

Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A  
ISA TREE RISK ASSESSMENT QUALIFIED  
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Consulting Arborist Services

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To: Robert LaRose  
for Office of Ordinary Architecture

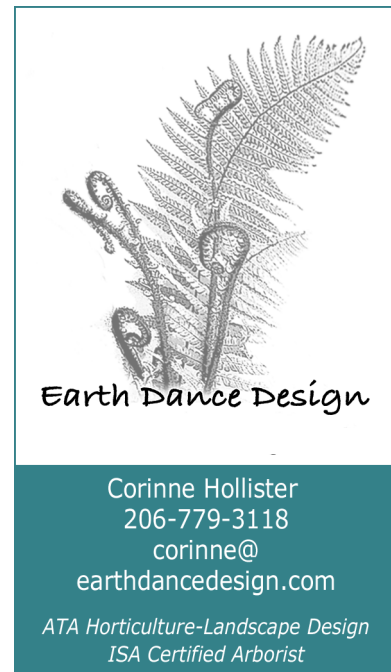
Reference: Partial Tree Inventory Report

Date: April 16, 2025

Site Address: 5245 Forest Ave SE, Mercer Island 98040

Parcel: 1410300005

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Dear Mr. LaRose,

Sandy Wolf of Office of Ordinary Architecture contacted me, and you subsequently contracted my services to develop a partial tree inventory report for the property referenced above. Prior to my site visit I received a topographic and boundary survey developed by Terrane, dated February 28, 2025. I also received a conceptual site plan for a new sauna, dated April 4, 2025. I visited the site on April 8, 2025, to inspect regulated trees located near the proposed construction. The focus of this report is to present a partial regulated tree inventory – those trees potentially impacted by construction. Ratings for health and structure and limits of disturbance (LOD) are provided. Review of construction documents and tree protection guidelines are not included here.

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**Summary:**

Regulated Trees Potentially Impacted by Proposed Construction	4
Total Significant/Large Trees	3
Total Exceptional Trees	1

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Inspection results of all four (4) trees are listed in the partial tree inventory table on page 7.

NOTE: Nine (9) Leyland cypress are planted in a row along the south property line, near proposed construction. They are sheared, topped and clearly maintained as a hedge, thus not included here as regulated trees.

## Mercer Island Tree Code

**MICC 19.16.010 Definitions** establish size thresholds for regulated trees, including species categorized as exceptional at specific diameters (DBH).

**MICC 19.10.090 Application Requirements** outlines components of an arborist report.

**MICC 19.10.080 Tree Protection Standards** establish tree protection based on best management practices from the International Society of Arboriculture (ISA).

**Limits of disturbance (LOD)** are calculated here using rootplate <sup>1</sup> and trunk diameter,<sup>2,3</sup> and ISA BMPs<sup>4</sup>. The LOD is the minimum distance from a tree for any soil disturbance, represents the area to be protected during construction and assumes impact on only one side of the tree. These LOD measurements may be adjusted during the design and construction process, only if reviewed and approved by a city planner and/or the project arborist. Each tree shall be considered individually regarding proposed construction impacts, species tolerance for disturbance, existing health and structure, and existing barriers to root growth potential (hot tub and flagstone patio).

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## Contents

Introduction

Limitations

Methods & Observations – Tree Inspection

Attachments:

1. Assumptions and Limiting Conditions
2. Certification of Performance
3. Significant Tree Inventory
4. Annotated Survey – Tree Number Exhibit
5. Site Exhibit – Photos
6. Mercer Island Tree Protection Detail

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<sup>1</sup> Coder, Kim D. 2005. Tree Biomechanics Series. University of Georgia School of Forest Resources.

<sup>2</sup> Smiley, E. Thomas, Ph. D. Assessing the Failure Potential of Tree Roots, Shade Tree Technical Report. Bartlett Tree Research Laboratories.

<sup>3</sup> Fite, Kelby and E. Thomas Smiley. 2009. Managing Trees During construction; Part Two. Arborist News. ISA.

<sup>4</sup> Companion publication to the ANSI A300 Series, Part 5: Managing Trees During Construction. 2016. ISA.

## Introduction

I visually inspected the trees on the southwest corner of the property, between the house and Lake Washington where a new sauna is proposed for construction. I identified four (4) trees – three (3) Japanese maples (*Acer palmatum*) and one (1) Mugo pine species (*Pinus mugo* sp.). One (1) of the Japanese maples is exceptional as defined by the city of Mercer Island. The Mugo pine is an older specimen which is taller than the smaller, commonly seen cultivars.

All the trees are listed in the inventory table on page 7.

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## Limitations and Use of this Report

This tree report establishes existing conditions of the trees on the property, utilizing the most practical means available. This report is based primarily on what is readily visible and observable, without any invasive means. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time.

There are several factors that can affect a tree's condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

There were no limitations preventing access to any of the trees I inspected.

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## Tree Inspection:

I visually inspected four (4) trees from the ground. I performed the equivalent of a Level 1 tree risk assessment.<sup>5</sup> This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory.

This inspection identifies both the health and the structure of the trees. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable conditions of concern, which can indicate if a tree is subject to failure. The intent of this report is to identify regulated trees based on city of Mercer Island code, existing health conditions and structure, and to specify limits of disturbance for tree preservation.<sup>6</sup> No invasive procedures were performed on any tree at the time of my inspection. The results of this inspection are based on what was visible at the time.

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<sup>5</sup> Smiley, Matheny, Lilly: Companion publication to the ANSI A300 Part 9: Tree Shrub and Other Woody Plant Management – Standard Practices, Tree Risk Assessment. 2017. ISA.

<sup>6</sup> Fite, Smiley: Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction. 2016. ISA.

The inventory table beginning on page 7 reflects the results of my inspection, including the following for each tree:

- Number – as shown on the annotated survey attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground, unless otherwise indicated.
- Dripline – average branch extension from the trunk, measured as radius in feet from trunk center.
- Category – small, large, exceptional, and/or grove as defined by Mercer Island Municipal Code, 19.16.010.
- Ratings – from 1 to 3 (where '1' indicates no visible conditions of concern in structure or health; '2' indicates minor to moderate concerns that may require action; '3' indicates significant problems or concerns and tree removal is recommended).
- Visible defects – Visible structural defects or diseases:
  - Asymmetrical canopy – tree has an unbalanced canopy often due to space and light competition from adjacent trees or structures.*
  - Nectria Canker – Disease cankers established on the trunk, a fungal infection which often attacks via wounds and may girdle stems and branches or weaken tree structure.*
  - Foliage vigor – low foliage density may indicate stress, or early infection/declining health.*
  - Lean – angle of trunk from vertical.*
  - Multiple leaders – tree has multiple stem attachments, which may lead to tree failure and require maintenance or monitoring over time.*
- Viability – a recommendation from the project arborist based on ISA tree risk assessment standards. Final determination rests with the city of Mercer Island. All four (4) trees show signs of stress but appear viable based on a visual assessment.

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**NOTE:** Limits of Disturbance shall be established for each tree on an individual basis as the project progresses, based on the details of proposed disturbance with particular attention to existing conditions. This includes not only tree health and structure, but also existing site limitations to root growth potential. Specific plans for demolition and construction should be included in the development of tree protection guidelines.

Please see Mercer Island Tree Protection Code – Trees and Construction, and detail on page 9:  
[https://www.mercerisland.gov/sites/default/files/fileattachments/community\\_planning\\_amp\\_development/page/21988/treesandconstruction.pdf](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treesandconstruction.pdf)

## Attachment 1: Assumptions and Limiting Conditions

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1. A field examination of the site was made on April 8, 2025. Observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, as the consultant/arborist I can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I am not a qualified land surveyor, and this tree protection and replacement report is based on a topographic survey, Terrane, dated February 28, 2025. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey.
4. I, as consultant/appraiser, shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
5. Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.
6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.
7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.
8. Construction activities can impact trees in unpredictable ways. All retained trees should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

## Attachment 2: Certificate of Performance

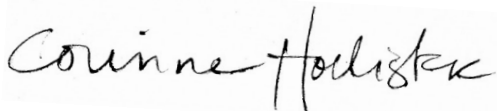
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I, Corinne Hollister, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current industry standards, scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-6981A) and am Tree Risk Assessment Qualified. I also am a member of the American Society of Consulting Arborists (ASCA).

Signed,



Corinne Hollister

Date: April 16, 2025

**Attachment 3: Partial Tree Inventory Table (see definitions on page 4)**

Tree #	Species	DBH (in)	Dripline (ft)	Category	Exc Threshold (in)	Health	Structure	Notes	LOD (ft)
1	Japanese maple <i>Acer palmatum sp.</i>	11	11	Significant	12	2	2	Located above retaining wall. Nectria canker on trunk. Low foliage vigor. No proposed root disturbance.	10
2	Japanese maple <i>Acer palmatum sp.</i>	12.5	18.5	Exceptional	12	2	2	Four stems: 6.5, 7, 4, 7 inches. QMD. Low foliage vigor.	10
3	Japanese maple <i>Acer palmatum sp.</i>	10	18	Significant	12	2	2	Four stems: 5, 4.5, 4, 6 inches. QMD. Low foliage vigor.	9
4	Mugo pine <i>Pinus mugo</i>	14	20	Significant	36	2	2	Species. Lean to north. Low foliage vigor. Asymmetrical canopy.	11

QMD – Quadratic mean diameter, an industry standard calculation used for multi-stem trees. See full list of definitions on page 4.



Attachment 5: Tree Protection Detail

# TREE PROTECTION AREA (TPZ)

## KEEP OUT!

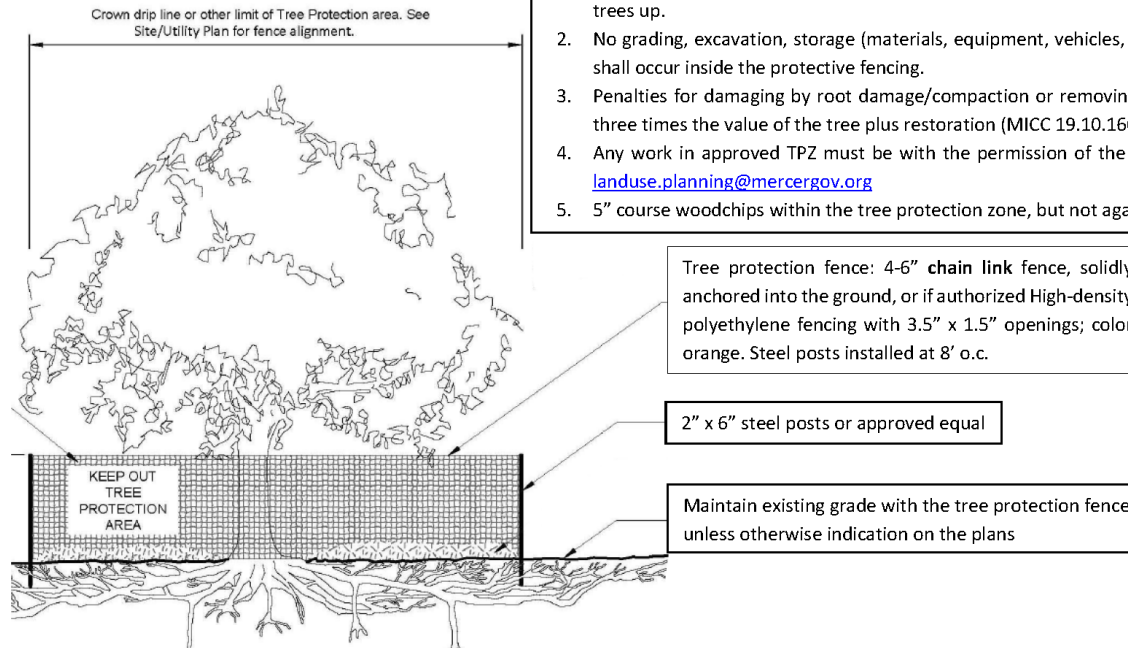
### DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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 Land Use and Planning Division at [landuse.planning@mercergov.org](mailto:landuse.planning@mercergov.org)
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 Land Use and Planning Division at [landuse.planning@mercergov.org](mailto:landuse.planning@mercergov.org)

**Attachment 6: Site Exhibit – Photos**

*Right: Looking west from the existing utility vault, Tree #1 is in the background, Trees #2 and #3 can be seen near the existing hot tub. The Leyland cypress hedge is on the left.*

*Below: Looking south, (left to right) Trees #2, #3, #4 and the hedge behind.*

