

Corinne R. Hollister

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

Consulting Arborist Services

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To: Roger Cecil, Cecil + Associates, LLC  
Altman Family Estate

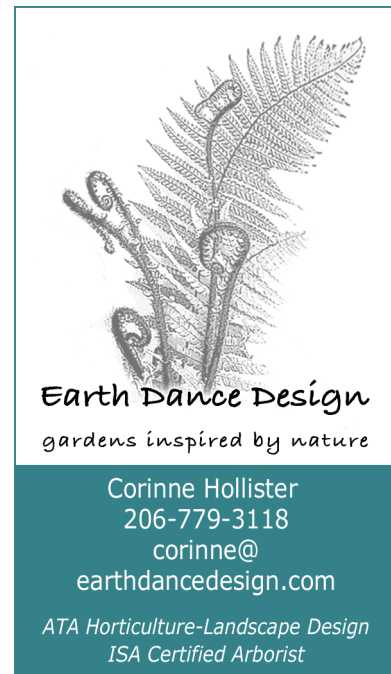
Reference: Updated Tree Table and Tree Replacement  
– Response to Corrections

Date: February 13, 2025

Site Address: 9167 SE 64th, Mercer Island 98040

Parcel: 3024059213 (West Lot)

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Dear Mr. Cecil,

You contacted me on behalf of your clients, the Altman family. I was subsequently contracted to update my arborist report and respond to corrections from the City of Mercer Island regarding the construction project proposed at the property referenced above. You provided comments from the city and a set of updated plans, dated February 9, 2025. The focus of this report is to update tree retention and replacement to reflect the updated plans. A review of tree protection guidelines was not included in my assignment. All tree inspection data contained in this report is based on a tree inventory report authored by Favero Greenforest (PN-0143A), dated May 17, 2021.

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#### Summary:

Total Onsite Regulated Trees	25
Onsite Healthy Significant Trees	1
Onsite Healthy Exceptional Trees	12
Onsite Non-Viable, Unhealthy Trees*	12
Offsite/ROW Trees	22
Non-Viable, Unhealthy ROW Trees Proposed for Removal	9
Total Onsite Trees Proposed for Retention	8
Significant Trees Proposed for Removal (0 viable)	1
Exceptional Trees Proposed for Removal (5 viable)	16
Total Small Trees Proposed for Removal (3 viable)	4
Replacement Trees Required	30

\*(not included in replacement totals)

NOTE: Nine (9) trees on the south portion of the lot were not inspected likely due to access limitations. A review of tree driplines indicates all are part of grove and thus exceptional – four (4) offsite and five (5) onsite. All are included in the totals above.

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5. Suggested Replacement Tree Locations
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## Introduction

This arborist report presents updated information on tree retention and tree replacement based on site plans provided by Cecil + Associates, LLC, dated February 9, 2025. As indicated, the tree table reflects data provided by Favero Greenforest, May 17, 2021. I did not inspect the trees.

All trees are listed in the inventory table which begins on page 8.

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## Limitations and Use of this Report

This tree report establishes total tree retention and tree replacement provided by the design team. This report is based on a visual tree inspection and data collected by another arborist, including ratings for health and structure, as well as any recommendations regarding tree viability and LOD measurements. Nine (9) trees on the south portion of the parcel were not inspected.

It is important to note that there are several factors which can affect a tree's condition, which may be pre-existing and indeterminable with only a visual analysis. It is my understanding that 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.

Review of tree protection guidelines was not included in my assignment to update this report.

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## Tree Review/Comments

1. *(From intake screening for Architect/Civil) Exceptional trees 3680, 3681 are proposed for removal in the tree inventory worksheet but not the plans. Justification for their removal must be provided according to 19.10.060.A.3. Both trees are in good condition but in a drainage easement. Options that minimize tree impacts like above ground drainage without trenching would be an option that should be discussed. Update the tree protection plan with the driplines according to the arborist report.*

Tree #	Species	DBH	Dripline	LOD	Proposed Construction Impact
3680	Western red cedar	38.5"	18'	19'	4 feet from center of sewer line
3681	Big-leaf maple	34.4"	25'	17'	At the center of the sewer line

From Cecil + Associates, LLC, "The corridor the proposed side sewer is in is the only available pathway for connecting the new home to a sewer main. The proposed side sewer must be located as far away from the wetland as possible. The proposed location is as far away from the wetland as possible, while still conforming with minimum horizontal clearance from an existing storm line that runs along the west edge of the property. In short, this is the only possible location for the side sewer."

2. *18 replacement trees are required, but only 9 are shown. If inadequate room exists for planting according to the following a fee in lieu can be requested for the remainder of the trees. Call out to either plant in wet season or provide irrigation. At least half of the trees need to be Pacific Northwest native, see the following link*

<https://your.kingcounty.gov/dnrp/library/water-and-land/yard-and-garden/native-plant-guide-western-washington.pdf>.

The trees need to be at least 10' apart from each other, structures, fences and utilities. If requested and you can show no room exists on site for all the trees, the remainder can be a fee in lieu if requested. A tree watering plan must also be submitted to ensure the trees survive long term.

Total Replacement Trees Required = 30  
Total Replacement Trees Proposed = 10  
Total Trees Proposed Fee-in-lieu = 20

MICC 19.10.070 requires replacement trees to be predominantly native species. Conifer species must be six (6) feet tall and deciduous species must be a minimum of 1.5 inches in caliper. I recommend the placement of ten (10) trees on the property, based on space available. All replacement trees can be located south of the new home as space allows with retained trees protected. The city has final approval of tree replacement and total fee – listed as \$1,081 per tree.

Tree planting shall be conducted under the direction of the project arborist or a qualified horticulturist. All invasive species shall be removed prior to planting. Adjacent hazard or non-viable trees shall be turned into snags or cut and dropped in place, also under the direction of the project arborist.

Replacement trees shall be planted in the wet season from October 1 through April 1 to ensure adequate moisture to establish deep roots. Supplement watering during dry months, weeding and clearing of invasive species shall be part of a maintenance plan for a minimum of five (5) years, as required by code, to ensure survival. Any failed plantings shall be replaced to ensure full canopy restoration.

**Note on ROW trees:** Please coordinate with the City of Mercer on requirements for replacing ROW trees.

**Note on planting and irrigation for establishing new trees:** An ISA certified arborist shall plant or at minimum supervise all tree planting, following ANSI A300 Standards. Soils shall be amended for good drainage as indicated in planting detail on page 18. A targeted drip irrigation system shall be utilized, with consideration to drainage challenges of the site. Irrigation shall be applied only during dry periods, utilizing an automatic shut-off when it rains. An irrigation specialist shall be consulted on the design and installation of an above-grade system, with minimal soil disturbance. A geotechnical report authored by AMEC Earth & Environmental, Inc., July 1, 2001, indicates soils are sensitive to moisture content variations, thus infrequent, slow and deep watering will stabilize soils, ensure good root establishment and long-term tree survival.

The total number of replacement trees, species and final placement should be included in a project landscape plan.

**Native species recommendations:**

Vine maple (*Acer circinatum*)  
Cascara (*Rhamnus purshiana*)  
Mountain hemlock (*Tsuga mertensiana*)  
Incense cedar (*Calocedrus decurrens*)  
Douglas fir (*Pseudotsuga menziesii*)

**Non-native species recommendations:**

Whitebeam mountain ash (*Sorbus aria*)  
Paperbark maple (*Acer griseum*)  
Carrierei hawthorn (*Crataegus x lavallei*)

3. Sheet C1.0 and the tree replacement plan show different tree removals, especially on the ROW. All plan sheets, the tree inventory worksheet and arborist report must match with the tree removals. Tree 3570 is not listed as removed on the worksheet but is on the plans.

Tree retention and replacement numbers have been updated to reflect the original arborist report and the T.E.S.C. plan developed by Cecil + Associates, LLC, dated February 9, 2025. See the updated tree table which begins on Page 8 and annotations on Page 12. An updated Tree Submittal Checklist has been provided to the design team.

### Tree Replacement (onsite viable trees removed)

Proposed Action	Regulated Category	Grove Tree	Tree $\geq$ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Dripline Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Replacement Trees
Remove	Sml			3562		Maple or fir						0
Remove	Sml			3585		Maple or fir						0
Remove	Exc	X		3587	18	Red alder	16	1	2	Slender, ivy	D	6
Remove	Exc	X		3588	14	Red alder	14	1	2	Asymmetric, ivy	D	6
Remove	Exc	X		3592	15	Bigleaf maple	25	1	2	Double leader, ivy	D	6
Remove	Sml			3623		Maple or fir						0
Remove	Exc			3680	38.5	Western red cedar	18	1	1		C	6
Remove	Exc			3681	34.4	Big-leaf maple	25	1	2	Asymmetrical, ivy	D	6
Remove	Sml			3623		Maple or fir						0
Total Tree Replacement											30	

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. From Tree Inventory & Replacement Submittal Form.

Coordinate with City of Mercer Island regarding tree replacement for nine (9) ROW trees removed.

### Tree Removal

Please see original tree inventory report by Greenforest for details on tree removal and viability. Onsite tree removal, once approved, shall be completed by a certified arborist following ANSI A300 Standards, monitored and documented by the project arborist to ensure any trees removed will not negatively impact any retained trees.

## Attachment 1: Assumptions and Limiting Conditions

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1. A did not perform a field examination of the site. All data has been obtained from a tree inventory report authored by Favero Greenforest, May 17, 2021. Nine (9) trees were not inspected but included in the totals in this report.
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 plan review. 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 included in the tree inventory table; and 2) the inspection by Greenforest was 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 trees 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

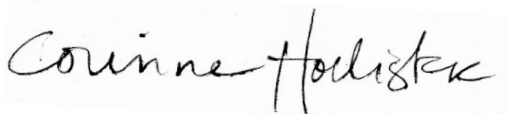
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I, Corinne Hollister, certify that:

- 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: February 13, 2025

### Attachment 3: Tree Inventory Table

Orange shading indicates non-viable trees; Green shading indicates trees not inspected as part of original inventory. Offsite trees indicated in left column. See notes at end of table. NOTE: Not all non-viable trees will be removed. Some on the south slope will remain in place.

Tree Outside Of Disturbed Area	Offsite/Row	Proposed Action	Regulated Category	Grove Tree	Tree $\geq$ 24" DBH	Tree Number	DBH (QMD)	Tree Species (Common Name)	Exceptional Threshold (In.)	Drip-line Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Viable Tree?	LOAD Radius (Ft.)	Replacement Trees
	Exc	Protect*		X		3468	17.3	Western red-cedar	30"	16	1	1		C	Y	17	
	Exc	Remove (not viable)		X		3470	11	Western red-cedar	30"	10	3	3	Decline, double leader	C	N	6	
	Exc	Remove (not viable)		X		3471	22	Red alder	30"	16	2	3	Ivy, slender, pruned for OHPL	D	N	11	
	Sig	Remove (not viable)				3472	10	Western red-cedar	30"	0	3	3	Dead	C	N	6	
	Exc	Remove (not viable)		X		3473	13	Red alder	30"	14	3	3	Ivy, lean, topped for OHPL	D	N	7	
	Exc	Remove (not viable)		X		3552	10	Red alder	30"	16	2	3	Decline, lean, ivy	D	N	6	
	Exc	Remove (not viable)		X		3553	12, 13 (17)	Bigleaf maple	30"	20	2	3	Suppressed, topped, ivy, double leader	D	N	8	
		Remove				3555				0	3	3	Dead, excluded from totals				
	Exc	Protect*		X	X	3557	40	Black cottonwood	30"	25	1	2	Asymmetric	D	Y	20	
	Exc	Protect*		X	X	3557.5	34.4	Black cottonwood	30"	35	1	2	Asymmetric	D	Y	17	
		Remove (not viable)	Exc	X	X	3559	21, 43 (48)	Bigleaf maple	30"	35	1	3	Decay, Kretzschmaria, previous failure	D	N	25	
		Remove (not viable)	Sig			3560	9	Red alder	30"	14	2	3	Decline, asymmetric	D	N	6	
		Remove	Sml			3562		Maple or Fir								6	1

Tree Outside Of Disturbed Area	Offsite/Row	Proposed Action	Regulated Category	Grove Tree	Tree $\geq$ 24" DBH	Tree Number	DBH (QMD)	Tree Species (Common Name)	Exceptional Threshold (In.)	Drip-line Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Viable Tree?	LOAD Radius (Ft.)	Replacement Trees
		Remove (not viable)	Exc	X		3563	10	Red alder	30"	12	2	3	Decline, slender, asymmetric	D	N	6	
	Exc	Remove (not viable)		X		3564	13	Bigleaf maple	30"	14	3	3	Ivy, topped for OHPL	D	N	7	
	Exc	Remove (not viable)		X		3570	11	Red alder	30"	16	1	3	Slender, lean, ivy	D	N	6	
		Remove	Sml			3585		Maple or Fir								6	1
		Remove	Exc	X		3587	18	Red alder	30"	16	1	2	Slender, ivy	D	Y	17	6
		Remove	Exc	X		3588	14	Red alder	30"	14	1	2	Asymmetric, ivy	D	Y	7	6
		Remove (not viable)	Exc	X		3590	10	Red alder	30"	10	2	3	Bow, ivy	D	N	6	
		Remove	Exc	X		3592	9, 12 (15)	Bigleaf maple	30"	25	1	2	Double leader, ivy	D	Y	7	6
		Remove (not viable)	Exc	X		3594	12	Bigleaf maple	30"	14	3	3	LCR, ivy, previous failure	D	N	6	
		Retain	Sml			3595	9	Western hemlock	24"	12	1	2	Ivy, on stilts	C	Y	6	
		Retain	Sml			3596	8	Western hemlock	24"	14	1	2	On stilts	C	Y	6	
		Retain	Sml			3597	8	Western hemlock	24"	14	1	2	On stilts	C	Y	6	
		Remove (not viable)	Exc	X		3599	14	Bigleaf maple	30"	20	1	3	Previous failure, dogleg	D	N	7	
		Remove (not viable)	Exc	X		3600	20	Bigleaf maple	30"	25	1	3	Previous failure, ivy	D	N	10	
		Protect*	Exc	X		3601	22.3	Western hemlock	24"	16	1	2	Ivy	C	Y	11	
	Exc	Protect		X		3602	11, 15 (18)	Bigleaf maple	30"	25	1	2	Stumpsprout	D	Y	9	
	Sml	Protect				3605		Maple or Fir								6	

Tree Outside Of Disturbed Area	Offsite/Row	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree Number	DBH (QMD)	Tree Species (Common Name)	Exceptional Threshold (In.)	Drip Line Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Viable Tree?	LOAD Radius (Ft.)	Replacement Trees
						3606				0	3	3	Dead, excluded from totals. Not on plan.				
	Exc	Protect		X		3607	14	Red alder	30"	16	1	1		D	Y	7	
X						3608											
X	Exc	Protect		X		3609	19.1	Bigleaf maple	30"	25	1	1		D	Y	10	
X	Exc	Protect		X	X	3610	36.5	Western red-cedar	30"	18	1	1		C	Y	18	
	Exc	Protect*		X		3613	10.8	Western hemlock	24"	13	1	2	Sweep	C	Y	6	
		Retain*	Exc	X		3614	14	Bigleaf maple	30"	16	1	2	Asymmetric, sweep, ivy	D	Y	7	
		Retain*	Sml			3615		Maple or Fir								6	
		Remove (not viable)	Exc	X	X	3617	25.5	Bigleaf maple	30"	35	1	3	Asymmetric, sweep, previous root plate failure.	D	N	13	
		Remove (not viable)	Exc	X		3618	16.5	Bigleaf maple	30"	18	1	3	Slender, ivy	D	N	8	
		Remove (not viable)	Exc	X	X	3620	26.5	Bigleaf maple	30"	30	1	3	Multiple leader, ivy, hollow.	D	N	13	
		Remove (not viable)	Exc	X		3621	13.6	Bigleaf maple	30"	16	1	3	Slender, topped, ivy.	D	N	7	
		Remove (not viable)	Sml			3622	6.8	Bigleaf maple	30"	12	1	3	Slender, topped, ivy.	D	N	6	
		Remove	Sml			3623		Maple or Fir					Not on plan			6	1
		Remove (not viable)	Exc	X	X	3624	(6) 10-15 (31)	Bigleaf maple	30"	25	1	3	Stumpsprout, ivy.	D	N	15	
	Exc	Remove (not viable)		X		3625	19	Bigleaf maple	30"	25	1	3	Lean, previous root plate failure	D	N	10	
X						3678											

Tree Outside Of Disturbed Area	Offsite/Row	Proposed Action	Regulated Category	Grove Tree	Tree $\geq$ 24" DBH	Tree Number	DBH (QMD)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Viable Tree?	LOAD Radius (Ft.)	Replacement Trees
X	Exc	Protect		X		3679	12,19 (22)	Bigleaf maple	30"	25	1	2	Asymmetric, double leader	D	Y	11	
		Remove	Exc	X	X	3680	38.5	Western red-cedar	30"	18	1	1		C	Y	19	
		Remove	Exc	X	X	3681	34.4	Bigleaf maple	30"	25	1	2	Asymmetric, ivy	D	Y	17	
		Retain•	Sig			3682	9.5	Red alder	30"	14	1	2	Slender, ivy	D	Y	6	
						3683							Blown down; excluded from totals				
X		Retain	Sml			3684		Maple or Fir								6	
X		Retain	Sml			3685		Maple or Fir								6	
X		Retain	Exc	X		3686	13.5	Red alder	30"	16	1	2	Slender, ivy	D	Y	7	
X		Retain	Exc	X		3687	10.7	Red alder	30"	16	1	2	Slender, ivy	D	Y	6	
X		Retain	Exc	X		3688	18.2	Bigleaf maple	30"	20	1	2	Ivy	D	Y	17	
		Retain*	Exc	X		3692							Tree not inspected				
		Retain*	Exc	X		3693							Tree not inspected				
		Retain*	Exc	X		3694							Tree not inspected				
		Retain*	Exc	X		3695							Tree not inspected				
		Retain*	Exc	X		3696							Tree not inspected				
	Exc	Protect*		X		3697							Tree not inspected				
	Exc	Protect*		X		3698							Tree not inspected				
	Exc	Protect*		X		3699							Tree not inspected				
	Exc	Protect*		X		3700							Tree not inspected				

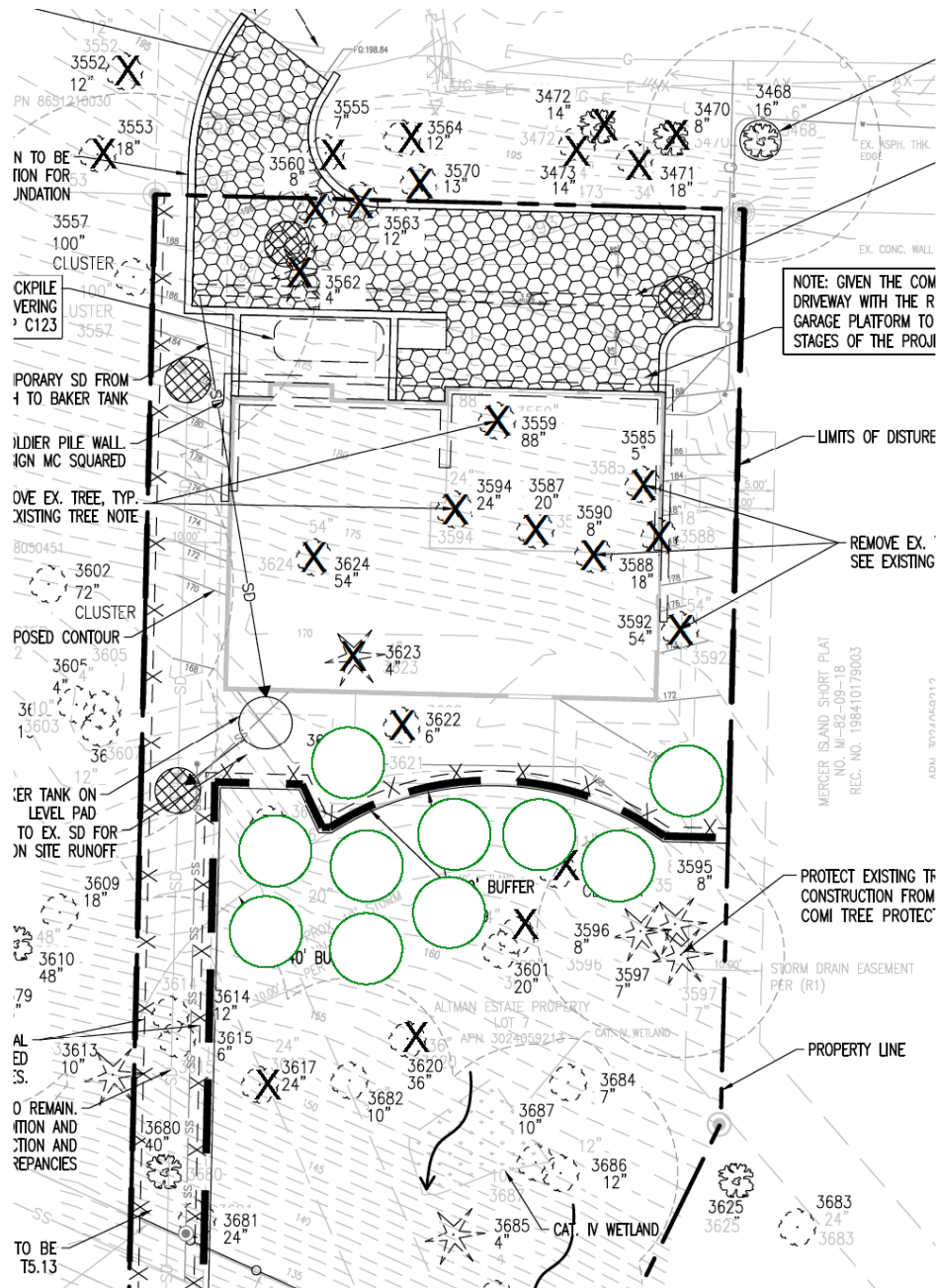
\*Project arborist shall be onsite for any activity or disturbance within the dripline of retained and protected trees, including installation of tree protection fencing and/or silt fencing. Some of these trees are located very close to the property boundaries where silt fencing is shown.



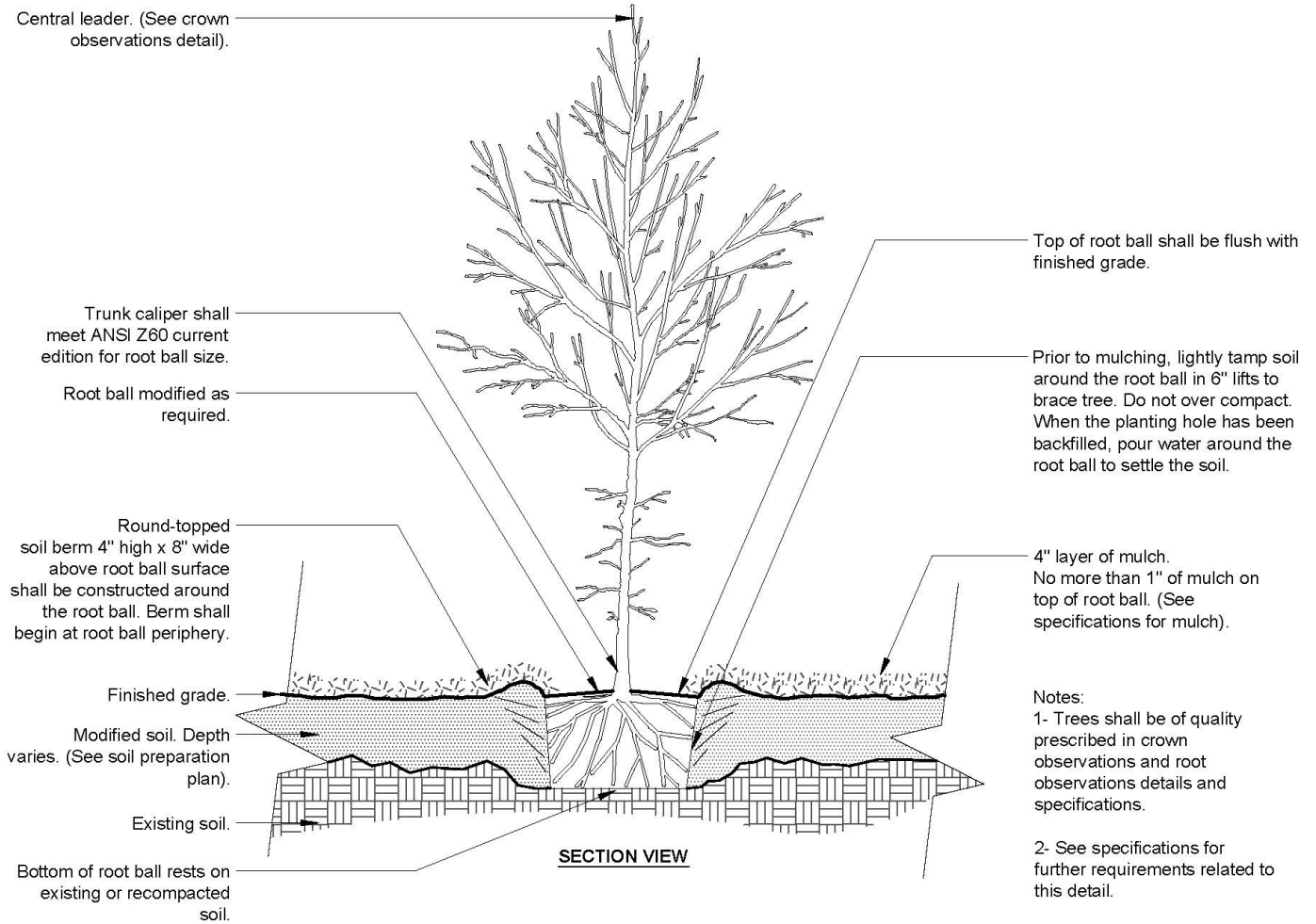


### Attachment 5: Recommended Replacement Tree Locations

Ten (10) of 30 required – 20 proposed for fee-in-lieu. The site has limited space for replacement trees. City of Mercer Island must approve tree placement and determine total fee. See Page 4 for species recommendations and size requirements.



**Attachment 6: Planting Detail**



**P-X TREE w/ BERM (EXISTING SOIL MODIFIED)**

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 OPEN SOURCE FREE TO USE