LAYTON TREE CONSULTING, LLC

ARBORIST REPORT

3003 77th Avenue SE
Mercer Island, WA

Report Prepared by:

Bob Layton
Registered Consulting Arborist #670
Certified Arborist #PN-2714A

July 18, 2023

It's all about trees……

PO BOX 572, SNOHOMISH, WA 98291-0572 * 425-220-5711 * bob@laytontreeconsulting.com

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Assignment

Layton Tree Consulting, LLC was asked to compile an Arborist Report for a property currently under a renovation project on Mercer Island. The subject property is located at 3003 77th Avenue SE. Apparently, there are several of trees at the front of the building that are in poor condition.

My assignment is to conduct a health assessment of these trees and prepare a written report on present tree conditions.

Date of Field Examination: July 17, 2023

Description

10 trees were assessed as part of this project. They are located at the front or northeast side of the building being renovated. Nine are semi-mature to mature cherry plums in large concrete planters.

Subject trees have been identified with a numbered aluminum tag attached to the lower trunk by another party. These same tag numbers were used for this report. These tag numbers correspond with the numbers on the attached Tree Summary Table and map.

Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown or canopy of the tree is examined for current vigor/health by examining the foliage for appropriate color and density, the vegetative buds for color and size, and the branches for structural form and annual shoot growth; and the overall presence of limb dieback and/or any disease issues.

- The trunk or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insect pests, bleeding or exudation of sap, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects can include but are not limited to excessive or unnatural leans, crooks, forks with V-shaped crotches, multiple attachments.

- The root collar and exposed surface roots are inspected for the presence of decay, insect damage, as well as if they have been injured or wounded, undermined or exposed, or the original grade has been altered.

Based on these factors a determination of condition is made.

Judging Condition

The three condition categories are described as follows:

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

Fair – minor to moderate structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location

Poor – major structural defects expected to cause failure in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, crown dieback/decline, not suitable for its location

Observations

Nine of the subject trees are a cultivated variety of cherry plum or purple-leaf plum, *Prunus cerasifera*. These exist in large concrete planters. They were likely planted around the time the building was constructed in 1982, making them roughly 40 years of age. All have significant dieback of upper crown components. See pictures below. Some have major dieback and are in an ultimate state of decline. It appears the irrigation inside the concrete planters has been turned off or is not working.

The other subject tree is a semi-mature Japanese snowbell, *Styrax japonicus.* It is located on the existing grade at the base of the building. Access to the base of the tree was not possible. It appears to be in good condition with no concerning defects. Unfortunately, there is a large new generator pad to be constructed directly next to the tree, covering roughly half of its root zone.

There are multiple trees on the west and south sides of the building that will be retained. Species and approximate diameters are included on the attached map. No concerning issues were observed with these trees.

Discussion/Recommendations

The subject cherry plum trees are in varying stages of decline, some more advanced than others. These trees have a limited productive lifespan in the landscape. They can be expected to continue to decline. Considering long-term sustainable tree canopy cover, replacement with new trees suitable for these concrete planter locations is prudent.

The long-term health of the Japanese snowbell is expected to be compromised by work within a vicinity of it. Removal and replacement are recommended.

Six of the subject trees are greater than 10-inhces in diameter and therefore are regulated trees. None of the subject trees would be considered ‘exceptional’. A replacement ratio of 1:1 for all trees removed would be appropriate.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground.

Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

Trees #205 and #206

Tree #206

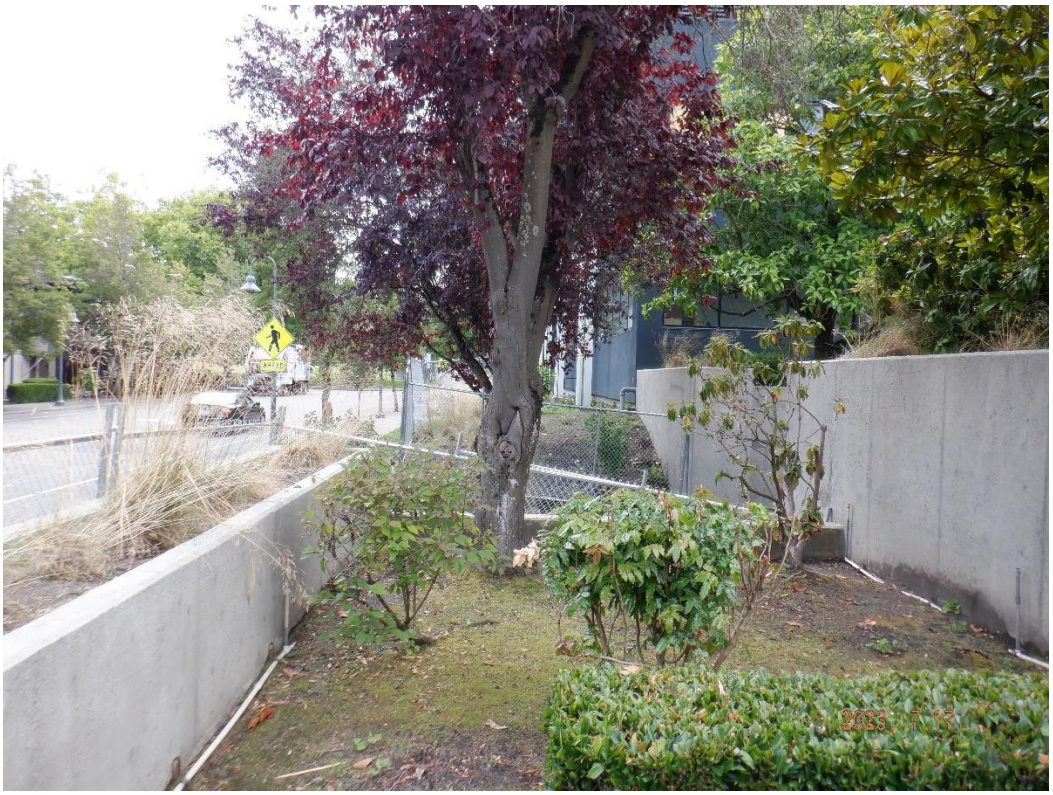
Trees #205 > #208

Trees #209, #210 and #211

Japanese snowbell

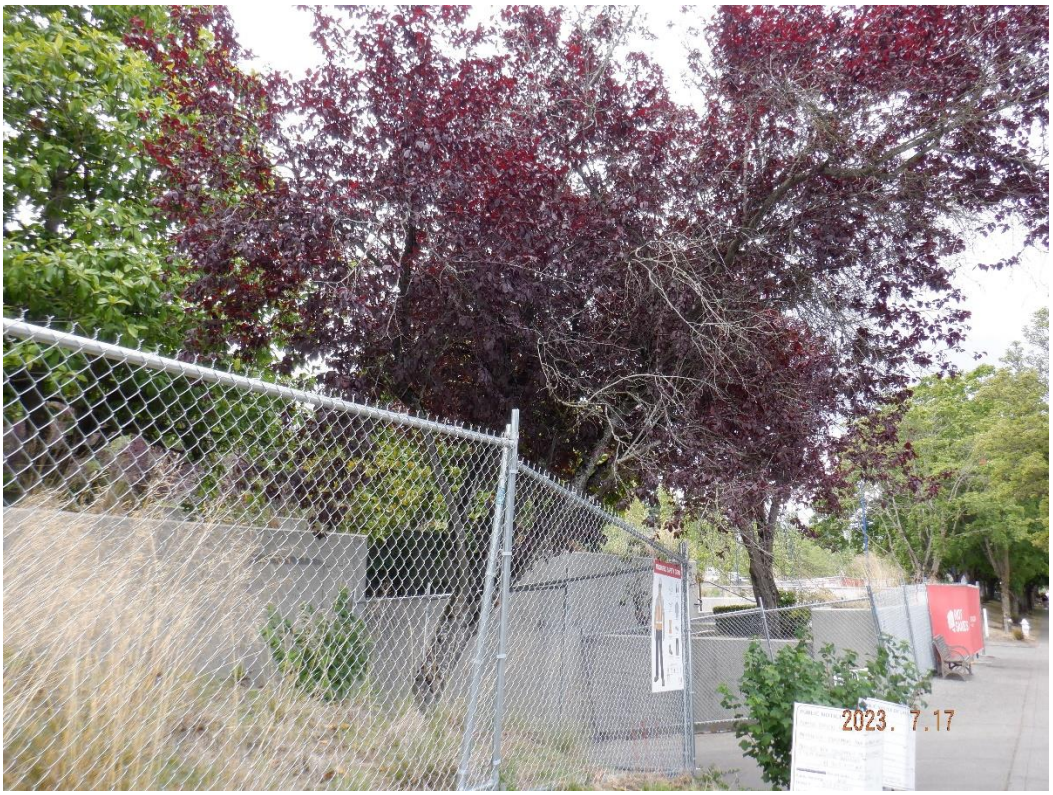
Japanese snowbell

Tree #203



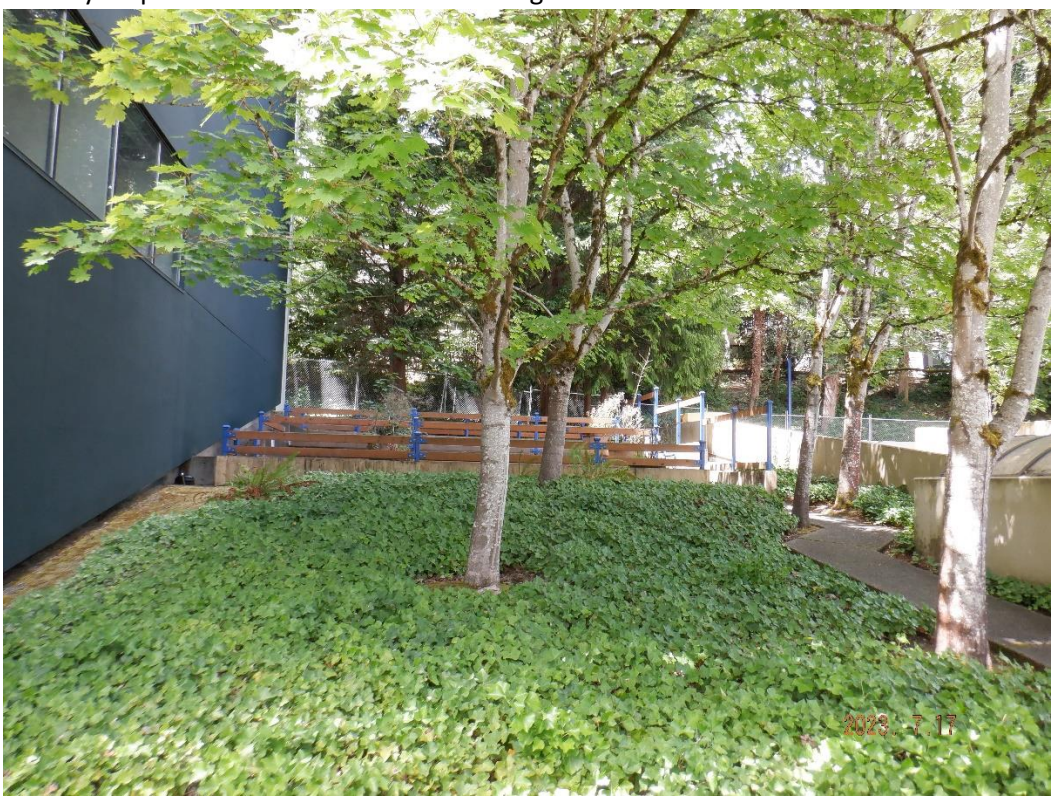
Tree #203, significant cambium dieback/decay

Trees #200 and #203



Dead 2-inch flowering cherry variety

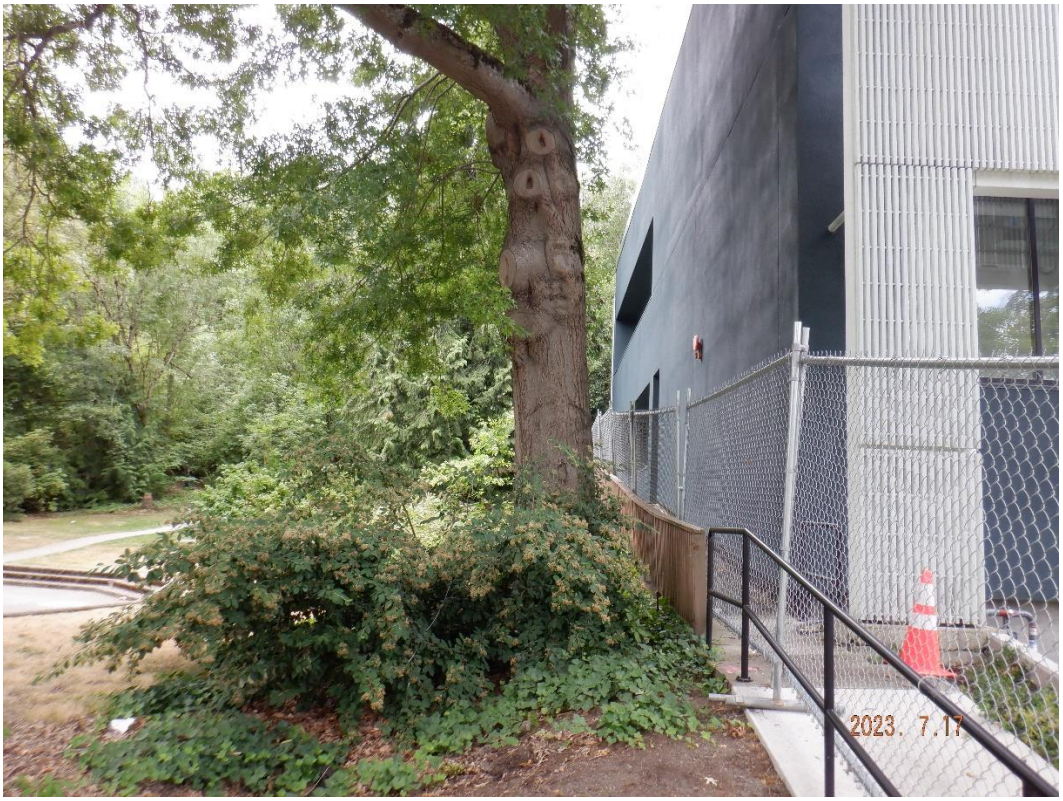
Norway maples on northwest side of building to be maintained



Trees on northwest side of building to be maintained

Looking south across back of building

Red oak at southeast corner of building



Looking west across south side of building

Trees in southwest corner of property

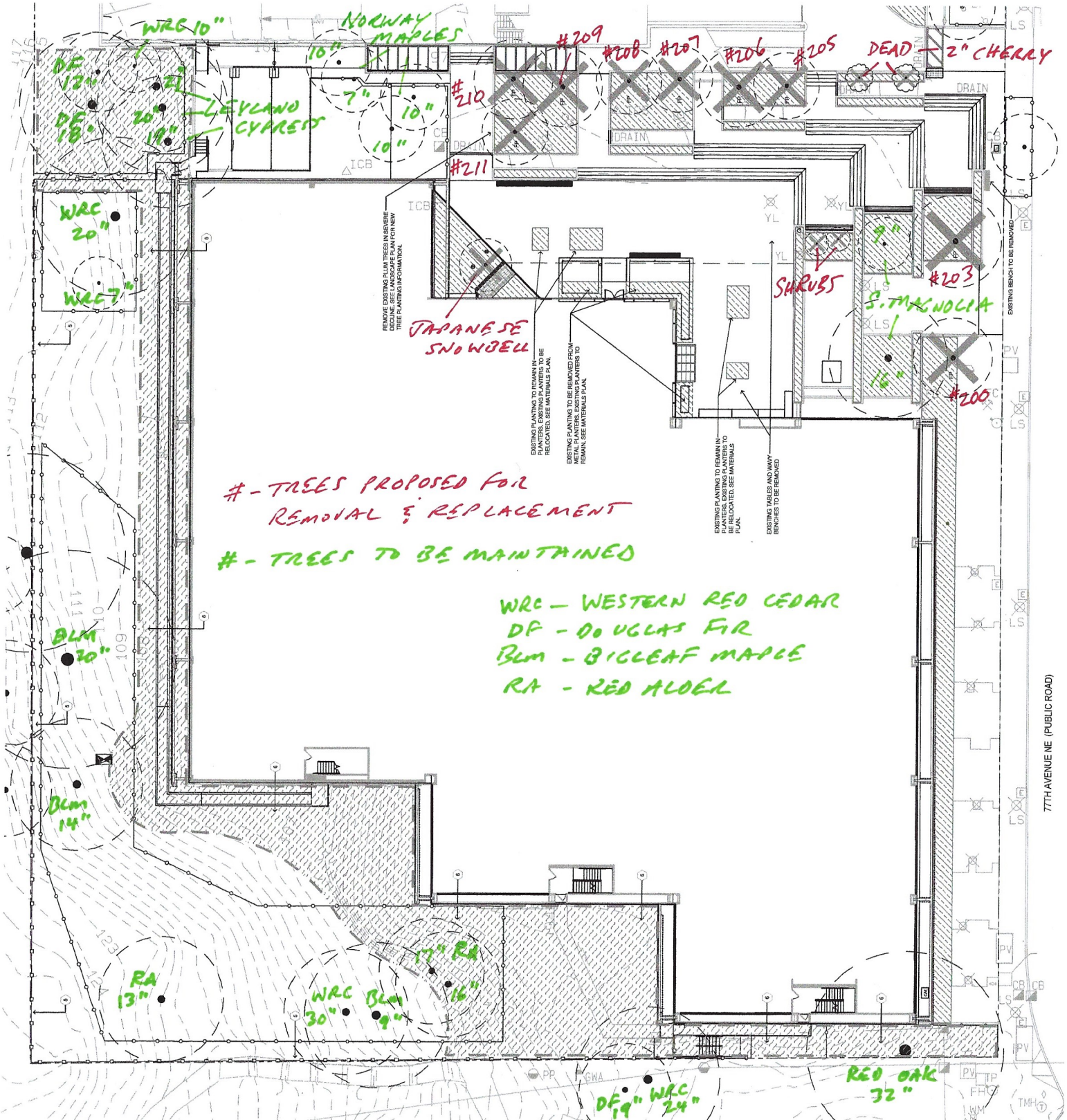
Layton Tree Consulting LLC

For: Brumbaugh & Associates - Landscape Architects
Site: 3003 77th Ave SE - Mercer Island

Tree Summary Table
Date: 7/17/2023

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Condition	Regulated Yes/No	Exceptional Yes/No	Comments	Proposal
205	cherry plum cv.	*Prunus cerasifera*	8	17	Poor	No	No	major crown dieback	remove and replace
206	cherry plum cv.	*Prunus cerasifera*	11	18	Poor	Yes	No	major crown dieback	remove and replace
207	cherry plum cv.	*Prunus cerasifera*	9	18	Poor	No	No	major crown dieback	remove and replace
208	cherry plum cv.	*Prunus cerasifera*	12	18	Poor	Yes	No	major crown dieback	remove and replace
209	cherry plum cv.	*Prunus cerasifera*	11	26	Fair-Poor	Yes	No	stressed, noteworthy decline	remove and replace
210	cherry plum cv.	*Prunus cerasifera*	13	28	Fair-Poor	Yes	No	stressed, noteworthy decline	remove and replace
211	cherry plum cv.	*Prunus cerasifera*	9	27	Fair-Poor	No	No	stressed, noteworthy decline	remove and replace
	Japanese snowbell	*Styrax japonicus*	9	35	Good	No	No	will be compromised by site work	remove and replace
203	cherry plum cv.	*Prunus cerasifera*	15	23	Poor	Yes	No	major decline, trunk decay	remove and replace
200	cherry plum cv.	*Prunus cerasifera*	12	22	Fair-Poor	Yes	No	stressed, noteworthy decline	remove and replace

cv - cultivated variety


WRC 10"
NORWAY MAPLES
10"
#209
#208
#207
#206
#205
DEAD — 2" CHERRY
DF 12"
DF 18"
21"
20"
19"
LEYLAND CYPRESS
7"
10"
10"
#210
#211
DRAIN
ICB
WRC 20"
WRC 7"
REMOVE EXISTING PLUM TREES IN SEVERE DECLINE. SEE LANDSCAPE PLAN FOR NEW TREE PLANTING INFORMATION.
JAPANESE SNOWBELL
EXISTING PLANTING TO REMAIN IN PLANTERS. EXISTING PLANTERS TO BE RELOCATED. SEE MATERIALS PLAN.
EXISTING PLANTING TO BE REMOVED FROM BENCH PLANTERS. EXISTING PLANTERS TO REMAIN. SEE MATERIALS PLAN.
EXISTING PLANTING TO REMAIN IN PLANTERS. EXISTING PLANTERS TO BE RELOCATED. SEE MATERIALS PLAN.
EXISTING TABLES AND WAVY BENCHES TO BE REMOVED
SHRUBS
9"
#203
S. MAGNOLIA
16"
#200
EXISTING BENCH TO BE REMOVED
#- TREES PROPOSED FOR REMOVAL & REPLACEMENT
#- TREES TO BE MAINTAINED
WRC — WESTERN RED CEDAR
DF - DOUGLAS FIR
BLM - BIGLEAF MAPLE
RA - RED ALDER
BLM 20"
BLM 14"
RA 13"
WRC 30"
BLM 9"
17" RA
16"
DF 19"
WRC 24"
RED OAK 32"
77TH AVENUE NE (PUBLIC ROAD)