

Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A
ISA TREE RISK ASSESSMENT QUALIFIED
American Society of Consulting Arborists, Member

Consulting Arborist Services

To: Issac Greenetz
Citizen Design

Reference: Arborist Report Addendum –
Plan Review, Updated Tree Replacement

Date: November 7, 2025

Site Address: 6427 East Mercer Way, Mercer Island 98040

Parcel: 3024059151 (Lot C)



Dear Mr. Greenetz,

I am providing this addendum in response to city comments regarding the project proposed at the property referenced above. Specifically, I have updated the tree table and replacement tree totals to include non-viable or high-risk trees. This addendum should be considered in conjunction with the updated arborist report I submitted June 25, 2025, where you will find tree inspection details, reference to Mercer Island Tree Code, and pruning specifications. I have provided an updated Mercer Island inventory checklist to reflect these latest calculations. I also reviewed the latest set of plans and provided notes to the project's architect, civil and landscape teams regarding tree protection and replacement planting.

Summary:

Total Onsite Regulated Trees	35
Total Onsite Significant/Large Trees	23
Total Onsite Exceptional Trees	5
Total Offsite/ROW Trees (one proposed for removal)	7
Total Regulated Trees Proposed for Retention (31.4%)	11
Replacement Trees Required	75

All the tree protection notes I provided have been incorporated into the plan set.

Specific construction guidelines – including required onsite monitoring and documentation by the project arborist – shall be reviewed by the general contractor prior to site disturbance.

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Tree Protection Guidelines Updated

Tree Replacement Calculations

Attachments:

1. Assumptions, Limiting Conditions & Certification of Performance
2. Significant Tree Inventory
3. Tree Plan – A0.6
4. Drainage Plan C06
5. Landscape Plan L01, L02

Introduction

I visually inspected the trees on site and identified thirty-five (35) trees – five (5) exceptional trees, seven (7) trees equal to or larger than 24 inches, sixteen (16) large trees, and seven (7) non-viable, or hazardous trees. There are also four (4) trees located across the existing driveway on the parcel to the north, and three (3) trees located in the right-of-way (ROW). The trees are a mix of predominantly native conifers, plus Pacific madrone (*Arbutus menziesii*), and Big-leaf maple (*Acer macrophyllum*). Six (6) trees on the original survey, by Informed Land Survey LLC, January 6, 2020, have fallen are gone.

All the trees are listed in the updated inventory table beginning on Page 7.

Limitations and Use of this Report

See limitations in full report, June 25, 2025

Tree Inspection

See tree inspection details in full report, June 25, 2025

See Mercer Island Tree Retention Worksheet provided separately:

https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf

Limits of Disturbance — Project arborist shall monitor and document pruning for clearance, and tree protection fencing placement prior to disturbance, and excavation in existing driveway for utility installation. These trees are likely impacted by construction.

See definitions in full report, June 25, 2025

Tree #	Species	DBH	Dripline	LOD	Proposed Construction & Site Conditions
2517	Douglas-fir	23	16	11	New asphalt drive, trenching for utilities.
2519	Douglas-fir	24.5	22	12	New asphalt drive, trenching for utilities.
2521	Western red cedar	34	22	15	New asphalt drive, trenching for utilities. Limit of disturbance edge adjusted to 13 ft with monitoring by project arborist.
2523	Mountain ash	16	10	8	New asphalt drive, trenching for utilities.
2526	Douglas-fir	sml	-	6	ROW, existing compaction in driveway, limit additional, set fencing as indicated.
2527	Western red cedar	48	21	15	Foundation disturbance 9 ft from trunk in SW corner only, extend fencing to dripline edge in all other areas, restrict access, pruning specifications provided.
2564	Douglas-fir	sml	-	6	Non-significant tree. Set fencing as indicated.

Removal of Exceptional Trees – I recommend removal of four (4) exceptional due to the removal of adjacent trees and proposed construction inside LOD, which will likely impact health & structural integrity.

Tree #	Species	DBH	Dripline	LOD	Proposed Construction & Site Conditions
2551	Pacific yew	9.2	12	8	Root disturbance 5 feet away.
2585	Pacific madrone	9	10	9	Low LCR. Lean. Removal recommended. Increased load/ structure compromised by adjacent tree removal.
2586	Pacific madrone	11	6	10	LOW LCR. Lean. Removal recommended. Increased load/ structure compromised by adjacent tree removal.
2587	Pacific madrone	6	8	8	Small adjacent trees for proposed for removal will compromise structure – #2588 and #2589

Tree Protection Guidelines – Updated

Tree removal: Removal of all trees adjacent to tree protection areas shall occur under the direction of the project arborist and be completed without impact to any retained tree. Tree climbers (ISA certified arborists) shall cut and drop trees in sections, away from any retained tree and away from all tree protection areas. Tree stumps and roots shall be ground in place, if necessary, rather than pushed over or pulled out by heavy equipment.

Pruning for construction clearance: See pruning specifications for tree #2527 in arborist report. All pruning shall be completed by an ISA-certified arborist following ANSI A300 standards, monitored, and documented by the project arborist

Construction access: Install tree protection fencing along north edge of existing driveway. Any excavation shall be reviewed and approved by project arborist and a city planner. Compaction shall be minimized with an additional layer of asphalt at grade, without excavation, or with ground mats or steel plates.

Trenching for utilities: Project arborist shall be onsite to monitor and document cuts to roots on offsite trees during excavation for utility installation. Disturbance edge set at 13 feet from trunk center on Exceptional tree #2521.

Silt fencing proposed within 1.5x the dripline of any retained tree shall be installed without trenching — utilizing straw wattles and sandbags. Once outside of any dripline area, silt fencing may be installed with trenching if necessary, as indicated on site plans.

Tree protection fencing: A six-foot temporary chain-link fence (or orange polyurethane equivalent – if approved by city planners) shall be installed outside the driplines of all retained trees, or as indicated on approved site plans, prior to site disturbance, demolition or construction. I recommend chain-link fencing around tree #2527. The project arborist shall review and approve fencing placement. Posts driven into ground shall avoid damage to roots.

General tree protections: No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed inside the tree protection fencing, or under any trees located in or adjacent to the ROW. A 6- to 8- inch layer of arborist chips is recommended in the dripline area of all trees to retain moisture and limit soil compaction.

Paving improvements proposed within dripline of any retained tree onsite, offsite or in ROW shall be at grade and all cuts to roots inside LODs shall be avoided. See notes on construction access above.

All stormwater management and drainage shall be directed outside driplines and away from any tree.

Fill or cuts to grade: No fill shall be placed inside tree protection areas as indicated by fencing on the site plans. Any plans for fill deeper than 2 inches placed over roots within the driplines shall be reviewed by the project arborist and/or a city planner. No cuts to grade within the tree protection area are allowed without review and approval of a city planner and the project arborist.

Landscaping: Soil amendment and planting within the dripline of any retained tree shall be avoided to limit root disturbance. areas and increased watering added only as part of a long-term management plan for tree survival.

Onsite monitoring and documentation by project arborist shall occur for the following activities:

- All necessary pruning for construction clearance;
- Tree removal as indicated;
- Review of tree protection fencing;
- Trenching for utilities in driveway and ROW;
- Paving within driplines;
- Landscaping within tree protection area of Tree 2527;
- Tree replacement planting.

Tree protection is required throughout construction. Any modifications to tree protection measures shall be approved by the project arborist and/or a city planner.

Tree Replacement – 75 Trees

See more details in full report, June 25, 2025
 Replacement totals have been updated to include non-viable or hazard trees.

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	7	0
10" up to 24"	2	12	24
Greater than 24" up to 36"	3	7	21
Greater than 36" and any Exceptional Tree	6	5	30
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. **

Attachment 1: Assumptions, Limiting Conditions & Certificate of Performance

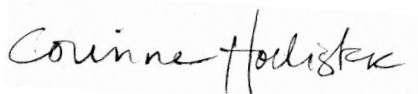
1. A field examination of the site was made on February 13, 2025. Observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, as the consultant/arborist I can neither guarantee nor be 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, developed Informed Land Survey LLC, dated January 6, 2020. Sketches and photographs in this report are not necessarily to scale.
4. 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.
5. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, with or without applied stress. Risk management is the responsibility of the landowner.
6. 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.

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.
- 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.

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: November 7, 2025



Attachment 2: Updated Tree Inventory Table

Orange shading shows non-viable/hazard trees all planned for removal; Exceptional trees based on size and species are in bold.

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Retain	Exc	X	X	2527	48.5	Western red-cedar <i>Thuja plicata</i>	30"	21	1	1		C	Y	15	
	Remove	Sig	X		2528	22	Western red-cedar <i>Thuja plicata</i>	30"	20	1	2	Asymmetric canopy, double leader, grafted w/#2529	C	Y	11	2
	Remove	Sig	X	X	2529	24	Bigleaf maple <i>Acer macrophyllum</i>	30"	25	1	2	Asymmetric canopy, sweep, grafted w/#2528	D	Y	12	2
	Remove	Sml			2530	7	Bigleaf maple <i>Acer macrophyllum</i>	30"	16	1	2	Sweep	D	Y	6	
	Remove	Sml			2539		Plum <i>Prunus sp.</i>		12						6	
X	Remove	Haz	X	X	2546	11, 15, 18 (26)	Bigleaf maple <i>Acer macrophyllum</i>	30"	30	2	3	Decline, asymmetric canopy, stumpsprout, undermined rootplate	D	N	NA	3
X	Remove	Haz	X	X	2547	28	Douglas-fir <i>Pseudotsuga menziesii</i>	30"	20	1	3	Asymmetric canopy, undermined rootplate	C	N	NA	3
X	Remove	Haz	X	X	2548	29	Douglas-fir <i>Pseudotsuga menziesii</i>	30"	22	1	3	Undermined rootplate	C	N	NA	3
X	Remove	Haz	X		2549	19	Pacific madrone <i>Arbutus menziesii</i>	6"	18	1	3	Sweep, lean, undermined rootplate	BE	N	NA	6

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree \geq 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Remove	Exc			2551	9.2	Pacific yew <i>Taxus brevifolia</i>	6"	12	2	1	Decline	C	Y	8	6
	Remove	Sig	X	X	2562	26.5	Western red-cedar <i>Thuja plicata</i>	30"	18	1	1		C	Y	13	3
	Remove	Sig	X		2563	20.75	Western red-cedar <i>Thuja plicata</i>	30"	16	1	2	Asymmetric canopy	C	Y	11	2
	Retain	Sml			2564		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
X	Retain	Sig	X		2565	14.5	Bigleaf maple <i>Acer macrophyllum</i>	30"	20	1	2	Asymmetric canopy	D	Y	8	
	Remove	Sig	X	X	2566	25	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	1		C	Y	13	3
	Remove	Sig	X	X	2567	25	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	2	Asymmetric canopy	C	Y	13	3
X	Retain	Sml			2569	7	Western red-cedar <i>Thuja plicata</i>	30"	8	2	1	Suppressed	C	Y	6	
X	Retain	Sml			2570	7.5	Western red-cedar <i>Thuja plicata</i>	30"	12	2	2	Suppressed, sweep	C	Y	6	
X	Retain	Sig	X		2571	11.5	Western red-cedar <i>Thuja plicata</i>	30"	12	1	1		C	Y	7	
X	Retain	Sig	X		2572	11.5	Western red-cedar <i>Thuja plicata</i>	30"	14	1	2	Asymmetric canopy, extensive woodpecker holes, broken top	C	Y	7	

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree \geq 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
X	Remove	Haz	X		2574	22	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	16	1	3	LCR, suppressed, undermined rootplate	C	N	NA	2
X	Remove	Haz	X		2575	18	Bigleaf maple <i>Acer macrophyllum</i>	30"	20	1	3	Asymmetric canopy, sweep, undermined rootplate	D	N	NA	2
X	Remove	Sml			2576	8	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	10	3	3	Suppressed, sweep	C	N	NA	
X	Retain	Sig	X		2577	11	Western red-cedar <i>Thuja plicata</i>	30"	12	1	2	Sweep, extensive woodpecker holes	C	Y	6	
X	Retain	Sig	X		2578	21	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	2	Sweep	C	Y	11	
X	Retain	Sig	X	X	2581	26	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	20	1	1		C	Y	13	
X	Retain	Sig	X		2582	10	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	11	1	2	Asymmetric canopy	C	Y	7	
	Remove	Exc	X		2585	9	Pacific madrone <i>Arbutus menziesii</i>	6"	10	1	2	LCR, Canker	BE	Y	9	6
	Remove	Exc	X		2586	11	Pacific madrone <i>Arbutus menziesii</i>	6"	6	2	2	Decline, lean	BE	Y	10	6
	Remove	Exc	X		2587	6	Pacific madrone <i>Arbutus menziesii</i>	6"	8	2	2	Suppressed, LCR	BE	Y	8	6
	Remove	Sml			2588		Douglas-fir <i>Psuedotsuga menziesii</i>								6	

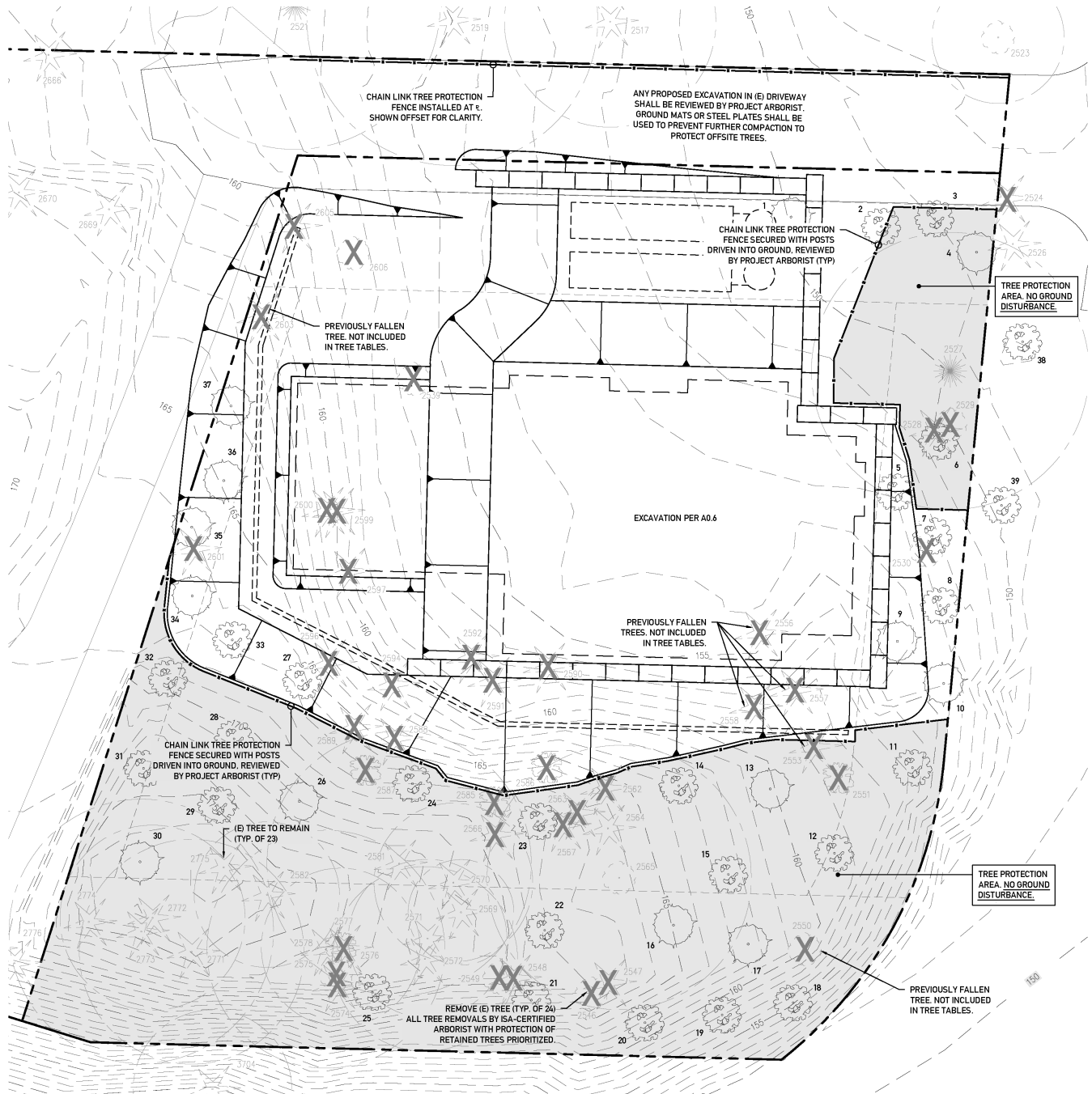
Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree \geq 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Remove	Sml			2589		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
	Remove	Sml			2590	8.5	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	12	2	2	Decline, asymmetric canopy	C	Y	6	
	Remove	Sig	X		2591	16	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	16	2	2	Decline, asymmetric canopy	C	Y	8	2
	Remove	Sml			2592		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
	Remove	Sig	X		2594	11	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	1	1		C	Y	6	2
	Remove	Sig	X	X	2596	16, 18 (24)	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	2	Double leader	C	Y	12	2
	Remove	Sig	X		2597	11	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	1	1		C	Y	6	2
	Remove	Sml			2599	9	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	1	2	Asymmetric canopy	C	Y	6	
	Remove	Sig	X		2600	18	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	1		C	Y	9	2
	Remove	Haz	X		2601	22	Black pine <i>Pinus nigra</i>	24"	19	2	3	Decline, Low foliage vigor, double leader	C	N	NA	2
	Remove	Sig	X	X	2605	28	Western red-cedar <i>Thuja plicata</i>	30"	21	1	1		C	Y	14	3

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree \geq 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Remove	Sig	X		2606	21.5	Sweet cherry <i>Prunus avium</i>	30"	23	2	2	Double leader, CBT	D	Y	10	2
X	Retain	Sig	X		2771	17	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	17	1	2	Asymmetric canopy, dogleg	C	Y	10	
X	Retain	Sig	X		2772	21.5	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	2	1	Sweep	C	Y	11	
X	Retain	Sig	X		2773	20.75	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	20	1	2	Asymmetric canopy, burl	C	Y	11	
X	Retain	Sml			2774		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
X	Retain	Sml			2775		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
Offsite/ROW Trees																
	Protect	Sig	X		2517	23	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	16	1	1	Wrapped tightly with rubber and straps.	C	Y	11	
	Protect	Sig	X	X	2519	24.5	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	22	1	2	Double leader, sweep	C	Y	12	
	Protect	Exc	X	X	2521	34	Western red-cedar <i>Thuja plicata</i>	30"	22	1	1		C	Y	15	
	Protect	Sig	X		2523	11,11 (16)	Mt. Ash <i>Sorbus aucuparia</i>		10	1	2	Double leader	D	Y	8	

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree \geq 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
Offsite/ROW Trees																
	Remove	Sig	X		2524	7.5, 19 (20)	Western red-cedar <i>Thuja plicata</i>	30"	21	2	2	Decline, double leader, ROW	C	Y	10	*
	Protect	Sml			2526		Douglas-fir <i>Psuedotsuga menziesii</i>					ROW	C	Y	6	
X	Retain	Sig			3704	11	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	12	1	1	ROW, located at street level below	C	Y	NA	
<p>Health and Structure Ratings: '1' indicates none to minor visible conditions of concern, '2' indicates moderate to major visible conditions that may require attention if the tree is retained, and '3' indicates significant visible conditions of concern and tree removal is recommended.</p> <p>Limits of Disturbance (LOD): Radius from trunk center in feet. Based on ANSI A300, ISA, Part 5 – Managing Trees During Construction. A review of construction documents and coordination with the design team are required to provide sufficient and precise tree protection zones (TPZ).</p>																

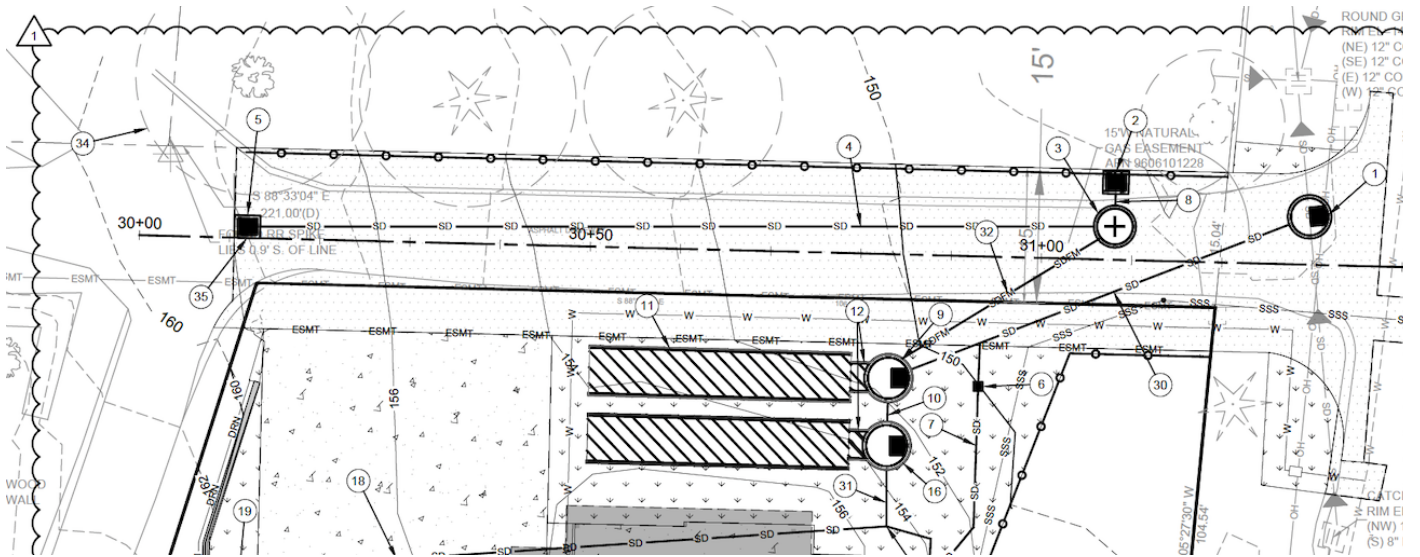
*Coordinate with city on requirements for removing ROW tree.

Attachment 3: Tree Plan – Sheet A0.4 (October 28, 2025)



ONSITE MONITORING AND DOCUMENTATION BY PROJECT ARBORIST: ALL NECESSARY PRUNING FOR CONSTRUCTION CLEARANCE, TREE REMOVAL AS INDICATED, REVIEW OF TREE PROTECTION FENCING, TRENCHING FOR UTILITIES IN DRIVEWAY AND ROW, PAVING WITHIN DRIPLINES, LANDSCAPING WITHIN TREE PROTECTION AREA OF TREE 2527, TREE REPLACEMENT PLANTING.

Attachment 4: DRAINAGE PLAN – Sheet C.06 (November 6, 2025)



35 – ALL UTILITY TRENCHING TO BE OUTSIDE OF TREE LIMITS OF DISTURBANCE.
COORDINATION WITH PROJECT ARBORIST IS REQUIRED.

