



**Arborist Report with Addendum on Pages 22-29 (9/8/25)
July 5th, 2024**

Prepared for:

Sean O'Brien

Site Address:

9412 SE 33rd St.
Mercer Island, Wa

Prepared by:

Douglas Smith
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Arborist notes for Sean OBrien at 9412 SE. 33rd St., Mercer Island Washington. Time of site visit: Wednesday, June 26, 2024. 11:30 AM.

Thank you for having me out to assess the condition of the trees on the site. It is my understanding that the client would like to remove the single-family residence at this address and to develop a new single-family residence on the property.

Introduction and assignment

I was asked to come to this address to inventory all of the significant trees that are on the site or adjacent to the site that could be potentially affected by the development plans. Prior to the site visit, I was provided a current survey map that had all of the trees accurately located. During the site visit, I attached numbered plaques to all of the significant trees that are on or adjacent to the site. I collected up-to-date information about each tree that includes species, size, drip line radius, and condition. Drip line radii at this address were collected with a laser rangefinder and the drip line measurements that are listed on the spreadsheet are averaged from several cardinal points. Diameter and standard height readings were collected with a fabric diameter tape.

I will be using the data that I collected during the site visit to construct a tree inventory for this address. Once the client has received the report/inventory, they should place the inner and outer tree protection zones around each specimen and indicate that tree protection fencing will be installed at the outer edge of the tree protection zone for all trees that are going to be retained.

Observations and discussion

The city of Mercer Island publishes a table of exceptional trees. Any trees on the site that are large enough to have exceptional status need to be preserved throughout the construction process unless an exception is granted.

In the northeast corner of the site there is a western red cedar (*Thuja plicata*) with a diameter at standard height reading of 44 inches. This tree is easily big enough to have exceptional status in the city of Mercer Island. While the drip line radius for this tree is only 25 foot, there are obvious surface roots that extend beyond that radius. Surface rooting is clearly visible in between tree number one, which is the exceptional western red cedar, and tree number four which is another specimen of western red cedar that is multi-stemmed and smaller. It is difficult to tell which of the western red cedar trees is producing some of the surface rooting in this area. The client has informed me that the intention is to extend the footprint of the single-family residence at this address toward the north. The client will need to avoid the entire tree protection zone of tree number one. It does appear to me as though there is ample room to extend the footprint of the home toward the north while still protecting tree number one.

Trees two and three are fairly young black locust (*Robinia pseudoacacia*) trees that are in good condition.

Tree number four is a multi-stemmed western red cedar that is in good condition.

Located to the north of the northwest corner of the existing single-family residence at this address is a Japanese snowdrop tree (*Styrax japonica*) that is in nice condition. It is possible that this tree will need to be removed for the sake of developing the site. Because this tree is not large enough to be considered exceptional in the city of Mercer Island, it should not pose any significant challenges to development. I will be listing this tree as being scheduled to be removed on the spreadsheet and will indicate that it is going to be removed on the required Mercer Island the tree retention worksheet.

Tree number six is a flowering cherry (*Prunus serrulata*) that is located due south of the southeast corner of the existing single-family residence. This is a fairly young tree that is not large enough to be considered exceptional in the city of Mercer Island. The drip line radius for this tree was averaged from several cardinal points. The client may want to remove this tree to facilitate development and I will list it as a removal on the spreadsheet and the worksheet.

All of the other trees that were inventoried during the site visit are located to the west of the driveway access that runs along the western edge of this property. All of the trees with tree protection zones that overlap my client's site were picked up by the survey crew. During the site visit, I inventoried big leaf maple (*Acer macrophyllum*), western red cedar, and Douglas fir (*Pseudotsuga mensiezii*) in this section. At least one of the Douglas firs that I inventoried is large enough to be considered exceptional in the city of Mercer Island. Because the driveway access is well-established and the trees have been thriving alongside this access, ingress and egress for the project along that driveway will not have an adverse effect on any of the trees that are located to the west. Tree protection fencing should be run in a north-south direction along the western side of the existing driveway to protect those trees from accidental mechanical damage.

All of the trees that were inventoried during the site visit have acceptable structure and appear to be in reasonably good health. No hazardous trees were noticed during the site visit.

According to the city of Mercer Island's Tree Retention Worksheet (included below), the removal of tree #5 and #6 will require 4 replacement trees to mitigate.

Tree Inventory

DSH-Diameter at Standard Height (DSH's of multi-stemmed trees obtained by taking the square root of the sum of the squares of the individual stems), DLR-Drip Line Radius or Limit of Disturbance, TPZ-Tree Protection Zone

Condition Ratings

6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead

Tree Protection

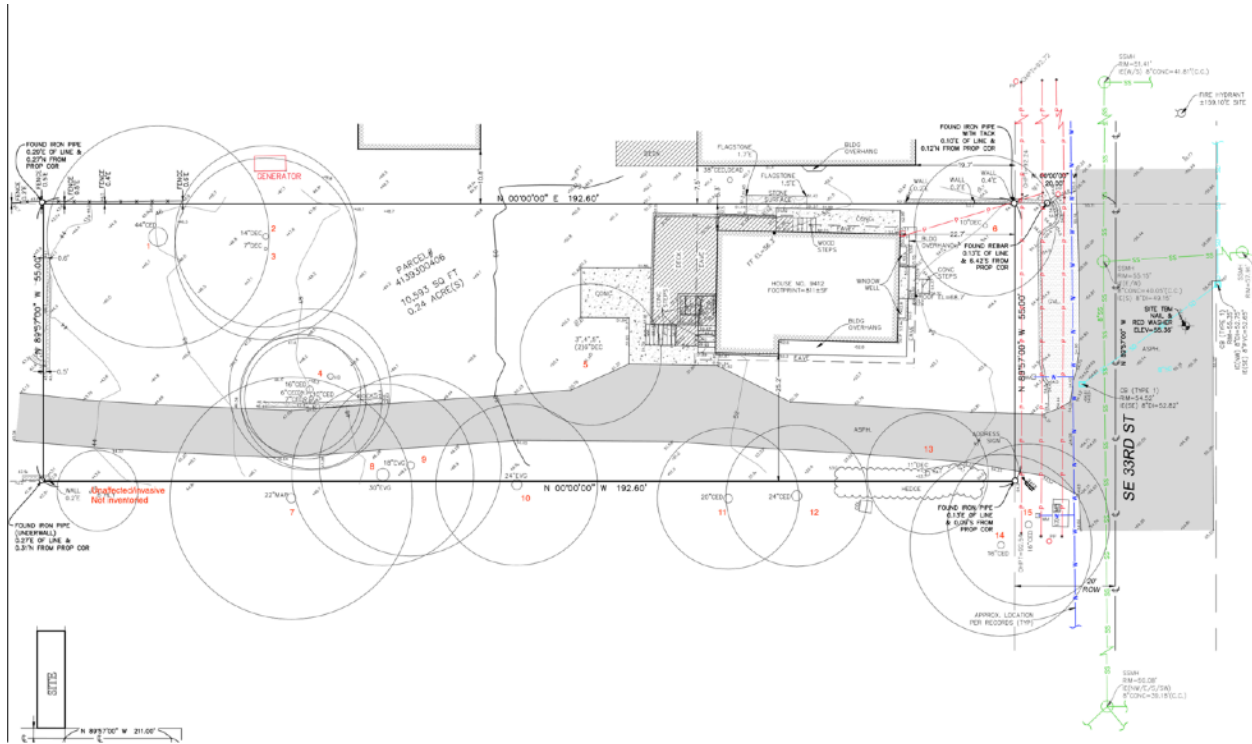
- For the trees being retained, tree protection fencing should be installed at the outer edge of the drip line or as close to it as is practically possible.
- Fencing should be installed prior to construction activities and remain in place for the duration of the project. Fencing should only be moved temporarily if minor disturbances must occur within the drip line and the fencing should be replaced immediately once that portion of the work is completed.
- The tree protection area is designated to be an area of no impact, no storing of materials, no encroachment and no staging of debris.
- The tree protection fencing should have signs every 8' facing access that indicate the area is a tree protection zone.
- Trenching through the TPZ for utilities is not permitted (tunneling is the preferred method).
- Grade changes in the TPZ are not permitted.
- Vehicle maintenance and washing of equipment (especially concrete), is not permitted.
- No attaching anything to the tree with cinching knots or hardware.
- Root flare should be protected with chips so that lawn maintenance equipment does not have to work close to the system.
- Proper clearances should be maintained.
- The TPZ or critical root zone needs to be protected. The Inner TPZ is 50% of the radius of the TPZ and there should be zero disturbance in this zone. The Outer TPZ surrounds the ITPZ. A disturbance of up to 33% of the Outer TPZ is sometimes permissible provided that any heavy digging equipment works toward the tree, and that any roots encountered that are over 1" in diameter are excavated around with hand tools and cut clean with a sharp saw behind the excavation zone so that the root can bifurcate and continue to grow. In some cases, if excessive pruning has been done, the TPZ can be larger than the Drip Line Radius.

Tree Data

9412 SE 33rd St. Mercer Island, Wa.

Tree Number	Common Name	Latin Name	Diameter at Standard Height in inches (obtained with fabric D-Tape). DSH of multi-stemmed trees is obtained by taking the square root of the sum of the squares of the individual DSH measurements.	Tree Protection Zone Radius in feet (determined by analysis of DSH measurement, drip line radius, and access to soil volume) See report for details on how to interpret Inner TPZ and Outer TPZ radii	Drip Line Radius in feet	Size of Inner Tree Protection Zone Radius in feet (often based on the DLR plus 1/2 of the DSH)	Condition Ratings 6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead	Exceptional in the city of Mercer Island?	Remove or Retain
1	Western red cedar	Thuja plicata	43	32	25	16	5	Yes	Retain
2	Black locust	Robinia pseudoacacia	15	16	20	8	4	No	Retain
3	Black locust	Robinia pseudoacacia	11	12	12	6	4	No	Retain
4	Western red cedar	Thuja plicata	(17,6,7,11)=22	18	17	9	4	No	Retain
5	Japanese snowdrop tree	Styrax japonica	(4,4,5,4,7)=11	11	11	6	5	No	Remove
6	Flowering cherry	Prunus serrulata	11	11	16	6	4	No	Remove
7	Big leaf maple	Acer macrophyllum	23	21	20	11	4	No	Retain (off site)
8	Douglas fir	Pseudotsuga mensiezii	32	21	20	11	5	Yes	Retain
9	Western red cedar	Thuja plicata	19	15	14	8	4	No	Retain
10	Douglas fir	Pseudotsuga mensiezii	24	17	16	9	4	No	Retain (off site)
11	Western red cedar	Thuja plicata	19	12	11	6	4	No	Retain (off site)
12	Western red cedar	Thuja plicata	21	11	10	6	4	No	Retain (off site)
13	Flowering cherry	Prunus serrulata	13	15	14	8	3	No	Retain
14	Western red cedar	Thuja plicata	16	13	12	7	4	No	Retain (off site)
15	Western red cedar	Thuja plicata	14	15	14	8	3	No	Retain (off site)

Numbered map of the trees



Photos of the site



Looking NW at Tree 1



Looking north at Tree 1



Surface rooting SE of Tree 1



Looking SE at Tree 2



Looking east at Trees 2 and 3



Looking west at Trees 1,2 and 3



Looking SW at Tree 4



Trunk of Tree 4



Looking east at Tree 5



Looking NW at Tree 5



Looking north at Tree 6



Looking west at Tree 6



Looking south at the trees that are south of the driveway access



Looking west along the driveway



**Looking south at the trees along the driveway
Arrow pointing at Tree 8 (exceptional)**

Arborist Report Addendum

Client: Sean O'Brien

Project Address: 9412 SE 33rd St., Mercer Island, WA

Date: September 8, 2025

Background

Seattle Tree Consulting submitted an arborist report in support of development at this property on **July 5, 2024**.

On **Thursday, September 4, 2025**, I participated in a virtual meeting with the property owner and the project designers to review planned improvements to the western frontage access road.

Driveway Access Modifications

The existing access road passes through the **tree protection zones (TPZs)**—including inner TPZs—of several trees scheduled for preservation.

The proposed modifications include:

- North of Tree #12, shifting the driveway eastward before curving slightly back to the west and reconnecting with the existing alignment.
- These adjustments avoid the inner TPZs of all trees identified for retention.
- The proposed disturbances remain below **35% of the outer TPZ area**, consistent with industry standards for acceptable impacts.

Professional Opinion:

It is my opinion that the proposed driveway modifications will **not adversely affect the health or stability** of any trees on the subject site, nor of trees on the adjacent western property.

Condition of Trees #11 and #12 (*Thuja plicata* – Western red cedar)

- During the original inventory, both Trees #11 and #12 were assigned a **condition rating of 4** due to sparse canopies and visible stress.
- At that time, both retained some green foliage.
- The client has since reported a steep decline in both trees, and recent photographs (taken September 4, 2025) confirm complete browning and desiccation of foliage, with only minor green tips visible.

While I have not re-inspected these trees in person, the symptoms strongly suggest acute decline, potentially caused by a cambium-boring insect such as a bark beetle.

Recommendation:

- Both trees should be **removed promptly**, with all material taken off-site to prevent potential insect migration.
- The optimal season for removal is **winter**, when beetles are dormant.
- Their decline appears unrelated to the driveway modifications.

Other Site Observations

- Near the northwest corner of the property, a **6-inch diameter English holly (*Ilex aquifolium*)** is located close to the area of proposed driveway modifications.
- Holly is considered an invasive species in this region and is not a regulated tree.
- In my opinion, the holly will **not be negatively impacted** by the proposed work.

Conclusion

- The proposed driveway modifications can proceed without negative impacts to trees scheduled for preservation.
- Trees #11 and #12 are in irreversible decline and should be removed as soon as feasible, ideally in winter to minimize insect risk.
- The nearby holly tree does not warrant protection and will not be adversely affected.

Douglas Smith

ISA Board Certified Master Arborist PN-6116B

Tree Risk Assessment Qualified (TRAQ)

Registered Consulting Arborist #880 (ASCA)

Seattle Tree Consulting

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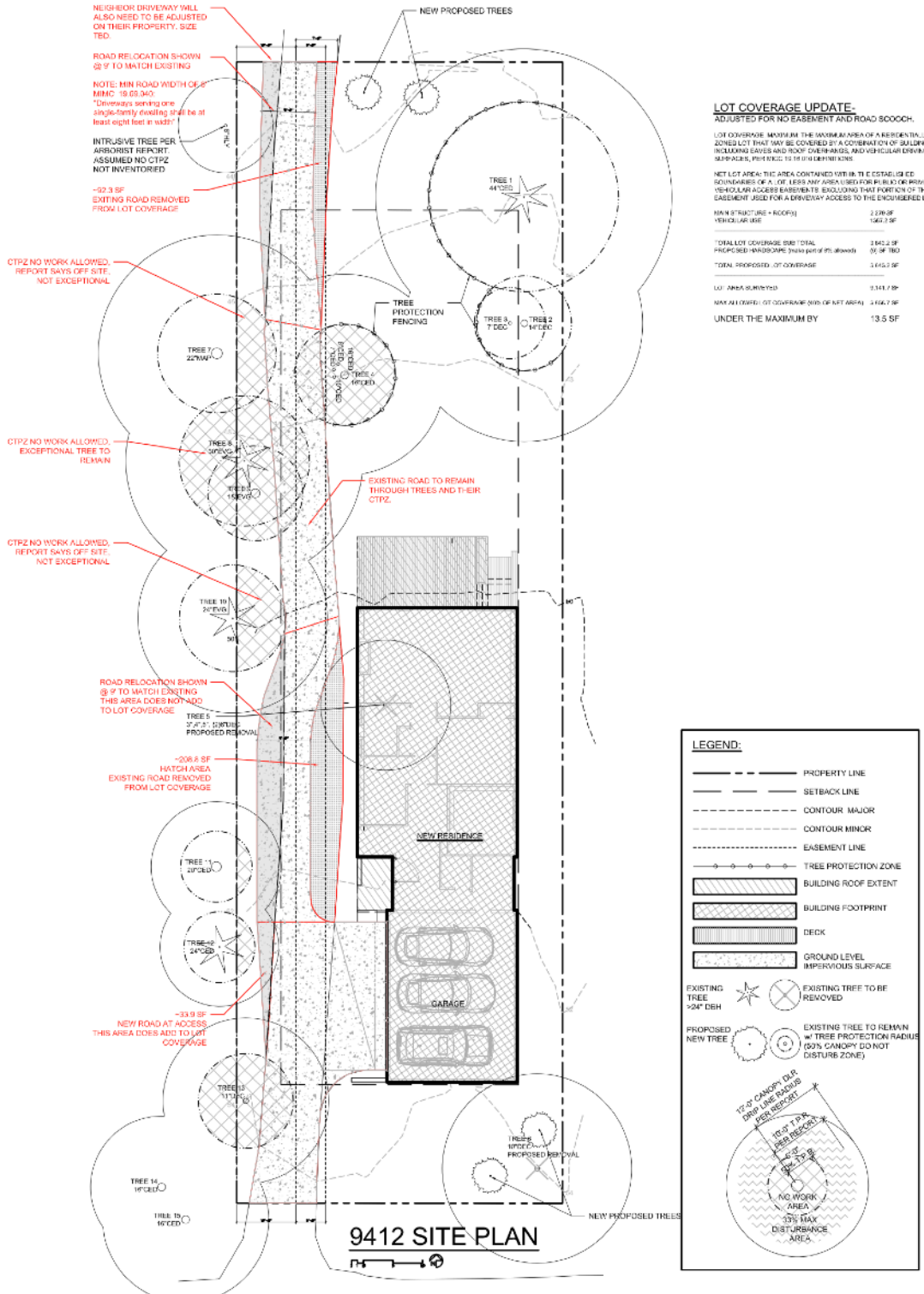
www.seattletreeconsulting.com

Updated Tree Table

9412 SE 33rd St. Mercer Island, Wa.

Tree Number	Common Name	Latin Name	Diameter at Standard Height in inches (obtained with fabric D-Tape). DSH of multi-stemmed trees is obtained by taking the square root of the sum of the squares of the individual DSH measurements.	Tree Protection Zone Radius in feet (determined by analysis of DSH measurement, drip line radius, and access to soil volume) See report for details on how to interpret Inner TPZ and Outer TPZ radii	Drip Line Radius in feet	Size of Inner Tree Protection Zone Radius in feet (often based on the DLR plus 1/2 of the DSH)	Condition Ratings 6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead	Exceptional in the city of Mercer Island?	Remove or Retain
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4	Western red cedar	Thuja plicata	(17,6,7,11)=22	18	17	9	4	No	Retain
5	Japanese snowdrop tree	Styrax japonica	(4,4,5,4,7)=11	11	11	6	5	No	Remove
6	Flowering cherry	Prunus serrulata	11	11	16	6	4	No	Remove
7	Big leaf maple	Acer macrophyllum	23	21	20	11	4	No	Retain (off site)
8	Douglas fir	Pseudotsuga menziesii	32	21	20	11	5	Yes	Retain
9	Western red cedar	Thuja plicata	19	15	14	8	4	No	Retain
10	Douglas fir	Pseudotsuga menziesii	24	17	16	9	4	No	Retain (off site)
11	Western red cedar	Thuja plicata	19	12	11	6	1	No	System has succumbed to unidentified stressors and should be removed
12	Western red cedar	Thuja plicata	21	11	10	6	1	No	System has succumbed to unidentified stressors and should be removed
13	Flowering cherry	Prunus serrulata	13	15	14	8	3	No	Retain
14	Western red cedar	Thuja plicata	16	13	12	7	4	No	Retain (off site)
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Most current map of the proposed new driveway configuration





Tree 11
Photo shared from the client, take 9/4/25



Tree 11 (right) and 12 (left)
Photo shared from the client, take 9/4/25



Trees 11 and 12 (looking southwest)
Photo shared from the client, take 9/4/25



**Unregulated Holly close to the NW corner of the client's site
Photo shared from the client, take 9/4/25**

Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters of legal character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible, however, the consultant/appraiser can neither guarantee nor be responsible for accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described in the fee schedule and contract engagement.

Loss or alteration of any of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any person other than to whom it is addressed, without prior written consent of the consultant/appraiser.

Neither all nor any part of the content in this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent of the consultant/appraiser--particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.