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Appraisals ~ Site Planning ~ Urban Landscape Design and Management
Environmental Education ~ Environmental Restoration ~ Risk Assessments

7/4/2021

Evergreen Heights Phase II HOA
C/o: Vantage Community Management, Heather Thomas, Association Manager II
8290 28th Ct. NE, Ste. C
Lacey, WA 98516

RE: Evergreen Heights Phase II Street Tree Assessment

Ms. Thomas:

Upon the request of the Evergreen Heights Phase II HOA, I have conducted an assessment of the street trees located within the development. I have been asked to provide the findings of my evaluations and provide recommendations and a prioritization list based on the condition of the trees and associated infrastructure damage.

Street Tree Assessment

The following trees were assessed to document their conditions, infrastructure damage and need of mitigation. Please see the attached plat maps for the areas of the species.

Table 1. Assessed Street Trees

Area	Species	Number of Trees	DBH	Condition	Comments/ Sidewalk Damage
2902 Riley Drive, frontage	Green Ash	1	7"	Good	Within large bump-out. ½" lifting.
2930 Riley Drive, frontage	Green Ash	1	8"	Good	Within large bump-out. ¼" lifting.
8701 29 th Way	Red Maple	1	7"	Good	Within large bump-out. ¼ - ½" lifting.
8707 29 th Way	Red Maple	1	7"	Good	Within larger 10'6" planter. ½ & 1" lifting.
29 th Way, Riley to Accalia, North side	Sweet Gum	12	7-8"	Good	5'6" wide planter. ¼ - 1 ¼" lifting and several cracks.
29 th Way, Riley to Accalia, South side	Sweet Gum	8	6-8"	Good	¼ - ¾" lifting.
	Red Maple	1	2"	Good	No damage.
29 th Way, Accalia to Caledonia, North side	Sweet Gum	6	7-8"	Good	¼" lifting.
29 th Way, Caledonia to 28 th , North side	Sweet Gum	5	5-7"	Good	¼ - ¾" lifting.
29 th Way, Accalia to 28 th , South side	Sweet Gum	8	6-8"	Good	¼ - ¾" lifting.
Accalia St., Both sides	Katsura	19	5-7"	Good	¼ - 1" lifting.
Caledonia St 28 th to 29 th , Both sides	Crimson King Norway Maple	13	5-6"	Fair to good	¼ - ½" lifting.
28 th St., Riley to Timber, North side	Norway Maple	18	4-6"	Fair to good	¼ - ¾" lifting.
28 th St, Timber to end North/East side	Norway Maple	11	4-9"	Fair to good	¼ - 1 ¾" lifting.

Area	Species	Number of Trees	DBH	Condition	Comments/ Sidewalk Damage
28 th St, Riley to Accalia South side	Norway Maple	13	5-6"	Good	¼ - ¾" lifting. (One recent 1" planting with no damage)
28 th St, Accalia to Caledonia, South side	Norway Maple	4	4-6"	Fair to good	¼" lifting.
	Katsura	2	1- 1¾"	Fair	No damage.
28 th Way, Caledonia to end, South/West side	Norway Maple	13	5-8"	Good	¼ - 1 ¼" lifting. A few ramped panels.
	Tulip Poplar	1	5"	Good	No damage.
Timber Drive	Magnolia	5	4-6"	Good	¼ - ½" lifting
Priority Street	Red Maple	6	7-9"	Good	¼ - 1 ¾" lifting

Summary of Findings and Prioritization

At this time, the amount of sidewalk damage occurring throughout the development is minor. Considering most of the species that were planted, the potential of future significant impacts is high. These trees were simply planted in spaces that will not accommodate their mature sizes. I would recommend focusing on those species that are known to be more aggressive with their shallow roots and beginning with areas showing the highest amount of current lifting. This would include the sweet gums, Norway maples and katsuras. Unfortunately, these are the trees planted in the highest numbers and a phased approach will likely be necessary, depending on the budget of the HOA. Grinding of the sidewalks is an option that can be used for a limited time but at some point, it will not mitigate the tripping hazard and there will be little concrete left to grind down. Root pruning can also be applied but this is a costly, difficult endeavor and can lead to the eventual decline in health and stability of the trees, requiring removal after all.

Species Breakdown

Green Ash = 2
Red Maple = 3
Sweet Gum = 39
Norway Maple = 65
Katsura = 21
Tulip Poplar = 1
Crimson King Norway Maple = 13
Magnolia = 5

Prioritization

If the HOA decides on a phased removal and replacement project, I would recommend the following prioritization list:

Table 2. Removal Prioritization List

Species	Location
Sweet Gum	29 th Way, Riley to Accalia, north side
	29 th Way, Riley to Accalia, south side
	29 th Way, Caledonia to 28 th , north side
	29 th Way, Accalia to 28 th , south side
	29 th Way, Accalia to Caledonia, south side
Norway Maple	28 th Way, Timber to end, north and east sides
	28 th Way, Caledonia to end, south and west sides
	28 th Way, Riley to Timber, north side
	28 th Way, Riley to Accalia, south side
	Caledonia, 28 th to 29 th , both sides
	28 th Way, Accalia to Caledonia, south side
Katsura	Accalia St., both sides
Red Maple	Priority St., both sides
	8707 29 th Way
	8701 29 th Way
Magnolia	Timber Dr.
Green Ash	2902 Riley Dr.
	2930 Riley Dr.
Tulip Poplar	29 th Way, 2846 Caledonia
Katsura	29 th Way, 2848 Accalia
Red Maple	8745 29 th Way

Replacement Trees

In order to avoid future damage to the infrastructure it is recommended that the replacement species be more suitable for the site. This includes varieties with less aggressive, deeper rooting habits. My suggestions include the following:

- Trident Maple, *Acer buergerianum*
- Japanese Tree Lilac, *Syringa reticulata*
- Rocky Mountain Glow Maple, *Acer grandidentatum* ‘Schmidt’
- Sugar Cone Maple, *Acer saccharum* ‘Sugar Cone’

Comments

I would recommend that the HOA plan on budgeting the removal of the sweet gums and Norway maples within the next 3-5 years before they start causing significant damage to the sidewalks and irrigation.

Please contact me if you should have any questions.

Professionally Submitted,

A handwritten signature in black ink that reads "Kevin M. McFarland". The signature is written in a cursive style with a large initial 'K' and 'M'.

Kevin M. McFarland, Principal
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Locations of Assessed Street Trees



