

Corinne R. Hollister

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

Consulting Arborist Services

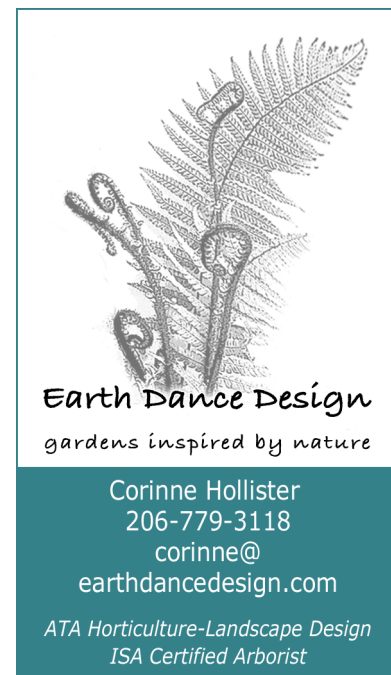
To: Curtis Heard
Altman Family Estate

Reference: Tree Protection Guidelines and Response to Corrections

Date: May 23, 2023

Site Address: 9167 SE 64th, Mercer Island 98040

Parcel: 3024059151



Dear Mr. Heard,

You contacted me and subsequently contracted my services on behalf of the Altman family to respond to corrections from the City of Mercer Island regarding tree protection and tree replacement for the project proposed at the property referenced above. You provided online access to a plan set and comments from city arborist John Kenney. The focus of this report is to provide tree protection guidelines in response to those comments. Options for tree replacement are also included here. All data contained in this report is based on a tree inventory report authored by Favero Greenforest (PN-0143A), dated December 18, 2020.

Summary:

Total Onsite Regulated Trees	29
Total Onsite Significant Trees	24
Significant Trees Proposed for Removal	8
Total Onsite Exceptional Trees	5
Exceptional Trees Proposed for Removal	1
Total Trees Proposed for Retention	20
Total Small Trees Proposed for Removal	4
Replacement Trees Required	27
Total ROW Trees	5
Total Non-Viable Trees (<i>not included in totals</i>)	10

MICC 19.10.080 Tree Protection Standards establishes tree protection based on best management practices from the International Society of Arboriculture (ISA). Limits of disturbance (LOD) were provided

in the Greenforest report, calculated using rootplate ¹ and trunk diameter,^{2,3} and ISA BMPs⁴. The LOD (or LOAD) 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. This LOD measurement may be adjusted during the design and construction process, only if reviewed and approved by a city planner and/or the project arborist.

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Introduction

This arborist report is focused on tree protection and tree replacement utilizing data provided by Favero Greenforest, December 18, 2020, in addition to plan review and comments from Mercer Island city arborist John Kenney. Tree protection measures are based on LOD measurements provided by Mr. Greenforest, and on plan review and coordination with Mr. Heard. All tree protection guidelines contained in this report shall be added to site plans to ensure minimal disturbance and long-term survival for all retained trees.

All trees are listed in the inventory table which begins on page 10.

Tree protection notes are included on page 5, and are annotated on the site illustration provided by Mr. Heard, on page 13.

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

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

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

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

Limitations and Use of this Report

This tree report establishes tree protection guidelines utilizing the most practical means available. 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.

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, except as indicated. 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.

I did not inspect the trees or visit the properties and developed tree protection and replacement solely on plan review and coordination with Mr. Heard.

Tree Review/Comments

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3. (for civil) Show all encroachments outside saved trees dripline, or at minimum their limits of allowable disturbance. Move retaining walls impacting exceptional trees. Move encroachments outside exceptional tree 2551's dripline and show tree protection at that distance. Any encroachment inside the dripline of a retained tree shall be moved and tree protection fencing placed outside all dripline areas as indicated on the annotated site plan. See page 13 and update all site plans accordingly. This applies specifically to Trees #2551, #2553, #2562, #2563, #2586, #2591, #2592, #2594, and offsite Trees #2524 and #2526.

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1. (for civil Repeat comment from first intake) Exceptional tree #2527 is proposed for removal. It is over 24" and in good health. Therefore, it must be retained and protected to insure long term viability. Either modify the development proposal. Or justify the removal of the tree according to MICC19.10.060.A.3. You cannot create your own hazard for the tree by proposing utilities in the area. The utility would have to be moved. See notes on the following page and provide arguments in response.
2. (for civil) Show all encroachments outside saved trees dripline, or at minimum their limits of allowable disturbance. Move retaining walls impacting exceptional trees. Move encroachments outside exceptional tree 2551's dripline and show tree protection at that distance. See notes above for Page 2.

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4. (for civil) Show all trees and tree protection on sheet 3 of 5. See checklist for the tree protection plan that must be followed

https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treessubmittalchecklist.pdf. Tree Submittal Checklist submitted separately to Mr. Heard.

Removal of Exceptional Tree #2527

The city is requesting arguments for exceptional tree removal based on 3(b) or 3(c) below – would retaining the tree limit buildable floor area to less than 85% or prevent subdivision? Those arguments are outside the purview of an arborist.

3. *Retention of exceptional trees.* Development proposals specified under subsection (a)(1) of this section shall retain exceptional trees with a diameter of 24 inches or more. Exceptional trees with a diameter of 24 inches or more that are retained shall be credited towards compliance with the retention requirements of subsection (A)(2) of this section. Removal of exceptional trees with a diameter of 24 inches or more, shall be limited to the following circumstances:

- a. Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation; or
- b. Retention of an exceptional tree(s) with a diameter of 24 inches or more will limit the constructable gross floor area to less than 85 percent of the maximum gross floor area allowed under [chapter 19.02](#) MICC; or,
- c. Retention of an exceptional tree(s) with a diameter of 24 inches or more will prevent creation of a residential lot through a subdivision or short subdivision that is otherwise allowed by this title.

From Greenforest Report – Removal based on design.

Tree #	DBH	Species	Reason for Removal of Exceptional Tree
2527	47"	Western red-cedar	Excavation for foundation inside LOAD, excavation for stormwater connect at base of trunk

Tree Protection Guidelines

Tree removal: Removal of all trees adjacent to the tree protection area shall occur under the direction of the project arborist and be completed without impact to any retained tree – Trees #2557, #2558, #2590, #2596 and #2597. This may require tree climbers to cut and drop trees in sections, away from any retained tree and the tree protection area. Tree stumps and roots shall be ground in place if necessary, rather than pushed over or pulled out by heavy equipment.

Tree protection fencing: A six-foot temporary chain-link fence or approved orange polyurethane equivalent shall be installed outside the driplines of all retained trees, as indicated on the annotated illustration in this report. All site plans shall be updated accordingly. Fencing shall be installed before any site disturbance, demolition or construction, and after tree removal and pruning for clearance is complete. The project arborist or a city planner shall approve fencing material and placement prior to demolition or construction. Any modifications to tree protection measures shall be approved by the project arborist or a city planner.

If fencing is not allowed in the ROW around Tree #2526 and #2526, a work zone shall be created to protect roots from compaction from potential construction traffic and/or parking – 5/4-inch plywood placed on top of a minimum 6-inch layer of arborists chips.

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. Where the tree protection fencing is placed inside any dripline to allow for access, working space, demolition, construction, or grade changes, 5/4-inch plywood shall be placed on top of a minimum 6-inch layer of arborists chips for additional protection.

Onsite monitoring and documentation by project arborist: All necessary pruning for construction clearance, including ROW trees; tree removal as indicated above; review of tree protection fencing prior to site work; tree replacement planting.

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

Fill or cuts to grade: No fill shall be placed inside tree protection areas as indicated by fencing or as work zones on the site plan. Any plans for fill deeper than 3 inches placed over roots within the dripline 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 kept to a minimum to limit root disturbance. Irrigation lines should not cross into undisturbed areas and increased watering added only as part of a long-term management plan for tree survival.

Pruning specifications: Canopy clearance on ROW trees shall be performed by an ISA certified arborist, monitored, and documented by the project arborist. All pruning shall be in accordance with ANSI Standards and BMPs established by the ISA.

A post-construction monitoring and maintenance plan shall be developed, including strategies for mulch, fertilization, irrigation, soil aeration and pruning, where necessary. All trees – retained and replanted – shall be inspected annually for five years after construction to assess changes in condition and signs of stress or disease.

Tree protection is required throughout construction.

Tree Replacement

Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (in.)	Tree Species (Common Name)	Dripline Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Replacement Trees
Remove	Exc	X	X	2527	47	Western red-cedar	20	1	1		C	6
Remove	Sig	X		2528	19	Western red-cedar	16	1	2	Asymmetric, double leader	C	2
Remove	Sig	X		2529	23	Bigleaf maple	20	1	2	Asymmetric, sweep	D	2
Remove	Sml			2530	7	Bigleaf maple	16	1	2	Sweep	D	1
Remove	Sml			2539		Maple or Fir						1
Remove	Sml			2590	7.5	Douglas-fir	12	2	2	Decline, asymmetric	C	1
Remove	Sig	X		2596	13, 16 (21)	Douglas-fir	18	1	2	Double leader	C	2
Remove	Sig	X		2597	11	Douglas-fir	14	1	1		C	2
Remove	Sml			2599	9	Douglas-fir	12	1	2	Asymmetric	C	1
Remove	Sig	X		2600	16.5	Douglas-fir	18	1	1		C	2
Remove	Sig	X		2603	8, 9 (12)	Mugho pine	14	1	2	Decline, double leader	C	2
Remove	Sig	X	X	2605	25	Western red-cedar	18	1	1		C	3
Remove	Sig	X		2606	19.5	Sweet cherry	20	2	2	Double leader, CBT	D	2
Total Tree Replacement												27

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 17 trees on the property, based on space available. Eleven (11) of those can be located around the new home and six (6) located in the tree protection area on the slope. In addition, up to five (5) trees could be planted in the adjacent ROW along NE Mercer Way.

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.

The total number of replacement trees, species and final placement will be included in a project landscape plan. Any required fee-in-lieu of planting will be determined by the City of Mercer Island.

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 lavalleyi*)

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

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, December 18, 2020.
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.

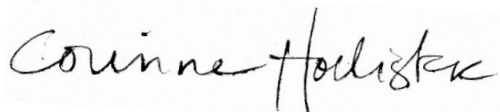
Attachment 2: Certificate of Performance

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: May 23, 2023

Attachment 3: Tree Inventory Table

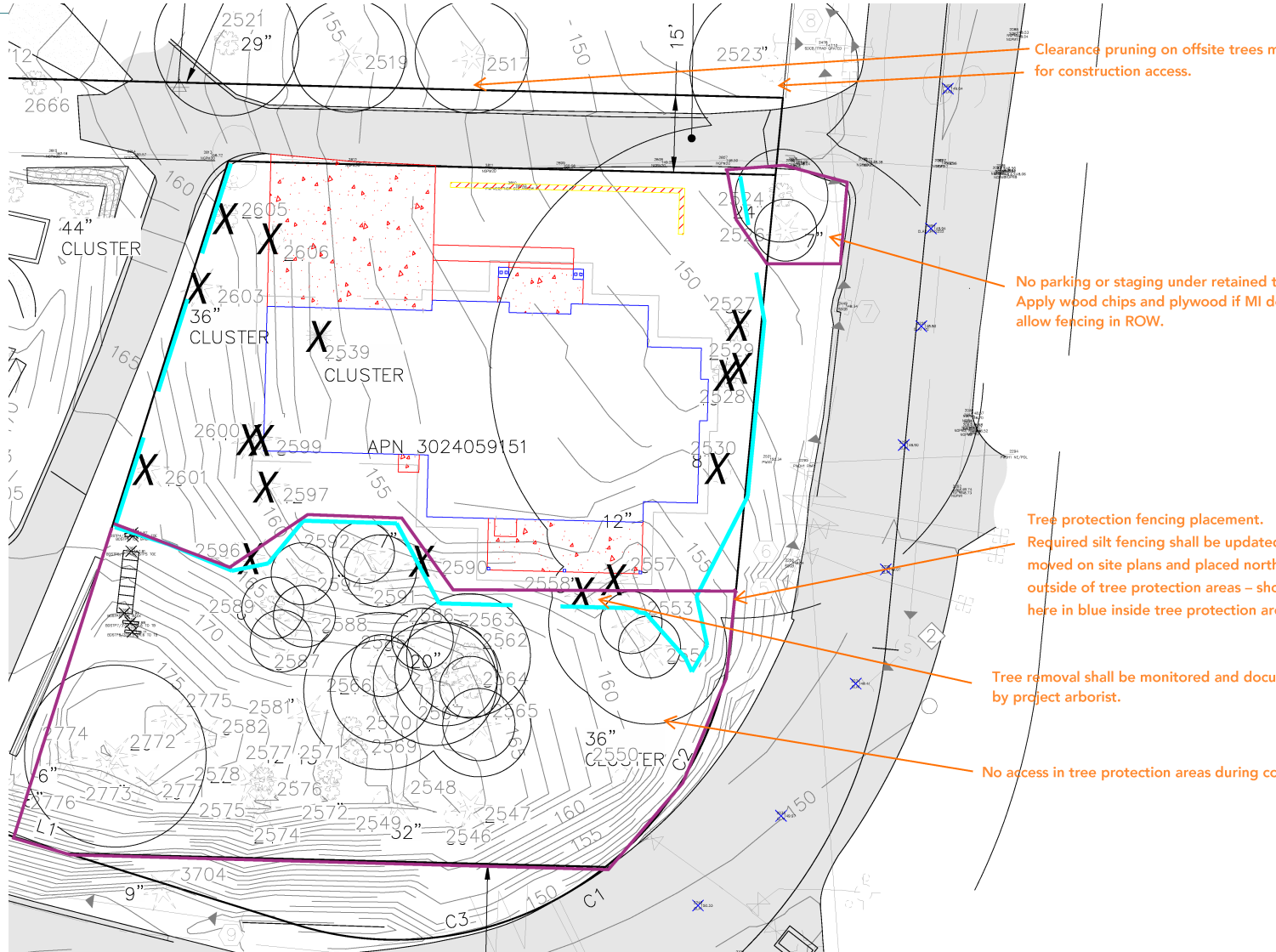
Blue shading shows non-viable trees not indicated for removal on site plan; Orange shading indicates non-viable trees indicated for removal on site plans; Gray shading indicates offsite trees.

Tree Outside of Disturbed Area	Offsite/Row	Proposed Action	Regulated Category	Grove Tree	Tree > 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripine Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Viable Tree?	LOAD Radius (Ft.)	Replacement Trees
	Sig	Protect		X		2517	21	Douglas-fir	30"	16	1	1		C	Y	11	
	Sig	Protect		X		2519	22	Douglas-fir	30"	18	1	2	Double leader, sweep	C	Y	11	
	Sig	Protect		X	X	2521	28.5	Western red-cedar	30"	22	1	1		C	Y	14	
	Sig	Protect		X		2523	11,11 (16)	Mt. Ash		10	1	2	Double leader	D	Y	8	
		Retain	Sig	X		2524	17	Western red-cedar	30"	14	2	2	Decline, double leader	C	Y	9	
		Retain	Sml			2526		Maple or Fir								6	
		Remove	Exc	X	X	2527	47	Western red-cedar	30"	20	1	1		C	Y	23	6
		Remove	Sig	X		2528	19	Western red-cedar	30"	16	1	2	Asymmetric, double leader	C	Y	10	2
		Remove	Sig	X		2529	23	Bigleaf maple	30"	20	1	2	Asymmetric, sweep	D	Y	12	2
		Remove	Sml			2530	7	Bigleaf maple	30"	16	1	2	Sweep	D	Y	6	1
		Remove	Sml			2539		Maple or Fir								6	1
X		Not viable	Haz	X	X	2546	11, 15, 18 (26)	Bigleaf maple	30"	30	2	3	Decline, asymmetric, stump sprout, undermined	D	N	13	
X		Not viable	Haz	X	X	2547	26.5	Douglas-fir	30"	20	1	3	Asymmetric, undermined rootplate	C	N	13	
X		Not viable	Haz	X	X	2548	29	Douglas-fir	30"	22	1	3	Undermined rootplate	C	N	14	
X		Not viable	Haz	X		2549	17.5	Pacific madrone	6"	18	1	3	Sweep, lean, undermined rootplate	BE	N	17	
X		Retain	Sml			2550	5, 7 (8)	Bigleaf maple	30"	14	2	2	Decline, stump sprout	D	Y	6	
		Retain	Exc			2551	9.2	Pacific yew	6"	12	2	1	Decline	C	Y	6	

Tree Outside of Disturbed Area	Offsite/Row	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	Comments on Condition	Tree Type	Viable Tree?	LOAD Radius (Ft.)	Replacement Trees
		Retain	Sml			2553		Maple or Fir								6	
		NA				2556				0	3	3	Dead; excluded from total				
		Not viable	Sig	X		2557	10.5	Western hemlock	24"	14	2	3	Decline, stem canker	C	N	6	
		Not viable	Sml			2558	8	Western hemlock	24"	13	2	3	Decline, stem canker, sweep	C	N	6	
		Retain	Sig	X	X	2562	24.5	Western red-cedar	30"	18	1	1		C	Y	12	
		Retain	Sig	X		2563	19.5	Western red-cedar	30"	16	1	2	Asymmetric	C	Y	10	
		Retain	Sml			2564		Maple or Fir								6	
X		Retain	Sig	X		2565	14	Bigleaf maple	30"	20	1	2	Asymmetric	D	Y	7	
X		Retain	Sig	X		2566	20.5	Douglas-fir	30"	18	1	1		C	Y	10	
X		Retain	Sig	X		2567	23	Douglas-fir	30"	18	1	2	Asymmetric	C	Y	12	
X		Retain	Sml			2569	7	Western red-cedar	30"	8	2	1	Suppressed	C	Y	6	
X		Retain	Sml			2570	7.5	Western red-cedar	30"	12	2	2	Suppressed, sweep	C	Y	6	
X		Retain	Sig	X		2571	11	Western red-cedar	30"	12	1	1		C	Y	6	
X		Retain	Sig	X		2572	11	Western red-cedar	30"	14	1	2	Asymmetric	C	Y	6	
		Not viable	Haz	X		2574	22	Douglas-fir	30"	16	1	3	LCR, suppressed, undermined rootplate	C	N	11	
		Not viable	Haz	X		2575	18	Bigleaf maple	30"	20	1	3	Asymmetric, sweep, undermined rootplate	D	N	17	
		Not viable	Sml			2576	8	Douglas-fir	30"	10	3	3	Suppressed, sweep	C	N	6	
X		Retain	Sig	X		2577	11	Western red-cedar	30"	12	1	2	Sweep	C	Y	6	
X		Retain	Sig	X		2578	20	Douglas-fir	30"	18	1	2	Sweep	C	Y	10	
X		Retain	Sig	X	X	2581	25	Douglas-fir	30"	20	1	1		C	Y	13	
X		Retain	Sml			2582	9	Douglas-fir	30"	14	1	2	Asymmetric	C	Y	6	

Tree Outside of Disturbed Area	Offsite/Row	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripine Radius (Ft.)	Health	Structure	Comments on Condition	Tree Type	Viable Tree?	LOAD Radius (Ft.)	Replacement Trees
X		Retain	Exc			2585	9	Pacific madrone	6"	10	1	2	LCR	BE	Y	6	
		Retain	Exc	X		2586	10.5	Pacific madrone	6"	6	2	2	Decline, lean	BE	Y	6	
X		Retain	Exc			2587	6	Pacific madrone	6"	8	2	2	Suppressed, LCR	BE	Y	6	
X		Retain	Sml			2588		Maple or Fir								6	
		Retain	Sml			2589		Maple or Fir								6	
		Remove	Sml			2590	7.5	Douglas-fir	30"	12	2	2	Decline, asymmetric	C	Y	6	1
		Retain	Sig	X		2591	14.5	Douglas-fir	30"	16	2	2	Decline, asymmetric	C	Y	7	
		Retain	Sml			2592		Maple or Fir								6	
		Retain	Sig	X		2594	10.5	Douglas-fir	30"	14	1	1		C	Y	6	
		Remove	Sig	X		2596	13, 16 (21)	Douglas-fir	30"	18	1	2	Double leader	C	Y	10	2
		Remove	Sig	X		2597	11	Douglas-fir	30"	14	1	1		C	Y	6	2
		Remove	Sml			2599	9	Douglas-fir	30"	12	1	2	Asymmetric	C	Y	6	2
		Remove	Sig	X		2600	16.5	Douglas-fir	30"	18	1	1		C	Y	8	2
		Not viable		X		2601	21	Black pine	24"	16	2	3	Decline, double leader	C	N	11	
		Remove	Sig	X		2603	8, 9 (12)	Mugho pine		14	1	2	Decline, double leader	C	Y	6	2
		Remove	Sig	X	X	2605	25	Western red-cedar	30"	18	1	1		C	Y	13	3
		Remove	Sig	X		2606	19.5	Sweet cherry	30"	20	2	2	Double leader, CBT	D	Y	10	2
X		Retain	Sig	X		2771	16.5	Douglas-fir	30"	16	1	2	Asymmetric, dogleg	C	Y	8	
X		Retain	Sig	X		2772	21.5	Douglas-fir	30"	8	2	1	Sweep	C	Y	11	
X		Retain	Sig	X		2773	20	Douglas-fir	30"	20	1	2	Asymmetric, burl	C	Y	10	
X		Retain	Sml			2774		Maple or Fir								6	
X		Retain	Sml			2775		Maple or Fir								6	
X	Sig	Retain		X		3704	11	Douglas-fir	30"	12	1	1		C	Y	6	

Attachment 4: Annotated Site Illustration – Updates to Site Plans Required



Clearance pruning on offsite trees may be required for construction access.

No parking or staging under retained trees. Apply wood chips and plywood if MI does not allow fencing in ROW.

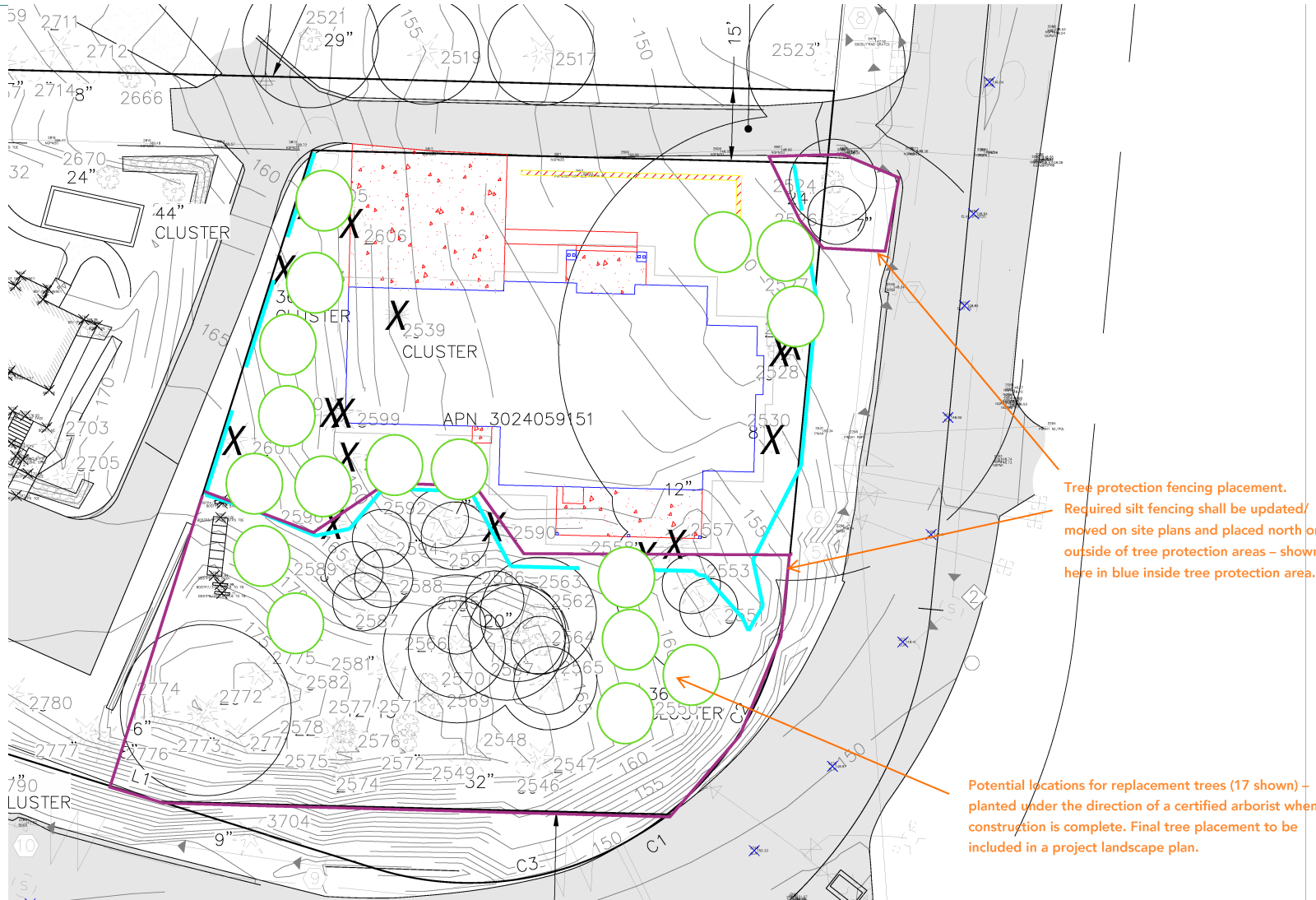
Tree protection fencing placement. Required silt fencing shall be updated/moved on site plans and placed north or outside of tree protection areas – shown here in blue inside tree protection area.

Tree removal shall be monitored and documented by project arborist.

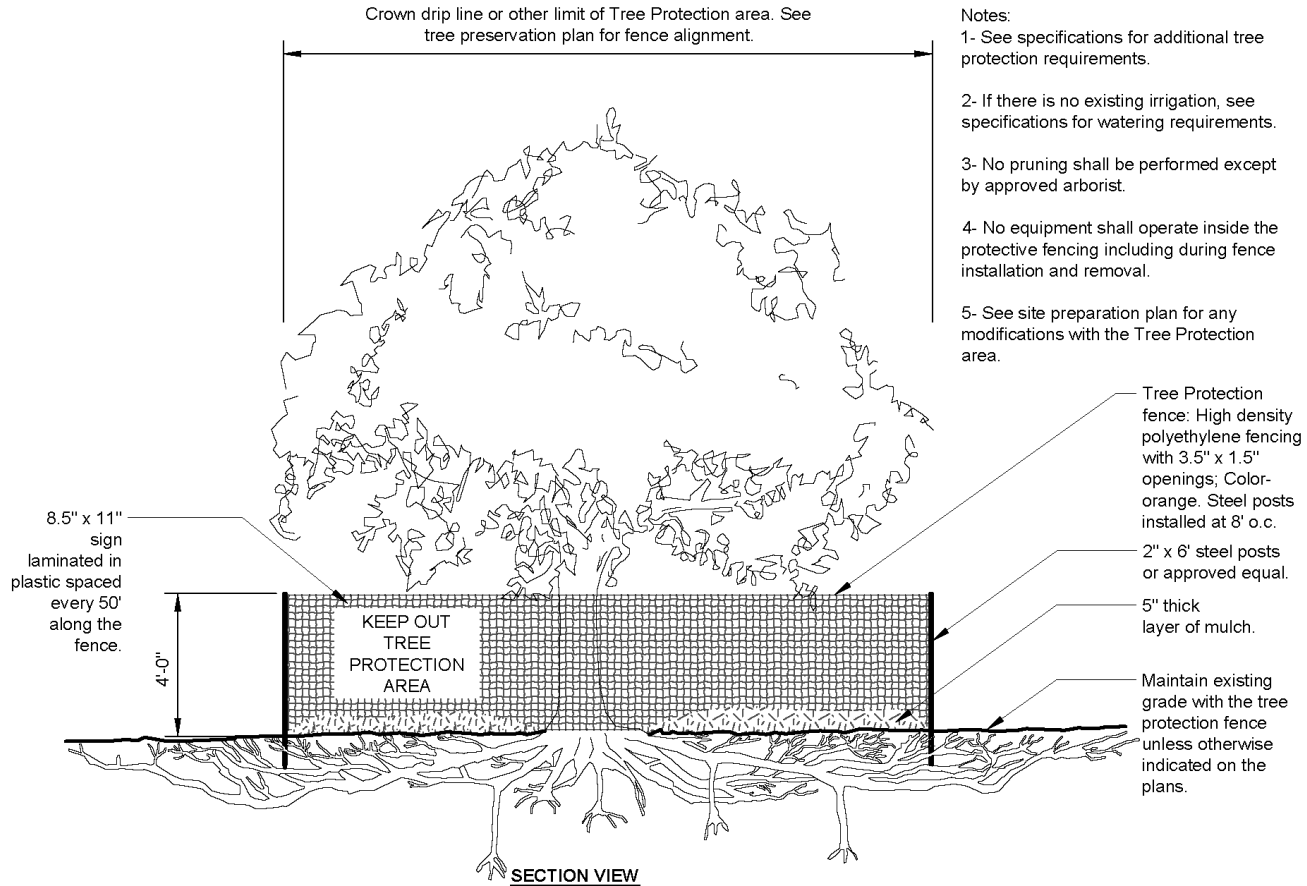
No access in tree protection areas during construction.



Attachment 5: Recommended Replacement Tree Locations



Attachment 6: Tree Protection Fencing Detail



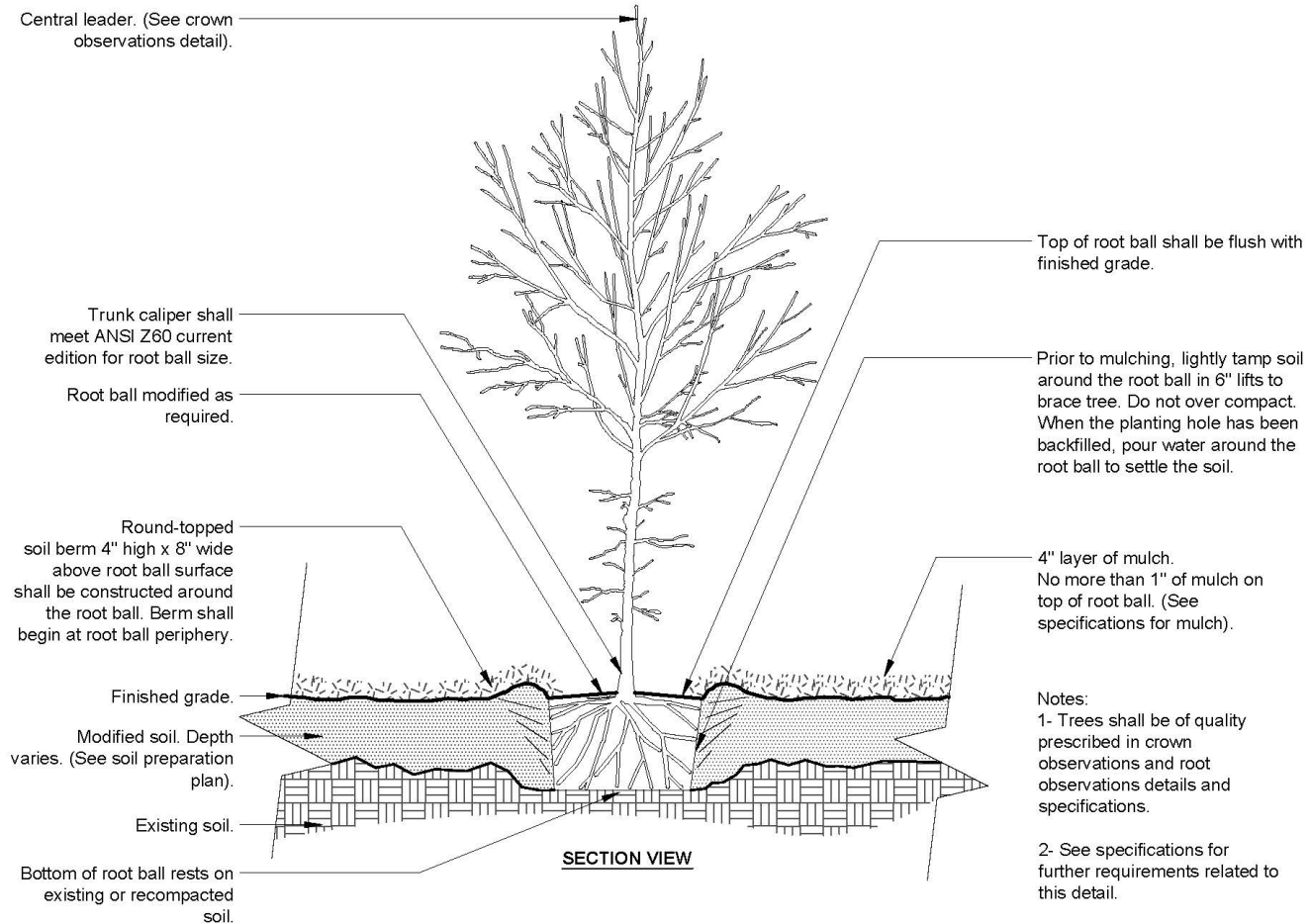
- Notes:
- 1- See specifications for additional tree protection requirements.
 - 2- If there is no existing irrigation, see specifications for watering requirements.
 - 3- No pruning shall be performed except by approved arborist.
 - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5- See site preparation plan for any modifications with the Tree Protection area.



TREE PROTECTION

URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE

Attachment 7: Planting Detail



TREE w/ BERM (EXISTING SOIL MODIFIED)

URBAN TREE FOUNDATION © 2014
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