

Arborist Report

TO: Barbara Yarrington, Director of Land Development – Quadrant Homes

SITE: Talaris Campus, 4000 NE 41st Street, Seattle, WA 98105

RE: Tree Inventory and Assessment – MUP Submittal

DATE: August 6, 2019

PROJECT ARBORIST: Katherine Taylor
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ATTACHED: Table of Trees SMC 25.11
Caliper Inch Analysis, Table SMC 23.44.008
Summary of Results Table
Tree Exhibit with Impact Analysis
General Tree Protection Specifications
SMC 23.44.008 (project vested code as of 9/2018)
SMC 25.11.060.A.1 (project vested code as of 9/2018)

Summary

Tree Solutions, Inc. inventoried and assessed 460 trees equal to or greater than six inches diameter at standard height (DSH) at the above-addressed site. Based on the City of Seattle Municipal Code (SMC 25.11), trees measuring six inches or greater in DSH are required to be assessed for development projects. Five of the 460 trees have died since the time of the original inventory, which was conducted in the winter of 2018. There are currently 455 trees living on site. We also inventoried and assessed 24 offsite trees which have canopies that overhang the site. One of these trees has been removed since the time of our original inventory.

Of the 455 site trees, 273 are exceptional due to size or grove status according to Seattle Director's Rule 16-2008. Twenty-one trees that either met the conditions for grove status or were large enough to be considered exceptional were in poor health and/or structural condition and pose an elevated risk to proposed new infrastructure. Therefore, these trees do not qualify as exceptional.

Of the 455 site trees, 184 are proposed for retention; 124 of which are exceptional or 2 feet and greater DSH. The remaining 271 site trees are proposed for removal; 175 of which are exceptional or 2 feet and greater DSH. All of the proposed exceptional tree removals are necessary to accommodate the proposed single-family home footprints and required infrastructure as shown on the plans.

Table 1 (below) outlines the number of trees on site and their exceptional status. In addition, the Table 1 shows the proposed retention values based on plans for sub-plat, utilities, grading, preliminary structure footprints, and required minimum tree replacement values per SMC 25.11.090. See attached Tree Exhibit with Impacts Analysis.

Table 1. Caliper Inch Analysis Table

	Non-Exceptional under 24 inches DSH	Non-Exceptional 24 inches DSH and greater	Non-Exceptional due to Condition	Exceptional due to Size and/or Grove	Totals
Site Trees	135	26	21	273	455
Retain*	48	4	3	77	132
Retain – Impacted**	8	2	1	41	52
Remove	79	20	17	155	271
Minimum Required Replacement *** (SMC 25.11.090)	0	20	0	155	175

Notes: Retain: the tree can be retained based on the current site plans; * Retain - Impacted: retention is possible but will require special construction methods within the dripline; Remove: tree requires removal to accommodate grading, utilities, hardscape, and structures. ***SMC 25.11.090 requires that each exceptional tree and tree over 2 feet in diameter that is removed be replaced by one or more new trees that, upon maturity, result in a canopy cover that is at least equal to the canopy cover prior to tree removal.

All proposed lots are required to have 2 caliper inches of tree per 1000 square feet, according to SMC 23.44.008 The caliper inch requirement would be met by a combination of tree planting and preservation. Our analysis shows that the 67 single family lots proposed would require a total of 1,178 caliper inches. Overall, tree retention on proposed lots would equal 4,427 caliper inches; however, these caliper inches are not evenly spread across each lot. Twenty-seven proposed lots meet or exceed the caliper inch requirement and 40 of the proposed lots would require planting of 503 caliper inches to meet the per lot requirement (Table 2, below).

Table 2. Exceptional Designation, Retention Status, and Required Replacement of Site Trees

Total Number of Proposed Lots	67
Total Caliper Inches Required Across All Lots	1,178
Caliper Inches of Trees Proposed for Retention Across All Lots*	4,427
Number of Lots that Meet Per Lot Caliper Requirement	27
Number of Lots that Do Not Meet Per Lot Caliper Requirement	40
Caliper Inches Needed for Lots That Do Not Meet Requirement	503
Number 2 to 4 inch Caliper Trees Proposed to Meet Outstanding Caliper Requirement**	147

SMC 23.44.008 requires that 2 caliper inches per 1,000 square feet on single family lots over 3,000 square feet. Figures do not include trees growing in tracts. *Caliper inches of trees proposed for retention are spread across 36

*lots. Some lots exceed the amount of required caliper inches. **Replacement figure is calculated using 2-4 inch caliper plant stock. This number will likely flex depending on size of plant stock chosen/available.*

The project team proposes planting 147 trees on single family lots, 17 trees in the right-of-way, and 45 trees throughout the common areas (tracts). As part of a voluntary restoration of the wetland area, 66 trees would be planted. Twenty of these trees would meet the minimum of 3 caliper inches to qualify as replacement trees. A total of 212 trees between 2 and 4 caliper inches would be planted throughout the site. See the Landscape Plan L1.10 and the Critical Areas Study and Buffer Mitigation Plan submitted with the application for additional information.

Trees planted to replace exceptional trees and trees 2 feet and greater DSH would be placed to ensure that caliper lot requirements are met. Exact planting locations will depend on final structure footprints and hardscape. Preliminary locations are identified on the Landscape Plan L1.10. Plant species would primarily be native, reflect the original design intent of the site, and replace the mature canopy cover being removed. See the Landscape Plan L1.10 for a proposed planting palette.

Assignment & Scope of Report

This report outlines the site inspection by Tree Solutions Inc, in February and July of 2018, and April of 2019. We were asked to evaluate the trees on site. We were asked to produce an Arborist Report documenting our findings and recommendations.

Specifics for each tree can be found in the attached Table of Trees. A site map titled Tree Exhibit with Impacts analysis showing tree locations and exceptional status is attached. Copies of Seattle Municipal Code 23.44.008.I and 25.11.060.A.1 which the project is vested to are attached. Photographs are followed by a glossary and list of references. Limits of assignment can be found in Appendix A. Methods can be found in Appendix B. Additional assumptions and limiting conditions can be found in Appendix C.

Tree numbers referenced in this report are from an original survey and inventory that was completed several years ago. Since the original inventory, many trees have died or were removed (Photo 2) and therefore tree numbers are not sequential. Trees that were not found on the survey were tagged starting at 980. Approximate locations of all lettered (offsite) trees and trees numbered greater than 980 were added to the site map. These trees should be surveyed and located accurately on the site plans.

Observations and Discussion

Site

According to the King County Department of Assessments, the site is 776,239 square feet. The property fronts NE 41st Street in the Laurelhurst neighborhood of Seattle. There are currently nine structures on site that include lodgings, offices, and conference spaces. The buildings and the site have been designated as a historic landmark by the City of Seattle.

The site is proposed to be re-developed with single-family homes. Some of the existing landmarked buildings are proposed to be retained and maintained with office uses. Any alteration of the site, to include removal and planting of trees, is subject to review and approval by the City's Landmarks Board.

Most of the site is maintained lawn with planting beds and trees throughout. There are two man made ponds toward the southeast portion of the site and a wetland toward the southwest portion of the site. There is invasive ivy (*Hedera* spp.), Himalayan blackberry (*Rubus bifrons*), and old man's beard (*Clematis vitalba*) growing throughout, primarily in the natural areas and along the perimeter (Photo 1).

The landscape appears to be managed with traditional landscape practices using blowing, shearing, line trimming, bark mulch, and use of herbicides. This, combined with drought and heavy use, is resulting in compacted soils and reduced water retention that is causing decline and stress in some of the vegetation. With development of the proposed project, landscape management should focus on using sustainable landscape practices that support plant health, improve soil quality, provide drought tolerance through mulching and limited irrigating, and enhance the natural form of plants.

Trees

There are currently 455 trees equal to or greater than six inches DSH on site. Of these trees, 273 qualify as exceptional, 64 of which are exceptional due to size.

Twenty-one trees (numbered 220, 269, 300, 319, 320, 334, 461, 464, 465, 469, 487, 543, 555, 556, 560, 566, 572, 574, 983, and 998) are either large enough or in a grove condition to be considered exceptional; however, they were in poor health and/or structural condition and would present elevated risk to proposed infrastructure. The majority of the trees rated as non-exceptional due to condition are black cottonwood (*Populus trichocarpa*). Defects observed included extensive decay cavities at the base, recent large tear outs and breaks in the canopy, weakly attached canopy parts, and poor vigor. Specifics for each tree can be found in the attached Table of Trees.

There were 24 trees surrounding the property with canopies that overhang the site. In April of 2019, we observed that tree T had been cut to the base and removed. Offsite trees should be retained and protected throughout construction. Tree U and V are proposed for removal to accommodate new infrastructure. Neither tree are exceptional.

There are many different tree species growing on site. The main species are oak (*Quercus* spp.), maple (*Acer* spp.) black cottonwood (*Populus trichocarpa*), Douglas-fir (*Pseudotsuga menziesii*), western redcedar, (*Thuja plicata*), Scots pine (*Pinus sylvestris*), apple (*Malus* spp.), honey locust (*Gleditsia triacanthos*), weeping willow (*Salix babylonica*), Lombardy poplar (*Populus nigra* 'Italica'), and white poplar (*Populus alba*).

The planting plan was originally designed by landscape architect Richard Haag. Based on plans dated June 1966, the tree species he specified included oak, honeylocust, weeping willow, apple, Scot's pine, and Lombardy poplar. It appears that some of the plants were either never planted or have been removed since planting. The greatest concentration of trees planted according to the Haag landscape design can be found around the ponds and across the site from west to east between and north of buildings A, B, C, and D. The grove in this area is primarily made up of oaks, honey locust, and Scots pine. The oaks in particular are an important component of the site due to their large trunk diameters and canopy spread (Photo 3). A portion of this grove crossing the site east to west is planned for retention.

There are conifers growing throughout; however, the greatest concentration are growing in a grove along the north property boundary (Photo 4). In this area there are three coast redwoods (*Sequoia*

sempervirens) and two giant sequoia (*Sequoiadendron giganteum*) between 24 and 55 inches DSH. The three largest of these trees, each measuring greater than 50 inches DSH, are planned for retention. Conifers such as Douglas-fir and western redcedar are iconic to this region and are especially important in managing stormwater and providing ecosystem services year round. A large portion of this grove of trees are planned for retention.

There are seven European white birch trees growing on site. All but one of these trees are showing symptoms of infestation by bronze birch borer (Photo 5). This pest is very difficult to manage without the use of insecticides that have off-target impacts on beneficial insect and birds. It is likely that these trees will die of this infestation over the next five years or so. We do not recommend treating the birches to preserve them.

Some of the trees onsite are showing signs of stress, including canopy dieback and small leaf size. This is likely due to compaction and drought. Landscape management practices would be improved with the development to support the health of the trees. Apply a three to four inch layer of coarse woodchip mulch over bare soil below the canopy of all trees. Wood chip mulch would improve soil structure over time, help reduce water evaporation, and prevent compaction. Tree rings should be enlarged to reduce competition with lawn for nutrients and water. Some trees may benefit from soil remediation work using pneumatic air excavation to reduce compaction. Some mature trees would also benefit from supplemental water during drought months.

Several of the cottonwood trees, especially those growing in the wetland area toward the southwest corner of the property, are in mature form with large canopies, branch tear outs, and stem decay (Photo 6 and 7). The trees do not currently present a high-risk level due to the lack of surrounding targets. We recommend that a careful management plan be produced to address potential risk issues to new targets developed within striking distance of these trees. Some of the trees along the interior roads and along NE 41st Street have been managed in the past to reduce the risk of branch failure onto the roads. This work was specified by Tree Solutions.

General maintenance recommendations can be found in the attached Table of Trees. Recommendations include: removal of dead or hazardous trees, removal of deadwood over one inch diameter, and removal of broken and suspended branches. We recommend managing invasive weed species as feasible, especially when they are growing up trunks and into the canopies of trees.

Tree 542, a black cottonwood, has an active eagle's nest in the canopy.

Construction Impacts and Tree Preservation

Of the 455 site trees, 273 qualify as exceptional according to Seattle Director's Rule 16-2008. Of the total site trees, 184 trees are proposed for retention; 124 of which are exceptional or 2 feet or greater in diameter.

Fifty-two of the retained trees would be impacted by construction and require special protection measures. Further information regarding tree protection specifications can be found in the attached General Tree Protection Specifications. Tree protection fencing will be shown on plans for permitting related to construction. We recommend that all work within the driplines of retained trees be

monitored by the project arborist and that grading within the driplines of tree be conducted using alternative excavation measures.

Two hundred and seventy-one trees (175 of which are exceptional or 24 inches and greater DSH) are proposed for removal to accommodate home footprints, utilities, grading, and hardscape, and structures. See SMC 25.11.060.A.1. Per 25.11.090, removal of 175 exceptional trees would require the replacement of 175 or more trees with similar sized canopies at maturity, as approved by the Director.

Site plans are evolving according to review by the Seattle Landmarks Preservation Board and city of Seattle. Tree retention will continue to be re-assessed as plans are updated.

The roadways were laid out to utilize existing roadways throughout the site to the extent possible. The west entry off of NE 41st street and roadway around the wetland and across the north portion of the site will mostly replace existing road surfaces. New roadways traverse across the south and east portions of the site, north of lots 27 to 33 and west of lots 40 through 53.

Lots were placed to allow for the preservation of historic view points, seven of the nine buildings, the ponds and meadow, and the wetland. The lots along NE 41st Street were placed to face the street to integrate the development with the surrounding neighborhood. As a result, ten of the oak and Lombardy poplar trees numbered 362 to 377 (four of which qualify as exceptional) would require removal along that frontage. The layout was produced according to review and feedback provided by the Seattle Landmarks Preservation Board.

Tree Solutions conducted an impacts analysis for all exceptional trees that have impacts within the dripline. Eight trees numbered 44, 154, 171, 172, 173, 225, 254, and 980 have impacts greater than one third in the outer dripline as well as impacts within the inner root zone. For all but one of the trees, these impacts are to replace a roadway, parking, or sidewalk surface that already exists. Tree protection measures would be used in these areas to reduce compaction, limit depth and impacts from excavation, and retain roots within the subgrade. These measures would include construction monitoring by the project arborist, soil protection, alternative excavation, and tree protection fencing. Alternative excavation measures including pneumatic air excavation, hand digging, hydro vac, or use of flat front buckets with the arborist spotting for roots.

Tree 254 is an oak that is part of the grove north of lot 64 that would be impacted by grading to accommodate the new homes. House footprints have not been finalized and this assessment should be recalculated once those footprints are finalized. To the extent possible, the houses should be shifted to the north and grading should be moved out of the inner root zone and reduced to less than one third of the outer dripline.

There is a row of Austrian black pine (*Pinus nigra*) trees growing at the southeast corner of the lot. These trees are being protected at the dripline as the inner driplines are not large enough to provide sufficient protection.

Similarly, Lombardy poplar trees proposed for retention have been provided with a protection area of 5 times DSH as their driplines are not sufficient for protection due to their narrow form. Three of the retained Lombardy poplar trees have grading impacts affecting 4.8 to 15.9 percent of the outer area of

this expanded protection area. The impacts remain on only one side of these three trees and in my professional opinion would not likely result in damages that would affect the long term health of these trees. Impacts would be assessed during construction monitoring.

Several of the tree tags are missing or have been destroyed; trees for removal and retention shall be identified and marked by the project arborist prior to commencement of construction.

Many of the trees onsite are exhibiting symptoms of stress. The project team has prioritized retaining healthy exceptional trees and groves where possible. In addition, the project team aims to improve the site conditions to support the health of retained and planted trees. The project team has worked to maximize tree retention in compliance with SMC 25.11, 23.44.008, and 23.22.054.

Recommendations for Proposed Project

- Survey locations of offsite trees and those listed in table of trees and tree exhibit.
- Update calculations for tree disturbance occurring within the outer driplines of all exceptional trees as plans change.
- Plan construction methods for use within driplines specific to each impacted tree proposed for retention.
- Use the attached tree protection specifications during project construction.
- Have a qualified arborist monitor all construction within the dripline of retained trees.
- Manage invasive weed species and apply 3 to 4 inches of wood chip mulch over bare soil below tree canopies.
- Produce a careful management plan for the trees in the wetland area to address, and mitigate risk to new potential targets (homes, streets) as part of the development.
- Obtain necessary permits prior to the removal of any site trees.

Photographs



Photo 1. There are several invasive plant species growing on site, including invasive ivy, especially toward the wetland and perimeter of the property.



Photo 2. An example of a tree that failed and has been removed since the original inventory.



Photo 3. A portion of the oak grove north of buildings D.



Photo 4. Conifer trees growing in the grove along the north property boundary.



Photo 5. The top of a birch tree that has died and has started to break apart. This is a symptom of bronze birch borer.



Photo 6. An example of the canopy condition of many of the cottonwood trees growing on site. These trees have massive canopies with large scaffold branches and a history of broken limbs and tear outs.



Photo 7. An example of a cottonwood with basal stem decay and decay fungus growing on the trunk.



Photo 8. An example of a Douglas-fir growing east of the motel showing early symptoms of decline.



Photo 9. Two trees in the same row as the Douglas-fir in photo 7 that have declined and died since the original inventory.

Glossary

codominant stems: stems or branches of nearly equal diameter, often weakly attached (Matheny *et al.* 1998)

crown/canopy: the aboveground portions of a tree (Lilly 2001)

DSH: diameter at standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

ISA: International Society of Arboriculture

included bark: bark that becomes embedded in a crotch between branch and trunk or between codominant stems and causes a weak structure (Lilly 2001)

structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

References

ANSI A300 (Part 1) – 2008 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2008.

Dunster & Associates Environmental Consultants Ltd. Assessing Trees in Urban Areas and the Urban-Rural Interface, US Release 1.0. Silverton: Pacific Northwest Chapter ISA, 2006

Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

Seattle Municipal Code 25.11.050. General Provisions for Exceptional Trees

Seattle Municipal Code 25.09.070 Standards for Trees and Vegetation in Critical Areas

Sugimura, D.W. "DPD Director's Rule 16-2008". Seattle, WA, 2009.

Appendix A - Limits of Assignment

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.

Appendix B - Methods

We evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to reinforce weak areas, while depriving less stressed parts (Mattheck & Breloer 1994). An understanding of the uniform stress allows me to make informed judgments about the condition of a tree.

We measured the diameter at standard height (DSH) of each tree, typically at 54 inches above grade. If a tree had multiple stems, we measured each stem individually at standard height and determined a single-stem equivalent diameter by using the method defined in the Director's Rule 16-2008.

We used a steel soil probe to test soil depths. We used binoculars to inspect the upper parts of the trees.

Tree health considers crown indicators including foliar density, size, color, stem shoot extensions, decay, and damage. We have adapted our ratings based on the Purdue University Extension Formula Values for health condition. These values are a general representation used to assist in arborists in assigning ratings. Tree health needs to be evaluated on an individual basis and may not always fall entirely into a single category, however, I assigned a single condition rating for ease of clarity.

Excellent

Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

Good

Imperfect canopy density in few parts of the tree, up to 10 percent of the canopy. Normal to less than ¾ of typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist they are controllable, or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

Fair

Crown decline and dieback up to 30 percent of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and “off” coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop is clearly visible. Obvious signs of pest problems contributing to a lesser condition. Control might be possible. I found some decay areas in the main stem and branches. Below average safe useful life expectancy

Poor

Lacking full crown, more than 50 percent decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

Tree health condition ratings have been adapted from the Purdue University Extension bulletin FNR-473-W - Tree Appraisal

Appendix C - Assumptions & Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. All photographs included in this report were taken by Tree Solutions Inc. during the documented site visit, unless otherwise noted.
9. Sketches, drawings 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. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
10. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
11. Loss or alteration of any part of this agreement invalidates the entire report.

Table of Trees
Talaris Campus
4000 NE 41st Street, Seattle, WA 98105

Date of Inventory: February 2018
Table Prepared: 3/6/2018
Revised: 6/25/2019

Lot #	Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Multi-Stem DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional Size	Exceptional Grove	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Retention Conflict (road, structure, parking, utilities, condition, etc.)	Impacts Within Dripline of Retained Trees (road, structure, parking, utilities, condition, etc.)	Percent Impacts within Outer Dripline of Exceptional Trees	Notes
1	1	qupa	<i>Quercus palustris</i>	Pin oak	24.5		Good	Good	36	30	36	34	30.0	-	Grove	Exceptional	Retain - Impacted		Structure	14.2	A bit phototropic to west, no tag
1	2	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	46.5		Good	Fair	11	11	11	11	30.0	Size	Grove	Exceptional	Remove	Structure, grading.			Narrow canopy, several pruning cuts
1	4	plsy	<i>Pinus sylvestris</i>	Scots pine	11.5		Good	Fair	15	5	16	15	24.0	-	-	-	Remove	Structure.			Topped in past, suppressed
1	5	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.6		Good	Good	15	15	15	15	30.0	-	Grove	Exceptional	Remove	Structure.			Surface roots with wounding
1	7	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	45.0		Good	Good	10	21	16	5	30.0	Size	Grove	Exceptional	Remove	Grading, structure, utilities. Grading cannot be altered substantially enough for successful retention. Prioritized retention of tree 1 and 13.			Asymmetric canopy due to adjacent tree removal, canopy connects w tree 8, measured below union, stable codominant union
3	8	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.7		Good	Good	8	11	19	19	30.0	-	Grove	Exceptional	Remove	Grading, utilities, structure. Prioritized retention of tree 13 on this lot.			Surface roots, lifting and cracking pavement in parking area
3	9	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.2		Good	Good	17	22	22	22	30.0	-	Grove	Exceptional	Remove	Utilities, structure, driveway. Prioritized retention of tree 13			Adjacent parking area is cracking and lifting, surface roots
3	10	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.2		Good	Good	14	19	19	19	30.0	-	Grove	Exceptional	Remove	Structure.			Surface roots
3	11	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	35.4		Good	Good	16	16	16	16	30.0	Size	Grove	Exceptional	Remove	Structure.			Some deadwood in canopy toward adjacent building
3	12	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	45.0		Good	Good	15	15	15	15	30.0	Size	Grove	Exceptional	Remove	Structure, grading.			
3	13	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	53.0		Good	Good	18	18	18	18	30.0	Size	Grove	Exceptional	Retain - Impacted		Grading, structure	16.1	Dieback and deadwood in canopy
3	14	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.5		Good	Good	18	18	25	24	30.0	-	Grove	Exceptional	Remove	Structure.			

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Lot #	Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Multi-Stem DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional Size	Exceptional Grove	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Retention Conflict (road, structure, parking, utilities, condition, etc.)	Impacts Within Dripline of Retained Trees (road, structure, parking, utilities, condition, etc.)	Percent Impacts within Outer Dripline of Exceptional Trees	Notes
3	15	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.6		Good	Good	15	16	29	23	30.0	-	Grove	Exceptional	Remove	Structure.			
3	16	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	24.5		Good	Good	17	22	26	19	30.0	-	Grove	Exceptional	Remove	Structure, grading.			
5	17	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	25.2		Good	Good	18	19	22	29	30.0	-	Grove	Exceptional	Remove	Structure.			Surface roots
5	18	segi	<i>Sequoiadendron giganteum</i>	Giant sequoia	24.4		Good	Good	22	22	22	22	30.0	-	Grove	Exceptional	Remove	Structure.			Girdling roots around base, not a problem yet, kinks in stem, a bit suppressed, tag missing on tree, connects w canopies of trees 130 and 17
5	19	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.2		Good	Fair	11	11	11	11	30.0	-	Grove	Exceptional	Remove	Structure.			Phototropic to south, large surface roots, sparse branching in lower canopy, lots of epicormic growth
5	20	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.8		Good	Good	19	19	19	19	30.0	-	Grove	Exceptional	Remove	Structure, grading.			
Tract B	21	thpl	<i>Thuja plicata</i>	Western redcedar	19.6	5.5, 9.4, 3.2, 16	Good	Good	24	20	16	18	30.0	-	Grove	Exceptional	Retain				Three subdominant trunks with stable unions
Tract B	24	thpl	<i>Thuja plicata</i>	Western redcedar	14.0		Good	Fair	17	17	20	14	30.0	-	Grove	Exceptional	Retain - Impacted		Grading	4.9	
Tract B	25	quru	<i>Quercus rubra</i>	Red oak	39.3		Good	Good	45	50	60	45	30.0	Size	Grove	Exceptional	Remove	Grading for roadway cannot be altered further to reduce impacts.			Girdling root, phototropic to south
Tract B	26	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.1		Good	Good	16	13	19	24	30.0	-	Grove	Exceptional	Retain - Impacted		Grading	17.2	Surface roots, leader suppressed by oak branch
Tract B	27	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.0		Good	Good	16	19	12	14	30.0	-	Grove	Exceptional	Retain - Impacted		Grading	15.7	Surface roots, asymmetric canopy
Tract B	28	thpl	<i>Thuja plicata</i>	Western redcedar	27.5		Good	Good	18	18	18	14	30.0	-	Grove	Exceptional	Retain - Impacted			1.1	Measured at narrowest point below union, narrow codominant stems with stable union, tag missing
Tract B	30	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.1		Good	Good	14	18	16	15	30.0	-	Grove	Exceptional	Retain - Impacted		Roadway, grading	6.4	Ivy at base, newly exposed on north side by tree removal, epicormic growth on north side of trunk
Tract B	31	thpl	<i>Thuja plicata</i>	Western redcedar	24.3	14.4, 11.7, 15.7	Good	Good	17	17	17	17	30.0	-	Grove	Exceptional	Retain - Impacted		Grading	18.8	Narrow but stable unions

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Tract B	32	thpl	<i>Thuja plicata</i>	Western redcedar	24.3	15.1, 15.5, 11	Good	Good	12	13	19	14	30.0	-	Grove	Exceptional	Retain - Impacted		Parking surface, grading	25.4	Narrow but stable unions
Tract B	33	thpl	<i>Thuja plicata</i>	Western redcedar	23.8		Good	Good	13	18	18	13	30.0	-	Grove	Exceptional	Retain - Impacted		Parking surface, grading	14.4	Codominant stems with narrow union, measured at narrowest point below union
Tract B	34	thpl	<i>Thuja plicata</i>	Western redcedar	14.4	5.2, 13.4	Good	Good	13	14	14	14	30.0	-	Grove	Exceptional	Remove	Parking, grading. Fill to accommodate parking too close to trunk for retention.			Small subdominant stem with good union
Tract B	35	thpl	<i>Thuja plicata</i>	Western redcedar	21.7	15.9, 14.8	Good	Good	18	14	12	15	30.0	-	Grove	Exceptional	Retain				Tag broken, three leaders, one narrow codominant stem
Tract B	36	thpl	<i>Thuja plicata</i>	Western redcedar	17.4		Good	Good	19	16	10	10	30.0	-	Grove	Exceptional	Retain				Codominant leaders at 35 ft, narrow but stable union
Tract B	38	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.4		Good	Good	20	20	20	20	30.0	-	Grove	Exceptional	Retain				Some dieback
Tract B	39	thpl	<i>Thuja plicata</i>	Western redcedar	16.3		Good	Good	18	18	18	18	30.0	-	Grove	Exceptional	Retain - Impacted		Parking	8.8	
Tract B	40	quru	<i>Quercus rubra</i>	Red oak	17.2		Good	Good	24	36	34	31	30.0	-	Grove	Exceptional	Remove	Parking. Entirely within new parking surface			Some occluded wounds
Tract B	42	Sese	<i>Sequoia sempervirens</i>	Coast redwood	55.0		Good	Fair	17.0	17	17	17	30.0	Size	Grove	Exceptional	Retain				Swollen base, phototropic, codominant leaders, twisting form, ganoderma in branch removal, tree not tagged but on survey
Tract B	43	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.4		Good	Good	15.0	15	15	15	30.0	-	Grove	Exceptional	Retain				Tree not tagged but on survey
Tract B	44	Quru	<i>Quercus rubra</i>	Red oak	36.2		Good	Good	32.0	40	48	36	30.0	Size	Grove	Exceptional	Retain - Impacted		Parking	59.6	
Tract B	45	Tshe	<i>Tsuga heterophylla</i>	Western hemlock	12.2		Fair	Fair	14.0	14	14	14	24.0	-	Grove	Exceptional	Retain				In decline, off color, small needles, dieback, would not break grove if dies, tree not tagged but on survey
Tract B	46	Segi	<i>Sequoiadendron giganteum</i>	Giant sequoia	50.3		Good	Good	17.0	17	17	17	30.0	Size	Grove	Exceptional	Retain				
58	47	Sese	<i>Sequoia sempervirens</i>	Coast redwood	38.0		Good	Good	16.0	16	16	16	30.0	Size	Grove	Exceptional	Remove	Structure.			Minor root damage to west

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58	48	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	52.6	52, 8	Fair	Fair	16.0	8	12	14	30.0	Size	Grove	Exceptional	Retain - Impacted		Structure	17.3	Obscured by ivy, codominant stems, ivy on trunk. 2019 Assessment: Some dieback in canopy, pruning needed, ivy on stem, removal of ivy for additional assessment of basal condition
58	49	Cade	<i>Calocedrus decurrens</i>	Incense cedar	13.1		Fair	Fair	9.0	9	9	9	30.0	-	Grove	Exceptional	Retain				Flagging and thinning in canopy, possibly in decline
58	50	Cade	<i>Calocedrus decurrens</i>	Incense cedar	10.9		Good	Good	9.0	9	9	9	30.0	-	-	-	Remove	To provide space for tree on either side to mature and become dominant			2019 Assessment: One of three trees growing in close proximity for this species, this tree is in the middle, tree to west thin with minor broken top, consider removing this tree to reduce competition for the other two trees
58	51	Cade	<i>Calocedrus decurrens</i>	Incense cedar	12.0		Good	Good	9.0	9	9	9	30.0	-	Grove	Exceptional	Retain				
58	52	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	30.1		Good	Fair	6.0	6	6	6	30.0	Size	Grove	Exceptional	Remove	Structure.			
58	53	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	29.6		Fair	Fair	8.0	8	8	8	30.0	-	Grove	Exceptional	Remove	Structure, condition.			Measured at narrowest point below union, narrow codominant unions, dieback in canopy
58	54	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	19.1		Fair	Fair	4.0	4	4	4	30.0	-	-	-	Remove	Structure, condition.			Weak canopy with die back, lean-to northeast
57	56	Thpl	<i>Thuja plicata</i>	Western redcedar	14.2		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				
58	59	Quru	<i>Quercus rubra</i>	Red oak	29.8		Good	Good	35.0	34	44	31	30.0	-	Grove	Exceptional	Remove	Structure.			Surface roots lifting parking lot pavement, dieback in canopy over parking lot
58	60	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.2		Good	Good	10.0	16	12	11	30.0	-	Grove	Exceptional	Remove	Structure.			Dieback in lower canopy
58	61	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.6		Good	Good	15.0	11	10	14	30.0	-	Grove	Exceptional	Remove	Structure.			Surface roots
57	62	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	18.6		Good	Good	12.0	11	13	11	30.0	-	Grove	Exceptional	Remove	Structure. Prioritized retention of 56.			
57	63	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.7		Good	Good	12.0	15	14	10	30.0	-	Grove	Exceptional	Remove	Structure.			
55	64	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	19.6		Fair	Fair	7.0	7	15	7	30.0	-	-	-	Remove	Structure, grading, condition. Not a good long term tree, construction impacts too close due to species characteristics.			Breaks in canopy, dieback, thinning

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55	65	Crmo	<i>Crataegus monogyna</i>	Common hawthorne	14.9	10, 11	Good	Good	17.0	17	8	13	16.2	-	-	-	Retain				No tag, lots of sprouts in canopy
55	66	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	18.0		Fair	Fair	6.0	6	15	6	30.0	-	-	-	Remove	Structure, grading, condition. Not a good long term tree, construction impacts too close due to species characteristics.			Deadwood, dieback, and thinning in canopy
55	67	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	11.5		Fair	Fair	7.0	7	7	7	30.0	-	-	-	Retain	None			Lean to north
55	68	Thpl	<i>Thuja plicata</i>	Western redcedar	11.4		Good	Good	10.0	10	10	10	30.0	-	-	-	Retain	None			Limbed up
55	69	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	17.0		Fair	Fair	10.0	10	10	10	30.0	-	-	-	Retain		Grading		Breaks in canopy, canker on stem, decay at old wound
54	70	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	10.0		Fair	Good	9.0	9	9	9	30.0	-	-	-	Remove	Structure.			A bit sparse in canopy
54	71	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	18.3		Fair	Good	5.0	5	12	5	30.0	-	-	-	Remove	Grading.			
54	72	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	15.0		Fair	Fair	9.0	9	9	9	30.0	-	-	-	Remove	Structure, condition.			Canopy dieback and decay at roots
54	73	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	24.8		Good	Good	12.0	12	12	12	30.0	-	-	-	Remove	Structure.			Tree to north appears to have been removed, causing root zone disturbance
54	74	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	28.0		Good	Good	10.0	10	10	10	30.0	-	-	-	Remove	Structure.			
54	80	Alru	<i>Alnus rubra</i>	Red alder	19.6		Good	Fair	19.0	19	19	19	Not Exceptional unless in	-	Grove	Exceptional	Remove	Structure. Species near development.			Alder canker, phototropic to west, breaks in canopy
2	84	thpl	<i>Thuja plicata</i>	Western redcedar	21.8	12.4, 6.3, 16, 5	Good	Fair	14	14	14	14	30.0	-	Grove	Exceptional	Retain				Narrow stem unions, some fusing
2	85	quru	<i>Quercus rubra</i>	Red oak	30.5		Good	Good	48	39	29	39	30.0	Size	Grove	Exceptional	Remove	Structure, grading.			
2	86	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	40.5		Good	Good	13	17	14	12	30.0	Size	Grove	Exceptional	Remove	Structure.			Codominant leaders with stable unions
2	87	qupa	<i>Quercus palustris</i>	Pin oak	23.4		Good	Good	22	24	31	37	30.0	-	Grove	Exceptional	Remove	Structure, grading.			Phototropic to west, possible leafspot typhrina
2	88	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	38.0		Good	Good	21	6	11	21	30.0	Size	Grove	Exceptional	Remove	Roadway over top of tree.			Deadwood in canopy, wounds on roots likely mower damage
6	89	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	37.3		Good	Good	17	22	10	4	30.0	Size	Grove	Exceptional	Remove	Roadway over top of tree.			Deadwood in canopy, wounds on roots likely mower damage

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6	90	qupa	<i>Quercus palustris</i>	Pin oak	21.5		Good	Good	26	26	26	30	30.0	-	Grove	Exceptional	Remove	Structure, roadway, utilities. Road encroaches on inner root zone. Prioritized retention of tree 101.			Canopy has been pruned for utilities, heading cuts. Retention depends on footprint of building.
6	91	qupa	<i>Quercus palustris</i>	Pin oak	19.5		Good	Good	20	25	23	25	30.0	-	Grove	Exceptional	Remove	Structure. Prioritized retention of 101.			Conks at base on north side, phototropic. Retention depends on footprint of building.
6	92	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	32.2		Good	Good	16	19	17	5	30.0	Size	Grove	Exceptional	Remove	Structure.			Phototropic to east
7	94	bepe	<i>Betula pendula</i>	European white birch	20.0		Good	Good	16	16	16	16	24.0	-	-	-	Retain				Nice, no signs of bronze birch borer
7	95	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	7.8		Good	Good	15	20	17	16	20.0	-	-	-	Remove	Structure on lot 6. Prioritized retention of 101			Ivy at base
7	96	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	11.7		Good	Good	15	22	30	15	20.0	-	-	-	Remove	Structure, grading on lot 6.			Base buried, ivy at base, laurel branch between leaders
6	97	prlu	<i>Prunus lusitanica</i>	Portugese cherry laurel	16.5		Good	Good	19	19	19	19	24.7	-	-	-	Remove	Structure, grading. Invasive species.			Measured at 2 ft from base, several reiterative branches, sap sucker activity on branches
6	98	masp	<i>Malus sp.</i>	Crab apple	6.8		Fair	Poor	3	9	9	9	13.4	-	-	-	Remove	Condition. Remove due to fair/poor health condition.			Suppressed, below canopy of laurel, heading cuts, decay
6	100	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	46.5		Good	Good	14	18	12	14	30.0	Size	Grove	Exceptional	Remove	Structure, grading, condition. Remove to shift building footprint and allow tree 100 to be retained without impacts.			Some deadwood in canopy, no current targets. Retention depends on footprint of building.
6	101	qupa	<i>Quercus palustris</i>	Pin oak	21.0		Good	Good	24	30	29	27	30.0	-	Grove	Exceptional	Retain - Impacted		Structure	14.7	Girdling roots at base with wounds. Retention depends on footprint of building.
6	102	masp	<i>Malus sp.</i>	Crab apple	9.6	8.7, 4	Good	Fair	20	15	17	12	13.4	-	-	-	Remove	Structure.			Tag damaged
6	103	masp	<i>Malus sp.</i>	Crab apple	8.1		Good	Fair	12	17	12	12	13.4	-	-	-	Remove	Structure.			Large wound with decay on stem
6	104	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	46.2		Good	Good	16	19	7	8	30.0	Size	Grove	Exceptional	Retain				Some deadwood in canopy, no current targets, mower damage to roots
6	105	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	22.5		Good	Fair	5	5	5	5	30.0	-	Grove	Exceptional	Retain				
11	106	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	32.5		Good	Good	10	6	6	10	30.0	Size	Grove	Exceptional	Retain				Deadwood in canopy

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11	110	pisy	<i>Pinus sylvestris</i>	Scots pine	6.7		Fair	Poor	10	10	0	10	24.0	-	-	-	Remove	Condition. Remove due to fair/poor condition.			Broken top, suppressed
11	111*	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	20.0		Fair	Fair	6	6	6	6	30.0	-	Grove	Exceptional	Retain				Ivy, thin crown, size estimated
7	113	masp	<i>Malus sp.</i>	Crab apple	7.4		Good	Fair	11	12	7	11	13.4	-	-	-	Retain				Surface roots
7	114	pisy	<i>Pinus sylvestris</i>	Scots pine	15.7		Good	Good	14	14	14	14	24.0	-	-	-	Retain - Impacted		Utilities		
16	115	pisy	<i>Pinus sylvestris</i>	Scots pine	17.8		Good	Good	16	16	16	16	24.0	-	-	-	Retain				Top failed in past
7	116	masp	<i>Malus sp.</i>	Crab apple	10.1		Good	Good	11	11	11	11	13.4	-	-	-	Retain				
8	117	pisy	<i>Pinus sylvestris</i>	Scots pine	15.0		Good	Good	12	16	14	16	24.0	-	Grove	Exceptional	Retain				
8	118	quru	<i>Quercus rubra</i>	Red oak	24.7		Good	Good	21	24	22	28	30.0	-	Grove	Exceptional	Retain				
7	119	pisy	<i>Pinus sylvestris</i>	Scots pine	18.3		Fair	Good	18	18	18	18	24.0	-	Grove	Exceptional	Remove	Roadway, sidewalk. In roadway.			
7	120	quru	<i>Quercus rubra</i>	Red oak	18.5		Good	Good	19	19	22	23	30.0	-	Grove	Exceptional	Remove	Roadway, sidewalk. Directly adjacent to road with substantial cut.			
8	121	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	12.3		Good	Good	8	15	18	24	20.0	-	-	-	Retain				Tag illegible
8	122	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	11.3		Fair	Fair	18	22	16	12	20.0	-	-	-	Retain				No tag, poor soils, between 120 and; formerly labeled tree f
8	124	quru	<i>Quercus rubra</i>	Red oak	30.7		Good	Good	37	36	38	37	30.0	Size	Grove	Exceptional	Retain - Impacted		Roadway, grading.	21.8	
8	125	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	6.9		Good	Fair	0	25	0	0	20.0	-	-	-	Retain				Asymmetrical canopy
8	126	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	11.7		Fair	Fair	10	10	10	10	20.0	-	-	-	Retain				Several failures in canopy. Too close to proposed road for retention.
8	128	masp	<i>Malus sp.</i>	Crab apple	6.0		Good	Good	10	10	10	10	13.4	-	-	-	Remove	Roadway, sidewalk. Less than 5 feet from trunk.			
8	130	quru	<i>Quercus rubra</i>	Red oak	33.3		Good	Good	38	18	43	41	30.0	Size	Grove	Exceptional	Remove	Roadway. In road			
8	131	quru	<i>Quercus rubra</i>	Red oak	40.8		Good	Good	42	40	51	31	30.0	Size	Grove	Exceptional	Remove	Roadway. In road			
10	133	quru	<i>Quercus rubra</i>	Red oak	32.0		Good	Good	32	40	21	41	30.0	Size	Grove	Exceptional	Remove	Roadway, structure.			
10	134	piab	<i>Picea abies</i>	Norway spruce	18.0		Fair	Fair	18	18	18	18	30.0	-	Grove	Exceptional	Remove	Structure.			Sparse, has cooley adelgid, trunk had multiple cracks, boring insects, wounds, and heavy pitching on stem - possibly from sap sucker activity, not tagged
10	135	piab	<i>Picea abies</i>	Norway spruce	17.1		Fair	Fair	13	13	13	13	30.0	-	Grove	Exceptional	Remove	Structure.			Sparse, has cooley adelgid, some thinning in canopy, not tagged



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Lot #	Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Multi-Stem DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional Size	Exceptional Grove	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Retention Conflict (road, structure, parking, utilities, condition, etc.)	Impacts Within Dripline of Retained Trees (road, structure, parking, utilities, condition, etc.)	Percent Impacts within Outer Dripline of Exceptional Trees	Notes
10	136	piab	<i>Picea abies</i>	Norway spruce	17.6		Fair	Fair	14	14	14	14	30.0	-	Grove	Exceptional	Remove	Structure.			Sparse, has cooley adelgid. Too close to road for retention.
10	137	pisy	<i>Pinus sylvestris</i>	Scots pine	12.9		Good	Fair	13	15	12	16	24.0	-	Grove	Exceptional	Remove	Structure.			
10	138	quru	<i>Quercus rubra</i>	Red oak	30.5		Good	Good	31	30	35	35	30.0	Size	Grove	Exceptional	Remove	Utilities, structure, roadway.			Directly adjacent to existing road. Too close to road for retention.
10	139	quru	<i>Quercus rubra</i>	Red oak	38.2		Good	Good	28	33	34	32	30.0	Size	Grove	Exceptional	Remove	Utilities, structure roadway.			
8	145	masp	<i>Malus sp.</i>	Crab apple	6.4		Good	Good	11	11	11	11	13.4	-	-	-	Retain - Impacted		Utilities		No tag
8	146	pyca	<i>Pyrus calleryana</i>	Callery pear	19.3	9.4,11.3,12.5	Good	Good	17	17	17	17	13.0	Size	Grove	Exceptional	Retain - Impacted		Utilities	16.6	No tag
8	147	Masp	<i>Malus sp.</i>	Crab apple	7.5		Fair	Fair	11	11	11	11	13.4	-	-	-	Retain				
8	148	masp	<i>Malus sp.</i>	Crab apple	7.1		Good	Fair	9	9	9	9	13.4	-	-	-	Retain - Impacted		Utilities		No tag
8	150	quru	<i>Quercus rubra</i>	Red oak	33.3		Good	Good	42	33	15	33	30.0	Size	Grove	Exceptional	Retain				
8	151	quru	<i>Quercus rubra</i>	Red oak	31.9		Good	Good	46	55	29	21	30.0	Size	Grove	Exceptional	Retain - Impacted		Roadway	6.5	Some dead wood
8	152	piab	<i>Picea abies</i>	Norway spruce	18.5		Good	Good	19	17	12	13	30.0	-	Grove	Exceptional	Retain				
8	154	quru	<i>Quercus rubra</i>	Red oak	32.1		Good	Good	40	40	37	37	30.0	Size	Grove	Exceptional	Retain - Impacted		Roadway, parking, utilities	67.1	Fungal fruiting bodies at base on roots, likely ganoderma at base. Assess roots at time of excavation.

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16	155	qupa	<i>Quercus palustris</i>	Pin oak	21.1		Good	Good	16	27	27	22	30.0	-	Grove	Exceptional	Retain - Impacted		Grading, roadway, parking	20.4	
16	156	quru	<i>Quercus rubra</i>	Red oak	38.0		Good	Good	28	55	48	24	30.0	Size	Grove	Exceptional	Retain - Impacted		Utilities, parking, roadway	25.5	No tag, large deadwood and breaks in canopy
16	157	quru	<i>Quercus rubra</i>	Red oak	42.3		Good	Good	23	28	53	37	30.0	Size	Grove	Exceptional	Retain				No tag
16	158	quru	<i>Quercus rubra</i>	Red oak	49.5		Good	Good	41	16	54	54	30.0	Size	Grove	Exceptional	Retain - Impacted		Utilities	2.9	Measured below union, narrowly attached codominant leaders, bad stub cuts in canopy toward west side
16	159	pi5y	<i>Pinus sylvestris</i>	Scots pine	11.8		Good	Fair	9	6	8	12	24.0	-	-	-	Retain				Suppressed by other tree, no tag
8	160	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	12.2		Fair	Fair	21	12	20	14	20.0	-	Grove	Exceptional	Retain				No tag
59	163	prse	<i>Prunus serrulata</i>	Flowering cherry	9.9		Fair	Good	12	12	12	12	23.0	-	-	-	Remove	Parking, in new parking area.			Blossom brown rot
59	164	quru	<i>Quercus rubra</i>	Red oak	22.0		Good	Good	33	22	42	12	30.0	-	Grove	Exceptional	Remove	Parking.			Some dead wood, branch failures. Would require careful excavation for road if retained.
59	166	piab	<i>Picea abies</i>	Norway spruce	20.8		Good	Good	12	14	14	13	30.0	-	Grove	Exceptional	Remove	Parking, utilities.			Would require careful excavation for road if retained. Girdling root on west side
67	167	Quru	<i>Quercus rubra</i>	Red oak	30.0		Good	Good	18.0	24	31	30	30.0	Size	Grove	Exceptional	Retain - Impacted		Structure, utilities	32.2	
59	168	Xano	<i>Xanthocyparis nootkatensis</i>	Alaska yellow cedar	10.1	8.1, 5.3, 2, 2	Good	Fair	8.0	8	8	8	12.9	-	-	-	Retain				
59	169	Qupa	<i>Quercus palustris</i>	Pin oak	39.0		Good	Good	37.0	46	34	47	30.0	Size	Grove	Exceptional	Retain - Impacted		Utilities, hardscape removal	17.3	Close to existing building, some deadwood but not significatn. 2019 Assessment: best of group.
59	170	Quru	<i>Quercus rubra</i>	Red oak	20.3		Good	Good	21.0	15	25	25	30.0	-	Grove	Exceptional	Retain - Impacted		Landscape, utilities	10.3	
59	171	Quru	<i>Quercus rubra</i>	Red oak	16.5		Good	Good	18.0	15	22	16	30.0	-	Grove	Exceptional	Retain - Impacted		Landscape, hardscape	45.2	

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59	172	Quru	Quercus rubra	Red oak	20.6		Good	Good	24.0	14	25	19	30.0	-	Grove	Exceptional	Retain - Impacted		Landscape, utilities	47.8	Some deadwood in canopy
59	173	Quru	Quercus rubra	Red oak	20.7		Good	Good	21.0	31	23	31	30.0	-	Grove	Exceptional	Retain - Impacted		Landscape, utilities	49.8	Directly adjacent to path
59	174	Cede	Cedrus deodara	Deodar cedar	22.9		Fair	Fair	20.0	14	20	20	30.0	-	Grove	Exceptional	Remove	Utilities, landscape. Bioretention and storm drain will require removal of this tree.			Kink in stem, sprouts, girdling root, visible decay at base
60	175	Cede	Cedrus deodara	Deodar cedar	17.8		Good	Good	21.0	21	14	14	30.0	-	Grove	Exceptional	Retain - Impacted		Grading	26.3	
59	176	Acru	Acer rubrum	Red maple	32.3		Fair	Fair	22.0	23	23	23	25.0	Size	Grove	Exceptional	Retain - Impacted		Utilities, hardscape	24.7	Measured at narrowest point below union, large leader removed, exhibiting some stress, small leaf size
59	177	Quru	Quercus rubra	Red oak	25.3		Good	Good	18.0	30	32	31	30.0	-	Grove	Exceptional	Retain - Impacted		Utilities	11.1	Near existing building, some dieback in canopy. 2019 Assessment: manage deadwood in canopy, canopy mostly to south, heavily influenced by tree to north
59	179	thpl	Thuja plicata	Western redcedar	24.0		Good	Good	17.0	17	17	17	30.0	-	-	-	Retain - Impacted		Parking, and road to south		No tag
59	180	acru	Acer rubrum	Red maple	27.7		Good	Fair	30.0	30	30	30	25.0	Size	Grove	Exceptional	Remove	Road, parking, sidewalk, structure, grading.			Broken limbs and trunk tearout, small leaf size. 2019 Assessment: 34 feet to existing foundation.
60	181	Mado	Malus domestica	Apple	10.0		Good	Fair	11.0	11	11	11	20.0	-	-	-	Remove	Structure.			

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61	182	Cede	<i>Cedrus deodara</i>	Deodar cedar	18.4		Good	Good	20.0	20	20	20	30.0	-	-	-	Remove	Structure.			
62	183	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	11.8		Good	Good	10.0	10	10	10	30.0	-	-	-	Remove	Structure.			Kink in stem
56	186	Plsy	<i>Pinus sylvestris</i>	Scots pine	12.8		Good	Good	4.0	11	0	8	24.0	-	-	-	Remove	Structure			Lacking canopy to south
56	187	Thpl	<i>Thuja plicata</i>	Western redcedar	19.6		Poor	Poor	13.0	13	13	13	30.0	-	-	-	Remove	Condition, structure. Removal due to condition, top half of canopy is dead.			Top half dead
55	190	Bepe	<i>Betula pendula</i>	European white birch	17.3		Fair	Fair	14.0	14	14	14	24.0	-	-	-	Remove	Roadway. In middle of roadway.			Dieback at top, indicative of bronze birch borer, very wet soil in area. 2019 Assessment: top quarter of tree is dead, stems to 3 inches broken. In decline, will likely die over next 3 years
53	192	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.0		Good	Good	11.0	11	11	11	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			
53	193	Acru	<i>Acer rubrum</i>	Red maple	20.2		Good	Good	21.0	12	22	27	25.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			Asymmetric canopy, phototropic, connects with canopy to west and east
53	194	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.7		Good	Good	11.0	11	11	11	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			
52	195	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.6		Good	Good	15.0	15	15	15	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			
52	196	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.0		Good	Good	11.0	11	11	11	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			
52	197	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.4		Good	Good	15.0	15	15	15	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			
52	198	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	10.6		Good	Good	9.0	9	9	9	30.0	-	-	-	Remove	Structure. Trees on east side of property prioritized for retention.			
52	199	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	12.6		Good	Good	14.0	14	14	14	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			2019 Assessment: thinning and flagging in canopy
51	200	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.9		Good	Good	13.0	13	13	13	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			
51	201	Pini	<i>Pinus nigra</i>	Austrian black pine	14.2		Good	Good	8.0	8	8	19	24.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			

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51	202	Pini	<i>Pinus nigra</i>	Austrian black pine	14.5		Good	Good	12.0	12	12	12	24.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			Codominant leaders at 12 ft
51	203	Pini	<i>Pinus nigra</i>	Austrian black pine	11.5		Good	Fair	12.0	12	12	12	24.0	-	-	-	Remove	Structure. Trees on east side of property prioritized for retention.			Suppressed
51	204	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.0		Good	Good	11.0	11	11	14	30.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			
50	205	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	11.8		Good	Fair	3.0	3	3	13	30.0	-	-	-	Remove	Structure. Trees on east side of property prioritized for retention.			Epicormic sprouts
50	206	Pini	<i>Pinus nigra</i>	Austrian black pine	16.2		Good	Fair	13.0	13	13	13	24.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			Codominant leaders with narrow union and included bark
50	207	Pini	<i>Pinus nigra</i>	Austrian black pine	15.8		Good	Good	15.0	15	15	15	24.0	-	Grove	Exceptional	Remove	Structure. Trees on east side of property prioritized for retention.			Swept trunk
49	210	Acru	<i>Acer rubrum</i>	Red maple	19.5		Fair	Good	16.0	16	10	19	25.0	-	-	-	Remove	Structure.			Thinning canopy
49	211	AcSa	<i>Acer saccharinum</i>	Silver maple	25.2		Good	Good	20.0	37	31	21	30.0	-	-	-	Remove	Structure.			Tree growing adjacent to parking stall, damages to asphalt, roots are visible at surface. Tree appears overall healthy, some trunk and root wounds, cavities at pruning
48	213	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.1		Good	Fair	23.0	22	24	19	30.0	-	Grove	Exceptional	Remove	Roadway, utilities, structure.			Broken top with new reiteration
48	214	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.6		Good	Good	16.0	16	16	16	30.0	-	Grove	Exceptional	Remove	Roadway, utilities, structure.			
48	215	prem	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	12.8		Good	Good	16.0	12	8	8	Not Exceptional	-	Grove	Exceptional	Remove	Roadway, utilities, structure.			Tall cherry
59	216	prem	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	21.4		Good	Fair	8.0	20	35	30	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Roadway.			Strong lean south, partially corrected
47	218	thpl	<i>Thuja plicata</i>	Western redcedar	24.1		Good	Good	16.0	16	16	16	30.0	-	Grove	Exceptional	Remove	Structure			Codominant at 30 ft
47	219	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	29.7		Good	Good	23.0	22	20	15	30.0	-	Grove	Exceptional	Remove	Roadway, utilities, structure.			No tag visible, broken branches on east side, shallow roots
46	220	Acci	<i>Acer circinatum</i>	Vine maple	11.5	9.8, 6	Poor	Poor	11.5	9	12	14.5	8.0	Size	-	Non-exceptional due to condition	Remove	Roadway			Significant decay in stems with mushrooms and emerging, no tag. 2019 Assessment: multiple large wounds with visible decay and saprophytic fungal fruiting bodies on stems

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46	221	cofl	<i>Cornus florida</i>	Eastern flowering dogwood	6.1	3.3, 2.4, 4.6	Fair	Poor	10.0	10	9	9.0	12.0	-	-	-	Retain - Impacted		Parking, utilities		2019 Assessment: thin canopy, anthracnose present, girdling root at base, necrotic bark on main stems
46	222	cofl	<i>Cornus florida</i>	Eastern flowering dogwood	6		Fair	Fair	8.0	10	8	6.0	12.0	-	-	-	Remove	Parking, utilities			No tag
46	223	bepe	<i>Betula pendula</i>	European white birch	22.0		Fair	Fair	18.0	25	19	27	24.0	-	-	-	Remove	Condition, parking. Will likely decline and die prior to construction due to BBB			Broken and dead parts at top, symptoms of bronze birch borer
46	224	thpl	<i>Thuja plicata</i>	Western redcedar	20.4		Good	Good	16.0	16	16	16	30.0	-	-	-	Retain				No tag
59	225	acru	<i>Acer rubrum</i>	Red maple	30.0		Fair	Good	36.0	36	36	36	25.0	Size	-	Exceptional	Retain - Impacted		Parking, lane	36.6	Girdling roots, unions appear stable, thinning in canopy, small leaf size - exhibiting symptoms of stress. 2019 Assessment, in landscape island near loading dock, some small girdling roots at base, very nice form, too early in season to assess vigor (leaf size). Should be watered
59	227	alru	<i>Alnus rubra</i>	Red alder	18.9		Good	Good	30.0	30	30	30	Not Exceptional unless in grove	-	-	-	Retain				
Tract C	228	quro	<i>Quercus robur</i>	English oak	34.1		Good	Good	45.0	45	45	45	30.0	Size	-	Exceptional	Retain				No tag, some dead wood
Tract C	229	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	12.0		Fair	Fair	22.0	12	23	20	20.0	-	-	-	Retain				Significant dead wood
Tract C	230	saba	<i>Salix babylonica</i> 'Pendula'	Weeping willow	43.7		Good	Fair	31.0	26	24	30	24.0	Size	-	Exceptional	Retain				Veteran tree, large tearout, decay likely, no tag
Tract C	231	mado	<i>Malus domestica</i>	Apple	13.6		Good	Fair	16.0	16	16	16	20.0	-	-	-	Remove	Utilities. Stormwater vault.			No tag, diameter below union
Tract C	233	mado	<i>Malus domestica</i>	Apple	13.5		Fair	Fair	16.0	16	16	16	20.0	-	-	-	Remove	Utilities. Stormwater vault.			No tag, diameter below union, ganoderma conk at base
Tract C	235	saba	<i>Salix babylonica</i> 'Pendula'	Weeping willow	29.0		Fair	Fair	23.0	23	23	23	24.0	Size	-	Exceptional	Retain				Decay at base, trunk marked at dsh, large tear outs, dead wood. 2019 Assessment: recent tear out, likely from snow event, can continue to be managed, no constant targets surrounding.
Tract C	236	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	15.6		Good	Good	22.0	18	30	21	20.0	-	-	-	Retain				
66	237	Quru	<i>Quercus rubra</i>	Red oak	9.2		Good	Fair	13.0	13	14	17	30.0	-	-	-	Remove	Roadway, grading.			Suppressed, kink in stem, dieback in canopy
67	238	Quru	<i>Quercus rubra</i>	Red oak	20.3		Good	Good	32.0	27	22	16	30.0	-	Grove	Exceptional	Remove	Roadway, structure, utilities. Tree 167 prioritized for retention.			
67	239	Quru	<i>Quercus rubra</i>	Red oak	16.7		Good	Good	27.0	18	14	25	30.0	-	Grove	Exceptional	Remove	Roadway, sidewalk, grading, structure			Some deadwood



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67	240	Pisy	<i>Pinus sylvestris</i>	Scots pine	14.8		Good	Fair	13.0	13	13	13	24.0	-	Grove	Exceptional	Remove	Structure. Tree 167 prioritized for retention.			Removed codominant leader, narrow canopy
67	243	Quru	<i>Quercus rubra</i>	Red oak	25.3		Good	Good	27.0	20	33	27	30.0	-	Grove	Exceptional	Remove	Structure.			Hanger in canopy
67	244	Quru	<i>Quercus rubra</i>	Red oak	26.3		Good	Good	34.0	34	31	12	30.0	-	Grove	Exceptional	Remove	Structure.			
66	245	Mado	<i>Malus domestica</i>	Apple	8.4		Good	Good	9.0	9	9	9	20.0	-	-	-	Remove	Structure.			
66	247	Quru	<i>Quercus rubra</i>	Red oak	22.4		Good	Good	12.0	32	35	30	30.0	-	Grove	Exceptional	Remove	Structure.			
65	248	Quru	<i>Quercus rubra</i>	Red oak	38.5		Good	Good	42.0	44	46	25	30.0	Size	Grove	Exceptional	Remove	Structure.			Some deadwood, adjacent to asphalt. 2019 Assessment: best of group
65	249	Quru	<i>Quercus rubra</i>	Red oak	12.0		Fair	Fair	16.0	17	12	15	30.0	-	Grove	Exceptional	Remove	Roadway			Thinning canopy, limited soil volume
66	250	Quru	<i>Quercus rubra</i>	Red oak	28.8		Good	Good	30.0	25	29	32	30.0	-	Grove	Exceptional	Remove	Structure. Prioritized retention of tree 169.			Dieback in canopy
65	252	Mado	<i>Malus domestica</i>	Apple	8.5		Good	Fair	15.0	9	11	14	20.0	-	-	-	Remove	Structure, grading			
65	253	Mado	<i>Malus domestica</i>	Apple	7.0		Good	Fair	6.0	10	10	11	20.0	-	-	-	Retain				Suppressed
64	254	Quru	<i>Quercus rubra</i>	Red oak	24.5		Good	Good	33.0	21	25	25	30.0	-	Grove	Exceptional	Retain - Impacted		Structure, grading	36.9	2019 Assessment: canopy form influenced by surrounding trees, dead lower scaffold branches that should be removed
59	255	Mado	<i>Malus domestica</i>	Apple	6.5		Good	Fair	4.0	10	8	10	20.0	-	-	-	Retain				
59	256	Quru	<i>Quercus rubra</i>	Red oak	26.4		Good	Good	27.0	37	30	36	30.0	-	Grove	Exceptional	Retain - Impacted		Grading, utilities	23.8	Stub cuts
63	260	Quru	<i>Quercus rubra</i>	Red oak	28.8		Good	Good	38.0	38	38	38	30.0	-	Grove	Exceptional	Remove	Structure.			2019 Assessment: best of group
63	261	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.4		Good	Good	10.0	12	17	12	30.0	-	Grove	Exceptional	Remove	Structure. Prioritized retention of tree 256.			Surface roots

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63	262	Quru	<i>Quercus rubra</i>	Red oak	19.5		Good	Good	35.0	34	25	16	30.0	-	Grove	Exceptional	Remove	Road, structure. Prioritized retention of tree 256.			At edge of lane, asymmetrical canopy, slightly suppressed
64	263	Quru	<i>Quercus rubra</i>	Red oak	33.8		Good	Good	35.0	25	35	25	30.0	Size	Grove	Exceptional	Remove	Structure.			Broad form. 2019 Assessment best of group
64	264	Psmc	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.9		Good	Good	15.0	15	15	15	30.0	-	Grove	Exceptional	Remove	Structure.			
59	265	thpl	<i>Thuja plicata</i>	Western redcedar	30.0		Good	Good	15	15	15	15	30.0	Size	Grove	Exceptional	Retain				
59	266	thpl	<i>Thuja plicata</i>	Western redcedar	20.3	19.2, 6.6	Good	Good	13	13	13	13	30.0	-	Grove	Exceptional	Retain				
59	267	thpl	<i>Thuja plicata</i>	Western redcedar	23.9	22.1, 9.1	Good	Good	18	18	18	18	30.0	-	Grove	Exceptional	Remove	Utilities. Storm drain and force main run through tree.			Overlaps with cottonwood 286
17	269	coco	<i>Corylus cornuta</i>	Beaked hazelnut	30.3	6, 8, 5, 8, 5, 7, 8, 7.5, 8, 8, 9, 6, 7, 7, 5, 9, 6	Fair	Poor	26	26	26	26	30.0	Size	Grove	Non-exceptional due to condition	Remove	Utilities, structure, condition. Storm drain and force main in dripline. Substantial decay in stems, large failure in 2019.			Ganoderma, some stems decayed. 2019 Assessment: half of tree failed in 2019 snow event, large ganoderma at base.
16	270	pisy	<i>Pinus sylvestris</i>	Scots pine	15.6		Good	Good	12	9	13	21	24.0	-	Grove	Exceptional	Retain				
16	271*	pisy	<i>Pinus sylvestris</i>	Scots pine	14.5		Good	Good	13	13	13	13	24.0	-	Grove	Exceptional	Retain - Impacted		Utilities	3.3	Not on survey exceptional map
16	275	masp	<i>Malus sp.</i>	Crab apple	6.3		Fair	Fair	10	6	10	10	13.4	-	-	-	Retain				2019 Assessment: visible decay column in trunk, remove to provide dominant apple more space
16	276	masp	<i>Malus sp.</i>	Crab apple	8.3		Good	Good	12	12	12	12	13.4	-	-	-	Remove	Utilities. Waterline in dripline.			No tag
7	277	masp	<i>Malus sp.</i>	Crab apple	7.0		Fair	Good	10	10	10	10	13.4	-	-	-	Retain				
7	278	maba	<i>Malus baccata</i>	Siberian crab apple	22.6		Good	Good	20	20	20	20	17.9	Size	Grove	Exceptional	Retain				No tag, measured below union, attractive tree
15	279	quru	<i>Quercus rubra</i>	Red oak	15.5		Good	Good	19	19	21	16	30.0	-	Grove	Exceptional	Retain - Impacted		Road, utilities	21.5	No tag
15	280	quru	<i>Quercus rubra</i>	Red oak	17.3		Fair	Good	26	16	14	18	30.0	-	Grove	Exceptional	Remove	Driveway, road, utilities, grading			Dieback in canopy. 2019 Assessment: substantial canopy decline, lots of deadwood.
15	281	quru	<i>Quercus rubra</i>	Red oak	24.5		Good	Good	15	17	35	19	30.0	-	Grove	Exceptional	Remove	Driveway, road, utilities, grading			Measured below union
13	282	quru	<i>Quercus rubra</i>	Red oak	19.0		Good	Good	10	18	33	28	30.0	-	Grove	Exceptional	Remove	Roadway, utilities			Deadwood in canopy
14	283	quru	<i>Quercus rubra</i>	Red oak	21.1		Good	Good	25	24	34	31	30.0	-	Grove	Exceptional	Remove	Utilities, road, structure, grading.			Deadwood, limb failures
14	284	Pisy	<i>Pinus sylvestris</i>	Scots pine	18.0		Good	Good	16	14	12	18	24.0	-	Grove	Exceptional	Remove	Structure.			
14	285	Pisy	<i>Pinus sylvestris</i>	Scots pine	18.0		Good	Good	12	11	13	20	24.0	-	Grove	Exceptional	Remove	Structure, utilities.			

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17	286	potr	<i>Populus trichocarpa</i>	Black cottonwood	34.0		Good	Good	40	45	40	10	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
17	287	potr	<i>Populus trichocarpa</i>	Black cottonwood	34.0		Good	Good	35	25	35	30	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
17	288	potr	<i>Populus trichocarpa</i>	Black cottonwood	48.0		Fair	Fair	20	25	45	20	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Fungal fruiting bodies, conks growing up trunk, size estimated
18	289	potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Fair	Fair	25	15	18	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure. Condition and species near development.			Ivy up stem, size estimated
18	290	potr	<i>Populus trichocarpa</i>	Black cottonwood	21.0		Fair	Fair	20	10	10	10	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure. Condition and species near development.			Ivy up stem, size estimated
18	291	potr	<i>Populus trichocarpa</i>	Black cottonwood	34.0		Fair	Fair	12	25	35	20	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
18	292	potr	<i>Populus trichocarpa</i>	Black cottonwood	36.0		Fair	Fair	30	20	30	30	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Large cavity, size estimated
22	295	potr	<i>Populus trichocarpa</i>	Black cottonwood	37.0		Good	Good	20	12	25	34	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, utilities, grading, roadway. Species near development.			Has tag, size estimated
22	296	potr	<i>Populus trichocarpa</i>	Black cottonwood	51.0		Good	Good	40	18	30	46	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Labeled tag says 295, dead wood in canopy, size estimated
22	297	potr	<i>Populus trichocarpa</i>	Black cottonwood	43.1	30, 31	Good	Good	40	40	40	30	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
22	298	potr	<i>Populus trichocarpa</i>	Black cottonwood	31.0		Good	Good	25	25	25	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
22	299	potr	<i>Populus trichocarpa</i>	Black cottonwood	32.0		Good	Good	25	25	25	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
22	300*	potr	<i>Populus trichocarpa</i>	Black cottonwood	17.0		Fair	Poor	10	20	22	18	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Condition, structure. Extensive cavity in basal stem.			Extensive cavity at base, size estimated. 2019 Assessment: very large cavity

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23	302	potr	<i>Populus trichocarpa</i>	Black cottonwood	29.0		Fair	Fair	15	18	25	20	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, condition.			Size estimated
23	303	potr	<i>Populus trichocarpa</i>	Black cottonwood	36.0		Good	Good	20	12	30	41	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
Tract D	306	potr	<i>Populus trichocarpa</i>	Black cottonwood	25.0		Good	Fair	18	18	18	18	Not Exceptional except in grove	-	-	-	Retain				Size estimated, good tree for wetland retention
Tract D	310	Alru	<i>Alnus rubra</i>	Red alder	9.5		Good	Good	5	21	22	17	Not Exceptional unless in grove	-	-	-	Remove	Road, utilities			
Tract D	311	Alru	<i>Alnus rubra</i>	Red alder	11.0		Good	Good	20	23	23	13	Not Exceptional unless in grove	-	-	-	Remove	Road, utilities			
Tract D	312	Potr	<i>Populus trichocarpa</i>	Black cottonwood	40.0		Good	Fair	10	41	30	40	Not Exceptional except in grove	-	-	-	Remove	Road, utilities			Very large parts with multiple trunks in upper canopy. Likelihood of part failure is high.
Tract D	313	Potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Good	Good	18	15	15	28	Not Exceptional except in grove	-	-	-	Remove	Road, utilities			Ivy at base, some large part tear out, overall it looks okay.
Tract D	314	Potr	<i>Populus trichocarpa</i>	Black cottonwood	32.0		Good	Fair	8	29	25	4	Not Exceptional except in grove	-	-	-	Remove	Road, utilities			Too close to road excavation for retention.
Tract D	315	Potr	<i>Populus trichocarpa</i>	Black cottonwood	60.0		Poor	Poor	25	21	18	40	Not Exceptional except in grove	-	-	-	Remove	Condition, road, utilities			Huge hollow out base with Ganoderma mushrooms on both sides of trunk. Poor structure, should be reduced. Too close to road and in poor condition - remove.
Tract D	318	Potr	<i>Populus trichocarpa</i>	Black cottonwood	46.0		Good	Fair	25	38	29	15	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Road, utilities			Multiple trunk and branch unions in canopy with heavy weight. Too close to road excavation for retention.
Tract D	319	Potr	<i>Populus trichocarpa</i>	Black cottonwood	35.0		Fair	Fair	22	20	40	30	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Condition, road, utilities			Large hollow at tree base to southeast
Tract D	320	Potr	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Fair	Poor	15	8	8	8	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Retain				Broken top with new sprouts. Living wildlife snag. 2019 Assessment: Approximately 30 feet tall, low risk, goor to retain for wildlife value
Tract D	321	Potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Good	Fair	20	20	28	30	Not Exceptional except in grove	-	Grove	Exceptional	Retain				2019 Assessment: Canopy mostly to southwest, some hangers in canopy, good for retention

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Tract D	323	Potr	<i>Populus trichocarpa</i>	Black cottonwood	36.0		Good	Fair	40	37	29	20	Not Exceptional except in grove	-	Grove	Exceptional	Retain				2019 Assessment: Codominant stems with reactionwood and some decay, canopy mostly to northwest, heavy growth of invasive plants at base, reassess base when invasive plants are removed
Tract D	325	Alru	<i>Alnus rubra</i>	Red alder	14.1		Fair	Fair	18	23	20	5	Not Exceptional unless in grove	-	Grove	Exceptional	Remove	Condition, roadway			Suppressed
Tract D	326	Potr	<i>Populus trichocarpa</i>	Black cottonwood	28.0		Good	Fair	42	35	33	20	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Road, utilites, condition			Large branches and trunks that could be pruned.
Tract F	327	Qupa	<i>Quercus palustris</i>	Pin oak	25.7		Good	Fair	31	34	35	19	30.0	-	-	-	Retain - Impacted		Road, utilities		Leans to the east, wound on tension side of stem, some deadwood in canopy
Tract F	328	Tshe	<i>Tsuga heterophylla</i>	Western hemlock	8.0		Good	Good	8	8	8	8	24.0	-	-	-	Retain				No tag visible
Tract F	330	qupa	<i>Quercus palustris</i>	Pin oak	26.3		Good	Good	32	35	30	33	30.0	-	-	-	Retain - Impacted		Roadway		
Tract C	331	alru	<i>Alnus rubra</i>	Red alder	28.7		Poor	Fair	20	20	20	20	Not Exceptional unless in grove	-	-	-	Remove	Condition, grading.			No tag, in decline, top of tree dead, alder cankers
Tract C	332	alru	<i>Alnus rubra</i>	Red alder	27.8		Fair	Fair	29	20	29	20	Not Exceptional unless in grove	-	-	-	Remove	Condition, utilities.			In decline, dead top, alder canker
Tract D	333	potr	<i>Populus trichocarpa</i>	Black cottonwood	42.0		Good	Good	20	35	40	40	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Size estimated
Tract D	334	alru	<i>Alnus rubra</i>	Red alder	29.0		Fair	Poor	28	28	28	28	Not Exceptional unless in grove	-	Grove	Non-exceptional due to condition	Retain				Covered in blackberry, size estimated
Tract D	335	potr	<i>Populus trichocarpa</i>	Black cottonwood	45.0		Good	Good	40	35	20	30	Not Exceptional except in grove	-	Grove	Exceptional	Retain				

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Tract D	336	potr	<i>Populus trichocarpa</i>	Black cottonwood	27.0		Fair	Fair	18	8	10	18	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Size estimated
Tract C	339	potr	<i>Populus trichocarpa</i>	Black cottonwood	31.0		Good	Good	30	40	25	12	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Size estimated
Tract D	340	potr	<i>Populus trichocarpa</i>	Black cottonwood	29.0		Good	Good	15	8	30	25	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Size estimated
Tract D	341	potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Good	Good	15	40	25	20	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Size estimated
36	346	quro	<i>Quercus robur</i>	English oak	23.2		Good	Good	26.0	26	26	26	30.0	-	-	-	Remove	Grading	Grading, structure, utilities.		2019 Assessment: deadwood in canopy, needs pruning
36	347	thpl	<i>Thuja plicata</i>	Western redcedar	39.4		Good	Good	21.0	21	21	21	30.0	Size	-	Exceptional	Remove	Structure.			100 Live crown ratio, no tag
35	348	Alru	<i>Alnus rubra</i>	Red alder	16.0		Poor	Poor	18	10	0	12	Not Exceptional unless in grove	-	-	-	Remove	Structure, condition.			Heavily covered in ivy, multiple dead parts throughout, does not qualify as exceptional grove status due to health condition
35	349	Alru	<i>Alnus rubra</i>	Red alder	16.0		Poor	Poor	12	15	12	0	Not Exceptional unless in grove	-	-	-	Remove	Structure, condition.			Does not qualify as exceptional grove status due to health condition
34	351	Potr	<i>Populus trichocarpa</i>	Black cottonwood	64.8	36, 28, 26, 38	Fair	Poor	50	50	50	50	Not Exceptional except in grove	-	-	-	Remove	Structure, grading, condition.			Multiple large tear outs, canopy is massive, likelihood of large part failure is high, does not qualify as exceptional grove status due to health condition, currently low occupancy below the tree
26	355	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	20.5		Good	Good	6	6	6	6	30.0	-	-	-	Remove	Structure, grading, roadway, utilities			No tag visible
26	356	Alru	<i>Alnus rubra</i>	Red alder	22.5	9.6, 14.4, 5.5, 13.2	Fair	Fair	11	11	25	11	Not Exceptional unless in grove	-	-	-	Remove	Condition, structure, roadway, utilities, driveway			Several trunks that have strong leans, lots of dieback in the canopy, one stem failed to the north, grove broken by adjacent trees in poor condition
26	357	Alru	<i>Alnus rubra</i>	Red alder	21.1	13.3, 16.4	Poor	Fair	15	15	15	20	Not Exceptional unless in grove	-	-	-	Remove	Condition, structure, roadway, utilities, driveway			Some dead parts throughout canopy overall structure, grove broken by adjacent trees in poor condition
27	360	Qupa	<i>Quercus palustris</i>	Pin oak	32.7		Good	Good	42	43	32	38	30.0	Size	-	Exceptional	Remove	Roadway, utilities, grading, driveway, structure			Massive canopy, some areas of deadwood and broken parts throughout. Over all appears to be in really good condition
27	361	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	31.0		Good	Good	9	10	10	7	30.0	Size	-	Exceptional	Remove	Structure.			

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27	362	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	26.9		Fair	Fair	11	11	12	11	30.0	-	-	-	Remove	Structure, sidewalk, condition.			Burls on trunk visible, surface roots with decay, canopy appears to be thin
28	363	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	32.2		Good	Fair	16	15	14	17	30.0	Size	-	Exceptional	Remove	Sidewalk, structure, grading.			Slight lean to the east, visible root decay, appears to be stable. Ground is very saturated
28	364	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	15.7		Fair	Fair	12	14	11	11	30.0	-	-	-	Remove	Sidewalk, structure, grading.			Canopy is suppressed, some deadwood, thin canopy
28	366	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	29.5		Good	Good	16	13	16	15	30.0	-	-	-	Remove	Structure.			
29	367	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	38.0		Good	Good	14	18	16	15	30.0	Size	-	Exceptional	Remove	Structure.			
30	369	qupa	<i>Quercus palustris</i>	Pin oak	25.0		Good	Good	25	24	24	25	30.0	-	-	-	Remove	Sidewalk, structure, grading.			Forked top unions appeared to be stable
30	370	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	38.3		Good	Fair	11	20	13	8	30.0	Size	-	Exceptional	Remove	Sidewalk, structure, grading.			No tag visible, some large dead parts in the canopy, root decay
30	371	qupa	<i>Quercus palustris</i>	Pin oak	23.4		Good	Good	22	30	22	30	30.0	-	-	-	Remove	Sidewalk, structure, grading.			Large scaffold branches growing to the east over the road
31	373	qupa	<i>Quercus palustris</i>	Pin oak	23.1		Good	Good	25	25	16	16	30.0	-	-	-	Remove	Sidewalk, structure, grading.			
32	374	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	49.3		Good	Fair	16	18	14	8	30.0	Size	-	Exceptional	Remove	Sidewalk, grading, structure.			Large union at 5 feet with narrow attachment, root decay, some broken parts in canopy

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33	376	qupa	<i>Quercus palustris</i>	Pin oak	25.1		Good	Good	30	27	26	27	30.0	-	-	-	Remove	Sidewalk, grading, structure.			Some dieback in lower canopy
33	377	Poni	<i>Populus nigra 'italica'</i>	Lombardy poplar	56.4		Good	Fair	20	18	15	8	30.0	Size	-	Exceptional	Remove	Sidewalk, grading, structure.			Not shown on the survey, multiple trunks at the base with narrow angle of attachment, very large canopy
40	378	qupa	<i>Quercus palustris</i>	Pin oak	23.1		Good	Good	31	26	27	28	30.0	-	-	-	Remove	Roadway			Crowded trunks at about 20 feet but attachments appear to be good
33	379	Pisy	<i>Pinus sylvestris</i>	Scots pine	15.9		Good	Good	17	15	8	12	24.0	-	-	-	Remove	Roadway, structure			Broken top
33	380	Pisy	<i>Pinus sylvestris</i>	Scots pine	17.8		Good	Good	12	18	22	19	24.0	-	-	-	Remove	Roadway, structure.			
42	381	Bepe	<i>Betula pendula</i>	European white birch	11.4		Fair	Fair	12	10	10	13	24.0	-	-	-	Remove	Roadway, grading.			Slight dieback in upper canopy, symptom of bronze birch borer
39	382	Masp	<i>Malus sp.</i>	Crab apple	13.1	9.8, 8.7	Good	Fair	12	14	20	14	13.4	-	-	-	Remove	Roadway			Some past branch failures and weak unions
39	383	Bepe	<i>Betula pendula</i>	European white birch	16.5		Fair	Fair	11	16	18	18	24.0	-	-	-	Remove	Condition, roadway			Dieback in upper canopy, symptom of bronze birch borer
39	384	Bepe	<i>Betula pendula</i>	European white birch	18.8		Good	Fair	21	21	23	21	24.0	-	-	-	Remove	Roadway			Dieback in upper canopy, symptom of bronze birch borer
31	385	pith	<i>Pinus thunbergii</i>	Japanese black pine	11.7		Fair	Fair	12	12	12	12	15.8	-	-	-	Remove	Roadway			Very heavy ivy on trunk, canopy is suppressed due to ivy, cones are about 2 inches long and very narrow two needle, bark is reddish colored
37	386	pith	<i>Pinus thunbergii</i>	Japanese black pine	11.9		Fair	Good	15	5	10	15	15.8	-	-	-	Remove	Road, structure, utilities			Heavily covered in ivy at the base. Lower branches have been shaded out, foliage only near the top of the tree
42	387	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.3		Good	Good	18	19	19	19	30.0	-	-	-	Remove	Roadway			
42	388	Bepe	<i>Betula pendula</i>	European white birch	19.2		Fair	Fair	12	17	15	12	24.0	-	-	-	Remove	Structure. Prioritized trees to east on property for retention.			Forked top, sapsucker activity, top dieback - symptom of bronze birch borer
43	389	Acru	<i>Acer rubrum</i>	Red maple	23.4		Good	Good	23	27	30	27	25.0	-	-	-	Remove	Structure, driveway, road, utilities.			Opposite branching small red buds that are in clusters of three, bark is tan to gray and deeply furrowed, see photographs
43	391	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.1		Good	Good	18	16	15	14	30.0	-	-	-	Remove	Roadway			
44	392	Thpl	<i>Thuja plicata</i>	Western redcedar	24.6		Good	Good	18	17	21	20	30.0	-	-	-	Remove	Roadway			
45	393	Thpl	<i>Thuja plicata</i>	Western redcedar	29.8		Good	Good	15	20	18	18	30.0	-	-	-	Remove	Roadway			Diameter almost 30 inches, large scaffolding branch to the east that could be considered another trunk. That branch was not measured, canopy does not overlap with adjacent grow

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46	395	saba	<i>Salix babylonica</i> 'Pendula'	Weeping willow	35.2		Fair	Fair	28.0	28	28	28	24.0	Size	-	Exceptional	Retain - Impacted		Utilities	34.7	Root decay, trunk decay, tear outs, dieback in canopy
46	396	mado	<i>Malus domestica</i>	Apple	6.3		Fair	Fair	12.0	3	12	12	20.0	-	-	-	Remove	Path			Suppressed
46	399	mado	<i>Malus domestica</i>	Apple	7.3		Good	Good	14.0	14	14	14	20.0	-	-	-	Retain - Impacted		Grading		
46	403	quro	<i>Quercus robur</i>	English oak	12.4		Good	Good	5.0	12	15	12	30.0	-	-	-	Retain - Impacted		Grading		2019 Assessment: hollow in stem at old pruning wound, deadwood in canopy, needs management, otherwise okay
46	404	gltr	<i>Gleditsia triacanthos</i>	Honeylocust	11.9		Good	Good	24.0	13	13	18	20.0	-	-	-	Remove	Roadway, sidewalk			
46	405	soau	<i>Sorbus aucuparia</i>	European mountain ash	6.4		Fair	Poor	7.0	7	7	7	29.0	-	-	-	Remove	Condition. Poor condition, invasive species.			Suppressed, center trunk broken and decayed
46	406	pico	<i>Pinus contorta</i> var. <i>contorta</i>	Shore pine	11.5	7.3, 6.7, 5.4, 2	Good	Fair	7.0	15	13	15	12.0	-	-	-	Remove	Sidewalk, grading, utilities			Crack in south stem
46	408	acci	<i>Acer circinatum</i>	Vine maple	6.7	5, 4.5	Good	Good	11.0	11	15	15	8.0	-	-	-	Remove	Sidewalk, grading, utilities			
46	409	pico	<i>Pinus contorta</i> var. <i>contorta</i>	Shore pine	13.3	7, 5.7, 5, 4.7, 4.5, 4.5, 3	Good	Good	5.0	0	6	17	12.0	Size	-	Exceptional	Remove	Sidewalk, grading, utilities			Lean west
40	410	poni	<i>Populus nigra</i> 'Italica'	Lombardy poplar	80.4		Good	Fair	18.0	20	18	18	30.0	Size	-	Exceptional	Remove	Sidewalk, structure. Very mature form, would require much more protection than extent of dripline			Massive tree, many unions - most stable, sprouts at old cuts, likely some decay, few tear outs observed
40	411	pini	<i>Pinus nigra</i>	Austrian black pine	8.1		Good	Good	8.0	8	4	4	24.0	-	Grove	Exceptional	Remove	Sidewalk			
40	413	pini	<i>Pinus nigra</i>	Austrian black pine	20.5		Good	Fair	17.0	25	11	12	24.0	-	Grove	Exceptional	Remove	Sidewalk			Codominant at 20 ft, narrow, good compression growth
40	415	Pini	<i>Pinus nigra</i>	Austrian black pine	10.8		Good	Good	8.0	8	5	8	24.0	-	-	-	Retain				Swept trunk
40	416	Pini	<i>Pinus nigra</i>	Austrian black pine	9.2		Fair	Fair	5.0	5	12	5	24.0	-	-	-	Retain				
40	417	Pini	<i>Pinus nigra</i>	Austrian black pine	9.9		Good	Good	10.0	8	9	8	24.0	-	-	-	Retain				
40	418	Pini	<i>Pinus nigra</i>	Austrian black pine	12.5		Good	Good	16.0	12	9	14	24.0	-	Grove	Exceptional	Retain				
40	419	Pini	<i>Pinus nigra</i>	Austrian black pine	20.3	15.5, 13.1	Good	Fair	14.0	7	24	15	24.0	-	Grove	Exceptional	Retain				Codominant at base, strong lean to the south. 2019 Assessment: curved stems to north, east, and west, appears to be phototropic, unions appear stable

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40	420	Pini	<i>Pinus nigra</i>	Austrian black pine	12.7		Good	Fair	12.0	8	13	8	24.0	-	Grove	Exceptional	Retain				Codominant at 30 ft, narrow angle. 2019 Assessment: no concern at this time
40	421	Pini	<i>Pinus nigra</i>	Austrian black pine	18.4		Good	Good	16.0	16	24	16	24.0	-	Grove	Exceptional	Retain				Kink at 30 ft, stable
41	422	Pini	<i>Pinus nigra</i>	Austrian black pine	17.1	9.8, 14	Good	Fair	16.0	12	20	12	24.0	-	Grove	Exceptional	Retain				Codominant at base, narrow angle
41	423	Pini	<i>Pinus nigra</i>	Austrian black pine	14.8		Good	Good	15.0	10	17	10	24.0	-	Grove	Exceptional	Retain				
41	424	Pini	<i>Pinus nigra</i>	Austrian black pine	12.3		Good	Good	12.0	8	16	8	24.0	-	Grove	Exceptional	Retain				
41	425	Pini	<i>Pinus nigra</i>	Austrian black pine	13.2		Good	Good	14.0	12	13	15	24.0	-	Grove	Exceptional	Retain				
41	426	Pini	<i>Pinus nigra</i>	Austrian black pine	9.2		Good	Fair	14.0	10	0	12	24.0	-	-	-	Retain				Suppressed, bowed trunk
41	427	Pini	<i>Pinus nigra</i>	Austrian black pine	13.0		Good	Good	4.0	12	14	12	24.0	-	Grove	Exceptional	Retain				
41	428	Pini	<i>Pinus nigra</i>	Austrian black pine	13.7		Good	Good	14.0	12	15	12	24.0	-	Grove	Exceptional	Retain				Swept base, dominant
41	429	Pini	<i>Pinus nigra</i>	Austrian black pine	10.4		Good	Good	10.0	8	14	8	24.0	-	-	-	Retain				Corrected lean, suppressed
42	430	Pini	<i>Pinus nigra</i>	Austrian black pine	13.5		Fair	Good	12.0	8	13	8	24.0	-	Grove	Exceptional	Retain				Corrected lean. 2019 Assessment: flagging in canopy, possibly in decline
42	431	Pini	<i>Pinus nigra</i>	Austrian black pine	13.2		Good	Good	13.0	12	21	6	24.0	-	Grove	Exceptional	Retain				Top suppressed
42	432	Pini	<i>Pinus nigra</i>	Austrian black pine	13.9		Good	Good	12.0	18	15	6	24.0	-	Grove	Exceptional	Retain				Union appears stable, codominant at 25 ft
42	433	Pini	<i>Pinus nigra</i>	Austrian black pine	14.8		Good	Fair	10.0	8	13	8	24.0	-	Grove	Exceptional	Retain				Codominant at 5 ft. 2019 Assessment: Narrow union with seam, sap flow, small gap at union, consider subordination of smaller stem
43	435	Pini	<i>Pinus nigra</i>	Austrian black pine	18.0		Good	Fair	15.0	15	17	12	24.0	-	Grove	Exceptional	Retain				Codominant at 40 ft. 2019 Assessment: no concern at this time
43	436	Pini	<i>Pinus nigra</i>	Austrian black pine	10.6		Fair	Good	10.0	6	8	6	24.0	-	-	-	Retain				Tag illegible, suppressed
43	437	Pini	<i>Pinus nigra</i>	Austrian black pine	14.0		Good	Fair	4.0	8	12	8	24.0	-	Grove	Exceptional	Retain				Narrow, codominant at 20 ft
43	438	Pini	<i>Pinus nigra</i>	Austrian black pine	16.5		Good	Good	13.0	18	21	10	24.0	-	Grove	Exceptional	Retain				Kinked top
43	439	Pini	<i>Pinus nigra</i>	Austrian black pine	17.3		Good	Good	10.0	10	14	10	24.0	-	Grove	Exceptional	Retain				
43	441	Pini	<i>Pinus nigra</i>	Austrian black pine	16.1		Good	Good	15.0	15	10	8	24.0	-	Grove	Exceptional	Retain				Curved trunk

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44	442	Pini	<i>Pinus nigra</i>	Austrian black pine	19.7		Good	Fair	14.0	18	18	18	24.0	-	Grove	Exceptional	Retain - Impacted		Grading	0.2	Three codominant leaders
43	443	acplc	<i>Acer platanoides</i> 'Crimson King'	Crimson King Norway maple	13.1		Good	Good	18.0	18	18	18	30.0	-	Grove	Exceptional	Remove	Structure.			Nice open grown tree
45	450	Potr	<i>Populus trichocarpa</i>	Black cottonwood	28.0		Good	Fair	18.0	25	13	13	Not Exceptional except in grove	-	-	-	Remove	Structure.			Broken branches
45	452	Potr	<i>Populus trichocarpa</i>	Black cottonwood	41.0		Fair	Poor	20.0	27	17	27	Not Exceptional except in grove	-	-	-	Remove	Condition, structure.			Major decay cavities at unions, broken trunk, heavy ivy, shallow roots
46	453	Potr	<i>Populus trichocarpa</i>	Black cottonwood	34.2		Fair	Fair	20.0	25	23	30	Not Exceptional except in grove	-	-	-	Remove	Grading, parking, condition.			Moderate ivy, broken branches
46	454	Potr	<i>Populus trichocarpa</i>	Black cottonwood	23.2		Fair	Fair	5.0	23	21	27	Not Exceptional except in grove	-	-	-	Remove	Grading, parking, condition.			No tag visible, top dead
46	455	Potr	<i>Populus trichocarpa</i>	Black cottonwood	36.1		Good	Fair	17.0	23	25	26	Not Exceptional except in grove	-	-	-	Remove	Grading, parking.			Ivy was girdled, shallow roots, dead parts
46	456	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.0		Good	Good	15.0	15	15	15	30.0	-	-	-	Retain				Heavy ivy, along north property line, no visible tag
46	458	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.4	10.3, 8.5	Fair	Fair	12.0	12	12	12	30.0	-	-	-	Retain				Heavy ivy coverage, codominant at base, suppressed by adjacent tree. 2019 Assessment: flagging in canopy, may decline and die prior to development.
46	459	piab	<i>Picea abies</i>	Norway spruce	15.5		Good	Fair	15.0	15	12	15	30.0	-	-	-	Retain				Very large wound on south side of tree, heartwood decay very likely, sap sucker activity, lean to the north, possible minor crack in upper stem
47	461	alru	<i>Alnus rubra</i>	Red alder	18.6		Fair	Poor	14.0	12	18	12	Not Exceptional unless in grove	-	-	Non-exceptional due to condition	Remove	Condition, structure, grading. Removal primarily due to condition.			Large decay cavity on tension side of tree, moderate response growth, leans over parking lot, dead top, does not qualify for exceptional status because of condition
48	464	alru	<i>Alnus rubra</i>	Red alder	15.1		Poor	Poor	8.0	25	23	7	Not Exceptional unless in grove	-	-	Non-exceptional due to condition	Remove	Condition, structure, grading. Removal primarily due to condition.			Surface roots along slope, 3 inch hanger in canopy, dead top, does not qualify for exceptional status because of condition
48	465	alru	<i>Alnus rubra</i>	Red alder	15.1		Poor	Poor	10.0	30	23	5	Not Exceptional unless in grove	-	-	Non-exceptional due to condition	Remove	Condition, structure, grading. Removal primarily due to condition.			Dead top, , does not qualify for exceptional status because of condition
48	466	alru	<i>Alnus rubra</i>	Red alder	15.3	10.7, 11	Poor	Fair	20.0	20	15	20	Not Exceptional unless in grove	-	-	Non-exceptional due to condition	Remove	Condition, structure, grading. Removal primarily due to condition.			Same tree as 467. They share a base, old trunk removed from western stem, die back throughout canopy

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49	469	alru	<i>Alnus rubra</i>	Red alder	14.5		Poor	Fair	20.0	10	11	17	Not Exceptional unless in grove	-	-	Non-exceptional due to condition	Remove	Condition, structure, grading. Removal primarily due to condition.			Lean to the north, swept base, decline in canopy
50	471	Aehi	<i>Aesculus hippocastanum</i>	Horsechestnut	14.1		Good	Good	19.0	19	19	19	30.0	-	-	-	Retain				Leaf blotch
51	481	Crmo	<i>Crataegus monogyna</i>	Common hawthorne	8.0	3.7, 3.9, 5.9	Good	Fair	10.0	5	10	12	16.2	-	-	-	Retain				Narrow attachments at base, invasive species
52	483	poal	<i>Populus alba</i>	White poplar	19.8		Good	Good	5.0	12	12	12	26.8	-	Grove	Exceptional	Retain				2019 Assessment: looks good, canopy will likely grow more when opened up to new light
52	484	poal	<i>Populus alba</i>	White poplar	20.8		Good	Good	4.0	8	16	8	26.8	-	Grove	Exceptional	Retain				2019 Assessment: looks good, canopy will likely grow more when opened up to new light
52	485	poal	<i>Populus alba</i>	White poplar	12.0		Good	Good	4.0	3	14	14	26.8	-	Grove	Exceptional	Remove	Structure, grading. Cannot meet maximum allowable lot coverage.			
52	486	poal	<i>Populus alba</i>	White poplar	12.8		Good	Good	7.0	7	7	7	26.8	-	Grove	Exceptional	Retain				Phototropic to east
52	487	poal	<i>Populus alba</i>	White poplar	12.2		Fair	Poor	5.0	5	5	5	26.8	-	Grove	Non-exceptional due to condition	Remove	Condition			Large dead ivy stems on trunk, very limited canopy, likely due to ivy. 2019 Assessment: suppressed due to ivy and surrounding trees, low live crown ratio
52	488*	poal	<i>Populus alba</i>	White poplar	21.7		Good	Good	5.0	4	10	22	26.8	-	Grove	Exceptional	Remove	Structure, grading.			
52	489*	poal	<i>Populus alba</i>	White poplar	15.7		Good	Good	8.0	8	8	8	26.8	-	Grove	Exceptional	Retain				Missing on survey. 2019 Assessment: appeared in good condition
52	490	poal	<i>Populus alba</i>	White poplar	21.5	19, 10	Good	Fair	5.0	0	15	27	26.8	-	Grove	Exceptional	Remove	Structure, grading, condition.			Phototropic to west
52	496*	poal	<i>Populus alba</i>	White poplar	24.3		Good	Good	0.0			12	26.8	-	Grove	Exceptional	Retain				Not on survey, just northeast of 490, deadwood in lower canopy. 2019 Assessment: phototropic to west, narrow canopy
52	497	poal	<i>Populus alba</i>	White poplar	26.0		Good	Fair	8.0	8	8	8	26.8	-	Grove	Exceptional	Retain				2019 Assessment: phototropic to west, narrow canopy
53	498	poal	<i>Populus alba</i>	White poplar	20.5		Good	Fair	8.0	8	8	8	26.8	-	Grove	Exceptional	Retain				Low live crown ratio. 2019 Assessment: phototropic to west, narrow canopy
53	499	poal	<i>Populus alba</i>	White poplar	26.5		Fair	Fair	12.0	0	12	12	26.8	-	Grove	Exceptional	Remove	Condition. Remove due to relationship with adjacent tree.			Phototropic to west, in contact with tree 500. 2019 Assessment: phototropic to west, leaning on adjacent tree, parts in contact have fused, removal of adjacent tree could compromise large portion of canopy

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53	500	poal	<i>Populus alba</i>	White poplar	31.0		Good	Fair	10.0	0	30	32	26.8	Size	Grove	Exceptional	Remove	Structure, grading.			Burls forming on stem
53	501	poal	<i>Populus alba</i>	White poplar	15.3		Good	Good	12.0	10	0	12	26.8	-	Grove	Exceptional	Remove	Structure, grading.			Wound on stem with good response
53	502	poal	<i>Populus alba</i>	White poplar	29.0		Good	Good	12.0	0	12	25	26.8	Size	Grove	Exceptional	Remove	Structure, grading.			
53	505	poal	<i>Populus alba</i>	White poplar	31.0		Good	Good	22.0	10	12	10	26.8	Size	-	Exceptional	Retain				2019 Assessment: canopy mostly to north, a bit thin
53	507	Prem	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	11.5		Fair	Fair	20.0	0	0	10	Not Exceptional except in grove	-	-	-	Retain				2019 Assessment: phototropic to north, looks fine
53	508	Prem	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	8.5		Fair	Fair	6.0	6	6	6	Not Exceptional except in grove	-	-	-	Retain				2019 Assessment: small tree, otherwise fine
53	509	Prem	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	10.5		Fair	Fair	26.0	5	5	5	Not Exceptional except in grove	-	-	-	Retain				2019 Assessment: leans to east, otherwise fine
59	518	mavi	<i>Magnolia virginiana</i>	Swamp magnolia	13.0	9.6, 8.8	Good	Fair	12	7	14	16	14.1	-	-	-	Retain				No tag, girdling roots, narrow angle of attachment
59	520	prse	<i>Prunus serrulata</i>	Flowering cherry	12.0		Fair	Good	14	13	12	12	23.0	-	-	-	Retain				Blossom brown rot, no tag
59	521	prse	<i>Prunus serrulata</i>	Flowering cherry	17.7		Fair	Good	16	16	18	18	23.0	-	-	-	Retain				Blossom brown rot, surface roots
59	522	prse	<i>Prunus serrulata</i>	Flowering cherry	11.2		Poor	Poor	10	6	14	8	23.0	-	-	-	Retain				
59	523	mavi	<i>Magnolia virginiana</i>	Swamp magnolia	9.1	5, 5, 4, 4	Fair	Fair	10	10	10	10	14.1	-	-	-	Retain				Much of the foliage has dropped but there are a lot of buds breaking, surface roots, narrow trunk unions
Tract E	530	Potr	<i>Populus trichocarpa</i>	Black cottonwood	32.0		Good	Fair	15	10	15	17	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Road, utilities			No tag visible
Tract E	531	Potr	<i>Populus trichocarpa</i>	Black cottonwood	32.0		Good	Fair	15	15	20	10	Not Exceptional except in grove	-	Grove	Exceptional	Retain				No tag visible, appears to be the same tree as 532
Tract E	532	Potr	<i>Populus trichocarpa</i>	Black cottonwood	38.0		Good	Fair	6	22	16	5	Not Exceptional except in grove	-	Grove	Exceptional	Retain				No tag visible, appears to be the same tree as 531, very large burl at the base
Tract E	533	Potr	<i>Populus trichocarpa</i>	Black cottonwood	35.0		Good	Fair	0	25	30	10	Not Exceptional except in grove	-	Grove	Exceptional	Retain				No tag visible
Tract E	534	Potr	<i>Populus trichocarpa</i>	Black cottonwood	34.1		Good	Fair	20	21	12	12	Not Exceptional except in grove	-	Grove	Exceptional	Retain				No tag visible

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Table Prepared: 3/6/2018
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Tract E	536	Potr	<i>Populus trichocarpa</i>	Black cottonwood	25.0		Good	Fair	12	12	12	12	Not Exceptional except in grove	-	Grove	Exceptional	Retain				No tag visible
Tract E	537	Potr	<i>Populus trichocarpa</i>	Black cottonwood	35.0		Good	Fair	18	16	15	10	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Location on survey appears to be off slightly. Tree is closer to trees 539 and Tree 540
Tract E	538	Potr	<i>Populus trichocarpa</i>	Black cottonwood	38.0		Good	Fair	5	20	25	5	Not Exceptional except in grove	-	Grove	Exceptional	Retain				No tag visible
Tract E	539	Potr	<i>Populus trichocarpa</i>	Black cottonwood	38.5		Good	Fair	18	20	12	5	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Canopy growing mostly to the north, flat area on the south side of tree, heavily covered in ivy vines
Tract E	541	Potr	<i>Populus trichocarpa</i>	Black cottonwood	28.5		Good	Fair	30	15	8	10	Not Exceptional except in grove	-	Grove	Exceptional	Retain				
Tract E	542	Potr	<i>Populus trichocarpa</i>	Black cottonwood	37.0		Good	Fair	22	25	15	18	Not Exceptional except in grove	-	Grove	Exceptional	Retain				Eagle nest in canopy
Tract E	543	alru	<i>Alnus rubra</i>	Red alder	13		Poor	Poor	8	8	8	8	Not Exceptional unless in grove	-	Grove	Non-exceptional due to condition	Retain				Dead top, dying, covered in clematis and invasive ivy
Tract E	545	Potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Good	Fair	25	25	18	23	Not Exceptional except in grove	-	Grove	Exceptional	Retain - Impacted		Sidewalk	5.8	No tag visible
Tract E	546	Potr	<i>Populus trichocarpa</i>	Black cottonwood	36.9	28, 24	Fair	Poor	30	25	30	15	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Condition, sidewalk. Elevated risk to future infrastructure.			Top broken up, parts remaining with weak attachments. 2019 Assessment: roots enveloping adjacent concrete, conduct canopy management, shoten overextended scaffolds
Tract E	547	Potr	<i>Populus trichocarpa</i>	Black cottonwood	28.8	16, 24	Fair	Poor	12	16	20	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Condition, sidewalk. Elevated risk to future infrastructure.			Possible old trunk failure at base with decay associated. 2019 Assessment: decay hollow at base, shorten tree
25	551	Potr	<i>Populus trichocarpa</i>	Black cottonwood	28.0		Fair	Fair	15	16	18	30	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, grading.			Broken parts
25	552	Potr	<i>Populus trichocarpa</i>	Black cottonwood	24.0		Fair	Fair	6	10	25	12	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, grading. Condition, species near development.			
25	553	Potr	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Fair	Poor	12	20	16	0	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, grading. Condition, species near development.			Strong lean over road. 2019 Assessment: suppressed, curved form, could be shorten to prevent impact to targets in the event of a failure, good wildlife value

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25	555	Potr	<i>Populus trichocarpa</i>	Black cottonwood	27.0		Fair	Poor	15	25	25	25	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Structure. Condition, species near development.			Broken top with multiple new poorly attached trunks. 2019 Assessment: poor canopy condition and structure, not a great tree
25	556	Potr	<i>Populus trichocarpa</i>	Black cottonwood	23.0		Fair	Poor	15	22	30	10	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Structure. Condition, species near development.			Broken trunk with large new reiterations within range of road. 2019 Assessment: same, presents elevated risk to surrounding targets
24	560	potr	<i>Populus trichocarpa</i>	Black cottonwood	13.0		Fair	Poor	10	10	17	20	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Structure.			Size estimated. 2019 Assessment: broken top with multiple new sprouts, strong lean to west
24	564	potr	<i>Populus trichocarpa</i>	Black cottonwood	29.0		Fair	Fair	20	20	20	20	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, grading.			Size estimated
24	566	potr	<i>Populus trichocarpa</i>	Black cottonwood	32.0		Fair	Poor	25	25	25	25	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Structure, grading. Condition, species near development.			Ivy on trunk, far from line, multi stem, size estimated, west lead failed at 30ft, east lead going to fail, size estimated. 2019 Assessment: both leads have now failed leaving a living snag
Tract A	567	potr	<i>Populus trichocarpa</i>	Black cottonwood	20.0		Good	Good	16	16	16	16	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Utilities			Size estimated
Tract A	568	potr	<i>Populus trichocarpa</i>	Black cottonwood	26.4	24, 11	Good	Good	20	20	30	18	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Utilities, roadway, structure on lot 24.			Size estimated.
Tract A	569	potr	<i>Populus trichocarpa</i>	Black cottonwood	13.0		Good	Good	12	8	6	12	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Utilities			Size estimated
Tract A	570	potr	<i>Populus trichocarpa</i>	Black cottonwood	28.0		Good	Fair	33	26	21	15	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Utilities, roadway			Broken branches, size estimated. Too close to road.
Tract A	571	potr	<i>Populus trichocarpa</i>	Black cottonwood	7.0		Fair	Poor	7	7	7	7	Not Exceptional except in grove	-	-	-	Remove	Condition, roadway, utilities.			Broken top, size estimated. Small but not in good enough condition to retain so close to excavation
Tract A	572	potr	<i>Populus trichocarpa</i>	Black cottonwood	12.0		Fair	Poor	10	10	10	20	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Retain - Impacted		Condition, road, utilities		Suppressed, large scaffold branch same size as trunk, size estimated. 2019 Assessment: top broke out leaving a small living snag, could be retained for wildlife value
Tract A	573	potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Fair	Fair	30	23	30	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Condition, road, utilities. Too many impacts and not high value for retention due to condition.			Size estimated. 2019 Assessment: broken top, broken scaffold branches

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Tract A	574	potr	<i>Populus trichocarpa</i>	Black cottonwood	25.0		Fair	Poor	28	15	10	20	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Condition, road, utilities. Too many impacts and not high value for retention due to condition.			Top failure, size estimated. Too close to road.
Tract A	575	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	30.0		Good	Good	14	14	14	14	30.0	Size	Grove	Exceptional	Retain				Size estimated. 2019 Assessment: good condition, assess distance of impacts to trunk
Tract A	576	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	44.0		Good	Good	15	15	15	15	30.0	Size	-	Exceptional	Retain - Impacted		Utilities	5.8	Tag says 10328, ivy, size estimated. 2019 Assessment: good condition, assess distance of impacts to trunk
13	578	potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Good	Good	30	18	30	30	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Roadway, structure, utilities, grading			No tag visible, covered in ivy, size estimated
15	580	potr	<i>Populus trichocarpa</i>	Black cottonwood	24.0		Good	Good	15	40	25	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Roadway, structure, utilities, grading			Ivy up trunk, blackberry, size estimated
15	581	potr	<i>Populus trichocarpa</i>	Black cottonwood	21.0		Good	Good	20	20	20	20	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, utilities, grading.			Ivy up trunk, size estimated
15	582	potr	<i>Populus trichocarpa</i>	Black cottonwood	26.0		Fair	Fair	12	31	25	12	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, condition.			Lots of failures, ivy and blackberry, size estimated
15	583	potr	<i>Populus trichocarpa</i>	Black cottonwood	30.1	29, 8	Good	Good	30	20	30	20	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, grading.			Ivy and blackberry, size estimated
15	584	potr	<i>Populus trichocarpa</i>	Black cottonwood	26.0		Good	Good	22	22	22	22	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Grading.			Ivy and blackberry, size estimated
15	585	potr	<i>Populus trichocarpa</i>	Black cottonwood	30.0		Good	Good	25	15	25	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Roadway, utilities, grading.			Ivy and blackberry, size estimated
11	590	prem	<i>Prunus emarginata var. mollis</i>	Bitter cherry	16.5	8, 8, 12	Fair	Fair	14	14	14	14	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Size estimated
11	591	prem	<i>Prunus emarginata var. mollis</i>	Bitter cherry	9.0		Fair	Good	14	10	10	10	Not Exceptional except in grove	-	-	-	Remove	Structure.			Size estimated
11	592	acru	<i>Acer rubrum</i>	Red maple	16.0		Good	Fair	12	12	12	12	25.0	-	Grove	Exceptional	Remove	Structure, grading.			Covered in ivy, blackberry, size estimated



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11	593	potr	<i>Populus trichocarpa</i>	Black cottonwood	8.0		Fair	Fair	4	4	4	4	Not Exceptional except in grove	-	-	-	Remove	Condition, grading. 14 feet from structure, not a good long term tree near the house due to species and condition.			2019 Assessment: think and weak canopy, not a good long term tree
11	594	potr	<i>Populus trichocarpa</i>	Black cottonwood	10.0		Good	Good	7	7	7	7	Not Exceptional except in grove	-	-	-	Retain				2019 Assessment: broken top, foliage along stem, spindly
12	600	potr	<i>Populus trichocarpa</i>	Black cottonwood	27.0		Good	Fair	16	16	17	17	Not Exceptional except in grove	-	-	-	Retain				
12	601	potr	<i>Populus trichocarpa</i>	Black cottonwood	26.4		Good	Good	10	10	12	20	Not Exceptional except in grove	-	-	-	Retain				
12	602	potr	<i>Populus trichocarpa</i>	Black cottonwood	25.2		Good	Good	7	9	18	18	Not Exceptional except in grove	-	-	-	Retain				
14	606*	potr	<i>Populus trichocarpa</i>	Black cottonwood	24.0		Good	Good	12	12	12	12	Not Exceptional except in grove	-	-	-	Remove	Structure.			
12	607*		<i>Populus trichocarpa</i>	Black cottonwood	11.3		Good	Good	12	12	12	12	Not Exceptional except in grove	-	-	-	Remove	Structure, grading. Species near development.			
12	608*		<i>Populus trichocarpa</i>	Black cottonwood	11.3		Good	Good	10	10	10	10	Not Exceptional except in grove	-	-	-	Remove	Structure, grading. Species near development.			
12	609*		<i>Populus trichocarpa</i>	Black cottonwood	17.8		Good	Good	15	15	15	15	Not Exceptional except in grove	-	-	-	Remove	Structure, grading. Species near development.			
17	610	cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	15.1		Good	Good	12	12	12	12	30.0	-	Grove	Exceptional	Retain				No tag
17	611	cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	17.5		Good	Good	14	14	14	14	30.0	-	Grove	Exceptional	Retain				
17	612	cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	17.0		Good	Good	15	15	15	15	30.0	-	Grove	Exceptional	Retain - Impacted		Utilities	8.0	
Tract C	613	cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	19.4	10.9, 16	Good	Good	16	16	16	16	30.0	-	Grove	Exceptional	Remove	Utilities. Storm drain.			No tag
Tract C	614	cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	17.5		Good	Good	15	15	15	15	30.0	-	Grove	Exceptional	Remove	Utilities. Storm drain, stormwater vault.			

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Tract C	615	cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	16.1		Good	Good	17	17	17	17	30.0	-	Grove	Exceptional	Remove	Utilities. Storm drain, stormwater vault.			
Tract B	980*	Sese	<i>Sequoia sempervirens</i>	Coast redwood	51.7		Good	Good	19.0	19	28	23	30.0	Size	Grove	Exceptional	Retain - Impacted		Parking, grading	36.9	Adjacent to 42 and 41, not on survey tagged
Tract B	981*	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.6		Good	Good	18	29	19	23	30.0	-	Grove	Exceptional	Retain				On survey but not numbered, overhangs adjacent apartment building
37	982*	mado	<i>Malus domestica</i>	Apple	14.8	8, 5.4, 6.4, 6, 7	Good	Fair	15.0	15	15	15	20.0	-	-	-	Remove	Structure.			Not on survey
Tract E	983*	Potr	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Fair	Poor	10	4	12	18	Not Exceptional except in grove	-	Grove	Non-exceptional due to condition	Remove	Condition			Not shown on the survey, located next to Tree 547. Numbered 983, tree is not physically tagged. 2019 Assessment: hollow at base on south side, seam with open face on tension side of lean, suppressed, leans over road, presents elevated risk
37	984*	mado	<i>Malus domestica</i>	Apple	11.3	6, 6, 7.5	Fair	Fair	12.0	12	12	12	20.0	-	-	-	Remove	Structure.			Decayed, wounds, not on survey
15	985*	ilaq	<i>Ilex aquifolium</i>	English holly	9.2	6, 7	Good	Good	9	9	9	9	18.8	-	-	-	Remove	Remove due to invasive species status			Not on survey, completely covered in dense ivy
Tract F	987*	Frla	<i>Fraxinus latifolia</i>	Oregon ash	22	5.2, 12.4, 11.4, 13.8	Fair	Fair	23	20	20	18	24	-	-	-	Retain				Tagged but not showing on survey, Schofner tag says 523, there is already a tree 523 so this tree was re-numbered
11	988*	thpl	<i>Thuja plicata</i>	Western redcedar	7.5		Fair	Poor	6	6	6	6	30.0	-	-	-	Remove	Structure, condition.			Sickly, stem wounds
11	989*	prem	<i>Prunus emarginata var. mollis</i>	Bitter cherry	15.5		Fair	Fair	16	16	16	16	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure, condition.			Previous root crown failure
11	991*	prem	<i>Prunus emarginata var. mollis</i>	Bitter cherry	6.9		Fair	Fair	6	6	6	6	Not Exceptional except in grove	-	-	-	Remove	Structure, condition. Trees to west prioritized for retention.			
11	992*	potr	<i>Populus trichocarpa</i>	Black cottonwood	10.0		Good	Good	12	12	12	12	Not Exceptional except in grove	-	-	-	Remove	Structure, grading. Trees to west prioritized for retention.			Size estimated

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25	993*	Potr	<i>Populus trichocarpa</i>	Black cottonwood	11.9		Good	Good	25	25	25	10	Not Exceptional except in grove	-	-	-	Retain - Impacted		Sidewalk, structure		Not shown on survey, located adjacent to street, uphill from Tree 556
25	994*	Potr	<i>Populus trichocarpa</i>	Black cottonwood	15.0		Good	Fair	10	20	32	25	Not Exceptional except in grove	-	Grove	Exceptional	Remove	Structure.			Not shown on the survey, located next to Tree 552
Tract E	995*	Ilaq	<i>Ilex aquifolium</i>	English holly	8.6		Good	Good	10	10	10	10	18.8	-	-	-	Remove	Invasive species.			Not on survey, needs tag, adjacent to Tree 530
15	996*	frla	<i>Fraxinus latifolia</i>	Oregon ash	13.0		Fair	Good	15	19	16	8	24.0	-	Grove	Exceptional	Remove	Structure.			Ivy and blackberry
Tract F	997*	pape	<i>Parrotia persica</i>	Persian ironwood	7.6		Good	Good	15	15	15	15	14.3	-	-	-	Retain				Adjacent to tree 328
34	998*	Alru	<i>Alnus rubra</i>	Red alder	30.7	16, 19, 18	Poor	Poor	22	33	22	12	Not Exceptional unless in grove	-	-	Non-exceptional due to condition	Remove	Condition, structure, road, grading. Removal primarily due to condition.			Heavily covered in ivy, many broken parts throughout, does not qualify as exceptional due to health condition
46	1001*	thpl	<i>Thuja plicata</i>	Western redcedar	8.5	7.5, 4	Good	Good	6.0	6	6	6	30.0	-	-	-	Retain				Not on survey, a healthy young tree
Offsite Trees with Overhanging Canopies																					
54 (alley)	A*	Thpl	<i>Thuja plicata</i>	Western redcedar	12.8	8, 10	Good	Good			7		30.0	-	-	-	Retain				
53 (alley)	B*	poal	<i>Populus alba</i>	White poplar	24.8	18, 17	Good	Good				15	26.8	-	-	-	Retain				North of 501
53 (alley)	C*	poal	<i>Populus alba</i>	White poplar	10.0		Good	Good				6	26.8	-	-	-	Retain				
53 (neighbor)	D*	Pisi	<i>Picea sitchensis</i>	Sitka spruce	12.0		Good	Good				10	6.0	Size	Grove	Exceptional	Retain				
52 (neighbor)	E*	poal	<i>Populus alba</i>	White poplar	45.0		Good	Fair				15	26.8	Size	Grove	Exceptional	Retain				Large perched leader, further assessment recommended to assess failure potential
52 (neighbor)	F*	Cede	<i>Cedrus deodara</i>	Deodar cedar	26.0		Good	Good				15	30.0	-	Grove	Exceptional	Retain				Codominant leaders
51 (neighbor)	G*	Ulpu	<i>Ulmus pumila</i>	Siberian elm	22.0		Fair	Fair				35	30.0	-	Grove	Exceptional	Retain				
51 (neighbor)	H*	Pisi	<i>Picea sitchensis</i>	Sitka spruce	11.0		Good	Good				10	6.0	Size	Grove	Exceptional	Retain				Phototropic, south of 477
50 (alley)	I*	Sama	<i>Salix matsudana 'Tortuosa'</i>	Corkscrew willow	13.0		Good	Good				14	24.0	-	-	-	Retain				
50 (alley)	J*	psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	19.1		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Located northwest of tree 469, appears to be off site
49 (alley)	K*	thpl	<i>Thuja plicata</i>	Western redcedar	13.6		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Located northwest of tree 469, appears to be off site
49 (alley)	L*	thpl	<i>Thuja plicata</i>	Western redcedar	6.3		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Located northwest of tree 469, appears to be off site
49 (alley)	M*	thpl	<i>Thuja plicata</i>	Western redcedar	9.0		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Located northwest of tree 469, appears to be off site, not on survey



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Lot #	Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Multi-Stem DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional Size	Exceptional Grove	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Retention Conflict (road, structure, parking, utilities, condition, etc.)	Impacts Within Dripline of Retained Trees (road, structure, parking, utilities, condition, etc.)	Percent Impacts within Outer Dripline of Exceptional Trees	Notes
49 (alley)	N*	thpl	<i>Thuja plicata</i>	Western redcedar	18.4		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Located northwest of tree 469, appears to be off site, not on survey
48 (alley)	O*	aeca	<i>Aesculus x carnea</i>	Red flowering horsechestnut	28.0		Good	Good	18.0	18	18	18	30.0	-	-	-	Retain				Located north of tree 469, appears to be off site, not on survey - potentially on site
47 (alley)	P*	Cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	9.8		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Appears to be located just north of property line
47 (alley)	Q*	Cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	11.7		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Appears to be located just north of property line
47 (alley)	R*	Cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	11.4		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Appears to be located just north of property line
47 (alley)	S*	Cule	<i>X Cupressocyparis leylandii</i>	Leyland cypress	14.6		Good	Good	12.0	12	12	12	30.0	-	-	-	Retain				Appears to be located just north of property line
5	T*	bepe	<i>Betula pendula</i>	European white birch	10.2		Removed	Removed			12		24.0	-	-	-	Removed				At edge of parking lot on adjacent property, surface roots, healthy canopy, no signs of bronze birch borer. Appears to be shared. 2019 Assessment: REMOVED
3 (neighbor)	U*	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	13.4		Good	Good			10		30.0	-	-	-	Remove	Structure			Canopy connects to 11
3 (neighbor)	V*	poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	16.5		Good	Good			10		30.0	-	-	-	Remove	Structure			Canopy connects to B
12 (neighbor)	W*		<i>Populus trichocarpa</i>	Black cottonwood	7.8		Good	Fair		3			30.0	-	-	-	Retain				
12 (neighbor)	Y*		<i>Populus trichocarpa</i>	Black cottonwood	23.7		Good	Good		14			30.0	-	-	-	Retain				
Surveyed Trees that are Removed, Missing, Too Small, or that have Failed or Died since original TS inventory																					
	3	Remov					Removed	Removed													Removed, stump found
	6	Remov					Removed	Removed													Removed, stump found
	29	Remov					Removed	Removed													Removed, stump found
	41	Missing					Not found	Not found													Not located
	55	Remov					Removed	Removed													Removed, salix, stump found
	57	Remov					Removed	Removed													Removed, stump found
	57	Remov					Removed	Removed													Removed, stump found
	58	Not located on map					Not found	Not found													Not located on map or found on site
	77	Missing					Not found	Not found													Not located, corner is covered with blackberry
	81	Missing					Not found	Not found													Not located, corner is covered with blackberry
	82	Remov					Removed	Removed													Removed, stump found
	83	Remov					Removed	Removed													Removed, stump found
	99	masp	<i>Malus sp.</i>	Crab apple	<6		Too sm	Too sm													Too small
	108	plsy	<i>Pinus sylvestris</i>	Scots pine	<6		Too sm	Too sm													Too small
	109	Not located on site, likely removed					Not found	Not found													Not located on site, likely removed

Lot #	Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Multi-Stem DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional Size	Exceptional Grove	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Retention Conflict (road, structure, parking, utilities, condition, etc.)	Impacts Within Dripline of Retained Trees (road, structure, parking, utilities, condition, etc.)	Percent Impacts within Outer Dripline of Exceptional Trees	Notes
	127	pisy	<i>Pinus sylvestris</i>	Scots pine	18.3		Dead	Dead											Road		Dieback, wound on trunk, low vigor. Died since original inventory - reassessment on
	129	masp	<i>Malus sp.</i>	Crab apple	4.5		Too sm	Too sm													Too small
	142	pisy	<i>Pinus sylvestris</i>	Scots pine	dead		Dead	Dead													Dead
8	144	masp	<i>Malus sp.</i>	Crab apple	11.3	7.5,8.4	Failed	Failed	13	13	13	13	13.4	-	-	-					No tag. 2019 Assessment - tree failed likely in the snow event winter 2019, some connection to root system still exists so it is alive, canopy breaks, however this is not a good long term tree.
	165	Remov					Removed	Removed													Removed, stump found
	616	small			<6		Too sm	Too sm													Too small, adjacent to tree 166
	178	Removed					Removed	Removed													Removed, stump found
	188	Remov					Removed	Removed													Removed, stump found
	189	Remov					Removed	Removed													Removed, stump found
55	191	Tshe	<i>Tsuga heterophylla</i>	Western hemlock	6.6		Dead	Dead	9.0	9	9	9	24.0	-	-	-			Roadway, condition		Top half of canopy is dead, not tagged. 2019 Assessment: Dead
	194	Tshe	<i>Tsuga heterophylla</i>	Western hemlock	8.0		Dead	Dead													Two 194 trees on map in same area. This one is dead and noted on map
	208	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.1		Dead	Dead													Lots of dieback, condition may break grove, dead at second site visit summer of 2018
49	209	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.5		Dead	Dead	13.0	13	13	13	30.0	-	-	-			Structure		In decline, thin canopy. 2019 Assessment: Dead
	246	Too					Too sm	Too sm													Too small
	249	Missing					Not found	Not found													Second tree 249 on map. Represented by conifer symbol, adjacent to 250 on survey
	268	Remov					Removed	Removed													Removed, stump found
	272	pisy	<i>Pinus sylvestris</i>	Scots pine	16.0		Dead	Dead													Has died since inventory
	273	pisy	<i>Pinus sylvestris</i>	Scots pine			Dead	Dead													Dead
	324	Dead					Dead	Dead													Dead
	329	Remov					Removed	Removed													Removed, stump found
	337	Not located on site, likely removed					Not found	Not found													Not located on site, likely removed
	338	Not located on site, likely removed					Not found	Not found													Not located on site, likely removed
	350	Dead					Dead	Dead													Dead
	353	Dead					Dead	Dead													Dead
	354	Alru	<i>Alnus rubra</i>	Red alder	17.0		Dead	Dead													Top is dead, very little live parts left, does not qualify as exceptional grove status due to health condition. Has died since inventory
	357A	Not located on survey or on site					Not found	Not found													Not located on survey or on site
	361A						Not found	Not found													Not located on site, likely removed
	365	Poni	<i>Populus nigra 'Italica'</i>	Lombardy poplar	16.6		Removed	Removed													Failed since initial site visit, removed.
	368	qupa	<i>Quercus palustris</i>	Pin oak	19.3		Removed	Removed													Lean to the south does not appear to be corrected. Slight soil mounding at the base, possible partial failure. Failed since initial site visit, removed.
	390	Remov					Removed	Removed													Removed, stump found

Table of Trees
Talaris Campus
4000 NE 41st Street, Seattle, WA 98105

Date of Inventory: February 2018
Table Prepared: 3/6/2018
Revised: 6/25/2019

Lot #	Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Multi-Stem DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional Size	Exceptional Grove	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Retention Conflict (road, structure, parking, utilities, condition, etc.)	Impacts Within Dripline of Retained Trees (road, structure, parking, utilities, condition, etc.)	Percent Impacts within Outer Dripline of Exceptional Trees	Notes
	397	mado	<i>Malus domestica</i>	Apple	5.5		Too sm	Too sm													Too small
	398	mado	<i>Malus domestica</i>	Apple	5.6		Too sm	Too sm													Too small
	400	mado	<i>Malus domestica</i>	Apple	5.9		Too sm	Too sm													Too small
	401	cofl	<i>Cornus florida</i>	Eastern flowering dogwood	3.0		Too sm	Too sm													Too small
	402	Coko	<i>Cornus kousa</i>	Kousa dogwood	4.3	3.2, 2.9	Too sm	Too sm													Too small, cumulative diameter less than 6 inches
	407	Remov					Removed	Removed													Removed, stump found
	414	Remov					Removed	Removed													Removed, stump found
	434	Pini	<i>Pinus nigra</i>	Austrian black pine	<6		Too sm	Too sm													Too small
	440	Remov					Removed	Removed													Removed
	448	Remov					Removed	Removed													Removed
	460	Remov					Removed	Removed													Removed
	467	merged w 466					Duplicate	Duplicate													Merged with tree 466, codominant stems attached at base
	476	Remov					Removed	Removed													Removed
51	477*	Alru	<i>Alnus rubra</i>	Red alder	8.0		Failed	Failed	6.0	6	6	6	Not Exceptional unless in grove	-	-	-			Condition		Broken top, living snag. 2019 Assessment: failed at base
	503	Missing					Not found	Not found													Not shown on survey but listed in a range of numbers
	504	Missing					Not found	Not found													Not shown on survey but listed in a range of numbers
	506	Missing					Not found	Not found													Not shown on survey but listed in a range of numbers
	510	Missing					Not found	Not found													Not shown on survey but listed in a range of numbers
	511	Missing					Not found	Not found													Not shown on survey but listed in a range of numbers
	512	Missing					Not found	Not found													No 512 shown on survey, not found on site
	554	Not found on survey on onsite					Not found	Not found													Not found on survey or on site
	579	Failed					Removed	Removed													Failed, stump found
11	589	acpl	<i>Acer platanoides</i>	Norway maple	21.7	15, 12, 10	Dead	Dead	20	20	20	20	30.0	-	Grove	Exceptional			Structure, grading		Rotting from base, size estimated. 2019 Assessment: Dead, part of the tree failed.
	616	masp	<i>Malus sp.</i>		<6		Too sm	Too sm													Too small
	X		not used to reduce confusion																		Letter X not used to reduce confusion on the site plans.

Tree Solutions Inc.

2040 Westlake Ave N, Suite 200
Seattle, WA 98109

Caliper Inch Analysis - SMC 23.44.008

Talaris Campus
4000 NE 41st Street, Seattle, WA 98105

7/10/2019

Lot Number	Tree ID	Scientific Name	Common Name	DSH (in)	DSH Converted to Caliper (in)	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Lot Area (sq ft)	Caliper Requirement (in)	Caliper Retention (in)	Caliper Inches Needed (in)
1	1	<i>Quercus palustris</i>	Pin oak	24.5	52	Exceptional	Retain - Impacted	5362	10.7	52	0
1	2	<i>Populus nigra</i> 'Italica'	Lombardy poplar	46.5	118	Exceptional	Remove				
1	4	<i>Pinus sylvestris</i>	Scots pine	11.5	13	-	Remove				
1	5	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.6	25	Exceptional	Remove				
1	7	<i>Populus nigra</i> 'Italica'	Lombardy poplar	45.0	115	Exceptional	Remove				
2	84	<i>Thuja plicata</i>	Western redcedar	21.8	43	Exceptional	Retain	7604	15.2	43	0
2	85	<i>Quercus rubra</i>	Red oak	30.5	70	Exceptional	Remove				
2	86	<i>Populus nigra</i> 'Italica'	Lombardy poplar	40.5	100	Exceptional	Remove				
2	87	<i>Quercus palustris</i>	Pin oak	23.4	49	Exceptional	Remove				
2	88	<i>Populus nigra</i> 'Italica'	Lombardy poplar	38.0	94	Exceptional	Remove				
3	8	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.7	19	Exceptional	Remove	5413	10.8	139	0
3	9	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.2	43	Exceptional	Remove				
3	10	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.2	31	Exceptional	Remove				
3	11	<i>Populus nigra</i> 'Italica'	Lombardy poplar	35.4	85	Exceptional	Remove				
3	12	<i>Populus nigra</i> 'Italica'	Lombardy poplar	45.0	115	Exceptional	Remove				
3	13	<i>Populus nigra</i> 'Italica'	Lombardy poplar	53.0	139	Exceptional	Retain - Impacted				
3	14	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.5	28	Exceptional	Remove				
3	15	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.6	31	Exceptional	Remove				

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3	16	<i>Pseudotsuga menziesii</i>	Douglas-fir	24.5	52	Exceptional	Remove				
4								7172	14.3	0	14.3
5	17	<i>Pseudotsuga menziesii</i>	Douglas-fir	25.2	55	Exceptional	Remove	7025	14.1	0	14.1
5	18	<i>Sequoiadendron giganteum</i>	Giant sequoia	24.4	52	Exceptional	Remove				
5	19	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.2	19	Exceptional	Remove				
5	20	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.8	46	Exceptional	Remove				
6	89	<i>Populus nigra</i> 'Italica'	Lombardy poplar	37.3	91	Exceptional	Remove	9270	18.5	207	0
6	90	<i>Quercus palustris</i>	Pin oak	21.5	43	Exceptional	Remove				
6	91	<i>Quercus palustris</i>	Pin oak	19.5	37	Exceptional	Remove				
6	92	<i>Populus nigra</i> 'Italica'	Lombardy poplar	32.2	76	Exceptional	Remove				
6	97	<i>Prunus lusitanica</i>	Portugese cherry laurel	16.5	28	-	Remove				
6	98	<i>Malus sp.</i>	Crab apple	6.8	6	-	Remove				
6	100	<i>Populus nigra</i> 'Italica'	Lombardy poplar	46.5	118	Exceptional	Remove				
6	101	<i>Quercus palustris</i>	Pin oak	21.0	43	Exceptional	Retain - Impacted				
6	102	<i>Malus sp.</i>	Crab apple	9.6	9	-	Remove				
6	103	<i>Malus sp.</i>	Crab apple	8.1	8	-	Remove				
6	104	<i>Populus nigra</i> 'Italica'	Lombardy poplar	46.2	118	Exceptional	Retain				
6	105	<i>Populus nigra</i> 'Italica'	Lombardy poplar	22.5	46	Exceptional	Retain				
7	94	<i>Betula pendula</i>	European white birch	20.0	40	-	Retain	12919	25.8	135	0
7	95	<i>Gleditsia triacanthos</i>	Honeylocust	7.8	7	-	Remove				

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7	96	<i>Gleditsia triacanthos</i>	Honeylocust	11.7	13	-	Remove				
7	113	<i>Malus sp.</i>	Crab apple	7.4	7	-	Retain				
7	114	<i>Pinus sylvestris</i>	Scots pine	15.7	25	-	Retain - Impacted				
7	116	<i>Malus sp.</i>	Crab apple	10.1	10	-	Retain				
7	119	<i>Pinus sylvestris</i>	Scots pine	18.3	34	Exceptional	Remove				
7	120	<i>Quercus rubra</i>	Red oak	18.5	34	Exceptional	Remove				
7	277	<i>Malus sp.</i>	Crab apple	7.0	7	-	Retain				
7	278	<i>Malus baccata</i>	Siberian crab apple	22.6	46	Exceptional	Retain				
8	117	<i>Pinus sylvestris</i>	Scots pine	15.0	25	Exceptional	Retain	25996	52	530	0
8	118	<i>Quercus rubra</i>	Red oak	24.7	52	Exceptional	Retain				
8	121	<i>Gleditsia triacanthos</i>	Honeylocust	12.3	16	-	Retain				
8	122	<i>Gleditsia triacanthos</i>	Honeylocust	11.3	13	-	Retain				
8	124	<i>Quercus rubra</i>	Red oak	30.7	70	Exceptional	Retain - Impacted				
8	125	<i>Gleditsia triacanthos</i>	Honeylocust	6.9	6	-	Retain				
8	126	<i>Gleditsia triacanthos</i>	Honeylocust	11.7	13	-	Retain				
8	128	<i>Malus sp.</i>	Crab apple	6.0	6	-	Remove				
8	130	<i>Quercus rubra</i>	Red oak	33.3	79	Exceptional	Remove				
8	131	<i>Quercus rubra</i>	Red oak	40.8	100	Exceptional	Remove				
8	145	<i>Malus sp.</i>	Crab apple	6.4	6	-	Retain - Impacted				
8	146	<i>Pyrus calleryana</i>	Callery pear	19.3	37	Exceptional	Retain - Impacted				
8	147	<i>Malus sp.</i>	Crab apple	7.5	7	-	Retain				
8	148	<i>Malus sp.</i>	Crab apple	7.1	7	-	Retain - Impacted				
8	150	<i>Quercus rubra</i>	Red oak	33.3	79	Exceptional	Retain				

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8	151	<i>Quercus rubra</i>	Red oak	31.9	73	Exceptional	Retain - Impacted				
8	152	<i>Picea abies</i>	Norway spruce	18.5	34	Exceptional	Retain				
8	154	<i>Quercus rubra</i>	Red oak	32.1	76	Exceptional	Retain - Impacted				
8	160	<i>Gleditsia triacanthos</i>	Honeylocust	12.2	16	Exceptional	Retain				
9								7907	15.8	0	15.8
10	133	<i>Quercus rubra</i>	Red oak	32.0	76	Exceptional	Remove	5134	10.3	0	10.3
10	134	<i>Picea abies</i>	Norway spruce	18.0	34	Exceptional	Remove				
10	135	<i>Picea abies</i>	Norway spruce	17.1	31	Exceptional	Remove				
10	136	<i>Picea abies</i>	Norway spruce	17.6	31	Exceptional	Remove				
10	137	<i>Pinus sylvestris</i>	Scots pine	12.9	16	Exceptional	Remove				
10	138	<i>Quercus rubra</i>	Red oak	30.5	70	Exceptional	Remove				
10	139	<i>Quercus rubra</i>	Red oak	38.2	94	Exceptional	Remove				
11	106	<i>Populus nigra</i> 'Italica'	Lombardy poplar	32.5	76	Exceptional	Retain	5612	11.2	126	0
11	110	<i>Pinus sylvestris</i>	Scots pine	6.7	6	-	Remove				
11	590	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	16.5	28	Exceptional	Remove				
11	591	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	9.0	9	-	Remove				
11	592	<i>Acer rubrum</i>	Red maple	16.0	28	Exceptional	Remove				
11	593	<i>Populus trichocarpa</i>	Black cottonwood	8.0	8	-	Remove				
11	594	<i>Populus trichocarpa</i>	Black cottonwood	10.0	10	-	Retain				
11	111*	<i>Populus nigra</i> 'Italica'	Lombardy poplar	20.0	40	Exceptional	Retain				
11	988*	<i>Thuja plicata</i>	Western redcedar	7.5	7	-	Remove				
11	989*	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	15.5	25	Exceptional	Remove				

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11	991*	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	6.9	6	-	Remove				
11	992*	<i>Populus trichocarpa</i>	Black cottonwood	10.0	10	-	Remove				
12	600	<i>Populus trichocarpa</i>	Black cottonwood	27.0	61	-	Retain	5328	10.7	174	0
12	601	<i>Populus trichocarpa</i>	Black cottonwood	26.4	58	-	Retain				
12	602	<i>Populus trichocarpa</i>	Black cottonwood	25.2	55	-	Retain				
12	607*	<i>Populus trichocarpa</i>	Black cottonwood	11.3	13	-	Remove				
12	608*	<i>Populus trichocarpa</i>	Black cottonwood	11.3	13	-	Remove				
12	609*	<i>Populus trichocarpa</i>	Black cottonwood	17.8	31	-	Remove				
13	282	<i>Quercus rubra</i>	Red oak	19.0	37	Exceptional	Remove	6841	13.7	0	13.7
13	578	<i>Populus trichocarpa</i>	Black cottonwood	30.0	70	Exceptional	Remove				
14	283	<i>Quercus rubra</i>	Red oak	21.1	43	Exceptional	Remove	5403	10.8	0	10.8
14	284	<i>Pinus sylvestris</i>	Scots pine	18.0	34	Exceptional	Remove				
14	285	<i>Pinus sylvestris</i>	Scots pine	18.0	34	Exceptional	Remove				
14	606*	<i>Populus trichocarpa</i>	Black cottonwood	24.0	52	-	Remove				
15	279	<i>Quercus rubra</i>	Red oak	15.5	25	Exceptional	Retain - Impacted	11655	23.3	25	0
15	280	<i>Quercus rubra</i>	Red oak	17.3	31	Exceptional	Remove				
15	281	<i>Quercus rubra</i>	Red oak	24.5	52	Exceptional	Remove				
15	580	<i>Populus trichocarpa</i>	Black cottonwood	24.0	52	Exceptional	Remove				
15	581	<i>Populus trichocarpa</i>	Black cottonwood	21.0	43	Exceptional	Remove				
15	582	<i>Populus trichocarpa</i>	Black cottonwood	26.0	58	Exceptional	Remove				

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Lot Number	Tree ID	Scientific Name	Common Name	DSH (in)	DSH Converted to Caliper (in)	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Lot Area (sq ft)	Caliper Requirement (in)	Caliper Retention (in)	Caliper Inches Needed (in)
15	583	<i>Populus trichocarpa</i>	Black cottonwood	30.1	70	Exceptional	Remove				
15	584	<i>Populus trichocarpa</i>	Black cottonwood	26.0	58	Exceptional	Remove				
15	585	<i>Populus trichocarpa</i>	Black cottonwood	30.0	70	Exceptional	Remove				
15	996*	<i>Fraxinus latifolia</i>	Oregon ash	13.0	19	Exceptional	Remove				
15	985*	<i>Ilex aquifolium</i>	English holly	9.2	9	-	Remove				
16	115	<i>Pinus sylvestris</i>	Scots pine	17.8	31	-	Retain	25392	50.8	467	0
16	155	<i>Quercus palustris</i>	Pin oak	21.1	43	Exceptional	Retain - Impacted				
16	156	<i>Quercus rubra</i>	Red oak	38.0	94	Exceptional	Retain - Impacted				
16	157	<i>Quercus rubra</i>	Red oak	42.3	106	Exceptional	Retain				
16	158	<i>Quercus rubra</i>	Red oak	49.5	127	Exceptional	Retain - Impacted				
16	159	<i>Pinus sylvestris</i>	Scots pine	11.8	13	-	Retain				
16	270	<i>Pinus sylvestris</i>	Scots pine	15.6	25	Exceptional	Retain				
16	275	<i>Malus sp.</i>	Crab apple	6.3	6	-	Retain				
16	276	<i>Malus sp.</i>	Crab apple	8.3	8	-	Remove				
16	271*	<i>Pinus sylvestris</i>	Scots pine	14.5	22	Exceptional	Retain - Impacted				
17	269	<i>Corylus cornuta</i>	Beaked hazelnut	30.3	70	Non-exceptional due to condition	Remove	8371	16.7	87	0
17	286	<i>Populus trichocarpa</i>	Black cottonwood	34.0	82	Exceptional	Remove				
17	287	<i>Populus trichocarpa</i>	Black cottonwood	34.0	82	Exceptional	Remove				
17	288	<i>Populus trichocarpa</i>	Black cottonwood	48.0	124	Exceptional	Remove				
17	610	<i>X Cupressocyparis leylandii</i>	Leyland cypress	15.1	25	Exceptional	Retain				

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17	611	<i>X Cupressocyparis leylandii</i>	Leyland cypress	17.5	31	Exceptional	Retain				
17	612	<i>X Cupressocyparis leylandii</i>	Leyland cypress	17.0	31	Exceptional	Retain - Impacted				
18	289	<i>Populus trichocarpa</i>	Black cottonwood	30.0	70	Exceptional	Remove	8152	16.3	0	16.3
18	290	<i>Populus trichocarpa</i>	Black cottonwood	21.0	43	Exceptional	Remove				
18	291	<i>Populus trichocarpa</i>	Black cottonwood	34.0	82	Exceptional	Remove				
18	292	<i>Populus trichocarpa</i>	Black cottonwood	36.0	88	Exceptional	Remove				
19								7226	14.5	0	14.5
20								7838	15.7	0	15.7
21								8509	17	0	17
22	295	<i>Populus trichocarpa</i>	Black cottonwood	37.0	91	Exceptional	Remove	7311	14.6	0	14.6
22	296	<i>Populus trichocarpa</i>	Black cottonwood	51.0	133	Exceptional	Remove				
22	297	<i>Populus trichocarpa</i>	Black cottonwood	43.1	109	Exceptional	Remove				
22	298	<i>Populus trichocarpa</i>	Black cottonwood	31.0	73	Exceptional	Remove				
22	299	<i>Populus trichocarpa</i>	Black cottonwood	32.0	76	Exceptional	Remove				
22	300*	<i>Populus trichocarpa</i>	Black cottonwood	17.0	31	Non-exceptional due to condition	Remove				
23	302	<i>Populus trichocarpa</i>	Black cottonwood	29.0	67	Exceptional	Remove	8572	17.1	0	17.1
23	303	<i>Populus trichocarpa</i>	Black cottonwood	36.0	88	Exceptional	Remove				

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24	560	<i>Populus trichocarpa</i>	Black cottonwood	13.0	19	Non-exceptional due to condition	Remove	8167	16.3	0	16.3
24	564	<i>Populus trichocarpa</i>	Black cottonwood	29.0	67	Exceptional	Remove				
24	566	<i>Populus trichocarpa</i>	Black cottonwood	32.0	76	Non-exceptional due to condition	Remove				
25	551	<i>Populus trichocarpa</i>	Black cottonwood	28.0	64	Exceptional	Remove	8777	17.6	13	4.6
25	552	<i>Populus trichocarpa</i>	Black cottonwood	24.0	52	Exceptional	Remove				
25	553	<i>Populus trichocarpa</i>	Black cottonwood	18.0	34	Exceptional	Remove				
25	555	<i>Populus trichocarpa</i>	Black cottonwood	27.0	61	Non-exceptional due to condition	Remove				
25	556	<i>Populus trichocarpa</i>	Black cottonwood	23.0	49	Non-exceptional due to condition	Remove				
25	993*	<i>Populus trichocarpa</i>	Black cottonwood	11.9	13	-	Retain - Impacted				
25	994*	<i>Populus trichocarpa</i>	Black cottonwood	15.0	25	Exceptional	Remove				
26	355	<i>Populus nigra</i> 'Italica'	Lombardy poplar	20.5	40	-	Remove	5850	11.7	0	11.7
26	356	<i>Alnus rubra</i>	Red alder	22.5	46	-	Remove				
26	357	<i>Alnus rubra</i>	Red alder	21.1	43	-	Remove				
27	360	<i>Quercus palustris</i>	Pin oak	32.7	76	Exceptional	Remove	8479	17	0	17

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27	361	<i>Populus nigra</i> 'Italica'	Lombardy poplar	31.0	73	Exceptional	Remove				
27	362	<i>Populus nigra</i> 'Italica'	Lombardy poplar	26.9	58	-	Remove				
28	363	<i>Populus nigra</i> 'Italica'	Lombardy poplar	32.2	76	Exceptional	Remove	5850	11.7	0	11.7
28	364	<i>Populus nigra</i> 'Italica'	Lombardy poplar	15.7	25	-	Remove				
28	366	<i>Populus nigra</i> 'Italica'	Lombardy poplar	29.5	67	-	Remove				
29	367	<i>Populus nigra</i> 'Italica'	Lombardy poplar	38.0	94	Exceptional	Remove	5850	11.7	0	11.7
30	369	<i>Quercus palustris</i>	Pin oak	25.0	55	-	Remove	5850	11.7	0	11.7
30	370	<i>Populus nigra</i> 'Italica'	Lombardy poplar	38.3	94	Exceptional	Remove				
30	371	<i>Quercus palustris</i>	Pin oak	23.4	49	-	Remove				
31	373	<i>Quercus palustris</i>	Pin oak	23.1	49	-	Remove	5850	11.7	0	11.7
31	385	<i>Pinus thunbergii</i>	Japanese black pine	11.7	13	-	Remove				
32	374	<i>Populus nigra</i> 'Italica'	Lombardy poplar	49.3	127	Exceptional	Remove	5850	11.7	0	11.7
33	376	<i>Quercus palustris</i>	Pin oak	25.1	55	-	Remove	8513	17	0	17
33	377	<i>Populus nigra</i> 'Italica'	Lombardy poplar	56.4	148	Exceptional	Remove				
33	379	<i>Pinus sylvestris</i>	Scots pine	15.9	25	-	Remove				
33	380	<i>Pinus sylvestris</i>	Scots pine	17.8	31	-	Remove				
34	351	<i>Populus trichocarpa</i>	Black cottonwood	64.8	172	-	Remove	5850	11.7	0	11.7
34	998*	<i>Alnus rubra</i>	Red alder	30.7	70	Non-exceptional due to condition	Remove				
35	348	<i>Alnus rubra</i>	Red alder	16.0	28	-	Remove	5850	11.7	0	11.7
35	349	<i>Alnus rubra</i>	Red alder	16.0	28	-	Remove				

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36	346	<i>Quercus robur</i>	English oak	23.2	49	-	Remove	5850	11.7	0	11.7
36	347	<i>Thuja plicata</i>	Western redcedar	39.4	97	Exceptional	Remove				
37	386	<i>Pinus thunbergii</i>	Japanese black pine	11.9	13	-	Remove	5850	11.7	0	11.7
37	982*	<i>Malus domestica</i>	Apple	14.8	22	-	Remove				
37	984*	<i>Malus domestica</i>	Apple	11.3	13	-	Remove				
38								5850	11.7	0	11.7
39	382	<i>Malus sp.</i>	Crab apple	13.1	19	-	Remove	8492	17	0	17
39	383	<i>Betula pendula</i>	European white birch	16.5	28	-	Remove				
39	384	<i>Betula pendula</i>	European white birch	18.8	34	-	Remove				
40	378	<i>Quercus palustris</i>	Pin oak	23.1	49	-	Remove	6527	13.1	134	0
40	410	<i>Populus nigra</i> 'Italica'	Lombardy poplar	80.4	220	Exceptional	Remove				
40	411	<i>Pinus nigra</i>	Austrian black pine	8.1	8	Exceptional	Remove				
40	413	<i>Pinus nigra</i>	Austrian black pine	20.5	40	Exceptional	Remove				
40	415	<i>Pinus nigra</i>	Austrian black pine	10.8	10	-	Retain				
40	416	<i>Pinus nigra</i>	Austrian black pine	9.2	9	-	Retain				
40	417	<i>Pinus nigra</i>	Austrian black pine	9.9	9	-	Retain				
40	418	<i>Pinus nigra</i>	Austrian black pine	12.5	16	Exceptional	Retain				
40	419	<i>Pinus nigra</i>	Austrian black pine	20.3	40	Exceptional	Retain				
40	420	<i>Pinus nigra</i>	Austrian black pine	12.7	16	Exceptional	Retain				
40	421	<i>Pinus nigra</i>	Austrian black pine	18.4	34	Exceptional	Retain				

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41	422	<i>Pinus nigra</i>	Austrian black pine	17.1	31	Exceptional	Retain	5600	11.2	145	0
41	423	<i>Pinus nigra</i>	Austrian black pine	14.8	22	Exceptional	Retain				
41	424	<i>Pinus nigra</i>	Austrian black pine	12.3	16	Exceptional	Retain				
41	425	<i>Pinus nigra</i>	Austrian black pine	13.2	19	Exceptional	Retain				
41	426	<i>Pinus nigra</i>	Austrian black pine	9.2	9	-	Retain				
41	427	<i>Pinus nigra</i>	Austrian black pine	13.0	19	Exceptional	Retain				
41	428	<i>Pinus nigra</i>	Austrian black pine	13.7	19	Exceptional	Retain				
41	429	<i>Pinus nigra</i>	Austrian black pine	10.4	10	-	Retain				
42	381	<i>Betula pendula</i>	European white birch	11.4	13	-	Remove	5600	11.2	79	0
42	387	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.3	28	-	Remove				
42	388	<i>Betula pendula</i>	European white birch	19.2	37	-	Remove				
42	430	<i>Pinus nigra</i>	Austrian black pine	13.5	19	Exceptional	Retain				
42	431	<i>Pinus nigra</i>	Austrian black pine	13.2	19	Exceptional	Retain				
42	432	<i>Pinus nigra</i>	Austrian black pine	13.9	19	Exceptional	Retain				
42	433	<i>Pinus nigra</i>	Austrian black pine	14.8	22	Exceptional	Retain				
43	389	<i>Acer rubrum</i>	Red maple	23.4	49	-	Remove	5600	11.2	153	0
43	391	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.1	31	-	Remove				
43	435	<i>Pinus nigra</i>	Austrian black pine	18.0	34	Exceptional	Retain				

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43	436	<i>Pinus nigra</i>	Austrian black pine	10.6	10	-	Retain				
43	437	<i>Pinus nigra</i>	Austrian black pine	14.0	22	Exceptional	Retain				
43	438	<i>Pinus nigra</i>	Austrian black pine	16.5	28	Exceptional	Retain				
43	439	<i>Pinus nigra</i>	Austrian black pine	17.3	31	Exceptional	Retain				
43	441	<i>Pinus nigra</i>	Austrian black pine	16.1	28	Exceptional	Retain				
43	443	<i>Acer platanoides</i> 'Crimson King'	Crimson King Norway maple	13.1	19	Exceptional	Remove				
44	392	<i>Thuja plicata</i>	Western redcedar	24.6	52	-	Remove	5596	11.2	37	0
44	442	<i>Pinus nigra</i>	Austrian black pine	19.7	37	Exceptional	Retain - Impacted				
45	393	<i>Thuja plicata</i>	Western redcedar	29.8	67	-	Remove	5652	11.3	0	11.3
45	450	<i>Populus trichocarpa</i>	Black cottonwood	28.0	64	-	Remove				
45	452	<i>Populus trichocarpa</i>	Black cottonwood	41.0	103	-	Remove				
46	220	<i>Acer circinatum</i>	Vine maple	11.5	13	Non-exceptional due to condition	Remove	30873	61.7	244	0
46	221	<i>Cornus florida</i>	Eastern flowering dogwood	6.1	6	-	Retain - Impacted				
46	222	<i>Cornus florida</i>	Eastern flowering dogwood	6.4	6	-	Remove				
46	223	<i>Betula pendula</i>	European white birch	22.0	46	-	Remove				

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46	224	<i>Thuja plicata</i>	Western redcedar	20.4	40	-	Retain				
46	395	<i>Salix babylonica</i> 'Pendula'	Weeping willow	35.2	85	Exceptional	Retain - Impacted				
46	396	<i>Malus domestica</i>	Apple	6.3	6	-	Remove				
46	399	<i>Malus domestica</i>	Apple	7.3	7	-	Retain - Impacted				
46	403	<i>Quercus robur</i>	English oak	12.4	16	-	Retain - Impacted				
46	404	<i>Gleditsia triacanthos</i>	Honeylocust	11.9	13	-	Remove				
46	405	<i>Sorbus aucuparia</i>	European mountain ash	6.4	6	-	Remove				
46	406	<i>Pinus contorta</i> var. <i>contorta</i>	Shore pine	11.5	13	-	Remove				
46	408	<i>Acer circinatum</i>	Vine maple	6.7	6	-	Remove				
46	409	<i>Pinus contorta</i> var. <i>contorta</i>	Shore pine	13.3	19	Exceptional	Remove				
46	453	<i>Populus trichocarpa</i>	Black cottonwood	34.2	82	-	Remove				
46	454	<i>Populus trichocarpa</i>	Black cottonwood	23.2	49	-	Remove				
46	455	<i>Populus trichocarpa</i>	Black cottonwood	36.1	88	-	Remove				
46	456	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.0	46	-	Retain				
46	458	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.4	19	-	Retain				
46	459	<i>Picea abies</i>	Norway spruce	15.5	25	-	Retain				
#N/A	1001*	<i>Thuja plicata</i>	Western redcedar	8.5	8	-	Retain				
47	218	<i>Thuja plicata</i>	Western redcedar	24.1	52	Exceptional	Remove	5583	11.2	0	11.2
47	219	<i>Pseudotsuga menziesii</i>	Douglas-fir	29.7	67	Exceptional	Remove				

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47	461	<i>Alnus rubra</i>	Red alder	18.6	34	Non-exceptional due to condition	Remove				
48	213	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.1	46	Exceptional	Remove	5600	11.2	0	11.2
48	214	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.6	28	Exceptional	Remove				
48	215	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	12.8	16	Exceptional	Remove				
48	464	<i>Alnus rubra</i>	Red alder	15.1	25	Non-exceptional due to condition	Remove				
48	465	<i>Alnus rubra</i>	Red alder	15.1	25	Non-exceptional due to condition	Remove				
48	466	<i>Alnus rubra</i>	Red alder	15.3	25	Non-exceptional due to condition	Remove				
49	210	<i>Acer rubrum</i>	Red maple	19.5	37	-	Remove	5647	11.3	0	11.3
49	211	<i>Acer saccharinum</i>	Silver maple	25.2	55	-	Remove				
49	469	<i>Alnus rubra</i>	Red alder	14.5	22	Non-exceptional due to condition	Remove				
50	205	<i>Pseudotsuga menziesii</i>	Douglas-fir	11.8	13	-	Remove	5600	11.2	22	0
50	206	<i>Pinus nigra</i>	Austrian black pine	16.2	28	Exceptional	Remove				
50	207	<i>Pinus nigra</i>	Austrian black pine	15.8	25	Exceptional	Remove				

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50	471	<i>Aesculus hippocastanum</i>	Horsechestnut	14.1	22	-	Retain				
51	200	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.9	19	Exceptional	Remove	5600	11.2	7	4.2
51	201	<i>Pinus nigra</i>	Austrian black pine	14.2	22	Exceptional	Remove				
51	202	<i>Pinus nigra</i>	Austrian black pine	14.5	22	Exceptional	Remove				
51	203	<i>Pinus nigra</i>	Austrian black pine	11.5	13	-	Remove				
51	204	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.0	28	Exceptional	Remove				
51	481	<i>Crataegus monogyna</i>	Common hawthorne	8.0	7	-	Retain				
52	195	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.6	25	Exceptional	Remove	5803	11.6	228	0
52	196	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.0	22	Exceptional	Remove				
52	197	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.4	22	Exceptional	Remove				
52	198	<i>Pseudotsuga menziesii</i>	Douglas-fir	10.6	10	-	Remove				
52	199	<i>Pseudotsuga menziesii</i>	Douglas-fir	12.6	16	Exceptional	Remove				
52	483	<i>Populus alba</i>	White poplar	19.8	37	Exceptional	Retain				
52	484	<i>Populus alba</i>	White poplar	20.8	40	Exceptional	Retain				
52	485	<i>Populus alba</i>	White poplar	12.0	16	Exceptional	Remove				
52	486	<i>Populus alba</i>	White poplar	12.8	16	Exceptional	Retain				
52	487	<i>Populus alba</i>	White poplar	12.2	16	Non-exceptional due to condition	Remove				
52	490	<i>Populus alba</i>	White poplar	21.5	43	Exceptional	Remove				
52	497	<i>Populus alba</i>	White poplar	26.0	58	Exceptional	Retain				
52	488*	<i>Populus alba</i>	White poplar	21.7	43	Exceptional	Remove				

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52	489*	<i>Populus alba</i>	White poplar	15.7	25	Exceptional	Retain				
52	496*	<i>Populus alba</i>	White poplar	24.3	52	Exceptional	Retain				
53	192	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.0	31	Exceptional	Remove	5822	11.6	144	0
53	193	<i>Acer rubrum</i>	Red maple	20.2	40	Exceptional	Remove				
53	194	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.7	28	Exceptional	Remove				
53	498	<i>Populus alba</i>	White poplar	20.5	40	Exceptional	Retain				
53	499	<i>Populus alba</i>	White poplar	26.5	58	Exceptional	Remove				
53	500	<i>Populus alba</i>	White poplar	31.0	73	Exceptional	Remove				
53	501	<i>Populus alba</i>	White poplar	15.3	25	Exceptional	Remove				
53	502	<i>Populus alba</i>	White poplar	29.0	67	Exceptional	Remove				
53	505	<i>Populus alba</i>	White poplar	31.0	73	Exceptional	Retain				
53	507	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	11.5	13	-	Retain				
53	508	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	8.5	8	-	Retain				
53	509	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	10.5	10	-	Retain				
54	70	<i>Pseudotsuga menziesii</i>	Douglas-fir	10.0	10	-	Remove	7314	14.6	0	14.6
54	71	<i>Populus nigra</i> 'Italica'	Lombardy poplar	18.3	34	-	Remove				
54	72	<i>Populus nigra</i> 'Italica'	Lombardy poplar	15.0	25	-	Remove				
54	73	<i>Populus nigra</i> 'Italica'	Lombardy poplar	24.8	52	-	Remove				
54	74	<i>Populus nigra</i> 'Italica'	Lombardy poplar	28.0	64	-	Remove				
54	80	<i>Alnus rubra</i>	Red alder	19.6	37	Exceptional	Remove				
55	64	<i>Populus nigra</i> 'Italica'	Lombardy poplar	19.6	37	-	Remove	6296	12.6	79	0
55	65	<i>Crataegus monoqyna</i>	Common hawthorne	14.9	22	-	Retain				

Tree Solutions Inc.

2040 Westlake Ave N, Suite 200
Seattle, WA 98109

Caliper Inch Analysis - SMC 23.44.008

Talaris Campus
4000 NE 41st Street, Seattle, WA 98105

7/10/2019

Lot Number	Tree ID	Scientific Name	Common Name	DSH (in)	DSH Converted to Caliper (in)	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Lot Area (sq ft)	Caliper Requirement (in)	Caliper Retention (in)	Caliper Inches Needed (in)
55	66	<i>Populus nigra 'Italica'</i>	Lombardy poplar	18.0	34	-	Remove				
55	67	<i>Populus nigra 'Italica'</i>	Lombardy poplar	11.5	13	-	Retain				
55	68	<i>Thuja plicata</i>	Western redcedar	11.4	13	-	Retain				
55	69	<i>Populus nigra 'Italica'</i>	Lombardy poplar	17.0	31	-	Retain				
55	190	<i>Betula pendula</i>	European white birch	17.3	31	-	Remove				
56	186	<i>Pinus sylvestris</i>	Scots pine	12.8	16	-	Remove	5600	11.2	0	11.2
56	187	<i>Thuja plicata</i>	Western redcedar	19.6	37	-	Remove				
57	56	<i>Thuja plicata</i>	Western redcedar	14.2	22	-	Retain	5600	11.2	22	0
57	62	<i>Pseudotsuga menziesii</i>	Douglas-fir	18.6	34	Exceptional	Remove				
57	63	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.7	31	Exceptional	Remove				
58	47	<i>Sequoia sempervirens</i>	Coast redwood	38.0	94	Exceptional	Remove	6269	12.5	171	0
58	48	<i>Populus nigra 'Italica'</i>	Lombardy poplar	52.6	136	Exceptional	Retain - Impacted				
58	49	<i>Calocedrus decurrens</i>	Incense cedar	13.1	19	Exceptional	Retain				
58	50	<i>Calocedrus decurrens</i>	Incense cedar	10.9	10	-	Remove				
58	51	<i>Calocedrus decurrens</i>	Incense cedar	12.0	16	Exceptional	Retain				
58	52	<i>Populus nigra 'Italica'</i>	Lombardy poplar	30.1	70	Exceptional	Remove				
58	53	<i>Populus nigra 'Italica'</i>	Lombardy poplar	29.6	67	Exceptional	Remove				

Tree Solutions Inc.

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Caliper Inch Analysis - SMC 23.44.008

Talaris Campus
4000 NE 41st Street, Seattle, WA 98105

7/10/2019

Lot Number	Tree ID	Scientific Name	Common Name	DSH (in)	DSH Converted to Caliper (in)	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Lot Area (sq ft)	Caliper Requirement (in)	Caliper Retention (in)	Caliper Inches Needed (in)
58	54	<i>Populus nigra</i> 'Italica'	Lombardy poplar	19.1	37	-	Remove				
58	59	<i>Quercus rubra</i>	Red oak	29.8	67	Exceptional	Remove				
58	60	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.2	40	Exceptional	Remove				
58	61	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.6	22	Exceptional	Remove				
59	163	<i>Prunus serrulata</i>	Flowering cherry	9.9	9	-	Remove	89128	178.3	804	0
59	164	<i>Quercus rubra</i>	Red oak	22.0	46	Exceptional	Remove				
59	166	<i>Picea abies</i>	Norway spruce	20.8	40	Exceptional	Remove				
59	168	<i>Xanthocyparis nootkatensis</i>	Alaska yellow cedar	10.1	10	-	Retain				
59	169	<i>Quercus palustris</i>	Pin oak	39.0	97	Exceptional	Retain - Impacted				
59	170	<i>Quercus rubra</i>	Red oak	20.3	40	Exceptional	Retain - Impacted				
59	171	<i>Quercus rubra</i>	Red oak	16.5	28	Exceptional	Retain - Impacted				
59	172	<i>Quercus rubra</i>	Red oak	20.6	40	Exceptional	Retain - Impacted				
59	173	<i>Quercus rubra</i>	Red oak	20.7	40	Exceptional	Retain - Impacted				
59	174	<i>Cedrus deodara</i>	Deodar cedar	22.9	46	Exceptional	Remove				
59	176	<i>Acer rubrum</i>	Red maple	32.3	76	Exceptional	Retain - Impacted				
59	177	<i>Quercus rubra</i>	Red oak	25.3	55	Exceptional	Retain - Impacted				
59	179	<i>Thuja plicata</i>	Western redcedar	24.0	52	-	Retain - Impacted				
59	180	<i>Acer rubrum</i>	Red maple	27.7	61	Exceptional	Remove				
59	216	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	21.4	43	Exceptional	Remove				
59	225	<i>Acer rubrum</i>	Red maple	30.0	70	Exceptional	Retain - Impacted				

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2040 Westlake Ave N, Suite 200
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Caliper Inch Analysis - SMC 23.44.008

Talaris Campus
4000 NE 41st Street, Seattle, WA 98105

7/10/2019

Lot Number	Tree ID	Scientific Name	Common Name	DSH (in)	DSH Converted to Caliper (in)	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Lot Area (sq ft)	Caliper Requirement (in)	Caliper Retention (in)	Caliper Inches Needed (in)
59	227	<i>Alnus rubra</i>	Red alder	18.9	34	-	Retain				
59	255	<i>Malus domestica</i>	Apple	6.5	6	-	Retain				
59	256	<i>Quercus rubra</i>	Red oak	26.4	58	Exceptional	Retain - Impacted				
59	265	<i>Thuja plicata</i>	Western redcedar	30.0	70	Exceptional	Retain				
59	266	<i>Thuja plicata</i>	Western redcedar	20.3	40	Exceptional	Retain				
59	267	<i>Thuja plicata</i>	Western redcedar	23.9	49	Exceptional	Remove				
59	518	<i>Magnolia virginiana</i>	Swamp magnolia	13.0	19	-	Retain				
59	520	<i>Prunus serrulata</i>	Flowering cherry	12.0	16	-	Retain				
59	521	<i>Prunus serrulata</i>	Flowering cherry	17.7	31	-	Retain				
59	522	<i>Prunus serrulata</i>	Flowering cherry	11.2	13	-	Retain				
59	523	<i>Magnolia virginiana</i>	Swamp magnolia	9.1	9	-	Retain				
60	175	<i>Cedrus deodara</i>	Deodar cedar	17.8	31	Exceptional	Retain - Impacted	5820	11.6	31	0
60	181	<i>Malus domestica</i>	Apple	10.0	10	-	Remove				
61	182	<i>Cedrus deodara</i>	Deodar cedar	18.4	34	-	Remove	5820	11.6	0	11.6
62	183	<i>Pseudotsuga menziesii</i>	Douglas-fir	11.8	13	-	Remove	7335	14.7	0	14.7
63	260	<i>Quercus rubra</i>	Red oak	28.8	64	Exceptional	Remove	5660	11.3	0	11.3
63	261	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.4	25	Exceptional	Remove				
63	262	<i>Quercus rubra</i>	Red oak	19.5	37	Exceptional	Remove				
64	254	<i>Quercus rubra</i>	Red oak	24.5	52	Exceptional	Retain - Impacted	5600	11.2	52	0
64	263	<i>Quercus rubra</i>	Red oak	33.8	79	Exceptional	Remove				

Tree Solutions Inc.

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Caliper Inch Analysis - SMC 23.44.008

Talaris Campus
4000 NE 41st Street, Seattle, WA 98105

7/10/2019

Lot Number	Tree ID	Scientific Name	Common Name	DSH (in)	DSH Converted to Caliper (in)	Exceptional Status	Retention Status (retain, retain - impacted, remove)	Lot Area (sq ft)	Caliper Requirement (in)	Caliper Retention (in)	Caliper Inches Needed (in)
64	264	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.9	40	Exceptional	Remove				
65	248	<i>Quercus rubra</i>	Red oak	38.5	94	Exceptional	Remove	5600	11.2	7	4.2
65	249	<i>Quercus rubra</i>	Red oak	12.0	16	Exceptional	Remove				
65	252	<i>Malus domestica</i>	Apple	8.5	8	-	Remove				
65	253	<i>Malus domestica</i>	Apple	7.0	7	-	Retain				
66	237	<i>Quercus rubra</i>	Red oak	9.2	9	-	Remove	5615	11.2	0	11.2
66	245	<i>Malus domestica</i>	Apple	8.4	8	-	Remove				
66	247	<i>Quercus rubra</i>	Red oak	22.4	46	Exceptional	Remove				
66	250	<i>Quercus rubra</i>	Red oak	28.8	64	Exceptional	Remove				
67	167	<i>Quercus rubra</i>	Red oak	30.0	70	Exceptional	Retain - Impacted	5535	11.1	70	0
67	238	<i>Quercus rubra</i>	Red oak	20.3	40	Exceptional	Remove				
67	239	<i>Quercus rubra</i>	Red oak	16.7	28	Exceptional	Remove				
67	240	<i>Pinus sylvestris</i>	Scots pine	14.8	22	Exceptional	Remove				
67	243	<i>Quercus rubra</i>	Red oak	25.3	55	Exceptional	Remove				
67	244	<i>Quercus rubra</i>	Red oak	26.3	58	Exceptional	Remove				

Tree Solutions Inc.

2040 Westlake Ave N, Suite 200
Seattle, WA 98109

Results Summary

Talaris Campus
4000 NE 41st Street, Seattle
WA 98105

7/10/2019

Site Tree Count and Retention Status

	Non-Exceptional under 24 inches DSH	Non-Exceptional 24 inches DSH and greater	Non-Exceptional due to condition	Exceptional	Totals
Site Trees	135	26	21	273	455
Retain	48	4	3	77	132
Retain - Impacted	8	2	1	41	52
Remove	79	20	17	155	271
Replacement Required per SMC 25.11.090	0	20	0	155	175

Missing Trees / Tree Numbers

Standing Dead	13
Removed	24
Not Found	17
Too Small	12
Duplicate	1
Failed	2
Total	69

Offsite Trees with Canopies Overhanging Site

	Non-exceptional	Exceptional	Total
Total Trees	19	5	24
Retain	16	5	21
Remove	2	0	2
Removed	1	0	1

Tree Solutions Inc.

2040 Westlake Ave N, Suite 200
Seattle, WA 98109

Results Summary

Talaris Campus
4000 NE 41st Street, Seattle
WA 98105

7/10/2019

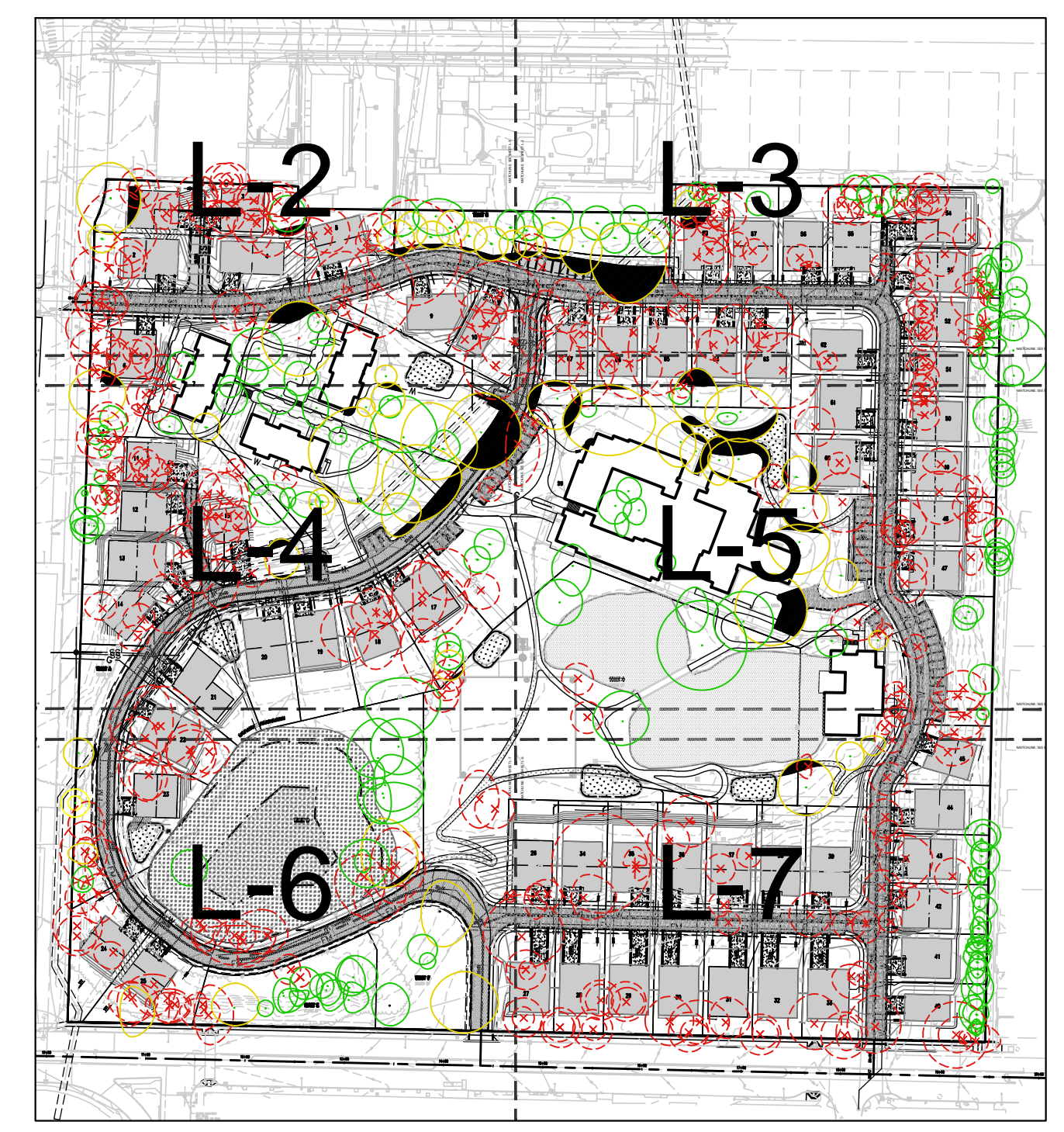
23.44.008 Caliper Inch Requirement

Total Number of Proposed Lots	67
Total Caliper Inches Required Across All Lots	1178
Caliper Inches of Trees Proposed for Retention Across All Lots*	4427
Number of Lots that Meet Per Lot Caliper Requirement	27
Number of Lots that Do Not Meet Per Lot Caliper Requirement	40
Caliper Inches Needed for Lots That Do Not Meet Requirement	503
Number of Proposed 2 to 4 inch Caliper Trees to Meet Outstanding Caliper requirement	147

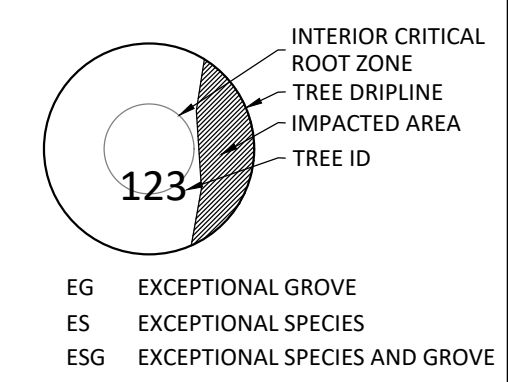


TREE OVERVIEW

SCALE: 1"=50'



TREE ID	OUTER DRIP AREA, SF	IMPACT AREA, SF	%IMPACT	BELOW 1/3?
1	2646	376	14.2%	Y
13	1277	205	16.1%	Y
24	596	29	4.9%	Y
26	762	131	17.2%	Y
27	541	85	15.7%	Y
28	654	7	1.1%	Y
30	636	41	6.4%	Y
31	681	128	18.8%	Y
32	485	123	25.4%	Y
33	562	81	14.4%	Y
39	764	67	8.8%	Y
44	3553	2116	59.6%	N
48	1390	240	17.3%	Y
101	1732	204	14.7%	Y
124	3131	684	21.8%	Y
146	681	113	16.6%	Y
151	3470	227	6.5%	Y
154	3393	2276	67.1%	N
155	999	204	20.4%	Y
156	3651	915	25.1%	Y
158	3993	116	2.9%	Y
167	1536	494	32.2%	Y
169	3052	527	17.3%	Y
170	861	89	10.3%	Y
171	712	322	45.2%	N
172	941	450	47.8%	N
173	1572	783	49.8%	N
175	716	188	26.3%	Y
176	1180	292	24.7%	Y
177	1763	195	11.1%	Y
225	3054	1118	36.6%	N
254	1534	566	36.9%	N
256	2384	568	23.8%	Y
271	398	13	3.3%	Y
279	805	173	21.5%	Y
323	2311	103	4.5%	Y
395	1847	328	17.8%	Y
442	668	1.6	0.2%	Y
545	1178	68	5.8%	Y
576	841	49	5.8%	Y
612	537	43	8.0%	Y
980	1141	421	36.9%	N



TREE SOLUTIONS INC.
2940 Westlake Ave N
Seattle, WA 98109
206.528.4670

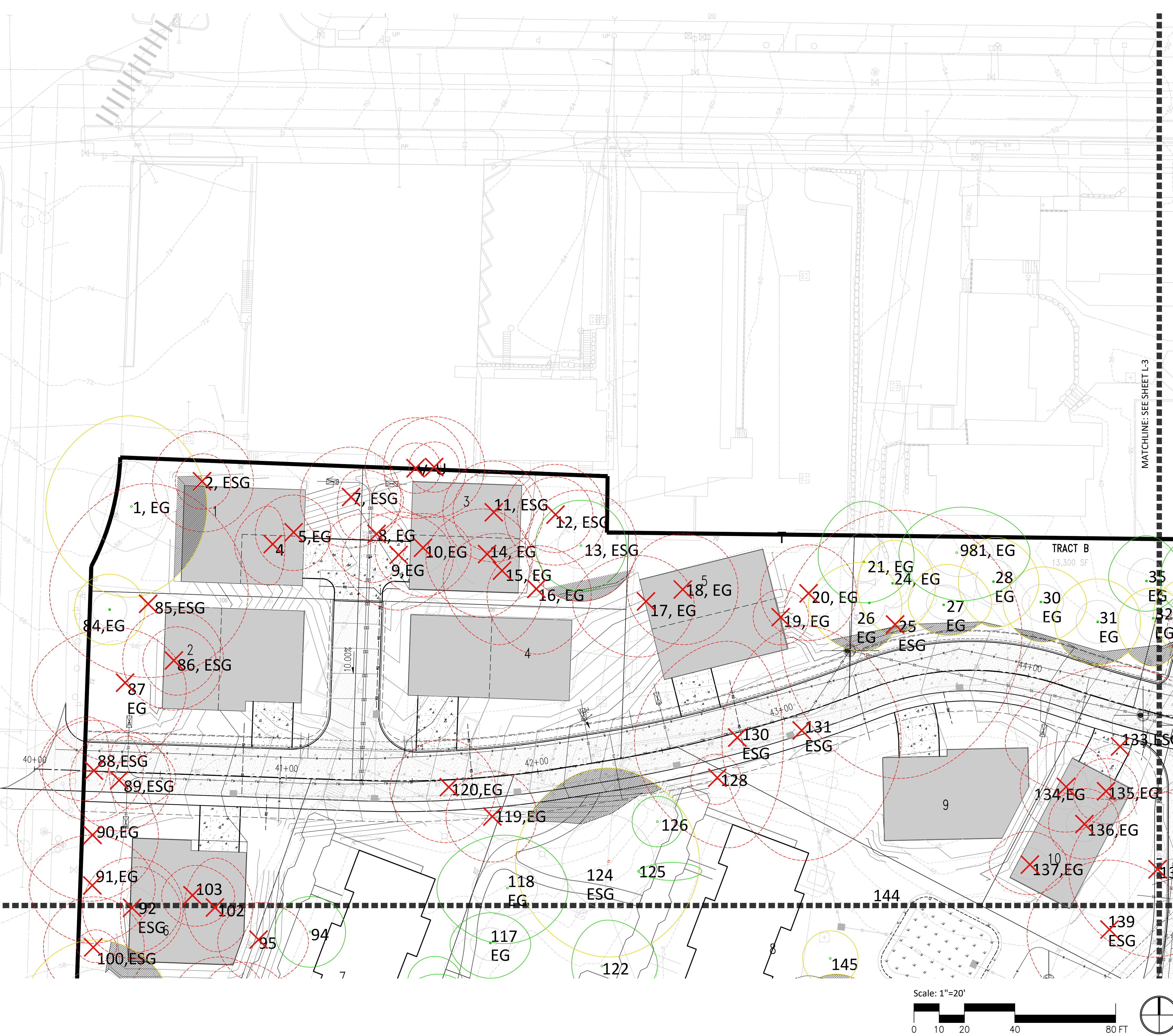
TALARIS CAMPUS
4000 NE 41ST
SEATTLE, WA 98105

CLIENT:
QUADRANT HOMES

Project No. TS-6254
Date: 6.12.2019

TREE EXHIBIT
TS-1

TREE ID	OUTER DRIP AREA, SF	IMPACT AREA, SF	%IMPACT	BELOW 1/3?
1	2646	376	14.2%	Y
13	1277	205	16.1%	Y
24	596	29	4.9%	Y
26	762	131	17.2%	Y
27	541	85	15.7%	Y
28	654	7	1.1%	Y
30	636	41	6.4%	Y
31	681	128	18.8%	Y
32	485	123	25.4%	Y
33	562	81	14.4%	Y
39	764	67	8.8%	Y
44	3553	2116	59.6%	N
48	1390	240	17.3%	Y
101	1732	204	14.7%	Y
124	3131	684	21.8%	Y
146	681	113	16.6%	Y
151	3470	227	6.5%	Y
154	3393	2276	67.1%	N
155	999	204	20.4%	Y
156	3651	915	25.1%	Y
158	3993	116	2.9%	Y
167	1536	494	32.2%	Y
169	3052	527	17.3%	Y
170	861	89	10.3%	Y
171	712	322	45.2%	N
172	941	450	47.8%	N
173	1572	783	49.8%	N
175	716	188	26.3%	Y
176	1180	292	24.7%	Y
177	1763	195	11.1%	Y
225	3054	1118	36.6%	N
254	1534	566	36.9%	N
256	2384	568	23.8%	Y
271	398	13	3.3%	Y
279	805	173	21.5%	Y
323	2311	103	4.5%	Y
395	1847	328	17.8%	Y
442	668	1.6	0.2%	Y
545	1178	68	5.8%	Y
576	841	49	5.8%	Y
612	537	43	8.0%	Y
980	1141	421	36.9%	N



TALARIS CAMPUS
4000 NE 41ST
SEATTLE, WA 98105

CLIENT:
QUADRANT HOMES

Project No. TS-6254
Date: 6.12.2019

TREE EXHIBIT

TS-2

TALARIS CAMPUS
4000 NE 41ST
SEATTLE, WA 98105

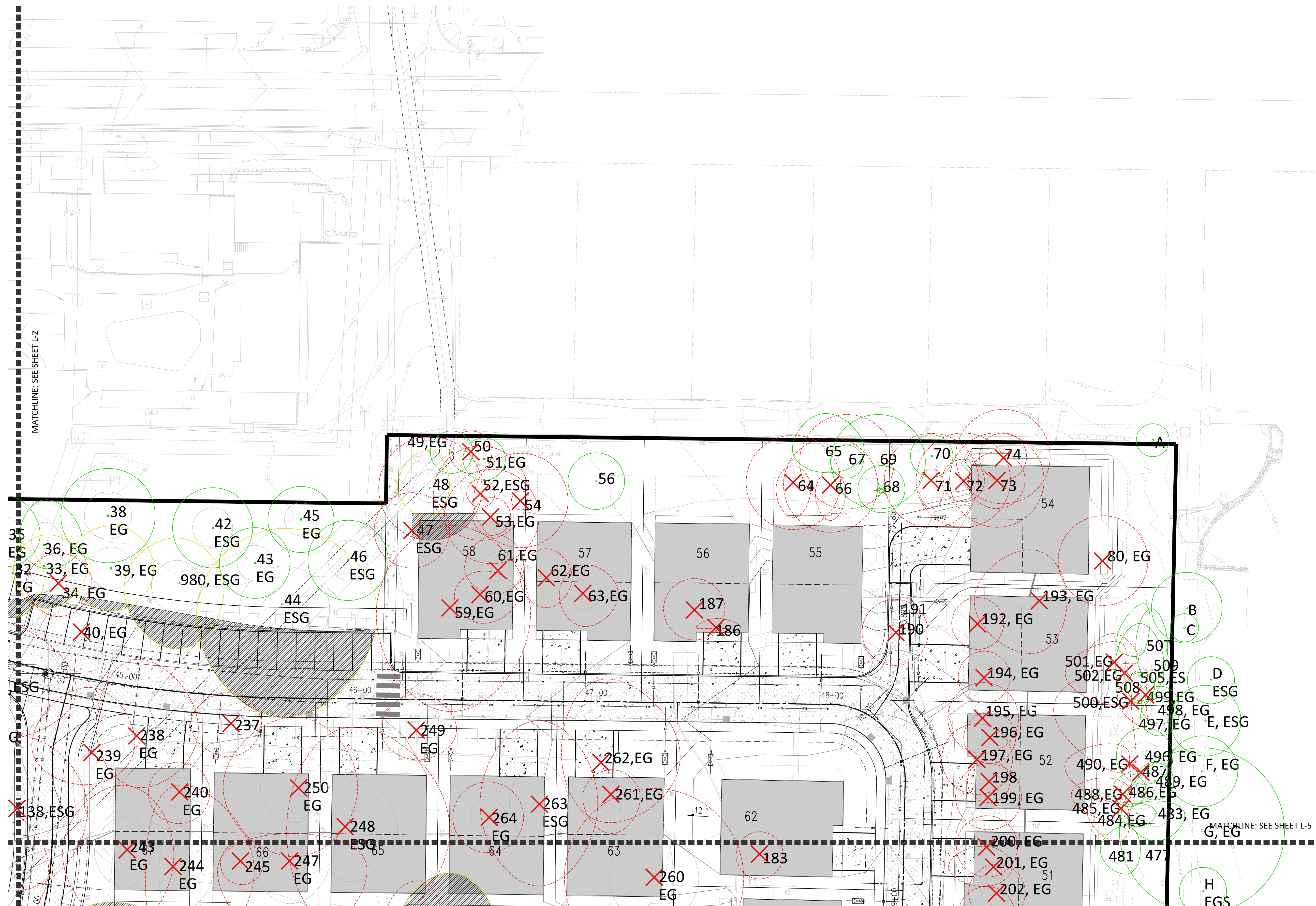
CLIENT:
QUADRANT HOMES

Project No. TS-6254

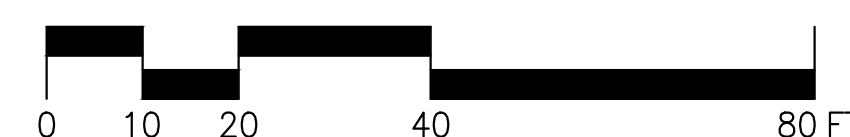
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TREE EXHIBIT

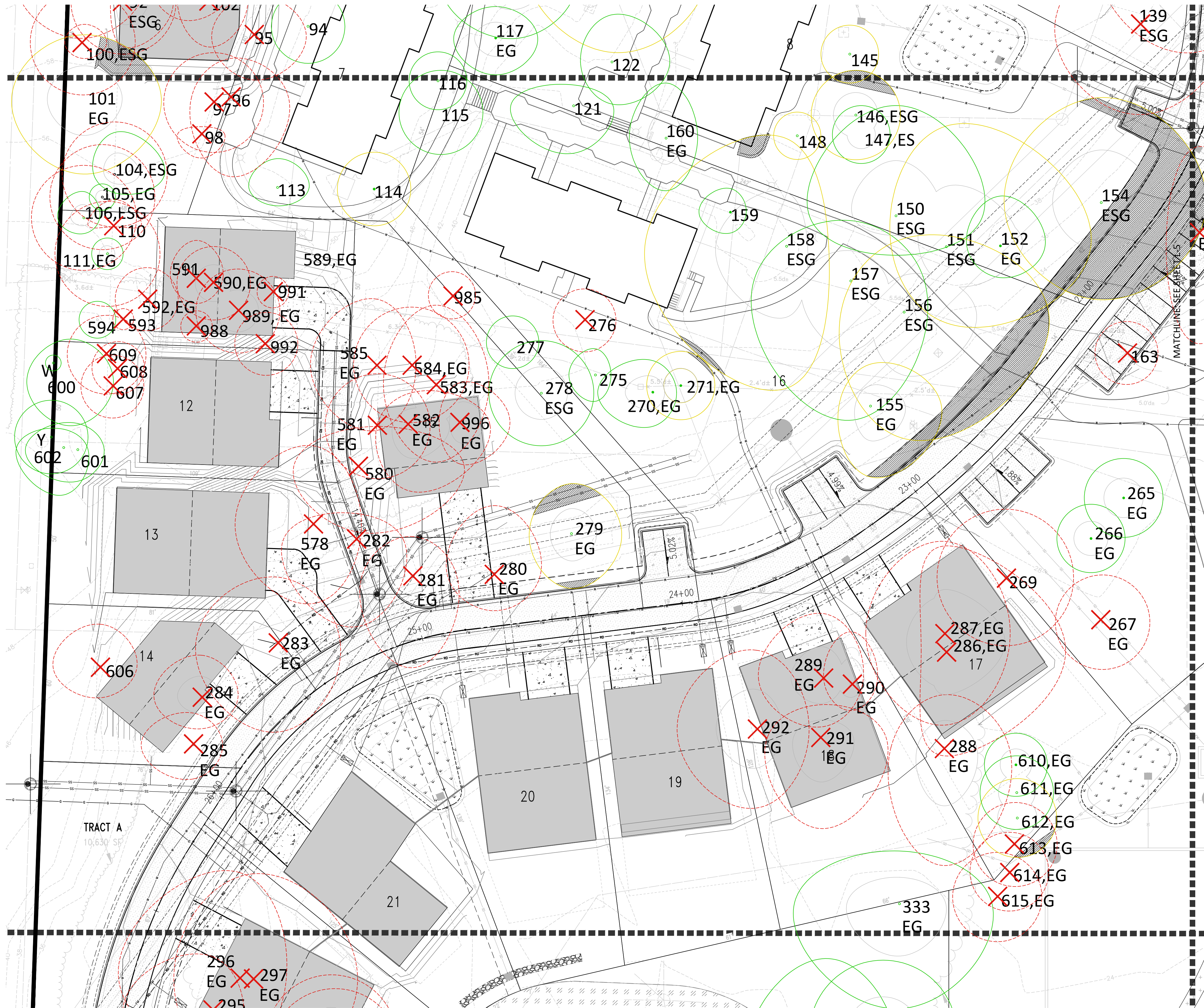
TS-3



Scale: 1"=20'



TREE ID	OUTER DRIP AREA, SF	IMPACT AREA, SF	%IMPACT	BELOW 1/3?
1	2646	376	14.2%	Y
13	1277	205	16.1%	Y
24	596	29	4.9%	Y
26	762	131	17.2%	Y
27	541	85	15.7%	Y
28	654	7	1.1%	Y
30	636	41	6.4%	Y
31	681	128	18.8%	Y
32	485	123	25.4%	Y
33	562	81	14.4%	Y
39	764	67	8.8%	Y
44	3553	2116	59.6%	N
48	1390	240	17.3%	Y
101	1732	204	14.7%	Y
124	3131	684	21.8%	Y
146	681	113	16.6%	Y
151	3470	227	6.5%	Y
154	3393	2276	67.1%	N
155	999	204	20.4%	Y
156	3651	915	25.1%	Y
158	3993	116	2.9%	Y
167	1536	494	32.2%	Y
169	3052	527	17.3%	Y
170	861	89	10.3%	Y
171	712	322	45.2%	N
172	941	450	47.8%	N
173	1572	783	49.8%	N
175	716	188	26.3%	Y
176	1180	292	24.7%	Y
177	1763	195	11.1%	Y
225	3054	1118	36.6%	N
254	1534	566	36.9%	N
256	2384	568	23.8%	Y
271	398	13	3.3%	Y
279	805	173	21.5%	Y
323	2311	103	4.5%	Y
395	1847	328	17.8%	Y
442	668	1.6	0.2%	Y
545	1178	68	5.8%	Y
576	841	49	5.8%	Y
612	537	43	8.0%	Y
980	1141	421	36.9%	N



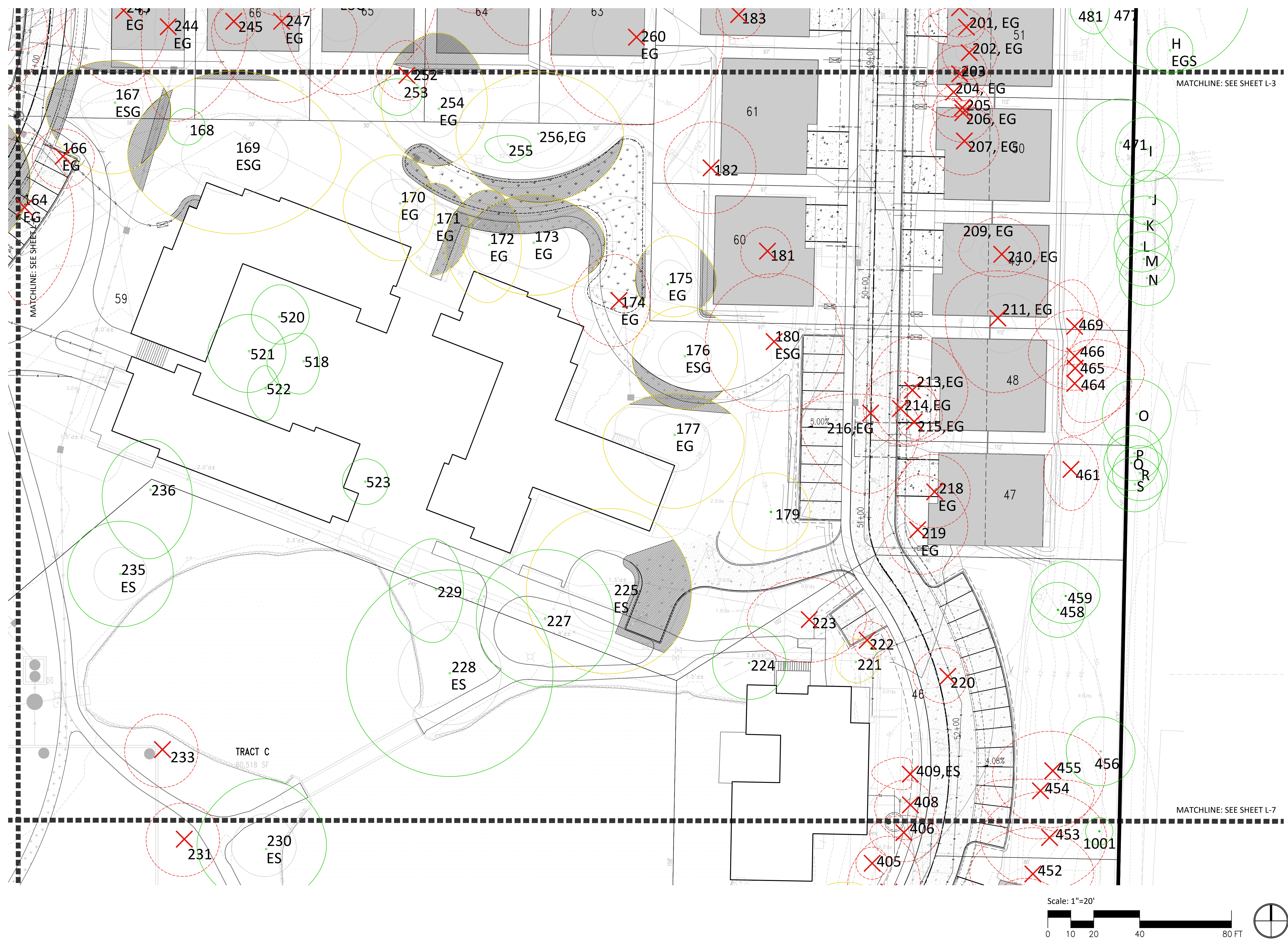
TALARIS CAMPUS
4000 NE 41ST
SEATTLE, WA 98105

CLIENT:
QUADRANT HOMES

Project No. TS-6254
Date: 6.12.2019

TREE EXHIBIT

TS-4



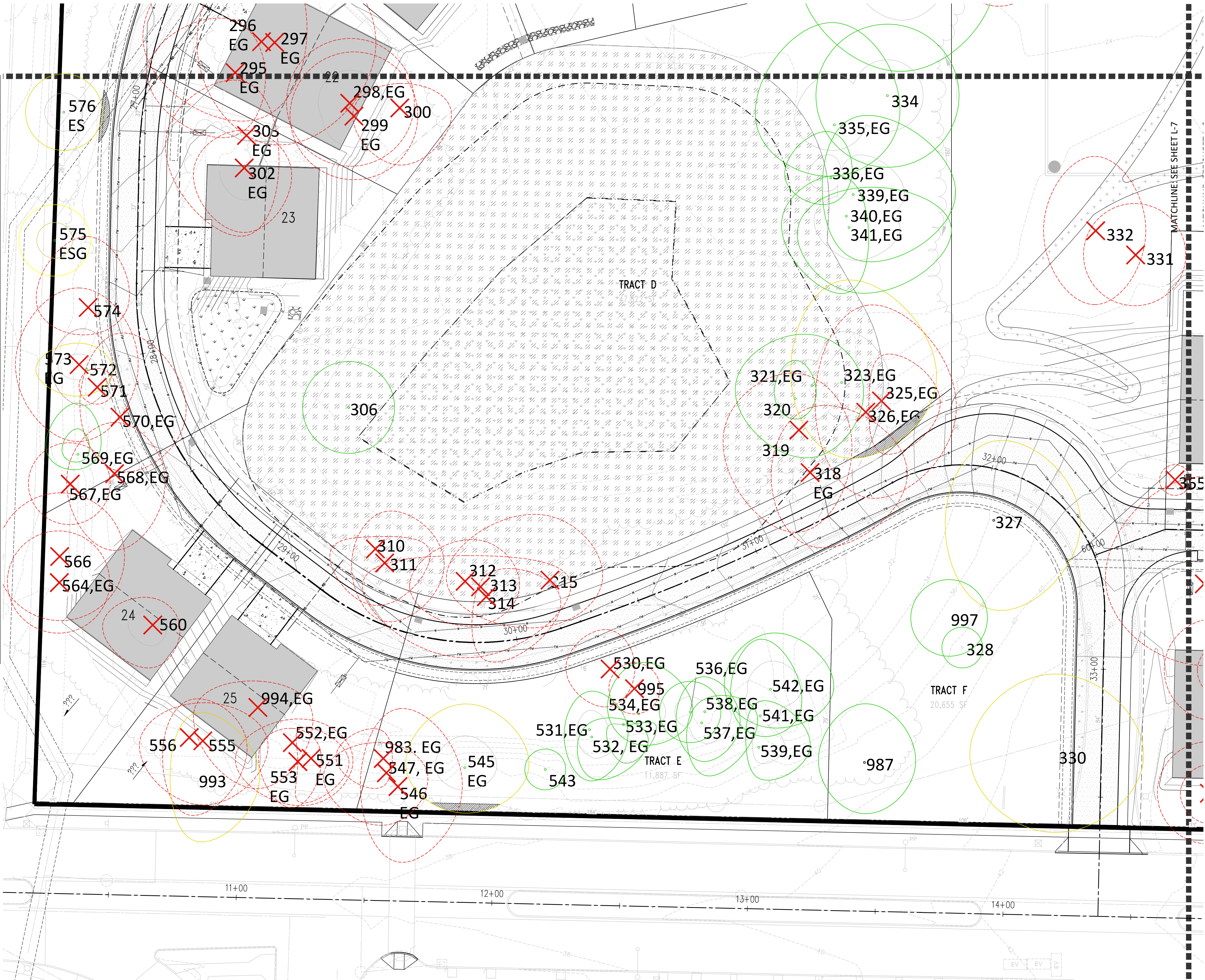
TALARIS CAMPUS
4000 NE 41ST
SEATTLE, WA 98105

CLIENT:
QUADRANT HOMES

Project No. TS-6254
Date: 6.12.2019

TREE EXHIBIT
TS-5

TREE ID	OUTER DRIP AREA, SF	IMPACT AREA, SF	%IMPACT	BELOW 1/3?
1	2646	376	14.2%	Y
13	1277	205	16.1%	Y
24	596	29	4.9%	Y
26	762	131	17.2%	Y
27	541	85	15.7%	Y
28	654	7	1.1%	Y
30	636	41	6.4%	Y
31	681	128	18.8%	Y
32	485	123	25.4%	Y
33	562	81	14.4%	Y
39	764	67	8.8%	Y
44	3553	2116	59.6%	N
48	1390	240	17.3%	Y
101	1732	204	14.7%	Y
124	3131	684	21.8%	Y
146	681	113	16.6%	Y
151	3470	227	6.5%	Y
154	3393	2276	67.1%	N
155	999	204	20.4%	Y
156	3651	915	25.1%	Y
158	3993	116	2.9%	Y
167	1536	494	32.2%	Y
169	3052	527	17.3%	Y
170	861	89	10.3%	Y
171	712	322	45.2%	N
172	941	450	47.8%	N
173	1572	783	49.8%	N
175	716	188	26.3%	Y
176	1180	292	24.7%	Y
177	1763	195	11.1%	Y
225	3054	1118	36.6%	N
254	1534	566	36.9%	N
256	2384	568	23.8%	Y
271	398	13	3.3%	Y
279	805	173	21.5%	Y
323	2311	103	4.5%	Y
395	1847	328	17.8%	Y
442	668	1.6	0.2%	Y
545	1178	68	5.8%	Y
576	841	49	5.8%	Y
612	537	43	8.0%	Y
980	1141	421	36.9%	N



1. **Project Arborist:** The project arborists shall at minimum have an International Society of Arboriculture (ISA) Certification and ISA Tree Risk Assessment Qualification.
2. **Tree Protection Zone (TPZ):** The city of Seattle requires establishing a tree protection zone (TPZ) at the dripline. In some cases, the TPZ may extend outside tree protection fencing. Work within the TPZ must be approved and monitored by the project arborist.
3. **Tree Protection Fencing:** Tree protection shall consist of 6-foot chain-link fencing installed at the dripline (TPZ) or at the limits of disturbance as approved by the project arborist. Fence posts shall be anchored into the ground or bolted to existing hardscape surfaces. Where trees are being retained as a group the fencing shall encompass the entire area including all landscape beds or lawn areas associated with the grove that are not needed for construction access or staging. Where trees are protected at the edge of the project boundary, construction limits fencing shall be incorporated as the boundary of tree protection fencing.
4. **Access Beyond Tree Protection Fencing:** In areas where work such as installation of utilities is required within the TPZ, a locking gate will be installed in the fencing to facilitate access. The project manager or project arborist shall be present when tree protection areas are accessed.
5. **Tree Protection Signage:** Tree protection signage shall be affixed to fencing every 20 feet. Signage shall be at least 11 inches x 17 inches in size and laminated. Signage will follow the city of Seattle template: https://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2601202.pdf
6. **Filter Fencing:** Filter fencing within the TPZ of retained trees shall be installed in a manner that does not sever roots. Do not trench to insert fabric into the ground. Install so that filter fabric sits on the ground and is weighed in place by sand bags or gravel.
7. **Monitoring:** The project arborist shall monitor all ground disturbance at the edge of or within the TPZ, including where the TPZ extends beyond the tree protection fencing.
8. **Soil Protection:** No parking, foot traffic, materials storage, or dumping (including excavated soils) are allowed within the TPZ. Heavy machinery shall remain outside of the TPZ. Access to the tree protection area will be granted under the supervision of the project arborist. If project arborist allows, heavy machinery can enter the area if soils are protected from the load. Acceptable methods of soil protection include applying 3/4-inch plywood over 4 to 6 inches of wood chip mulch or use of Alturna mats (or equivalent product approved by the project arborist). Retain existing paved surfaces within or at the edge of the TPZ for as long as possible.
9. **Soil Remediation:** Soil compacted within the TPZ of retained trees shall be remediated using pneumatic air excavation according to a specification produced by the project arborist.
10. **Canopy Protection:** Where fencing is installed at the limits of disturbance within the TPZ, canopy management (pruning or tying back) shall be conducted to ensure that vehicular traffic does damage canopy parts. Exhaust from machinery shall be located five feet outside the dripline of retained trees. No exhaust shall come in contact with foliage for prolonged periods of time.
11. **Duff/Mulch:** Apply 4 to 6 inches of arborist wood chip mulch or hog fuel over bare soil around within the TPZ to prevent compaction and evaporation. Keep mulch 1 foot away from the base of trees and 6 inches from retained understory vegetation. Retain and protect as much of the existing duff and understory vegetation as possible.
12. **Excavation:** Excavation done at the edge of or within the TPZ shall use alternative methods such as pneumatic air excavation, hand digging, hydro excavation. If heavy machinery is used, use flat front buckets with the project arborist spotting for roots. When roots are encountered, stop excavation

and cleanly sever roots. The project arborist shall monitor all excavation done within the TPZ. Plan what method of alternative excavation shall be used with the project arborist prior to construction. Excavation with the driplines of mature oak trees shall not be done during the active growing season from April 1st to June 30th.

13. **Fill:** Limit fill to 1 foot of uncompacted well-draining soil, within the TPZ of retained trees. In areas where additional fill is required, consult with the project arborist.
14. **Root Pruning:** Limit root pruning to the extent possible. All roots shall be pruned with a sharp saw making clean cuts. Do not fracture or break roots with excavation equipment.
15. **Root Moisture:** Root cuts and exposed roots shall be immediately covered with soil, mulch, or clear visqueen and kept moist. Water to maintain moist condition until the area is back filled. Do not allow exposed roots to dry out before replacing permanent back fill.
16. **Hardscape Removal:** Retain hardscape surfaces for as long as practical. Remove hardscape in a manner that does not require machinery to traverse newly exposed soil within the TPZ. Where equipment must traverse the newly exposed soil, apply soil protection as described in section 8. Replace fencing at edge of TPZ (dripline), if soil exposed by hardscape removal will remain for any period of time.
17. **Rockerries:** Retain all existing rockeries near retained trees.
18. **Tree Removal:** All trees to be removed that are located within the TPZ of retained trees shall NOT be ripped, pulled, or pushed over. Cut the tree to the base and grind the stump.
19. **Irrigation:** Retained trees with soil disturbance within the TZP will require supplemental water from June through September. Acceptable methods of irrigation include drip, sprinkler, or watering truck. Trees shall be watered three times per month during this time. Irrigation shall be monitored monthly.
20. **Pruning:** Pruning required for construction and safety clearance shall be done with a pruning specification provided by the project arborist in accordance with American National Standards Institute ANSI-A300 2017 Standard Practices for Pruning. Pruning shall be conducted by an arborist with an International Society of Arboriculture Certification.
21. **Plan Updates:** All plan updates or field modifications that result in impacts within the TPZ or change the retained status of trees shall be reviewed by the project manager and project arborist prior to conducting the work.
22. **Materials:** Contractor shall have the following materials onsite and available for use during work in the TPZ:
 - a. Sharp and clean bypass hand pruners
 - b. Sharp and clean bypass loppers
 - c. Sharp hand held root saw
 - d. Reciprocating saw with new blades
 - e. Shovels
 - f. Trowels
 - g. Clear visqueen
 - h. Burlap
 - i. Water

23.44.008 - Development standards for uses permitted outright

- A. The development standards set out in this Subchapter I apply to principal and accessory uses permitted outright in single-family zones.
- B. All structures or uses shall be built or established on a lot or lots.
- C. Floating homes are subject to the provisions of Chapter 23.60A, Shoreline District, and are also subject to the parking provisions of this Section 23.44.008.
- D. An exception from one specific standard does not relieve the applicant from compliance with any other standard.
- E. Methods for measurements are provided in Chapter 23.86. Standards for parking access and design are provided in Chapter 23.54.
- F. Any structure occupied by a permitted principal use other than single-family residential use may be converted to single-family residential use even if the structure does not conform to the development standards for single-family structures. Expansions of converted nonconforming structures are regulated by Section 23.42.108. Conversion of structures occupied by nonconforming uses is regulated by Sections 23.42.108 and 23.42.110.
- G. Development standards governing lots containing an environmentally critical area or buffer may be modified according to the provisions of Chapter 25.09.
- H. Exterior lighting shall be shielded and directed away from residentially zoned lots. The Director may require that the intensity of illumination be limited and that the location of the lighting be changed.
- I. Tree Requirements.
 - 1. Trees are required when single-family dwelling units are constructed. The minimum number of caliper inches of tree required per lot may be met by using either the tree preservation option or tree planting option described in subsections 23.44.008.I.1.a. or I.1.b., or by a combination of preservation and planting. This requirement may be met by planting or preserving street trees in the public right-of-way. Submerged land shall not be included in calculating lot area for purposes of either the tree preservation option or tree planting option.
 - a. Tree Preservation Option. For lots over 3,000 square feet, at least 2 caliper inches of existing tree per 1,000 square feet of lot area must be preserved. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of existing tree must be preserved per lot. When this option is used, a tree preservation plan is required.
 - b. Tree Planting Option. For lots over 3,000 square feet, at least 2 caliper inches of tree per 1,000 square feet of lot area must be planted. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of tree must be planted per lot.
 - 2. Tree Measurements. Trees planted to meet the requirements in subsection

23.44.008.I.1 shall be at least 1.5 inches in diameter. The diameter of new trees shall be measured (in caliper inches) 6 inches above the ground. Existing trees shall be measured 4.5 feet above the ground. When an existing tree is 3 to 10 inches in diameter, each 1 inch counts as 1 inch toward meeting the tree requirements in subsection 23.44.008.I.1. When an existing tree is more than 10 inches in diameter, each 1 inch of the tree that is over 10 inches shall count as 3 inches toward meeting the tree requirement.

3. Tree Preservation Plans. If the tree preservation option is chosen, a tree preservation plan must be submitted and approved. Tree preservation plans shall provide for protection of trees during construction according to standards promulgated by the Director.

(Ord. 125603, § 12, 2018; Ord. 124105, § 17, 2013; Ord. 123649, § 12, 2011; Ord. 122190, § 4, 2006; Ord. 122050 § 4, 2006; Ord. 121276 § 37, 2003; Ord. 120293 § 4, 2001; Ord. 119792 § 1, 1999; Ord. 117263 § 6, 1994; Ord. 116262 § 6, 1992; Ord. 111390 § 5, 1983; Ord. 110669 §§ 12(part), 32(part), 1982; Ord. 110381 § 1(part), 1982.)

25.11.060 - Tree protection on sites undergoing development in Single-family and Residential Small Lot zones.

A. Exceptional Trees.

1. The Director may permit a tree to be removed only if:
 - a. the maximum lot coverage permitted on the site according to SMC Title 23, the Land Use Code, cannot be achieved without extending into the tree protection area or into a required front and/or rear yard to an extent greater than provided for in subsection A2 of this section; or
 - b. avoiding development in the tree protection area would result in a portion of the house being less than fifteen (15) feet in width.
2. Permitted extension into front or rear yards shall be limited to an area equal to the amount of the tree protection area not located within required yards. The maximum projection into the required front or rear yard shall be fifty (50) percent of the yard requirement.
3. If the maximum lot coverage permitted on the site can be achieved without extending into either the tree protection area or required front and/or rear yards then no such extension into required yards shall be permitted.

B. Trees Over Two (2) Feet in Diameter Measured Four and One-half (4½) Feet Above the Ground.

1. Trees over two (2) feet in diameter shall be identified on site plans.
2. In order to protect trees over two (2) feet in diameter an applicant may modify their development proposal to extend into front and/or rear yards in the same manner as provided for exceptional trees in subsection A of this section, above.

C. The development shall meet the tree requirements of Section 23.44.008 I.

(Ord. 120410 § 2(part), 2001)