



ARBOR INFO LLC

2406 N Castle Way Brier, WA, 98036

**Tree Assessment
For
Sturman Architects
At
8030 SE 20th St.,
Mercer Island, Washington**



**Date
3/27/2025**

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- I. Site Development Plan with Tree Protections
- II. Tree Assessment Summary Table
- III. Mercer Island Check list
- IV. Mercer Island Tree Inventory Form
- V. Tree Protection Signage Requirements

1. Introduction

I was contacted by John Magcawas at Sturman Architects to describe and assess the condition and viability of trees on and adjacent to 8030 SE 20th St (Hot Pink Trust and Legman) , Mercer Island, WA. This report summarizes my observations and conclusions.

2. Competence

- Certified Arborist (International Society of Arboriculture, #23136, PN0426 A)
- Registered Consulting Arborist (American Society of Consulting Arborists #499).
- Tree Risk Assessment Qualified (ISA).
- Seattle Tree Service Provider 18581
- Certified forester (Society of American Foresters #951)
- Bachelor of Science degree in Forest Management from the University of Washington

3. Client

The client to whom this report is addressed is:

John Magcawas
Sturman Architects
9-103rd Ave NE, Suite 203
Bellevue, WA 98004

4. Assignment, Purpose and Use of Report

The assignment is to describe and assess the condition and viability of on-site and off-site trees adjacent to the subject parcel. Protection recommendations in conformance with the City of Mercer Island “Tree Submittal Check List” are included.

5. Limits of Assignment

The assignment is limited to the information gathered during the site visit March 6 and 7, 2025 (date of assessment) and references noted in this report. No excavation or sampling was undertaken to determine unseen defects. No inspection of trees not reported herein was made.

A site plan indicating the current condition of the property was provided and is included in the Addenda with tree locations noted.

6. Site Description

8030 SE 20 St. Mercer Island, WA
King County Parcel No. 545232220, 31,140 square feet; 0.71 acres
Zoned R-12

The subject property is an irregularly shaped (flag pole) lot that contains a single-family residence on the south portion that drops off with a narrow path (the flag pole) to Lake Washington on the north portion.

The project scope includes a new unconditioned 876 sf outdoor room and roof system on top of the existing patio, and a new 956.6 sf deck. Expansion off of the existing patio, and a new 513 sf driveway widening.

7. Methodology

Each on site tree was tagged and measured for diameter at 4.5-feet above ground, (or equivalent) total height, percentage of live green crown, and dripline (extent of live limbs). Off site trees are measured or estimated and are not tagged.

Each tree's vitality, structure, vigor, and viability were assessed:

Vigor or condition:

Vitality: Biotic

- Good: No evidence of fungal infection or decay;) Tree has sufficient photosynthetic capacity to reach expected normal life expectancy. (40-100 years) in this case
- Fair: Tree has initial fungal decay or evidence of insect habitat and is less likely to survive to normal life expectancy. . Some with minor defects, are rated viable because they have sufficient photosynthetic capacity to reach expected normal life expectancy,
- Poor: Tree has significant fungal decay and defects that render it not likely to survive three years.

Structural: Abiotic

- Good: no significant abiotic or mechanical defects
- Fair: less than preferred form, defects such as breaks in the bole, poor limb attachments, included bark, poor root contact, etc. May be rated non-viable.
- Poor: Broken or cracked bole or limbs; root plate compromised; generally rated non-viable.

Viability:

- A measure of whether the tree is likely to live to its “normal” life span or has defects limiting that potential or poses a risk to the residence or proposed development is a simple ‘yes/no’ rating.

8. Tree Description

Refer to the attached Tree Assessment Summary Form. There are a total of 23 trees on site (16 regulated—10”+) and 49 off-site. A summary of the trees follows.

Table 1- Tree Category Summary – On site

<u>Category</u>	<u>Number</u>
Total	23
Total viable	22
36”+	1
24”+	4
Exceptional	1
Large Regulated	16
Large Regulated to be Removed	3
Percentage Regulated Retention	81%

Table 2- Tree Category Summary – Off site – Private

<u>Category</u>	<u>Number</u>
24”+	9
Exceptional	3
Large Regulated	33
Large Regulated to be Removed	0
Percentage Regulated Retention	100%

9. Tree Retention and Removals

Refer to Addendum II and Mercer Island City Code 19.10.060.

There are sixteen viable regulated trees on site with three proposed for removal, leaving 81-percent retention.

19.10.060.A.2. *Retention requirement.* Development proposals specified under subsection (a)(1) of this section shall retain trees as follows:

a .A minimum of 30 percent of trees with a diameter of ten inches or greater, or that otherwise meet the definition of large tree, shall be retained over a rolling five-year period.

The retention requirement is met.

Project impacts to retained trees affect only those to be removed. Note that the redesigned driveway as shown on the plan will be excavated at the edge with a four-foot vertical wall, then back to the trees at a 1:1 slope with no further tree root zone encroachment.

Table 3 following summarizes the proposed tree removals.

Table 3 – Tree Removal Summary

Tree No.	Size	Regulated	Required Replacement
2	13”	✓	2
22	9”	✓	1
23	11”	✓	2
Total			5

10. Replacement Trees

The project landscape architect will develop a tree planting plan including species and placement on the property.

11. Tree Protection

Trees to be retained must be protected per MIC 19.10.080.b. The following guidelines should be employed to protect all retained trees on and off site at this project location.

- Place no construction material or equipment within the protected area of any tree to be retained
- Tree protection fencing consisting of chain link at least 4-feet in height. at the dripline
- “Tree Protection Area- Entrance Prohibited” at 15-foot intervals on the fence
- Prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional
- Approved landscaping in a protected zone shall be done by light machinery or by hand
- Any exposed roots should be cut cleanly and backfilled with soil as soon as possible
- Root zones should be protected by a 4-inch-deep layer of clean organic material (tree chips, etc.)

Detailed Tree Protection Signage requirements per Mercer Island Requirements are attached in Addendum V.

11. Summary

The tree retention, removal and protection plan described above meets the objectives of the 19.10.010 by retaining and protecting 81-percent of the onsite regulated trees and 100-percent of the trees on adjacent property.

12. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Ownership of the subject trees as provided by the client is assumed to be correct. No responsibility is assumed for legal matters. No opinion as to the property line location is made.
2. Care has been taken to obtain all information from reliable sources. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. The exhibits in this report are included to assist the reader and are not necessarily to scale.
6. Unless expressed otherwise, the information in this report covers only items that were examined and reflects the condition of those items at the time of inspection. The subject site was cleared of all vegetation at the time of inspection therefore the extent of removals is inferred from adjacent undisturbed areas. The inspection is limited to visual examination of accessible portions of the trees and plants.
7. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents related to this report passes to the client only.
8. The liability of ArborInfo LLC its contractors and employees is limited to the client only and only up to the amount of the fee actually received for the assignment.
9. *There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made.*

10. *NEARLY ALL TREES IN ANY CONDITION STANDING WITHIN REACH OF IMPROVEMENTS OR HUMAN USE AREAS REPRESENT HAZARDS THAT COULD LEAD TO DAMAGE OR INJURY. THE ASSESSMENT IS VALID FOR TWO YEARS FROM THE DATE OF INSPECTION, ONLY.*

11. PERTINENT JURISDICTION RULES AND REGULATIONS SHOULD BE CONSULTED PRIOR TO THE REMOVAL OR ALTERATION OF ANY TREE.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Tom Hanson".

Thomas M. Hanson, CA, RCA

Addenda

- I. Site Development Plan with Tree Protections
- II. Tree Assessment Summary Table
- III. Mercer Island Check list
- IV. Mercer Island Tree Inventory Form
- V. Tree Protection Signage Requirements

TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

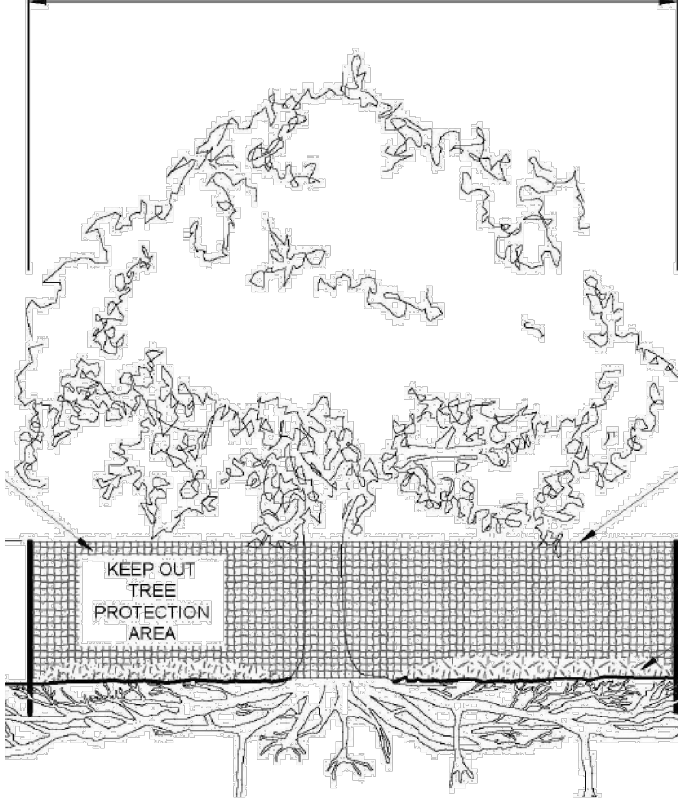
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Crown drip line or other limit of Tree Protection area. See Site/Utility Plan for fence alignment.

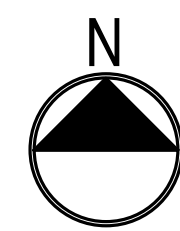


Tree protection fence: 6' chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

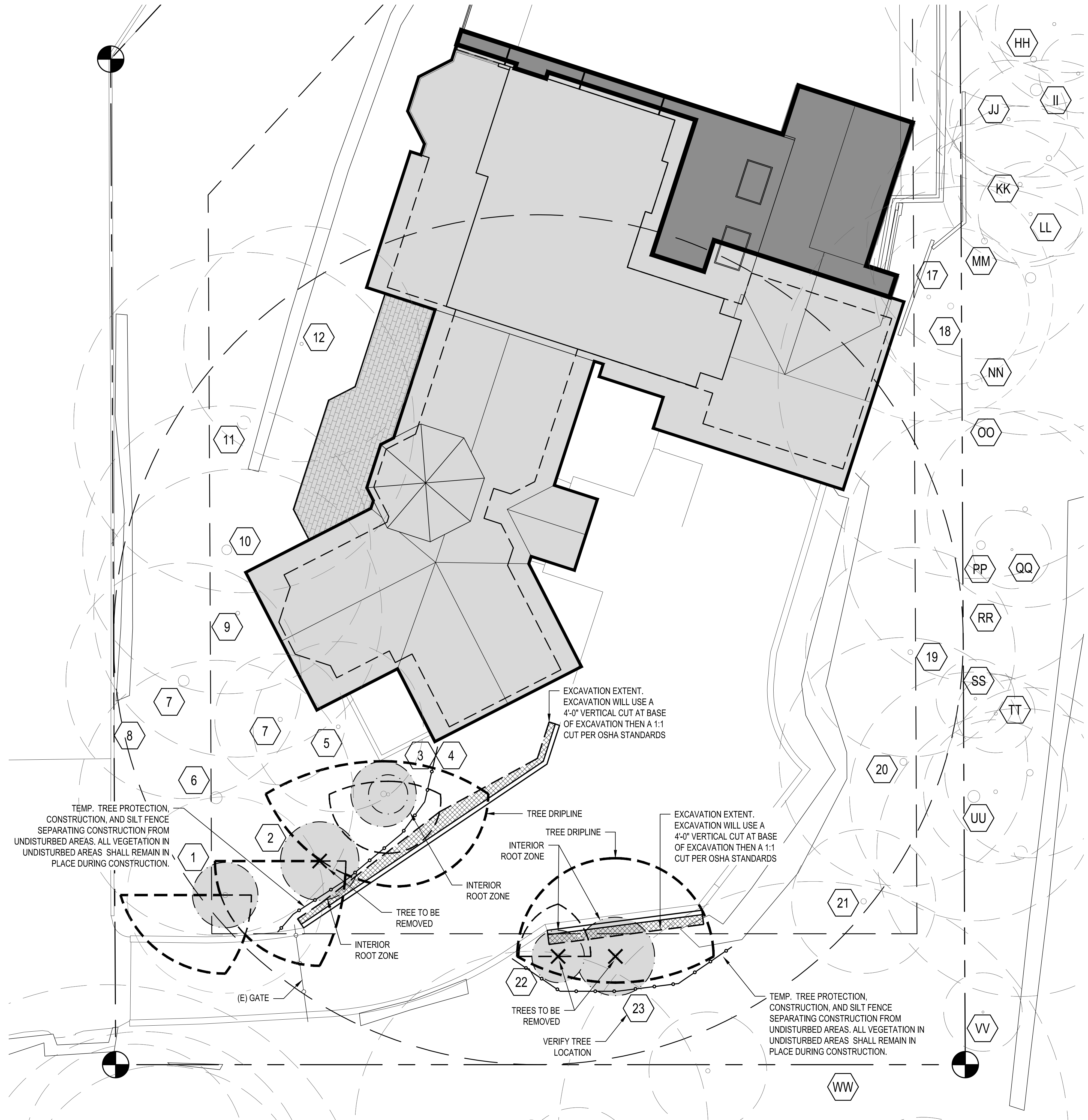
Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org



DRIVEWAY EXCAVATION PLAN

SCALE: 1/8" = 1'-0"

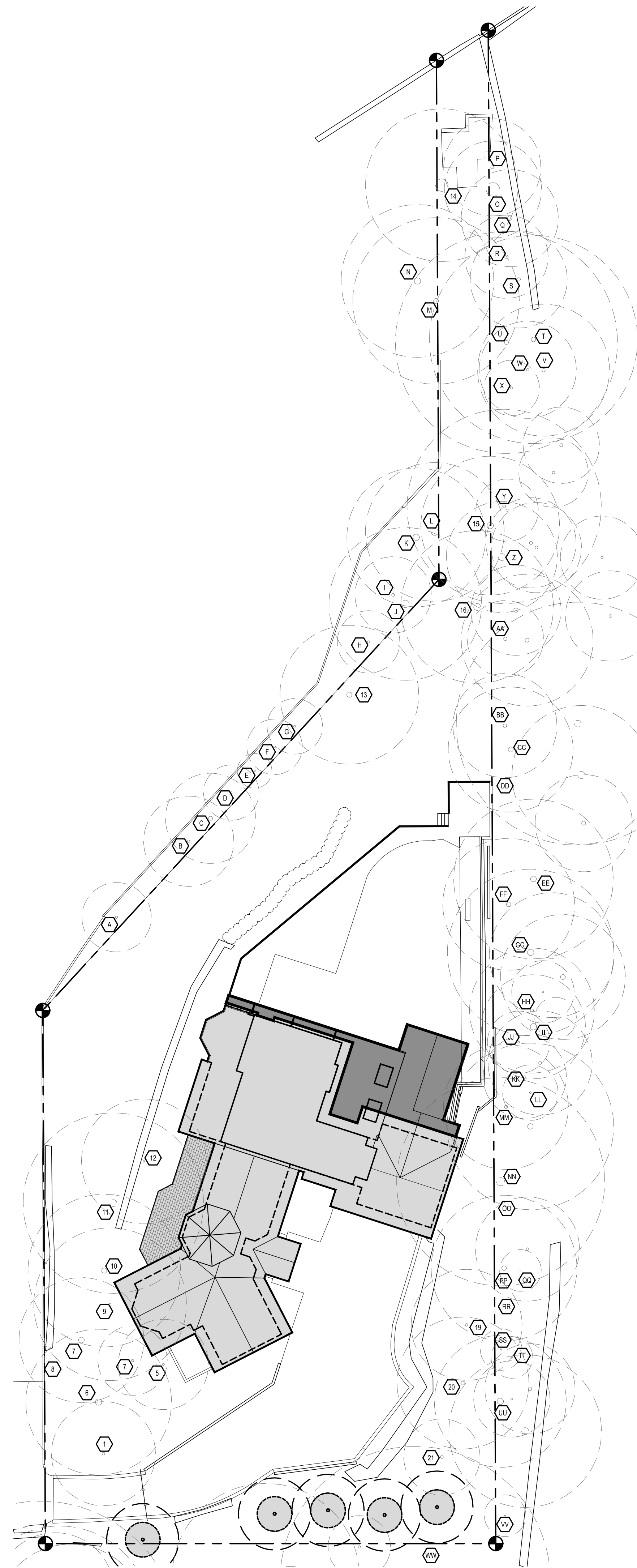


EXCAVATION PLAN

REVISIONS:

PLOT DATE: 3/26/2025
 DRAWN BY: JM
 CHECKED BY: BIS

SHEET
A1.1



PLAN NOTES

REPLACEMENT TREE

MIN 10'-0" RADIUS FROM ANY STRUCTURE, FENCE, UTILITIES, OR TREES

REPLACEMENT TREE

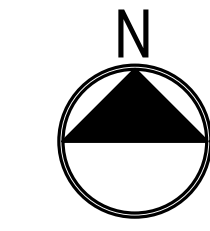
TREES 2, 22, AND 23 ARE PROPOSED TO BE REMOVED.

TREES 2 AND 23 HAVE A DBH OF 10-24". 2 REPLACEMENT TREES REQUIRED PER TREE
 TREE 22 HAS A DBH OF LESS THAN 10". 1 REPLACEMENT TREE IS REQUIRED PER TREE

A TOTAL OF 5 REPLACEMENT TREES ARE REQUIRED. 5 TREES WILL BE PROVIDED

HALF (3) OF THE REPLACEMENT TREES ARE REQUIRED TO BE PACIFIC NORTHWEST NATIVE TREE SPECIES.

DRIP IRRIGATION WILL BE PROVIDED AROUND ALL NEWLY PLANTED TREES. FLOW WILL ENSURE SATURATION OF ROOT ZONE. DURING DRY SEASON, JUNE 15-OCT 31, IRRIGATION WILL RUN 8 TIMES PER MONTH

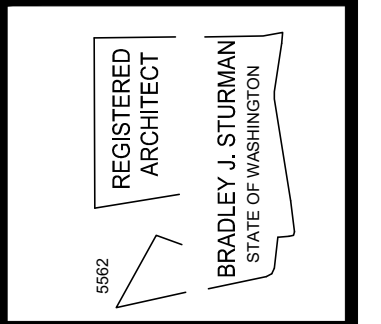


TREE REPLACEMENT PLAN

SCALE: 1" = 20'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SUBMITTAL 3/18/2025



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O'NEILL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040

TREE REPLACEMENT PLAN

REVISIONS:	
▲	
▲	
▲	
▲	
▲	
▲	
PLOT DATE:	3/26/2025
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

A1.1

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



TREE SUBMITTAL CHECKLIST

If a box is checked, please provide the information in your next submittal

SUBMITTAL ITEMS

1. The Mercer Island Tree Inventory Form

- Provide the City's Mercer Island Tree Inventory Form

2. Arborist report/tree inventory

- Provide an Arborist report, prepared by a qualified Arborist. Include the following information in the arborist report.
 - 1. Description of how the arborist meets the threshold requirements for Qualified Arborist.
 - 2. A complete description of each tree's diameter, species, critical root zone, limits of allowable disturbance, health, condition, and viability.
 - 3. A description of the method(s) used to determine the limits of allowable disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis description for individual trees).
 - 4. Any special instructions specifically outlining any work proposed within the limits of disturbance protection areas (i.e. hand-digging, air space, tunneling, root pruning, any grade changes, clearing, monitoring, and aftercare).
 - 5. For trees not viable for retention, a description of the reason(s) for removal based on poor health, high risk of failure due to structure, defects, unavoidable isolation, windfirmness, unsuitability species, etc. If there is no reasonable alternative action (pruning, cabling, etc.) possible, replacement recommendations must be given.
 - 6. Describe the impact of necessary tree removal on the remaining trees, including those in a grove or on adjacent properties.
 - 7. Describe timing and installation of tree protection measures. Such measures must include fencing and be in accordance with the tree protection standards as outlined in MICC 19.10.
 - 8. The suggested location and species of replacement trees to be used when required. The report shall include planting and maintenance specifications to ensure long term survival.
 - 9. **A Tree Inventory** containing the following:
 - a. A numbering system of all existing large trees on the property (with corresponding tags on trees). The inventory shall also include large trees on adjacent property with driplines or critical root zones extending into the property.
 - b. Tree size (diameter). Where a tree splits into several trunks close to ground level, the dbh (Diameter at Breast Height) for the tree is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: $dbh = \sqrt{(stem1)^2 + (stem2)^2 + (stem3)^2}$).
 - c. Proposed tree status (retained or proposed for removal).
 - d. Tree type or species.
 - e. Identify all Exceptional trees and differentiate between those less than 24 inches and those greater than or equal to 24 inches in diameter.
 - f. Brief general health or condition rating of each tree (i.e. poor, fair, good, etc.).

3. Site/tree retention plan

Indicate the following on all civil/utility and grading sheets. If there are no civil sheets indicate on the architectural site plan

- 1. Location of all proposed improvements (building footprint, access, utilities, buffers, required landscape areas).
- 2. Surveyed location of all large trees and Exceptional trees on the property
- 3. Show the critical root zone of Large trees on adjacent properties if driplines extend over the subject property line.
- 4. Trees labeled corresponding to the tree inventory numbering system on the Mercer Island Tree Inventory Form.
- 5. Identify Exceptional trees using different symbols for trees less than 24 inches and trees greater than or equal to 24 inches.
- 6. Location of tree protection measures.
- 7. Limits of excavation near potential saved trees (e.g. excavation limits for building foundation).
- 8. Indicate clearing limits/limits of disturbance (LOD) around all trees potentially impacted by site disturbances - grading, demolition, construction activities (including approximate LOD of off-site trees with overhanging driplines), etc.
- 9. Proposed tree status (trees to be removed or retained) noted by an 'X' for removal.

4. Replanting plan

- Provide the Replanting plan showing proposed locations of any required replacement trees.

PEER REVIEW AND CONFLICT OF INTEREST

A peer review of the tree permit application by a qualified arborist may be required to verify the adequacy of the information and analysis. **The applicant shall bear the cost of the peer review.**

The City Arborist may require the applicant retain a replacement qualified arborist or may require a peer review where the City Arborist believes a conflict of interest may exist.

For example, if an otherwise qualified arborist is employed by a tree removal company and prepares the arborist report for a development proposal, a replacement qualified arborist or peer review may be required.

ARBORIST QUALIFICATION

For tree reviews associated with a development proposal, a qualified arborist must have

- A minimum of three (3) years' experience working directly with the protection of trees during construction
- Have experience with the likelihood of tree survival after construction
- Be able to prescribe appropriate measures for the preservation of trees during land development
- ISA Tree Risk Assessment Qualification
- Your qualified arborists must have at least one (1) of the following credentials:
 - ISA Certified Arborist;
 - ISA Certified Arborist Municipal Specialist;
 - ISA Board Certified Master Arborist;
 - American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
 - Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

ADDITIONAL INFORMATION

Additional Information. The City Arborist or Code Official may require additional documentation, plans, or information as needed to ensure compliance with applicable City regulations.

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COMMUNITY PLANNING & DEVELOPMENT

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PHONE: 206.275.7605 | www.mercergov.org



MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION

Property Owner
Name: _____

Site Address or
Parcel Number: _____

Project Contact
Name: _____

Contact Email
Address: _____

Contact Phone
Number: _____

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. 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 shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater _____

List tree numbers: _____

Number of trees 24" or greater (including 36" or greater) _____

List tree numbers: _____

Number of trees from Exceptional Tree Table (MICC 19.16) _____

List tree numbers: _____

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site 16 (A)

List tree numbers: _____

Number of Large Regulated Trees on site proposed for removal 3 (B)

List tree numbers: _____

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30% 81 %

RIGHT OF WAY TREES

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way _____

List tree numbers: _____

Number of Large Regulated Trees in right of way proposed for removal _____

List tree numbers: _____

Reason for removal: _____

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
Less than 10"*	1		
10" up to 24"	2		
Greater than 24" up to 36"	3		
Greater than 36" and any Exceptional Tree			
TOTAL TREE REPLACEMENTS			

****no replacement tree is needed if the tree fits all of the following;
Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. ****

TREE PROTECTION AREA (TPZ)

KEEP OUT!

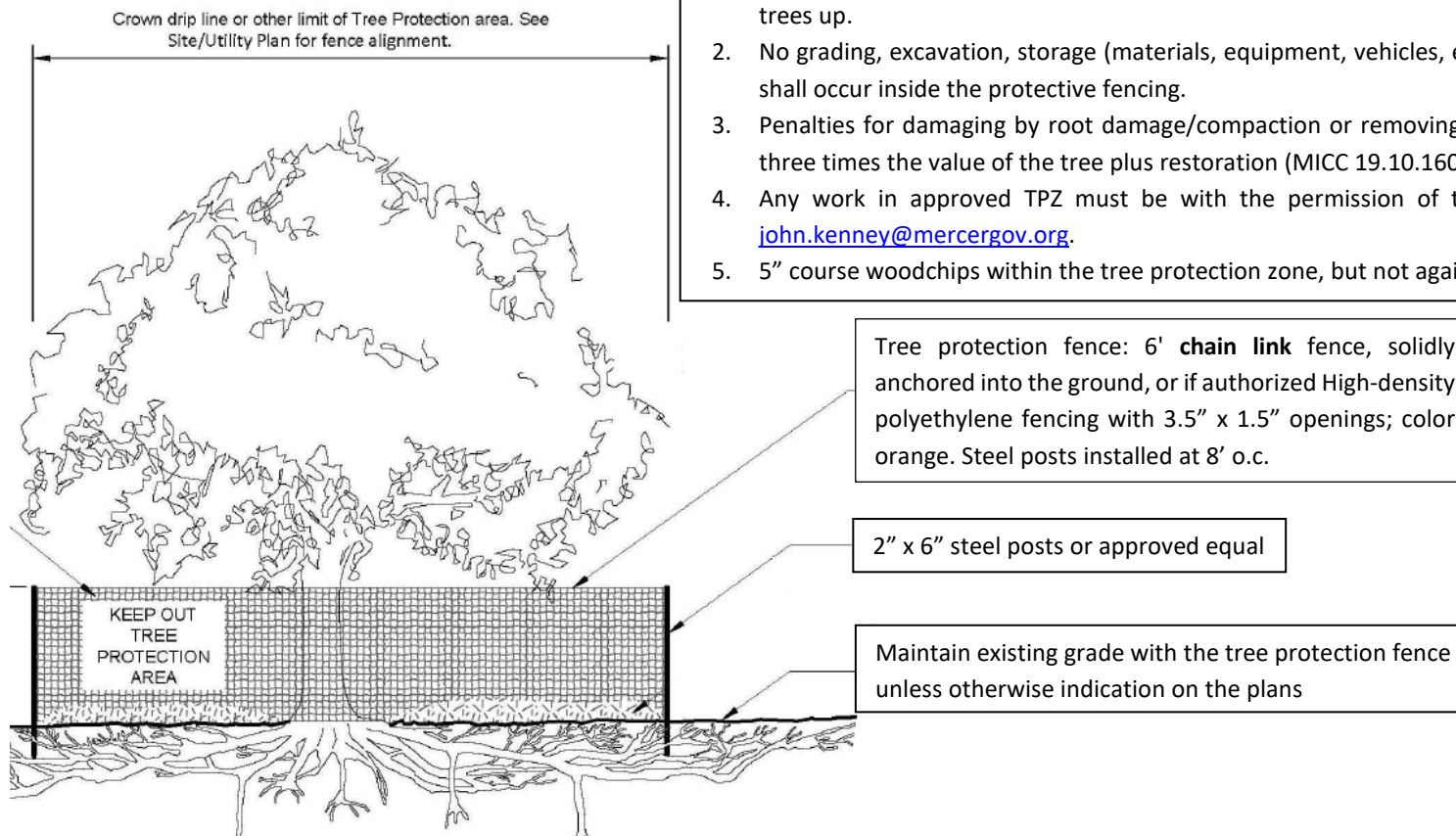
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5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org