

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 Memo – Tree Replacement
Response to City Corrections/Comments

Date: December 11, 2025

Site Address: 6427 East Mercer Way, Mercer Island 98040

Parcel: 3024059151 (Lot C)



Dear Mr. Greenetz,

Please see the following information regarding tree replacement in response to comments from Mercer Island City Planners.

City comments on most recent plan submittal

"Update tree inventory worksheet to show the required 75 replacement trees (per arborist report). The remaining trees will not be able to be planted in the adjacent ROW per Ruji's comments. In order to complete the remaining replacement trees it must be shown there is insufficient area on the lot or adjacent right-of-way for proposed on-site tree replacement to meet the tree replacement requirements of chapter 19.10 MICC.

"If fee-in-lieu is approved the cost per tree can be found in the 2025 City Fee Schedule: https://www.mercerisland.gov/sites/default/files/fileattachments/administrative_services/page/74/feeschedule.pdf#page=17"

Email from Grace Manahan, December 8, 2025

"Hi Craig,
I touched base with Andrew and I am going to work with you to resolve the required replacement trees. If is insufficient area on site for the replacement trees, please provide a memo prepared by a qualified arborist that speaks directly to MICC 19.10.070(C) in order to move forward with the fee-in-lieu. Please email the memo over to me once obtained.
Thank you!

[Grace Manahan](#)

Code Compliance Planner, City of Mercer Island – Community Planning & Development"

Tree Replacement – 75 Trees

The total replacement tree count is reported in a worksheet I prepared on November 6, 2025. I am told that worksheet was submitted with the last round of corrections. The table on the worksheet is included here. See more details in full report, June 25, 2025, and Arborist Addendum, November 7, 2025.

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. **

Number of Replacement Trees Proposed for Planting

The project includes removal of twenty-four (24) trees either exceptional or larger than 10 inches DBH, plus 7 small trees less than 10 inches. The available planting area measures approximately 6325 SF – after the house and driveway are built and retained tree canopy is considered. Thirty-seven (37) trees are proposed for replanting. That calculated area provides an average canopy size of 15 feet for each of the 37 trees.

All trees shall be located and planted under the supervision of the project arborist.

I do not recommend planting more trees than that. The city has already denied proposed street tree replacement in the ROW adjacent to the house. While there may be room for a few trees down-slope and around the corner to the southwest, caring for those trees will be particularly difficult due to the distance and change of elevation from the house.

Final approval for replacement tree totals and any fee-in-lieu of agreement rests with the city of Mercer Island. See the specific code on the following page.

MICC 19.10.070 - C

- C. *Fee-in-lieu*. If the city arborist determines there is insufficient area to replant on the site or within the adjacent public right-of-way, the city arborist may authorize payment of a fee-in-lieu provided:
1. There is insufficient area on the lot or adjacent right-of-way for proposed on-site tree replacement to meet the tree replacement requirements of this chapter; or
 2. Tree replacement or management provided within public right-of-way or a city park in the vicinity will be of greater benefit to the community.
 3. Fees provided in lieu of on-site tree replacement shall be determined based upon:
 - a. The expected tree replacement cost including labor, materials, and maintenance for each replacement tree; and
 - b. The most current council of tree and landscaper appraisers guide for plant appraisal.
 4. Any fee-in-lieu is also optional for the applicant and requires an explicit written agreement.

Signed,
Corinne Hollister
Date: December 11, 2025

