



# LAYTON TREE CONSULTING, LLC

## TREE STUDY REPORT

Lindsay Subarea Project  
Arlington, WA

Snohomish County Parcels  
310526-001-002-00, 310526-001-023-00, 310526-001-001-00, 310526-001-022-00 and  
310525-002-006-00



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*It's all about trees.....*

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## Attachments

Photos, pages 5 - 9

Tree Area Locator Map – Aerial

## Assignment

Layton Tree Consulting, LLC was asked to compile a Tree Study Report for a potential large residential development project in Arlington, WA. The assignment is to report on the species composition, stocking levels, age and the condition of trees existing on the property.

Date of Field Examination: September 20<sup>th</sup>, 2024

## Description

The study area includes five contiguous parcels totaling +/- 32.3 acres. See the attached map. The property is mostly open and covered in grasses, or void of trees. The predominant tree cover is located around the house at 8210 172<sup>nd</sup> Street NE and on the most easterly parcel (8326 172<sup>nd</sup> Street NE).

A survey has been recently conducted on the properties, which located all of the significant trees or trees greater than 8-inches in diameter when measured at 4 ½-feet above ground. The survey is accurate and can be used to determine the number of trees that will be removed from the property for mitigation purposes.

Areas where trees are most concentrated are shown on the attached aerial map and described below. Pictures are provided at the end of this report.

## Observations/Discussion

Area 1 – This is a small grouping of trees in front of the house at 8014 172<sup>nd</sup> Street NE. Here there is a mix of young to semi-mature native Douglas fir and Western red cedar. Trees are estimated at 30 to 40 years of age. Trees are healthy, foliage is of normal color and density. There are also a few fruit trees in this area.

Area 2 – This is a larger grouping of trees (+/- 2 acres) around the house at 8210 172<sup>nd</sup> Street NE. The majority of trees are native red alder. These are semi-mature specimens, estimated at 20 to 30 years of age. Many are in premature decline, evident by dead and dying upper crown components. Drought is the likely cause of decline. The species prefers moist soil conditions. There are a few semi-mature Douglas fir trees around the existing house. These are of an older age class, estimated at 60 to 70 years of age. There is also a minor component of native black cottonwood southeast of the house. These are young to semi-mature specimens. There is a large infestation of invasive Scotch broom and reed canary grass in the area.

Area 3 – This is a dense stand of planted noble fir. It appears to be an old Christmas tree farm. Trees are estimated at around 50 years of age. Several noble firs were also planted within a proximity of the property line east of the barn at 8326 172<sup>nd</sup> Street NE. The vast majority are healthy and vigorous. A few have a foliar disease, evident by sparse and chlorotic (yellowing) foliage. This is likely a needle rust disease. West of the noble fir stand are a few small groupings of Douglas fir, spruce and more noble fir. Trees are healthy and in good condition. These are also roughly 50 years of age.

Type 4 – This 3 to 4-acre area is mostly comprised of native red alder. Trees range in age from young to mature at 50 to 60 years of age. Many are in decline, evident by dead and dying tree tops. Drought is the likely cause of decline. There is also a large grove of Pacific willow in the area. Willow trees are small and of non-significant size. There are also scattered cottonwood and Western red cedar trees. Tree stocking is low. Trees are widely spaced. There is a dense infestation of invasive Himalayan blackberry around trees in the area.

Type 5 – The majority of trees on the property are found in this area. This is mixed native forest of predominantly Western hemlock that covers +/- 2 ½ acres. Largest trees are estimated at 80 to 90 years of age. Trees are of good vigor with foliage of normal color and density for the most part. There is a moderate component of red alder of the same age. The majority are in a state of natural decline due to age. Red alder is a short-lived species. There is a minor component of Douglas fir and Western red cedar in the area. These are healthy and in good condition. Understory vegetation is primarily native and includes predominantly salmonberry and sword fern. There is a moderate infestation of English holly within the area.

Photo Documentation

Area 1



Area 1



Area 2



Area 2



Area 3



Area 3



Area 4



Area 4



Area 5



Area 5



# Lindsay Subarea Project



Project Boundary