

SHOFFNER CONSULTING

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November 7, 2023

Gary Upper
JayMarc Homes
7525 SE 24th St. Suite 520
Mercer Island, WA
98040

RE: Tree Inventory Assessment Report - 4216 83rd Ave. NE Mercer Island, WA.

Gary:

This report is provided to address the recent inventory I conducted of the property at the address of 4216 83rd Ave. NE in Mercer Island, WA. I visited the property recently to conduct the inventory and gather information on the trees. Please see the accompanying Tree Inventory Map and Tree Evaluation Data spreadsheet for reference to this report.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natural/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions

The property is developed with a single family residence in a single family residence neighborhood. All of the trees are along the perimeter of the lot. Most of the landscape is turfgrass.

3.0 Tree Assessments - Methods and Results

I conducted a visual evaluation of the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I conducted level 2 basic visual assessments and observed the trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk

Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual.)

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

There are four significant trees on the property, #10, 11, 17 and 18. Three symbols on the survey are rhododendrons that are large shrubs, not trees.

4.0 Tree Retention and Protection Requirements

Tree City of Mercer Island retention requirements are specified in 19.10.060 of the MICC, titled Tree removal —Associated with a development proposal, and are as follows:

- A minimum of 30% of trees with a diameter of 10 inches or greater, or that otherwise meet the definition of a large tree, shall be retained over a rolling five year period.
- The following trees shall be prioritized for retention:
 - (a) Exceptional trees;
 - (b) Trees with a diameter of more than 24 inches;
 - (c) Trees that have a greater likelihood of longevity; and
 - (d) Trees that are part of a healthy grove. (Note: the definition of a grove is not provided in MICC.)

There is a total of four significant trees (10 inches or greater) on the property, none of which are exceptional by size. To meet the required retention, two trees (#10 and #11) along the eastern property line are being retained.

Tree Protection

Retained trees are to be protected with protection fencing per City of Mercer Island standards located along the LOD of the trees to delineate the tree protection area (TPA).

Fencing is to be installed prior to beginning any development including removal of the existing structure and is to remain in place throughout development.

The TPA is an area of no development, no encroachment, no dumping and no storage of materials.

5.0 Tree Replacement

Per 19.10.070, trees that are cut pursuant to a tree permit shall be replaced as specified in subsections A and B of this section, or a fee in lieu shall be paid as specified in subsection C of this section.

<u>Diameter of removed tree</u>	<u>Number of replacement trees</u>
< 10 inches	1
10 inches up to 24 inches	2
24 inches up to 36 inches	3
More than 36 inches and any exceptional tree	6

6.0 Use of This Report and Limitations

This report is provided to JayMarc Homes to address the inventory of the trees on the property at the address of 4216 83rd Ave. NE in Mercer Island, WA. Shoffner Consulting and Tony Shoffner cannot be held liable for any damage associated with failure of any part of these trees. Trees are dynamic and their health can be affected by many factors, therefore, there is no guarantee that any retained trees will survive long past development.

Cordially,



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

TREE EVALUATION DATA - JAYMARC HOMES - 4216 83RD AVE. SE MERCER ISLAND

NOVEMBER 7, 2023

	Location	Tree #	Species	Dbh	Dripline	Status	Cond	LOD N	LOD S	LOD E	LOD W	Condition Notes	Action	Replacement #
1	ROW	1	Sweetgum (Liquidambar styraciflua)	34"	54'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	ROW	2	Douglas fir (Pseudotsuga menziesii)	4"	8'	Off-site	N/A	6'	6'	6'	6'	N/A	N/A	N/A
1	ROW	3	Flowering dogwood (Cornus kousa)	16"	20'	Off-site	N/A	12'	12'	12'	12'	N/A	N/A	N/A
1	Off-site	4	Deodara cedar (Cedrus deodara)	38"	56'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	On Site	5	English laurel (Prunus laurocerasus)	11"	24'	Significant	1	14'	14'	14'	14'	Good condition and health. Invasive species.	Remove	2
1	Off-site	6	Douglas fir (Pseudotsuga menziesii)	22"	40'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	Off-site	7	Silver birch (Betula pendula)	10"	24'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	Off-site	8	Deodara cedar (Cedrus deodara)	16"	24'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	Off-site	9	Douglas fir (Pseudotsuga menziesii)	16"	26'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	On Site	10	Sweetgum (Liquidambar styraciflua)	18"	42'	Significant	1	14'	14'	14'	14'	Good condition and health.	Retain	0
1	On Site	11	Silver birch (Betula pendula)	12"	32'	Significant	2	14'	14'	14'	14'	Good condition and health.	Retain	0
1	On Site	12	Rhododendron (Rhododendron sp.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	Off-site	13	Douglas fir (Pseudotsuga menziesii)	16"	28'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	Off-site	14	Douglas fir (Pseudotsuga menziesii)	18"	34'	Off-site	N/A	14'	14'	14'	14'	N/A	N/A	N/A
1	On Site	15	Rhododendron (Rhododendron sp.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	On Site	16	Rhododendron (Rhododendron sp.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	On Site	17	Flowering cherry (Prunus serrulata)	18"	38'	Significant	1	14'	14'	14'	14'	Good condition and health.	Remove	2
	On Site	18	Flowering cherry (Prunus serrulata)	8"	22'	Significant	1	14'	14'	14'	14'	Good condition and health.	Remove	1

17

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Location - On site or off site

Tree# - Number of tree assigned by survey

Species

DBH - Diameter at 4.5' above ground surface

Dripline - Dripline diameter in feet

Status - Exceptional or Significant

Cond - Condition Rating

1 - Excellent condition and health, young and vigorous.

2 - Generally good condition and health, older and less vigorous

3 - Fair condition and health and/or condition concerns with age and/or level of vigor or minor defects

4 - Poor condition and/or health and/or major defects

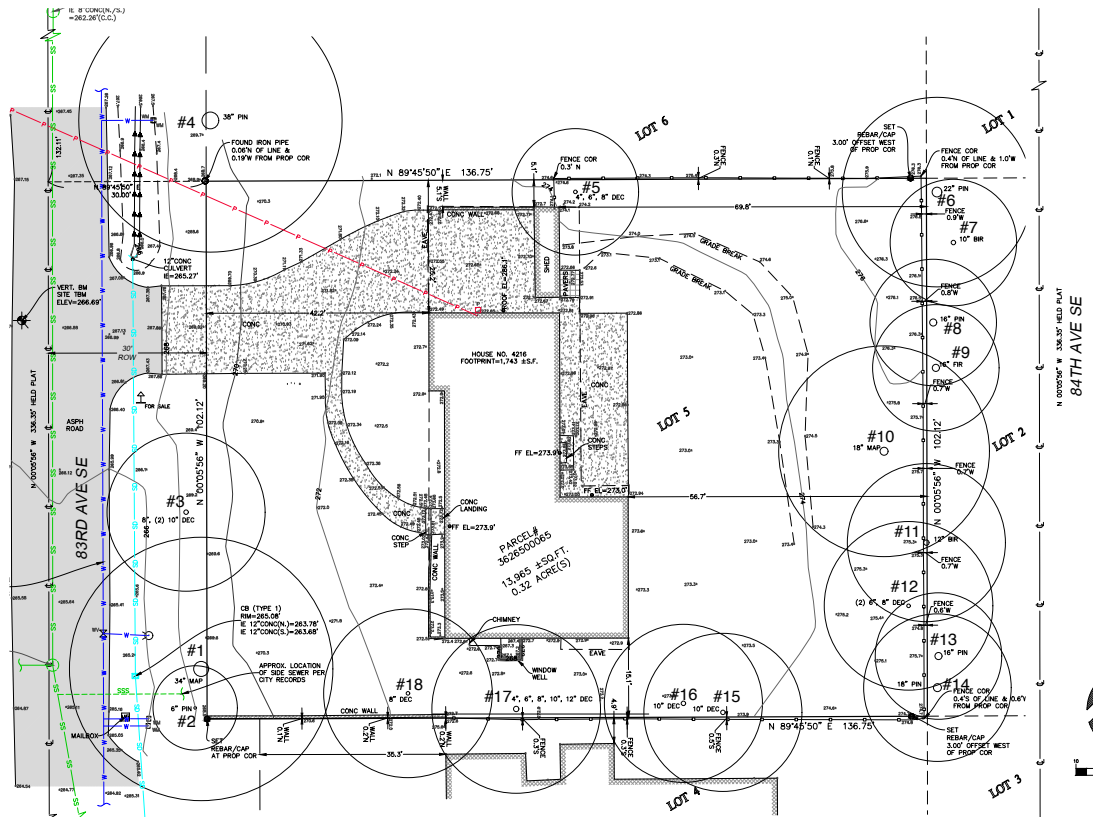
Condition Notes - Description of condition

Action - Remove or retain

Required Retention - 30% of all trees 10" dbh or greater (30% of 5 = 2)

Retention provided - 2 (#10 and 11)

TREE INVENTORY MAP



TREE INVENTORY MAP
 PREPARED BY
 JAYMARC HOMES, LLC
 4216 83RD AVE SE
 MERCER ISLAND, WA 98040