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Subject: Arborist Review for Short Plat Application
2019-SSA-0003

Prepared For: North City Homesites, LLC
3030 NE 200th St.
Lake Forest Park, WA 98155

Prepared By: Ashley Adams, City Arborist
City of Lake Forest Park
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Date: April 23, 2018

Introduction

A land use application was received at the City of Lake Forest Park Planning Department on April 2, 2019 requesting the subdivision of one parcel into two at 3030 NE 200th St., Lake Forest Park, WA 98155. I reviewed the permit application and conducted a site visit to determine if the proposed development meets the City of Lake Forest Park Municipal Code Chapter 16.14.

The Applicant provided an arborist report that included an inventory of all significant trees on the property as well as off-site trees that will be impacted by proposed development. This inventory included tree species identification, measurement of the diameter at breast height (dbh) for each tree and a general assessment of the tree's condition including any notable defects. They also provided a tree retention and replacement site plan indicating which trees would be removed. Figure 1 shows an aerial view of this plan.

Exceptional Trees

Tree #9 is a Douglas fir (*Pseudotsuga menziesii*) in the right-of-way that measures 45" dbh and is in good condition. Due to the size, health, and condition of the tree it meets the definition of an exceptional tree per LFPMC 16.14.030. The proposed development shows retention of this tree and development impacts are shown outside the interior critical root zone (ICRZ). There is ivy growing up this and many other trees shown as retained.

Tree #19 is a Western red cedar (*Thuja plicata*) located on Lot B within the proposed tree conservation easement. It is in excellent condition and therefore, meets the definition of an exceptional tree per LFPMC 16.14.030. The proposed development is located outside the ICRZ of this tree.

Canopy Coverage

Information gathered during the site visit and the measuring tool in King County iMap was used to estimate existing canopy coverage for the proposed lots and the results are as follows:

Lot A	Percentage	Square feet
Lot size	100%	10,037
Canopy Coverage Goal	39%	3,914
Existing	49%	4,931
Proposed for removal	46%	4,617
After removal	3%	314
Required replanting	36%	3,600

Lot B	Percentage	Square feet
Lot size	100%	15,213
Canopy Coverage Goal	58%	8,824
Existing	48%	7,302
Proposed for removal	13%	1,978
After removal	35%	5,324
Required replanting	23%	3,500

Tree Conservation Easement Assessment

The proposed development includes two tree conservation easements (TCEs) both located on Lot B.

Project site	Percentage	Square feet
Gross project size	100%	25,257
TCE required	15%	3,789
TCE-1	5%	1,290
TCE-2	11%	2,700

The first TCE (TCE-1 in this report) is located on the north side of the property and meets the dimension and setback requirements outlined in 16.14. It contains one existing tree (#93), a flowering plum (*Prunus cerasifera*) that provides 314 sq. ft. of canopy coverage. However, this tree is in poor condition (fallen over) and is not a suitable tree for retention. Removal and replacement is recommended.

During my site visit, I observed Japanese knotweed (*Fallopia japonica*) emerging from the ground within this tree conservation easement. This invasive species is difficult to eliminate and will become a persistent issue if it is not addressed early and aggressively. If left untreated it can eliminate the growth of other species and become a monoculture, spreading wide and far via underground roots. There are several treatment methods that are being used to manage this species. Please refer to attached handout from the King County Noxious Weed Board. Knotweed doesn't tolerate shade so the best long-term solution is to plant evergreen trees in this area until they can effectively shade out the knotweed. Installing larger plant stock is recommended to speed up this process.

I also observed Himalayan blackberry (*Rubus discolor*) and many stems of English laurel (*Prunus laurocerasus*), some of which may be considered significant trees. These trees shall be inventoried and shown as removed when the applicant applies for the tree removal permit at the building phase of development.

With the removal of tree #93 there will be no trees contributing to canopy cover in this TCE. Therefore, 100% of the TCE will be required to be replanted. Although the proposed replanting plan will meet this requirement, LFMPC 16.14.090 states 'Replacement tree species should be selected from the approved general tree list for the city of Lake Forest Park which is maintained by the city based on the recommendations from the city's qualified arborist, and should be evergreen species, whenever appropriate.' This is a situation in which evergreen trees are appropriate and the best option. The planting plan shall be updated to address this comment at the building phase of development.

TCE 1	Percentage	Square feet
Total size	100%	1,290
Canopy coverage goal	100%	1,290
Existing canopy	24%	314
Proposed for removal (includes #93)	24%	314
Required replanting	100%	1,290

The second TCE (TCE-2 in this report) is located in the SW corner of the property and meets the dimension and setback requirements outlined in 16.14. It contains three existing trees: #19 is an exceptional Western red cedar and described earlier in this report; #21 is 8" dbh flowering plum (*Prunus cerasifera*) in poor condition; #22 is a 10" dbh Thundercloud plum also in poor condition. Removal and replacement of tree #21 and #22 is recommended due to their poor condition. With these trees removed then 64% of the TCE will be required to be replanted. The proposed replanting plan will meet this requirement.

TCE -2	Percentage	Square feet
Total size	100%	2,700
Canopy coverage goal	100%	2,700
Existing canopy	59%	1,590
Proposed for removal (includes #21 & #22)	23%	628
Required replanting	64%	1,738

Conclusion

After reviewing the permit application and arborist report, and completing a site visit, I've determine that the proposed subdivision of the property at 3030 200th Ave NE meets the City of Lake Forest Park Municipal Code Chapter 16.14. No corrections are necessary at this time.

Conditions

The following conditions shall be applied:

- 1) Tree conservation easements shall be delineated and dedicated on the face of the final recorded subdivision or short subdivision.
- 2) Invasive species including, but not limited to Japanese knotweed, English ivy and Himalayan blackberry, shall be removed from the tree conservation easements. In addition, English ivy shall be removed from all retained trees by creating a survival ring around the trees. This involves cutting the vines at shoulder height and again at the base of the tree. Pull the vines away from the lower tree trunk. Then grub out all the ivy roots from around the tree, creating a circle with a 5-foot radius around the tree.
- 3) Tree removal and replacement plan is not approved at this stage and shall be reevaluated with tree removal permit application taking into account information provided in this report.



Figure 1 – King County iMap image of the subject property with trees proposed for removal shown in red.