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Prepared for: 2727 64th Ave SE, Mercer Island, WA 98040
Prepared by: Rick Jordan II, ISA Certified Arborist TRAQ (PN-9629A)
Date of Site Visit: June 10, 2025

1. Introduction

This Arborist Report was prepared in support of a residential construction project involving a home addition and driveway expansion. It addresses trees potentially impacted by the proposed development and provides recommendations for retention, removal, and protection in accordance with ISA Best Management Practices (BMPs) and the Mercer Island Municipal Code (MICC) Chapters 19.10 and 19.07.

A separate Tree Protection Plan will be submitted per MICC 19.10.080. This document focuses on assessment findings and arborist-level recommendations. Trees are numbered from right to left (north to south) based on their observed location during the June 10, 2025 site visit.

2. Methodology

All trees were visually assessed by ISA Certified Arborist Rick Jordan II (TRAQ #PN-9629A). Evaluations were performed at ground level using visual observation techniques. DBH (Diameter at Breast Height) was measured or estimated where access was restricted. Tree condition was rated based on crown structure, vigor, trunk defects, disease indicators, and site context. Trees located off-site were assessed from the subject property. CRZ (Critical Root Zone) was estimated as 1 foot of radius per inch of DBH unless modified based on visible root conditions. No root collar excavations, borings, or canopy sampling were performed. Site photographs were taken and will be included separately with arrows indicating each tree.

3. Tree Inventory

The following table summarizes all trees 10 inches DBH or greater located on or near the subject property:

Tree Inventory Table – 2727 64th Ave SE, Mercer Island

ID	Species	DBH	Cond.	CRZ (ft)	Rec.	Comments
1	Douglas fir	31	Good	31	Retain	Shared tree near driveway, Landmark Tree, CRZ impacted
N4	Western red cedar	20	Fair	20	Retain	Off-site, behind north fence, no impact
2	Norway spruce	12	Poor	12	Remove	Fungal decay, trunk damage, driveway conflict
3	Douglas fir	27	Fair	27	Retain	Drought stress, driveway CRZ conflict
4	Wild cherry	11	Dead	11	Remove	Tagged for removal by City
5	Wild cherry	10	Fair	10	Retain; monitor	Signs of gummosis
6	Oregon ash	15	Good	15	Retain	Driveway proximity, protection limited
N1	Oregon ash	16	Good	16	Retain	Off-site, no impact
N2	Oregon ash	14	Good	14	Retain	Off-site, no impact
N3	Oregon ash	12	Good	12	Retain	Off-site, no impact

4. Conditions and Findings

Tree 1, a 31-inch DBH Douglas fir, is in good health and located near the existing driveway. Although technically a shared tree with the neighboring parcel, the trunk crosses just an inch over the property line and has historically been maintained as part of the subject property. Due to its DBH, it qualifies as a Landmark Tree under MICC 19.10.020(C). The tree's CRZ extends beneath the current driveway and into the proposed expansion area. Protection measures will be required due to the proximity of construction access and staging activity.

Tree N4, a 20-inch Western red cedar, is located off-site behind the north fence. This tree was visually assessed from within the property and is in fair condition, with evidence of prior topping. It is located approximately 30 to 40 feet from the proposed home addition and well outside the area of construction. While no direct conflict is anticipated, incidental trunk or root contact during construction staging should be avoided. No fencing or special protection is required.

Tree 2, a 12-inch Norway spruce, is in declining condition. It shows signs of fungal decay and sap weeping and is located at the proposed driveway expansion. Removal is recommended, consistent with MICC requirements.

Tree 3, a 27-inch Douglas fir, is drought-stressed but structurally intact. Its CRZ extends partially into the driveway expansion area. Due to access constraints, fencing will likely be infeasible; therefore, root bridging and soil compaction prevention will be required.

Tree 4 is an 11-inch DBH wild cherry that is fully dead, with no viable canopy and visible bark degradation along the trunk. Structural dieback is complete, and the tree presents a moderate risk of limb failure if left in place. It has already been tagged for removal by the City of Mercer Island. The tree's location and condition do not present any conflict with proposed construction activities. Its removal is consistent with hazard mitigation best practices and requires no additional mitigation under current code.

Tree 5 is a 10-inch DBH wild cherry that displays signs of gummosis, a resinous exudate often associated with fungal infection or environmental stress, such as mechanical injury or fluctuating soil moisture. The tree currently exhibits moderate crown density with no evidence of structural defects. It is located outside the proposed work zone and is not anticipated to be directly impacted by construction. Retention is recommended at this

time, with periodic monitoring over the next 12 to 24 months to evaluate for progression of crown decline or pathogen development. No immediate mitigation is required.

Tree 6, a 15-inch Oregon ash, is similarly affected by the driveway expansion and will require modified protection strategies. Both trees should have root zones covered with 12 inches of mulch overlain with plywood or steel plates. Vehicle movement through these areas should be temporary only. Long-term parking and material storage should be avoided.

Trees N1, N2, and N3 are Oregon ash located off-site behind the southern property fence. These trees are not situated near any proposed construction activity, and no excavation or material staging is planned within their critical root zones (CRZs). Based on current site plans, these trees are not expected to be impacted by the addition or driveway expansion. No access is required to assess these trees beyond what was visible from the subject property. Their health appears good, and no mitigation measures are recommended at this time.

5. Recommendations

All retained trees whose CRZs may be affected by construction should be protected according to ISA BMPs and MICC 19.10.060–080. Where fencing cannot be installed, apply a 12-inch thick layer of arborist mulch and cover it with $\frac{3}{4}$ -inch plywood or steel plates to prevent root zone compaction. Fencing and protective measures must be installed before any grading or excavation begins.

If trenching or excavation occurs within 10 feet of a tree trunk or within 25% of a tree's CRZ, only air excavation or hand digging may be used. Roots greater than 2 inches in diameter should be preserved. If unavoidable, roots must be cleanly pruned using sterilized tools. In the event that significant root exposure occurs, an ISA Certified Arborist must evaluate the area and determine whether mitigation is necessary. This report does not include construction-phase monitoring, but post-construction monitoring is recommended to assess tree response and inform supplemental irrigation or pruning needs.

Trees 2 should be removed under proper City permits. Tree replacement ratios must meet MICC 19.10.070 standards depending on DBH. Tree 1, the shared Landmark Douglas fir, must be retained with extra care due to its regulatory status and health. Avoid damage to its structural roots.

Staging and materials must not be placed within its CRZ. If conflicts arise during work, further evaluation may be required.

6. Landmark Tree Screening

Tree 1 qualifies as a Landmark Tree under MICC 19.10.020(C) due to its 31-inch DBH. Its structure and health are both good, and it is not proposed for removal. The tree's CRZ will be affected by driveway expansion and construction access. Given its shared boundary status and proximity to construction, it will require root zone bridging and diligent avoidance of any further encroachment. ISA BMPs must be followed throughout construction to retain tree health and regulatory compliance. If unanticipated root disturbance occurs, post-disturbance evaluation will be required.

7. Disclaimer

This report is based on a visual inspection of site conditions on June 10, 2025. No invasive techniques, root excavation, or aerial inspection were conducted. Tree health is dynamic and subject to change. No guarantee is made regarding future stability or survival. This report provides recommendations based on conditions observed at the time of inspection only. A separate Tree Protection Plan will be submitted as required under MICC 19.10.080.

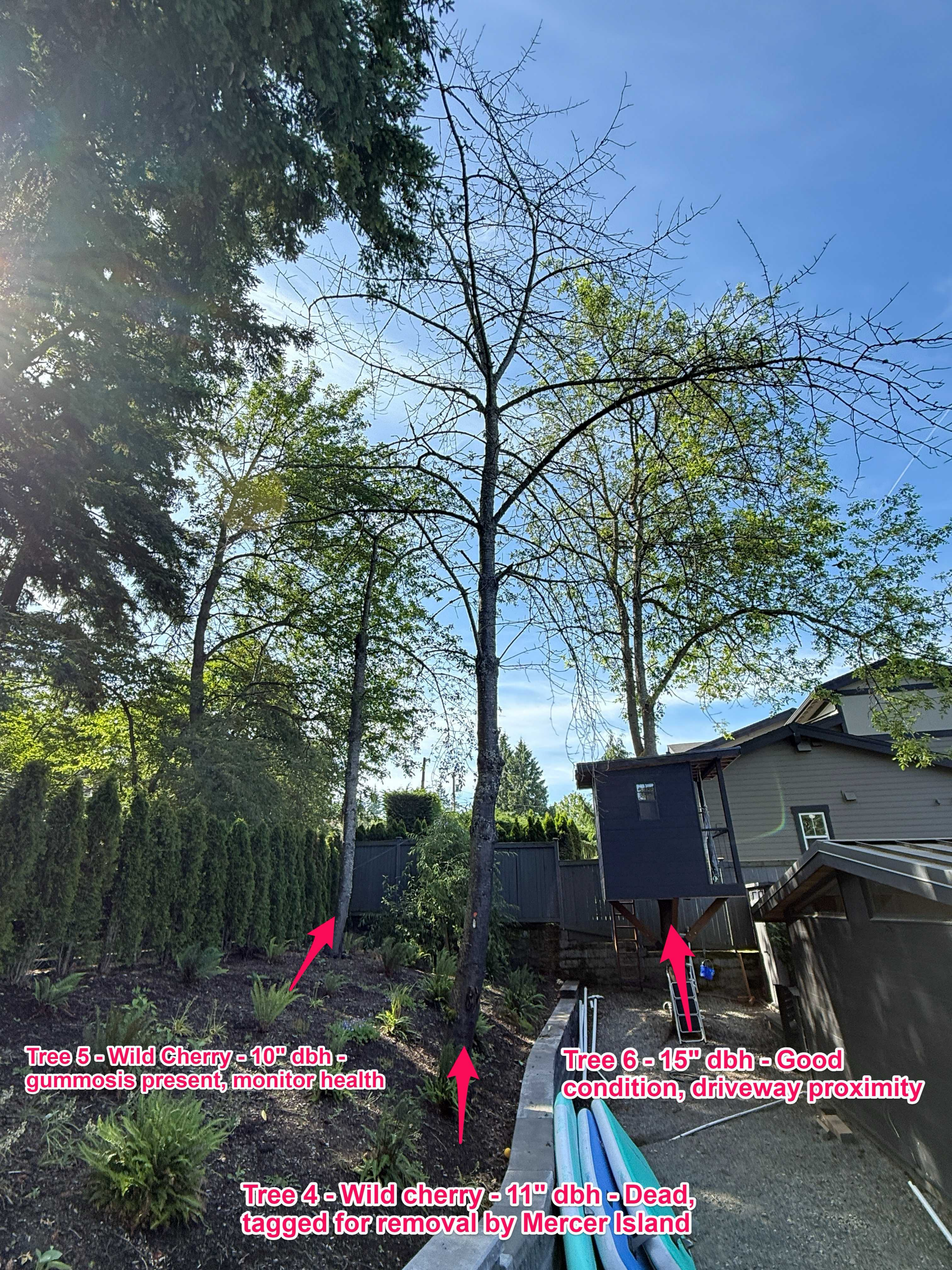


**Tree 1 - Douglas fir - 31 in - Shared
Landmark Tree near driveway**



Tree 3 - Douglas fir - 27" dbh - Drought stress, partial CRZ driveway impact

Tree 2 - Norway Spruce - 12" dbh - fungal infection, adjacent to driveway



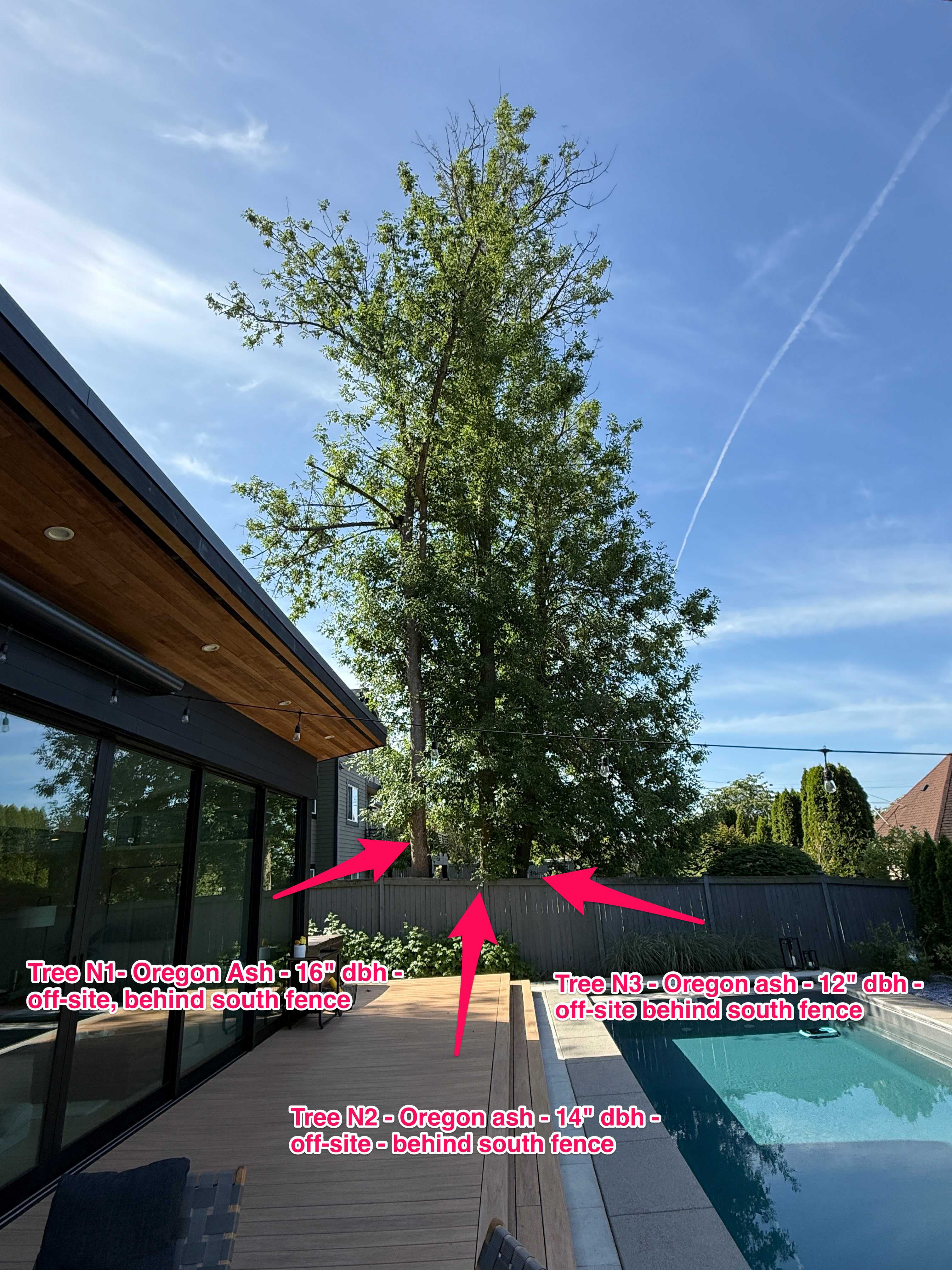
Tree 5 - Wild Cherry - 10" dbh - gummosis present, monitor health

Tree 6 - 15" dbh - Good condition, driveway proximity

Tree 4 - Wild cherry - 11" dbh - Dead, tagged for removal by Mercer Island



N4 - Western red cedar - 20" dbh - off-site north fence



**Tree N1 - Oregon Ash - 16" dbh -
off-site, behind south fence**

**Tree N3 - Oregon ash - 12" dbh -
off-site behind south fence**

**Tree N2 - Oregon ash - 14" dbh -
off-site - behind south fence**