Owner	A + ZONING SUM	TRAILHEAD APARTMENTS LLLP	
Building Addre	ess	1550 Newport Way NW Issaquah, WA 98027	
Legal Descripti	on	Lot 2, City of Issaquah short plat NO. SP-79-12, recoded under recording number 8001020405, and revised by instrument recorded under recording number 9510199010, records of King County, Washington.	
		Except that portion conveyed to the City of Issaquah by deed recorded under recording number 9406302366;	
		Situate in the City of Issaquah, County of King, State of Washington.	
VC ADAL		202406-0002	
KC APN: Zoning Designa		292406-9002 Urban Core (UC) - a mixed zone	
Gross Site Area Applicable Cod		174,189 SF 2023 Issaquah Land Use Code	
		2021 International Building Code 2017 ICC A117.1 Accessibility Standards	
		2021 International Fire Code (IFC) 2021 International Mechanical Code + Washington Sate Amendments	
		2021 Uniform Plumbing Code + Washington Sate Amendments 2023 National Electric Code (NEC)	
Project Descrip	otion	2021 Washington State Energy Code New construction of two midrise residential buildings. One to the north is mixed use and includes an Opportunity Center	
		with 159 affordable units. The southern building is fully residential and includes 205 units. The project includes structured parking for both buildings, a north to south multi-modal trail for bicycles and pedestrians, and a plaza	
		between the two buildings that provides an east-west pedestrian connection. All floors of both buildings are above ground.	
18.404.080	ON	CODE LANGUAGE	PROJECT NOTES
Zoning 18.404.100	UC Urban Core	Mixed Zone	
Site Area	174,189		
18.404.100	Form and Intensity Height	Base = 60 ft	
	FAR Residential	Max = 125 ft Base = 3.0	
	FAR Nonresidential	Max = 5.0 Min = 0.55	
	1740 Normesiaentiai	Base = 1.25 Max = 5.0	
	Build-To Line Setbacks	0-10 ft	
	Max impervious Surface	No front, rear or side setbacks 95% 5%	
10 404 040 -	Pervious Area	All required pervious areas on site must be landscaped	
18.404.040.B	Pervious Area	All required pervious areas on site must be landscaped Max impervious surface area is 95%	
		B. Use of Pervious Areas. All required pervious areas on the site must be landscaped, per Chapter 18.606 IMC,	
		Landscaping. Parking or pedestrian access areas that use "pervious pavers" or pervious stormwater measures may not be counted towards the required pervious areas of the zoning district. The following areas, in order of priority, must be retained: 1. Critical areas that require buffers; 2. Existing significant trees per Chapter 18.812 IMC, Tree Preservation;	
		3. Native vegetation areas.	
		C. Impervious surfaces are determined by adding the square footages of the following areas: buildings, parking, sidewalks recreation facilities, recreation areas, architectural features (such as overhangs, decks and roof extensions that extend	
		over 18" past the building footprint), stormwater facilities.	
		See IMC18 404 040 C for impositious zone cales and D. Impositious Surface Datio	
18.404.050.B	Measuring Height	See IMC18.404.040.C for impervious zone calcs and D. Impervious Surface Ratio Building or structure height must be measured from the average grade of the existing or finished grade, which ever is lower, to the highest point of coping of a flat roof.	
18.404.050.C	Height Exemptions	To the minimum required by building code, mechanical penthouse or ornamental screening for rooftop heating,	
		ventilating and air conditioning equipment and stair towers Elevator shafts to the minimum required by IMC title 16, Buildings and Construction	
		Solar Panels or arrays See 18.404.050.D to determine Average Grade Plane	
18.404.060.A	Additional Height	To Exceed base height, all the following must be met 1. Additional height enhances architectural design by allowing parapets, gables, bell or clock towers, or other prominent	SEE SHEET 1.40
		features 2. Solid walls on the ground floor do not exceed 20 ft and must be softened by design details, modulations a minimum	
		two feet deep and dense landscaping	
		4. The ground floor uses at least three design features (transparent doors, artwork, fountains, street furniture, varied exterior materials, or plazas); and	
		5. When adjacent to a lower-density residential zone, building height within 30 feet of the property line may not exceed the building height allowed in the lower-density zone.	
18.404.060.B	Additional Height up to 50%	Base height may be adjusted by the director through the deviation process, must meet all the following criteria	
	ap 10 20/1	Building stepbacks are included such that the gross floor area of additional stories is reduced by 25% of the floor beneath	
		The percentage of pervious surface is increase by 10%	
18.404.070	FAR Calculation		SEE SHEET G1.10
		Structured, underbuilding, and surface parking are not included in the gross floor area calculation Developable site area is the gross site area minus deductions for critical areas and associated buffers as required by	
		Chapter 18.802 IMC, Critical Areas, and minus deductions for community and amenity spaces and Green Necklace amenities under Chapter 18.608 IMC	
18.404.070.D	Density Calculation Density and Floor Area	Density (Dwelling Units/Acre) = (Number of Dwelling Units) / (Developable Site Area) D. In Central Issaquah, there is a base FAR and a maximum FAR. Where an applicant seeks to exceed the base FAR,	
		the development bonus program in IMC 18.514.040 may be used.	
18.514.040 18.514.040.C	CENTRAL ISSAQUAH DEVE	LOPMENT BONUS PROGRAM Projects that seek to use the Central Issaquah development bonus program must comply with the terms of IMC	
18.514.040.D	Public Benefits	18.514.020, General affordable housing provisions, and 18.514.030, Affordable housing covenant. 1/3rd of public benefit must be made of mandatory public benefit options, the remaining 2/3rds is comprised of elective	
		public benefit options. Mandatory: 20% of the bonus sf must be affordable housing at 80% AMI or below.	
		Elective: Either 20% of bonus sf allotted to affordable housing, or 1 sf of on-site open space per sf of bonus area.	
18.514.060	Required Affordable Housing	Either: 12.5% of units at 60% AMI or 10% of units at 50% AMI	
	U	Projects complying with 18.514.040 must comply with this in addition	
18.404.140.D	Minimum Building Frontage	In the Urban Core zone, minimum building frontage is at least 75%.	SEE SHEET G1.40
	ouge	Building frontage must occupy all of the build-to-line at intersections for a minimum distance of 60 feet from the corner.	
		E. Establish Streetwall. Buildings must be built to the edge of the sidewalk or the allowable setback to maintain a	
		consistent frontage. This type of frontage is known as a streetwall. 1. Build-to-Line Setback. The space between the property line and the building must include landscaping with evergreen plantings to maintain year-round interest, and one of the following:	
		plantings to maintain year-round interest, and one of the following: a. A combination of benches, low walls, or other hardscape elements to enhance social interaction; b. Other pedestrian amenities, for instance, the public sidewalk, may be widened to include elements such as	
		b. Other pedestrian amenities, for instance, the public sidewalk, may be widened to include elements such as additional walkway width, outdoor seating, retail displays, landscape planters, benches or fountains while maintaining a pedestrian-friendly environment on the sidewalk; or	
		c. Amenities as required that contribute to the Green Necklace per Chapter 18.608 IMC.	
		Where critical areas and their buffers are present, the frontage used to calculate the minimum building frontage must be reduced for each foot of restricted frontage.	
		The building frontage requirement may be reduced by 10 percentage points to accommodate community spaces including plazas, outdoor café seating, or entry courts, as discussed in Chapter 18.608 IMC	
18.600.042.A	Stepback Based on Natura Area Orientation		
	Uses Based on Natural	Stepback must be minimum 5ft and maximum 20 ft. Buildings must be oriented towards natural areas in Central Issaquah (see Figure 18.600.042(A)). Development sites,	
	Area Orientation	partially or totally within the Natural Context zone (i.e., within 150 feet of a natural area), and adjacent site development must respect, reinforce, and strengthen natural area assets.	
		2. Buildings must be designed to face the natural area and use natural materials and finishes that will age well over	
		time. 3. Buildings must be designed with doors and windows making up 50 percent of the wall(s) oriented toward natural areas, to blur the transition between outdoor and indoor spaces along natural areas.	
		4. Upper floor must have building stepbacks that foster a graceful transition between the built and natural environment with a minimum stepback of five feet and maximum of 20 feet for all floors above the fourth floor that face the natural	5
		area, and shall be provided as follows: a. For buildings taller than five floors, stepback must begin by the sixth floor but may begin as low as the third floor.	
		b. For buildings with fewer than six floors, a minimum of the first two floors must be built at the street edge.5. Uses and activities shall be placed in the setback from the natural area, to orient to and build on its presence, rather	
		than divide the site from the natural area. 6. Only native plant material landscape shall be used in the area between the building and the natural area.	
		7. Buildings shall be designed with balconies, stoops, porches and/or upper floor terraces facing the natural area. See example in Figure 18.600.042(A)(7).	
		8. Public walkways shall be provided between regulated creek or wetland open space and the building frontage. 9. For development adjacent to natural areas with water (such as wetlands, streams, and ponds), a water-oriented	
		feature shall be provided, such as viewing platforms, trails, and outdoor seating areas accessible to the public while containing human and pet impacts with a barrier, railing, or fence.	
		10. Building activities and design that close off the building from the natural area are prohibited, including, but not limited to, utility rooms, storage, and solid walls with lack of windows and doors.	
		11. Driveways, parking loading areas, outdoor storage areas between buildings and open spaces/natural areas are prohibited.	

8.602.120.D	Ground Floor Height	CODE LANGUAGE Commercial Buildings ground level retail and entrance lobby uses located on a pedestrian-oriented transportation	PROJECT NOTES
8.602.040.J	Ground floor uses in	facilities must have a first-floor height of at least 15 feet. The ground floor must be designed to incorporate active, visible uses (e.g., retail) or other visible uses that engage the	
.602.120	Mixed use zones	pedestrian (e.g., residences, meeting rooms, lobbies, live/work). Windows and façades must be recessed a maximum of 18 inches from the build-to-line to accommodate columns or other	
.602.120	Retail, Hotel, and Commercial Buiding setback	architectural elements	
.602.100.D		Entry areas and doorways must be recessed a maximum of four feet to provide a transition into storefronts. 1. Where buildings have a zero setback: Units adjacent to sidewalks and public walkways must have a finished floor	
		elevations minimum 18 inches above exterior ground level with recessed entries oriented to stoops, patios, terraces, or porches for each individual entry if required; Windows of units directly adjacent to sidewalks and public walkways must be located above pedestrian sightlines, at least 6 feet above exterior ground level.	
		2. Where buildings have a setback up to 10 feet: a. Landscaping must be incorporated within the setback;	
		b. Entries must be provided at grade or raised above the sidewalk; c. Private porches or patios must be separated with hedges, steps, low walls, or low fences.	
3.600.050	Commercial and mixed-use buildings	This subsection applies to mixed-use buildings with a commercial use on the ground floor.	
		3. Standards. Buildings located along a public street must incorporate at least four of the following elements into any ground-floor, street-facing façade: a. Lighting supported by ornamental brackets;	
		b. Belt courses; c. Plinths for columns;	
		d. Ornamental doors or window; e. Projecting sills; f. Tilework; and/or	
	1	g. Potted plants or hanging baskets supported by ornamental brackets.	
8.600.060	Multifamily uses with ground floor units	 Any building abutting a transportation facility must be oriented to the transportation facility. Architectural elements must be used to provide a clearly identifiable and defensible entry visible from the street. For example, front porches with substantial depth, distinctive roof forms, architectural details, seating, railings, or alcoves may 	
		be used. Developments must include at least two of the following: a. Recesses.	
		b. Balconies. c. Articulated roof forms. d. Front porches.	
		e. Arches. f. Trellises.	
		 g. Glass at sides and/or above entry doors. h. Awnings and/or canopies. 3. Architecture and landscape architecture features must be used to further enhance and identify the pedestrian entry 	
		experience. Primary building entries must include a clearly identifiable entry doorway visible from the adjacent transportation facility, enhanced landscaping, special paving, and pedestrian-scaled lighting and/or lighted bollards.	
		4. Ground floor residential entries must be oriented to the street, courtyard (if not adjacent to the street), or through block passage. If the doorway does not face the street, a clearly marked and well-maintained five-foot paved path must	
		connect the entry to the sidewalk. They must also provide secure access directly to dwelling units or through elevator lobbies, stairwells, and corridors.	
		Compliant design requires the following: (1) The primary entry for any ground-floor unit abutting the transportation facility, and the primary entry for multifamily	
		residential buildings with ground-floor units that do not have entries facing the street such as those with entries through lobbies, must open directly onto the transportation facility.	
		(4) For each building frontage that exceeds 50 feet in length, each unit must have a separate entry directly from the sidewalk, through block passage, courtyard, or similar pedestrian-oriented facility except where unavoidable factors (e.g., vertical separation such as for an underground garage, or horizontal separation such as a lack of setback) preclude the	
		connection. Where the connection is precluded, terraces, balconies, or similar active facility must be provided for each ground floor unit.	
		(5) Secondary entrances may be from parking areas, where a pedestrian connection from the parking area to the entrance has been made.	
3.600.080	Retail use entries.	Retail entries must comply with all of the following: 1. A customer entrance to individual retail storefronts must be oriented to the street and directly accessible from the	
		 adjacent sidewalk; 2. Retail uses must have at-grade entries fronting sidewalks; 3. Secondary entries are permitted along a through block passage, alley, or parking lot; 	
		4. Entries directly from parking lots must be limited to service, employee, and emergency access;5. Entrances to business must be identifiable;	
		6. A minimum of 25 percent of the retail area must be oriented to pedestrians; and7. Use of ramps or steps to access a retail storefront is prohibited.	
8.600.090	Fences and walls	Site walls adjacent to walkways, sidewalks, or trails shall not be taller than four ft . In all cases of terracing, walls must be terraced with a minimum of three feet to accommodate landscaping.	
8.600.100.C	Waste Collection Areas	1. Separate containers must be provided for garbage, recyclables, and food waste. Each collection type must be located in the same outdoor enclosure or indoor room, using consistent methods.	
		3. For dumpsters on rollers, the area at the front of the enclosure, where the dumpster will be pulled out for servicing, may not exceed a three percent grade, to prevent runaway dumpsters.5. Waste truck accessibility to the dumpster enclosures is limited by the truck turning templates, available	
		from the City. Dumpsters on rollers must be rolled or pulled out to the front of the enclosure, while stationary dumpsters must be picked up from within the enclosure. There is a limited distance an operator will travel	
		from vehicle to access enclosure. Waste collection must be coordinated between the development, the City and the waste collection purveyor.	
8.600.100.E	Enclosures or Collection Rooms Inside Buildings	If waste chutes are used, separate garbage and recycling chutes are required. It is preferred that food waste is collected in a waste collection room, rather than through a chute.	
		20 100 11 201 200 11 11 11 11	
3.604.080	Parking	Multifamily: Min 0.75 stalls / unit Commercial: Min 1.63 stalls / 1,000 sf GFA	SEE SHEET G1.02
	-	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum	
	Parking Reductions	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required	
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3.604.160	Parking Reductions	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready	
3.604.160 3.604.090	Parking Reductions Transit access reduction	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided.	
3.604.160 3.604.090	Parking Reductions Transit access reduction Electric Vehicle Charging	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces.	
3.604.160 3.604.090 3.604.100	Parking Reductions Transit access reduction Electric Vehicle Charging	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces. Compact Stall allowance: up to 60% of stalls	
3.604.160 3.604.090 3.604.100	Parking Reductions Transit access reduction Electric Vehicle Charging Motorcycle parking	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces. Compact Stall allowance: up to 60% of stalls Micro Stall Allowance: up to 5% of stalls Stall size @ 90 degrees = 18.5 x 9, compact = 16 x 8, micro = 12 x 7	
3.604.160 3.604.090 3.604.100	Parking Reductions Transit access reduction Electric Vehicle Charging Motorcycle parking	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces. Compact Stall allowance: up to 5% of stalls Micro Stall Allowance: up to 5% of stalls Stall size @ 90 degrees = 18.5 x 9, compact = 16 x 8, micro = 12 x 7 Aisle size for standard stall at 90 degrees = 24 ft Aisle size for compact stall at 90 degrees = 22 ft Vehicle entries must be 40 ft minimum from street corners.	
3.604.160 3.604.090 3.604.100	Parking Reductions Transit access reduction Electric Vehicle Charging Motorcycle parking Parking Standards / Sizes	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces. Compact Stall allowance: up to 60% of stalls Micro Stall Allowance: up to 5% of stalls Stall size @ 90 degrees = 18.5 x 9, compact = 16 x 8, micro = 12 x 7 Aisle size for compact stall at 90 degrees = 24 ft Aisle size for compact stall at 90 degrees = 22 ft Vehicle entries must be 40 ft minimum from street corners. Where structured parking is provided on the ground level, commercial or residential uses must be provided along the build-to-line with parking facilities placed behind. The	
3.604.160 3.604.090 3.604.100 3.604.170	Parking Reductions Transit access reduction Electric Vehicle Charging Motorcycle parking Parking Standards / Sizes Structured Parking Bicycle Parking -	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces. Compact Stall allowance: up to 5% of stalls Micro Stall Allowance: up to 5% of stalls Micro Stall Allowance: up to 5% of stalls Stall size @ 90 degrees = 18.5 x 9, compact = 16 x 8, micro = 12 x 7 Aisle size for standard stall at 90 degrees = 22 ft Vehicle entries must be 40 ft minimum from street corners. Where structured parking is provided on the ground level, commercial or residential uses must be a minimum depth of 20 feet. Storage type must accommodate U-Lock style locking device	
3.604.160 3.604.090 3.604.170 3.604.180	Parking Reductions Transit access reduction Electric Vehicle Charging Motorcycle parking Parking Standards / Sizes Structured Parking	Commercial: Min 1.63 stalls / 1,000 sf GFA Clinic: Min 3.89 stalls / 1,000 sf GFA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction without a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces. Compact Stall allowance: up to 60% of stalls Micro Stall Allowanc	
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8.604.080 8.604.160 8.604.100 8.604.170 8.604.040 8.604.050 8.602.060	Parking Reductions Transit access reduction Electric Vehicle Charging Motorcycle parking Parking Standards / Sizes Structured Parking Bicycle Parking - Short Term Bicycle Parking - Long Term Off Street Loading	Commercial: Min 1.63 stalls / 1,000 sf GA Clinic: Min 3.89 stalls / 1,000 sf GA Clinic: Min 3.89 stalls / 1,000 sf GA Office: no Minimum This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required Up to 20% reduction with a TDM study is: The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. Up to 40% reduction with a TDM study if: Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided. Multi-Family Residential Use: 10% of total parking to have EV stations installed / 30% of total parking to be EV Ready New nonresidential buildings: 5% of total parking to have EV stations installed / 10% of total parking to be EV Ready At least 1% up to 5% of the EV stalls must be accessible All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces. Compact Stall allowance: up to 60% of stalls Stall size 60 odegrees = 18.5 x 9, compact = 16 x 8, micro = 12 x 7 Aisle size for standard stall at 90 degrees = 22 ft Aisle size for standard stall at 90 degrees = 22 th Aisle size for standard stall at 90 degrees = 22 th Aisle size for standard stall at 90 degrees = 22 th Aisle size for standard stall at 90 degrees = 20 th stall stall space provided allong the build-to-line with parking facilities placed behind. T	SEE SHEET G1.02
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18.602.040.K	Sustainability	All mixed-use or commercial development of buildings greater than or equal to 10,000 gross square feet and subject to IMC 18.602.020, Applicability, must be certified to meet the current version of LEED Platinum. All residential development projects of 10 units or more and subject to IMC 18.602.020, Applicability, must be certified to meet the current version of Built Green four star certification.	
18.602.040.C	Entry Weather Protection	Each primary building entrance must have weather protection	
18.602.070	Weather Protection	Weather protection is required over primary entrances. Weather protection must be provided on no less than 75% of	
		the building façade length where the building is located adjacent to a sidewalk, pedestrian path. For nonresidential buildings and uses, weather protection must be higher than 8' from average finished grade and 6' deep min. If the canopy is 12' or higher the canopy shall be 8' deep min. Residential uses weather protection is to be 4' wide min. and 4' deep min.	SEE SHEET G1.41
18.608.060	Amenity requirements for Residential Use (Table 18.608.060(B))	Residential with 22 or more units: 100 sf / unit min Common Outdoor Amenity Space +400 sf Indoor or Outdoor Common Amenity Space	
18.608.070	Amenity requirements for	48 sf / unit Private Outdoor Amenity Space (min 6' x 8') 20 ft x 20 ft min community space.	SEE SHEET G1.42
	Nonresidential Use	25 ft / 1,000 sf non-residential construction. No Plaza smaller than 2,000 sf Some portion of the community space must be usable year-round.	
18.608.090 18.602.100 C	Plazas Multifamily Design	The plaza must be at the same level as the public sidewalk on at least one side. Multifamily Building Massing Standards 1. Street facing facades must project or be recessed from abutting façade planes by a minimum depth of three feet for a minimum width of eight feet and maximum width of 25 feet.	
18.702 18.702.035	CENTRAL ISSAQUAH DESIGN Through Block Passage	AND ARCHITECTURAL STANDARDS When access is to 7 or more entryways = 10 ft wide + 5ft landscaping each side	
		When access is to 6 or less units = 6 ft wide +5 ft landscaping each side Walkway must feature concrete, decorative painting, or other similar decorative and durable surface materials. Asphalt	
		is prohibited. Landscape strip must be located on each side of the path with Type 3 visual buffer per Table 18.606.070(C). Raised planter walls must be included in the required landscape area but may not be taller than two feet. 3. The primary building entrance closest to the transportation facility must be directly accessible from the transportation	
		facility. 4. Buildings may project or cantilever over a through block passage provided a 13-foot, six-inch vertical clearance is maintained, and all other regulations are met. 5. For mixed-use projects, the type of passage to be constructed will be determined by the use gaining access from the	
		through block passage. 6. Site furniture and amenities shall not impede or block the through block passage. Only landscape amenities (e.g., benches, waste cans, lighting, signs, and similar design elements) can be placed within the landscape strip.	
		7. At least one bench or seating unit must be provided every 25 feet along the through block passage. If only one seat is required, it must be located near the midpoint of the walkway. 8. The through block passage must have adequate lighting consistent with Chapter 18.610 IMC, Outdoor Lighting.	
		 9. The through block passage must provide wayfinding signage governed by Chapter 18.612 IMC, Signs, informing the public the path can be used. 10. The through block passage must be physically separated from vehicle areas. 11. The through block passage may be integrated into community spaces and plazas but alone does not fulfill 	
18.702.100D	Northwest Contemporary	community space requirements. (Ord. 3018 § 2 (Exh. B), 2023).	
	Style Requirements	 a. Building length is less than 250 linear feet b. Tripartite composition required for buildings greater than four stories c. If taller than five stories, stepback floors above fifth floor must step back a minimum of five feet and a maximum of 20' 	SEE SHEET G1.41
		d. For buildings longer than 100', use vertical articulation of façade, for example, material and/or plane change approximately every 25 feet or aligning with structural bays and	
	,	e. Vertical emphasis for 80% or more of the building façade articulation through plane change or indentation/projection and the hinge, indentation, and projection must be a minimum depth of 12 inches.	
	Allowed Deviation	A through block passage may not be constructed if the location adversely impacts critical areas and associated buffers or immediately adjacent to the site. The width of the through block passage may be reduced to preserve existing trees or to maintain tree density requirements for the site.	
18.702.100	Scale based on Architectural Style	Building Lengths must be less than 250 linear ft Tripartite composition for all buildings over 4 stories If >5 stories, Floor 5 must stepback a min of 5 ft and max 20 ft Buildings over 100 ft length, one vertical articulation approximately every 25 ft.	
		Vertical emphasis for 80 percent or more of the building façade articulation through plane change or indentation/projection and the hinge, indentation, and projection must be a minimum depth of 12 inches.	
	Roof	Tripartite Definition: Means composed of three parts with a clear expression of a building's base, middle, and top. This may be achieved through material or color changes, horizontal façade articulation or stepbacks, or other façade elements. The size of each part will vary based on building size and design. (18.102.240 "T" definitions) 3. Compliant design options are the following (see Figure 18.702.100(C)(4) for example): a. Flat roof buildings with cornice or other roofline definition to add visual interest such as stepback, parapet treatment, material change;	
		 b. Penthouses or upper floor stepback. Stepback may incorporate terraces or balconies, and floors above the fifth stories must be stepped back; c. Sloped roof – gable, simple hipped roof, hipped roof with flat top; d. Rhythmic building articulation along street wall; e. Symmetrical or asymmetrical; and 	
		f. Eaves/overhang are none to minimal.	
		 4. Compliant design may include the following: a. May be combined with other buildings into an urban block; b. Stepped building corner articulation to soften harshness of corner if necessary; c. Dormers in sloped roofs; and d. Balconies. 	
		5. Examples of noncompliant design include the following: a. Monopitched shed roof; b. Complex roof forms; c. Deep overhanging roofs; and	
	Walls	 d. Flat roof with unarticulated roofline/cornice. Min 75% of the façade must be clad in brick or wood; concrete or metal panel for 25% or less No more than three materials on the main body of the building and no more than two materials on the penthouse. 	
		Material options: wood siding/shingles/simulated wood Brick masonry concrete limited to podium or base only	
	Windows	metal panels as secondary accent material only 3. Compliant design requires all the following: a. Combination window types with operable portion such as awning, double-hung, sliding, casement, and warehouse;	
		two or three types of combination windows for shorter buildings, and four or more for taller buildings; b. Industrial style windows such as metal frame, divided lite window c. Variation in size to establish horizontal or vertical rhythm; d. Storefront system at ground floor for retail or commercial uses;	
		 e. Windows are punched by minimum of two and one-half inches from face of façade; and f. Minimal to no window trim. 4. Compliant design may include large operable storefronts on the ground floor to connect public interior spaces to the 	
	Doors	exterior public realm with sliding glass panels or overhead garage-style glass doors. Required all of the following:	
		 a. If using basic glass storefront system door for public spaces and lobbies, embellish entry with other features such as awning and lighting; b. For ground floor residential units, wood or metal door with partial lite; and c. Recessed the entry to a maximum of four feet. 	
	Roof	The intent is that roof material not dominate the character of the building. For sloped roofs without overhangs, roof material may be selected to match or imitate the color and texture of the cladding to create a simple seamless effect. Alternatively, sloped roofs may be an earthtone color or material differing from the façade to further distinguish the	
		building from its roof. Compliant design requires one of the following options a. Asphalt roof shingles in gray, black, earthtones; b. Wood shingles or shakes, or simulated wood, in natural stained or to match cladding;	
		c. Standing seam metal roofing in neutral, gray, or to match cladding; or;d. Concrete or clay tile;	
		4. Examples of noncompliant design includea. Vibrant, vivid hues of color; andb. Highly reflective material where visible.	
	Color	The intent is that natural earthtones of local Northwest materials be used to create contrast and depth. layering and mixing cool and warm materials to create a well-rounded palette. Cool materials include steel, concrete, glass, and white/gray/black brick. Warm materials include natural brick and wood. Materials like metal panel, concrete, and brick can be warm or cool as desired for contrast.	
		Compliant design is limited to the following colors related to the materials, as long as no more than three colors are used, not including the roof	
		 a. Brick: natural, black, white, gray; b. Concrete: natural or to match or complement other materials; c. Steel: natural, stainless, or black for contrast; d. Metal panels: to match or complement other natural material colors: 	
		d. Metal panels: to match or complement other natural material colors;e. Wood, or simulated wood: natural stained, gray.4. Compliant design may include the following:	
		a. Metal panels or concrete;b. Mix of cool and warm materials for contrast.5. Noncompliant design includes bright, vibrant, vivid hues of color.	

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THE TRAILHEAD

1550 Newport Way NW Issaquah, WA 98027

Tukwila, WA 98188

TRAILHEAD APARTMENTS LLLP 600 Andover Park W

50% SD 100% SD 50%DD SDP Intake 100% DD 30%CD / Coordination Set SDP Revision #1 2024.10.26 2025.12.20 2025.02.29 2025.03.12 2025.05.09 2025.07.22 2025.07.28

Construction Revision:

Drawn By:
Project Manager:
Principal In Charge:

LAND USE ANALYSIS CODE SUMMARY

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NW
Principal In Charge:

JR

LAND USE ANALYSIS CODE SUMMARY

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	Studio	1-Bed	2-Bed	3-Bed	Leo Units	Total
LEVEL 8 - NB	1	12	8	7	0	28
LEVEL 7 - NB	1	12	8	7	0	28
LEVEL 6 - NB	1	12	8	7	0	28
LEVEL 5 - NB	1	12	8	7	0	28
LEVEL 4 - NB	1	11	8	7	0	27
LEVEL 3 - NB	1	3	8	3	2	17
LEVEL 2 - NB	0	0	0	0	0	0
LEVEL 1 - NB	0	0	3	0	0	3
Total	6	62	51	38	2	159
Percent Mix	4%	39%	32%	24%	1%	

		Floor Elevation	Gross Floor Area (Enclosed)	Garage / Parking	BOH / Mech	Retail	Lobby, Leasing, Mail, Amenity, Bike	Exterior Amenity	Circulation	Residential	Total Unit Count	Average Unit Size	Efficiency	Parki Stall (All Siz
	ROOF - NB	151.64	372	0	0	0	0	0	372	0	0	0	0.0%	
	LEVEL 8 - NB	142.21	27,734	0	352	0	0	0	2,987	24,393	28	871	88.0%	
Type IIIA	LEVEL 7 - NB	132.78	27,734	0	352	0	0	0	2,987	24,393	28	871	88.0%	
Type IIIA	LEVEL 6 - NB	123.35	27,734	0	352	0	0	0	2,987	24,393	28	871	88.0%	
	LEVEL 5 - NB	113.93	27,734	0	352	0	0	0	2,987	24,393	28	871	88.0%	
	LEVEL 4 - NB	104.50	27,741	0	355	0	507	12,074	3,276	23,603	27	874	85.1%	
	LEVEL 3 - NB	91.83	42,607	21,489	111	0	0	0	4,661	16,345	17	961	38.4%	46
Tuna IA	LEVEL 2 - NB	82.50	24,279	20,810	1,624	0	529	0	1,313	0	0	0	0.0%	63
Type IA	LEVEL 1 - NB	73.00	41,727	17,488	2,511	10412	5,870	0	2,796	2,651	3	883	6.4%	6:
	Total		247,661	59,787	6,009	10412	6,906	12,074	24,366	140,171	159	882		17



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50% SD 2024.10.26 100% SD 2025.12.20 50%DD 2025.02.29 100% DD 2025.05.09

50%DD 2025.02.29 100% DD 2025.05.09 30%CD / Coordination Set 2025.07.22

Construction Revision:

Phase:

Client
Approval:

Schematics
Design Dev.
Permit Doc.

Phase: Client Approval: Assurance:

Schematics
Design Dev.
Permit Doc.
Bid Doc.
Const.Doc.

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BOMA PLANS - NORTH

GO.10
Project Number: 24-027
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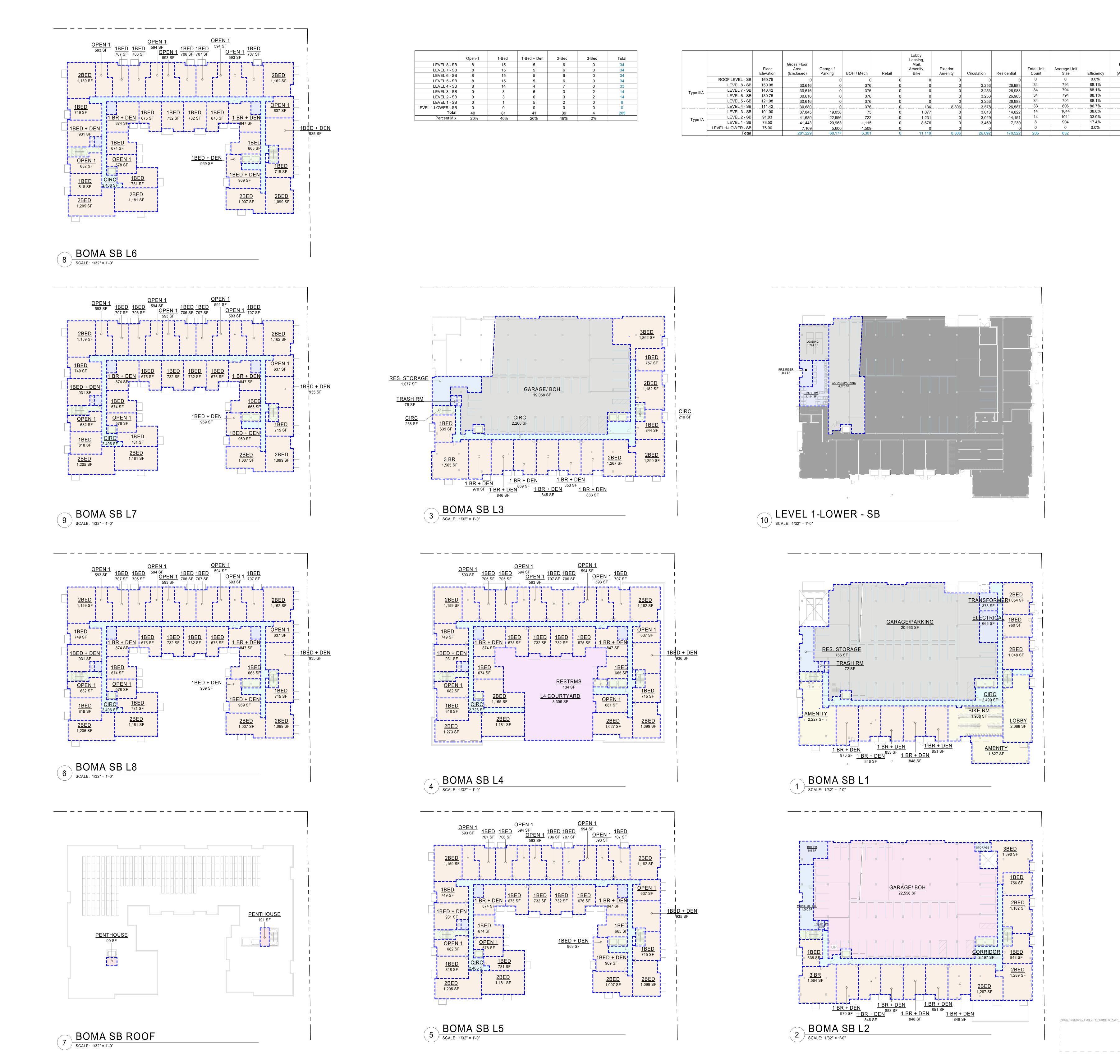
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THE TRAILHEAD

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TRAILHEAD
APARTMENTS LLLP
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Tukwila, WA 98188

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Phase:

Client Approval:

Assurance:

Schematics
Design Dev.
Permit Doc.
Bid Doc.
Const.Doc.

Drawn By:
Project Manager:
Principal In Charge:

BOMA PLANS - SOUTH

Assurance:

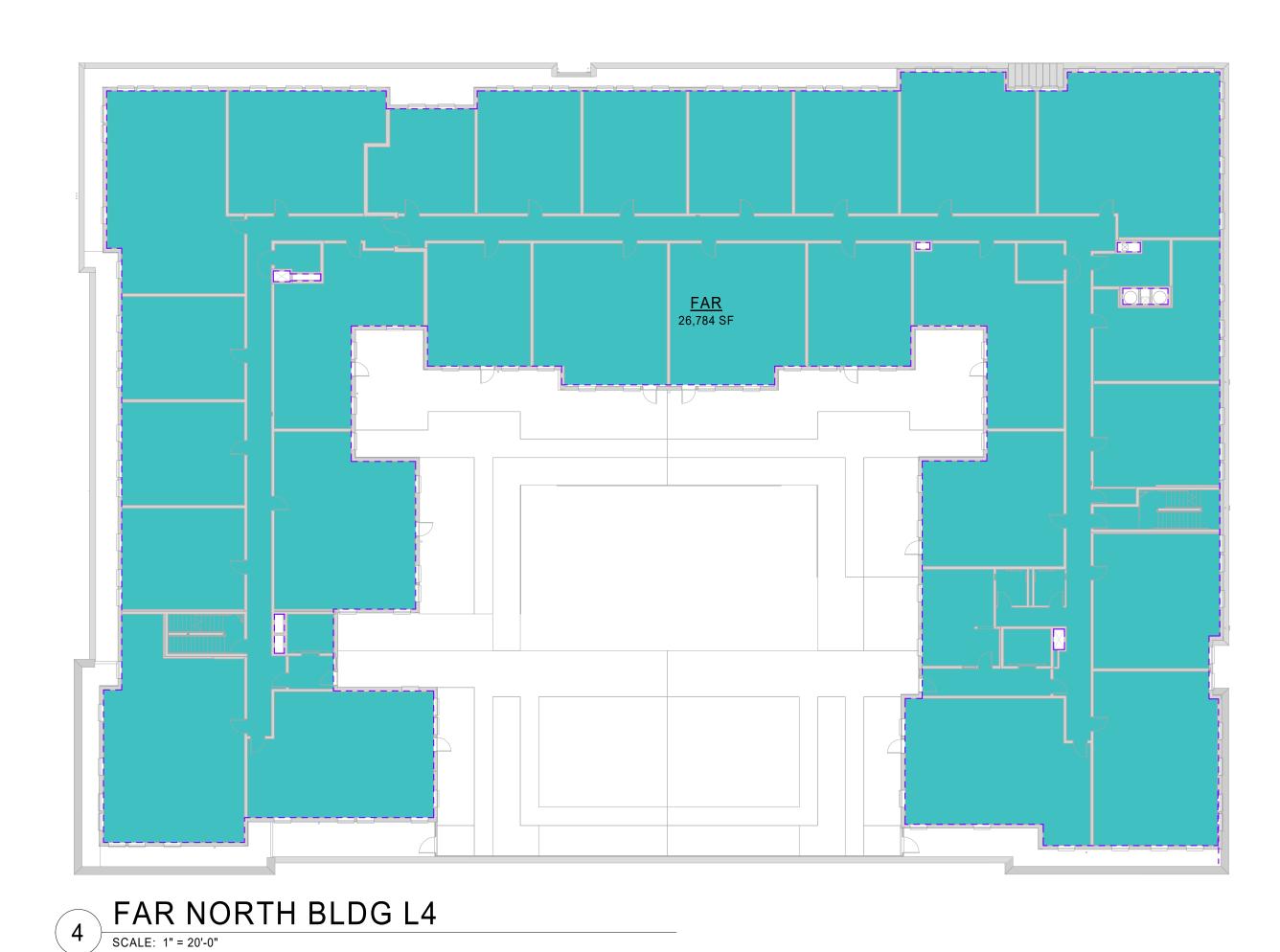
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NW
Project Manager:
Principal In Charge:

Author
NW
Principal In Charge:

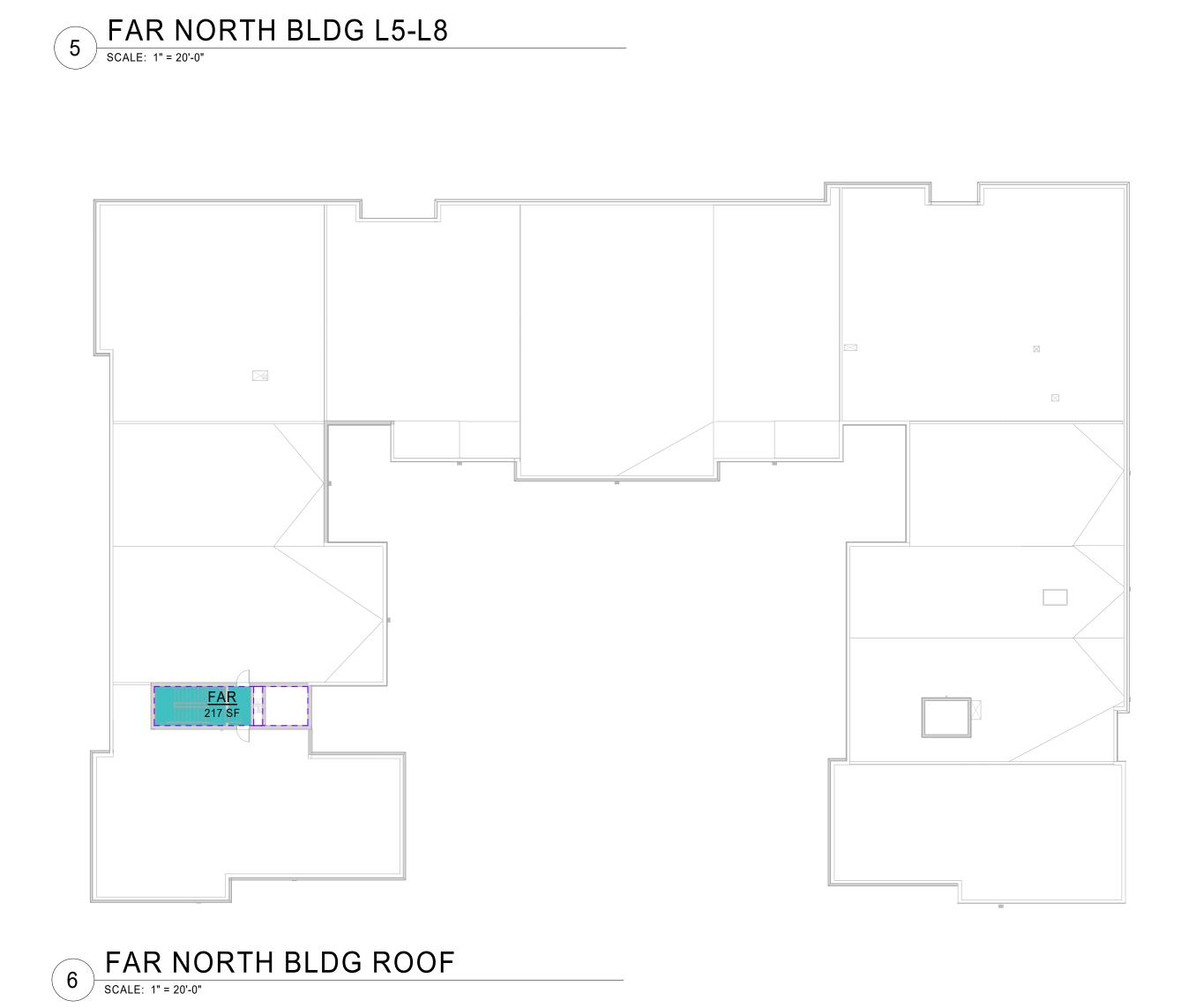
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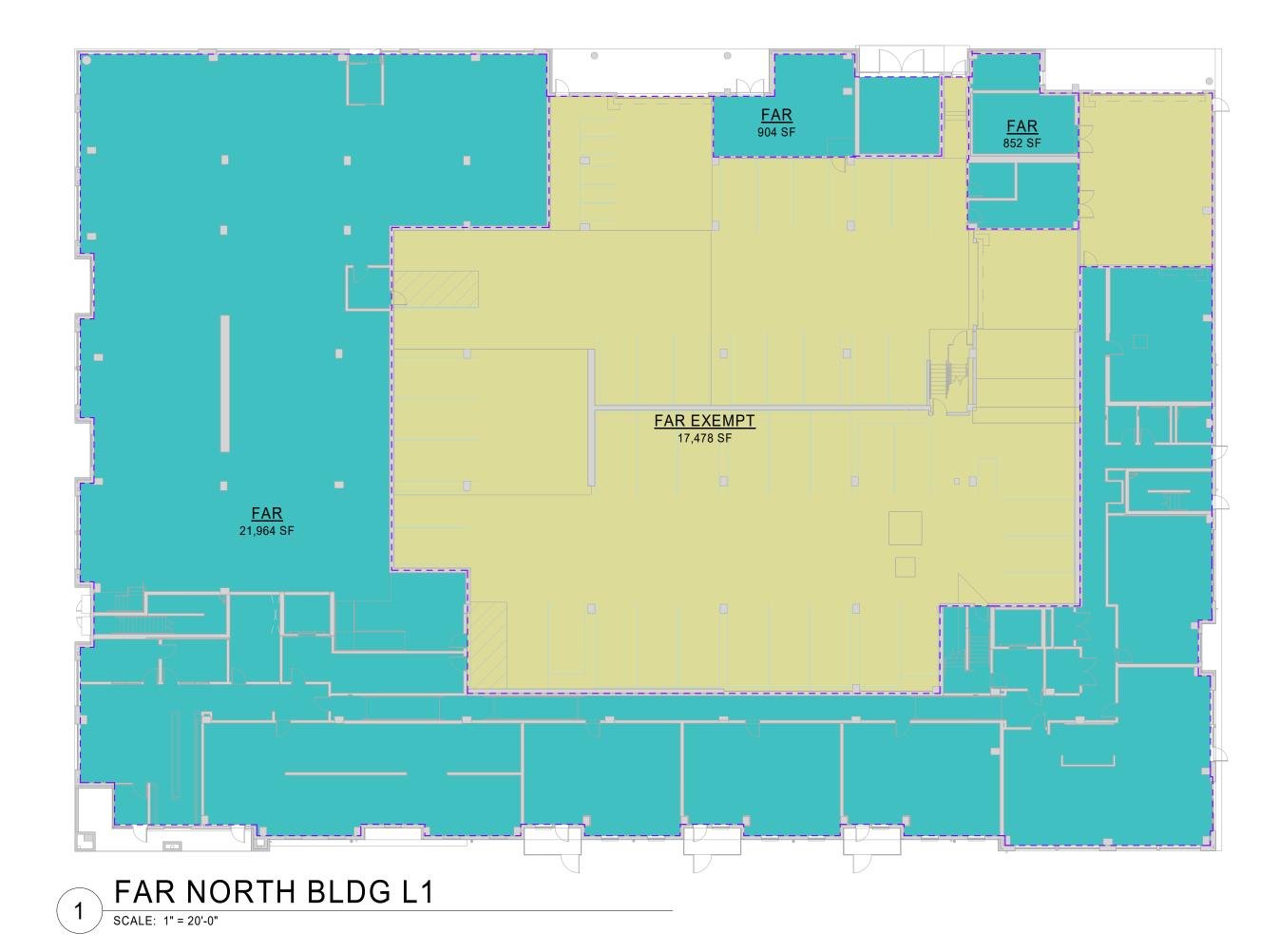
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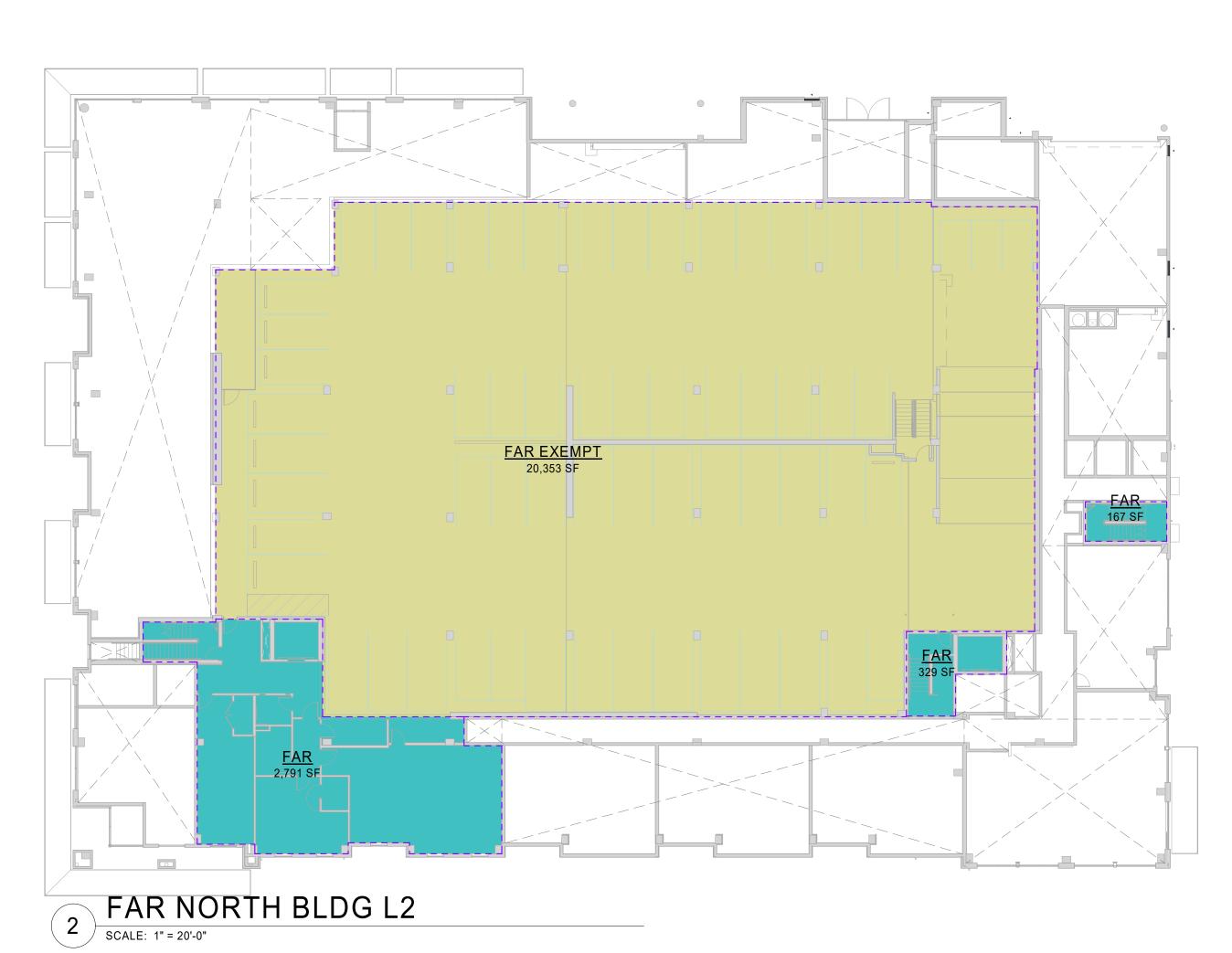


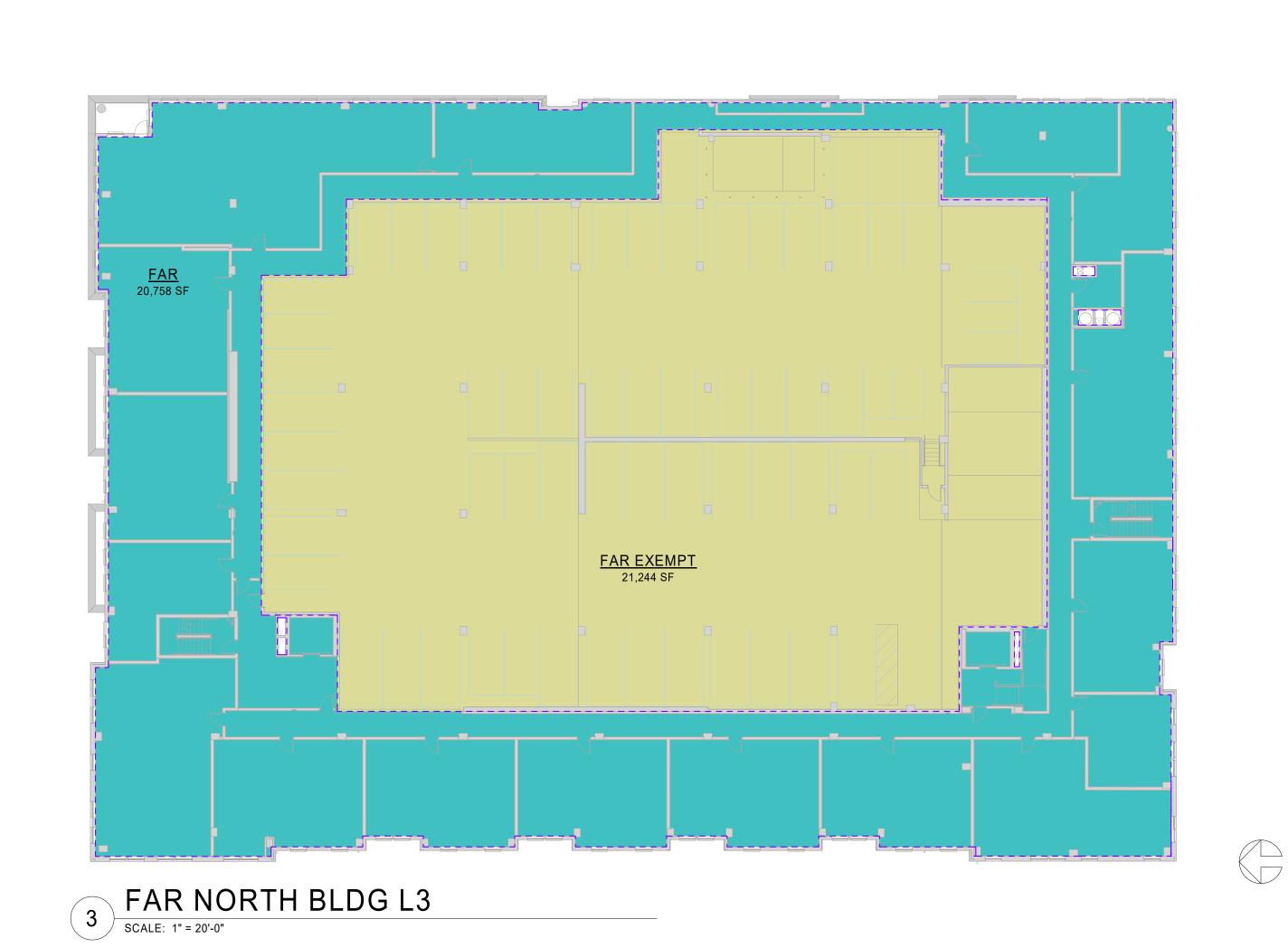


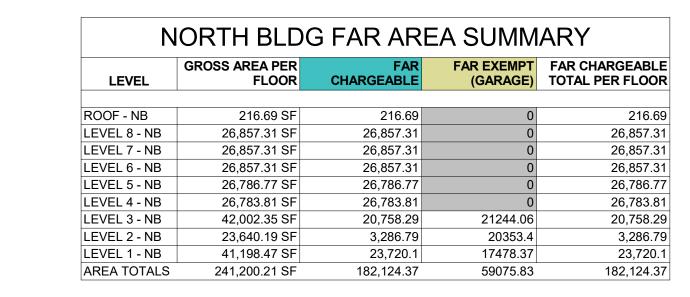
FAR LEGEND

FAR

FAR EXEMPT







MEASUREMENT:

IMC 18.102.110 "G" DEFINITIONS

"Gross floor area" means the sum of the total horizontal areas of all floors of all buildings on a lot, measured from the interior faces of exterior walls. The term "gross floor area" includes basements, elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural head room; interior balconies; and mezzanines. Gross floor area does not include outside balconies that do not exceed a projection of six feet beyond the exterior walls of the building. Parking structures below grade and rooftop mechanical structures are excluded from gross floor area.

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Construction Revision:

Phase:

Client Approval:

Schematics
Design Dev.
Permit Doc.
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Principal In Charge:

FLOOR AREA DIAGRAMS
- NORTH BLDG

Project Number:

Project Number:

24-027

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0' 10' 20' 40'

1" = 20' - 0"

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FAR LEGEND FAR EXEMPT

SOUTH BLDG FAR AREA SUMMARY GROSS AREA PER FAR FAR EXEMPT FAR CHARGEABLE TOTAL PER FLOOR ROOF LEVEL -SB 659.00 SF LEVEL 8 - SB LEVEL 7 - SB 29,662.6 29,662.60 SF 29,662.6 29,662.60 SF 29,662.6 LEVEL 6 - SB 29,662.60 SF 29,662.6 29,662.6 LEVEL 5 - SB LEVEL 4 - SB LEVEL 3 - SB 29,662.60 SF 29,662.6 29,662.6 29,662.60 SF 29,662.6 29,662.6 18,146.73 18,146.73 36,825.59 SF LEVEL 2 - SB LEVEL 1 - SB LEVEL 1-LOWER - SB AREA TOTALS 18,400.96 19,701.95 2,977.19 40,457.92 SF 18,400.96 22,056.96 20,833.71 3,985.05 19,701.95 2,977.19 40,535.66 SF 6,962.24 SF 273,753.43 SF 65,554.58 208,198.85 208,198.85

MEASUREMENT:

IMC 18.102.110 "G" DEFINITIONS

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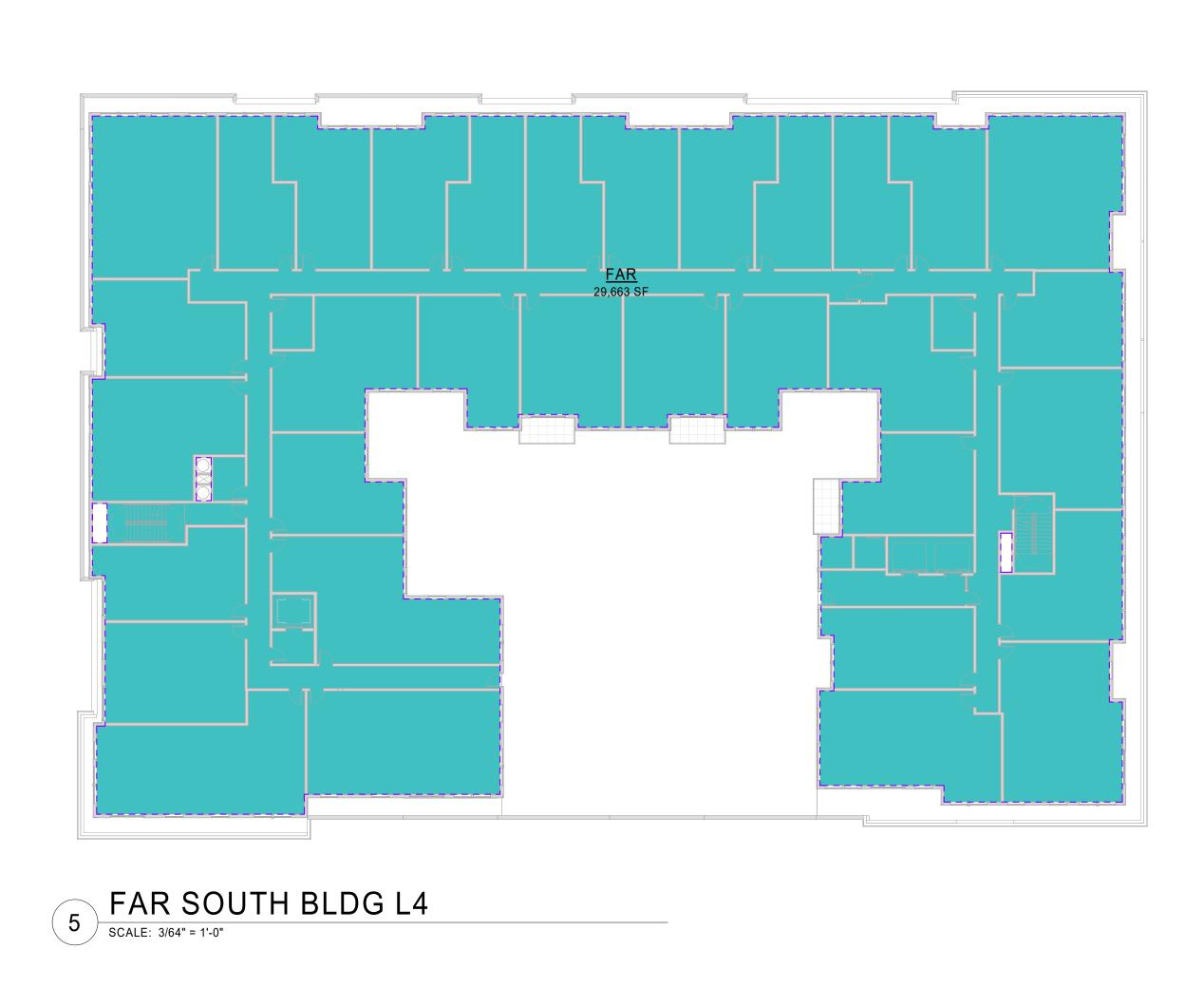
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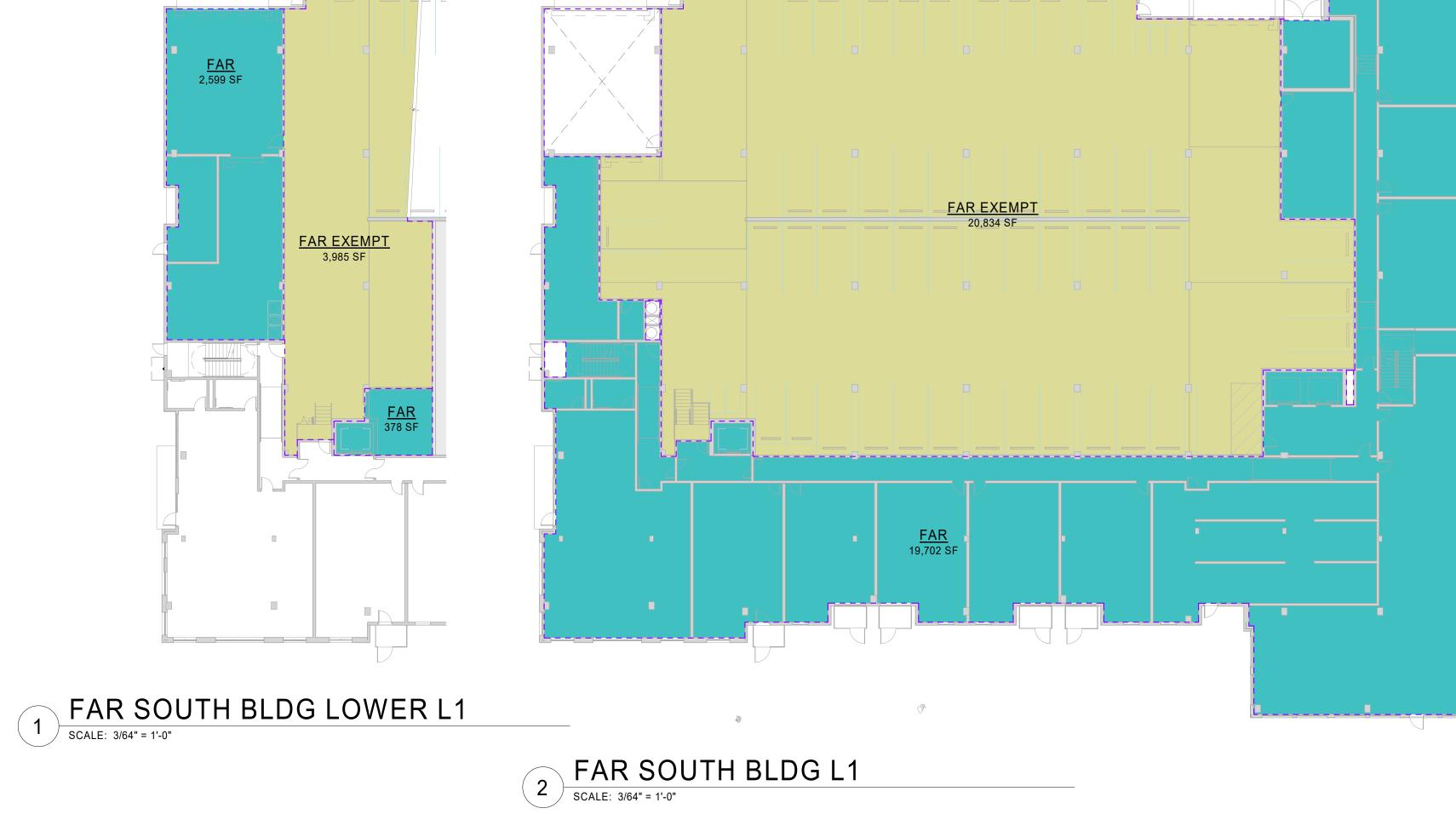
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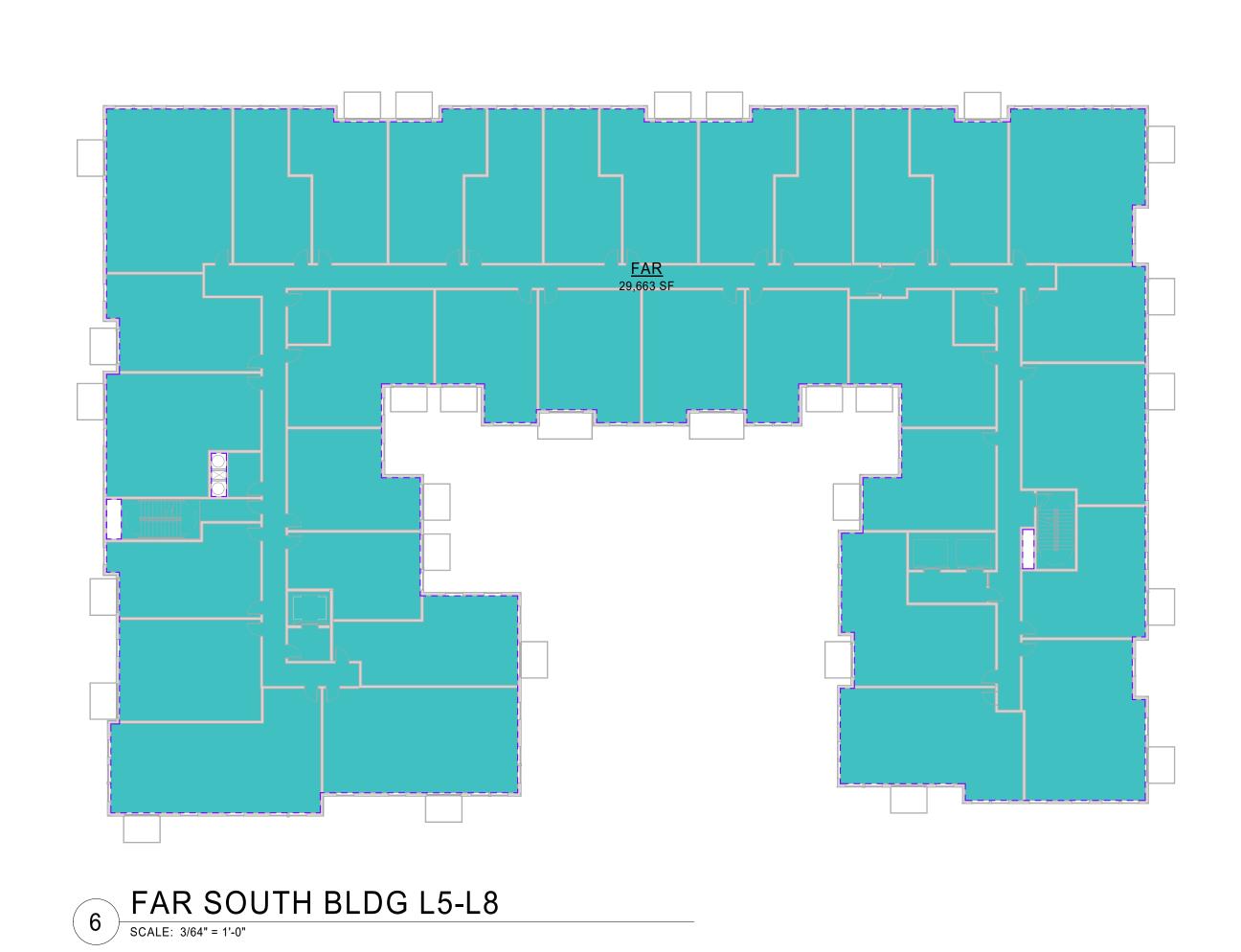
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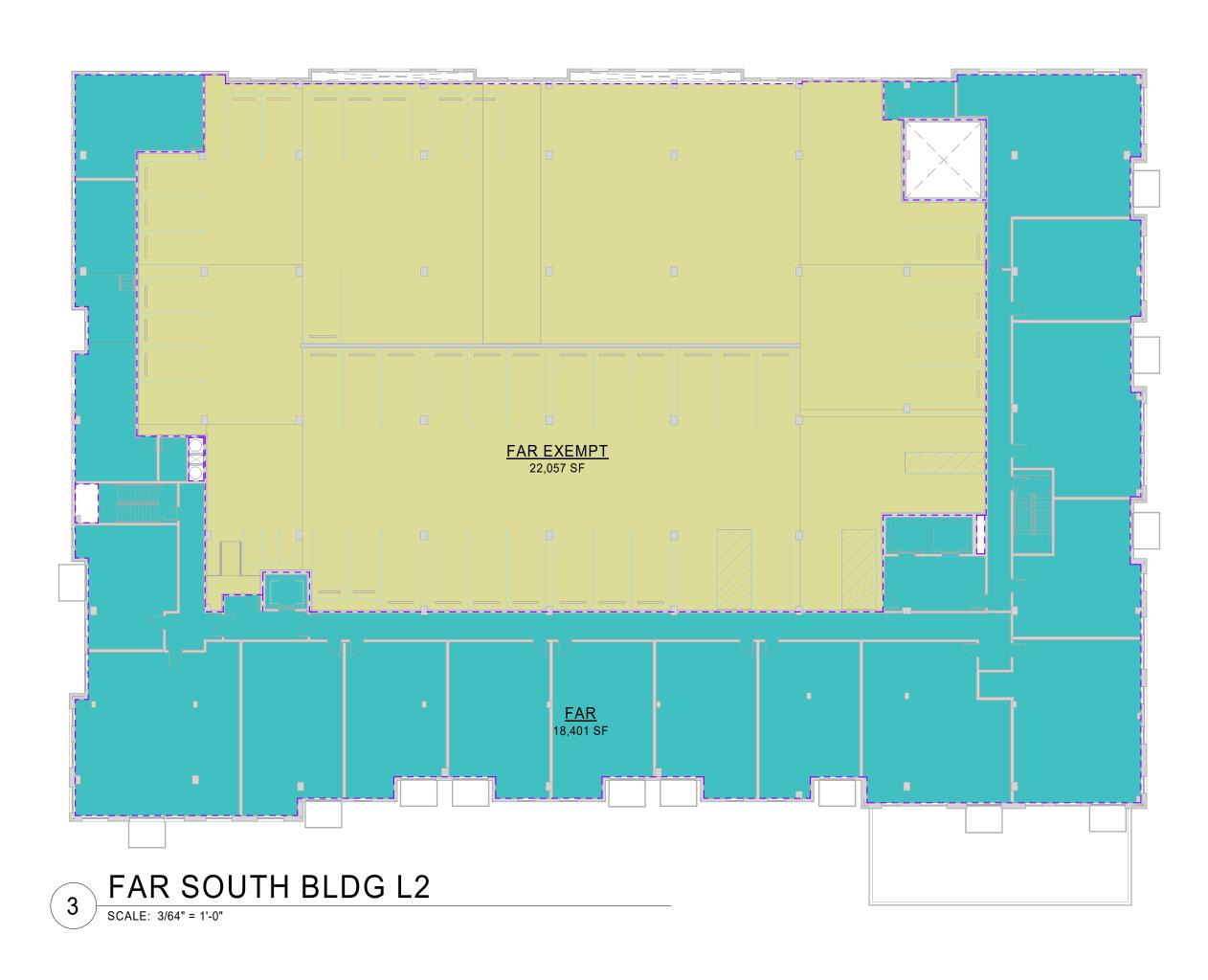
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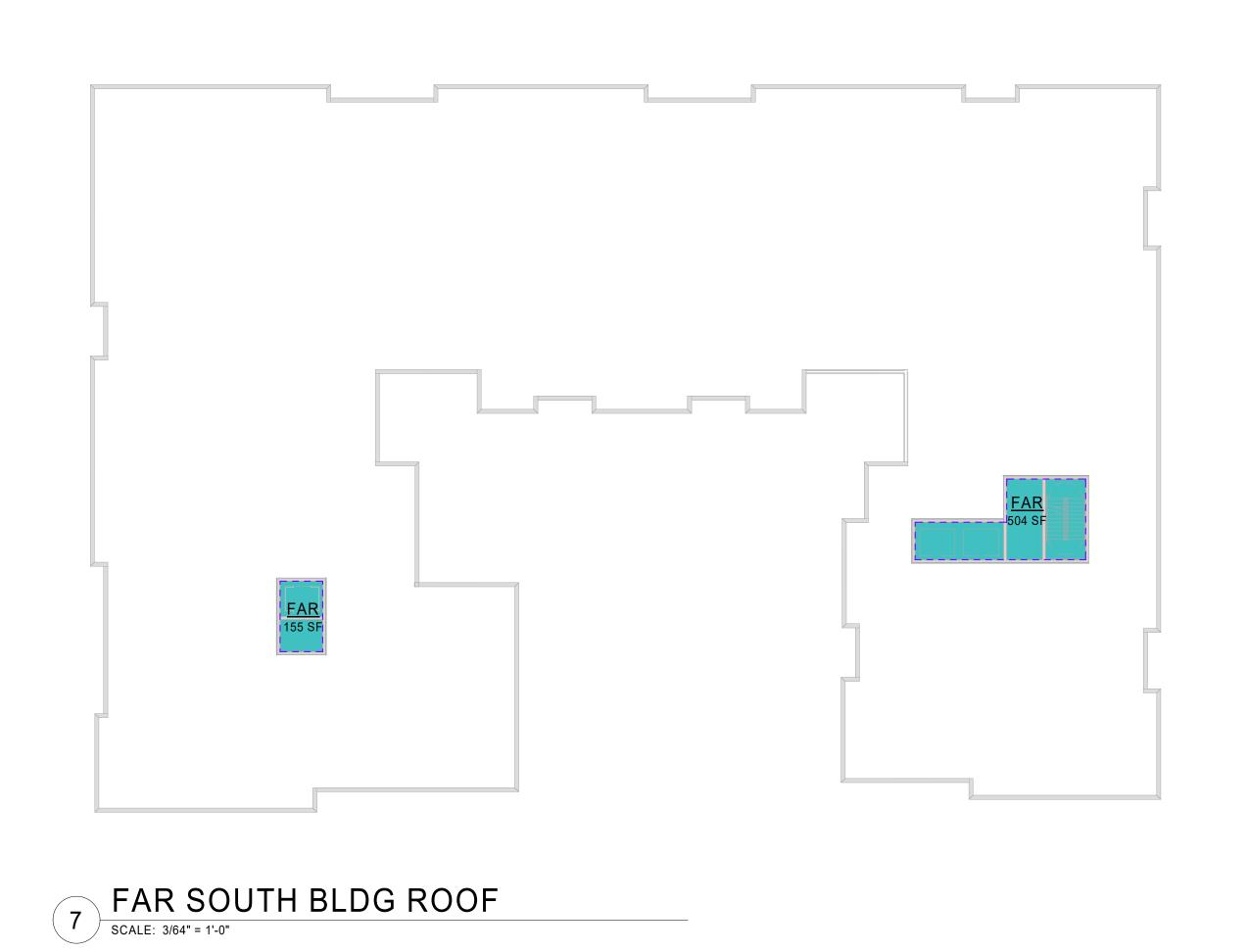
Construction Revision:

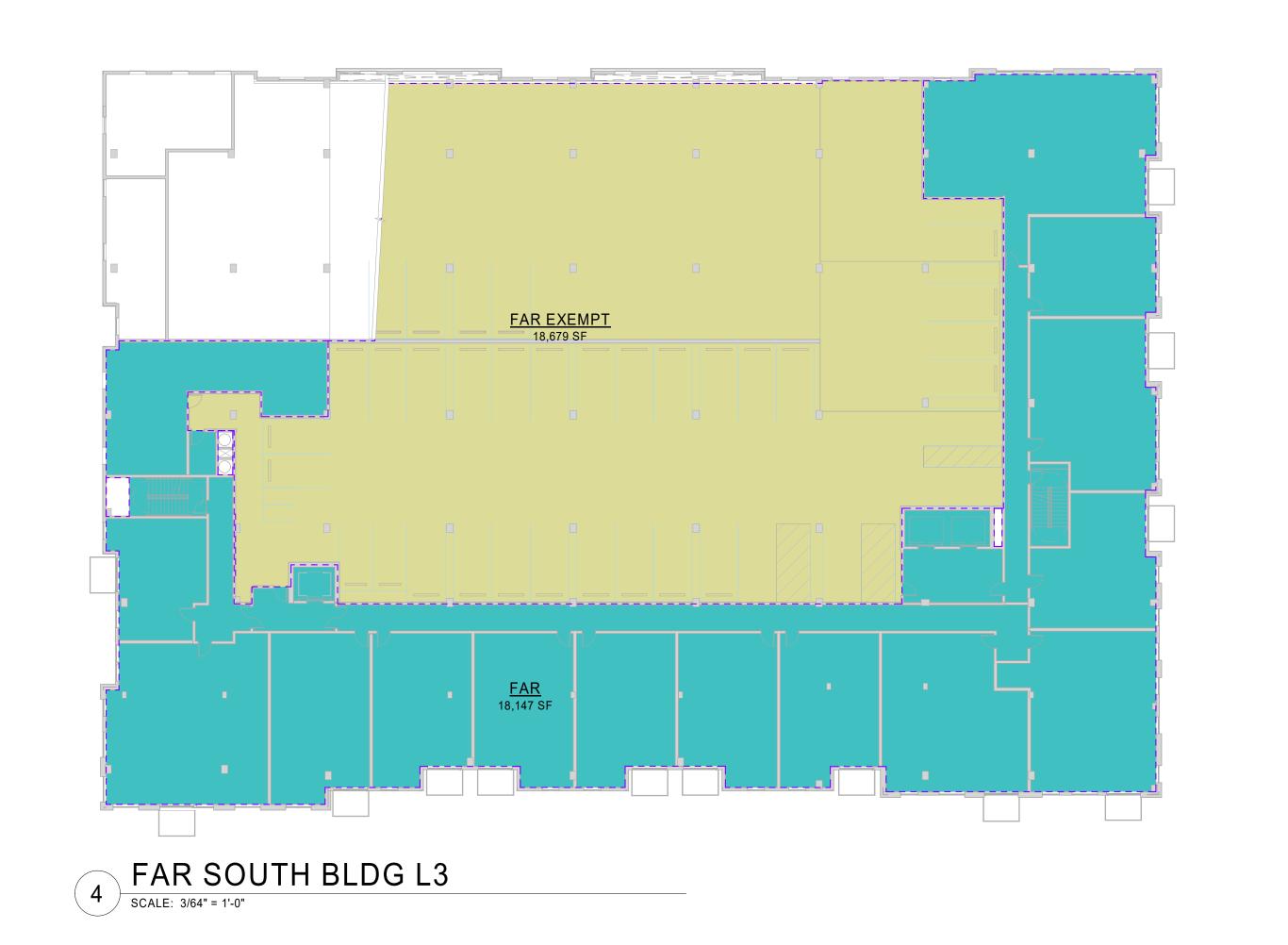












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Pre-construction Arborist Report V2*

August 7, 2024
*Updated with Addendum A on February 19, 2025, p.31

Prepared for:

Nathan Kraus of King County Housing Authority

Site Address:

1550 Newport Way, Issaguah WA

Prepared by:

Douglas Smith
ISA Board Certified Master Arborist PN 6116-B
Tree Risk Assessment Qualified (TRAQ)
3907 Aurora Ave N.
Seattle, Wa. 98103
(206)457-5706
doug@seattletreeconsulting.com

Arborist report for King County Housing Authority

Site address: 1550 Newport Way NW., Issaguah, WA. Parcel 292406-9002.

Time of site visit: Tuesday, July 23, 2024. 11 AM.

Thank you for having us out to assess the condition of the trees on the site.

Introduction and assignment

It is our understanding that this site is in the planning phase of redevelopment. The clients would like to construct a housing complex and they are in need of an up-to-date tree inventory and arborist report that has provides all of the necessary information about the significant trees on and adjacent to the site which could be affected by the proposed development plans.

Prior to the site visit, we were provided an as-built survey map including tree locations that was drawn in 2017.

During the site visit, we attached numbered plaques to all of the trees, identified the trees with the corresponding tree number on a copy of the survey map, and recorded all of the necessary data about each of the individual trees. All of this information is compiled in the tree inventory below. This report also includes a summary of the tree regulations in the city of Issaquah and how those regulations might affect the potential development plans.

Observations and discussion

The trees at this site have grown since the survey map was constructed, and updated Diameter at Standard Height (DSH) and Dripline Radius (DLR) are included in our Tree Inventory on pages 7-12.

There is a retention pond in the northern portion of the site, south of the chain-link fence that runs along NW Maple St. This region hosts several young black cottonwood trees (*Populus trichocarpa*), but most are under 3 inches of DSH and are not big enough to be considered significant trees in the city of Issaquah. There is one large diameter cottonwood in that region. This tree has a crown dieback and is enveloped in English ivy. Two significant cottonwood trees in this area were added to the survey map due to added girth since the map was created. None of the significant cottonwood trees in this region of the lot appear viable in the long term under current conditions.

Just to the southwest of the area of cottonwoods that was mentioned in the preceding paragraph is a single honey locust (*Gliditsia triacanthos*) that is in fair condition. This particular honey locust is not in contact with any of the other surrounding trees. There are a few honey locust trees of approximately the same age that are planted in the interior of the site. All of the honey locust trees that we inventoried during the site visit are in fair condition, although not thriving. These trees do not appear to have access to sufficient water during the dry season.

The western portion of this site contains a drainage ditch and it is my understanding that a wetland delineation expert visited this site recently and determined that this region of the lot does *not* qualify as a wetland. That being said, there is a low point in the middle of this ditch that does appear to be wetter than the rest of the soil conditions at this address. The eastern portion of this region of the site contains big leaf maple trees (*Acer macrophyllum*) and red alder trees (*Alnus rubra*), most of which are in fair condition. There is also a row of red oak trees (*Acer rubrum*) on the west property line and most of those trees are in fair condition.

The western side of the ditch area contains small native willows (Salix sp.) in generally fair condition. Some trees in this area have failed since the survey map was drawn. Access to this portion of the site was difficult due to the invasive species that have grown in. Himalayan blackberry, English ivy, and horsetail are the prevalent undergrowth in this region.

Because there are so many trees growing in close proximity in the western portion of this site, that area is considered a "tree stand" (see **code considerations** below for definitions). The area that is to the east of the chain-link fence is asphalt. It is reasonable to assume that the trees growing in the drainage ditch do not have extensive portions of their root networks underneath the asphalt, because of limited availability of nutrients and moisture in that region. Because so many of these trees have phototropic presentations, I based the tree protection zone radii on the diameter at standard height (DSH) measurements.

Some of the parking lot islands inside of the chain-link fence have honey locust trees that are all in fair condition.

Up against the southern exterior wall of the existing building at this site are several cut-leaf European white birch trees (*Betula pendula* "Dalecarlica") that are in poor condition. These trees roughly 6 inches of diameter at standard height, have limited access to soil volume, and are being affected by the bronze birch borer. These birch trees are not viable over the long term.

There is a row of red oak trees that are just south of the chain link fence that is on the south property line. These trees are located approximately 10 to 12 foot north of the sidewalk that runs along Newport Way NW. All of the trees in this region

have a continuous canopy known in the Issaquah Municipal Code (IMC) as a "tree stand", and are in a city-owned right-of-way (considered "offsite" trees). There is English ivy climbing up many of the trees in this region, but the overall health and structure of most of the trees is fair. There are two Western red cedar trees (Thuja plicata) in this region, one of which was not included on the survey map. Tree protection zone radii for this group of trees will be based on the DSH readings. There is asphalt and impervious surfaces to the north of these trees. Similar to the red oaks that are on the west property line, I do believe that these trees will tolerate encroachment on their outer tree protection zones, so long as the inner tree protection zones are not disturbed. There are power lines that run in an east-west direction on Newport Way NW and some of the oaks in this region have been height-reduced on the south side to maintain clearances for those lines. That being said, the oaks in this region retain mostly natural structure and are in fair condition.

There is a row of deciduous street trees running along the north property line. This row includes willows, linden, and ash trees. All of these trees have limited access to soil volume, but are in fair condition.

During the site visit, we inventoried trees on the east property line. Most of the trees are red oaks that are in generally good condition. The trees that appear to go with the adjacent property to the east are mostly red maple (*Acer rubrum*) and Douglas fir (*Pseudotsuga menziesii*) trees that are also in good condition. All of the trees that are on the east property line form a contiguous canopy known as a "tree stand" in the IMC, and because they have a phototropic presentation, the tree protection zone radii should be based on the diameter at standard height reading.

Code considerations

IMC Definitions

"Landmark tree" means a tree greater than 30 inches DBH. "Significant tree" means a tree at least six inches or greater DSH or an alder or cottonwood tree eight inches or greater DBH, excluding trees listed on the King County Noxious Weed List. "Tree stand" (often referred to as a grove) means a group of three or more trees of any size or species whose driplines touch. A "significant tree stand" is a tree stand that contains three or more significant trees. "Landmark" and "tree stand" trees are given preferential consideration by the IMC.

Table 18.812.071. Tree Retention Requirements for Proposed

Development

Zoning Designation	Retention Requirements
Residential Zones Except Urban Village – Multifamily (UV-MF)	35% of the total caliper (dbh) of all significant trees in developable site area
UV-MF, Mixed Zones, Commercial Zones, Community and Resource Zones	25% of the total caliper (dbh) of all significant trees in developable site area

Conclusion

There are 128 significant trees, including 5 landmark trees, and at least 3 tree stands. Most of the trees along the east, south and west property boundaries are considered tree stands. North property edge street trees do not have touching canopies and do not constitute a tree stand.

Most of the trees on the site are around the perimeter, leaving a flexible platform for development in the center of site.

Recommendations

- 1) See tree inventory for our recommendations for retaining or removing. As a general rule we recommend to retain all trees with condition 4 and better if possible. Trees with condition 2 and lower should be removed and replaced due to poor condition. Trees with condition 3 may require removal based on other factors, or should have mulch (4-6" of Arborist chips) and water access enhancement, which may help improve those trees' conditions to 4 or better.
- 2) Trees growing along the drainage ditch will tolerate encroachments of up to 35% of the total square footage of the outer tree protection zone. Once the asphalt has been removed, tree protection fencing can be run in a north-south direction east of the existing a chain-link fence in order to protect this entire region of trees during the development process.
- 3) Protecting all of the trees along the east property line with continuous tree protection fencing running in a north-south direction after the asphalt has been removed would be sufficient.

- 4) Configure new development plans to minimize the construction-related impact on TPZs of all retained trees.
- 5) Update the site plan and survey to show all current trees and their TPZs (see inventory) and place an X over all trees that will be removed.
- 6) Create a planting plan to show future planting including genus and species of new trees.
- 7) Add a staging and access path to your plan which avoids TPZs. Use existing paved areas to minimize impact to the critical root zones (CRZs).
- 8) Include tree protection instructions on all site-related construction documents. Root damage or soil compaction within the TPZ may cause irreparable harm to trees whose root zones are in the path of construction or staging areas.
- 9) To help genre tree protection by the contractor during construction, transfer the tree protection information below to the contractor's drawing set.
- 10) Remove all WA state designated invasive vegetation and roots thereof, including ivy and blackberry.

Thank you and please reach out if you have any questions.

Douglas Smith

Tree Inventory King County Housing Authority 1550 Newport Way NW, Issaquah 7/23/2024

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3001	Red oak	Quercus rubra		26	26	5		Retain	Yes	31
3002	Red oak	Quercus rubra		22	22	5		Retain	Yes	27
3003	Red oak	Quercus rubra		20	20	5		Retain	Yes	25
3004	Red oak	Quercus rubra		31	33	5		Retain	Yes	38
3005	Red oak	Quercus rubra		20	24	5		Retain	Yes	29
3006	Red oak	Quercus rubra		24	25	5		Retain	Yes	30
3007	Red oak	Quercus rubra		18	18	5		Retain	Yes	23
3008	Red oak	Quercus rubra		20	25	5		Retain	Yes	30
3009	Red oak	Quercus rubra		13	20	5		Retain	Yes	25
3010	Big leaf maple	Acer macrophyllum	9,6,24=26	26	15	4		Retain	Yes	20
3011	Red oak	Quercus rubra		10	18	5		Retain	Yes	23
3012	Red oak	Quercus rubra		15	20	5		Retain	Yes	25
3013	Red alder	Alnus rubra		11	16	4		Retain	Yes	21
3014	Red oak	Quercus rubra		13	15	5		Retain	Yes	20
3015	Red alder	Alnus rubra		11	15	4		Retain	Yes	20
3016	Red oak	Quercus rubra		11	15	5		Retain	Yes	20
3017	Black cottonwood	Populous trichocarpa		26	26	3				31
3018	Red oak	Quercus rubra		12	16	4		Retain	Yes	21
3019	Red oak	Quercus rubra		10	16	4		Retain	Yes	21
3020	Red oak	Quercus rubra		17	17	5		Retain	Yes	22
3021	Red oak	Quercus rubra		11	11	4		Retain	Yes	16
3022	Willow	Salix spp.	6,8,12=16	16	20	3				25

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3023	Red oak	Quercus rubra		18	18	5		Retain	Yes	23
3024	Black cottonwood	Populous trichocarpa	9,15,26=31	31	22	2	Decay at base	Remove	No	27
3025	Black cottonwood	Populous trichocarpa		16		1	Failed toward West	Remove	No	
3026	Willow	Salix spp.		16	16	4		Retain	Yes	21
3027	Willow	Salix spp.		8	10	3		Remove	No	15
3028	Red alder	Alnus rubra		14	14	2		Remove	No	19
3029	Willow	Salix spp.		9	15	4		Retain	Yes	20
3030	Willow	Salix spp.		7	12	4		Retain	Yes	17
3031	Linden	Tilia cordata		9	10	4		Retain	Yes	15
3032	Red oak	Quercus rubra		11	12	4		Retain	Yes	17
3033	Oregon ash	Fraxinus latifolia		6	8	3		Remove	No	13
3034	Red oak	Quercus rubra		6	8	4		Retain	Yes	13
3035	Linden	Tilia cordata		6	6	4		Retain	Yes	11
3036	Douglas fir	Pseudotsuga menziesii		19	19	5		Retain	Yes	24
3037	Douglas fir	Pseudotsuga menziesii		15	15	5		Retain	Yes	20
3038	Red oak	Quercus rubra		14	17	5		Retain	Yes	22
3039	Red maple	Acer rubrum		9	12	5		Retain	Yes	17
3040	Red oak	Quercus rubra		9	12	5		Retain	Yes	17
3041	Red oak	Quercus rubra		11	12	5		Retain	Yes	17
3042	Red oak	Quercus rubra		13	16	5		Retain	Yes	21
3043	Red maple	Acer rubrum		14	14	3		Retain	Yes	19
3044	Red oak	Quercus rubra		10	12	5		Retain	Yes	17
3045	Red oak	Quercus rubra		12	14	5		Retain	Yes	19

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3046	Red oak	Quercus rubra		11	14	5		Retain	Yes	19
3047	Red maple	Acer rubrum		18	20	4		Retain	Yes	25
3048	Black cottonwood	Populous trichocarpa	16,20=26	26	20	4		Retain	Yes	25
3049	Red oak	Quercus rubra		6	10	5		Retain	Yes	15
3050	Big leaf maple	Acer macrophyllum	8,6,6=12	12	12	4		Retain	Yes	17
3051	Douglas fir	Pseudotsuga menziesii		5	6	4		Retain	Yes	11
3052	Douglas fir	Pseudotsuga menziesii		8	8	4		Retain	Yes	13
3053	Douglas fir	Pseudotsuga menziesii		16	15	5		Retain	Yes	20
3054	Douglas fir	Pseudotsuga menziesii		6	6	4		Retain	Yes	11
3055	Douglas fir	Pseudotsuga menziesii		18	15	5		Retain	Yes	20
3056	Douglas fir	Pseudotsuga menziesii		15	15	4		Retain	Yes	20
3057	Red oak	Quercus rubra		29	32	5		Retain	Yes	37
3058	Western red cedar	Thuja plicata		6	6	4		Retain	Yes	11
3059	Douglas fir	Pseudotsuga menziesii		6	6	4		Retain	Yes	11
3060	Red oak	Quercus rubra		21	22	4		Retain	Yes	27
3061	Red oak	Quercus rubra		18	22	5		Retain	Yes	27
3062	Red maple	Acer rubrum		16	13	5	Not on map	Retain	Yes	18
3063	Red oak	Quercus rubra		20	24	5		Retain	Yes	29
3064	Red oak	Quercus rubra		16	20	5		Retain	Yes	25
3065	Douglas fir	Pseudotsuga menziesii		19	19	5		Retain	Yes	24
3066	Douglas fir	Pseudotsuga menziesii		27	30	5		Retain	Yes	35
3067	Honey locust	Gliditsia triacanthos		12	17	5		Retain	Yes	22
3068	Red oak	Quercus rubra		22	25	5		Retain	Yes	30

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3069	Red oak	Quercus rubra		15	20	5		Retain	Yes	25
3070	Red maple	Acer rubrum		12	12	4		Retain	Yes	17
3071	Red oak	Quercus rubra		30	30	5		Retain	Yes	35
3072	Red oak	Quercus rubra		17	20	5		Retain	Yes	25
3073	Red maple	Acer rubrum		20	20	4		Retain	Yes	25
3074	Douglas fir	Pseudotsuga menziesii		19	20	5		Retain	Yes	25
3075	Honey locust	Gliditsia triacanthos		8	16	4		Retain	Yes	21
3076	Red oak	Quercus rubra		22	24	4		Retain	Yes	29
3077	Western red cedar	Thuja plicata		11	10	4		Retain	Yes	15
3078	Red oak	Quercus rubra		19	20	5		Retain	Yes	25
3079	Red oak	Quercus rubra		7	10	4		Retain	Yes	15
3080	Red oak	Quercus rubra		32	32	5		Retain	Yes	37
3081	Red oak	Quercus rubra		25	25	4		Retain	Yes	30
3082	Red oak	Quercus rubra		25	25	4	lvy	Retain	Yes	30
3083	Red oak	Quercus rubra		22	22	4	lvy	Retain	Yes	27
3084	Red oak	Quercus rubra		21	21	4		Retain	Yes	26
3085	Red oak	Quercus rubra		18	18	4		Retain	Yes	23
3086	Red oak	Quercus rubra		19	19	4	lvy	Retain	Yes	24
3087	Western red cedar	Thuja plicata		8	8	4	Not on map	Retain	Yes	13
3088	Western red cedar	Thuja plicata		8	8	4		Retain	Yes	13
3089	Red oak	Quercus rubra		22	22	4	lvy	Retain	Yes	27
3090	Red oak	Quercus rubra		21	21	4	lvy	Retain	Yes	26
3091	Red oak	Quercus rubra		19	22	4	lvy	Retain	Yes	27

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3092	Red oak	Quercus rubra		20	20	4	lvy	Retain	Yes	25
3093	Red oak	Quercus rubra	11,20=23	23	25	4	lvy	Retain	Yes	30
3094	Honey locust	Gliditsia triacanthos		8	10	4		Retain	Yes	15
3095	Black cottonwood	Populous trichocarpa	25,27=37	37	20	2	Ivy & Dead top	Remove	No	25
3096	Black cottonwood	Populous trichocarpa		17	17	3		Remove	No	22
3097	Black cottonwood	Populous trichocarpa		9	10	3		Remove	No	15
3098	Black cottonwood	Populous trichocarpa		7	8	3	Not on map, not significant	Remove	No	13
3099	Black cottonwood	Populous trichocarpa		7	10	3	Not on map, not significant	Remove	No	15
3100	Honey locust	Gliditsia triacanthos		7	12	4		Retain	Yes	17
3101	Honey locust	Gliditsia triacanthos		6	10	4		Retain	Yes	15
3102	Cut-leaf European white birch	Betula pendula "Dalecarlica"		5	5	3		Remove	No	10
3103	Cut-leaf European white birch	<i>Betula pendula</i> "Dalecarlica"		7	7	2		Remove	No	12
3104	Cut-leaf European white birch	<i>Betula pendula</i> "Dalecarlica"		6	6	2		Remove	No	11
3105	Willow	Salix spp.		8	8	3		Remove	No	13
3106	Willow	Salix spp.		8	8	4		Retain	Yes	13
3107	Willow	Salix spp.		6	6	4		Retain	Yes	11
3108	Willow	Salix spp.		10	10	4		Retain	Yes	15
3109	Willow	Salix spp.		10	10	4		Retain	Yes	15
3110	Willow	Salix spp.		6	6	4		Retain	Yes	11
3111	Willow	Salix spp.		8	8	4		Retain	Yes	13
3112	Willow	Salix spp.	5,6,7,9=11	11	15	4		Retain	Yes	20

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Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3113	Willow	Salix spp.		8	8	4		Retain	Yes	13
3114	Willow	Salix spp.		10	10	4		Retain	Yes	15
3115	Willow	Salix spp.		13	13	4		Retain	Yes	18
3116	Willow	Salix spp.		11	11	4		Retain	Yes	16
3117	Willow	Salix spp.		6	6	4		Retain	Yes	11
3118	Willow	Salix spp.		12	12	4		Retain	Yes	17
3119	Willow	Salix spp.		11	11	4		Retain	Yes	16
3120	Black cottonwood	Populous trichocarpa		20	20	4		Retain	Yes	25
3121	Willow	Salix spp.		12	12	4		Retain	Yes	17
3122	Willow	Salix spp.		8	8	4		Retain	Yes	13
3123	Willow	Salix spp.		11	11	4		Retain	Yes	16
3124	Willow	Salix spp.		13	13	4		Retain	Yes	18
3125	Willow	Salix spp.	6,6,6,6,6,6,6,6,6,6,10=20	20	15	4		Retain	Yes	20
3126	Willow	Salix spp.		11	11	4		Retain	Yes	16
3127	Willow	Salix spp.		10	10	4		Retain	Yes	15
3128	Willow	Salix spp.		12	12	4		Retain	Yes	17
3129	European White Birch	Betula pendula		26	21	3	Bronze Birch Borer	Remove	No	26
3130	Honey locust	Gliditsia triacanthos		6	11	4		Retain	Yes	16

Tree Inventory Key

DSH = Diameter at Standard Height (DSH, formerly DBH). DSH of multi-stemmed trees are obtained by taking the square root of the sum of the squares of the individual stems.

DLR = Drip Line Radius is assessed on site by measuring from the center of the tree to the outermost tips of the branches.

Outer TPZ = Tree Protection Zone is based on DSH for this project.

Inner TPZ radius shall be calculated as 50% of the outer TPZ radius, and shall not be disturbed.

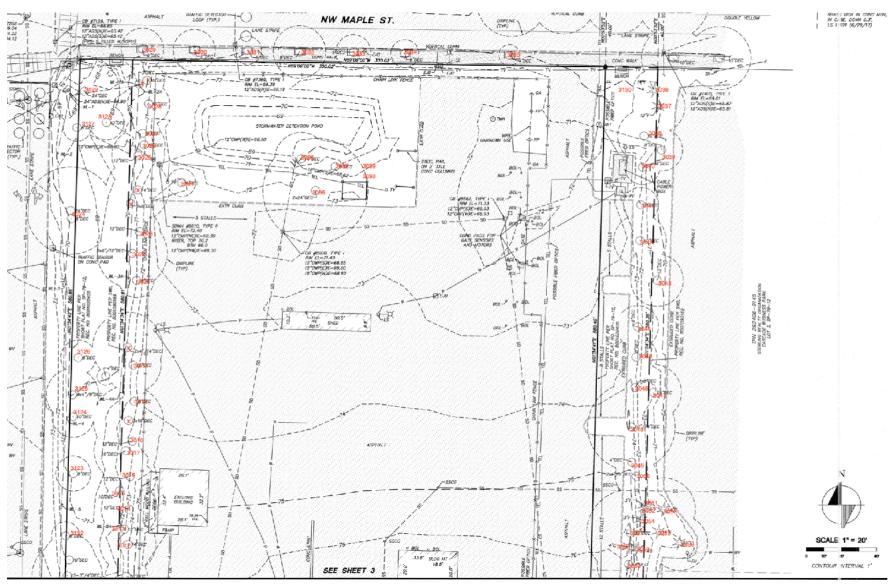
Condition Ratings

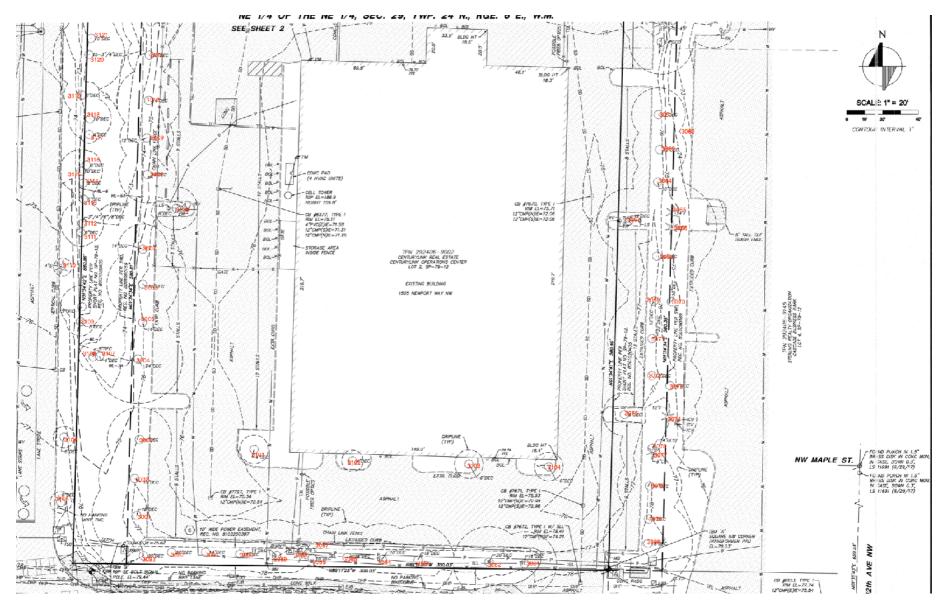
6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead

Tree Protection Guidelines

- 1. For the trees being retained, tree protection fencing should be installed at the outer edge of the drip line or as close to it as is practically possible.
- 2. Fencing should be installed prior to construction activities and remain in place for the duration of the project. Fencing should only be moved temporarily if minor disturbances must occur within the drip line and the fencing should be replaced immediately once that portion of the work is completed.
- 3. The tree protection area is designated to be an area of no impact, no storing of materials, no encroachment and no staging of debris.
- 4. The tree protection fencing should have signs every 8' facing access that indicate the area is a tree protection zone.
- 5. Trenching through the TPZ for utilities is not permitted (tunneling is the preferred method).
- 6. Grade changes in the TPZ are not permitted.
- 7. Vehicle maintenance and washing of equipment (especially concrete), is not permitted.
- 8. No attaching anything to the tree with cinching knots or hardware.
- 9. Root flare should be protected with chips so that lawn maintenance equipment does not have to work close to the system.
- 10. Proper clearances should be maintained.
- 11. The TPZ or critical root zone needs to be protected. The Inner TPZ is 50% of the radius of the TPZ and there should be zero disturbance in this zone. The Outer TPZ surrounds the ITPZ. A disturbance of up to 33% of the Outer TPZ is sometimes permissible provided that any heavy digging equipment works toward the tree, and that any roots encountered that are over 1" in diameter are excavated around with hand tools and cut clean with a sharp saw behind the excavation zone so that the root can bifurcate and continue to grow. In some cases, if excessive pruning has been done, the TPZ can be larger than the Drip Line Radius.
- 12. Add a 4-6" layer of arborist wood chips to the TPZ of all trees in or adjacent to the path of construction for root and soil protection and health.

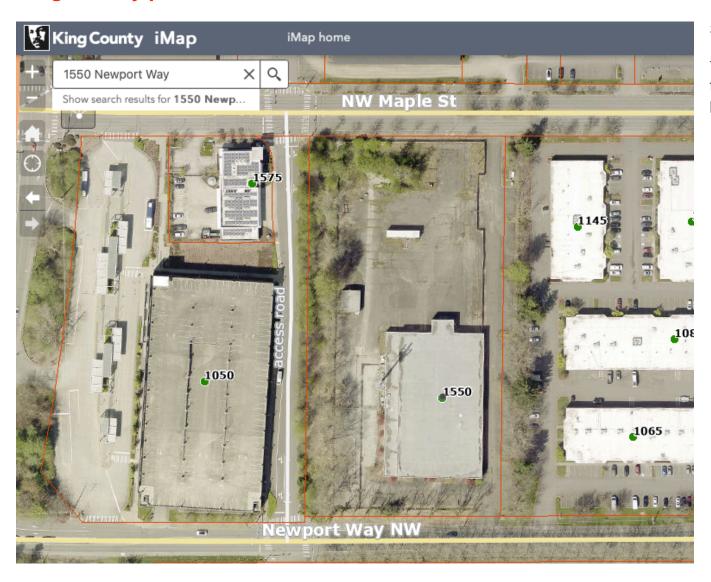
Site map





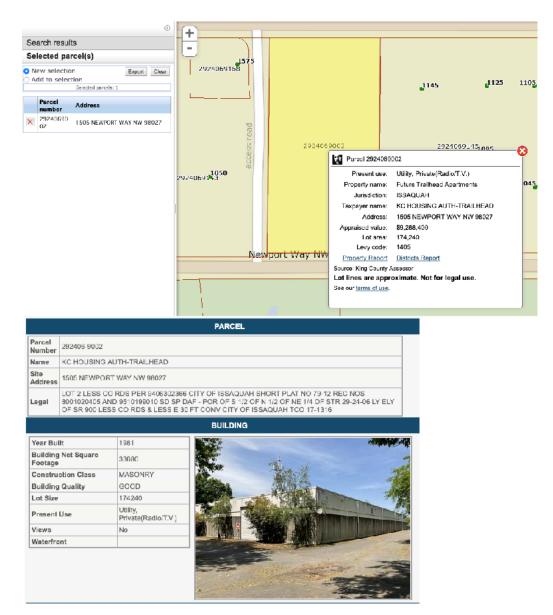
For larger file, see separate map attachment.

King County parcel aerial view from 2023



Sattelite view shows 1550 Newport Way. Our Tree Inventory includes the row of trees on the parcel to the east.

Parcel data



NOTE: This parcel appears to have a mislabeled address on the King County department of assessments website as 1505 rather than 1550 Newport Way NW. It appears from the photo and other data to be the correct building. iMaps calls this property address 1550 Newport Way NW.

Street views from each corner of the lot



View from SE looking NW. Trees on right side of left image are on the adjoining parcel to the east according to KC parcel map.



View from SW looking NE (fall/winter photo)



View from NE looking SW. Trees on the far left side of left image are on the adjoining property to the east.



View from NW looking SE (fall/winter photo), with primarily willow along the ditch receding off to the right.

Site Photos





Left photo: Looking south on west side of building, honey locust 3101 is on the left, and red oaks 3001-3003 are on the right. Right photo: red oak 3080 at SE corner of property





Left photo: looking west along NW Maple St., shows street conditions at the north property boundary, including red oak 3034 just past the street lamp.

Right photo: looking north along the east boundary of the property, on far right is red oak 3078 and various trees northward.





Left photo: Looking north, and moving northward along the eastern edge of the property boundary, red oaks and red maples 3043 to 3046

Right photo: Utilities at the northeast corner of the lot, surrounded by red maples and red oaks, with a honey locust on the far left. Beyond these are two Douglas fir trees.





Left photo: From the center of the western edge of the property looking to the northwest, on the right is the doublewide trailer with a ramp. The trees along the western edge showing here are big leaf maple, red oak and red alder, 3010-3015 and beyond. The tall tree on skyline is a black cottonwood 3024.

Right photo: Looking north from within the site, showing the retention pond area at the northern part of the property. Several smaller cottonwoods and one larger one 3095 covered in ivy with a dead crown.

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Left photo: near northeast corner, showing smaller red oaks 3034-3036 on eastern edge of property Right photo: southwest edge of property, looking north across Newport Way NW at red oak street trees, 3090-3093





3102, 3103 Cutleaf European white birch along the south edge of the existing building.





Left photo: Looking north along the west property edge from the street side. Right photo: Looking east along the north property edge from the sidewalk.





Left photo: View from within the property looking west at the trees on the western property boundary. Right photo: Typical of the honey locust from this site.

Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters of legal character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible, however, the consultant/appraiser can neither guarantee nor be responsible for accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described in the fee schedule and contract engagement.

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

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any person other than to whom it is addressed, without prior written consent of the consultant/appraiser.

Neither all nor any part of the content in this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent of the consultant/ appraiser--particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.

Addendum A report revisions as of 1/28/2025

Report date: February 19, 2025 Site visit date: January 28, 2025

Introduction and assignment: The customer requested an updated report after a recent storm caused some trees on the property to fall. Here is a list of the 7 trees that are no longer viable and which were viable on the 8/7/2024 report: 3007, 3018, 3019, 3026, 3027, 3028. Trees fell primarily due to soil failure (soil saturation and failure to hold roots against the wind).

Conclusion: There are now 130 trees in the inventory, 4 of those are smaller than are considered "significant" (only one of which is viable). 109 trees are viable (one of which is not considered "significant") and 21 trees are not viable (3 of which are not considered "significant".

Below is the updated tree inventory:

Tree Inventory King County Housing Authority 1550 Newport Way NW, Issaquah 1/28/2025

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3001	Red oak	Quercus rubra		26	26	5		Retain	Yes	31
3002	Red oak	Quercus rubra		22	22	5		Retain	Yes	27
3003	Red oak	Quercus rubra		20	20	5		Retain	Yes	25
3004	Red oak	Quercus rubra		31	33	5		Retain	Yes	38
3005	Red oak	Quercus rubra		20	24	5		Retain	Yes	29
3006	Red oak	Quercus rubra		24	25	5		Retain	Yes	30
3007	Red oak	Quercus rubra		18	18	5	Bomb cyclone failure	Failed	No	NA
3008	Red oak	Quercus rubra		20	25	5		Retain	Yes	30
3009	Red oak	Quercus rubra		13	20	5		Retain	Yes	25
3010	Big leaf maple	Acer macrophyllum	9,6,24=26	26	15	4		Retain	Yes	20
3011	Red oak	Quercus rubra		10	18	5		Retain	Yes	23

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3012	Red oak	Quercus rubra		15	20	5		Retain	Yes	25
3013	Red alder	Alnus rubra		11	16	4		Retain	Yes	21
3014	Red oak	Quercus rubra		13	15	5		Retain	Yes	20
3015	Red alder	Alnus rubra		11	15	4		Retain	Yes	20
3016	Red oak	Quercus rubra		11	15	5		Retain	Yes	20
3017	Black cottonwood	Populous trichocarpa		26	26	3	Bomb cyclone failure	Failed	No	NA
3018	Red oak	Quercus rubra		12	16	4	Bomb cyclone failure	Failed	No	NA
3019	Red oak	Quercus rubra		10	16	4	Bomb cyclone failure	Failed	No	NA
3020	Red oak	Quercus rubra		17	17	5		Retain	Yes	22
3021	Red oak	Quercus rubra		11	11	4		Retain	Yes	16
3022	Willow	Salix spp.	6,8,12=16	16	20	3				25
3023	Red oak	Quercus rubra		18	18	5		Retain	Yes	23
3024	Black cottonwood	Populous trichocarpa	9,15,26=31	31	22	2	Decay at base	Remove	No	NA
3025	Black cottonwood	Populous trichocarpa		16		1	Failed toward West	Remove	No	NA
3026	Willow	Salix spp.		16	16	4	Bomb cyclone failure	Failed	No	NA
3027	Willow	Salix spp.		8	10	3	Bomb cyclone failure	Failed	No	NA
3028	Red alder	Alnus rubra		14	14	2	Bomb cyclone failure	Failed	No	NA
3029	Willow	Salix spp.		9	15	4		Retain	Yes	20
3030	Willow	Salix spp.		7	12	4		Retain	Yes	17
3031	Linden	Tilia cordata		9	10	4		Retain	Yes	15
3032	Red oak	Quercus rubra		11	12	4		Retain	Yes	17
3033	Oregon ash	Fraxinus latifolia		6	8	3		Remove	No	NA
3034	Red oak	Quercus rubra		6	8	4		Retain	Yes	13

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3035	Linden	Tilia cordata		6	6	4		Retain	Yes	11
3036	Douglas fir	Pseudotsuga menziesii		19	19	5		Retain	Yes	24
3037	Douglas fir	Pseudotsuga menziesii		15	15	5		Retain	Yes	20
3038	Red oak	Quercus rubra		14	17	5		Retain	Yes	22
3039	Red maple	Acer rubrum		9	12	5		Retain	Yes	17
3040	Red oak	Quercus rubra		9	12	5		Retain	Yes	17
3041	Red oak	Quercus rubra		11	12	5		Retain	Yes	17
3042	Red oak	Quercus rubra		13	16	5		Retain	Yes	21
3043	Red maple	Acer rubrum		14	14	3		Retain	Yes	19
3044	Red oak	Quercus rubra		10	12	5		Retain	Yes	17
3045	Red oak	Quercus rubra		12	14	5		Retain	Yes	19
3046	Red oak	Quercus rubra		11	14	5		Retain	Yes	19
3047	Red maple	Acer rubrum		18	20	4		Retain	Yes	25
3048	Black cottonwood	Populous trichocarpa	16,20=26	26	20	4		Retain	Yes	25
3049	Red oak	Quercus rubra		6	10	5		Retain	Yes	15
3050	Big leaf maple	Acer macrophyllum	8,6,6=12	12	12	4		Retain	Yes	17
3051	Douglas fir	Pseudotsuga menziesii		5	6	4		Retain	Yes	11
3052	Douglas fir	Pseudotsuga menziesii		8	8	4		Retain	Yes	13
3053	Douglas fir	Pseudotsuga menziesii		16	15	5		Retain	Yes	20
3054	Douglas fir	Pseudotsuga menziesii		6	6	4		Retain	Yes	11
3055	Douglas fir	Pseudotsuga menziesii		18	15	5		Retain	Yes	20
3056	Douglas fir	Pseudotsuga menziesii		15	15	4		Retain	Yes	20
3057	Red oak	Quercus rubra		29	32	5		Retain	Yes	37

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3058	Western red cedar	Thuja plicata		6	6	4		Retain	Yes	11
3059	Douglas fir	Pseudotsuga menziesii		6	6	4		Retain	Yes	11
3060	Red oak	Quercus rubra		21	22	4		Retain	Yes	27
3061	Red oak	Quercus rubra		18	22	5		Retain	Yes	27
3062	Red maple	Acer rubrum		16	13	5	Not on map	Retain	Yes	18
3063	Red oak	Quercus rubra		20	24	5		Retain	Yes	29
3064	Red oak	Quercus rubra		16	20	5		Retain	Yes	25
3065	Douglas fir	Pseudotsuga menziesii		19	19	5		Retain	Yes	24
3066	Douglas fir	Pseudotsuga menziesii		27	30	5		Retain	Yes	35
3067	Honey locust	Gliditsia triacanthos		12	17	5		Retain	Yes	22
3068	Red oak	Quercus rubra		22	25	5		Retain	Yes	30
3069	Red oak	Quercus rubra		15	20	5		Retain	Yes	25
3070	Red maple	Acer rubrum		12	12	4		Retain	Yes	17
3071	Red oak	Quercus rubra		30	30	5		Retain	Yes	35
3072	Red oak	Quercus rubra		17	20	5		Retain	Yes	25
3073	Red maple	Acer rubrum		20	20	4		Retain	Yes	25
3074	Douglas fir	Pseudotsuga menziesii		19	20	5		Retain	Yes	25
3075	Honey locust	Gliditsia triacanthos		8	16	4		Retain	Yes	21
3076	Red oak	Quercus rubra		22	24	4		Retain	Yes	29
3077	Western red cedar	Thuja plicata		11	10	4		Retain	Yes	15
3078	Red oak	Quercus rubra		19	20	5		Retain	Yes	25
3079	Red oak	Quercus rubra		7	10	4		Retain	Yes	15
3080	Red oak	Quercus rubra		32	32	5		Retain	Yes	37

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3081	Red oak	Quercus rubra		25	25	4		Retain	Yes	30
3082	Red oak	Quercus rubra		25	25	4	lvy	Retain	Yes	30
3083	Red oak	Quercus rubra		22	22	4	lvy	Retain	Yes	27
3084	Red oak	Quercus rubra		21	21	4		Retain	Yes	26
3085	Red oak	Quercus rubra		18	18	4		Retain	Yes	23
3086	Red oak	Quercus rubra		19	19	4	lvy	Retain	Yes	24
3087	Western red cedar	Thuja plicata		8	8	4	Not on map	Retain	Yes	13
3088	Western red cedar	Thuja plicata		8	8	4		Retain	Yes	13
3089	Red oak	Quercus rubra		22	22	4	lvy	Retain	Yes	27
3090	Red oak	Quercus rubra		21	21	4	lvy	Retain	Yes	26
3091	Red oak	Quercus rubra		19	22	4	lvy	Retain	Yes	27
3092	Red oak	Quercus rubra		20	20	4	lvy	Retain	Yes	25
3093	Red oak	Quercus rubra	11,20=23	23	25	4	lvy	Retain	Yes	30
3094	Honey locust	Gliditsia triacanthos		8	10	4		Retain	Yes	15
3095	Black cottonwood	Populous trichocarpa	25,27=37	37	20	2	Ivy & Dead top	Remove	No	NA
3096	Black cottonwood	Populous trichocarpa		17	17	3		Remove	No	NA
3097	Black cottonwood	Populous trichocarpa		9	10	3		Remove	No	NA
3098	Black cottonwood	Populous trichocarpa		7	8	3	Not on map, not significant	Remove	No	NA
3099	Black cottonwood	Populous trichocarpa		7	10	3	Not on map, not significant	Remove	No	NA
3100	Honey locust	Gliditsia triacanthos		7	12	4		Retain	Yes	17
3101	Honey locust	Gliditsia triacanthos		6	10	4		Retain	Yes	15
3102	Cut-leaf European white birch	Betula pendula "Dalecarlica"		5	5	3		Remove	No	NA

Tree #	Common Name	Genus species	Multitrunk DSH	DSH	DLR	Condition	Comments	Remove/ Retain	Viabile	Outer TPZ
3103	Cut-leaf European white birch	Betula pendula "Dalecarlica"		7	7	2		Remove	No	NA
3104	Cut-leaf European white birch	Betula pendula "Dalecarlica"		6	6	2		Remove	No	NA
3105	Willow	Salix spp.		8	8	3		Remove	No	NA
3106	Willow	Salix spp.		8	8	4		Retain	Yes	13
3107	Willow	Salix spp.		6	6	4		Retain	Yes	11
3108	Willow	Salix spp.		10	10	4		Retain	Yes	15
3109	Willow	Salix spp.		10	10	4		Retain	Yes	15
3110	Willow	Salix spp.		6	6	4		Retain	Yes	11
3111	Willow	Salix spp.		8	8	4		Retain	Yes	13
3112	Willow	Salix spp.	5,6,7,9=11	11	15	4		Retain	Yes	20
3113	Willow	Salix spp.		8	8	4		Retain	Yes	13
3114	Willow	Salix spp.		10	10	4		Retain	Yes	15
3115	Willow	Salix spp.		13	13	4		Retain	Yes	18
3116	Willow	Salix spp.		11	11	4		Retain	Yes	16
3117	Willow	Salix spp.		6	6	4		Retain	Yes	11
3118	Willow	Salix spp.		12	12	4		Retain	Yes	17
3119	Willow	Salix spp.		11	11	4		Retain	Yes	16
3120	Black cottonwood	Populous trichocarpa		20	20	4		Retain	Yes	25
3121	Willow	Salix spp.		12	12	4		Retain	Yes	17
3122	Willow	Salix spp.		8	8	4		Retain	Yes	13
3123	Willow	Salix spp.		11	11	4		Retain	Yes	16
3124	Willow	Salix spp.		13	13	4		Retain	Yes	18

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Tree #	Common Name	Genus species	Multitrunk DSH	DSH			Remove/ Retain		Outer TPZ
3125	Willow	Salix spp.	6,6,6,6,6,6, 6,6,10=20		15	4	Retain	Yes	20
3126	Willow	Salix spp.		11	11	4	Retain	Yes	16
3127	Willow	Salix spp.		10	10	4	Retain	Yes	15
3128	Willow	Salix spp.		12	12	4	Retain	Yes	17
3129	European White Birch			26	21	3	Remove	No	NA
3130	Honey locust	Gliditsia triacanthos		6	11	4	Retain	Yes	16

Photos from 1/28/2025



3007 Red oak



3017 Cottonwood, soil failure.



3019 Red oak leaning on fence.



Looking N from seasonal wetland at NW maple St, 3028 red alder in foreground, willows 3026 and 3027 beyond.