

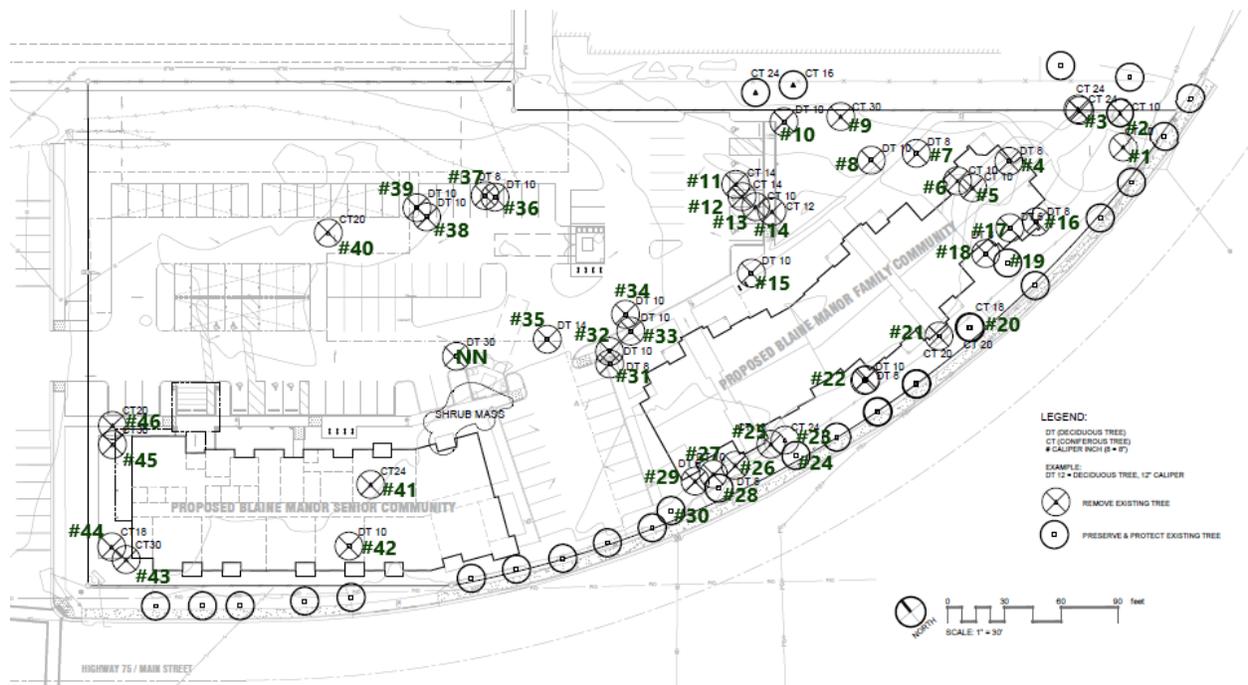


March 11, 2020  
 Tree Assessment Report  
 706 South Main Street, Hailey

Alpine Tree Service has been asked by ARCH Community Housing Trust to assess the condition of the trees on a parcel of property located at 706 South Main Street in Hailey. The site was formerly occupied by a hospital and senior care facility. The site is vacant with the exception of a number of trees. The purpose of this report is to evaluate those trees subject to a redevelopment proposal by ARCH.

Generally, the trees on the property consist of a number of Colorado Spruce (*Picea pungens*) in generally good condition, a number of Quaking Aspen (*Populus tremuloides*) in very poor condition, and a number of other assorted deciduous trees. This includes a number of Bechtel Crabapples (*Malus sp.*) planted within or close to the Main Street right of way that are discussed as a unit. It also includes a number of ash and crabapple trees that were part of the landscape for the previous uses.

A plan has been generated (below) that numbers the trees on the property generally from south to north. Additionally, the surveyors have shown the location of the trees with deciduous and coniferous trees called out and the size of those trees shown. Field inspection of the trees shows that most of the trees sizes shown are accurate, but that some seem to have been inaccurately recorded. The discussion of the trees, below, shows their species and size.



The Bechtel Crabapple trees in the right of way (and pictured at right) are generally in fair condition but should not be considered a significant resource. While the trees do provide some buffer between the property and Main Street, and are attractive when they bloom, the trees were planted more than 25 years ago and have not developed as would be expected. Additionally, the canopy of the trees are too low for suitable use as street trees. Perhaps most significantly, the trees develop and drop a significant amount of fruit, which can be a hazard to pedestrians, and is, at a minimum, a nuisance.



Trees #1, #2 and #3 are all large Colorado Spruce on the southeast corner of the property (shown below). The trees are each approximately 24” DBH (diameter at breast height) and have good structure and crown development. All of the spruce trees on the property show signs of moderate insect infestation, most notably from Pine Needle Scale and Spruce Spider Mites, but none of the insect issues rise to the level where treatment is needed. The trees show good new growth and good health. The trees provide a sound screen between the south side of the property and the adjacent skate park and highway, both of which can be noise concerns. Additionally, the trees provide a good sound barrier between the property and the airport. The trees should be considered a resource and retention of the trees should be strongly considered.



Tree #4 is a dead aspen.  
Remove.

Tree #5 is a 15” DBH Colorado Spruce in good condition. The tree appears to be in good health and has good structure. The tree is located close to tree #6, an 11” DBH Colorado Spruce, and the two will begin to grow together and affect the shape of one another within the near future.

Tree #7 is a Cutleaf Weeping White Birch (*Betula pendula*) (right) in good condition. The tree is somewhat unusual in that it does not appear to have been aggressively attacked by Bronze Birch Borer, which has devastated white birch trees in the Valley. Nonetheless, the tree should not be considered to be of high value, and, should the owners decide to keep it, the tree could be transplanted to another location on the property.



Tree #8 is a 14” Siberian Elm (*Ulmus pumila*) that most likely is a volunteer that was allowed to grow. Siberian Elms are a tough tree that tolerate poor soil and water conditions and easily spread. They can be long lived, and, if properly cared for, can be attractive shade trees. The trees are however, considered of low value because they can become a significant nuisance. Siberian Elm trees almost continuously shed either seeds, leaves, or small branches, and seedlings can crop up by the thousands. This tree can be pruned to be attractive, but should not be considered an asset.



Tree #9 is a 30” Colorado Spruce (left) and one of the nicest trees on the property. The tree has suffered some broken limbs from snow load, but has otherwise sound structure and good health. The tree provides good boundary screening between the blank back wall of the ice house and the property, and should definitely be viewed as an asset.

Tree #10 is a large crabapple that needs care. Like many ornamental trees, structural pruning should be provided in order to assure sound structure and good appearance. This tree needs a significant amount of work to make it attractive. Without that work the tree does not substantially contribute to the property.

Trees #11, #12, and #13 are three medium sized spruce trees in close proximity to one another and generally in the center of the south end of the property. The relative crowding of the trees with one another means that they have not developed well as individuals, and are not of high value to the property.

Tree #14 is a dead spruce. Remove.

An aspen tree sits south of tree #14. Aspen trees are a short lived, disease and insect prone and soft wooded tree native to our area. While they are considered vernacular for our area, and are commonly used because they both grow quickly and are attractive during the time they are healthy, the trees are not a high value landscape tree. The aspen trees on this property were maturing and beginning to fail prior to the discontinuation of the previous uses, and have only declined in the intervening period. None of the aspen should be retained, and the use of any member of the *Populus* genus should be highly limited in any new landscape.

Tree #15 is a small Norway Maple (*Acer platanoides*) with good health but poor structure. The tree should not be considered a resource.

Trees #16 and #17 are two relatively small codominant (two stem) Green Ash (*Fraxinus pennsylvanica*) trees close to the Main Street right of way. Ash trees have recently seen serious

issues with invasive boring insects. These trees will most likely be subject to damage from those insects within the foreseeable future. Additionally, both trees have poor structure, and should not be seen as an asset.

Tree #18 (and another near tree #19) are two aspen trees that have actually grown into, or through, the chain link fence that stands in the area. Both trees should be removed.

Tree #19 is a 17" Colorado Spruce with exceptionally poor structure, form and appearance. While the draft plan appears to call for the retention of this tree, its structural issues will make it a liability for the property, and the tree should be removed.



Tree #20 is a 24" Colorado Spruce (left) with good structure and health. The tree has suffered some damage from an auto accident, but the tree is healing well and its overall condition does not appear to have been adversely affected. The tree is a resource and the plan shows that the tree is to be retained. Efforts should be made to safeguard the tree during construction. Recommendations for protection can be provided if needed.

Tree #21 is a medium sized crabapple with fair to poor form. The tree appears to be in good health, and structural pruning can remedy some of the form issues. The tree does provide some level of screening between Main Street and the property. Tree #22 is similar to tree #21, but with better overall form.

Trees #23, #24, and #25 are three large Colorado Spruce that are close to Main Street. The trees are 24", 27" and 24" DBH respectively. They have developed close to one another and the crowded growth has led to poor canopy development for all of the trees. While the appearance of the three trees together is good, the retention of any individual tree will not be satisfactory. The trees should either be retained, or removed, as a group.

Tree #26 is an 11" Siberian Elm close to the Main Street sidewalk. While the tree is one of the larger deciduous trees adjacent to Main Street, the issues with Siberian Elm trees have already been discussed. The tree is close enough to the sidewalk to eventually cause issues with that infrastructure, but that issue may be some years away.

Trees #27, #28, and #29 are a cluster of cottonwood, aspen, and multi-stem Siberian elm that all have structural, insect, and species issues. This entire cluster, including the dead trees interspersed among these trees, should be removed.

Tree #30 is a 28” Colorado Spruce close to Main Street. The tree shows some stress in that it has both slow rates of growth and is somewhat chlorotic. This is most likely heat stress from the street, and can be addressed with adequate irrigation. Otherwise, the tree has sound structure and should be considered for retention.

Trees #31 through #39 and one additional aspen that is not numbered (NN), should all be removed, and are not assets to the property.

Tree #40 is a 28” Colorado Spruce in fair to poor condition. The tree shows poor needle and growth development and has a light branching structure and poor color. The tree is not a good specimen and should not be considered a resource.

Tree #41, on the other hand, is a 28” Colorado Spruce that is an exemplar of the species (shown at right). The tree has full crown development, robust health, and excellent structure. This tree is unquestionably a resource to the property and its retention should be strongly considered.

Just north of tree #41 is a medium sized Siberian Elm that should not be considered an asset. At minimum, the tree will eventually conflict with the adjacent spruce, and that spruce is a much higher value tree.

Tree #42, while shown as a single tree, is actually two small Box Elder (*Acer negundo*) trees in poor condition. The trees should be removed.



Tree #43, a Colorado Spruce, which, at more than 36" DBH, may be one of the largest spruce trees in Hailey. The tree has good health and fair structure. It has grown in close proximity to Tree #44, a 28" spruce, and the crowns of both trees are affected by their proximity. The two trees are shown at right. The trees are relatively close to power transmission lines on the north side of the trees, but, to date, no significant pruning appears to have taken place to clear the power lines. The trees are an issue for Maple Street, in that conifers of this size can cause ice buildup due to shade on the street. They are, however, an asset to the property in terms of boundary, screening, and wind protection. Winter winds out of the north, most notably at night, are significantly slowed by conifers on the north side of residences, thereby significantly improving the microclimate, and hence energy consumption, for the property.

Trees #45 and #46 are similar in function and location to those above, though these two Colorado Spruce are not as large as the others. The same considerations apply, and these four trees should be considered a valuable asset.

In summary, a number of trees have been identified as significant resources for the property, and retention and protection of these trees should be strongly considered. Those trees are:

- Spruce trees #43, #44, #45, and #46.
- Spruce tree #41
- Spruce tree #9
- Spruce trees #1, #2, and #3
- Spruce tree #20

Protection of these trees during excavation and construction should be a priority, and guidelines for that protection can be provided.

While there are a number of other trees on the property for which retention is a consideration, a greater variety of conifers and a better selection, and placement, of deciduous trees may provide a better long term and sustainable solution for the residents of the property.

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