



Arborist Report

February 7th, 2022

Prepared for:

Imani Homes
2900 78th Ave Se
Mercer Island, Wa

Prepared by:

Seattle Tree Consulting
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Discussion

Arborist report for Imani Homes. 2900 78th Ave SE, Mercer Island Washington. Currently the site of Baskin-Robbins. February 1, 2022. 1 PM.

Thank you for having me out to assess the condition of the trees on the site. It is my understanding that there are some pending improvements to this lot and that the clients are interested in understanding the effects the construction will have on some of the adjacent tree systems. There are two Red Maple's (*Acer rubrum*) in the right-of-way along the western edge of this lot, but the rest of the trees that are close to this address are on neighboring sites. During the site visit, I collected size, species, and condition ratings for all of the trees that are close to the property line. Used a fabric Diameter Tape and a laser range finder for drip lines and DSH measurements.

Close to the northeast corner of the site there are three Leyland Cypress (*Cupressus x Lelandii*) trees and one Sweetgum (*Liquidambar styraciflua*) that belong to the adjacent apartment complex.

Close to the southeast corner of the site there are three Austrian Black Pines (*Pinus nigra*).

Along the southern edge of the site there are three Sawleaf Zelkova (*Ulmus serrulata*) that are too small to be considered significant.

The Red Maples (*Acer rubrum*) along the Western frontage are likely part of The City of Mercer Island's purview.

Generally speaking, all of the trees that are adjacent to this site are relatively young specimens in the beginning of their life curves. Critical root zone radii will be based upon diameter at standard height measurements.

There are several Italian Cypress (*Cupressus sempervirens*) just to the west of the existing structure, as well as an established Viburnum hedge along the southern edge of the site that were not included as part of this inventory. Because of the relatively small nature of most of the trees adjacent to the site, and because they are mostly located far enough away that their inner critical root zones will not overlap my client's address, it does appear as though construction impacts for the adjacent tree systems will be minimal.

I'm including some photos for reference. Please let me know if you have any questions.

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

- 1-Natural structure with good proportions, expected amounts of vigor and deadwood, sound attachments, pedestal in good condition, and adequate root zone
- 2-Acceptable overall structure but in need of minor pruning or cabling to enhance health and safety threshold
- 3-Declining specimen in need of serious corrective work and support or a potential candidate for removal
- 4-Tree is at a critical point and must be reduced to a safe habitat snag or removed

1. Leyland Cypress (*Cupressus x Lelandii*). 12" DSH. Condition 1. 12' CRZ radius.
2. Leyland Cypress (*Cupressus x Lelandii*). 10" DSH. Condition 1. 12' CRZ radius.
3. Leyland Cypress (*Cupressus x Lelandii*). 19" DSH. Condition 1. 19' CRZ radius.
4. Sweetgum (*Liquidambar styraciflua*). 12" DSH. Condition 1. 13' DLR. 12' CRZ radius.
5. Austrian Black Pine (*Pinus nigra*). 20" DSH. Condition 1. 20' CRZ radius.
6. Austrian Black Pine. (*Pinus nigra*). 10" DSH. Condition 1. 10' CRZ radius.
7. Austrian Black Pine. (*Pinus nigra*). 20" DSH. Condition 1. 20' CRZ radius.
8. Sawleaf Zelkova (*Ulmus serrulata*). 4" DSH. Insignificant tree.
9. Sawleaf Zelkova (*Ulmus serrulata*). 5" DSH. Insignificant tree.
10. Sawleaf Zelkova (*Ulmus serrulata*). 4" DSH. Insignificant tree.
11. Red Maple (*Acer rubrum*). 13" DSH. Condition 1. 14' DLR. 13' CRZ radius.
12. Red Maple (*Acer rubrum*). 13" DSH. Condition 1. 14' DLR. 13' CRZ radius.

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 monitored.
- 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.

Photos of the Site



Trees #1-4 above



Trees #5-7 above

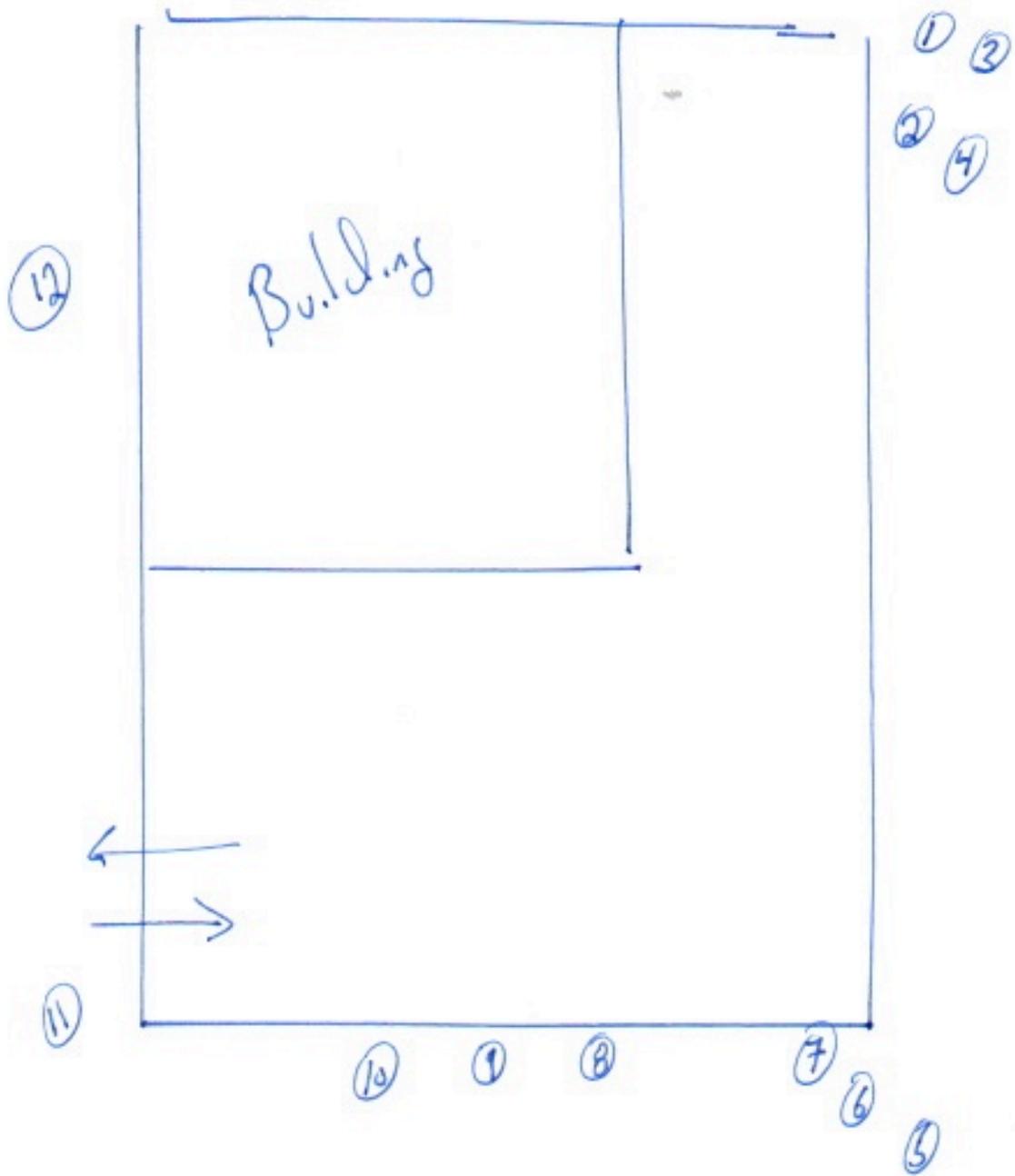


Trees #8-10



Tree #11

Approximate Location of Trees



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.