



**Arborist Report and Inventory-Addendum on Pages 18-19
March 19th, 2024**

Prepared for:

Sino Yeganeh
Aspen Homes

Site Address:

3029 62nd Ave SE
Mercer Island, Wa

Prepared by:

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Arborist notes for Aspen homes at 3029 62nd Ave. SE., Mercer Island Washington. Time of site visit: Thursday, March 14, 2024. 1:30 PM.

Thank you for having me out to assess the condition of the trees on the site.

Introduction an Assignment

It is my understanding that there are some proposed improvements to this address. The client was in need of an up-to-date tree inventory for presentation to The City of Mercer Island.

Prior to the site visit, I was provided an as-built survey map which had all of the trees that are over 6 inches of diameter and standard height accurately located.

During the site visit, I attached number plaques to all the trees and collected up-to-date information about identification, diameter and standard height, drip line radius, and condition.

I will be compiling all this information in a report for the client.

Observation and Discussion

Tree #2476 There is a Flowering Plum (*Prunus* sp.) tree in the front yard, east of the existing single-family residence at this site. This tree appears to have been heavily pruned throughout its existence and during the site visit I thought that this tree was in poor condition and close to the end of its life curve. There's quite a bit of apparent decay in the pedestal region of the tree and very few live limbs left in the upper canopy.

Tree #2477 On the north property line in the backyard there is a Douglas Fir (*Pseudotsuga mensiezii*) tree with excurrent structure and which is in good condition. This tree has a live crown ratio of approximately 80% and is not presenting any hazards, nor does it seem to be in need of any pruning at this time.

Tree #2478 Just to the south of the Douglas Fir tree is a decurrent (spread out canopy) specimen of Flowering Cherry (*Prunus* sp.) that is in fair condition. This tree seems to have been height reduced several times throughout its existence and there is apparent decay in the pedestal region as well as in the upper canopy of this tree. This tree is large enough to be considered Exceptional on Mercer Island and despite some of its defects, it is not presenting any hazards.

The screen capture below id from the city's Exceptional Trees list (MICC 19.16.010):

Flowering CHERRY (<i>Prunus</i> sp. (<i>serrula</i> , <i>serrulata</i> , <i>sargentii</i> , <i>subhirtella</i> , <i>yedoensis</i>))	1 ft 11 in
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The screen capture below is from the city's code language:

Exceptional Trees are a tree or group of trees that because of unique historical, ecological, or aesthetic value constitutes an important community resource. An exceptional tree is a tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table (see MICC 19.16.010) are considered exceptional trees.

When making the effort to preserve a tree, you will be required to temporarily fence the tree at the dripline, defined by the outermost leaves on a tree. The area within the dripline contains the most critical roots and should not be disturbed. Remember, the bigger the tree, the further out the dripline and roots extend.

There are some other deciduous trees on this site, but nothing over 6 inches of diameter at standard height. There is also an invasive Holly (*Ilex aquifolium*) on the south property line in the backyard with a diameter and standard height of 5 inches. None of the insignificant trees were included in the inventory.

Tree #2479 Close to the southeast corner of this lot, on the east side of the fence that protects the front yard, is a specimen of Douglas Fir with an 18 inch diameter standard height. This tree also has excurrent structure and is in good condition. There are some communication and power lines that run through the low canopy of this tree. This tree is exposed to the prevailing winds and there are some areas on the trunk where it is apparent that limbs of broken off in the upper canopy.

There are no trees on the adjacent sites with drip lines or tree protection zones that overlap my client's site.

Tree Inventory

DSH-Diameter at Standard Height (DSH's of multi-stemmed trees obtained by taking the square root of the sum of the squares of the individual stems), DLR-Drip Line Radius or Limit of Disturbance, TPZ-Tree Protection Zone

Condition Ratings

6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead

Tree Protection

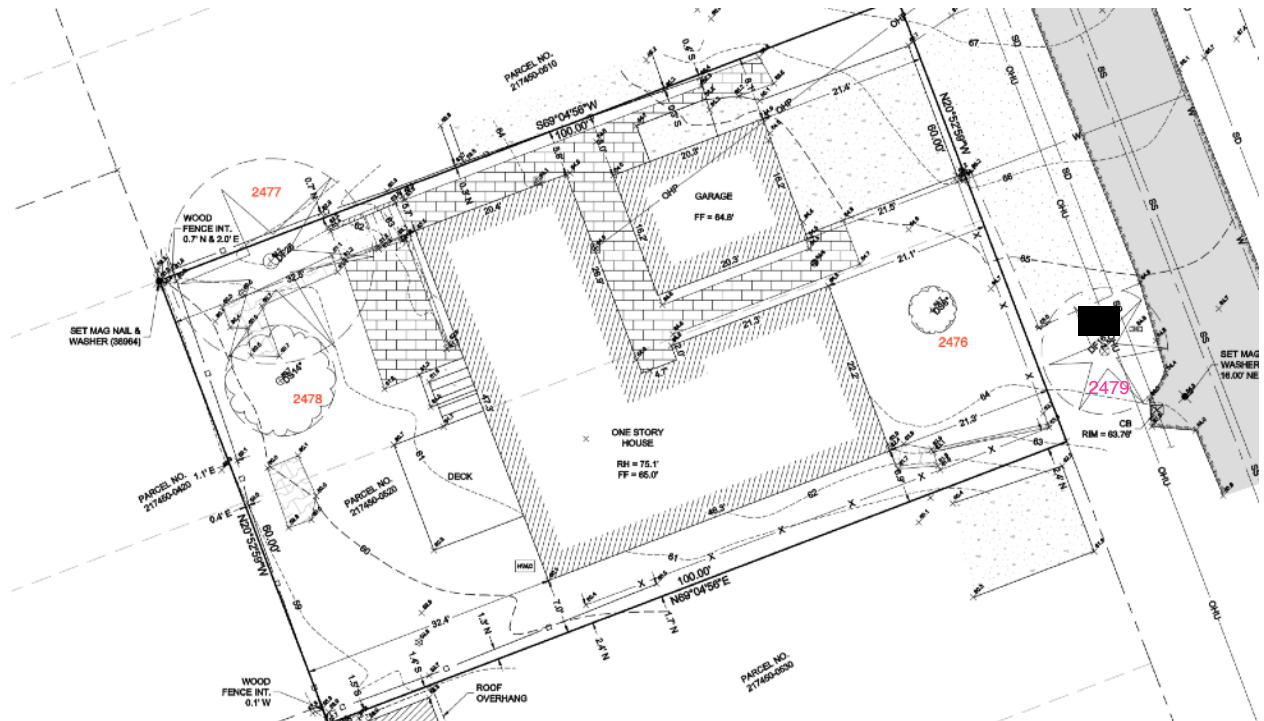
- For the trees being retained, tree protection fencing should be installed at the outer edge of the drip line or as close to it as is practically possible.
- Fencing should be installed prior to construction activities and remain in place for the duration of the project. Fencing should only be moved temporarily if minor disturbances must occur within the drip line and the fencing should be replaced immediately once that portion of the work is completed.
- The tree protection area is designated to be an area of no impact, no storing of materials, no encroachment and no staging of debris.
- The tree protection fencing should have signs every 8' facing access that indicate the area is a tree protection zone.
- Trenching through the TPZ for utilities is not permitted (tunneling is the preferred method).
- Grade changes in the TPZ are not permitted.
- Vehicle maintenance and washing of equipment (especially concrete), is not permitted.
- No attaching anything to the tree with cinching knots or hardware.
- Root flare should be protected with chips so that lawn maintenance equipment does not have to work close to the system.
- Proper clearances should be maintained.
- The TPZ or critical root zone needs to be protected. The Inner TPZ is 50% of the radius of the TPZ and there should be zero disturbance in this zone. The Outer TPZ surrounds the ITPZ. A disturbance of up to 33% of the Outer TPZ is sometimes permissible provided that any heavy digging equipment works toward the tree, and that any roots encountered that are over 1" in diameter are excavated around with hand tools and cut clean with a sharp saw behind the excavation zone so that the root can bifurcate and continue to grow. In some cases, if excessive pruning has been done, the TPZ can be larger than the Drip Line Radius.

Tree Data

5122 45th Ave NE

Tree Number	Common Name	Latia Name	Diameter at Standard Height in inches (obtained with fabric D-Tape). DSH of multi-stemmed trees is obtained by taking the square root of the sum of the squares of the individual DSH measurements.	Tree Protection Zone Radius in feet (determined by analysis of DSH measurement, drip line radius, and access to soil volume) See report for details on how to interpret Inner TPZ and Outer TPZ radii	Drip Line Radius in feet	Size of Inner Tree Protection Zone Radius in feet (often based on the DLR plus 1/2 of the DSH)	Condition Ratings 6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead	Exceptional in The City of Mercer Island?
2476	Flowering Plum	Prunus sp.	(14,7)=16	8	7	4	2 No	
2477	Douglas Fir	Pseudotsuga menziesii	25	21	20	11	5 No	
2478	Flowering Cherry	Prunus sp.	(21,11)=24	24	23	12	4 Yes	
2479	Douglas Fir	Pseudotsuga menziesii	18	18	17	9	4 No	

Layout of the Trees



Further Discussion

The client has informed me that there is an intention to replace this single family residence with a new SFR and that the new footprint may increase in width by 12-14'. It is my suggestion that the client send me the map of the proposed improvements with the new data about the trees added to it and a list of the trees that they would like to remove. At this time, it looks like it will not be feasible to approach beyond the Inner Tree Protection Zone of Tree#2478.

Photos of the Site



2476 Looking East



Looking north at the decaying 2476



Looking west at 2476



Looking north at 2477 (fir in the background)



Looking north at the trunk of 2477



Looking north at the Exceptional Cherry 2478



Looking north at the pedestal and structure of 2478



Looking north at 2479 with the power lines running along the east side of the tree



Looking south at 2479



Looking east at 2477



Looking east at the low canopy of 2479

**Addendum to the original report
November 12th, 2024**

I have received some correspondence from the client about this site. There was an error on the site map in this arborist report and Tree 2479 was not labeled correctly. I have adjusted that page so that all of the trees are labeled correctly.

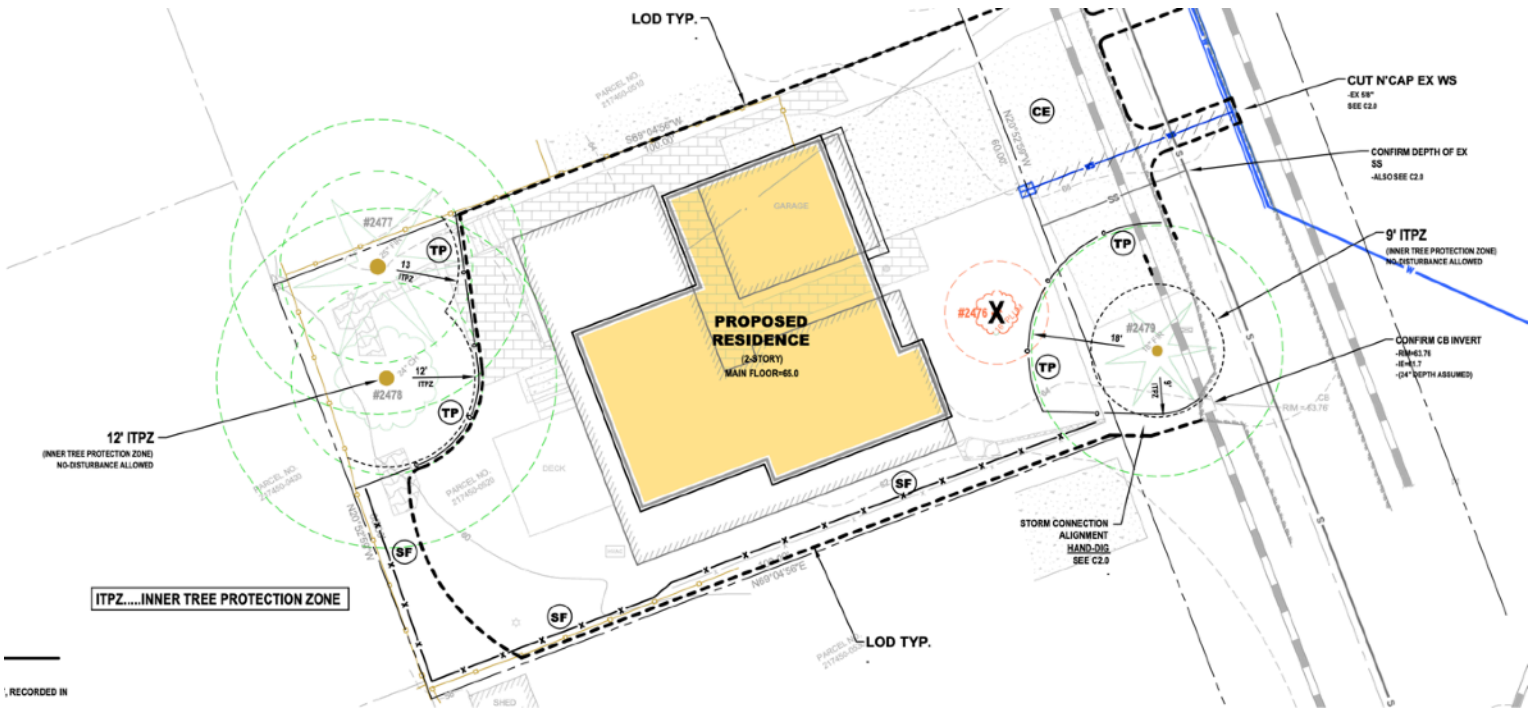
The client has made some modifications to the original approach in an effort to reduce TPZ disturbances to the trees that are being retained at the site. Only tree 2476 is scheduled to be removed. Here are some of the modifications that have been made since that previous submittal:

- Moved new water meter further north out of Tree 2479's dripline to have one less disturbance in dripline.
- added ITPZ radius to trees 2477, 2478, 2479
- added annotation about no disturbance within ITPZ
- adjust storm connection alignment in tree 2479 dripline to ensure no disturbance to ITPZ 9' radius
- fine tuned tree protection

I have looked at the new site plan that is available and the proposed disturbances are within the accepted tolerances and it is my professional opinion that the revised approach will not have an adverse effect on the health or the stability of the the trees that are being retained. A version of the updated Site Plan is included on the following page.

The tree protection fencing is scheduled to be installed at the limit of disturbance and outside of the inner tree protection zone of all of the trees that are being retained. The water line has been moved north so that it avoids the TPZ of Tree 2479 and the installation will not have an adverse effect on that tree. The fencing should be installed prior to the project commencing and needs to remain in place for the duration of the project.

Aspen Homes Report and Inventory-3029 62nd Ave SE



Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters of legal character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible, however, the consultant/appraiser can neither guarantee nor be responsible for accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described in the fee schedule and contract engagement.

Loss or alteration of any of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any person other than to whom it is addressed, without prior written consent of the consultant/appraiser.

Neither all nor any part of the content in this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent of the consultant/appraiser--particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.