Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A ISA TREE RISK ASSESSMENT QUALIFIED American Society of Consulting Arborists, Member

Consulting Arborist Services

To: Tolt Villas L.L.C., Shane Fortney

Reference: Tree Inventory Report

Date: June 24, 2020

Site Address: 4334 Tolt Ave, Carnation, WA 98014

Myrtle Street, McKinley Avenue, E. Eugene Street

Parcels: 8657300224, 8657300225, 8657300226, 8657300240,

8657300245, 8657300250

Earth Dance Design gardens inspired by nature Corinne Hollister 206-779-3118 corinne@ earthdancedesign.com ATA Horticulture-Landscape Design ISA Certified Arborist

Attachment E

Dear Mr. Fortney,

You contacted me and subsequently contracted my services to develop a tree inventory report for the properties referenced above, and to identify all significant trees. I visited the site on Friday, June 19, 2020. I received a Demo Plan and a Site Plan developed by Hybrid Architecture of Seattle, dated June 9, 2020, prior to visiting the property. This report does not include tree retention calculations or development of tree protection guidelines.

Summary:

I visually inspected and measured the trees and identified twenty-seven (27) significant trees on the property and six (6) in the adjacent right-of-way (ROW). These trees are listed in the table on pages 4-7, along with ratings for both health and structure and limits of disturbance for all viable trees. The significant trees I measured are a mix of native and non-native conifers and fruiting deciduous trees.

Significant trees are defined by the city of Carnation as those over twelve (12) inches in diameter, measured 4.5 feet from the ground. I found no species on site which the city lists as exception to significant trees. A viable tree is defined by the city as "a significant tree...determined to be in good health, with a low risk of failure due to structural defects, is relatively windfirm if isolated or exposed, and is a species that is suitable for its location."

Total significant trees on site Total significant trees in ROW 27

6

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Limitations and Use of this Report

This tree report establishes existing conditions of the trees on the property, utilizing the most practical means available. This report is based solely on what is readily visible and observable, without any invasive means, at the time of my visit. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time. No tree retention calculations, tree protection guidelines or formal tree risk assessments are included in this report.

There are several factors that can affect a tree's condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

Tree Inspection:

My visual inspection identifies both the health and the structure of each tree on the parcel, and in the adjacent ROW. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure.

The following table reflects the results of this inspection, including the following for each tree:

- Number as shown on the cropped base map attached.
- Species both common and Latin names.
- DBH stem diameter measured in inches, 4.5 feet from the ground, unless indicated otherwise.
- Dripline furthest branch extension from the trunk center, measured as radius in feet.
- Viability yes or no, as defined by the city of Carnation code, 15.08.010.
- Ratings from 1 to 3 (where 1 indicates no visible defects, in structure or health; 2 indicates minor problems that may require action; 3 indicates significant problems or defects and tree removal is recommended.
- Limits of Disturbance (LOD) calculated for all the retained significant trees (and for trees on adjoining parcels with overhanging driplines). They are listed below as radii in feet from the trunk for the side of the tree to be impacted by construction. They are determined using rootplate ¹ and trunk diameter, ^{2,3} and ISA Best Management Practices. ⁴ These are the minimum distances from the trees for any soil disturbance, and

Corinne Hollister

¹ Coder, Kim D. 2005. *Tree Biomechanics Series*. University of Georgia School of Forest Resources.

² Smiley, E. Thomas, Ph. D. Assessing the Failure Potential of Tree Roots, Shade Tree Technical Report. Bartlett Tree Research Laboratories.

³ Fite, Kelby and E. Thomas Smiley. 2009. *Managing Trees During construction; Part Two*. Arborist News. ISA.

⁴ Companion publication to the ANSI A300 Series, Part 5: Managing Trees During Construction. 2016. ISA.

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represent the area to be protected during construction. These LOD are malleable and may be adjusted during the design and construction process.

• Visible defects – Visible structural defects or diseases:

Canker – disease cankers are established on trunk or branches.

Decay – a substance undergoing decomposition.

Foliage vigor – low foliage density may indicate stress, or early infection/declining health.

Included bark – bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems; lacks axillary wood and causes a weak structure.

Ivy – dense ivy prevents thorough inspection, and other defects may be present.

Multiple or double leaders – the tree has multiple stem attachments, which may require maintenance.

Poorly pruned or neglected – pruning performed without following ANSI standards; can create weak attachments and watersprouts.

Sapsucker and woodpeckers (evidence of) – not a major concern; noted only as an indicator of possible decay or insect infestation.

Topped – the tree is previously topped and has poor structure and/or stem decay.

Watersprouts – upright, epicormic shoot arising from the trunk or branches of a plant above the root graft or soil line.

Tree protection

I recommend tree protection guidelines be developed and implemented under the direction of an ISA certified arborist. Tree size, age, and species tolerance to root disturbance from all construction activities – including demolition – in the critical root zones of retained trees should be addressed to ensure long-term tree health and stability.

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Tree Inventory Table:

# 9evT	Species	DBH	Drip Line	Health	Structure	əldεiV	ГОР	NOTES
←	Pinus mugo Mugo pine	21"	14'	2	<u></u>	\	10'	Surrounded by pavement, low foliage vigor
2	Pinus mugo Mugo pine	16"	15'	2	1	Α	-8	Low foliage vigor, evidence of sapcuckers/woodpeckers
3	Sequoiadendron giganteum Giant sequoia	99	20.5	_	—	\	18'	Located at edge of existing building.
4	Chamaecyparis lawsoniana Lawson cypress	20.5"	11.	-	1	\	10'	Significant Japanese knotweed, on county noxious weed list.
7	Picea abies Norway spruce	38"	25'	_	1	\	17'	Double leader starts at 20 feet, good attachment. Evidence of sap suckers/woodpeckers. May be located in ROW.
8	Picea abies Norway spruce	19.5"	15.5'	_	1	\	11'	Possible past injury to lower trunk.
6	Pseudotsuga menziesii Douglas-fir	21"	16'	_	1	\	12'	
12	llex aquifolium English holly	22"	13'	2	2	Z	I	Topped previously, four main stems/sprouts. Ivy on trunk. DBH measured at 28 inches. Rated unviable as a tree due to shrub nature of structure.
13	Malus sp. Orchard apple	28"	13.	2	2	Z	I	lvy on trunk. Three (3) main stems, one removed.

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# əəлT	Species	DBH	Drip Line	Health	Structure	əldsiV	TOD	NOTES
14	Sorbus aucuparia Mountain ash	6-12"	13'	2	3	Z	I	Cluster of seven (7) individual trunks, from 6 inches to 12 inches. Decay in several trunks. Removal recommended.
15	Pyrus sp. Orchard pear	13"	12.5'	2	2	Z	I	Neglected fruit tree, large water sprouts.
16	Malus sp. Orchard apple	27"	13'	2	3	Z	I	DBH measured at 28 inches, extensive decay. Will not survive root disturbance. Removal recommended.
17	Juglans regia English walnut	36"	22'	—	2	\	18'	Five (5) trunks branching from base at 20 inches, 18.5, 10, 17, 17, 17 inches; included bark.
18	Tsuga heterophylla Western hemlock	19.5"	12'	2	2	Z	I	Three (3) major stems, one broken at top, evidence of canker. Will not withstand construction disturbance.
19	Juglans regia English walnut	22"	40'	1	_	\	27'	
20	Chamaecyparis obtusa Hinoki cypress	14" *	12'	1	_	\	7'	Two (2) trunks, 8.5 and 11"
21	Pseudotsuga menziesii Douglas-fir	17"	22'	1	2	\	11.	Topped for wire clearance. Will require ongoing maintenance if retained.
22	Pinus nigra Black pine	19"	16'	1	2	\	11.	Double leader starts at 20 ft. Good attachment.
23	Pseudotsuga menziesii Douglas-fir	15"	18'	1	2	\	10'	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
24	Thuja plicata Western red cedar	28"	20'	~	—	>	13'	

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# əəxT	Species	DBH	Drip Line	Health	Structure	əldsiV	ПОР	NOTES
25	Pseudotsuga menziesii Douglas-fir	15.5"	19.5'		2	\	10'	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
26	Pseudotsuga menziesii Douglas-fir	16"	22'	—	2	\	10'	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
27	Pseudotsuga menziesii Douglas-fir	18"	18'		2	\	10'	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
28	Pseudotsuga menziesii Douglas-fir	19"	16'		2	\	11.	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
29	Pseudotsuga menziesii Douglas-fir	17"	22'	1	2	Y	11.	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
30	Pseudotsuga menziesii Douglas-fir	19.5"	24'	_	2	\	12'	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
31	Pseudotsuga menziesii Douglas-fir	20.5"	24'	_	2	>	12'	Topped for wire clearance in the past. Will require ongoing maintenance if retained.
32	Populus alba White poplar	17"	18.	_	2	\	76	Topped for wire clearance in the past. Will require ongoing maintenance if retained. Could be considered unviable because of its tendency to creep.
Tree	Trees located in the ROW							
2	Picea abies Norway spruce	28"	16'	_	2	\	12'	Double leader starts at 8 feet, good attachment. Asphalt at base of trunk.
9	Picea abies Norway spruce	36.5"	25'	<u> </u>	2	>	17'	Double leader starts at 20 feet, good attachment. Evidence of sap suckers/woodpeckers.

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# 99xT	Species	рвн	Drip Line	Health	Structure	əld₅iV	ГОР	NOTES
Tre	Trees located in the ROW							
7	Picea abies Norway spruce	38"	22'	~		\	, 41	Double leader starts at 20 feet, good attachment. Evidence of sap suckers/woodpeckers.
10	Populus alba White poplar	38"	28'	~	2	Υ	121	DBH measured at 28 inches, below branching. Eight (8) stems, included bark. Could be considered unviable because of its tendency to creep.
1	Quercus alba or garryana White oak	30"	23'	2	2	TBD	15'	Estimated DBH due to extensive ivy on trunk, and throughout tree. Requires further inspection to confirm viability and confirm species (either Q. garryana, or Q. alba).
33	Juglans regia English walnut	19.5"	25'		2	Υ	10'	One branch cut for wire clearance in the past.
			-	•	-			

^{*}Quadratic mean calculation for DBH, standard in industry for multi-stem trees

Health and Structure ratings – '1' indicates none to minor visible health-related problems or structural defects, '2' indicates moderate to major visible problems or defects that may require attention if the tree is retained, and '3' indicates significant visible problems or defects and tree removal is recommended.

LOD - Limits of disturbance following ISA best management practices, assuming disturbance on one side of the tree. I recommend a review of these limits based on the final design.

Attachment 1: Assumptions and Limiting Conditions

- 1. A field examination of the site was made on June 19, 2020. My observations and conclusions are as of that date.
- 2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, I, the consultant/arborist, can neither guarantee nor be responsible for the accuracy of information provided by others.
- 3. I am not a qualified land surveyor, and this tree inspection is based on a site plan provided. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey.
- 4. I, the consultant/appraiser, shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
- 5. Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.
- 6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.
- 7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner
- 8. Construction activities can impact trees in unpredictable ways. All retained trees, including all right-of-way and off-site trees, should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

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Attachment 2: Certificate of Performance

I, Corinne Hollister, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current industry standards, scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-6981A) and am Tree Risk Assessment Qualified. I also am a member of the American Society of Consulting Arborists (ASCA).

Signed,

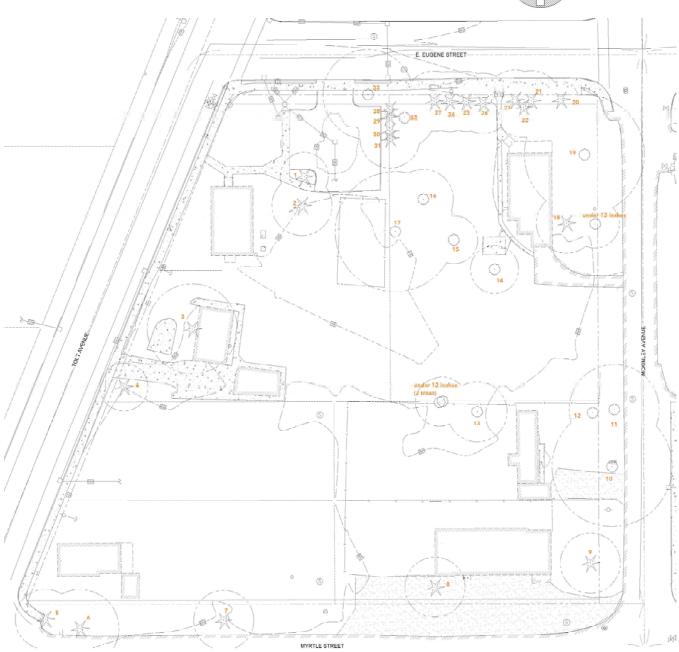
Corinne Hollister

Date: June 24, 2020

Counne Hollister

Attachment 3: Annotated Site Plan, Tree numbers





Corinne Hollister

Earth Dance Design

117 E. Louisa St. #128

Seattle, WA 98102

Attachment 4: Selected photos of trees indicated for possible retention



Left: 56-inch Giant sequoia located next to an existing building along Tolt Avenue – tree #3.

Below: 55-inch English walnut located at northeast corner of development site – tree #19.



Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A
ISA TREE RISK ASSESSMENT QUALIFIED
American Society of Consulting Arborists, Member

Consulting Arborist Services

To: Tolt Villas L.L.C., Shane Fortney

Reference: Tree Protection Guidelines

Date: April 26, 2021

Site Address: 4334 Tolt Ave, Carnation, WA 98014

Myrtle Street, McKinley Avenue, E. Eugene Street

Parcels: 8657300224, 8657300225, 8657300226, 8657300240,

8657300245, 8657300250

Earth Dance Design gardens inspired by nature Corinne Hollister 206-779-3118 corinne@ earthdancedesign.com ATA Horticulture-Landscape Design ISA Certified Arborist

Attachment F

Dear Mr. Fortney,

You contacted me and subsequently contracted my services to develop tree protection guidelines for three (3) retained trees on the Tolt Villas project. I completed a tree inventory report for the parcels, referenced above, on June 24, 2020. I met with you onsite to review tree protection requirement and pruning specifications on Friday, April 16, 2021. I received a site plan developed by DCG Engineering, dated April 1, 2021. The focus of this report is to establish tree protection guidelines based on that site plan.

Summary:

All limits of disturbance (LOD) and tree protection zones (TPZ) are based on best management practices established by the International Society of Arboriculture (ISA). All tree protection zones are measured from trunk center. No root disturbance is allowed inside any TPZ.

Tree protection fencing shall be installed prior to site work as indicated here on page 9. Tree protection fencing shall consist of 6-foot tall chain link fencing secured to metal posts on piers, or driven into the ground to prevent movement. All fencing shall be marked with clear signage and remain throughout construction. Protection fencing around Tree #3 shall be installed in phases, timed with demolition of the existing adjacent structure, and may be moved following all other construction to install a floating deck.

At any point where excavation occurs inside a tree's dripline roots shall be exposed manually or using air excavation, with the project arborist monitoring onsite. Root shall be cut clean with sharp pruning tools, covered with burlap or arborist chips and kept moist in dry periods throughout construction.

A six-inch layer of arborist chips shall be placed within the dripline or TPZ of Trees #9 and Tree #19 prior to installing protection fencing. The natural layer of needles under Tree #3 shall remain undisturbed.

The project arborist shall be onsite for the installation of all tree protection measures, including pruning for clearance, root exposure and cuts at edges of excavation, demolition of the existing building and concrete water feature near Tree #3, and prior to construction of the floating deck. See specific details on pages 3 to 5.

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Total significant trees on site	27
Total significant trees in ROW	6
Total trees retained	3

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Photos of Retained Trees & Floating Deck Examples

Pruning Specifications

Tree Protection Fencing Detail

Limitations and Use of this Report

This tree report establishes existing conditions of the trees on the property and associated tree protection guidelines, utilizing the most practical means available. This report is based solely on what is readily visible and observable, without any invasive means, at the time of my site visits. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time. No tree retention calculations, or tree risk assessments are included in this report.

There are several factors that can affect a tree's condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

Corinne Hollister Earth Dance Design 117 E. Louisa St. #128 Seattle, WA 98102

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Tree Inspection:

My visual inspection identifies both the health and the structure of each tree on the parcel, and in the adjacent ROW. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure.

Please see submitted Tree Inventory Report for inspection data on all trees.

Limits of Disturbance (LOD):

LOD measurements are calculated for each of the three retained trees. They are listed below as radii in feet from the trunk center for the side of the tree to be impacted by construction. They are determined using rootplate ¹ and trunk diameter, ^{2,3} and ISA Best Management Practices. ⁴ These are the minimum distances from the trees for any soil disturbance, and were used to calculate the areas to be protected during construction. These LOD may be adjusted only with review and approval of the project arborist and a city planner.

Location and Type of Protection Measures

All tree protection fencing shall consist of a minimum six-foot tall temporary chain-link fence, placed as close to the dripline as possible and no closer to the trunks than indicated on the site plan. Fencing shall be installed before any demolition or construction utilizing metal post on pier or metal posts driven into the ground to avoid movement. Fencing shall be extended around Tree #3 following demolition. Fencing recommendations may cross into ROW areas to establish maximum protection.

No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed inside the fencing and TPZs.

A 6- to 8- inch layer of arborist chips shall be installed at the edges of all excavation under the driplines and within TPZs of Tree #9 (Douglas-fir, *Pseudotsuga menziesii*) and #19 (English walnut, *Juglans regia*). The existing layer of needles under Tree #3, Giant sequoia (*Sequoiadendron giganteum*), shall remain undisturbed. Keep chips away from trunk edges.

A city planner or project arborist must approve any modifications to tree protection measures.

Corinne Hollister

¹ Coder, Kim D. 2005. *Tree Biomechanics Series*. University of Georgia School of Forest Resources.

² Smiley, E. Thomas, Ph. D. Assessing the Failure Potential of Tree Roots, Shade Tree Technical Report. Bartlett Tree Research Laboratories.

³ Fite, Kelby and E. Thomas Smiley. 2009. *Managing Trees During construction; Part Two*. Arborist News. ISA.

⁴ Companion publication to the ANSI A300 Series, Part 5: Managing Trees During Construction. 2016. ISA.

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Pre-site work – tree protection monitored by project arborist: Prior to any excavation work, trees shall be pruned for clearance, arborist chips shall be applied to TPZ areas as indicated, and tree protection fencing shall be installed. The project arborist shall inspect fencing prior to demolition or excavatoin. Soil piled up against trunk of Douglas-fir, Tree #9, shall be removed manually and grade leveled without heavy equipment.

<u>Special instructions</u> for Tree #3: Giant sequoia protection with arborist monitoring – Concrete water feature and existing structure shall be removed carefully, lifting debris up and away from the trunk and branches. No wheels or tracks of heavy machinery shall cross inside the dripline. Demo shall be done with caution as not to disturb existing concrete block foundation. If necessary, one eco block shall be placed against existing concrete block foundation to reinforce. Top courses of block wall may be removed to grade. Area shall be backfilled once analysis is made of any existing tree roots under the structure. Tree protection fencing shall be installed as indicated on site plan and remain throughout construction.

Additional demolition: All existing structures, adjacent fencing, foundations and retaining walls shall be demolished and removed in a direction away from any retained tree. All debris shall be lifted up and away from the trunks and branches for maximum protection. Any tracks or tires from heavy equipment shall remain outside the dripline areas. All trees targeted for removal shall be cut with caution as to avoid damaging any retained tree branches or trunks.

New foundations: Roots shall be exposed manually or with air excavation and cut clean with sharp pruning tools at the edge of new foundations within any dripline, plus two to three feet for room to work. Grade shall be sloped up gradually 1:1, retaining maximum roots. All exposed roots shall be covered with soil, burlap or arborist chips and kept moist.

New entrance around Giant Sequoia – Tree #3: When all construction is complete, tree protection fencing around Tree #3 may be removed for installation of a floating deck that crosses inside the dripline. The deck shall be constructed above ground, with ground clearance of at least 6 inches, supported on piers or posts installed with project arborist onsite. Support joists shall be as long as possible to reduce the number of necessary supports within the dripline. Any supports in areas of backfill may be closer together. Space between deck boards shall be sufficient to allow rainwater through. See sample photos on page 11.

ROW improvements: Any work on the sidewalks or the curbs shall be completed without heavy equipment or machinery crossing inside driplines with a focus on protecting tree roots. Concrete or asphalt shall be broken carefully and lifted up and away from the tree manually or with machinery located outside the driplines. The project arborist shall be on site to inspect any exposed roots and monitor for maximum protection. Roots shall be cut clean, if necessary, covered and kept moist while new sidewalks, curbs and roadways are installed.

All stormwater management shall be directed outside the driplines and away from any retained tree.

Landscaping: Soil amendment and planting within the dripline of all retained trees shall be kept to a minimum to limit root disturbance. Irrigation lines should not cross into undisturbed areas and increased watering added only as part of a long-term management plan for tree survival. No planting shall occur under Tree #3, the Giant

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sequoia. Nothing larger than a 4-inch plant may be installed within the TPZ of Tree #19, the English walnut, and planting shall be kept to a minimum with species that spread with time.

See pruning specifications on pages 14 to 17 for canopy clearance guidelines. All pruning shall be in accordance with ANSI Standards and BMPs from the ISA and completed by a certified arborist, with the project arborist monitoring on site.

A post-construction monitoring and maintenance plan shall be developed, including strategies for mulch, fertilization, irrigation, soil aeration and pruning, where necessary. Trees shall be inspected annually for at least five years after construction is complete to assess changes in condition and signs of stress or disease.

Tree protection is required throughout construction.

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Tree Inventory Table:

Tree #	Species	DBH	Drip Line	Health	Structure	Viable	LOD	NOTES
3	Sequoiadendron giganteum Giant sequoia	56"	20.5'	1	1	Y	18'	Concrete water feature located at edge of dripline, west. Concrete block foundation on existing building at trunk edge, east. Pre-site work required to set tree protection with arborist onsite. Demo existing building without disturbing block foundation – no wheels or tracks in dripline. Set eco block to reinforce existing block foundation. Backfill and set fencing. Leave in place throughout construction. Water during dry periods. Fencing may be moved to allow floating deck construction after all other construction is complete.
9	Pseudotsuga menziesii Douglas-fir	21"	16'	1	1	Y	12'	Recent root disturbance to west and north of trunk. Remove soil piled at base of trunk. Level carefully with manual grading. Apply arborist chips under dripline or within TPZ. Set fencing and leave in place throughout construction. Water during dry periods.
19	Juglans regia English walnut	55"	40'	1	1	Y	27'	Located on NE corner of project. Prune for clearance. Expose roots manually or with air excavation at edges of construction. Apply arborist chips under dripline or within TPZ. Set fencing and leave in place throughout construction. Water during dry periods. Limit landscaping to 4-inch pots, native shade groundcovers with no or limited added irrigation.

Health and Structure ratings – '1' indicates none to minor visible health-related problems or structural defects, '2' indicates moderate to major visible problems or defects that may require attention if the tree is retained, and '3' indicates significant visible problems or defects and tree removal is recommended.

LOD – Limits of disturbance following ISA best management practices, assuming disturbance on one side of the tree. Please see notes on page 9 and final site plan for tree fencing placement.

Tolt Villas, LLC, Shane Fortney
Tree Protection Guidelines
4334 Tolt Ave and others, Carnation, WA – 865730024, 865730025, 865730026, 865730040, 865730045, 865730050
April 26, 2021
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Attachment 1: Assumptions and Limiting Conditions

- 1. A field examination of the site was made on June 19, 2020, for a tree inventory. A meeting to discuss tree protection occurred on April 16, 2021. My observations and conclusions are as of that date.
- 2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, I, the consultant/arborist, can neither guarantee nor be responsible for the accuracy of information provided by others.
- 3. I am not a qualified land surveyor, and this tree inspection is based on a site plan provided. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey.
- 4. I, the consultant/appraiser, shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
- 5. Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.
- 6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.
- 7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.
- 8. Construction activities can impact trees in unpredictable ways. All retained trees, including all right-of-way and off-site trees, should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

Tolt Villas, LLC, Shane Fortney Tree Protection Guidelines 4334 Tolt Ave and others, Carnation, WA – 865730024, 865730025, 865730026, 865730040, 865730045, 865730050 April 26, 2021 Page 8 of 18

Attachment 2: Certificate of Performance

I, Corinne Hollister, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current industry standards, scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-6981A) and am Tree Risk Assessment Qualified. I also am a member of the American Society of Consulting Arborists (ASCA).

Signed,

Corinne Hollister

Corinne Digitally signed by Corinne Hollister

Hollister Date: 2021.04.26

09:28:20 -07'00'

April 26, 2021 Date:

Corinne Hollister

Earth Dance Design

117 E. Louisa St. #128

Seattle, WA 98102

Tolt Villas, LLC, Shane Fortney
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Attachment 3: Annotated Site Plan Details, Tree Protection Notes



23+50

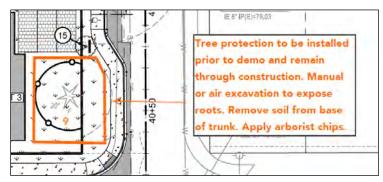
Orange line indicates protection fencing placement. Expose roots manually before cutting with sharp pruning tools. Monitoring by project arborist required during pruning, cuts to roots within driplines, and demo on structure adjacent to Tree #3.

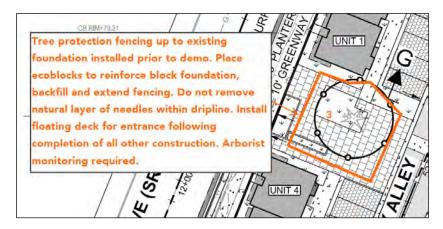
Expose roots
ting with sharp
toring by
uired during
on structure

Tree protection to be
installed prior to demo and
remain through
construction. Manual or air
excavation to expose
roots. Apply arborist chips.
Limited landscaping (4 inch
only, shade natives).

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Fencing placement shall be reviewed and approved by project arborist prior to site work.





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Attachment 4: Photos of retained trees



Left: 56-inch Giant sequoia located next to an existing building along Tolt Avenue – Tree #3. View looking SW.

Below: Trunk of Tree #3 is located at edge of existing concrete block foundation. Concrete slab to north is outside of the dripline. Concrete water feature is located to the right and crosses inside the dripline. See complete tree protection guidelines for notes on demolition and tree protection, and pruning specifications. View looking south.





Left: Layer of natural needles under dripline shall remain in place. Set tree protection fencing as indicated for maximum protection. Floating deck shall be constructed with minimal root disturbance; space between deck boards shall be sufficient to allow flow of rainwater. See examples next page. View looking east.

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Attachment 4: Photos of retained trees continued – Floating walkway/ deck examples, around Tree #3



Left: Floating walkway constructed next to large Douglas-fir at Kruckeberg Botanical Garden in Shoreline, WA. Supports are set at least 8 feet apart, using long timbers to minimize root disturbance. Openings between deck boards allow rainwater to flow to roots.

Right: Floating deck built around tree, featured on nextluxury.com. Used only as example for reference. No copyright infringement intended.



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Attachment 4: Photos of retained trees continued

Right: 55-inch English walnut located at northeast corner of development site – Tree #19. Proposed new foundation at or west of existing foundation. See pruning specifications on page 16. View looking north.

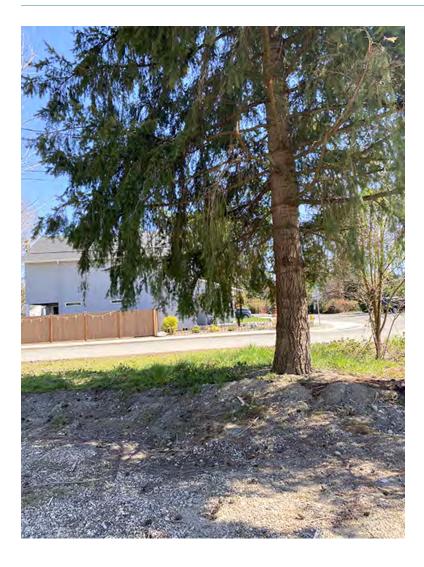
Below: Set tree protection fencing at edge of existing asphalt or two feet away from new sidewalks. View looking south.





Tolt Villas, LLC, Shane Fortney Tree Protection Guidelines 4334 Tolt Ave and others, Carnation, WA – 865730024, 865730025, 865730026, 865730040, 865730045, 865730050 April 26, 2021 Page 13 of 18

Attachment 4: Photos of retained trees continued



Left: 21-inch Douglas-fir, Tree #9, located at the southeast corner of the development. Remove soil piled at base of trunk. Manually grade soil. Apply arborist chips and protection fencing. See pruning specifications. View looking east.

Tolt Villas, LLC, Shane Fortney **Tree Protection Guidelines** 4334 Tolt Ave and others, Carnation, WA - 865730024, 865730025, 865730026, 865730040, 865730045, 865730050 April 26, 2021 Page 14 of 18

Attachment 5: Pruning Specifications



Objective: Clearance for pedestrian entrance, and construction of new building to the north - Tree #3, 56-inch Giant Sequoia.

Method: Thinning cuts at branch unions to remove branches, lift and balance canopy. Use five (5) to six (6) cuts where branches meet trunk, primarily on west side of tree to create 10 feet of clearance from grade. Remove dead twigs to clean canopy. Minimal pruning required above existing structure.



All pruning of retained trees shall be completed by

Tolt Villas, LLC, Shane Fortney **Tree Protection Guidelines** 4334 Tolt Ave and others, Carnation, WA – 865730024, 865730025, 865730026, 865730040, 865730045, 865730050 April 26, 2021 Page 15 of 18

Attachment 5: Pruning Specifications continued





Objective: Pedestrian clearance and removal of broken branches - Tree #9, 21-inch Douglas-fir.

Method: Thinning cuts at branch unions to lift and balance canopy. Use three (3) to four (4) cuts where branches meet trunk, to create 10 feet of clearance from grade. Remove broken branches in lower canopy. Branches are approximately 2 inches in diameter. Minimal pruning required.

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Attachment 5: Pruning Specifications continued



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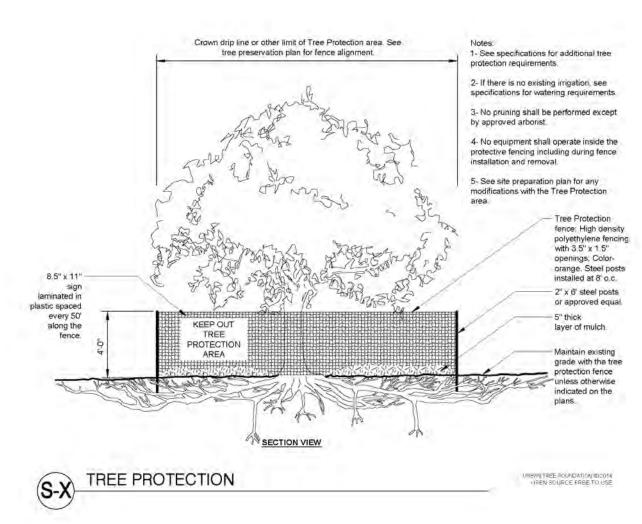
Attachment 5: Pruning Specifications continued



Objective: Clearance for pedestrian and vehicle traffic. Utilize thinning cuts on secondary branches to create clearance of 10 feet above new sidewalk and 14 feet over new roadway.

Method: Limit cuts to branches smaller than one inch in diameter directly over new sidewalk and roadway to lift canopy. Ten (10) to twelve (12) cuts should be sufficient. Verification of cuts and clearance to be confirmed onsite with pruning team and project arborist.

Attachment 6: Protection Fencing Detail



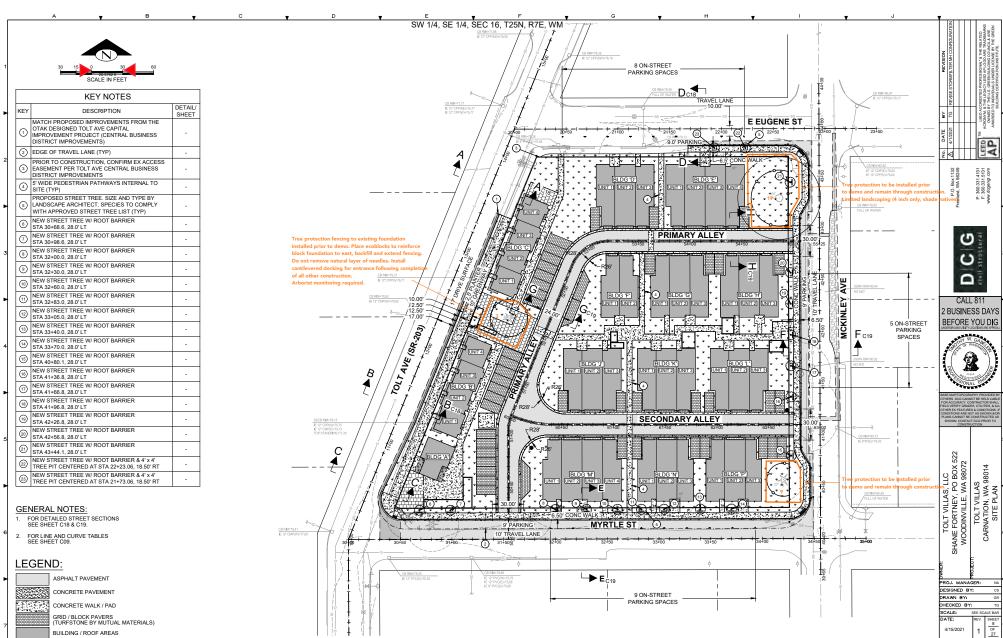
Use 6-foot chain link fencing with steel posts or piers.

Corinne Hollister

Earth Dance Design

117 E. Louisa St. #128

Seattle, WA 98102



C08

ELE MARREY P. CLERYS-CYLUKYGRO, ARCHTECTSIC/JARAKITON DOELELOMERYDYIGDRAWINGTO, TVILLAS, CARAKITOA DIIIG NA MODIFIED IV. GREG. SAVE. DATE: 4115/2021 3:34 PM. SHEET SET: XXXX. ORGANL, SHEET SZE: ARSI PLAL B.EED D.(34.0X X.220 NO)-ES) UTOCAO VERSION CAVIL. 30 27/13

LANDSCAPE / PLANTER AREAS

PROPOSED EDGE TRAVEL LANE



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) ECF20-0001

Tolt Villas

File No.: SPR20-0001, DR20-0001

Description:

The applicant is proposing a mixed-use development consisting of 43 new multi-family residential dwelling units. The 43 units are spread over 14 buildings with none live/work units along Tolt Avenue and 34 townhouse residences. Associated development includes frontage improvements along all public streets, open space, parking, pedestrian infrastructure, and new interior access roads. This SEPA determination applies to the entire project which will include, but is not limited to, additional permits to merge existing lots and a unit lot subdivision for the proposed residential

units.

Applicant: Shane Fortney, Tolt Villas LLC

PO Box 522

Woodinville, WA 98072

Location: 4210 Tolt Avenue (APN 8657300250)

Unaddressed (APN 8657300255) 4240 Tolt Avenue (APN 8657300224) 31750 Tolt Avenue (APN 8657300225) 31803 E. Eugene Street (APN 8657300226) 4215 McKinley Avenue (APN 8657300240) 31822 E. Myrtle Street (APN 8657300245)

Lead Agency: City of Carnation

Staff Contact: Jean Lin, City Planner

(425) 333-4192

jean.lin@carnationwa.gov

The Responsible Official of the City of Carnation hereby makes the following decision on this proposed development based upon the impacts identified in the documents and information obtained by the Responsible Official, including without limitation:

- SEPA Environmental Checklist with city staff's annotations, dated received on June 26, 2020;
- Revised architectural drawings by Nash & Associates Architects, dated April 20, 2021;
- Revised civil drawings by DCG, dated April 30, 2021;
- Revised landscape drawings by Root of Design, dated May 4, 2021;
- Revised site plan drawings by DCG, dated June 15, 2021;
- Soils testing report by Friedman & Bruya, Inc., dated November 4, 2019;

- Soils testing report by Friedman & Bruya, Inc., dated November 6, 2019;
- Limited Infiltration Evaluation by Robinson Noble, dated November 11, 2019;
- Critical Area Review Memo by Re-Align Environmental, dated December 6, 2019;
- Traffic Impact analysis by Gibson Traffic Consultants, Inc., dated June 2020;
- Phase I Environmental Site Assessment by SoundEarth Strategies, Inc., dated June 16, 2020;
- Tree Inventory Report by Earth Dance Design, dated June 24, 2020;
- Technical Information Report by Davido Consulting Group, Inc., dated June 2020;
- Tree Protection Guidelines and associated Tree Protection Site Plan by Earth Dance Design, dated April 26, 2021; and
- Drainage Report by Davido Consulting Group, Inc., dated May 3, 2021.

The lead agency for this proposal has determined that this project does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c), if the mitigation measures listed below are met. This decision was made after review of a completed environmental checklist and other information on file with the City. Further information regarding this action is available to the public upon request at City Hall.

Public Comments Received:

A notice of application and likely SEPA DNS was issued and published on July 31, 2020 as part of the SEPA optional DNS process, with the comment period ending on August 14, 2020. A total of six comments were received, of which two were received within the SEPA comment period and four were received after the close of the comment period, as follows:

- Snoqualmie Indian Tribes, dated July 30, 2020, requesting the opportunity to be on site during ground disturbing activities;
- Washington Department of Transportation (WSDOT), dated August 4, 2020, requesting review of any pavement or channelization work on SR 203/Tolt Avenue
- Stephanie Lundeen, received August 20, 2020, commenting on frontage improvements, the need for diverse housing options, and requesting the retention of some of the trees on the project site.
- Kevin Crutchfield, dated September 1, 2020, requesting that one mature tree on the site be retained.
- Jules Hughes, dated September 4, 2020, commenting on the proposed architectural design, retention of mature trees, the affordability level of the proposed residential units, and tying the project to the site's and City's history.
- Kevin Crutchfield, undated letter, commenting on the retention of a mature tree, architecture of the proposed storefronts along Tolt Avenue, and parking.

The issues raised in these comments have been considered in this determination.

Mitigation Measures:

1. During construction, the applicant shall implement the tree protection measures as identified in the Tree Protection Guidelines and associated Tree Protection Site Plan by Earth Dance Design, dated April 26, 2021.

- 2. The applicant shall contact and allow Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation representative(s) to be on site for any ground disturbing activities.
- 3. During construction, the applicants and/or any contractor(s) or agents performing construction or site development work shall immediately cease operation and notify the City upon discovery/disturbance of any cultural resources or archeological materials. The City will refer the owner to the appropriate state or federal agency for direction. Compliance with any such direction, including without limitation any required site monitoring, shall be at the applicant's sole expense.
- 4. Prior to permit issuance for frontage improvements, any proposed pavement and channelization work along SR 203/Tolt Avenue shall be submitted to the Washington State Department of Transportation (WSDOT) for review and approval.

SEPA Appeal Procedure:

No determination made pursuant to Chapter 14.04 Carnation Municipal Code (SEPA) shall be administratively appealable. Any appeal of a determination made pursuant to said chapter shall be filed in King County Superior Court pursuant to applicable state law.

Responsible Official: Jean Lin **Title**: City Planner

pomli

Address: 4621 Tolt Avenue - PO Box 1238

Carnation, WA 98014

Date Issued: July 26, 2021

Signature: _



From: Adam Osbekoff
To: Amanda Smeller

Subject: City of Carnation Tolt Villas Mixed Use Development - Notice of Application and Likely DNS

Date: Thursday, July 30, 2020 9:54:06 AM

Hello Amanda

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation would like the opportunity to be onsite during any ground disturbing activities regarding the above mentioned project.

Thank you

Adam Osbekoff

From: Alm, Peter
To: Amanda Smeller

Subject: RE: [EXTERNAL] City of Carnation Tolt Villas Mixed Use Development - Notice of Application and Likely DNS

Date: Tuesday, August 4, 2020 7:19:26 AM

Good morning Amanda,

WSDOT will need to review and approve any pavement or channelization work on SR 203. Thanks.

Thank you,

Peter Alm

WSDOT - NW Region Development Services

206-440-4711

PO Box 330310 MS 240 15700 Dayton Avenue North Seattle, WA 98133-9710

From: Amanda Smeller <amanda.smeller@carnationwa.gov>

Sent: Thursday, July 30, 2020 7:31 AM

To: lara.thomas@duvallwa.gov; Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Mike Middleton (mike.middleton@muckleshoot.nsn.us) <mike.middleton@muckleshoot.nsn.us>; Zachary Lamebull <zlamebull@tulaliptribes-nsn.gov>; Nelson, Kurt <knelson@tulaliptribes-nsn.gov>; McLean, Jordan <Jordan.McLean@pse.com>; Ifaulconer@agr.wa.gov; Meisha Robertson <robertsonm@rsd407.org>; cindy@snoqualmienation.com; jacob.sheppard@kingcounty.gov; gillian.zacharias@kingcounty.gov; Tan, Shirlee <Shirlee.Tan@kingcounty.gov>; Rose, Richelle <Richelle.Rose@kingcounty.gov>; Lewis, Teresa <Teresa.Lewis@kingcounty.gov>; McCarthy, Sarah <Sarah.McCarthy@kingcounty.gov>; mark.carey@dhs.gov; phyllis.meyers@kingcounty.gov; Mark Lawrence (ESFR) <mlawrence@ESF-R.org>; Meisner, Jennifer <Jennifer.Meisner@kingcounty.gov>; mark.wilgus@kingcounty.gov; kelly@snovalley.org; Bolotin, Leah <BolotiL@wsdot.wa.gov>; Alm, Peter <AlmP@wsdot.wa.gov>; info@wildfishconservancy.org; knoll@igc.org; Jim Ishimaru (jim.ishimaru@kingcounty.gov) <jim.ishimaru@kingcounty.gov>; jim.chan@kingcounty.gov; Matthew Baerwalde <Mattb@snoqualmietribe.us>; Steven Mullen-Moses <steve@snoqualmietribe.us>; cindy@snoqualmietribe.us; cynthia@svwid.com; sepaunit@ecy.wa.gov; sepadesk@dfw.wa.gov; sepacenter@dnr.wa.gov; sepa@pscleanair.org; sepa@dahp.wa.gov; DOH EPH SEPA <SEPA.reviewteam@doh.wa.gov>; Jamie Glasgow (jamie@wildfishconservancy.org) <jamie@wildfishconservancy.org>; Erika Harris <eharris@psrc.org>; ty.peterson@kingcounty.gov Subject: [EXTERNAL] City of Carnation Tolt Villas Mixed Use Development - Notice of Application and Likely DNS

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Good Morning, All.

Attached is a Notice of Application and Likely SEPA DNS for Tolt Villas, a mixed use

development along Tolt Avenue. Comment deadline is August 14, 2020. Please let me know if you have questions.

-Amanda

Amanda Smeller

City Planner, City of Carnation
4621 Tolt Avenue | PO Box 1238 | Carnation, WA 98014-1238
(425) 549-0400 direct | (425) 333-4192 office | (425) 333-4336 fax
www.carnationwa.gov | amanda.smeller@carnationwa.gov

Amanda Smeller, City Planner

City of Carnation

PO Box 1238

Carnation WA 98014-1238



August 18, 2020

Dear Ms. Smeller,

I am writing in response to the Notice of Application for the development of the parcel along Tol: Avenue bounded by Eugene & Myrtle Streets and McKinley Avenue, as presented by Shane Fortney of Tolt Villas, LLC (SPR 20-0001). I live at the intersection of Myrtle and McKinley and thus will be greatly impacted by the proposed development.

I would like you to know that I am in favor of the development.

I applaud any and all efforts to improve our little downtown and to mitigate the empty lots and abandoned buildings. I feel the current state of our downtown reflects very poorly on the vibrancy of our community and discourages patronage of local businesses. I suspect that there would be more businesses (current global-pandemic-related issues aside) if there were more places to house them.

I am particularly encouraged to see that pedestrian infrastructure is part of the proposed development, as the current lack of sidewalks on McKinley is a constant issue for my neighborhood, including for my children and myself.

l also understand that this area of Carnation is meant to have more housing density and feel this is a reasonable move in that direction. I support diversification in housing for our area and hope that such developments as this one will serve to assist lower-income people who have so few options in the Snoqualmie Valley.

I would urge the City of Carnation to seek protection for at least some of the trees currently on the parcel, as they are a true asset. I would also like to know how tall the buildings will be and what the design looks like. I hope the craftsman aesthetic of our town might be maintained, as was so nicely done in the Riverwalk Cottages.

Please do notify me of the city's decision regarding this development, provided you receive this in time.

Appreciatively,

Stephanie T. Lundeen

P. O. Box 1221

Carnation WA 98014

From: Kevin Crutchfield

To: Bob Jean

Cc: Mary Madole; Amanda Smeller

Subject: Tolt Villas 43-unit mixed development on Tolt between Eugene and Myrtle St (Files #SPR20-0001, DR20-0001,

and ECF20-0001)

Date: Tuesday, September 1, 2020 11:13:50 AM

Bob,

I see that we are going to have 43 units of mixed development in town (https://www.carnationwa.gov/index.asp?SEC=87DFD517-E123-46AD-A9B0-A041BB3778EF&DE=934E36A9-7BF6-4861-B7F2-AD31263437C8&Type=B PR).

Currently on the land is a large (I believe) Sequoia near Tolt Avenue. Its right next to the empty home directly between Myrtle and Eugene. My hope is the city is going to require that the developer save this tree since its been here for nearly 100 years. The tree in question is located here

(https://www.google.com/maps/@47.6463144,-121.9153038,3a,75y,102.92h,104.62t/data=!3 m7!1e1!3m5!1slHkKOeqWqVLFYH0QP3Fx7w!2e0!6s%2F%2Fgeo0.ggpht.com%2Fcbk%3 Fpanoid%3DlHkKOeqWqVLFYH0QP3Fx7w%26output%3Dthumbnail%26cb_client%3Dma ps_sv.tactile.gps%26thumb%3D2%26w%3D203%26h%3D100%26yaw%3D44.725426%26pi tch%3D0%26thumbfov%3D100!7i16384!8i8192).

Thank you for your time on this matter

Kevin Crutchfield 206-856-5266

From: jules

To: <u>jules; Amanda Smeller; Sam Kollar; Mary Madole</u>

Subject: Tolt Villas Comment Period

Date: Friday, September 4, 2020 10:21:50 PM

Hello, Becky, Mary, and Sam,

I know Amanda is gone now, but please accept the following letter as a comment for this project. I'm sorry this is so late on the day it is due. There was some confusion about how long the comment period was extended and I was only able to get to my comments this evening.

Thank you so much, jules

Jules Hughes

Miller's

cell: 206.437.8190

Mailing: PO Box 1272

Shipping: 4597 Tolt Ave

Carnation, WA 98014

4 September 2020

First off, I want to applaud Shane Fortney for selecting Hybrid Architecture who has created an exceptional design for our small town.

Since this project will be the first of potentially several "mega-block" developments in Carnation, we want to make sure it follows our codes, the intent of our codes, & that the City and its residents will be getting benefits out of the development agreement that enhance the streetscape & overall effects of the project.

Just through its sheer size, it will have a significant visual and experiential impact on "Main Street" (Tolt Ave) and we want to be sure it's hitting as many high notes as it can in its development.

The fact that you clearly identify project objectives on page 7 of your design package that dovetail so nicely with what the City hopes for as it develops speaks to the sensitivity with which you've approached your development. This is so refreshing, as so many recent developers are not from here, are not as senstive to our existing vernacular and culture, and just come in, do their cookie cutter, anywhere USA, suburban house template with big garage doors greeting neighbors walking by, build not for the longevity or character of our town, get out and move on. There have been a few that care about scale, good materials, detailing, and the pedestrian friendly, alley filled old part of town that they're building within. Short term real estate profits have been prioritized over striving to add to the small town character and feel of Carnation.

Thank you for taking this context seriously and carefully into consideration as you design and propose to build.

I like the architecture you're proposing, the light/airy feel with gracious ground level

storefront/work spaces on Tolt Avenue with light filled living units above. The steep gables for the majority of the townhomes and the modern, with nod to classic, historic storefront architecture fits in well on Tolt Avenue. I'll be curious to see how the architecture evolves to include awnings and rain protection at all entries and along Tolt Avenue.

I appreciate the number of units chosen, in between the minimum and maximum allowed, for a change, responsive to what the site will comfortably allow. Also the variety in unit types, especially the live/work townhouses along Tolt Avenue providing living above storefronts/work spaces that front onto Tolt Avenue and keep the pedestrian experience lively. Love the front porch stoops on the townhomes orienting to the existing Carnation street grid, instead of being insular. And those townhomes that are in the site interior fronting onto a pedestrian spine/courtyard that takes residents to Tolt Avenue or to McKinley on foot/bike, also providing meaningful outdoor space. I applaud the thought put into the landscape amenties, P-patch, inviting and useful outdoor spaces, nice corner treatments greeting neighbors across the street. A landscape architect friend commended the project on its plant selection and overall landscape plan.

Saving mature and beautiful trees where possible, implementing smart growth principles. green infrastucture, energy efficient buildings, providing native plantings and varied sun/shade/protected area opportunities around the block are always appreciated. Anywhere in the project where you can exemplify these principles for other projects to learn from, we all benefit.

You've identified and are protecting two of the trees I was especially concerned about, the walnut and the sequoia, or redwood, as you've labeled it.

We're really protective of our mature trees and I'm not sure of the strength of our tree ordinance. I appreciate the efforts you've taken, above and beyond what most developers do, unless forced, to retain as many of the extraordinary trees that you have.

I would ask, though, is there any way to retain a few more of the perimeter firs at the SW corner of block, along Myrtle, and north of building E, the old house site, and one near the tool shed at the P-Patch? With global warming, the shade and bird and bee habitat these tall trees provide is irreplaceable. I know it's difficult to work around them, in terms of utilities for new development, but I'm hoping those that are in the public right of way could be preserved and worked around during construction.

I'm pleased you're protecting the giant walnut, but am disappointed to see the historic house go. I'm sure it's in terrible shape, but is there any way it could be restored and renovated into apartments, duplex or single residence? There are so few historic houses left in Carnation and holding onto that legacy is an important goal for many in this town. It would be a useful study to see if saving the house could simultaneously prevent a loss of your unit count, since its footprint is in a part of your future building E.

One question for you is affordability. While an important goal in planning, often we see the developer gearing units to upper income folks exclusively to maximize profits, leaving multigenerational Carnation folks, singles, elderly on a fixed income, seasonal farmworkers, college age and those new to the workforce unable to afford attractive new units added to our housing stock. If this can continue to be addressed in your plans, that would be ideal.

Another aspect of tackling such a large site in this small town, which you're not completely obliged to do, is to acknowledge and respond to the history of the site, from Snoqualmie Tribe origins through all of the 20th century development by loggers, farmers, merchants. The folks at the City, the Snoqualmie Tribe, and the Tolt Historical Society, among others could be good resources for stories and rituals pertaining to this whole huge block.

Since you're identifying trash enclosures on page 14, I'm not sure that you have enough or

that Recology can easily access them.

Silly minor typo for understanding: On page 13 of your proposal, you show a Building I, but in the written descriptions for each building, you opted to eliminate the use of "I" & "O", so we don't confuse it with numbers 0 and 1. You just need to revise the Site Map to show Building P. And page 31 should be for Building M. Anyway, you get the idea and I'm sure you've already fixed this in the drawings.

Thank you for taking the time to read my thoughts concerning your proposal.

I hope you will continue to seek community feedback and will work diligently with the City to make this the best possible project for Carnation. We are a small town, as you know, short staffed and can't always catch everything we'd like to regarding new developments, often before it's too late. This seems like a great start and I look forward to seeing the design process and project development continue.

Sincerely, Ms. Jules Hughes 31721 W. Rutherford Street (P.O. Box 815) Carnation, WA 98014

Jean Lin

From: Mary Madole

Sent: Tuesday, January 11, 2022 12:39 PM

To: Jean Lin

Subject: FW: SPR-20-001 and DR-20-001

Attachments: SPR-20-001 Development project.docx

-----Original Message-----

From: Kevin Crutchfield <kc59harley@me.com>

Sent: Friday, October 2, 2020 12:30 PM To: City Clerk <clerk@carnationwa.gov>

Cc: Mary Madole <mary.madole@carnationwa.gov>

Subject: SPR-20-001 and DR-20-001

Attached are my comments to this development.

SPR-20-001 and DR-20-001

Dear Clerk

I have a few things to comment on this project SPR-20-001 and DR-20-001

- I know I was given a response to my question on the saving the very old Sequoia tree on the property by Sam Kollar (via email on September 8th) that the developer intends to keep the tree. My hope is they do. I also see in their preliminary plans they intend to keep a large tree on the northwest corner of the property.
- My other comment is the architecture of the storefronts on Tolt don't even try to take in the small-town look of Carnation. They appear to go to modern like its Redmond or Bellevue.
- Parking also was an issue for the developer and the requirements the city put forth in the density of this was taken care of. However, 1.5 parking spaces is unreal. It should be 2 at a minimum. Two parent's equals two cars. Have two kids they too will have two cars. Just look at the McKinley Apartment's. They fill every slot in their lot and then park along McKinley on both sides and Eugene.

- responsibility for enforcing private covenants between the lot owners nor maintaining any roads or other amenities not specifically dedicated to the City on the public's behalf.
- 19. Responsibility for the maintenance and operation of any common facilities including, but not limited to roadside drainage facilities, shall be determined prior to final plat approval. Said facilities may be maintained and operated by the land divider, a lot owners' association, a public agency, or a private agency consistent with applicable state requirements. Any maintenance provisions including, but not limited to, maintenance schedule, technical details, specifications, and obligations shall be provided in the CC&Rs and referenced as a note on the final plat.
- 20. The above requirements and/or decision are subject to change if proposed unit lot sizes or any other information provided by the Applicant or their authorized representative proves inaccurate.
- 21. As provided in condition number 1 of this approval, a final plat that meets all the requirements of Sections 15.16.340 CMC and 15.16.350 CMC and of this decision shall be submitted to the City for processing and approval within five (5) years of the date of this preliminary unit lot subdivision approval. The final plat may be presented to the City at any time during the period of preliminary approval. The preliminary approval shall be null and void unless a final plat is approved and recorded during the original five (5) year approval period.
- 22. In addition to the above listed conditions of preliminary unit lot subdivision approval, the Applicant shall satisfy the conditions of the SEPA mitigated determination of non-significance issued July 26, 2022.

DECIDED January 12, 2022.

Sharon A. Rice

Carnation Hearing Examiner

	LINE TABLE								
Line #	Length	Direction	End Point						
L1	105.044	N00° 00' 00.00"E	1373805.0491,237403.5196	1373805.0491,237508.5641					
L2	156.297	N22° 01' 06.12"E	1373807.8206,237522.8104	1373866.4171,237667.7081					
L3	203.759	N89° 59' 43.62"E	1373901.6425,237691.4617	1374105.4020,237691.4779					
L4	3.642	S67° 58' 53.88"E	1373807.8206,237522.8104	1373811.1967,237521.4451					
L5	257.437	N90° 00' 00.00"E	1373848.6871,237514.1515	1374106.1242,237514.1515					

			CU	RVE TABLE	
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	38.000	14.603	N11° 00' 33.06"E	1373805.0491,237508.5641	1373807.8206,237522.8104
C2	38.000	45.084	N56° 00' 24.87"E	1373866.4171,237667.7081	1373901.6425,237691.4617
C3	100.000	38.429	S78° 59' 26.94"E	1373811.1967,237521.4451	1373848.6871,237514.1515

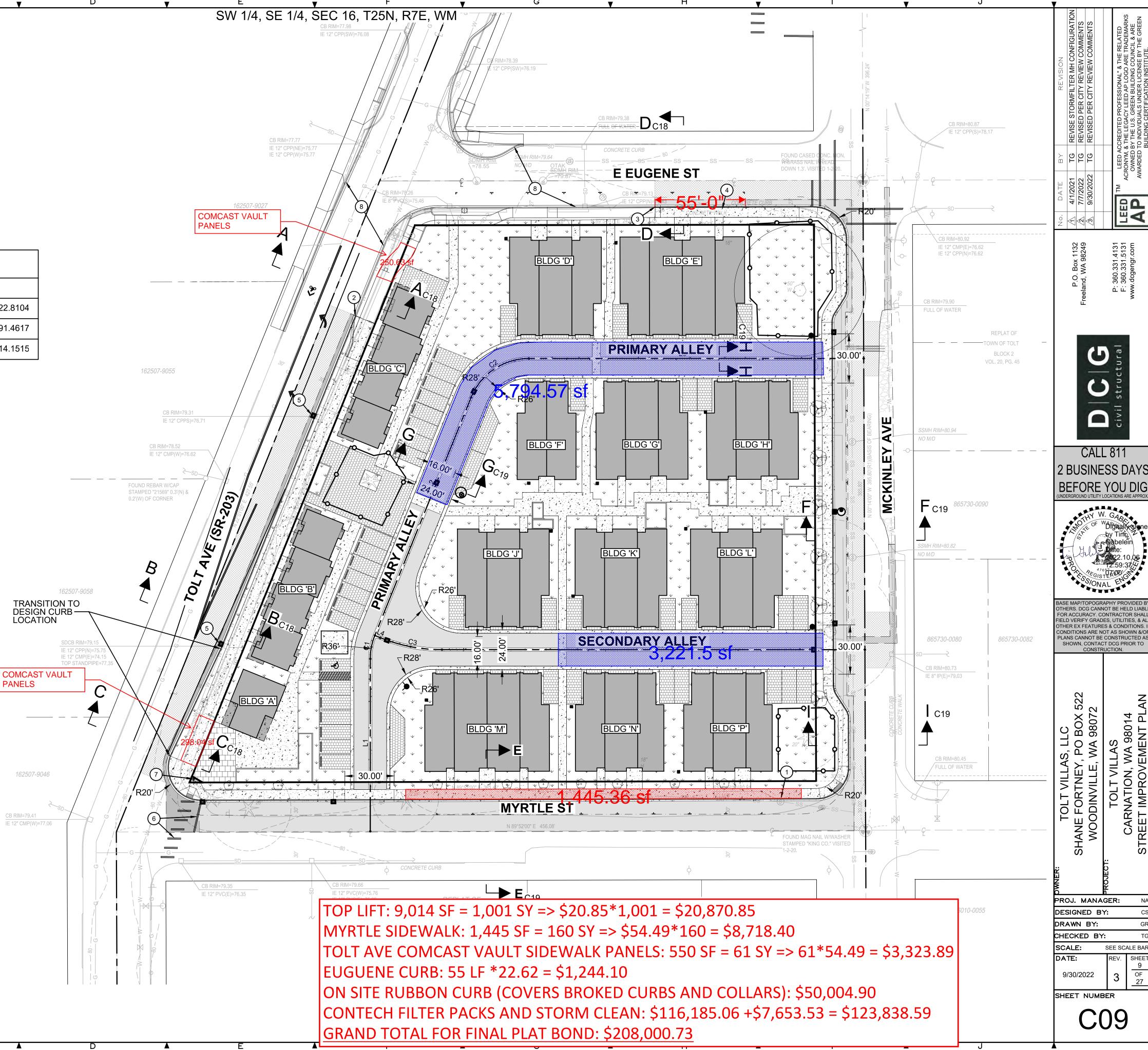
GENERAL NOTES:

1. FOR DETAILED STREET SECTIONS SEE SHEET C18 & C19.

	KEY NOTES	
KEY	DESCRIPTION	DETAIL/ SHEET
1	ADJUST MANHOLE LID OR JOG CURB SUCH THAT LID IS OUTSIDE OF THE CURB FLANGE AND COMPLETELY WITHIN THE ASPHALT PAVED ROADWAY	-
2	BEGIN CURB, GUTTER AND CONC WALK IMPROVEMENTS ALONG TOLT AVE AT STA 13+45.87 (MATCH TO IMPROVEMENTS BY OTHERS)	-
3	END CURB, GUTTER AND CONC WALK IMPROVEMENTS ALONG E EUGENE ST AT STA 21+67.64 (MATCH TO EX FOC OR TO IMPROVEMENTS BY OTHERS)	-
4	CLAY BRICK PAVERS	Z4/C26
5	EX CB TO BE RELOCATED	C15
6	NEW THERMOPLASTIC STOP BAR & CROSSWALK	-
7	NEW DOUBLE SIDED STREET NAME SIGN	-
8	MATCH ROAD IMPROVEMENTS DONE BY OTHERS (UNDER SEPARATE CONTRACT	-

LEGEND:

	ASPHALT PAVEMENT (FULL DEPTH SECTION)
	GRIND AND OVERLAY
	CONCRETE PAVEMENT
	CONCRETE WALK / PAD
	GRID / BLOCK PAVERS (ECO-PRIORA)
	BUILDING / ROOF AREAS
\(\psi\) \(\psi\) \(\psi\)	LANDSCAPE / PLANTER AREAS
	GRAVEL SHOULDER
	SAWCUT LINE
	PROPOSED EDGE TRAVEL LANE
	CATCH BASIN (TYPE 1)
•	STORMFILTER TREATMENT MANHOLE
	GRAVEL SHOULDER
	ELEVATED SIDEWALK





Project: Tolt Villas - Carnation, WA

Plan Date: DCG 04/01/2021 Client: Pulte Homes Bid Date: 7/1/2022 (revision)

8.7%	No.	Description	Quantity	Unit
Mobiliz	ation			
t	1	Mobilization	1	ls
Erosio	n Conti	ol		
t	2	Rock Construction Entrance	3	ea
t	3	Silt Fence	1,300	lf
t	4	Orange Construction Fencing	1,300	lf
t	5	Interceptor Swale	1,100	lf
t	6	Check Dams	25	ea
t	7	Temp 12" SD	75	lf
t	8	Temporary Sediment Trap	1	ls
t	9	CB Inlet Protection	35	ea
t	10	Straw Bales	150	ea
t	11	Street Sweeper	75	hr
Clear/D	emo			
t	12	Misc Demo, Clear and Grub	1	ls
Grade/I	Excava	te		
t	13	Rough Grade (Cut to Fill)	1	ls
t	14	Fine Grade Lots	43	ea
Strip				
t	15	Strip Site - (9" as Directed)	4,465	bcy
Export				
t	16	Export Strippings (Haul/Dump)	5,581	tcy
Import				
t	17	Place Free Structural Fill - Placement Only	2,400	tcy
t	18	Import and Place Pit Run (Option If Free Structural Unavailable)	0	ton
Traffic	Contro			
t	19	Traffic Control	1	ls

Subtotal	Tax	Total
\$25,377.33	\$2,207.83	\$27,585.16
\$25,377.33	\$2,207.83	\$27,585.16
\$63,314.38	\$5,508.37	\$68,822.74
\$15,253.44	\$1,327.05	\$16,580.49
\$7,878.00	\$685.39	\$8,563.39
\$3,282.50	\$285.58	\$3,568.08
\$3,888.50	\$338.30	\$4,226.80
\$631.25	\$54.92	\$686.17
\$2,272.50	\$197.71	\$2,470.21
\$4,972.56	\$432.62	\$5,405.18
\$3,146.15	\$273.72	\$3,419.87
\$11,971.53	\$1,041.52	\$13,013.05
\$10,017.94	\$871.56	\$10,889.50
\$24,240.00	\$2,108.88	\$26,348.88
\$24,240.00	\$2,108.88	\$26,348.88
\$33,848.13	\$2,944.78	\$36,792.91
\$22,990.63	\$2,000.18	\$24,990.81
\$10,857.50	\$944.60	\$11,802.10
\$65,570.31	\$5,704.62	\$71,274.93
\$65,570.31	\$5,704.62	\$71,274.93
\$169,280.99	\$14,727.44	\$184,008.43
\$169,280.99	\$14,727.44	\$184,008.43
\$28,800.00	\$2,505.60	\$31,305.60
\$28,800.00	\$2,505.60	\$31,305.60
\$0.00	\$0.00	\$0.00
\$48,493.89	\$4,218.97	\$52,712.86
\$48,493.89	\$4,218.97	\$52,712.86



\A/=+== C	\!4.				1 -	£000 400 04	20, 200, 20	COEO 745 47
Water C						\$233,436.21	\$20,308.96	\$253,745.17
t		Connect to Existing Main (Tolt Ave)	1	ls		\$9,680.76	\$842.23	\$10,522.99
t		Connect to Existing Main (Mckinley)	1	Is	-	\$6,929.36	\$602.85	\$7,532.21
t		Connect to Existing Main (Mckinley/Eugene Intersection)	1	ls	-	\$11,434.93	\$994.84	\$12,429.77
t		8" Class 52 Ductile Iron (exisiting AC Main to remain in Ditch - if hauled pricing at time of CO)	432	lf	-	\$32,357.49	\$2,815.10	\$35,172.59
t		Misc Fittings	1	ls	-	\$26,457.73	\$2,301.82	\$28,759.55
t		Fire Hydrant Assembly	3	ea		\$22,023.40	\$1,916.04	\$23,939.44
t		Hydrant Reconnect	1 -	ea		\$1,262.50	\$109.84	\$1,372.34
t	27	Temporary Blow-off	5	ea		\$7,575.00	\$659.03	\$8,234.03
t	28	1" Services	43	ea		\$84,136.50	\$7,319.88	\$91,456.38
t		Irrigation Service	1	ea	!	\$6,442.74	\$560.52	\$7,003.26
t		Sampling Station	1	ea	!	\$4,366.04	\$379.84	\$4,745.88
t		Replace Water Services	4	ea	!	\$12,669.56	\$1,102.25	\$13,771.81
t		Flush, Test and Purity	1	ls		\$3,807.70	\$331.27	\$4,138.97
t		Adjust Valves to ATB	5	ea		\$1,767.50	\$153.77	\$1,921.27
t		Adjust Valves to HMA	5	ea		\$2,525.00	\$219.68	\$2,744.68
Water C						\$109,337.94	\$9,512.41	\$118,850.35
t		8" Class 52 Ductile Iron (includes import)	288	lf	<u> </u>	\$31,531.39	\$2,743.23	\$34,274.62
t		12" Class 52 Ductile Iron	405	lf	<u> </u>	\$42,753.91	\$3,719.59	\$46,473.50
t	37	Misc Fittings - includes potholing	1	ls		\$21,089.40	\$1,834.77	\$22,924.17
t	38	Asphalt Patching	45	ton		\$8,521.88	\$741.41	\$9,263.28
t		Flush, Test and Purity	1	ls		\$1,148.88	\$99.95	\$1,248.83
t		Adjust Valves to ATB.	5	ls		\$1,767.50	\$153.77	\$1,921.27
t	41	Adjust Valves to HMA	5	ls		\$2,525.00	\$219.68	\$2,744.68
Storm						\$182,215,75	\$15.852.77	\$198.068.52
t	42	48" Stormfilter (averaged)	3	ea		\$106,885.98	\$9,299.08	\$116,185.06
t	43	Type 1 - Catch Basin	7	ea		\$11,711.46	\$1,018.90	\$12,730.35
t	44	8" PVC	21	lf		\$860.07	\$74.82	\$934.89
t	45	12" SD	334	lf		\$19,896.31	\$1,730.98	\$21,627.29
t	46	Infiltration Drywells with 4" Perf Pipe	560	lf		\$19,586.73	\$1,704.04	\$21,290.77
t	47	6" SD	200	lf] [\$7,400.00	\$643.80	\$8,043.80
t	48	Yard Drain - By others at time of foundation backfill	0	ea	J F	\$0.00	\$0.00	\$0.00
t	49	6" Clean Out	18	ea] [\$4,500.00	\$391.50	\$4,891.50
t	50	Connect To Existing Catch Basin	2	ls		\$4,334.25	\$377.08	\$4,711.33
t	51	Clean Storm System	1	ls		\$7,040.96	\$612.57	\$7,653.53
Sewer						\$400,857.47	\$34,874.60	\$435,732.07
t	52	Connect to Existing Main	2	ea]	\$49,642.71	\$4,318.92	\$53,961.63
t	53	6" PVC Sewer Pipe (per Key Note 1, sheet c13)	600	lf]	\$52,103.88	\$4,533.04	\$56,636.92
t	54	Steel Casing Sleeve	90	ls]	\$6,817.50	\$593.12	\$7,410.62
t	55	6" Side Sewer - from Main to Valve Pit	225	lf]	\$10,080.81	\$877.03	\$10,957.84
t	56	6" Side Sewer Pits (with Valve Pits for Maximum of 2 Units - Item #36 "Not Used")	22	ea	1	\$277,945.31	\$24,181.25	\$302,126.56
+	57	Flush and Test	1	ls	1	\$4,267.25	\$371.25	\$4,638.50



Curb/Si	idewal	lk Onsite				\$98,301.66	\$8,552.25	\$106,853.91
t	58	Grade for Curb	2,190	If		\$21,212.12	\$1,845.46	\$23,057.58
t	59	Valley Gutter	750	lf		\$23,959.73	\$2,084.50	\$26,044.22
t	60	2' Concrete Apron	1,440	lf		\$46,002.67	\$4,002.23	\$50,004.90
t	61	6" Crosswalk	37	sy		\$3,968.69	\$345.28	\$4,313.97
t	62	Compt Base for Curb	98	ton		\$3,158.45	\$274.79	\$3,433.24
Curb/Sidewalk Offsite					\$132,647.99	\$0.01	\$132,647.99	
	63	Grade for Curb	1,200	lf		\$11,623.08	\$0.00	\$11,623.08
	64	Vertical Curb and Gutter	1,200	lf		\$27,148.80	\$0.00	\$27,148.80
	65	Grade for Sidewalks	7,884	sf		\$19,429.33	\$0.00	\$19,429.33
	66	6" Approach	96	sv		\$7,878,00	\$0.00	\$7,878.00
	67	4" x 10' Sidewalk	780	sy		\$42,501.81	\$0.00	\$42,501.81
	68	Compt Base for Curb	156	ton		\$5,027.74	\$0.00	\$5,027.74
	69	Compt Base for Sidewalk	342	ton		\$11,022.35	\$0.00	\$11,022.35
	70	Curb Ramp - Perpendicular	1	ea		\$2,335.63	\$0.01	\$2,335.63
	71	Curb Ramp - Parallel	2	ea		\$5,681.25	\$0.00	\$5,681.25
Streets	Onsit	e				\$131,619.58	\$11,450.91	\$143,070.49
t	72	Grade for Road -(Rough)	1,850	sy		\$19,544.51	\$1,700.37	\$21,244.88
t	73	Fine Grade for Asphalt Paving	1	ls		\$3,939.00	\$342.69	\$4,281.69
t	74	4" HMA CI 1/2" PG 64-22 (Two Lifts) (Note: 1st lift 16' wide with Temp Wedge - included)	1,850	sy		\$77,131.68	\$6,710.46	\$83,842.14
t		Compt Base for Road	962	ton		\$31,004.39	\$2,697.39	\$33,701.78
Streets	Offsit	e				\$86,891.56	\$0.00	\$86,891.56
	76	Saw Cut, Remove and Dispose	750	lf		\$11,362.50	\$0.00	\$11,362.50
	77	Fine Grade for Asphalt Paving	1	ls		\$1,993.74	\$0.00	\$1,993.74
	78	6" HMA CI 1/2" PG64-22 (Two Lifts)	1,100	sy		\$61,449.41	\$0.00	\$61,449.41
	79	Compt Base for Road	375	ton		\$12,085.91	\$0.00	\$12,085.91
Dry Util	ities					\$158,643.23	\$13,801.97	\$172,445.19
t	80	Dry Utility Trenching/Backfill Only - PSE/Potelco to Construct	1,750	lf		\$55,623.23	\$4,839.23	\$60,462.45
t	81	Installation of (2) 4" Conduits for Communication	1,750	lf		\$42,420.00	\$3,690.54	\$46,110.54
t	82	Excavation and Backfill (PSE Schedule 73 plans - Tolt Ave)	1,000	lf		\$60,600.00	\$5,272.20	\$65,872.20
Miscella	anous					\$174,990.00	\$15,224.13	\$190,214.13
t	83	Survey Allowance	1	al		\$90,900.00	\$7,908.30	\$98,808.30
t	84	CBU Mailbox Unit	3	ea		\$6,817.50	\$593.12	\$7,410.62
t	85	"No Parking - Fire Lane" Signage	5	ea		\$1,515.00	\$131.81	\$1,646.81
t	86	Concrete Pad	1	ea	[\$757.50	\$65.90	\$823.40
t	86	CSTC for all PAVER Areas - Provided and Placed (Green Highlighted Sketch)	15,000	sf		\$75,000.00	\$6,525.00	\$81,525.00
	-	PROJECT TOTAL (Onsite, Offsite)				\$2,167,866.42	\$169,504.48	\$2,337,370.89