



Arborist Report

December 2nd, 2022

Prepared for:
Aspen Homes

Site Address:
9204 SE 60th St.
Mercer Island, Wa.

Prepared by:
Seattle Tree Consulting
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Discussion

Arborist Report for and Aspen Homes, client name: Jeff Arenholz. Site address: 9204 SE. 60th St., Mercer Island Washington. November 23, 2022. 11:30 AM.

Thank you for having me out to assess the condition of the trees on the site. The reason for this contact concerns the client's intention to extend the eastern footprint of the existing residence on the site. This proposed improvement will significantly impact a specimen of Saucer Magnolia (*Magnolia x Soulangeana*) tree that is growing very close to the northeast corner of the house on the site. During the site visit, I measured the root flare to be between five and six feet to the northeast of the northeast corner of the house.

During the site visit, I measured the two stems of this Magnolia tree as having diameter and standard height readings of 13 inches and 9 inches giving the tree a cumulative DSH of 16". The tree has received some clearance pruning on the west side to keep it away from the existing structure. The drip line radius of this tree when measured from the south, east, and north, is 16 feet. For the purposes of determining a critical root zone radius for this specimen, it is my opinion that it is appropriate to use the entire drip line of the tree.

As the project was described to me, the critical root zone disturbances for this particular specimen of Magnolia will be too severe in order for the system to be able to be retained. The amount of pruning and root loss acquired to accommodate the project will almost surely send this tree into steep decline. It is my professional opinion that the best course of action is to remove this specimen of Magnolia prior to construction activities commencing.

During the site visit, the client did inquire about moving this tree. It is my professional opinion that this tree is too well-established and old to be considered for transplanting. Furthermore, the fact that the tree was height reduced many years ago has resulted in unnatural structure in the upper canopy. If the client is interested in replacing it with another Magnolia after the construction process is complete, a tree that is big as 3 or 4 inch caliper could be moved into this location.

There are no other significant tree systems that appear as though they will be affected by the proposed improvements. The next closest tree is a specimen of Fruiting Plum (*Prunus sp.*) that is growing to the northeast of the Magnolia tree that is featured in this report. This tree is approximately 20 foot to the northeast of the Magnolia and has a diameter and standard height reading of 8 inches. The specimen has quite a bit of decay, as well as Witch's Broom that has taken over the southern part of the canopy. I do not expect this tree to be adversely affected by the proposed development plan, despite the fact that this tree is already in a compromised condition.

The Leland Cypress hedge that is well-established on the north property line, as well as the adjacent Flowering Cherry are far enough from the build that they will not be affected. The Western Red Cedar trees that are north of the house are in nice condition and will be unaffected by the proposed improvements.

Thank you and please let me know if you have any questions.

Photos of the Tree



The trunk is only about 6' from the existing corner.



The canopy leans out toward the east and the south.





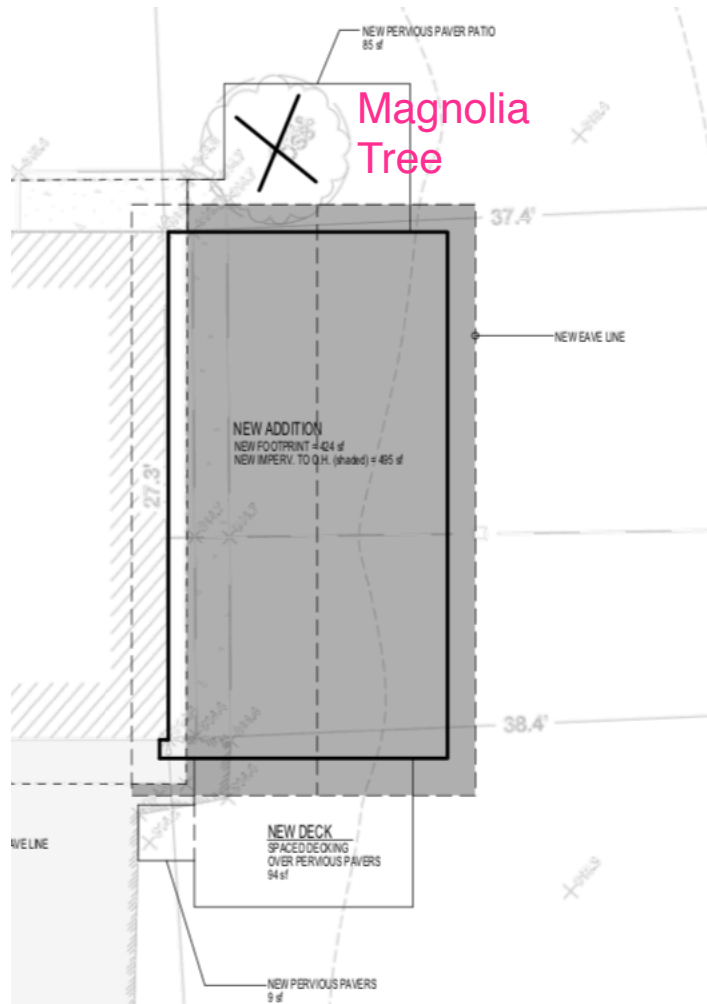
Looking north.



Red-Magnolia
Blue-Fruiting Plum
Pink-Flowering Cherry
Green-Leland Hedge



The Wester Red Cedars on the west property line are far from the project and will not be affected.



This screen capture shows the proposed new footprint and the proximity to the Magnolia tree.

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.

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.