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Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD
APARTMENTS LLLP

600 Andover Park W
Tukwila, WA 98188

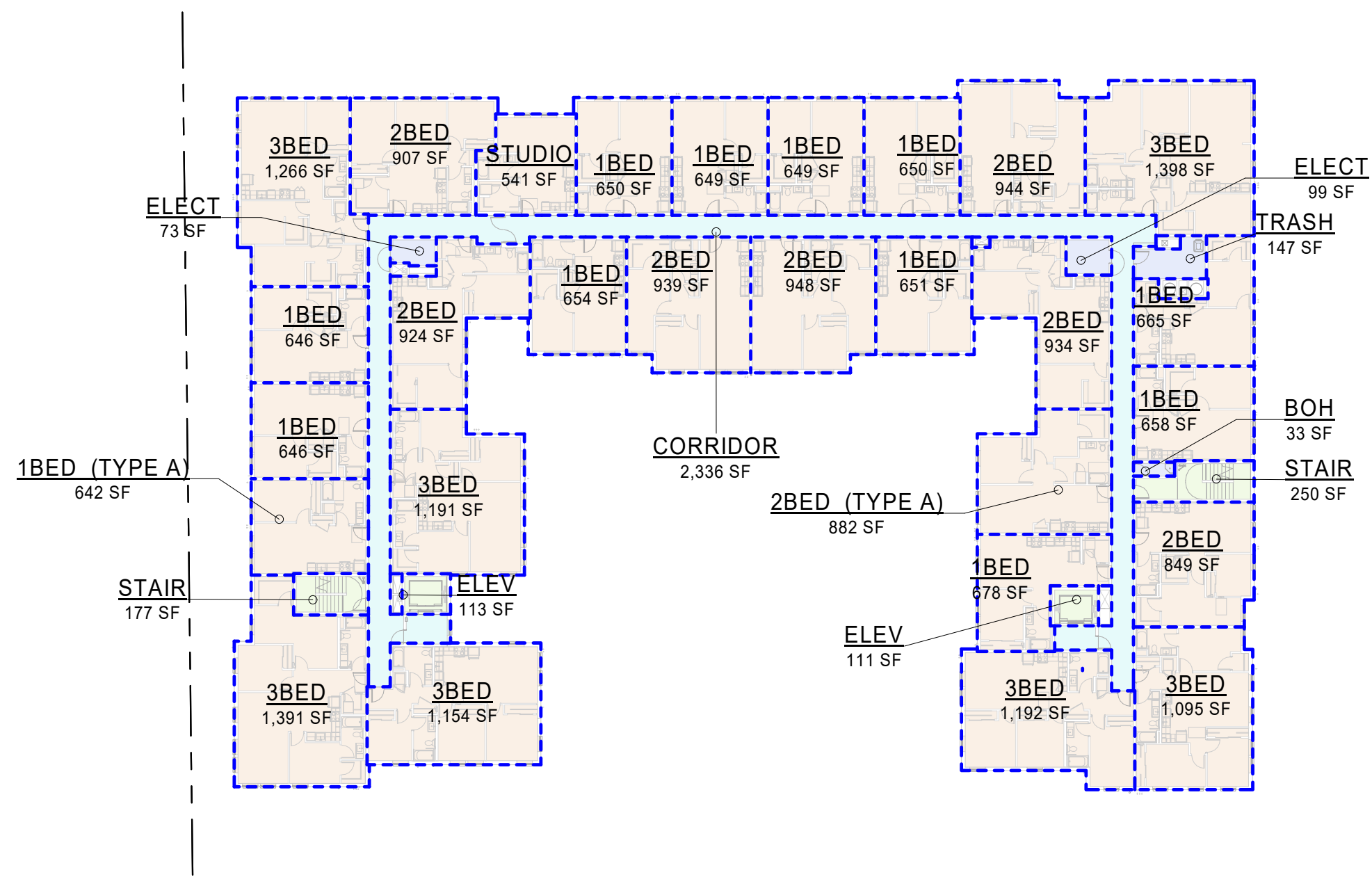
Issue:

60% SD	2024.10.20
100% SD	2025.12.20
50% CD	2025.02.20
100% CD	2025.05.01
30% CDD / Coordination Set	2025.07.22

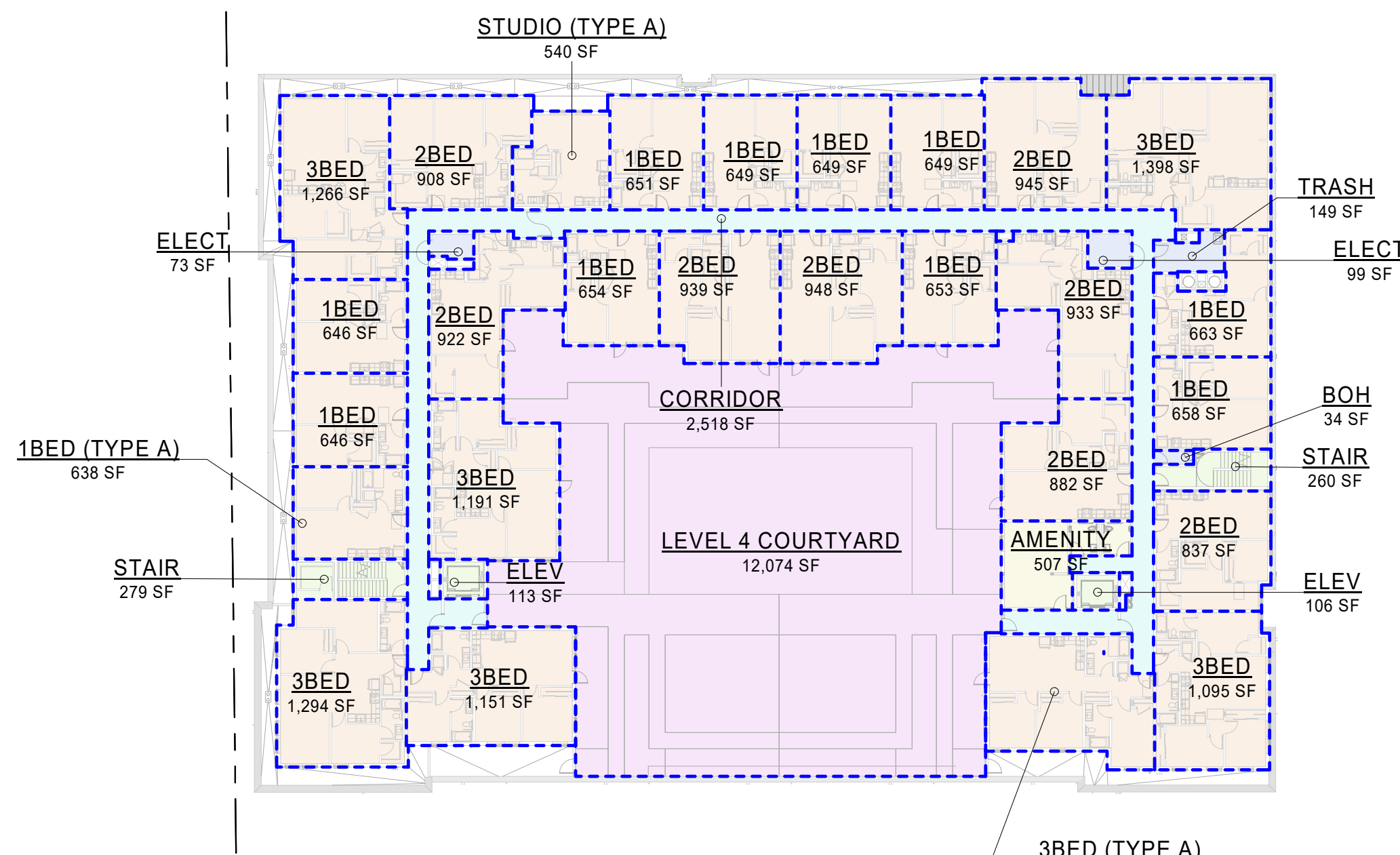
Construction Revision:

	Studio	1-Bed	2-Bed	3-Bed	Leo Units	Total
LEVEL 0 - NB	1	12	6	7	0	26
LEVEL 6 - NB	1	12	6	7	0	26
LEVEL 5 - NB	1	12	6	7	0	26
LEVEL 4 - NB	1	11	6	7	0	27
LEVEL 3 - NB	1	3	6	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	36	2	159
Percent Mix	4%	39%	32%	24%	1%	

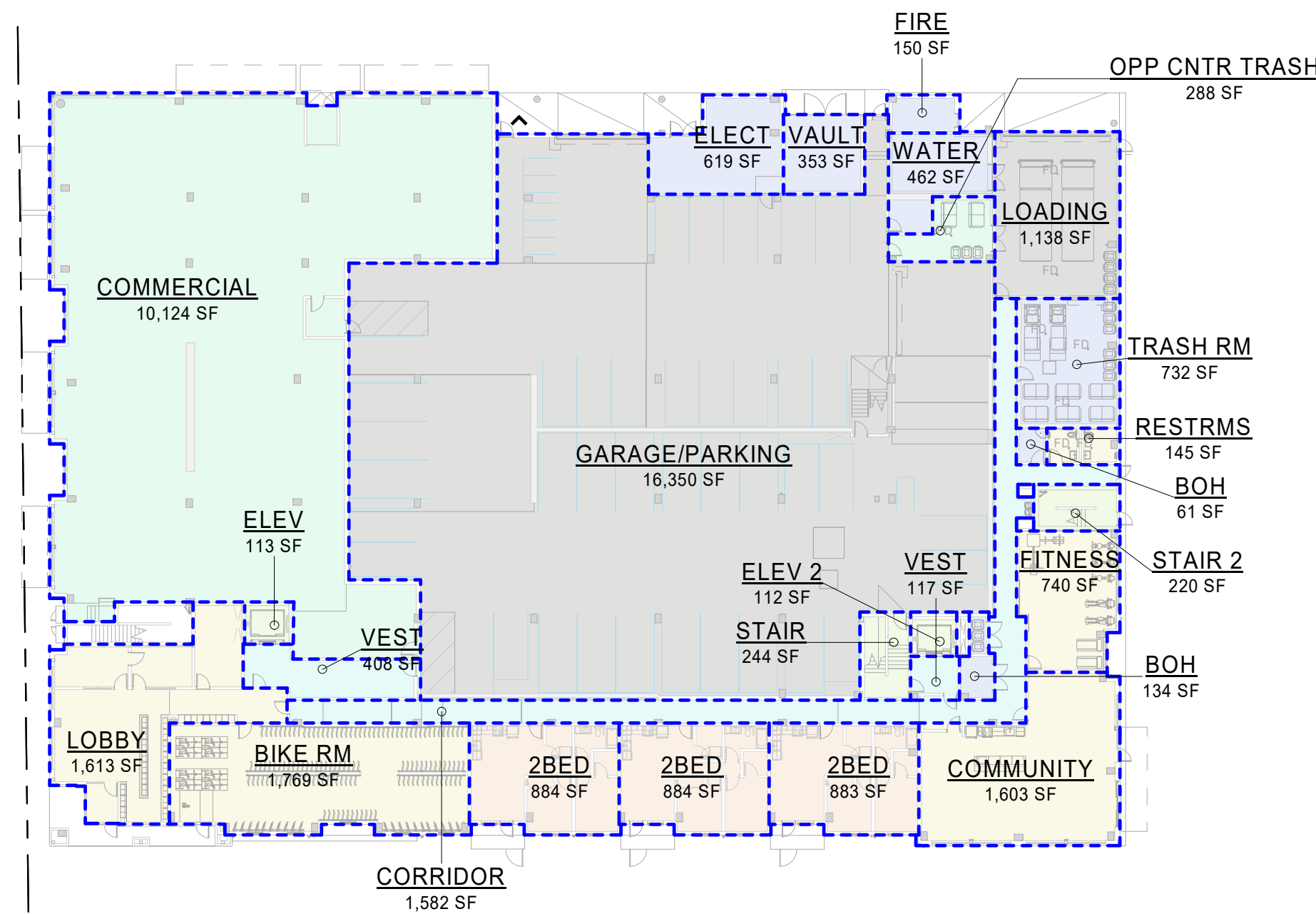
		Floor Elevation	Gross Floor Area (Enclosed)	Garage / Parking	BOH / Mech	Retail	Lobby, Leasing, Mail, Amenity, Bike	Exterior Amenity	Circulation	Residential	Total Unit Count	Average Unit Size	Efficiency	Parking Stalls (All Sizes)
Type IIIA	ROOF - NB	151.64	372	0	0	0	0	0	372	0	0	0	17.0%	
	LEVEL 8 - NB	142.21	27,734	0	352	0	0	0	2,987	24,393	28	871	88.0%	
	LEVEL 7 - NB	132.76	27,734	0	352	0	0	0	2,987	24,393	28	871	88.0%	
	LEVEL 6 - NB	123.30	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%	
Type IA	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	21,460	1,111	0	0	0	4,661	18,345	17	961	38.4%	40
	LEVEL 2 - NB	82.50	24,279	20,810	1,624	0	0	0	1,313	0	0	0	0.0%	63
	LEVEL 1 - NB	73.00	41,727	17,488	2,511	10,412	5,870	0	2,796	2,651	3	883	6.4%	63
	Total		247,651	58,787	6,035	15,412	6,326	12,074	24,395	140,171	159	882		172



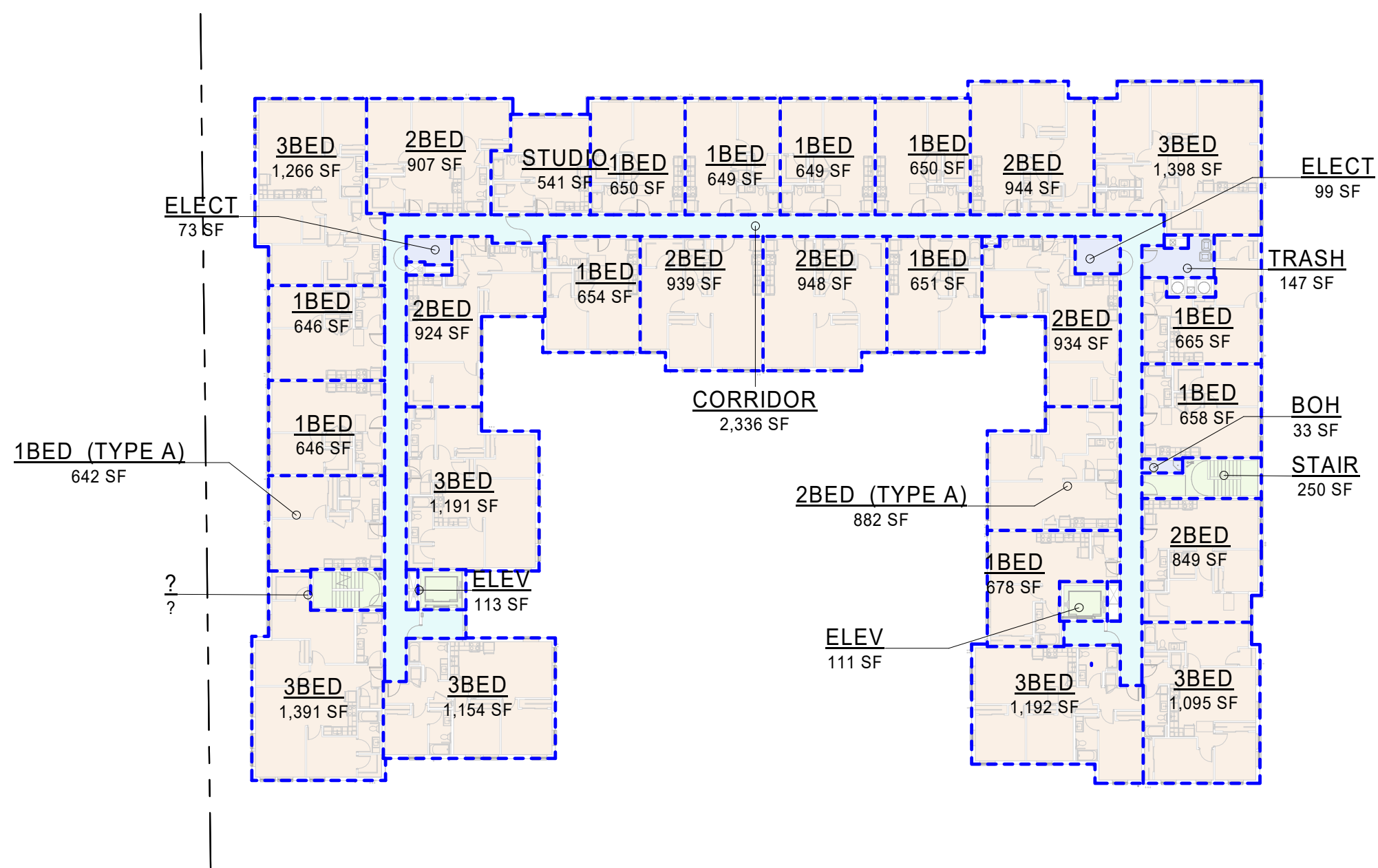
7 BOMA NB L7
SCALE: 1/32" = 1'-0"



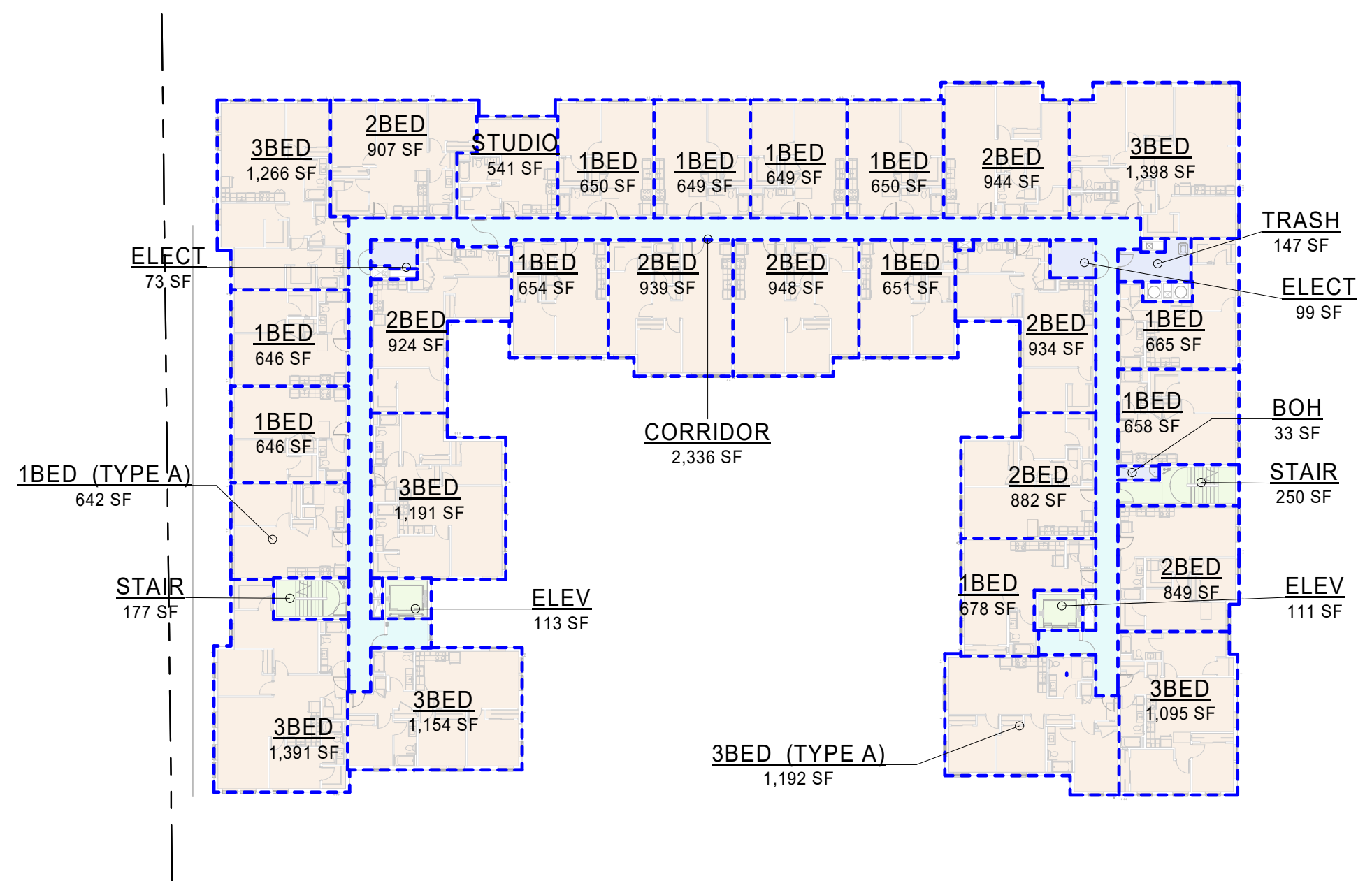
4 BOMA NB L4
SCALE: 1/32" = 1'-0"



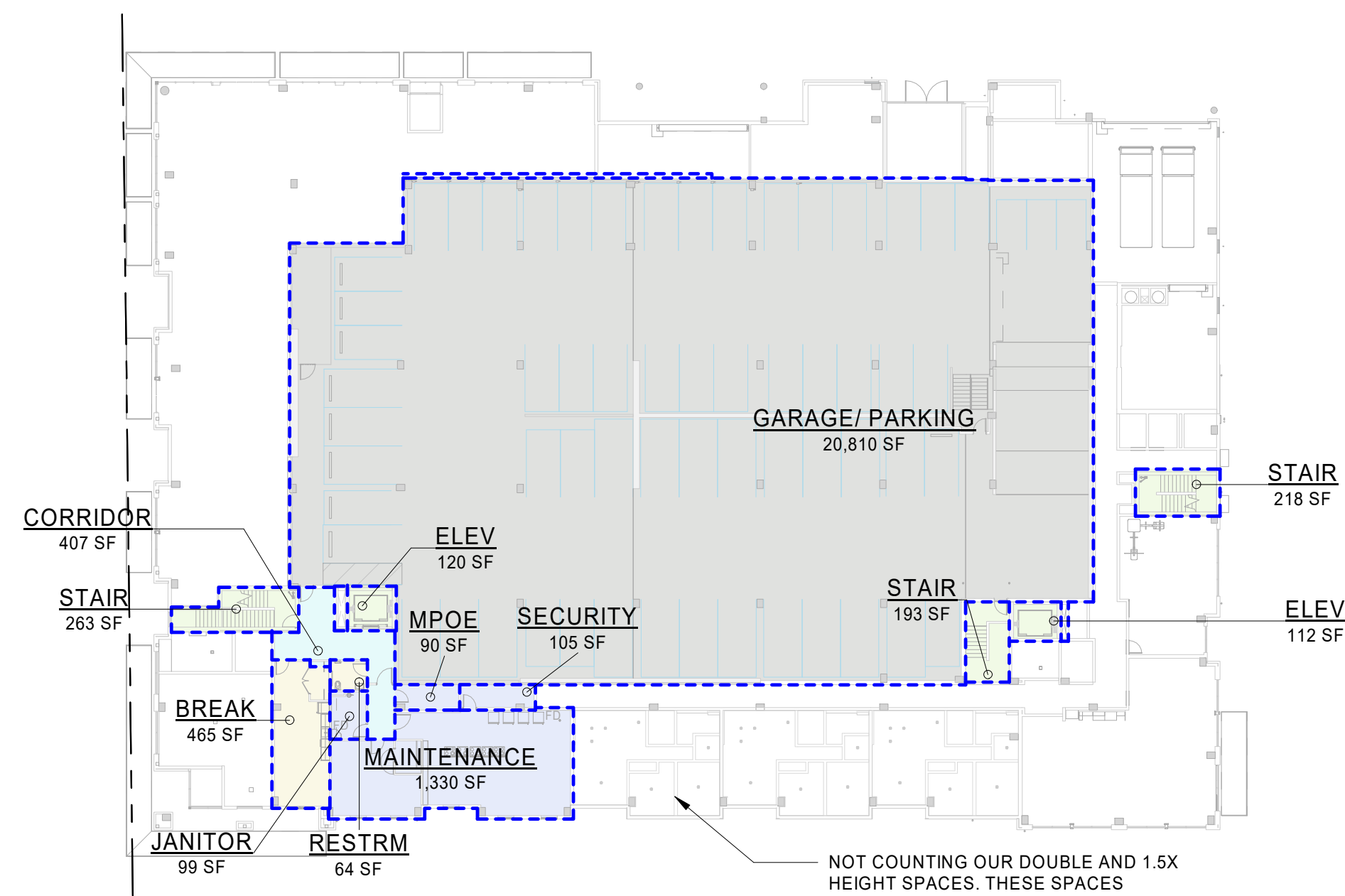
1 BOMA NB L1
SCALE: 1/32" = 1'-0"



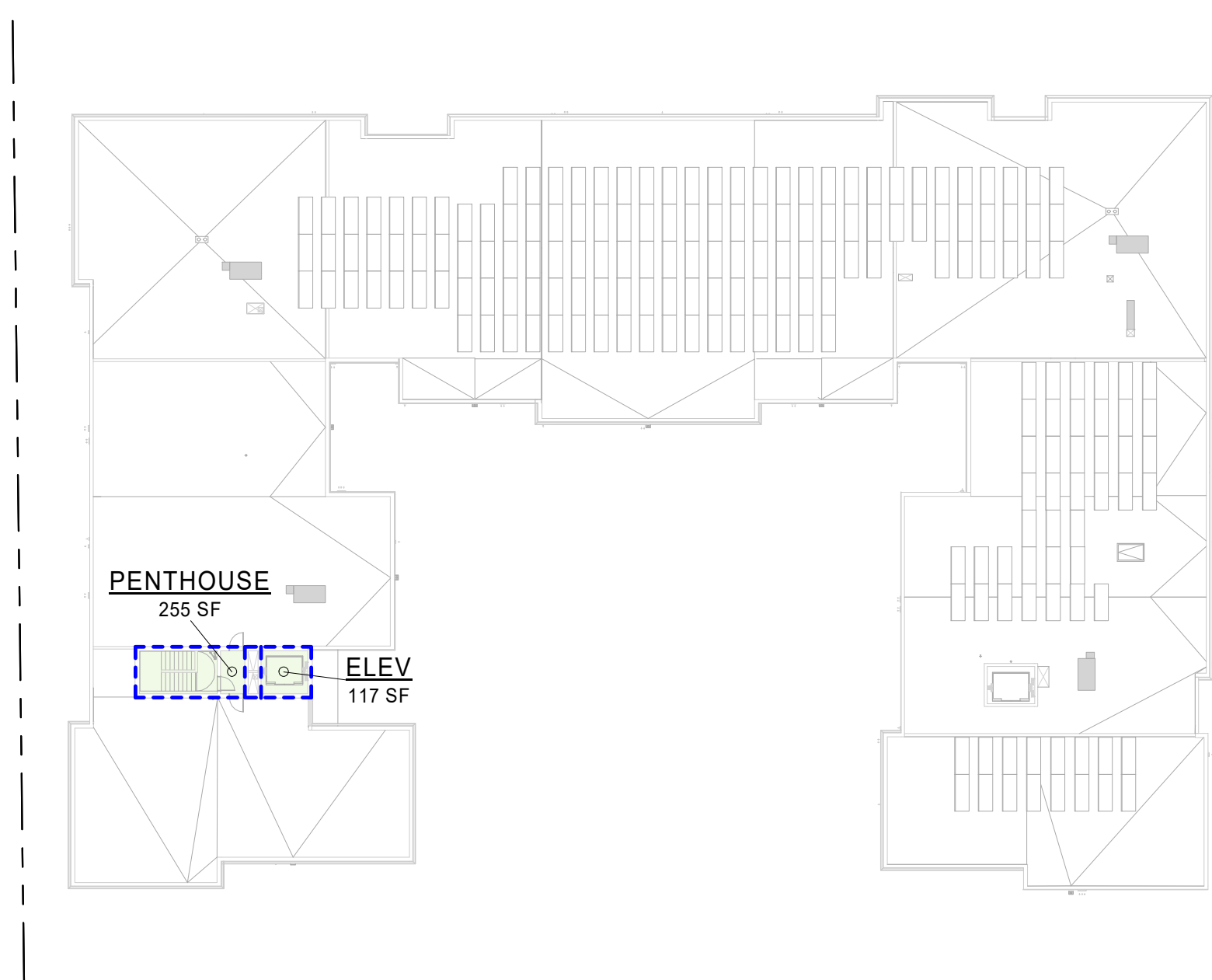
8 BOMA NB L8
SCALE: 1/32" = 1'-0"



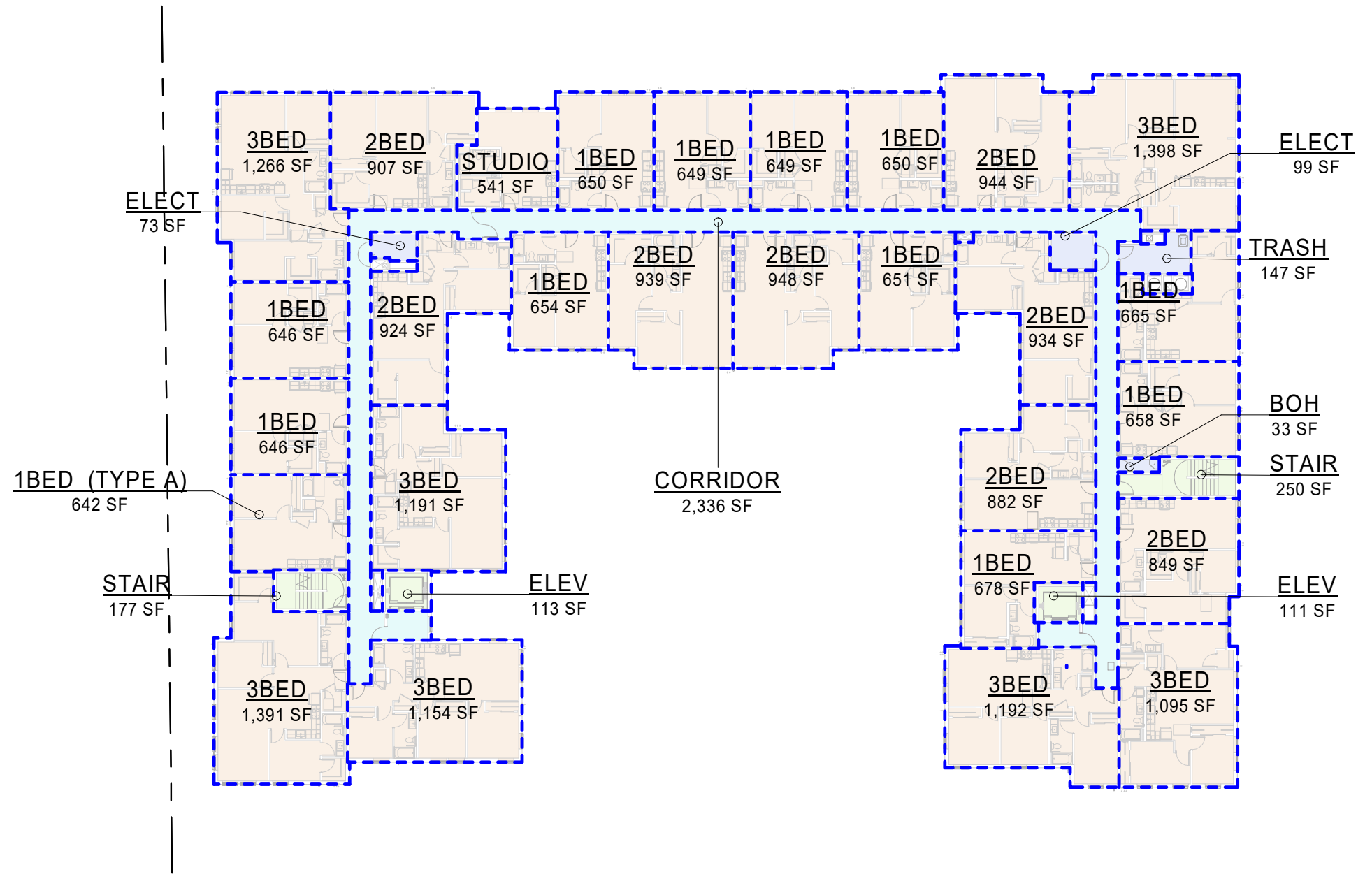
5 BOMA NB L5
SCALE: 1/32" = 1'-0"



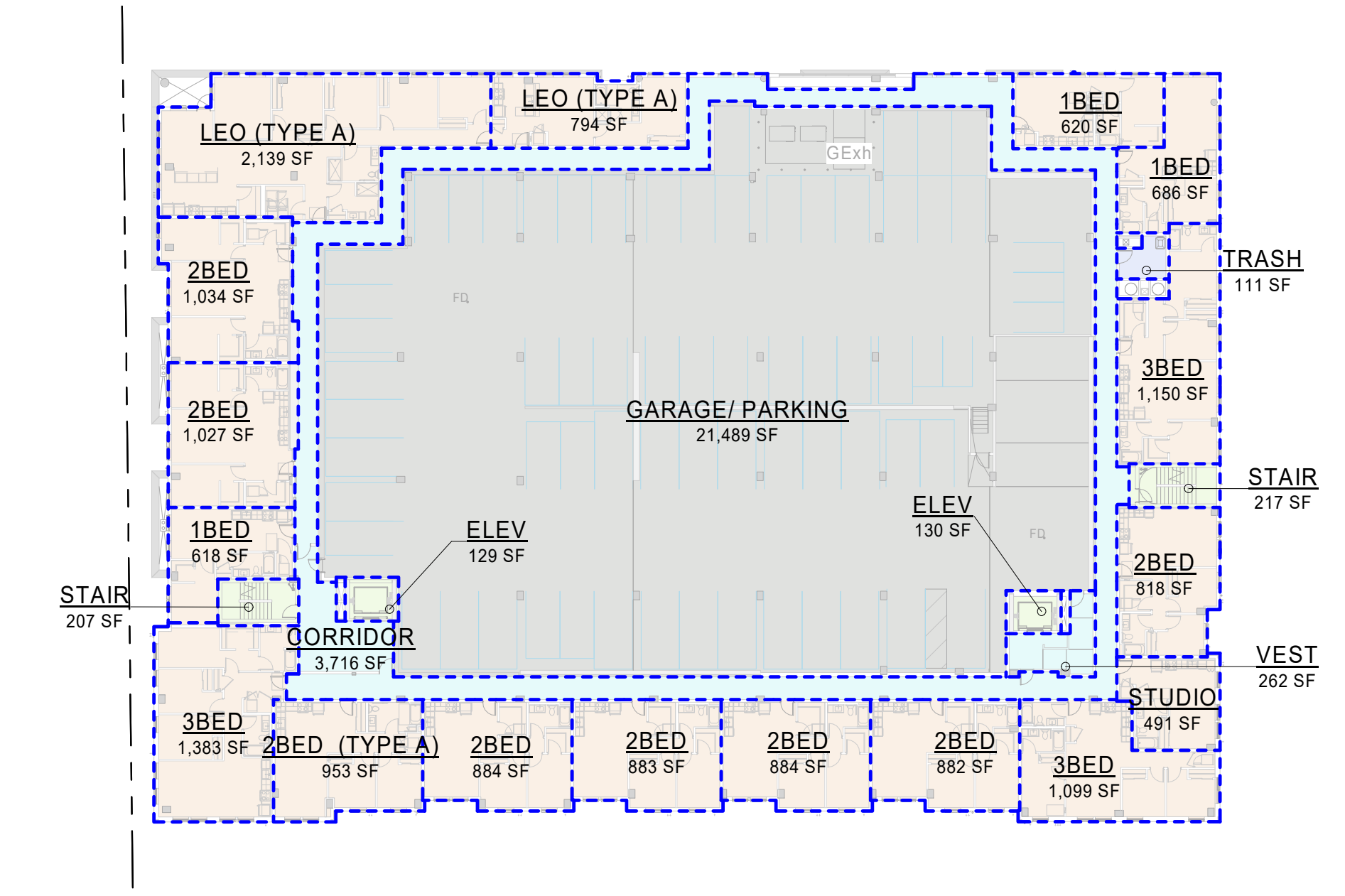
2 BOMA NB L2
SCALE: 1/32" = 1'-0"



9 BOMA NB ROOF
SCALE: 1/32" = 1'-0"



6 BOMA NB L6
SCALE: 1/32" = 1'-0"



3 BOMA NB L3
SCALE: 1/32" = 1'-0"

Proton	Client	Quality
Submittals	Approved	Assurance
Design Docs		
Permit Docs		
Red Docs		
Coord Docs		

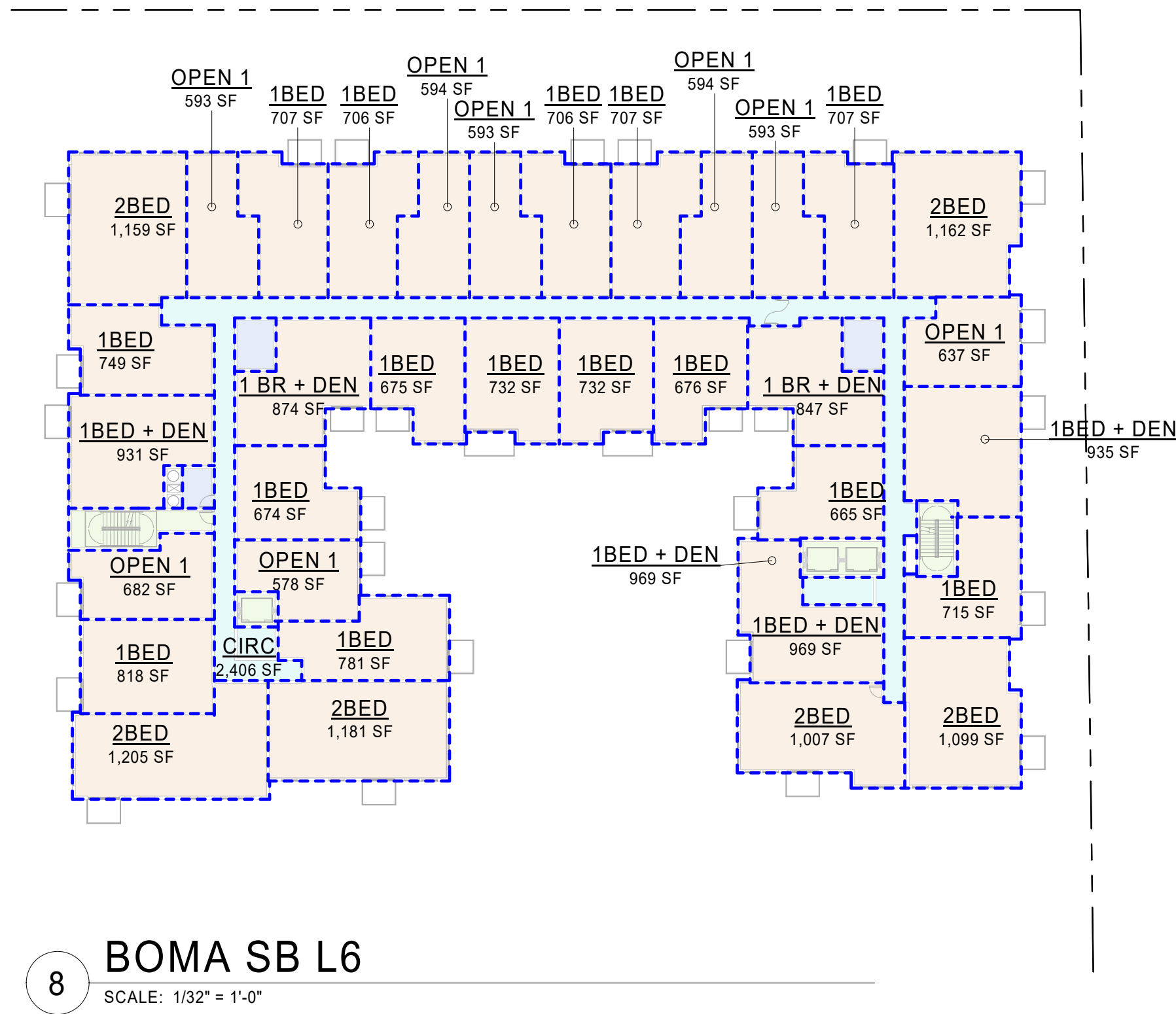
Drawn By: NW
Project Manager: JR
Principal in Charge:

BOMA PLANS - NORTH

G0.10

Project Number: 24-027
2025.07.28 - SDP REV/ISSN #1
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	Open-1	1-Bed	1-Bed + Den	2-Bed	3-Bed	Total
LEVEL 6 - SB	8	15	5	6	0	34
LEVEL 7 - SB	8	15	5	6	0	34
LEVEL 8 - SB	8	15	5	6	0	34
LEVEL 4 - SB	8	14	4	7	0	33
LEVEL 3 - SB	0	3	6	3	2	14
LEVEL 2 - SB	0	3	6	3	2	14
LEVEL 1 - SB	0	1	5	2	0	8
LEVEL 1-LOWER - SB	0	0	0	0	0	0
Total	40	81	41	39	4	205
Percent Mix	20%	40%	20%	19%	2%	

	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	Parking Stalls (All Sizes)
Type IIIA	ROOF LEVEL - SB	180.75	0	0	0	0	0	0	0	0	0	0.0%	
	LEVEL 6 - SB	150.08	30,616	0	376	0	0	3,253	26,983	34	794	88.1%	
	LEVEL 7 - SB	140.42	30,616	0	376	0	0	3,253	26,983	34	794	88.1%	
	LEVEL 8 - SB	130.75	30,616	0	376	0	0	3,253	26,983	34	794	88.1%	
	LEVEL 5 - SB	121.08	30,616	0	376	0	0	3,253	26,983	34	794	88.1%	
Type IA	LEVEL 4 - SB	111.42	30,620	0	376	134	8,306	3,678	22,892	35	896	86.7%	
	LEVEL 3 - SB	101.00	37,848	19,058	75	1,077	0	3,013	14,822	14	1044	33.0%	57
	LEVEL 2 - SB	91.83	41,689	22,556	722	1,231	0	3,029	14,151	14	1011	33.9%	67
	LEVEL 1 - SB	78.50	41,443	20,963	1,115	8,676	0	3,460	7,230	8	904	17.4%	59
	LEVEL 1-LOWER - SB	78.00	7,109	5,000	1,509	0	0	0	0	0	0	0.0%	8
	Total		281,229	68,177	5,301	0	11,118	8,306	26,092	170,522	205	832	191

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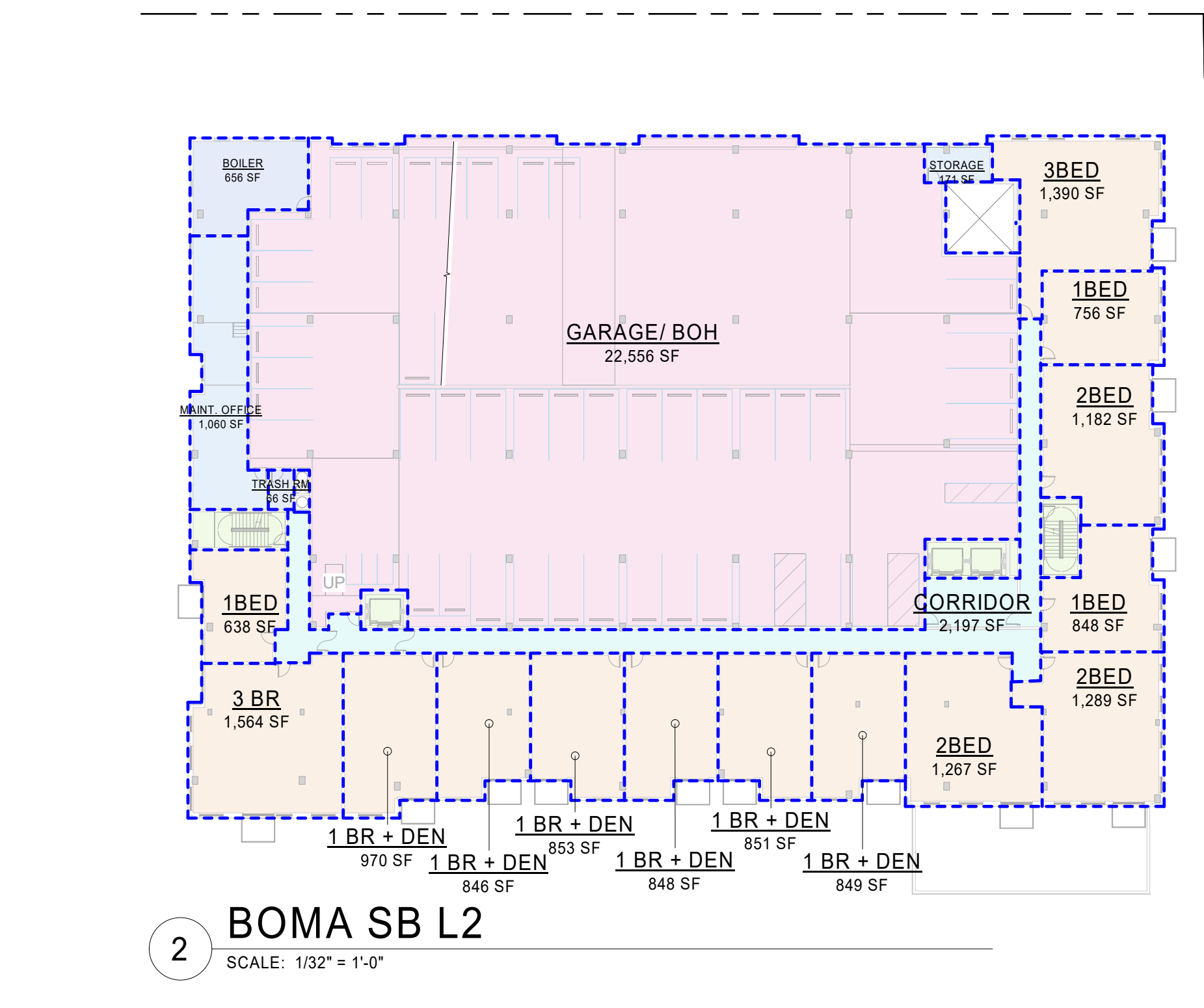
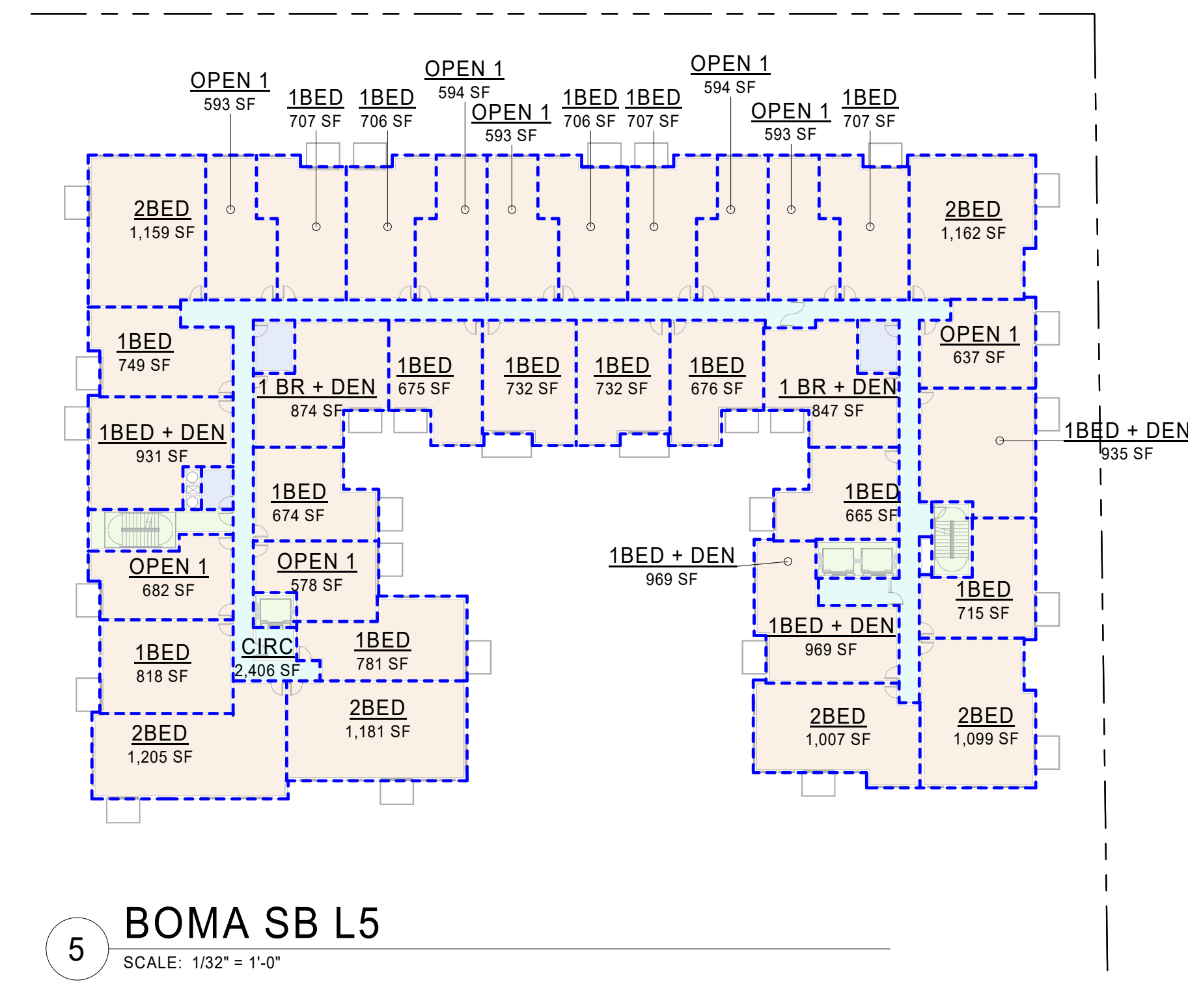
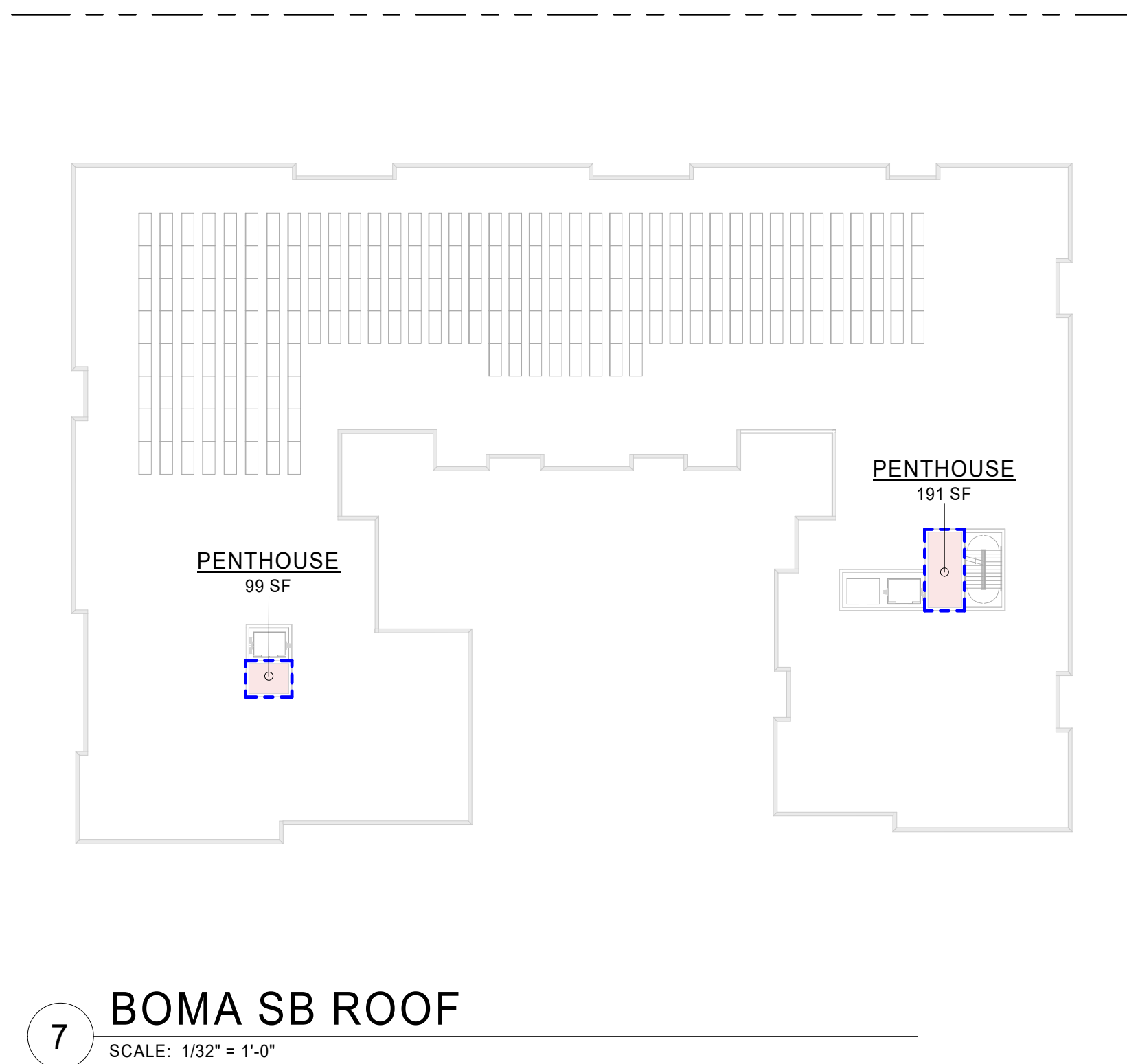
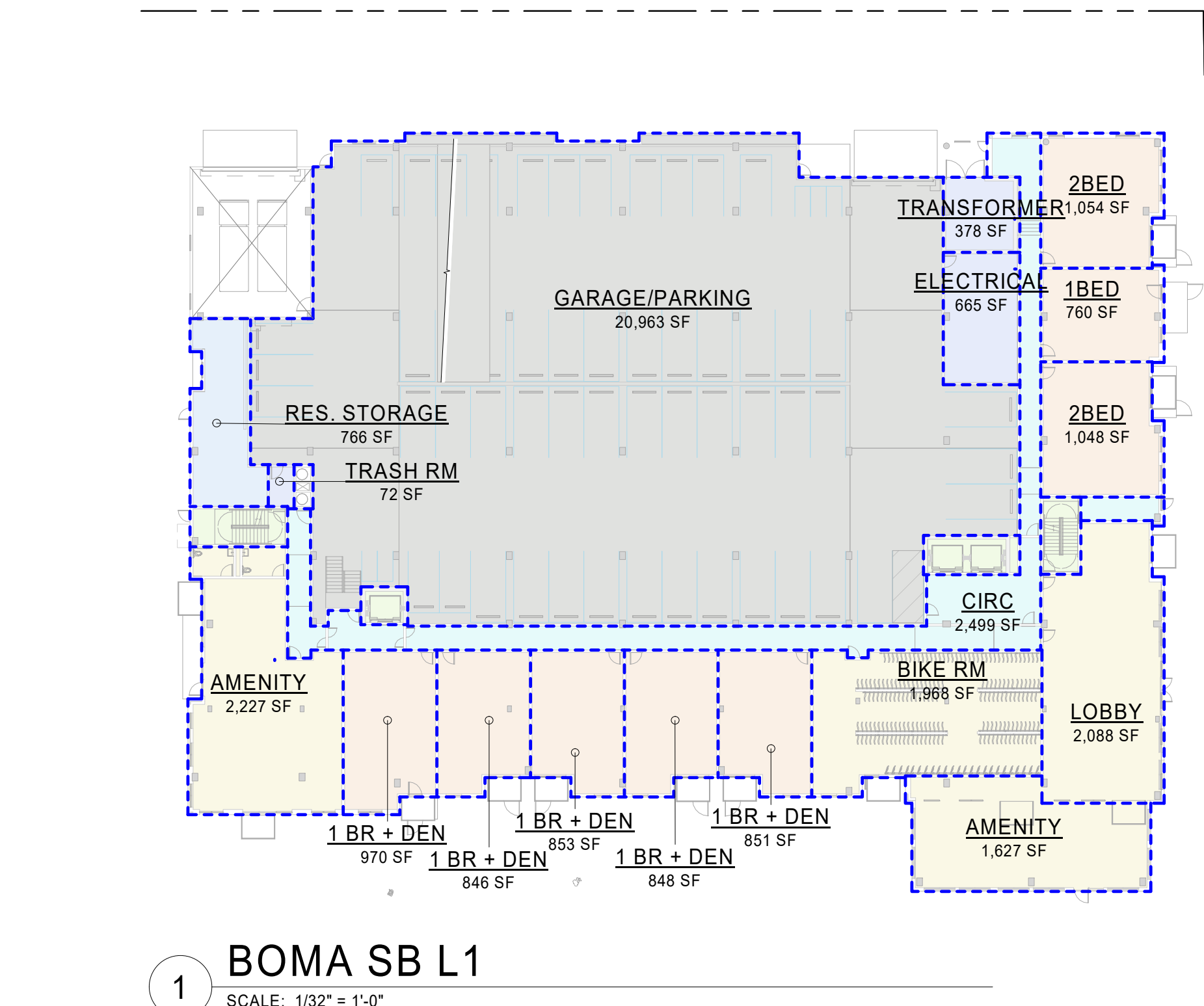
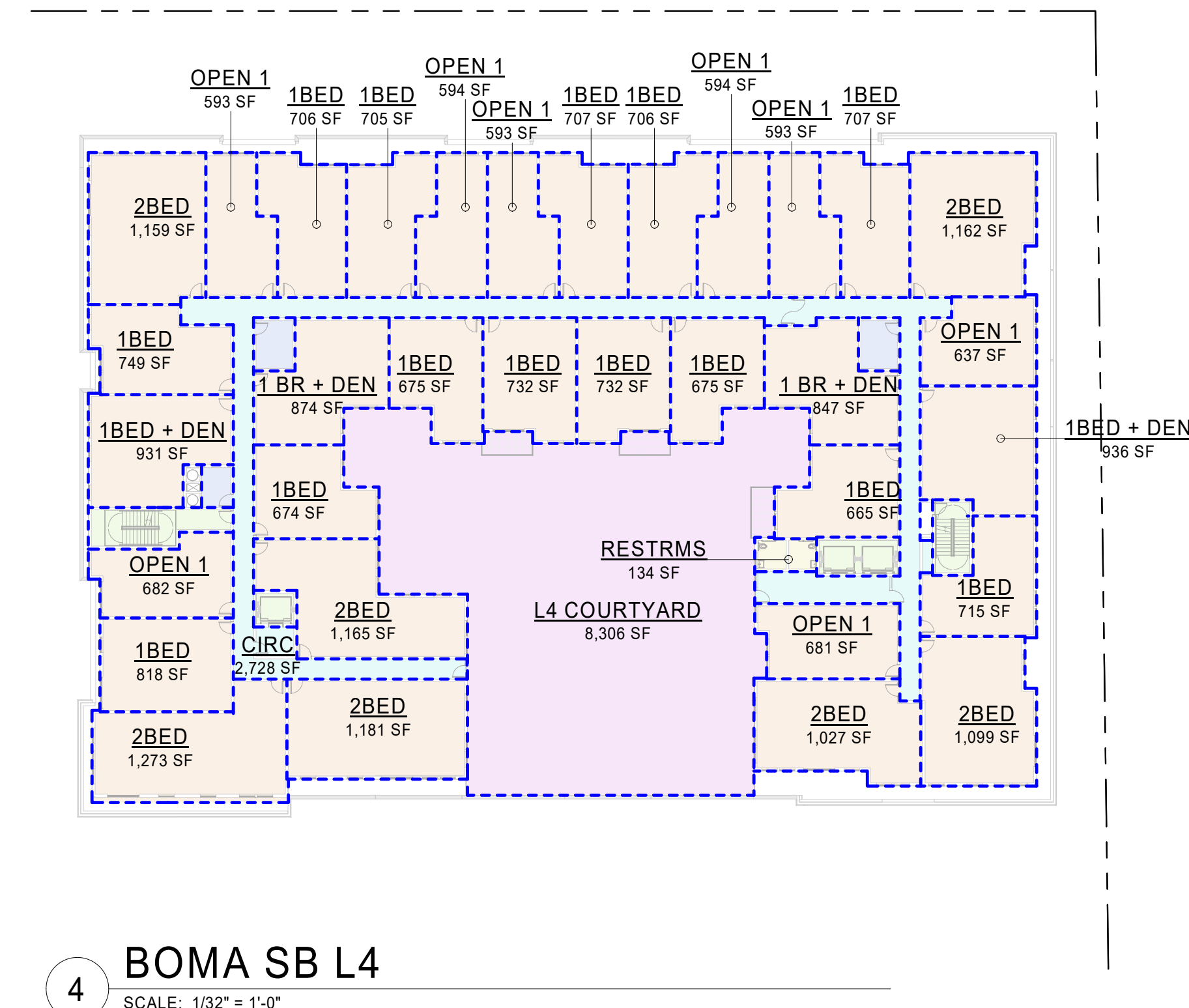
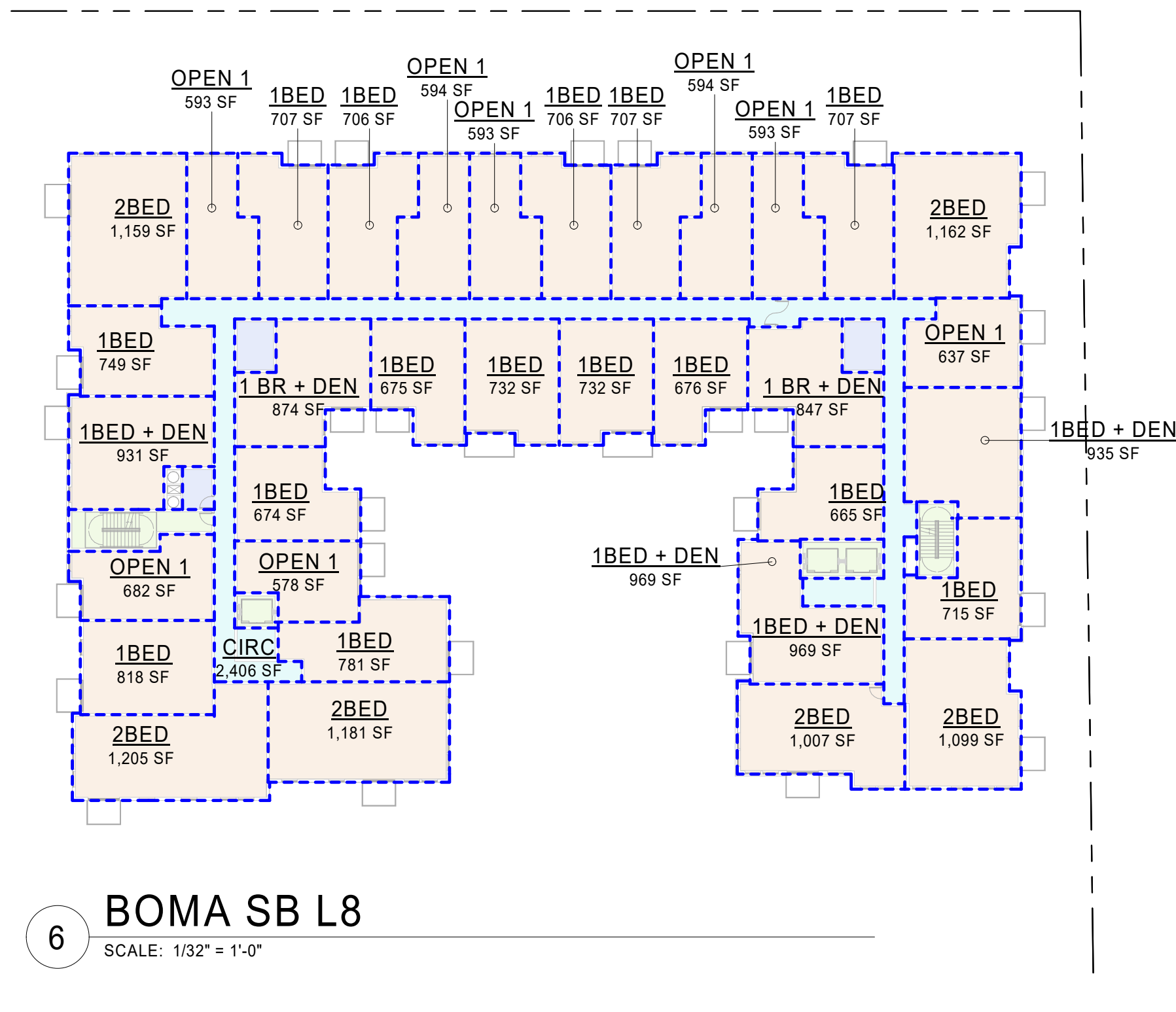
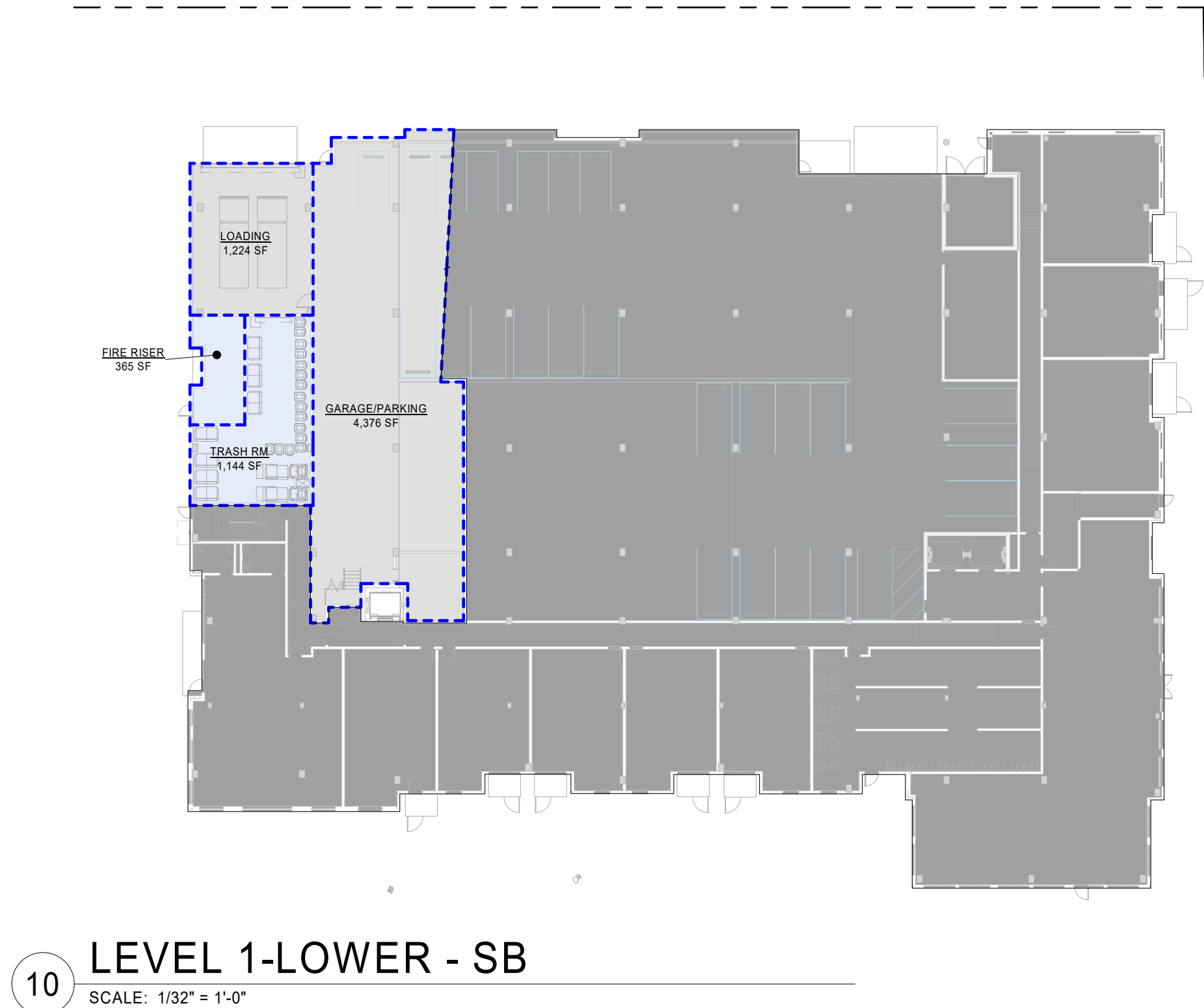
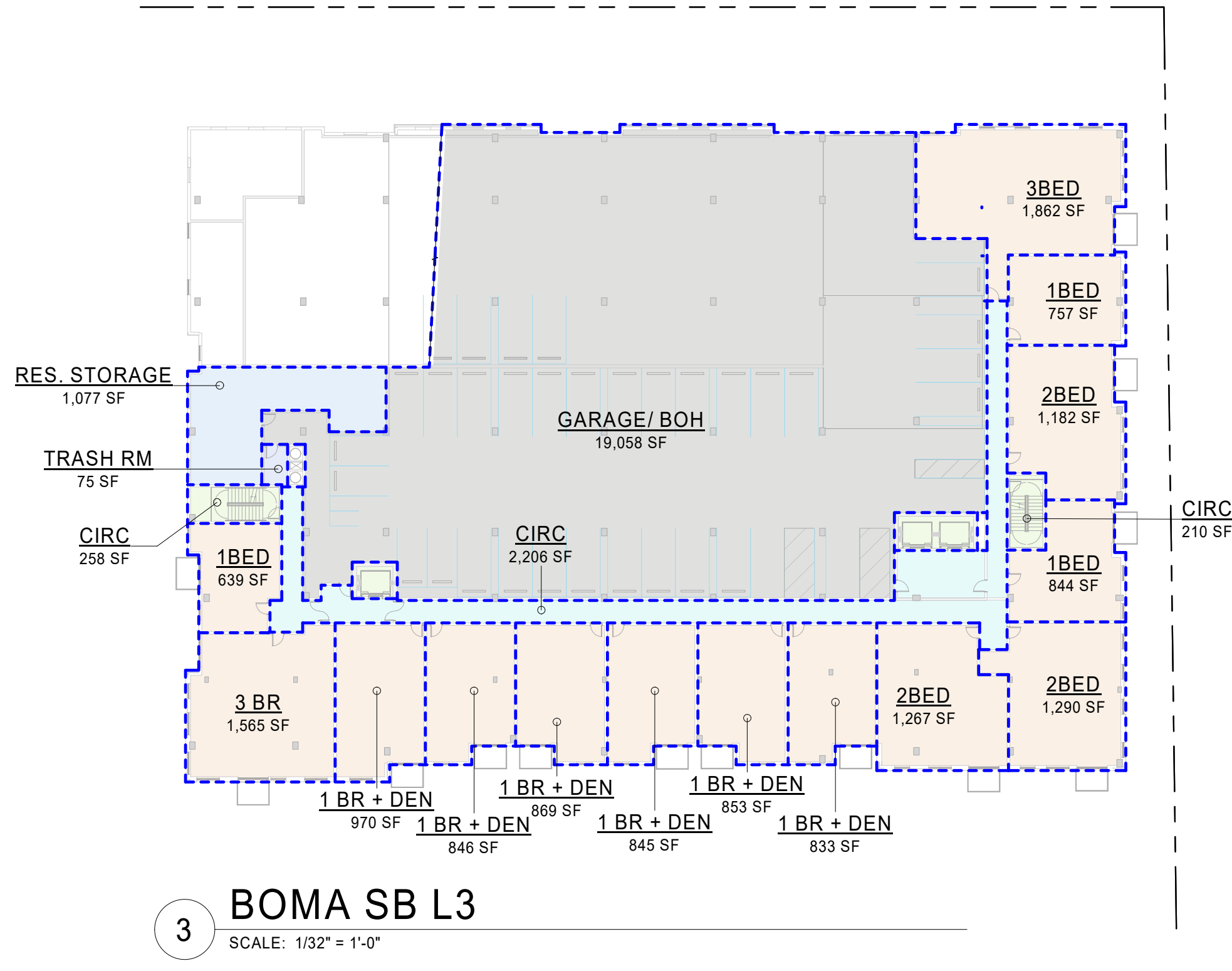
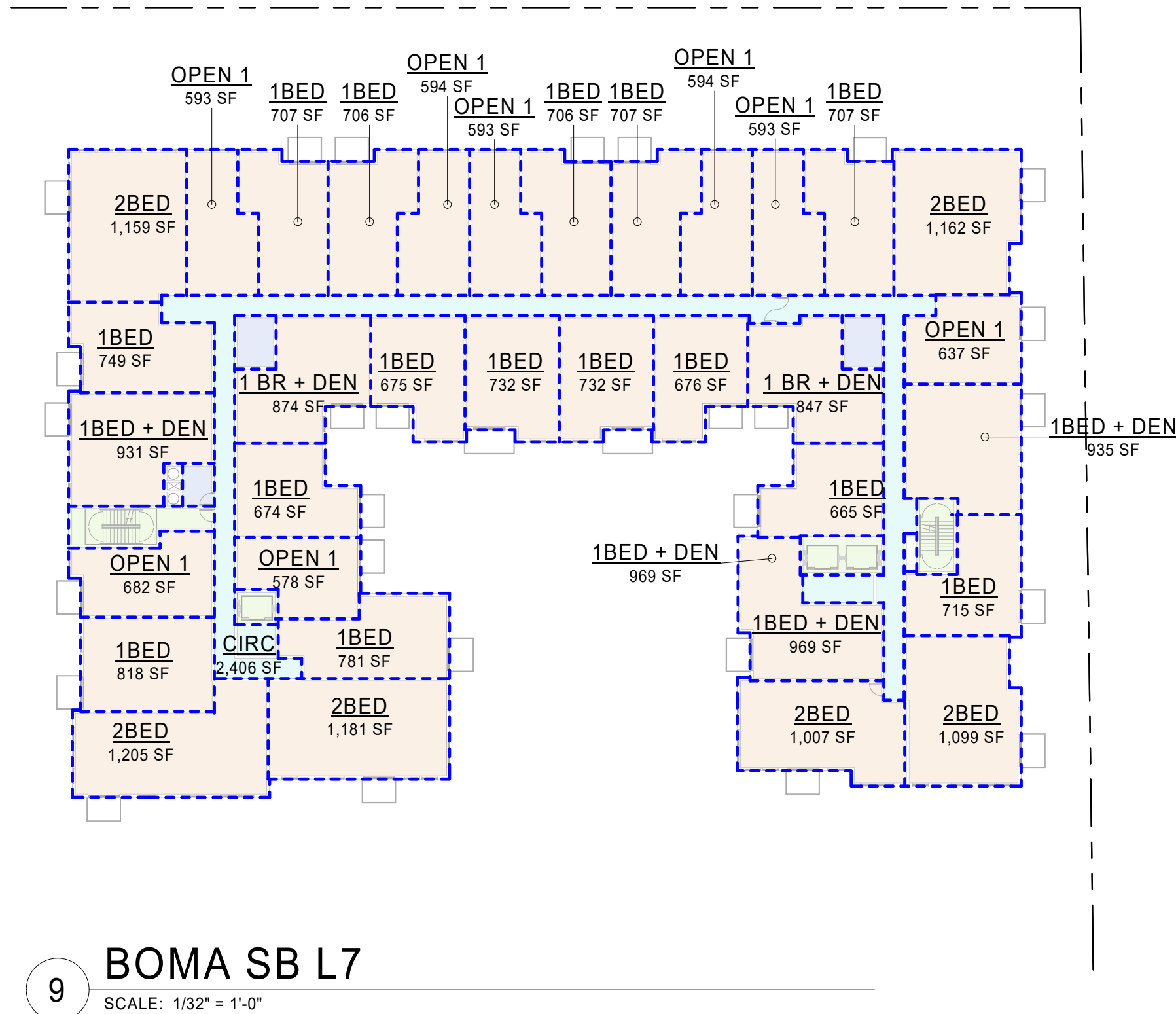
TRAILHEAD
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Issue:

50% SD	2024.10.20
100% SD	2025.12.20
50% CD	2025.02.29
100% CD	2025.05.09
30% CDD / Coordination Set	2025.07.22

Construction Revision:



Prep	Client Approval	Quality Assurance
Submittals		
Design Cons.		
Permit Cons.		
Red Cons.		
Coord Cons.		

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

BOMA PLANS - SOUTH

G0.11

Project Number: 24-027
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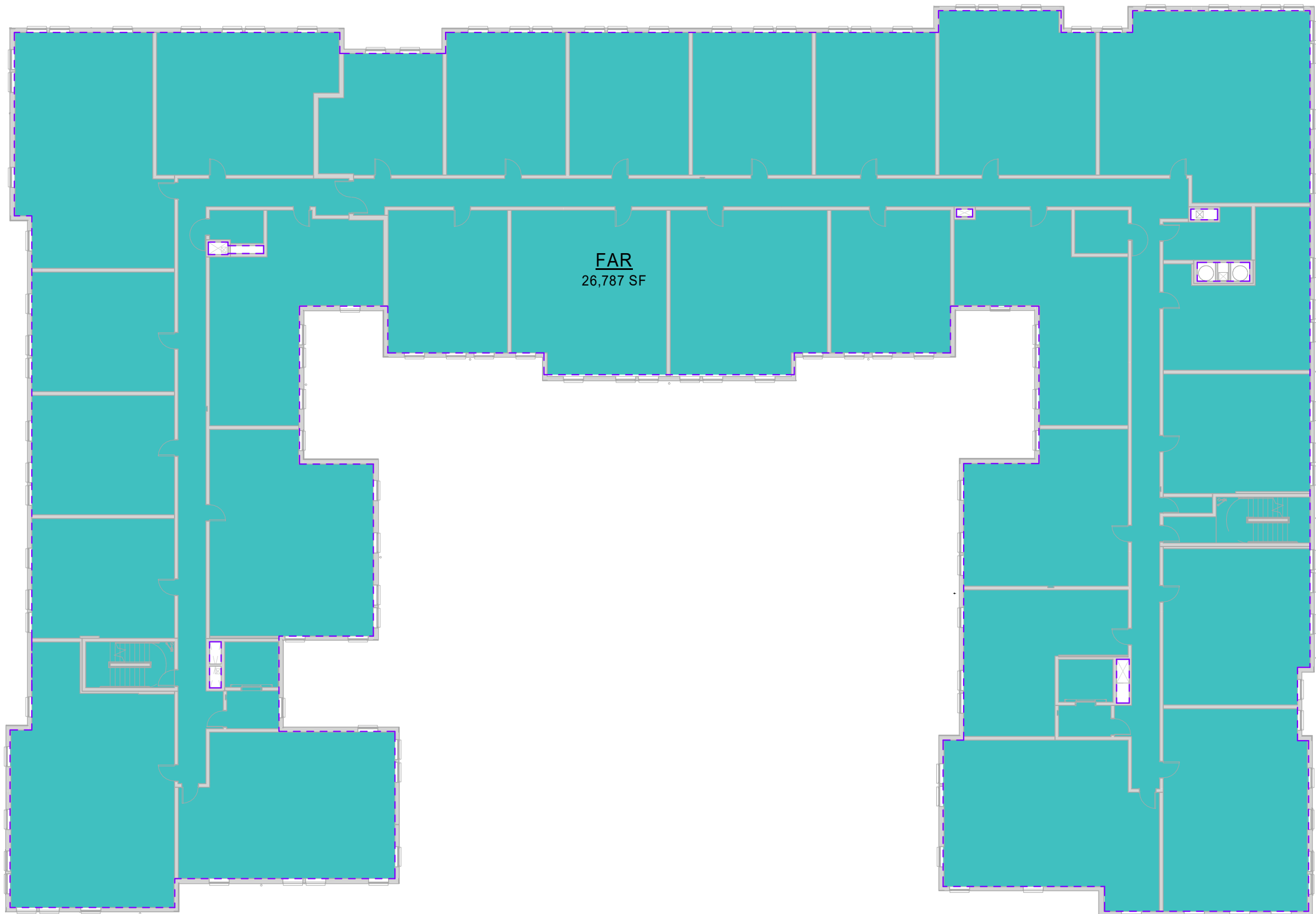
7/29/2025 4:26:05 PM

C:\Users\marc.furst\Documents\24-027_Trailhead_Arch_2024_CENTRAL_Main\Furst.rvt



4 FAR NORTH BLDG L4

SCALE: 1" = 20'-0"



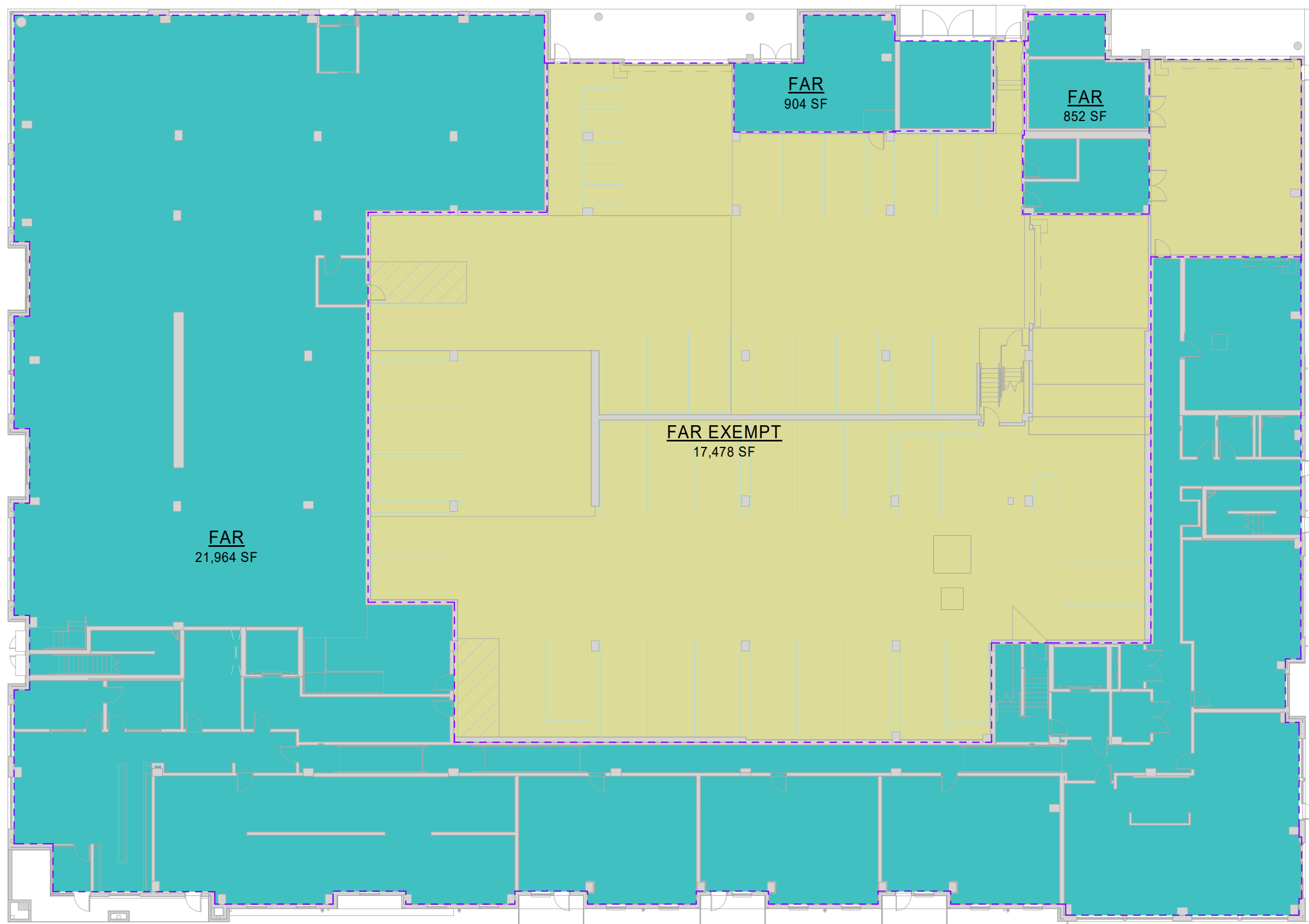
5 FAR NORTH BLDG L5-L8

SCALE: 1" = 20'-0"



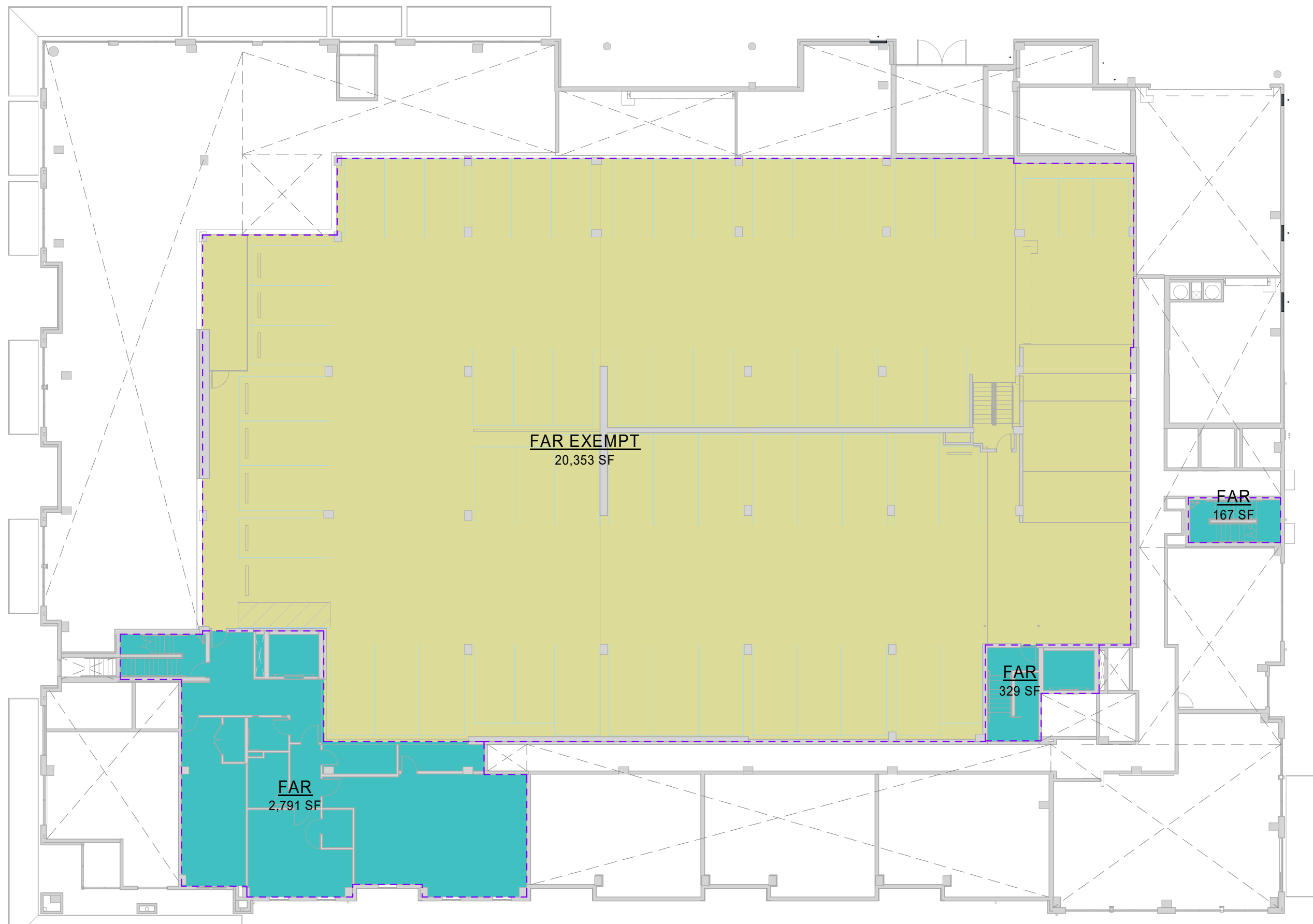
6 FAR NORTH BLDG ROOF

SCALE: 1" = 20'-0"



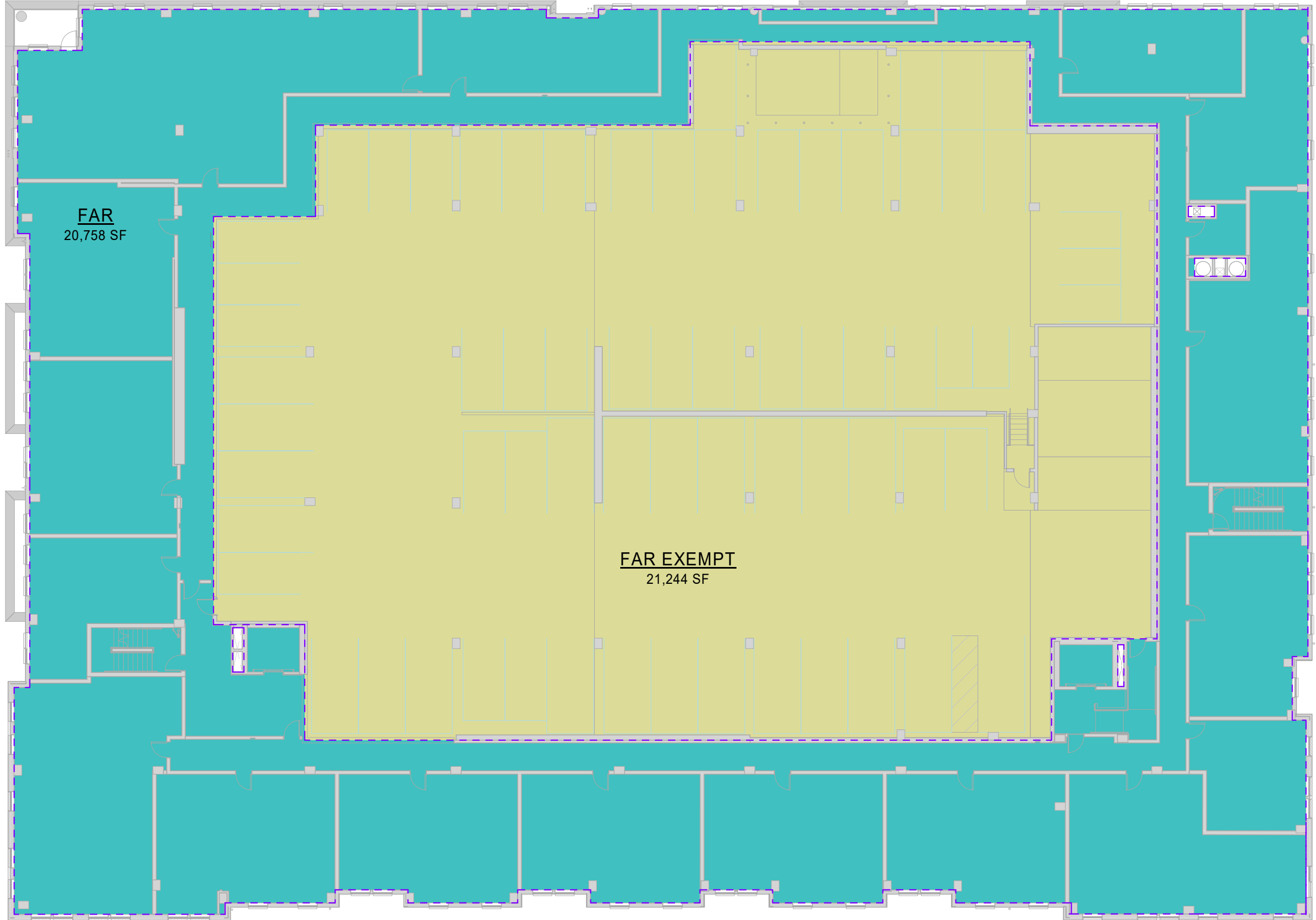
1 FAR NORTH BLDG L1

SCALE: 1" = 20'-0"



2 FAR NORTH BLDG L2

SCALE: 1" = 20'-0"



3 FAR NORTH BLDG L3

SCALE: 1" = 20'-0"

FAR LEGEND

- FAR
- FAR EXEMPT

NORTH BLDG FAR AREA SUMMARY				
LEVEL	GROSS AREA PER FLOOR	FAR CHARGEABLE	FAR EXEMPT (GARAGE)	FAR CHARGEABLE TOTAL PER FLOOR
ROOF - NB	216.69 SF	216.69	0	216.69
LEVEL 8 - NB	26,857.31 SF	26,857.31	0	26,857.31
LEVEL 7 - NB	26,857.31 SF	26,857.31	0	26,857.31
LEVEL 6 - NB	26,857.31 SF	26,857.31	0	26,857.31
LEVEL 5 - NB	26,786.77 SF	26,786.77	0	26,786.77
LEVEL 4 - NB	26,783.81 SF	26,783.81	0	26,783.81
LEVEL 3 - NB	42,002.35 SF	20,758.29	21,244.06	20,758.29
LEVEL 2 - NB	23,640.19 SF	3,286.79	20,353.4	3,286.79
LEVEL 1 - NB	41,198.47 SF	23,720.1	17,478.37	23,720.1
AREA TOTALS	241,200.21 SF	182,124.37	59,075.83	182,124.37

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.

WEBER
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900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.0700

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SDP Make	2025.03.12
100% CD	2025.05.09
SD/CD Coordination Set	2025.07.22
SDP Revision #1	2025.07.28

Construction Revision:

Phase	Client Approval	Quality Assurance
Schematic	_____	_____
Design Dev	_____	_____
Permit Dev	_____	_____
Ref Dev	_____	_____
Construction	_____	_____

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

FLOOR AREA DIAGRAMS
- NORTH BLDG

G1.11

Project Number: 24-027

2025.07.28 - SDP REVISION #1
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0' 10' 20' 40'
1" = 20' - 0"

AREA RESERVED FOR CITY PERMIT STAMP

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SDP Issue	2025.05.12
100% CD	2025.05.29
SD/CD Coordination Set	2025.07.29
SDP Revision #1	2025.07.29

Construction Revision:

Phase	Client Approval	Quality Assurance
Schematic	_____	_____
Design Dev	_____	_____
Permit Dev	_____	_____
Ref Dev	_____	_____
Coord Dev	_____	_____

Drawn By:
Project Manager:
Principal in Charge:

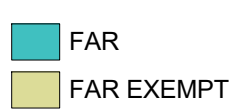
Author:
NW
JR

FLOOR AREA DIAGRAMS
- SOUTH BLDG

Project Number: 24-027

2025.07.28 - SDP REVISION #1
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FAR LEGEND



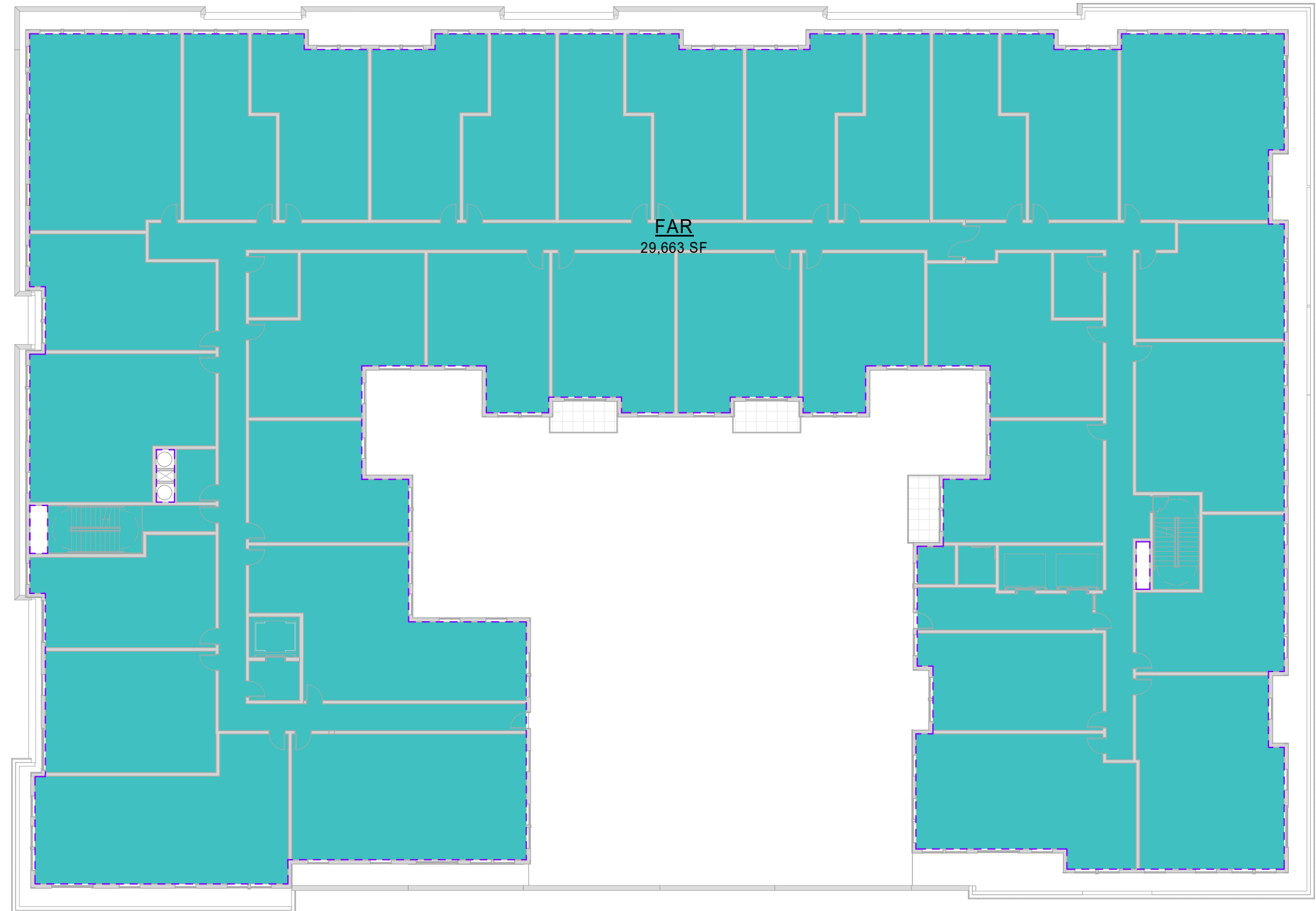
SOUTH BLDG FAR AREA SUMMARY

LEVEL	GROSS AREA PER FLOOR	FAR CHARGEABLE	FAR EXEMPT (GARAGE)	FAR CHARGEABLE TOTAL PER FLOOR
ROOF LEVEL - SB	659.00 SF	659	0	659
LEVEL 8 - SB	29,662.60 SF	29,662.6	0	29,662.6
LEVEL 7 - SB	29,662.60 SF	29,662.6	0	29,662.6
LEVEL 6 - SB	29,662.60 SF	29,662.6	0	29,662.6
LEVEL 5 - SB	29,662.60 SF	29,662.6	0	29,662.6
LEVEL 4 - SB	29,662.60 SF	29,662.6	0	29,662.6
LEVEL 3 - SB	36,825.59 SF	18,146.73	18,678.86	18,146.73
LEVEL 2 - SB	40,437.32 SF	18,400.96	22,036.36	18,400.96
LEVEL 1 - SB	40,535.66 SF	19,701.95	20,833.71	19,701.95
LEVEL 1-LOWER - SB	6,962.24 SF	2,977.19	3,985.05	2,977.19
AREA TOTALS	273,753.43 SF	208,198.85	65,554.58	208,198.85

MEASUREMENT:

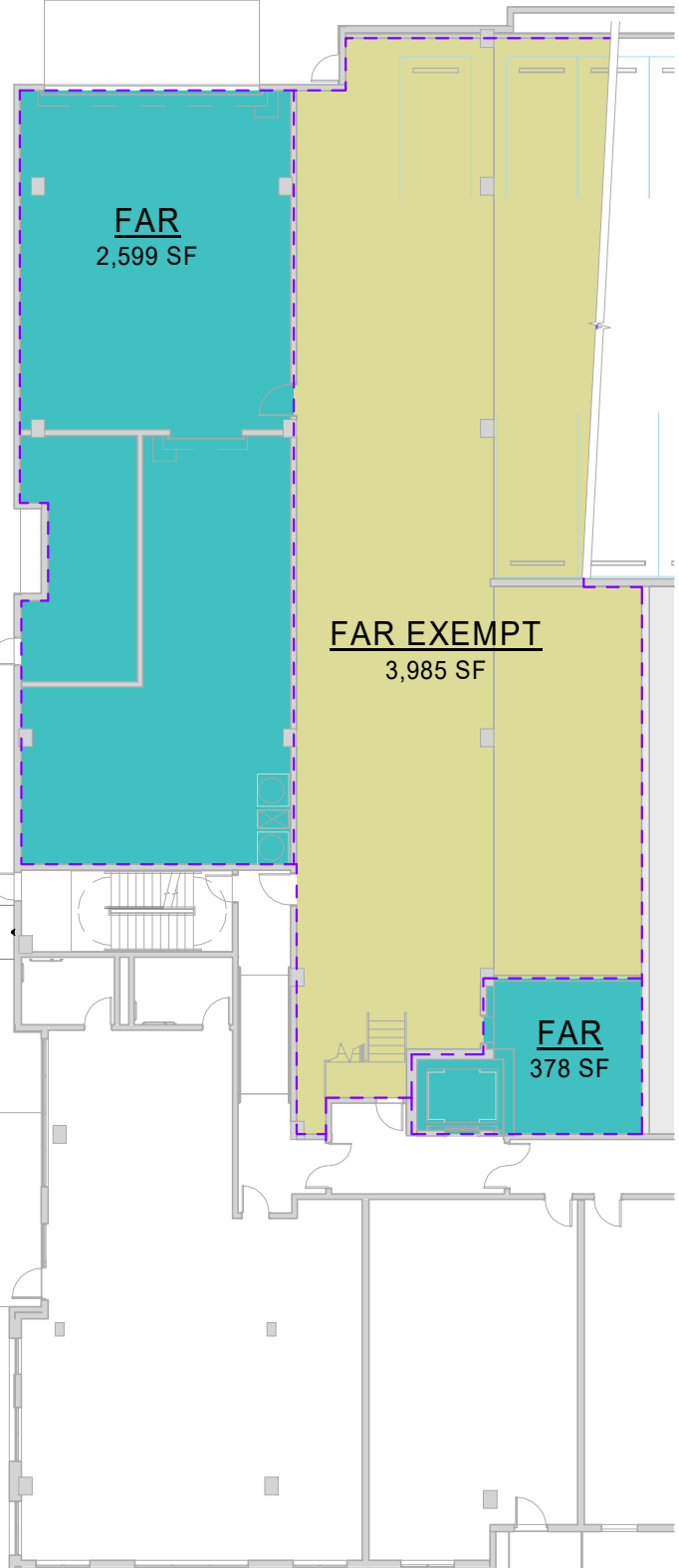
IBC 19.102.110 "G" DEFINITIONS

"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.



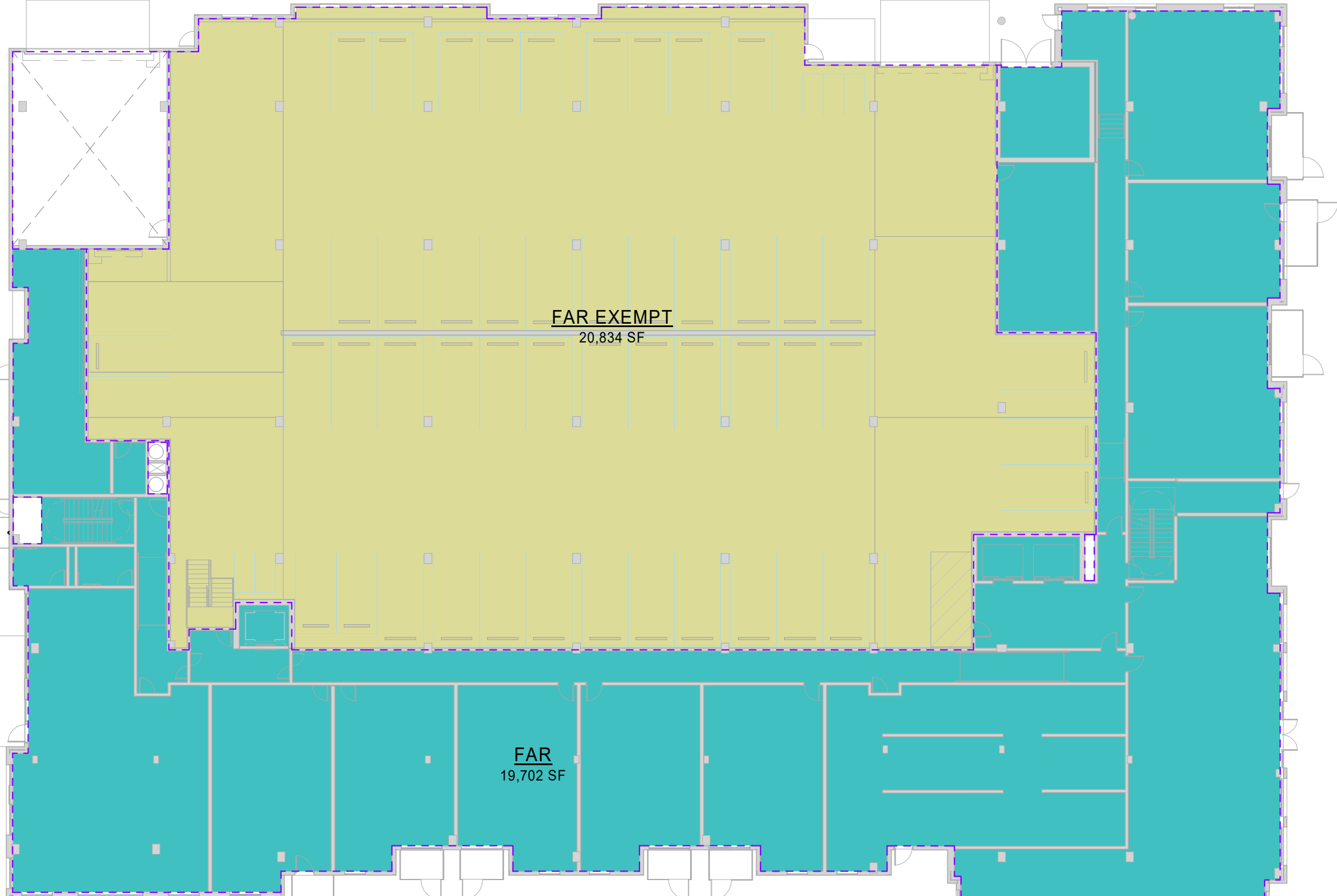
5 FAR SOUTH BLDG L4

SCALE: 3/8" = 1'-0"



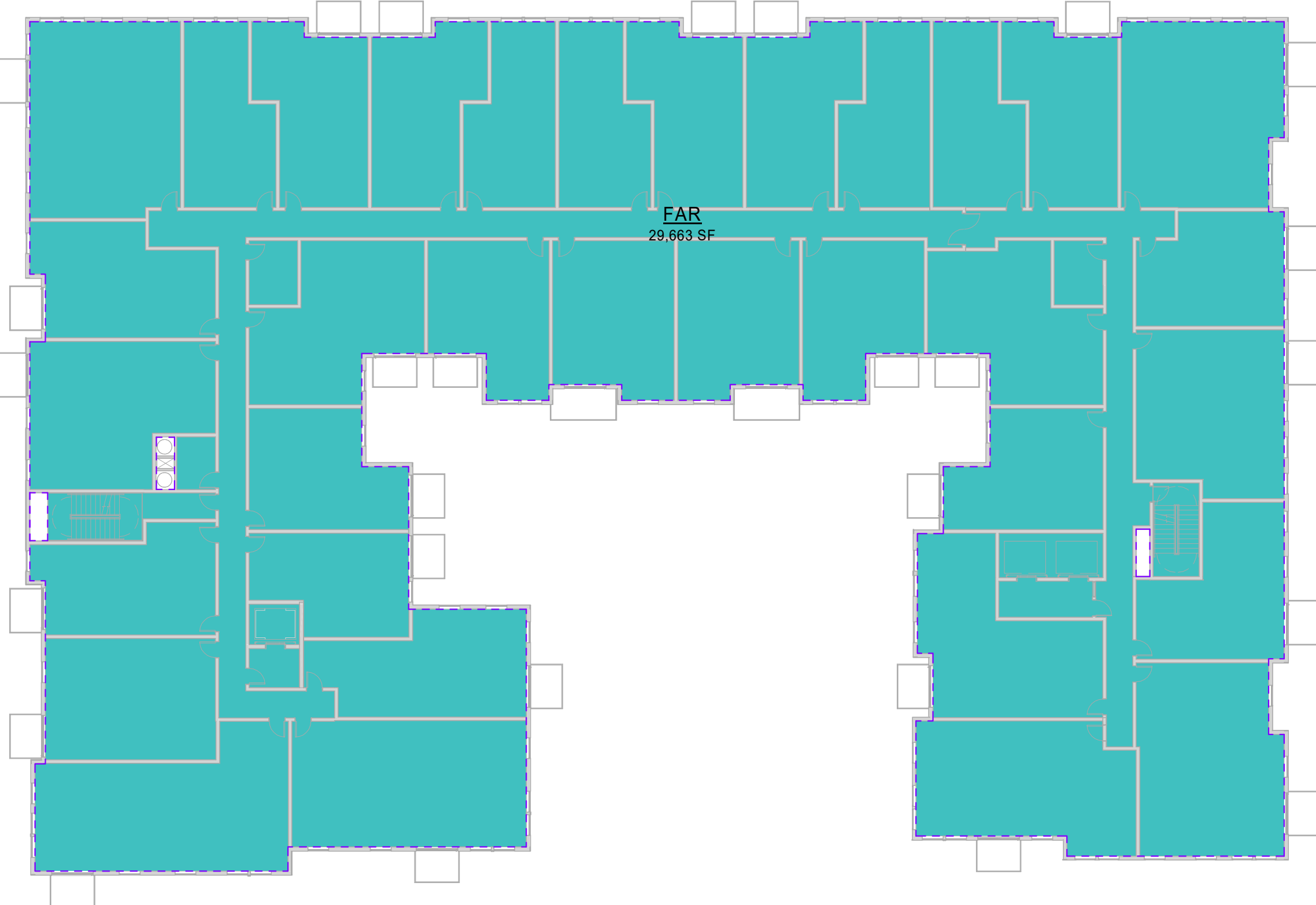
1 FAR SOUTH BLDG LOWER L1

SCALE: 3/8" = 1'-0"



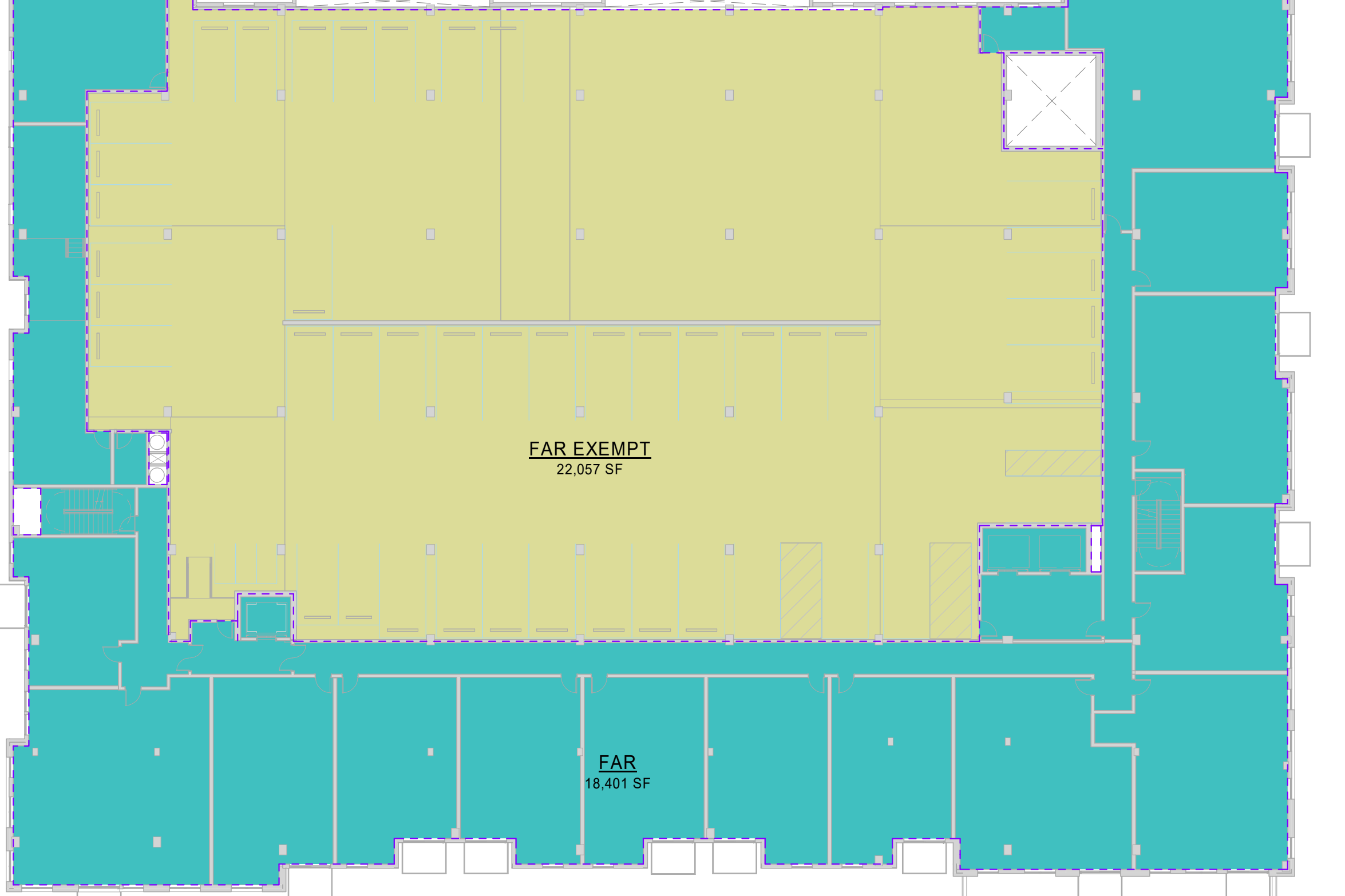
2 FAR SOUTH BLDG L1

SCALE: 3/8" = 1'-0"



6 FAR SOUTH BLDG L5-L8

SCALE: 3/8" = 1'-0"



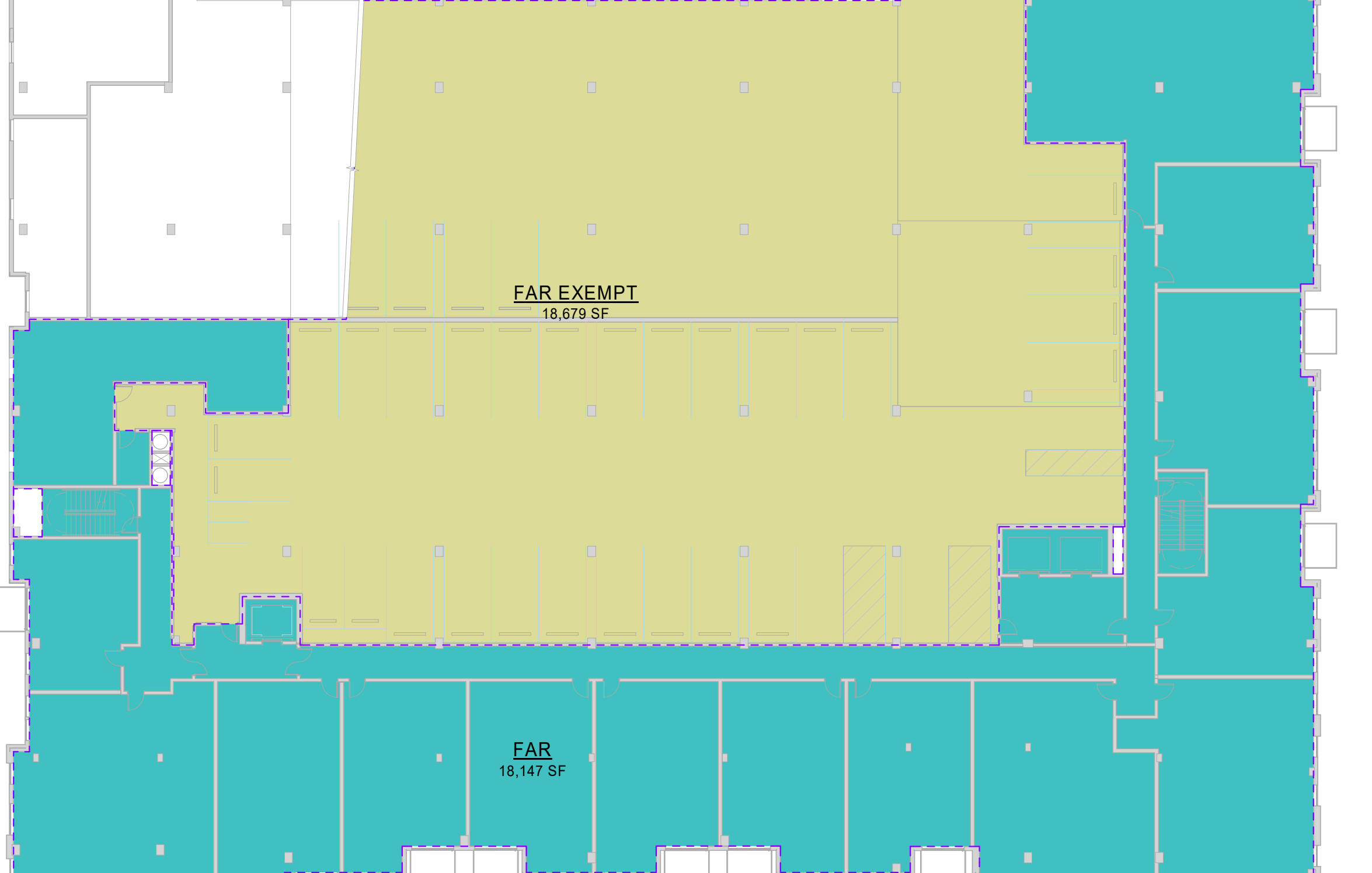
3 FAR SOUTH BLDG L2

SCALE: 3/8" = 1'-0"



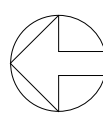
7 FAR SOUTH BLDG ROOF

SCALE: 3/8" = 1'-0"



4 FAR SOUTH BLDG L3

SCALE: 3/8" = 1'-0"



0' 10' 20' 40'
1" = 20' - 0"

AREA RESERVED FOR CITY PERMIT STAMP

NOT FOR CONSTRUCTION



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, Issaquah 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., Issaquah, 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 ensure 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	Viable	Outer TPZ
3001	Red oak	<i>Quercus rubra</i>		26	26	5		Retain	Yes	31
3002	Red oak	<i>Quercus rubra</i>		22	22	5		Retain	Yes	27
3003	Red oak	<i>Quercus rubra</i>		20	20	5		Retain	Yes	25
3004	Red oak	<i>Quercus rubra</i>		31	33	5		Retain	Yes	38
3005	Red oak	<i>Quercus rubra</i>		20	24	5		Retain	Yes	29
3006	Red oak	<i>Quercus rubra</i>		24	25	5		Retain	Yes	30
3007	Red oak	<i>Quercus rubra</i>		18	18	5		Retain	Yes	23
3008	Red oak	<i>Quercus rubra</i>		20	25	5		Retain	Yes	30
3009	Red oak	<i>Quercus rubra</i>		13	20	5		Retain	Yes	25
3010	Big leaf maple	<i>Acer macrophyllum</i>	9,6,24=26	26	15	4		Retain	Yes	20
3011	Red oak	<i>Quercus rubra</i>		10	18	5		Retain	Yes	23
3012	Red oak	<i>Quercus rubra</i>		15	20	5		Retain	Yes	25
3013	Red alder	<i>Alnus rubra</i>		11	16	4		Retain	Yes	21
3014	Red oak	<i>Quercus rubra</i>		13	15	5		Retain	Yes	20
3015	Red alder	<i>Alnus rubra</i>		11	15	4		Retain	Yes	20
3016	Red oak	<i>Quercus rubra</i>		11	15	5		Retain	Yes	20
3017	Black cottonwood	<i>Populus trichocarpa</i>		26	26	3				31
3018	Red oak	<i>Quercus rubra</i>		12	16	4		Retain	Yes	21
3019	Red oak	<i>Quercus rubra</i>		10	16	4		Retain	Yes	21
3020	Red oak	<i>Quercus rubra</i>		17	17	5		Retain	Yes	22
3021	Red oak	<i>Quercus rubra</i>		11	11	4		Retain	Yes	16
3022	Willow	<i>Salix spp.</i>	6,8,12=16	16	20	3				25

Arborist Report for Kraus of King County Housing Authority V2

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

Arborist Report for Kraus of King County Housing Authority V2

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

Arborist Report for Kraus of King County Housing Authority V2

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

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

Arborist Report for Kraus of King County Housing Authority V2

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

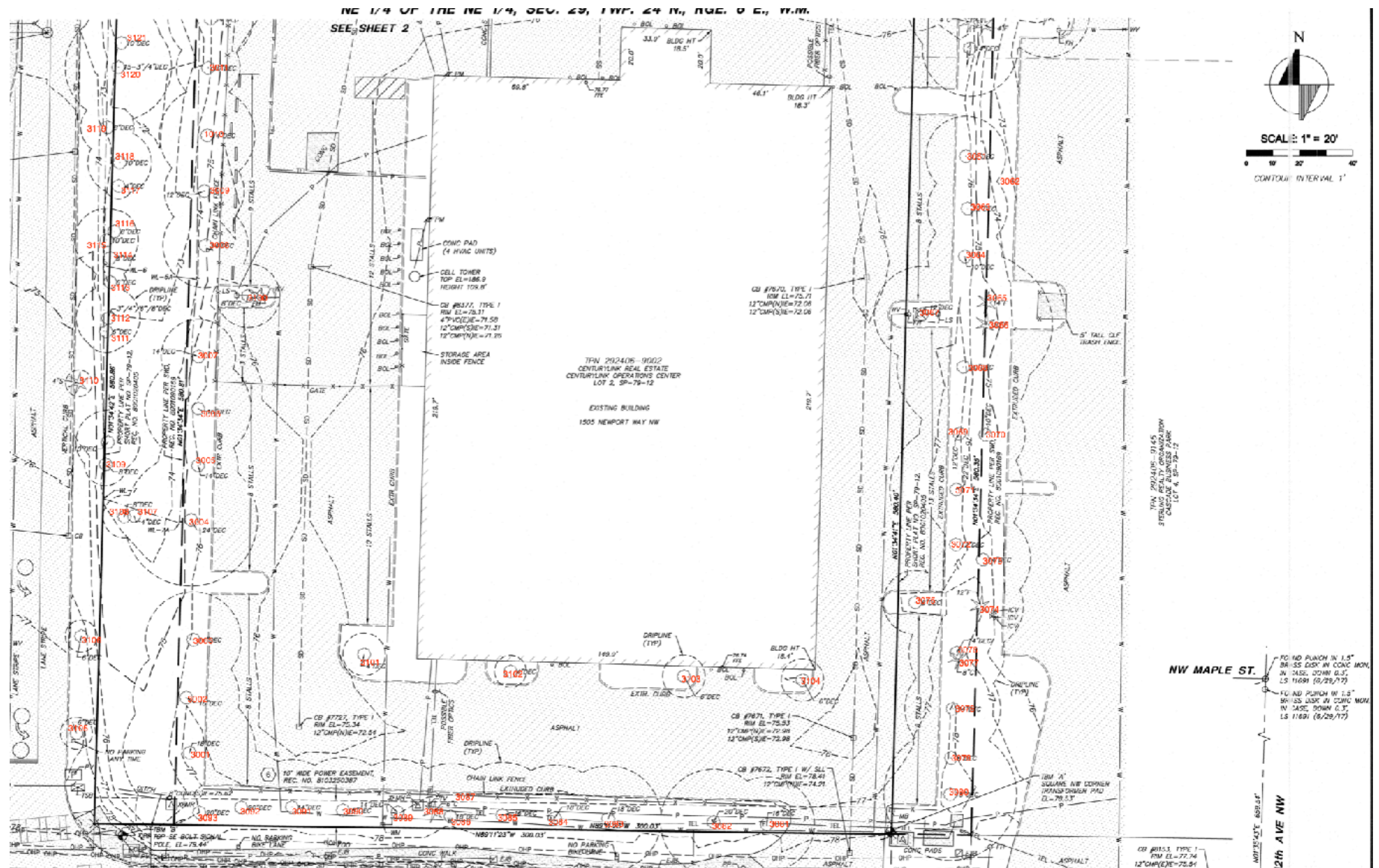
Condition Ratings

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

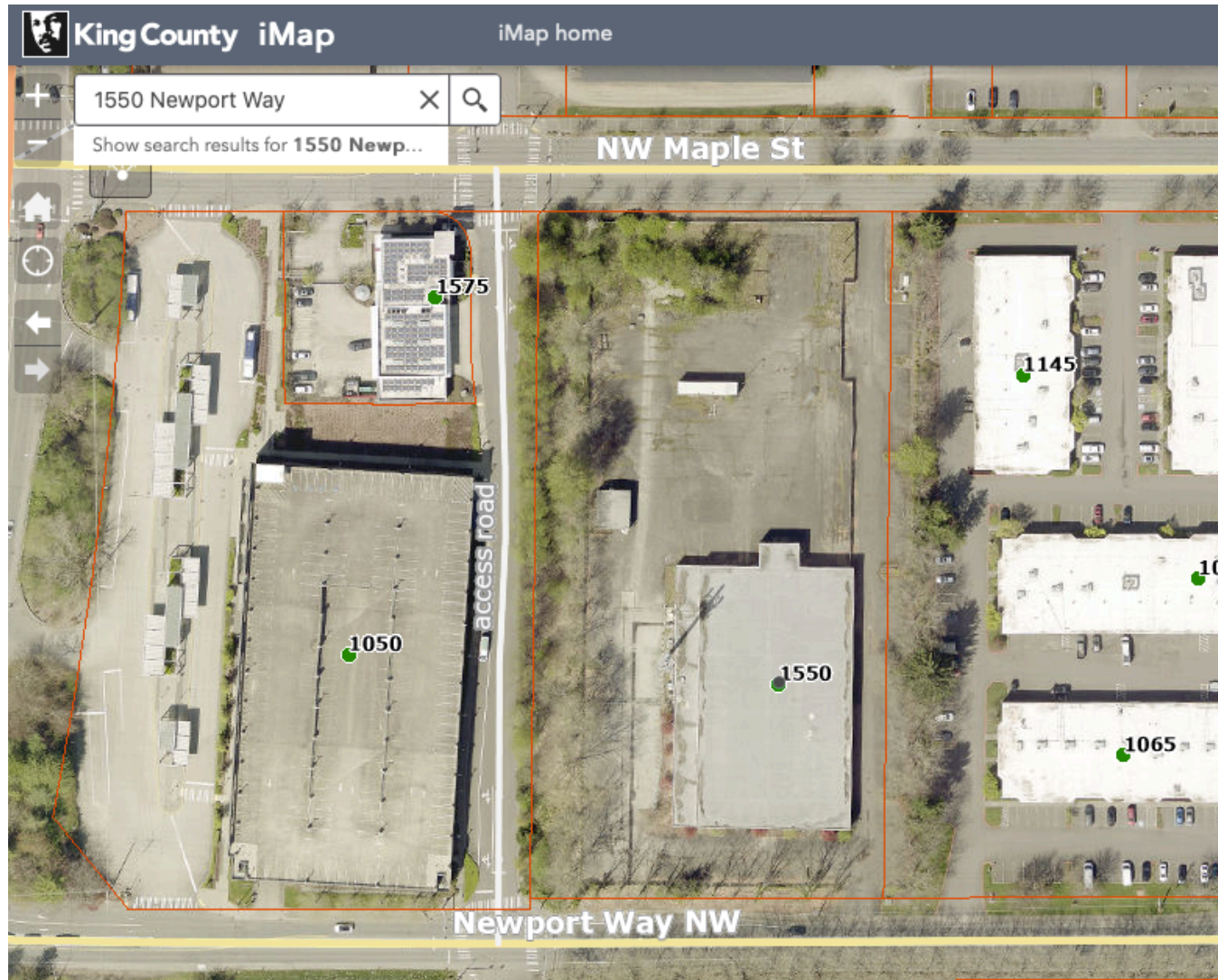
Tree Protection Guidelines

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.





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

Search results

Selected parcel(s)

☒ New selection ☐ Add to selection

Selected parcels: 1

Parcel number	Address
2924069002	1505 NEWPORT WAY NW 98027

Parcel 2924069002

Present use: Utility, Private(Radio,T.V.)
 Property name: Future Trailhead Apartments
 Jurisdiction: ISSAQUAH
 Taxpayer name: KC HOUSING AUTH-TRAILHEAD
 Address: 1505 NEWPORT WAY NW 98027
 Appraised value: \$9,288,400
 Lot area: 174,240
 Levy code: 1405
[Property Report](#) [Districts Report](#)
 Source: King County Assessor
 Lot lines are approximate. Not for legal use.
 See our [terms of use](#).

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.

PARCEL	
Parcel Number	2924069002
Name	KC HOUSING AUTH-TRAILHEAD
Site Address	1505 NEWPORT WAY NW 98027
Legal	LOT 2 LESS CO RDS PER E406302366 CITY OF ISSAQUAH SHORT PLAT NO 79-12 REC NOS 9001020405 AND 95-0199010 SD SP DAF - POR OF S 1/2 OF N 1/2 OF NE 1/4 OF STR 29-24-06 LY ELY OF SR 900 LESS CO RDS & LESS E 30 FT CONV CITY OF ISSAQUAH TCO 17-13-16
BUILDING	
Year Built	1981
Building Net Square Footage	33680
Construction Class	MASONRY
Building Quality	GOOD
Lot Size	174240
Present Use	Utility, Private(Radio,T.V.)
Views	No
Waterfront	

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.



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, 3017, 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	Viable	Outer TPZ
3001	Red oak	<i>Quercus rubra</i>		26	26	5		Retain	Yes	31
3002	Red oak	<i>Quercus rubra</i>		22	22	5		Retain	Yes	27
3003	Red oak	<i>Quercus rubra</i>		20	20	5		Retain	Yes	25
3004	Red oak	<i>Quercus rubra</i>		31	33	5		Retain	Yes	38
3005	Red oak	<i>Quercus rubra</i>		20	24	5		Retain	Yes	29
3006	Red oak	<i>Quercus rubra</i>		24	25	5		Retain	Yes	30
3007	Red oak	<i>Quercus rubra</i>		18	18	5	Bomb cyclone failure	Failed	No	NA
3008	Red oak	<i>Quercus rubra</i>		20	25	5		Retain	Yes	30
3009	Red oak	<i>Quercus rubra</i>		13	20	5		Retain	Yes	25
3010	Big leaf maple	<i>Acer macrophyllum</i>	9,6,24=26	26	15	4		Retain	Yes	20
3011	Red oak	<i>Quercus rubra</i>		10	18	5		Retain	Yes	23

Arborist Report for Kraus of King County Housing Authority V2

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

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

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

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

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

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