

# SHOFFNER CONSULTING

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21529 4<sup>TH</sup> AVE. W #C31 BOTHELL, WA 98021 MOBILE: (206)755-2871

November 27, 2017

Craig Pazarena  
% David Taber  
Neiman Taber  
1421 34th Ave. Suite 100  
Seattle, WA  
98122

RE: Tree Inventory - 8430 SE 47th Pl., Mercer Island.

Craig and David:

This report is provided to address the recent inventory I conducted of the trees on the property at the address of 8430 SE 47th Pl. in Mercer Island. The tree retention and replacement requirements for developing lots are specified in the revised section 19.10 of the Mercer Island City Code (MICC). Please see the accompanying tree evaluation data spreadsheet and tree inventory map for reference to this report. The inventory map shows the driplines of the trees near to the proposed development.

## **1.0 Site Conditions and Proposed Development**

The property is located in a residential neighborhood and is developed with a single family residence and a detached garage. The surrounding properties to the north, west and east are developed with single family residences. Proposed development is to expand on the existing garage's footprint and add a dwelling unit to the second floor.

## **2.0 Tree Inventory and Exceptional Status**

The City of Mercer Island's tree retention, replacement and protection requirements for developing properties are provided in chapter 19.10 of the revised Mercer Island City Code. Information on the existing trees are found in the accompanying tree evaluation data spread sheet.

Mercer Island prioritizes tree retention based upon the following criteria (a summary of the requirements):

- A minimum of 30% of trees 10 inches diameter and greater are required to be retained through development.
- The development proposal shall be designed to further minimize the removal of large trees and maximize large tree retention.
- Exceptional trees (24" greater dbh) are to be prioritized for retention.

- Trees that are healthy and have a greater likelihood of longevity.
- Trees that are part of a healthy grove. *\*Tree grove is not defined in the MICC.*

There is a total of 32 trees on the property ranging in size from 6” to 30” in diameter. Trees #6 and 26 meet the threshold diameter criteria to be classified as exceptional. Tree #26 is a multi-trunked big-leaf maple that has a moderate amount of dieback in the upper crown. As the following photos show, the tree has multiple trunks at the base with very tight, v-shaped crotches and included bark between the leaders. The second photo is of a fruiting body at the base indicating decay within. One of the leaders in the center of the cluster has considerable decay up its bole.



The fruiting body and the decaying lead are certain signs that there is decay within the trunk and spreading up into the leads. While it may not be showing symptoms in the crown at this time, the already weak big-leaf maple wood is weakened further with the presence of decay. At to that the included bark between the codominant lead putting pressure on their connections, the failure potential of any of them warrants a high classification.

### **3.0 Proposed Development and Tree Removal/Retention**

The proposed development is to expand the existing detached garage to the south and west. This will result in significant root damage and loss to three trees requiring their removal. These trees are numbers 26, 27 and 33. Number 26 is an

exceptional tree, however it large, old and multi-trunked with a moderate amount of dieback in the upper crown, decay in the trunk and the leaders. Based on its condition and age, in my opinion, this tree does not meet the criteria of *trees that are healthy and have a greater likelihood of longevity*. This tree has a risk rating of high.

There are five trees within the vicinity of the new development that are proposed to be retained. The new building will encroach slightly into the dripline of one of the retained trees, tree #28. The nearest impact to this tree will be no closer than 10 feet from the tree, far enough to maintain sufficient root area.

#### **4.0 Tree Protection Requirements**

General tree protection standards are specified in section 19.10.080 of the MICC. Tree protection fencing is to be installed around the trees adjacent to the proposed development prior to beginning any construction, including clearing, and is to remain throughout development.

For trees with proposed impacts within their driplines, the fencing is to be placed at the dripline until work within the dripline is necessary. At that point, the fencing is to be moved only as far as possible to accommodate the development.

#### **5.0 Tree Replacement Requirements**

Tree replacement requirements are provided in section 19.10.070. Following is a summary of these requirements:

- Removed trees less than 10" dbh are to be replaced with one tree.
- Removed trees between 10" and 24" dbh are to be replaced with 2 trees.
- Removed trees between 25" and 36" dbh are to be replaced with 3 trees.
- Removed trees larger than 36" dbh are to be replaced with 6 trees.
- Evergreen replacement trees are to be 6' in height.
- Deciduous replacement trees are to be 1.5" caliper.

The trees proposed to be removed measure 8", 20" and 32" requiring replacement with 6 trees. There is ample room on this property to accommodate the 6 replacement trees.

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

This report is provided to Neiman Taber and Craig Pazarena as a means of reporting on the conditions and statuses of the tree on site and just off-site of the lot at 8430 SE 47th Pl. in Mercer Island. While Shoffner Consulting has used every means available to determine tree health and development impacts, trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore this assessment pertains only for those noted on the day of their evaluation, and no guarantee can be made against damage caused by unforeseen development-related impacts. Natural decline and failure of trees is not predictable.

Cordially,

A handwritten signature in black ink, appearing to read "Tony Shoffner". The signature is written in a cursive style with a large initial "T" and "S".

Tony Shoffner  
ISA Certified Arborist #PN-0909A  
CTRA #1759