



Arborist Report

June 8, 2022

Prepared for:

Aspen Homes/Elizabeth Tubbs
3632 90th Ave SE
Mercer Island, Wa

Prepared by:

Seattle Tree Consulting
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Discussion

Arborist report for Aspen Homes and Elizabeth Tubbs. Site address: 3632 90th Ave. SE., Mercer Island Washington. May 31, 2022.

Thank you for having me out to assess the condition of the trees on the site. It is my understanding that there are some proposed improvements to this lot and the client was looking for an inventory of all of the existing significant trees at this address. Significant tree is defined as a woody plant system over 6 inches of diameter at standard height.

During the site visit, I attached numbered plaques to all of the significant trees. The numbering system starts in the northwest corner of the lot with tree number 1653.

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, CRZ-Critical Root 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 CRZ for utilities is not permitted (tunneling is the preferred method).
- Grade changes in the CRZ 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 CRZ or critical root zone needs to be protected. The Inner CRZ is 50% of the radius of the CRZ and there should be zero disturbance in this zone. A disturbance of up to 33% of the Outer

CRZ is 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 CRZ can be larger than the Drip Line Radius.

Tree number 1653 is a Japanese Maple (*Acer palmatum*) with two stems that have diameter at standard height readings of 10.5 inches and 9 inches. This is a fairly low, wide Japanese Maple with a drip line radius of 11 feet. Condition 6. The DSH is 14". The CRZ radius is 14'.

Tree number 1654 is a Katsura Tree (*Cercidiphyllum japonicum*) with a diameter at standard height reading of 15 inches. That reading was taken just a little bit higher than usual because of a branch collar at standard height. This tree has a larger drip line toward the northwest that has a radius of 19 feet. There is a significant amount of surface rooting coming away from the root flare of this system. This tree will not likely tolerate significant disturbances to the outer critical root zone. Condition 6. The CRZ radius is 15'.

Tree number 1655 is a well-established Pontic Rhododendron (*Rhododendron ponticum*) in the center of the front yard. The diameter at standard height reading is 8 inches. Condition 6.

There is a weeping Japanese Maple to the south of the aforementioned rhododendron that is not large enough to be considered as part of this inventory.

Tree number 1656 is on the north property line. It is a two stem Japanese Maple (*Acer palmatum*). DSH readings are 8 inches and 7 inches. Condition 6. Drip line radius is 8 feet. The cumulative DSH is 11". The CRZ radius is 11'.

Tree number 1657 is just west of the existing structure on the site. It is a Japanese Snowdrop Tree (*Styrax japonica*). There are three main stems: 6 inches, 4 inches, and 4 inches. The DSH is 9". The drip line radius for this tree is 9 feet. Condition 6. The CRZ radius is 9'.

Tree number 1658 is a multi-stemmed Rhododendron that is northwest corner of the existing house. DSH readings are 6 inches, 6 inches, and 5 inches. Condition 6. Drip line radius is 5 feet.

Tree number 1659 is close to the southwest corner of my client's site. It is a Magnolia (*Magnolia x soulangiana*) with smooth bark that is to the south of the driveway. This tree has five main stems with diameter and standard height readings of 12 inches, 11 inches, 11 inches, 10 inches, and 10 inches. The DSH is 24". This tree's drip line extends 14 foot to the north. Because of all the ivy at the base level, it was not possible to accurately analyze the root flare as the tree is on the south neighbor's property. The multi-stemmed habit of this tree yields a relatively high DSH measurement. I do feel as though it is most appropriate to assign a Critical Root Zone radius for this specimen that is based upon the 22 foot reading that I obtained with a laser rangefinder. The critical root zone radius for this specimen should be based upon the drip line not

the DSH measurement. I am assigning a CRZ radius of 22 foot for this specimen. Much of the area to the north of the tree is below grade or already under impervious surfaces. This specimen will likely tolerate some root zone disturbances north of the root flare, so long as the project is carefully undertaken. The client should expect to have to minimize root zone disturbances around the specimen as it is also on a neighboring property. Condition 6.

Tree number 1660 is also on the south neighbor's property or straddling the property line. It is a multi-stemmed Japanese Maple (*Acer palmatum*) and I feel as though it is most appropriate to take the diameter at standard height reading at the base of this particular tree. The DSH is 13 inches in approximately ankle height and I feel as though that appropriately represents the age of this specimen. The drip line radius for this tree, measured from an the north with a laser rangefinder, is 13 feet. 13 feet should be considered the Critical Root Zone radius for this specimen. Condition 6.

Tree number 1661 is just to the west of the aforementioned Japanese Maple and also on the south neighbor's lot. This tree is a Hinoki Cypress (*Chaemacyparis obtusa*) with a diameter at standard height of 6 inches. Condition 6.

Tree number 1662 is in the northeast corner of my client's property. It is a Douglas Fir (*Pseudotsuga mensiezii*) with a diameter at standard height reading of 29 inches. This tree has excurrent structure and is in excellent condition. This tree is at the crest of a hill that drops off somewhat steeply toward the east. Condition 6.

There is a slope that drops off toward the east at the eastern portion of my client's property. There is a large Red Leaf Plum tree that is approximately 15 foot downslope of the retaining wall at the eastern portion of my client's site. There is also a Hawthorne tree fairly close to the crest of the hill that has a lot of English Ivy loaded into it. From there the hill drops off somewhat steeply and is covered with large maturing native northwest vegetation, mostly Big Leaf Maple systems.

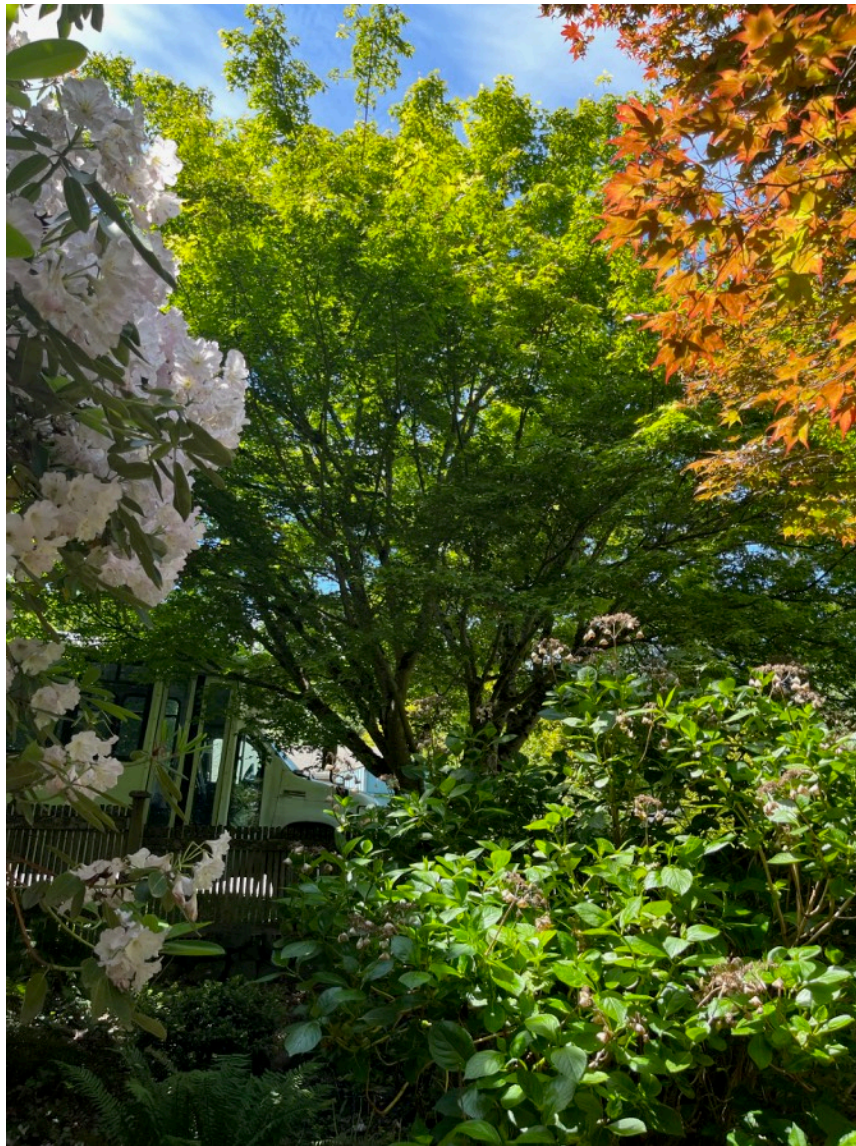
There is one tree that is fairly close to the southeast corner of my client's site that should be considered when the architect is drawing up the site plans. There is a Western Red Cedar (*Thuja plicata*) with a diameter at standard height of 28 inches. It is on the south neighbor's property and the tree has excurrent structure. It is in excellent condition and because it is bigger than 24 inches of diameter at standard height, it is a protected tree in The City of Mercer Island and I expect that there will need to be Tree Protection Fencing put around the Critical Root Zone of the system prior to construction activities commencing.

At the time of the site visit, I had not yet seen the proposed site plan for this address. There is a critical area that is adjacent to the eastern property line and there are some trees that have protected status in the eastern portion of the lot. Most of the trees that are clustered around the existing residence on this site are under 24 inches of diameter and the client will most likely have the freedom to remove them prior to construction. The Walnut tree that is close to the southwest corner of my client's site is on the neighbor's property and because the tree's roots are already

under the existing driveway at my client's address, I do believe that this system will tolerate some root zone loss, but I would expect to have to do the necessary demolition work in the root zone of this tree with hand tools, and I would expect to have to protect the majority of the root zone of this system during the construction process.

During the site visit, I took photos of all of the tree systems that are also included in this report. No hazardous tree systems were identified.

Photos of the Site



Tree 1653



Rhododendron 1658



Tree 1659



Tree 1654



Tree 1656



Tree 1657



Tree 1660



This is the cedar that should be added to the map



Tree 1662

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.

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Discussion

After reviewing my initial inventory for this site, the client has informed me that they would like to remove Trees #1654, 1656, 1657, and 1658. The removals will need to be mitigated with the installation of 4 deciduous trees of minimum 1.5" caliper, or conifers that are at least 6' tall.

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