



# LAYTON TREE CONSULTING, LLC

## Trees & Construction Memo

### **Milestone NW**

To: Greg Arms  
From: Bob Layton  
CC:  
Date: July 8, 2025  
Re: 7621 SE 22<sup>nd</sup> ST – Lot 1 Tree Retention Issues – Tree #1

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Dear Mr. Arms,

Today per your request, I visited your current project site at 7621 SE 22<sup>nd</sup> Street on Mercer Island to monitor the Lot 1 foundation work adjacent to the retained/protected trees.

Unfortunately, there are issues with the continued retention of Tree #1, a 31-inch diameter Douglas fir. A large shallow structural root was exposed by the operator at roughly 18-feet from the trunk face on the south side during the excavation. The excavation needed for the approved house location or to facilitate the foundation construction will have to sever this root at 6-feet from the trunk face, see the attached exhibit.

Based on bulges at the root crown, the subject has only four buttress or structural roots. These basically radiate from the trunk in the four cardinal directions – north, south, east and west as shown on the attached exhibit. Once the south root is severed, there will be no supporting roots left on the south or windward side of the tree. Trees in the vicinity are very shallow-rooted. Based on the recent excavation work, roots only exist within about the top foot of the ground surface. There is a dense shallow hardpan layer, preventing roots from penetrating deeper into the ground.

I have concerns that if this root is cut, the trees' ability to remain standing when loaded by strong southwest prevailing winds may be in jeopardy. The subject is roughly 120-feet in height. The tree is well within the striking distance of powerlines and the neighboring houses to the north across SE 22<sup>nd</sup> Street. To abate the potentially hazardous condition, removal and

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

replacement is recommended. Three new Douglas fir trees could be planted in the vicinity to mitigate the canopy loss.

Please let me know if you have any questions or need further assistance.

Sincerely,



Bob Layton  
Registered Consulting Arborist #670  
ISA Certified Arborist #PN-2714A  
ISA Tree Risk Assessment Qualified

#### ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

Large structural root exposed at cut bank roughly 18-feet south of Tree #1



Large structural root needs to be cut at 6-feet from trunk face (at arrow) to accommodate foundation work



Large structural root needs to be cut at 6-feet from trunk face (at arrow) to accommodate foundation work



Subject tree

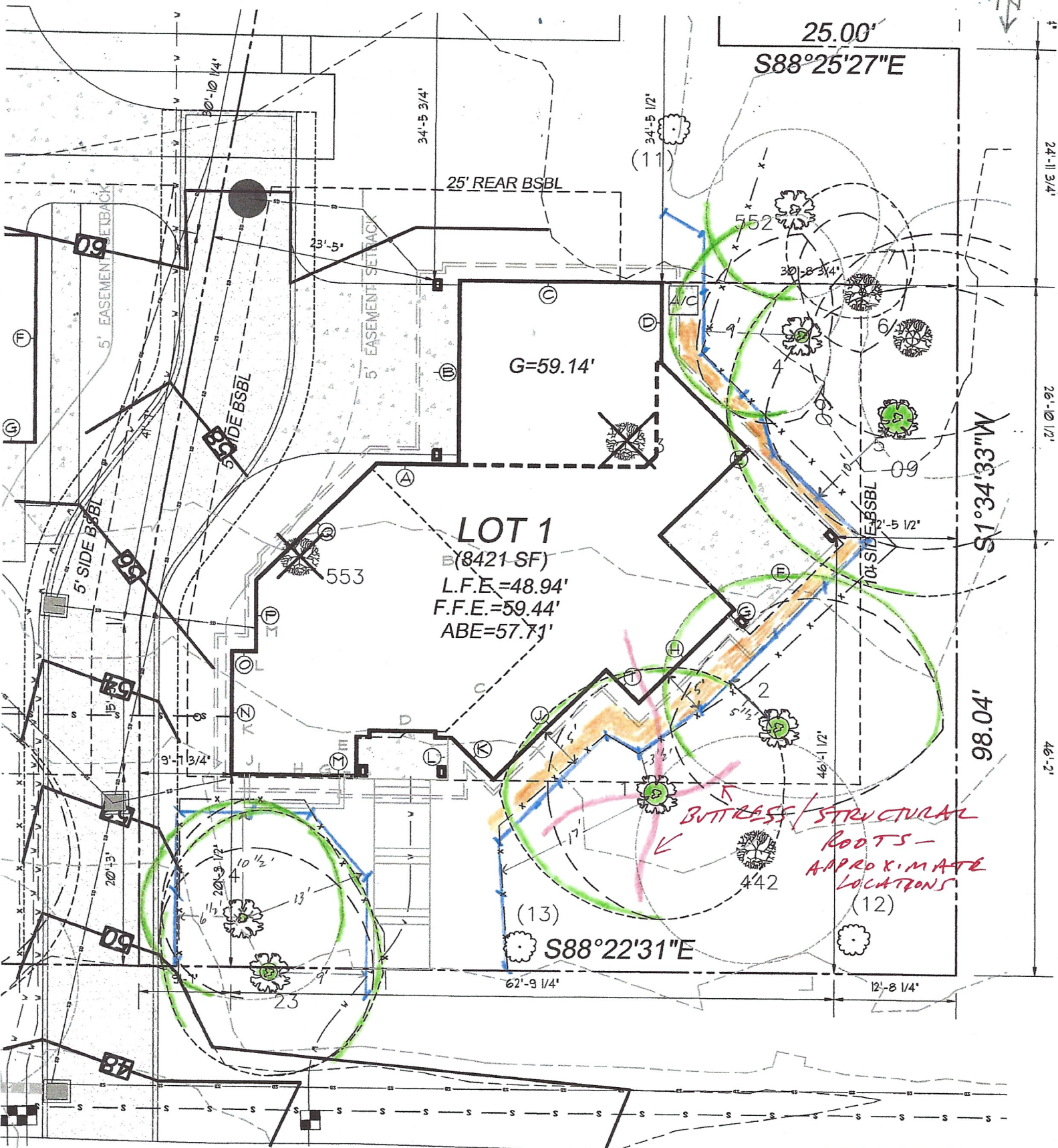


Upper crown of subject tree (center)



LOT 1 TREE PROTECTION PLAN

7621 SE 22ND ST



**LOT 1**  
 (8421-SF)  
 L.F.E.=48.94'  
 F.F.E.=59.44'  
 ABE=57.71'

*BUTTRESS/STRUCTURAL  
 ROOTS -  
 APPROXIMATE  
 LOCATIONS  
 (12)*

SE 22ND STREET

- - RETAINED SUBJECT TREE
- - DRIPLINE
- + - TREE PROTECTION FENCE
- PLACE 4 TO 6 - INCH LAYER OF WOOD/BARK (CHIP MULCH OR HOG FUEL TO PROTECT SOILS/SURFACE ROOTS)

APPROX. SCALE  
 1" = 13.3'