

# SHOFFNER CONSULTING

1015 10TH ST. MUKILTEO, WA 98275 MOBILE:(206)755-9407 EMAIL: TONY@TONYSHOFFNER.COM

---

April 4, 2024

Eric Sadler  
MN Custom Homes  
3009 112th Ave. NE. Suite 100  
Bellevue, WA  
98004

RE: Tree Impact Assessment Report - Tree #23 MN 472 7119 80th Ave. SE Mercer Island, WA.

Eric:

This report is provided to address the recent revisions to the site plan and the impacts to tree #23 within the right-of-way just off-site at the address of 7119 80th Ave. SE in Mercer Island, WA. For preparation of this report, I reviewed sheet A1.1 showing the site plan and cross-section detail of the work proposed within the drip line of tree #23. The proposed encroachment into the drip line, which has been proposed since the first site plan, is for an asphalt driveway to be located approximately 5'7" from the tree.

As required by the City of Mercer Island, this report is to address the requirements of MICC 19.10.080 as follows:

19.10.080 - Tree protection standards.

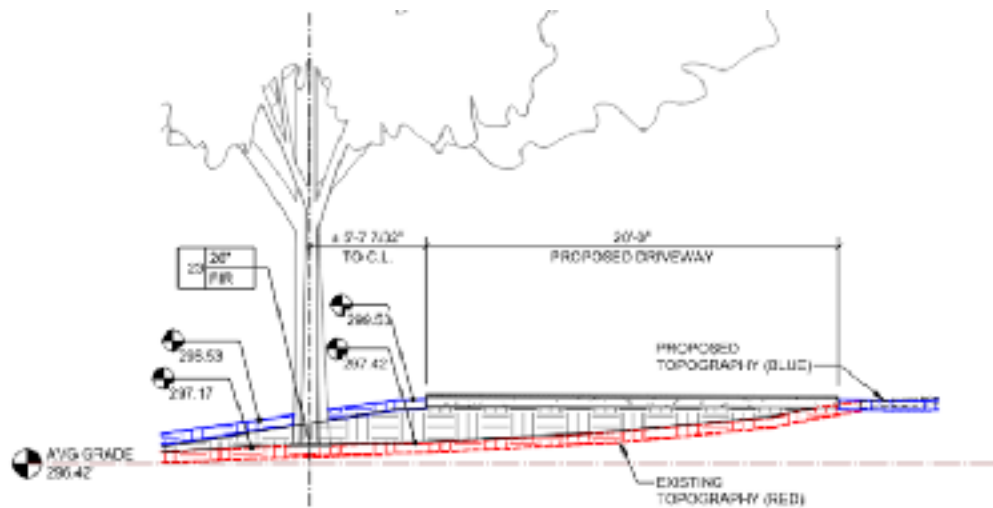
- A. To ensure long-term viability of trees identified for protection, permit plans and construction activities shall comply with the then-existing best management practices (BMP) - managing trees during construction, published by the International Society of Arboriculture, adopted by reference. The tree protection plan shall be prepared by a qualified arborist and the plan shall be reviewed for adequacy by the city arborist. All minimum required tree protection measures shall be shown on the development plan set and tree replanting/restoration/protection plan.
- B. Alternative methods. The city arborist may approve construction-related activity or work within the tree protection barriers if the city arborist concludes:
  - 1. That such activity or work will not threaten the long-term health of the retained tree(s); and
  - 2. The such activity or work complies with the protective methods and best building practices established by the International Society of Arboriculture..

## 1.0 Impact Assessment

This report addresses recent comments issued by the City of Mercer Island regarding encroachment proposed within the drip line of tree #23, a right-of-way tree, requesting an advanced root analysis for the area beneath the proposed driveway. Presumably, the

referenced advanced root analysis requested by the city is air/water excavation to assess the roots in the area beneath the proposed driveway. Given the nature of the proposed encroachment, it is our opinion that the advanced root analysis is not necessary and could be detrimental to the condition of the tree as any removal of soil from around the roots will inevitably result in root damage and loss, if even just minor.

The following detail from sheet A1.1 shows the existing and proposed topography for the driveway within the drip line of tree #23.



As it specifies, the red line is the existing topography, the blue line the proposed topography. Installation of the driveway will not require any ground disturbance within the drip line of the tree; it will rather require a slight amount of fill. Therefore, since no roots will be impacted, an advanced root assessment is not necessary.

The following photo shows the conditions around the tree and in the location of the proposed driveway.



As the photo shows, the ground surface in the location of the new driveway is currently covered in gravel for use as vehicle parking. The concrete or asphalt placed over this area for the driveway will reduce compaction of the soil below as the paved surface will absorb the weight of the vehicles.

## **2.0 Tree Protection Measures**

At a distance of 5'7" from the tree, the new driveway will be far enough from the tree to provide adequate protection. Following are the measures to provide protection for tree #23:

- Tree protection fencing is to be installed at the drip line prior to clearing and grading.
- Measures to take place within the drip line and protection zone include removal of the existing fence, ground surface preparation and installation of the driveway.
- When work is needed within the drip line, fencing is to be moved toward the tree far enough toward the tree to maintain and protection zone and to allow for the work to be conducted.
- Fencing is to remain in place throughout construction.

## **7.0 Use of This Report and Limitations**

This report is provided to MN Custom Homes to address the proposed encroachment into the drip line of tree #23 on the property at the address of 7119 80th Ave. SE in Mercer Island, WA. No development is proposed at this time, therefore, no impact assessment is provided.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A, TRAQ