



LAYTON TREE CONSULTING, LLC

ARBORIST REPORT

5330 Butterworth Road
Mercer Island, WA



Report Prepared by:

Bob Layton
Registered Consulting Arborist #670
Certified Arborist #PN-2714A

March 11, 2025

It's all about trees.....

PO BOX 572, SNOHOMISH, WA 98291-0572 * 425-220-5711 * bob@laytontreeconsulting.com

Table of Contents

Assignment.....	3
Description.....	3
Methodology.....	3
Judging Condition.....	4
Judging Retention Suitability	4
Observations.....	4
Tree Protection Guidelines	5
Tree Protection Measures	6
Tree Retention/Tree Replacement	6
Arborist Disclosure Statement.....	8

Attachments

Photos, pages 9 - 18

Tree Summary Table

Tree Plan Map

Tree Inventory and Replacement Worksheet

Assignment

Layton Tree Consulting, LLC was asked to compile an Arborist Report for a property on Mercer Island. The subject property is located at 5330 Butterworth Road. My assignment is to prepare a written report on present tree conditions, and to provide appropriate recommendations for the protection of retained and/or protected trees associated with the Lot 2 re-development project.

This report encompasses all of the criteria set forth under the City of Mercer Island's tree regulations, particularly Chapter 19.10 Trees, of the Unified Development Code Title 19. A 'Regulated' tree is any tree with a diameter of more than 10-inches or any tree that meets the definition of an 'Exceptional' tree.

Date of Field Examination: February 8, 2024

Description

The property contains a significant amount of tree cover. 44 trees were identified and assessed on the property. Of these, 35 are 'regulated' trees or 10-inches or more in diameter. Regulated trees are found scattered around the property.

Subject trees have been identified with a numbered aluminum tag attached to the lower trunk. Tree tag numbers correspond with the numbers on the attached Tree Summary Table and maps.

One additional off-site tree was assessed. This is a semi-mature Western red cedar located close to the property line northeast of the tennis court. It appears to be a boundary line tree.

Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown or canopy of the tree is examined for current vigor/health by examining the foliage for appropriate color and density, the vegetative buds for color and size, and the branches for structural form and annual shoot growth; and the overall presence of limb dieback and/or any disease issues.
- The trunk or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insect pests, bleeding or exudation of sap, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects can include but are not limited to excessive or unnatural leans, crooks, forks with V-shaped crotches, multiple attachments.
- The root collar and exposed surface roots are inspected for the presence of decay, insect damage, as well as if they have been injured or wounded, undermined or exposed, or the original grade has been altered.

Based on these factors a determination of condition is made.

Judging Condition

The three condition categories are described as follows:

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

Fair – minor to moderate structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location

Poor – major structural defects expected to cause fail in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location

Judging Retention Suitability

Not all trees necessarily warrant retention. The three retention suitability categories as described in ANSI A300 Part 5 (Standard Practices for the Management of Trees During Site Planning, Site Development and Construction) are as follows:

Good – trees are in good health condition and structural stability and have the potential for longevity at the site

Fair – trees are in fair health condition and/or have structural defects that can be mitigated with treatment. These trees may require more intense management and monitoring, and may have shorter life-spans than those in the “good” category.

Poor – trees are in poor health condition and have significant defects in structure that cannot be mitigated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess characteristics that are incompatible or undesirable in landscape settings or be unsuited for the intended use of the site.

Observations

The property contains a significant amount of tree cover. Trees are found scattered around the property. There is a wide mix of species to include both deciduous and coniferous varieties. The majority of trees are of good vigor and are structurally sound, with no concerning issues. Trees have been well maintained or managed (pruned) in the past. Most common species include Katsura, flowering plum, Southern magnolia and white or paper birch.

Five of the subject trees were found to be in a ‘poor’ condition. Tree #3 is a mature native bigleaf maple at the front of the property. It has an advanced soft rot infection, *Kretzschmaria deusta*. This is evident by multiple fruiting bodies of the fungus observed on the root crown and lower trunk. See pictures

below. These appear as black crusty nodules resembling dried tar. Tree #18, another mature bigleaf maple also has an advanced infection. There is risk of complete trunk failure for both of these.

Tree #15 is a young to semi-mature Alaska cedar on the north perimeter. The main trunk forks at roughly 16-feet above ground into codominant (equal diameter) stems or tops. There is a significant buildup of included or embedded bark between the forked stems. One or both of these forked stems are likely to split away from the main trunk in the near future.

Tree #34 is a semi-mature to mature apple variety. The root crown has failed in the past. The tree is being propped up by wooden posts. It is low risk.

Trees #38, #39 and #40 are semi-mature to mature black cottonwood. #39 has advanced decay within the mid and upper stem, evident by nesting holes or open cavities. There is an elevated risk of trunk or stem failure. These are not sustainable long-term and pose an elevated risk to nearby targets. These are being removed under a separate tree removal permit through the city.

Discussion/Recommendations

Trees #3, #15 and #18 have significant defects and pose an elevated risk. These trees are recommended for removal as part of this project.

The proposal is to remove Trees #31, #32, #33, #34, #35, #36, #37, #41, #42 and #54 for the expansion of the building and driveway footprints. All are located within proposed construction footprints or will be compromised by new construction. The proposed retention is 68.75% of the total regulated trees.

Tree #55 will be notably impacted by new road and turn-around construction. Root loss north of the tree would not be expected to compromise the stability of the tree, but may have adverse impacts on long-term tree health. Follow the tree protection guidelines and measures as outlined below to give the tree the best chance of survival.

Access to the site will be confined to the existing concrete driveway. Position a tree protection barrier at the edge of the driveway to keep vehicles away from protected trees, as shown on the attached tree plan map.

No neighboring or off-site trees will be impacted by this proposal.

Tree Protection Guidelines

Tree protection fencing shall be positioned around any retained trees or off-site protected trees prior to the start of work or bringing any heavy equipment onto the site. This will help to define clearing limits and protect soils and surface roots. Existing grades within the tree protection fenced area shall not be altered. Do not cut silt fencing into the existing grade near trees as this will damage roots.

Any excavation within the driplines of retained trees and/or the neighboring trees shall be monitored by the project arborist so necessary precautions can be taken to minimize overall impacts. Any roots damaged during site work outside of the tree protection area shall be pruned clean at sound tissue prior

to backfilling or finishing areas. Sound tissue is where the root is undamaged and the bark is completely intact with the root. This will help roots to seal off potential decay and allow them to sprout new growth. Any disturbed areas near protected trees shall be watered weekly during the dry season of June through September. This will help to create a favorable environment for new root growth and reduce the overall stress associated with root loss and disturbance.

Care shall be taken to continue to protect trees during finish landscape work. Any landscape work within the protection areas shall be accomplished using hand-labor only. Simply finish the landscape within the tree protection areas by cutting/hand-pulling any unwanted vegetation and applying a 2 to 4-inch covering of organic mulch/beauty bark. Avoid large plantings, irrigation trenches and the construction of hardscapes within the driplines of retained trees.

Tree Protection Measures

The following guidelines are recommended to ensure that the designated space set aside for the preserved trees are protected and construction impacts are kept to a minimum.

- Tree protection fencing shall be erected per attached tree plan prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees.
- Excavation limits shall be laid out in paint on the ground to avoid over excavating.
- Excavations within the driplines shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work has been authorized or approved within the dripline or critical root zone.
- To establish sub grade for foundations, curbs and pavement sections near the trees, soil shall be removed parallel to the roots and not at 90-degree angles to avoid breaking and tearing roots that lead back to the trunk within the dripline. Any roots damaged during these excavations shall be hand-excavated and exposed to sound tissue and cut cleanly with a saw prior to backfilling or finishing areas.
- Areas excavated within the dripline of retained trees shall be thoroughly irrigated weekly during dry periods.
- Preparations for final landscaping shall be accomplished by hand within the driplines of retained trees. Large equipment shall be kept outside of the tree protection zones at all times.

Tree Retention/Tree Replacement

MICC 19.10.060 - Tree removal—Associated with a development proposal.2.Retention requirement. Development proposals specified under subsection (a)(1) of this section shall retain trees as follows' 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 proposal is to remove 11 of the 44 large regulated trees on the property, equivalent to 75% retention.

Any trees removed pursuant to the city's tree code will require replacement per 19.10.070 - Tree replacement. Based the city's Tree Inventory & Replacement Worksheet (attached), 16 replacement trees would be required.

B.Replacement trees.1.Location. Replacement trees shall be located in the following order of priority from most important to least important:

a.On-site replacement adjacent to or within critical tree areas as defined in chapter 19.16 MICC;

b.On-site replacement outside of critical tree areas adjacent to other retained trees making up a grove or stand of trees;

c.On-site replacement outside of critical tree areas; and

d.Off-site in adjacent public right-of-way where explicitly authorized by the city.

2.Species. Replacement trees shall primarily be those species native to the Pacific Northwest. In making a determination regarding the species of replacement trees, the city arborist shall defer to the species selected by the property owner unless the city arborist determines that the species selected is unlikely to survive for a period of at least ten years, represents a danger or nuisance, would threaten overhead or underground utilities or would fail to provide adequate protection to any critical tree area.

3.Size.

a.Coniferous trees shall be at least six feet tall; and

b.Deciduous trees shall be at least one and one-half inches in caliper.

The city arborist may authorize the planting of smaller-sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, the site conditions, neighborhood character, and the purposes of this section, and that such replacement trees will be planted in sufficient quantities to meet the intent of this section. The city arborist shall not authorize the planting of shrubs or bushes in lieu of required replacement trees.

The property is large enough to successfully sustain the 16 required replacement trees. New trees can be planted between the new access road and south property lines.

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

Looking west down entrance driveway from house



Looking east down entrance driveway from Butterworth Road



Base of Tree #3, advanced soft rot infection



Base of Tree #3, advanced soft rot infection



Tree #8 in northwest corner of site



Lower trunk of #18, advanced soft rot infection



Tree #23 near sports pavilion building



Upper crown of #23, decent vigor



Trees #25, #31 and #32



Tree #26 close to existing building



Tree #30 close to property line



Looking east along north side of house, Trees #38, #39 and #40 in background



Tree #34 has failed at the root crown and is being propped up



Trees #35, #36 and #37



Trees #38 > #41



Lower trunks, #38, #39 and #40



Tree #39 in middle, multiple nesting holes/cavities on mid and upper bole



Looking south across back of house



Back of house, Trees #42 close to existing house



Trees #52 > #55





Layton Tree Consulting LLC

For: MacPherson Construction
 Site: 5330 Butterworth RD - Mercer Island

Tree Summary Table

Date: 2/8/2024

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Dripline (feet)				Health Condition	Structural Condition	Regulated Yes/No	Viable Tree	Exceptional Yes/No	Comments	Proposal
					N	S	E	W							
1	flowering plum	<i>Prunus cerasifera</i>	16	40	12	14	18	6	Good	Good	Yes	Yes	No	lean, asymmetric canopy east	Retain
2	Japanese maple	<i>Acer palmatum</i>	8	26	8	6	14	8	Good	Good	No	Yes	No	no concerns	Retain
3	bigleaf maple	<i>Acer macrophyllum</i>	14 to 24	90	32	18	24	28	Fair	Fair	Yes	No	Yes	large cluster, extensive soft rot fungus	Remove Retain
4	Japanese maple	<i>Acer palmatum</i>	5,5,5,4 (9)	18	12	10	12	6	Good	Good	No	Yes	No	no concerns	Retain
5	Serbian spruce cv.	<i>Picea omorika</i>	8	45	4	6	6	6	Good	Good	No	Yes	No	no concerns	Retain
6	Southern magnolia	<i>Magnolia grandiflora</i>	5	20	4	4	8	2	Good	Fair	No	Yes	No	lean, asymmetric canopy east	Retain
7	Serbian spruce cv.	<i>Picea omorika</i>	8	40	2	8	8	2	Good	Fair	No	Yes	No	natural lean east	Retain
8	Western red cedar	<i>Thuja plicata</i>	33	75	14	10	16	12	Good	Good	Yes	Yes	Yes	no concerns	Retain
9	Katsura	<i>Cercidiphyllum japonicum</i>	14	36	10	18	12	8	Good	Fair	Yes	Yes	No	old broken top	Retain
10	Katsura	<i>Cercidiphyllum japonicum</i>	14	45	12	14	8	10	Good	Fair	Yes	Yes	No	forked top	Retain
11	Western red cedar	<i>Thuja plicata</i>	24,22 (32)	70	18	16	16	14	Excellent	Good	Yes	Yes	Yes	trunks fork at root crown	Retain
12	Alaska cedar	<i>Chamaecyparis nootkatensis</i>	13	50	12	14	12	8	Excellent	Excellent	Yes	Yes	No	no concerns	Retain
13	Katsura	<i>Cercidiphyllum japonicum</i>	20	45	16	10	8	14	Good	Fair	Yes	Yes	No	trunk forks at 5 feet, crown reduced	Retain
14	Katsura	<i>Cercidiphyllum japonicum</i>	13	35	12	8	8	6	Fair	Fair	Yes	Yes	No	suppressed, crown reduced	Retain
15	Alaska cedar	<i>Chamaecyparis nootkatensis</i>	10	45	8	8	8	8	Excellent	Poor	Yes	No	No	forked at 16 feet, codominant stems	Remove Retain
16	Katsura	<i>Cercidiphyllum japonicum</i>	14	40	12	10	8	8	Good	Fair	Yes	Yes	No	forked top, crown reduced	Retain
17	Katsura	<i>Cercidiphyllum japonicum</i>	10	40	10	12	6	6	Good	Good	Yes	Yes	No	no concerns	Retain
18	bigleaf maple	<i>Acer macrophyllum</i>	37	65	12	16	20	4	Poor	Fair	Yes	No	Yes	extensive soft rot fungus	Remove Retain
19	Katsura	<i>Cercidiphyllum japonicum</i>	15	40	12	6	8	8	Good	Good	Yes	Yes	No	crown reduced	Retain
20	Western red cedar	<i>Thuja plicata</i>	48	90	12	16	20	10	Good	Fair	Yes	Yes	Yes	significant trunk decay, forked top, slight lean south	Retain
21	flowering plum	<i>Prunus cerasifera</i>	10,12 (16)	40	14	12	16	10	Good	Fair	Yes	Yes	No	forked at 4 feet, codominant stems	Retain
22	flowering plum	<i>Prunus cerasifera</i>	11	45	12	10	4	12	Good	Fair	Yes	Yes	No	forked at 10 feet, codominant stems	Retain
23	Western red cedar	<i>Thuja plicata</i>	45,34 (56)	100	16	10	22	16	Good	Good	Yes	Yes	Yes	close to building, foliage somewhat sparse	Retain
24	Paulownia/Empress	<i>Paulownia tomentosa</i>	22	50	8	10	18	6	Good	Fair	Yes	Yes	No	lean, asymmetric canopy east, some trunk decay	Retain
25	Japanese Stewartia	<i>Stewartia pseudocamellia</i>	7	36	10	8	10	8	Good	Good	No	Yes	No	no concerns	Retain
26	Katsura	<i>Cercidiphyllum japonicum</i>	18	55	14	12	12	14	Good	Fair	Yes	Yes	No	forked top, weak attachment, not crown reduced	Retain
27	Katsura	<i>Cercidiphyllum japonicum</i>	14	55	10	12	8	12	Good	Fair	Yes	Yes	No	forked top, weak attachment, not crown reduced	Retain
28	Katsura	<i>Cercidiphyllum japonicum</i>	18	50	12	10	10	14	Good	Good	Yes	Yes	No	no concerns	Retain
29	Katsura	<i>Cercidiphyllum japonicum</i>	21	55	18	6	14	14	Good	Good	Yes	Yes	No	natural lean, asymmetric canopy north	Retain
31	Katsura	<i>Cercidiphyllum japonicum</i>	21	45	12	12	12	10	Good	Good	Yes	Yes	No	crown reduced in past	Remove
32	Katsura	<i>Cercidiphyllum japonicum</i>	14	40	14	12	12	12	Good	Good	Yes	Yes	No	no concerns	Remove
33	Japanese maple	<i>Acer palmatum</i>	12	22	14	10	8	10	Good	Good	Yes	Yes	No	close to building, well maintained	Remove
34	apple	<i>Malus domestica</i>	*10	10	x	x	x	x	Good	Poor	No	No	No	extensive basal decay, falling over	Remove
35	apple	<i>Malus domestica</i>	*20	12	10	10	10	10	Good	Good	Yes	Yes	No	well maintained	Remove
36	apple	<i>Malus domestica</i>	*12	10	10	10	10	10	Good	Good	Yes	Yes	No	well maintained	Remove
37	apple	<i>Malus domestica</i>	*13	10	10	10	10	10	Good	Good	Yes	Yes	No	well maintained	Remove
38	black cottonwood	<i>Populus trichocarpa</i>	43	130	NA	NA	NA	NA	Fair	Fair	Yes	No	Yes	being removed under separate hazard tree permit	NA
39	black cottonwood	<i>Populus trichocarpa</i>	41	125	NA	NA	NA	NA	Fair	Poor	Yes	No	Yes	being removed under separate hazard tree permit	NA
40	black cottonwood	<i>Populus trichocarpa</i>	34	110	NA	NA	NA	NA	Fair	Fair	Yes	No	No	being removed under separate hazard tree permit	NA
41	flowering plum	<i>Prunus cerasifera</i>	8	12	6	6	6	6	Good	Good	No	Yes	No	well maintained	Remove
42	Southern magnolia	<i>Magnolia grandiflora</i>	12	32	10	12	10	12	Excellent	Excellent	Yes	Yes	No	no concerns	Remove
54	white birch	<i>Betula papyrifera</i>	9	55	10	6	10	8	Good	Fair	No	Yes	No	decay pocket below fork	Remove
55	Chinese catalpa	<i>Catalpa ovata</i>	39	80	24	26	24	16	Good	Good	Yes	Yes	Yes	sound, good form	Retain
56	flowering plum	<i>Prunus cerasifera</i>	9	22	12	10	8	10	Good	Good	No	Yes	No	no concerns	Retain
Neighboring Trees															
30	Western red cedar	<i>Thuja plicata</i>	26	70	14	16	16	12	Good	Fair	Yes	Yes	No	forked at 16 feet, codominant stems, boundary tree	Protect

cv - cultivated variety

* - caliper measurement at one-foot above ground

Dripline measurements from face of trunk

Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3

stems: dbh = square root [(stem1)2 +(stem2)2 +(stem3)2]).

**COTTONWOODS REMOVED UNDER SEPARATE TREE PERMIT (2503-110)
 NOT INCLUDED IN OVERALL SITE RETENTION CALCS & REPLACEMENT TREES.**

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION

Property Owner

Name: Cooperville, LLC (Roger & Nancy MacPherson)

Site Address or

Parcel Number: 5330 Butterworth Rd.

Project Contact

Name: Dan Buchser

Contact Email

Address: dan@macphersonconstruction.com

Contact Phone

Number: 425.391.3333

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 4

List tree numbers: 18, 20, 23, 55

Number of trees 24" or greater (including 36" or greater) 7

List tree numbers: 3, 8, 11, 18, 20, 23, 55

Number of trees from Exceptional Tree Table (MICC 19.16) 7

List tree numbers: 3, 8, 11, 18, 20, 23, 55 (3 and 18 are high-risk)

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 32 (A)

List tree numbers: 1, 3, 8>24, 26>33, 35, 36, 37, 42, 55

Number of Large Regulated Trees on site proposed for removal 10 (B)

List tree numbers: 31,32,33,35, 36, 37, 42, 3,15,18

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30% 68.75 %

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 0

List tree numbers: _____

Number of Large Regulated Trees in right of way proposed for removal 0

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	2	2
10" up to 24"	2	7	14
Greater than 24" up to 36"	3		
Greater than 36" and any Exceptional Tree	6		
TOTAL TREE REPLACEMENTS			<u>16</u>

**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. **

TREES #3, #15, #18 & #34 NOT INCLUDED IN REPLACEMENT CALCULATIONS