



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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September 25, 2024

It's all about trees.....

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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 20th, 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 172nd Street NE and on the most easterly parcel (8326 172nd 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 172nd 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 172nd 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 172nd 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



A Tree Survey has been completed on the portion of the Subarea that we are identifying as the Pending Project Area (PPA). Below is a list of those surveyed trees. These trees do have symbols on the Existing Site Plan. The actual survey and map location of each of the listed trees will be submitted with the Preliminary Plat for the PPA. Trees surveys have not been done for the portion of the Subarea identified as Future Development Area (FDA). Permission has not been provided by landowners in the FDA. Tree Surveys will have to be part of a specific project as it prepares to develop.

TREE TAG TABLE

#1079	12"DEC	#7044	12"fir	#7110	12"fir	#7176	13"fir	#7243	12"ced	#7309	32"ced	#7375	48"ced	#7441	18"fir	#7507	16"ald	#7575	8"ald	#7641	8"ald	#7709	18"dec
#1080	16"dec	#7045	10"fir	#7111	9"fir	#7177	10"fir	#7244	18"ced	#7310	18"ced	#7376	8"ced	#7442	12"fir	#7508	20"ald	#7576	8"ald	#7642	8"ald	#7710	12"ald
#1280	14"con	#7046	14"fir	#7112	12"fir	#7178	12"fir	#7245	20"ced	#7311	8"ald	#7377	22"ced	#7443	24"fir	#7509	8"ald	#7577	48"ald	#7643	18"ald	#7711	12"ald
#1281	12"dec	#7047	9"fir	#7113	10"fir	#7179	18"ced	#7246	36"ced	#7312	36"ced	#7378	20"ced	#7444	20"fir	#7510	14"ald	#7578	8"ald	#7644	12"ald	#7712	12"ald
#1282	12"dec	#7048	12"fir	#7114	14"fir	#7180	8"fir	#7247	30"ced	#7313	34"ced	#7379	16"ced	#7445	20"fir	#7511	28"ald	#7579	12"ald	#7645	8"ald	#7713	10"ald
#6932	10"con	#7049	12"fir	#7115	10"fir	#7181	16"ced	#7248	48"ced	#7314	12"ced	#7380	40"ced	#7446	60"fir	#7512	12"ald	#7580	12"ald	#7646	16"ald	#7714	10"ald
#6933	10"con	#7050	12"fir	#7116	10"fir	#7182	12"ced	#7249	28"ced	#7315	30"ced	#7381	24"ced	#7447	20"fir	#7513	16"ced	#7581	48"ald	#7647	8"ald	#7715	12"ald
#6934	16"con	#7051	10"fir	#7117	12"fir	#7183	16"ced	#7250	20"ced	#7316	12"birch	#7382	8"ced	#7448	20"fir	#7514	16"ced	#7582	12"ald	#7648	10"ald	#7716	12"ald
#6935	12"con	#7052	15"fir	#7118	12"fir	#7184	16"ced	#7251	14"ced	#7317	14"ald	#7383	22"ced	#7449	14"fir	#7515	12"ald	#7583	10"ald	#7649	10"ald	#7717	10"ald
#6936	14"con	#7053	12"fir	#7119	12"fir	#7185	18"fir	#7252	10"ced	#7318	14"fir	#7384	14"ced	#7450	16"fir	#7516	14"fir	#7584	10"ald	#7650	10"ald	#7718	8"ald
#6937	24"con	#7054	16"fir	#7120	10"fir	#7186	12"fruit	#7253	20"ced	#7319	24"ced	#7385	12"ald	#7451	16"fir	#7517	22"ced	#7585	12"ald	#7651	10"ald	#7719	12"ald
#6938	18"con	#7055	16"fir	#7121	10"fir	#7187	10"fruit	#7254	14"ald	#7320	20"fir	#7386	14"ald	#7452	12"fir	#7518	16"birch	#7586	12"ald	#7652	10"ald	#7720	12"ald
#6939	8"con	#7056	12"fir	#7122	10"fir	#7188	16"fruit	#7255	12"birch	#7321	16"fir	#7387	14"ald	#7453	12"fir	#7519	16"birch	#7587	10"ald	#7653	10"ald	#7721	12"ald
#6940	16"con	#7057	22"fir	#7123	16"fir	#7189	10"ald	#7256	10"ald	#7322	26"fir	#7388	24"ald	#7454	12"fir	#7520	12"ald	#7588	36"ald	#7654	10"ald	#7722	10"ald
#6941	16"con	#7058	12"fir	#7124	14"fir	#7190	10"fruit	#7257	24"ced	#7323	20"fir	#7389	28"ced	#7455	12"fir	#7521	12"fir	#7589	24"ald	#7655	10"ald	#7723	12"ald
#6942	12"con	#7059	12"fir	#7125	18"fir	#7191	10"fruit	#7258	8"ced	#7324	18"fir	#7390	10"ald	#7456	20"fir	#7522	16"ald	#7590	60"ald	#7656	10"ald	#7724	10"ald
#6943	20"con	#7060	14"fir	#7126	16"fir	#7192	48"ced	#7259	26"ced	#7325	26"fir	#7391	14"ald	#7457	12"fir	#7523	10"fir	#7591	16"map	#7657	12"ald	#7725	10"ald
#6944	20"con	#7061	12"fir	#7127	12"fir	#7193	38"ced	#7260	16"ald	#7326	10"ald	#7392	12"ald	#7458	12"fir	#7524	40"fir	#7592	16"pine	#7658	22"fir	#7726	8"ald
#6945	14"con	#7062	16"fir	#7128	12"fir	#7194	24"ced	#7261	16"ald	#7327	14"ald	#7393	12"ald	#7459	14"fir	#7525	16"fir	#7593	20"pine	#7659	24"fir	#7727	14"ald
#6946	12"con	#7063	18"fir	#7129	16"fir	#7195	28"ald	#7262	16"ald	#7328	12"ald	#7394	24"fir	#7460	10"fir	#7526	8"ald	#7594	36"ald	#7660	24"fir	#7728	10"ald
#6947	10"con	#7064	12"fir	#7130	14"fir	#7196	24"hem	#7263	24"map	#7329	12"ced	#7395	44"ced	#7461	16"fir	#7527	12"ald	#7595	36"ald	#7661	14"ald	#7729	8"ald
#6948	14"fir	#7065	14"fir	#7131	16"fir	#7197	8"ald	#7264	16"ald	#7330	10"birch	#7396	20"ced	#7462	12"fir	#7528	12"ald	#7596	12"birch	#7662	24"fir	#7730	8"ald
#6949	10"ced	#7066	12"fir	#7132	14"fir	#7198	30"ced	#7265	14"ald	#7331	12"ald	#7397	60"ced	#7463	12"fir	#7529	18"fir	#7597	16"ald	#7663	14"ald	#7731	12"ald
#6950	18"fir	#7067	14"fir	#7133	8"fir	#7199	36"ced	#7266	14"ced	#7332	12"ald	#7398	26"ald	#7464	12"fir	#7530	18"birch	#7598	22"ald	#7664	16"fir	#7732	8"ald
#7001	16"fir	#7068	14"fir	#7134	10"fir	#7200	18"pop	#7267	14"ced	#7333	8"ald	#7399	14"ald	#7465	12"fir	#7531	8"birch	#7599	10"ald	#7665	14"ald	#7733	16"fir
#7002	20"fir	#7069	12"fir	#7135	8"fir	#7202	16"pop	#7268	8"ced	#7334	16"birch	#7400	14"ald	#7466	10"fir	#7533	12"ald	#7600	48"ald	#7666	28"fir	#7734	24"fir
#7003	25"fir	#7070	24"fir	#7136	10"fir	#7203	10"pop	#7269	12"ced	#7335	12"birch	#7401	38"ced	#7467	10"fir	#7534	10"ald	#7601	12"ald	#7667	22"fir	#7735	22"fir
#7004	20"con	#7071	18"fir	#7137	10"fir	#7204	14"ald	#7270	30"ced	#7336	16"birch	#7402	14"ald	#7468	12"fir	#7535	16"ald	#7602	12"ald	#7668	22"fir	#7736	14"ald
#7005	13"fir	#7072	12"fir	#7138	10"fir	#7205	12"ald	#7271	24"ced	#7337	14"birch	#7403	24"ced	#7469	12"fir	#7536	16"ald	#7603	24"fir	#7669	24"fir	#7737	18"ald
#7006	13"fir	#7073	16"fir	#7139	10"fir	#7206	8"fir	#7272	10"ced	#7338	8"fir	#7404	40"ced	#7470	10"fir	#7538	12"fir	#7604	14"ald	#7670	8"ald	#7738	24"ald
#7007	12"fir	#7074	14"fir	#7140	10"fir	#7207	12"wil	#7273	12"ald	#7339	12"fir	#7405	16"ced	#7471	10"fir	#7539	24"fir	#7605	26"fir	#7671	16"fir	#7739	14"ald
#7008	12"fir	#7075	12"fir	#7141	9"fir	#7208	12"wil	#7274	14"ced	#7340	14"fir	#7406	16"birch	#7472	10"fir	#7540	24"fir	#7606	12"ald	#7672	12"ald	#7740	16"fruit
#7009	8"fir	#7076	12"fir	#7142	12"fir	#7209	12"wil	#7275	14"ced	#7341	16"birch	#7407	20"ced	#7473	12"fir	#7541	10"ced	#7607	10"ald	#7673	10"ald	#7741	24"ald
#7010	16"dec	#7077	12"fir	#7143	10"fir	#7210	14"ald	#7276	24"ced	#7342	30"ced	#7408	12"ald	#7474	12"fir	#7542	12"ald	#7608	50"ced	#7675	8"ald	#7742	12"ald
#7011	20"dec	#7078	14"fir	#7144	10"fir	#7211	10"ald	#7277	10"ced	#7343	14"fir	#7409	36"ced	#7475	12"fir	#7543	8"fir	#7609	36"ced	#7677	30"fir	#7743	12"ald
#7012	10"fir	#7079	12"fir	#7145	14"fir	#7212	10"ald	#7278	36"ced	#7344	14"fir	#7410	15"ced	#7476	14"fir	#7544	10"fir	#7610	22"fir	#7678	10"ald	#7744	12"ald
#7013	10"fir	#7080	10"fir	#7146	12"fir	#7213	18"ald	#7279	12"ced	#7345	14"fir	#7411	8"ced	#7477	12"fir	#7545	10"fir	#7611	24"fir	#7679	24"fir	#10910	10"ald
#7014	10"fir	#7081	14"fir	#7147	12"fir	#7214	48"ald	#7280	14"ced	#7346	14"fir	#7412	18"ced	#7478	12"fir	#7546	10"fir	#7612	12"fir	#7680	12"ald		
#7015	12"fir	#7082	16"fir	#7148	10"fir	#7215	48"ald	#7281	12"birch	#7347	18"fir	#7413	14"ced	#7479	12"fir	#7547	10"fir	#7613	14"fir	#7681	10"ald		
#7016	12"fir	#7083	16"fir	#7149	10"fir	#7216	12"ald	#7282	16"ced	#7348	36"fir	#7414	14"ced	#7480	20"fir	#7548	8"fir	#7614	10"ald	#7682	10"birch		
#7017	12"fir	#7084	18"fir	#7150	9"fir	#7217	12"ald	#7283	30"ced	#7349	26"fir	#7415	10"ced	#7481	12"fir	#7549	10"fir	#7615	10"ald	#7683	10"ald		
#7018	12"fir	#7085	22"fir	#7151	14"fir	#7218	12"ald	#7284	12"ald	#7350	10"fir	#7416	20"ced	#7482	8"fir	#7550	12"fir	#7616	10"ald	#7684	10"fir		
#7019	10"fir	#7086	14"fir	#7152	12"fir	#7219	22"ald	#7285	16"ced	#7351	22"fir	#7417	48"ced	#7483	12"fir	#7551	8"fir	#7617	18"ald	#7685	10"ald		
#7020	9"fir	#7087	14"fir	#7153	10"fir	#7220	10"ald	#7286	40"ced	#7352	30"fir	#7418	14"ced	#7484	10"fir	#7552	8"fir	#7618	18"ald	#7686	14"ald		
#7021	8"fir	#7088	10"fir	#7154	10"fir	#7221	12"ald	#7287	28"ced	#7353	10"ald	#7419	38"ced	#7485	10"fir	#7553	10"fir	#7619	10"ald	#7687	10"ald		
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#7024	10"fir	#7091	12"fir	#7157	10"fir	#7224	10"ald	#7290	16"ald	#7356	8"ald	#7422	10"ced	#7488	12"fir	#7556	12"fir	#7622	16"fir	#7690	10"fir		
#7025	8"fir	#7092	12"fir	#7158	10"fir	#7225	10"ald	#7291	16"ald	#7357	14"ald	#7423	22"ced	#7489	8"fir	#7557	12"fir	#7623	36"ced	#7691	12"ald		
#7026	14"fir	#7093	18"fir	#7159	12"fir	#7226	12"ald	#7292	16"ald	#7358	14"ald	#7424	14"ced	#7490	10"fir	#7558	12"fir	#7624	26"ced	#7692	14"ald		
#7027	24"fir	#7094	18"fir	#7160	14"fir	#7227	10"ald	#7293	8"ald	#7359	22"ald	#7425	40"ced	#7491	10"fir	#7559	8"fir	#7625	14"ald	#7693	12"ald		
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#7029	10"fir	#7096	14"fir	#7162	8"fir	#7229	10"ald	#7295	30"ced	#7361	8"ced	#7427	36"ced	#7493	8"fir	#7561	12"fir	#7627	10"ald	#7695	14"ald		
#7030	10"fir	#7097	10"fir	#7163	12"fir	#7230	14"ced	#7296	16"ced	#7362	18"ced	#7428	36"ced	#7494	8"fir	#7562	20"fir	#7628	8"ald	#7696	14"ald		
#7031	12"fir	#7098	14"fir	#7165	10"fir	#7231	12"ald	#7297	10"ald	#7363	24"ced	#7429	48"ced	#7495	8"fir	#7563	10"fir	#7629	10"ald	#7697	12"ald		
#7032	8"fir	#7099	14"fir	#7165	14"fir	#7232	26"ced	#7298	10"ald	#7364													