree prior to construction activities.

Leyland cypress – 11.5" and 11.5" DBH (Photo 1): Both of these trees are young and growing vigorously. They have been pruned to keep foliage from extending to the east. The mature size of these trees is considered large (over 30' wide x 30' tall). Although these trees are in good condition they are not the best candidates for leaving in this growing area.

- If retained provide tree protection fencing on all sides installed at 8' from the trunk. (One contiguous line of fencing can be provided from the southeast corner of the property to 8 feet north of the northernmost cypress instead of encircling each tree).

Several young and good condition Western red cedar (*Thuja plicata*) trees grow just west of the cypress trees, along the property line. All measure less than 5.5" in diameter. These trees would be able to withstand construction if provided tree protecting fencing and the design can accept this species of tree in this area of the design.

- If retained provide tree protection fencing on all sides installed at 5' from the trunk. (One contiguous line of fencing can be provided from the southeast corner of the property to 5 feet north of the northernmost cedar instead of encircling each tree).

A clump of bigleaf maple (*Acer macrophyllum*) trees, one Pacific madrone (*Arbutus menzeisii*) tree and one Douglas-fir (*Pseudotsuga menzeisii*) tree grow north of the northeast property line.

Bigleaf maple clump – Six stems measuring between 4" and 12", one double stemmed tree measuring 11" and 12" growing to the west and one single stemmed tree measuring 11" (Photo 2): All of these stems grow south of the madrone tree. All of the trees lean to the south and are only in average condition. Some have poor structures but as a group they make a contiguous mass that works well as a unit.

Some limbing up can occur to provide clearance into the project area but this likely would not be able to provide more than ten feet of clearance before too much of individual stems canopies would be removed. Stem removal can be evaluated as the project design evolves.

Pacific madrone – 30" and 26" DBH (Photo 2): This tree is in fair condition but is declining. A good portion of the crown is dead. One large dead limb extends out to the south from low in its canopy. Its dripline extending to the south is approximately 20'.

This tree should be expected to continue to decline. If the bigleaf maple clump remains intact, this tree can remain as part of this clump. Dead wood could be pruned out of the canopy to reduce the risk of pieces failing onto the project area. As they can be quite sensitive to being disturbed by development, if this tree remains, a large protection zone would be needed to limit any access or disturbance in the dripline.

Douglas-fir – Approximately 40" DBH: This large and mature fir is in good condition. Its shape is slightly narrower compared to its average form (Photo 3). The dripline of this tree is approximately 18' in all directions.

- 18' is the minimum distance I recommend installing tree protection south of the tree.
- If roots greater than 2 inches diameter are encountered further than 18' extending into the project zone they should be cleanly cut with a sharp saw back to 18'.

Adding three to four inches of mulch to cover the root zones under the driplines of any trees that are retained within the tree protection zone is strongly recommended.

Thank you very much for calling me for your arboricultural concerns.



Katy Bigelow
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Tree Risk Assessment Qualified
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Levels of Tree Assessment

LEVEL 1: The Level 1 assessment is a visual assessment from a specified perspective of an individual tree or a population of trees near specified targets to identify obvious defects or specified conditions. A limited visual assessment typically focuses on identifying trees with an imminent and/or probable likelihood of failure.

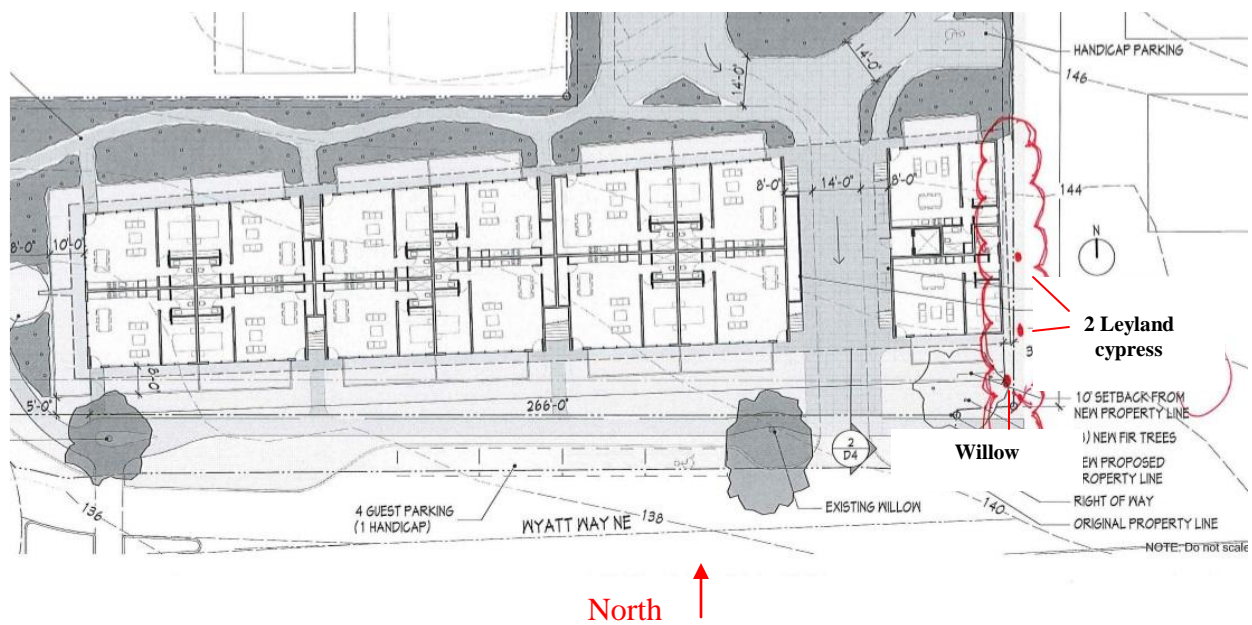
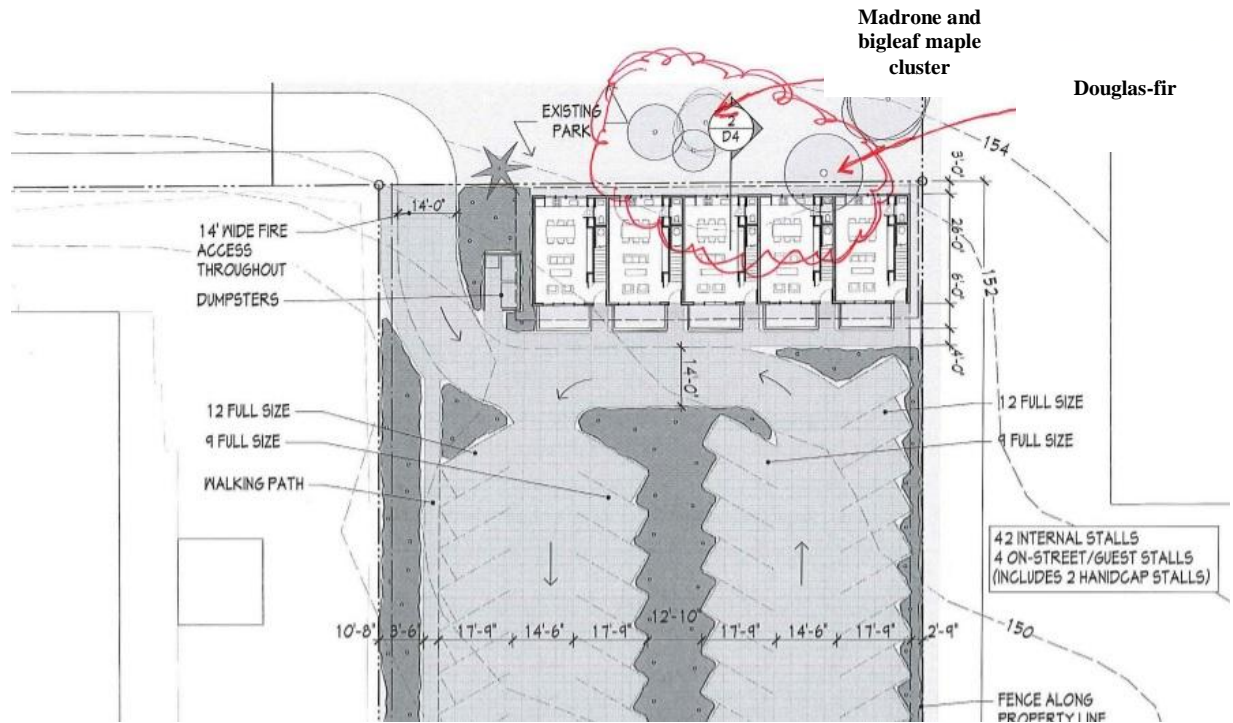
Limited visual assessments are the fastest but least thorough means of assessment and are intended primarily for large populations of trees.

LEVEL 2: This is a basic assessment completing a detailed visual inspection of a tree and surrounding site, and a synthesis of the information collected. This assessment requires that a tree risk assessor walk completely around the tree—looking at the site, buttress roots, trunk, and branches.

A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Basic is the standard assessment that is performed by arborists in response to a client's request for tree risk assessment. Simple tools may be used for measuring the tree and acquiring more information about the tree or defects. However, the use of these tools is not mandatory unless specified in the Scope of Work.

LEVEL 3: Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets, or site conditions. They are usually conducted in conjunction with or after a basic assessment if the tree risk assessor needs additional information 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.

Site Maps



Photos



Photo 1: One of the Leyland cypress trees.



Photo 2: Base of the bigleaf maple clump and the single madrone.



Photo 3: Crown of the Douglas-fir tree.

Assumptions, Limiting Conditions and General Waiver

I, Katy Bigelow, certify that:

I have personally inspected the tree(s) and or the property referred to in this report;

I have no current or prospective financial or other interest in the vegetation or the property which is the subject of this report and have no personal interest or bias in favor of or against any of the involved parties or their respective position(s), if any;

The analysis, opinions and conclusions stated herein are the product of my independent professional judgment and based on current scientific procedures and facts, and the foregoing report was prepared according to commercially reasonable and generally accepted arboricultural standards and practices for the Pacific Northwest and Puget Sound areas;

The information included in this report covers only those trees that were examined and reflects the condition of the trees as of the time and date of inspection;

This report and the opinions expressed herein are not intended, nor should they be construed, as any type of warranty or guarantee regarding the condition of the subject trees in the future;

Covenants, Conditions, and Restrictions (“CC&Rs”) may restrict the number, type and height of vegetation on the subject property, and I have made no investigation regarding whether the property is subject to such CC&Rs; and

To the best of my knowledge and belief, all statements and information in this report are true and correct and information provided by others is assumed to be true and correct.

I am not an attorney or engineer. This report does not cover these areas of expertise and represents advice only of arboricultural nature. Without limiting the generality of the preceding sentence, it is specifically understood that nothing contained in this report is intended as legal advice, or advice or opinions regarding soil stability or zoning laws, and this report should not be relied upon to take the place of such advice.



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