



# Urban Forestry Services

## BARTLETT CONSULTING

Divisions of The F.A. Bartlett Tree Expert Company

**Title:** 3003 77<sup>th</sup> Ave Project – Mercer Park Project  
Arborist Addendum and ROW Tree Assessment  
Mercer Island, Washington

**Prepared for:** Ryan Companies US Inc.  
Attn: Marc Gearhart  
110 110 Ave NE  
Bellevue, Washington 98004

**CC:** Kirsten Wild, Weinstein A+U

**Prepared by:** Urban Forestry Services | Bartlett Consulting  
Miles Becker, Consultant  
ISA Certified Arborist® #PN-7808A  
ISA Tree Risk Assessment Qualified

**Date:** August 26, 2021

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## Summary

Additional ROW trees assessed next to the site for the Mercer Park Project were found to be viable and received a low risk rating. Sixteen (16) Callery pear (*Pyrus calleryana*) trees along 77<sup>th</sup> Avenue SE are not expected to survive or be stable after the proposed site changes and they are recommended for removal and replacement. The retained trees will need protection measures during construction.

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## Introduction

The commercial office building at 3003 77<sup>th</sup> Avenue SE near the corner of SE 32<sup>nd</sup> Street near downtown Mercer Island will be renovated in a project led by the Bellevue office of Ryan Companies. Trees on the property and in the adjacent right-of-way (ROW) potentially impacted by the project were initially described in a May 13, 2020 and July 24, 2020 arborist report from our office. The design was incomplete at that time and the arborist recommendations were to remove a small number of trees and retain the remainder. Specific tree recommendations were not included in that report because the site changes were not specific. The reports from 2020 were submitted to the city as part of the pre-application.

In August 2021, Kirsten Wild of Weinstein A+U, the project architects, contacted our office to request an assessment on additional trees. A comment from a review by the city arborist asked for trees in the ROW next to the project site to be assessed. The comment also asked the project arborist to comment on the anticipated impacts of a new sidewalk and utilities installation as close as 2 feet from the trunks of some of the ROW trees.

Ms. Wild provided updated site plans showing the location of trees, removed trees, and new site features. Most of the trees on the subject property next to ROW trees between the sidewalk and 77<sup>th</sup> Avenue SE will be removed. The planting area for the ROW trees will be a narrow 4-foot wide strip. Some utilities, such as electric, sewer, and storm drain may also be very close to the trees and within their critical zones.

I was on-site August 17, 2021 to inspect the ROW trees on 77<sup>th</sup> Avenue SE and SE 29<sup>th</sup> Street that are next to the project property. Each assessed tree was marked with a numbered aluminum tag that corresponds to the numbers in this Arborist Addendum and continues the number series of the trees assessed in the 2020 report. Detailed measurements and notes on each tree are in the attached Tree Assessment Matrix. Their location is shown on the Tree Assessment Site Plan with a base map from Weinstein A+U. The time frame for this assessment is 3 years from the date of the site visit.

## Observations

I assessed 22 trees in the ROW on the north and east side of the subject property. The 17 trees along 77<sup>th</sup> Avenue NE are Callery pear (*Pyrus calleryana*) and the five trees along SE 29<sup>th</sup> Street are red maple (*Acer rubrum*). The red maple trees are the larger trees with a trunk diameter measured at 4.5 feet above grade (DBH) ranging from 7.5 to 17.1 inches. Several appear drought stressed and they are prematurely dropping leaves. The maple trees are in a narrow planting strip and the roots are up against the concrete sidewalk with upheaval and cracking in some places. They are all currently viable and failure of a large part of the tree or the entire tree is improbable.

The pear trees are younger with smaller DBH range from 4.9 to 9.3 inches. Tree #382 is the healthiest with a full crown and the most space to grow. The other trees are generally weaker with poor trunk taper and a tendency to slightly lean towards 77<sup>th</sup> Avenue SE with an asymmetrical crown in that direction. These trees are competing for light with trees on the subject property on the other side of the sidewalk. They are in small planting pits with metal grates around the trunk flares.

The red maple trees will eventually will need sidewalk replacement or repair. Low impact designs and materials will be needed to maximize the availability of soil abundance and minimize root loss. Given the current project design, disturbance for trees #361 through #365 is expected to be minimal and they can be retained.

A new sidewalk and possibly the installation of utilities approximately 2 feet west of the trunks of the pear trees is expected to result in significant root damage or loss. The root loss combined with an increase in wind exposure from the removal of adjacent trees on the subject property, their lean and poor taper, and already drought stressed condition will likely result in their immediate decline and an increased likelihood of failure onto 77<sup>th</sup> Avenue SE. The one exception is tree #382, which is further from the proposed sidewalk changes with more space for tree protection measures and it is a healthier tree with better structure.

## **Recommendations**

Remove the Callery pear trees #366 through #381. The proposed site changes are expected to significantly affect their health and stability. They are low value trees and should be replaced with new trees that have greater potential to provide ecosystem services for the neighborhood.

Retain trees #361 through #365 and #382. Install tree protection fencing per the details on the landscape plans provided by the project landscape architect. At a minimum, the limits of disturbance should be the existing curb, sidewalk edge, or planting pit boundary.

Let me know if you have questions regarding this Addendum to the Arborist Report. I can be reached at 360-503-9654 or [mbecker@bartlett.com](mailto:mbecker@bartlett.com).



## Tree Risk Assessment Level Descriptions

The tree risk assessment process is based on factors present at the time of assessment. Because trees are living, growing things that change in size and condition over time, the tree assessment process must also recognize and anticipate where and when future assessments should be performed. The Tree Risk Assessment Qualification (TRAQ) training and methodology, developed and administered by the International Society of Arboriculture is the best available methodology for tree risk assessment at this time. There are three levels of assessment that may be considered and employed according to the expectations of the owner or manager, conditions of the site and of the trees involved:

**Level 1 Limited Visual Assessment:** Includes a broad overview of an individual tree or group of trees near specified targets, conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include documented analysis and evaluation of individual trees. This level is typically used for large populations of trees as a means to quickly identify trees with imminent and/or probable likelihood of failure, at a specified schedule and/or immediately after storms.

Level 1 assessments may be done as walk-by, drive-by or aerial patrols as requested by the tree owner or manager. They may not provide enough information to develop risk mitigation recommendations. They can help identify specific areas and/or trees for further inspection at Level 2 or 3. Trees found to require a Level 2 Basic Assessment are assessed, mapped and documented at the higher level at this time. Trees determined to need a Level 3 Advanced Tree Assessment are documented and recommended for additional testing and analysis. The owner is notified with options discussed.

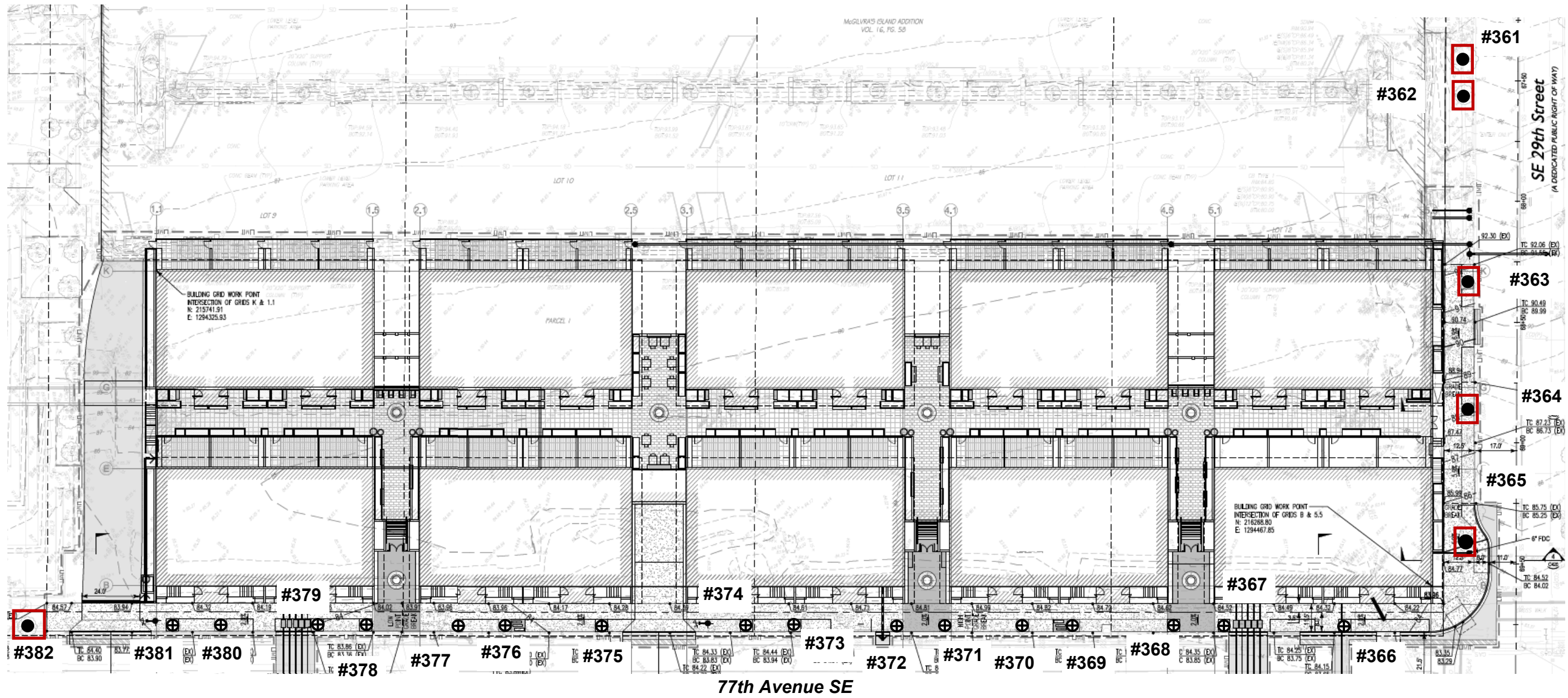
**Level 2 Basic Assessment:** This is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree, looking at the site, buttress roots, trunk, and branches. This basic assessment may include the use of simple tools to gain additional information about the tree or defects. Our Level 2 Basic Assessment Trees are all typically tagged, mapped and information gathered and retained for each tree. Risk mitigation recommendations may be derived from this level of inspection. Defects found in a Level 2 Basic Tree Assessment may require a Level 3 assessment for further testing and analysis. The owner is notified with options discussed.

**Level 3 Advanced Assessment:** Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information. This level is particularly useful where there are concerns about trees that may otherwise be of high value, or to obtain better information on how serious or extensive a particular defect is. The Level 3 Advanced Tree assessment may include but not be limited to a root crown inspection with air spade, Resistograph or Tomograph use to determine sound wood or an aerial crown inspection.

**The preliminary Level 1 Limited Visual Assessment if requested would help determine where field assessments at Level 2 and Level 3 will be needed.**

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Tree #	DBH (in)	Species	Tree #	DBH (in)	Species
361	16.1	Red maple	372	6.7	Callery pear var.
362	11.8	Red maple	373	9.9	Callery pear var.
363	8.5	Red maple	374	6.6	Callery pear var.
364	7.5	Red maple	375	6.8	Callery pear var.
365	17.1	Red maple	376	7.2	Callery pear var.
366	6.5	Callery pear var.	377	7.6	Callery pear var.
367	7.3	Callery pear var.	378	6.4	Callery pear var.
368	7	Callery pear var.	379	7.5	Callery pear var.
369	7.3	Callery pear var.	380	6.1	Callery pear var.
370	4.9	Callery pear var.	381	7.2	Callery pear var.
371	5.5	Callery pear var.	382	9.3	Callery pear var.

**MAP SYMBOL KEY for ROW TREES:**

- Retain Tree
- Remove Tree
- Property Boundary

Base Image Source: Weinstein A+U

UFS|BC NOT TO SCALE



NORTH

**Urban Forestry Services**  
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**Tree Assessment Site Plan—ROW Trees**  
**Mercer Park Project**  
 3003 77th Avenue SE, Mercer Island, WA

© UFS|BC August, 2021  
 These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Bartlett Tree Expert Company.





# Tree Assessment Matrix

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Mercer Park  
Mercer Is.,

**ASSESSOR:**  
Miles Becker

**ASSESSMENT DATE:**  
8/17/2021

**TELEPHONE:**  
1 (360) 399-1377



**Urban Forestry Services**

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# Tree Assessment Matrix

Mercer Park  
Mercer Is.,

ASSESSOR:

Miles Becker

ISA Certified Arborist

ISA Tree Risk Assessment Qualified

ASSESSMENT DATE:

8/17/2021

Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
361	Red maple <i>Acer rubrum</i>	16.1, (16.1)	16.0	16.1	Good	Fair to Good	Low		Retain with protection
Notes/ Defects	This tree is in a narrow planting strip. The tree is healthy but sidewalk upheaval is occurring and it needs more soil volume.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
362	Red maple <i>Acer rubrum</i>	11.8, (11.8)	8.0	11.8	Good	Fair	Low		Retain with protection
Notes/ Defects	The tree has multiple stems with a cavity surrounded by healthy response wood in one stem. This is a columnar cultivar of maple with a narrow crown.								



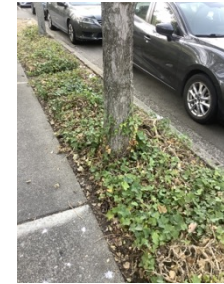


# Tree Assessment Matrix

Mercer Park  
 Mercer Is.,

ASSESSOR: ISA Certified Arborist  
 ISA Tree Risk Assessment Qualified  
 ASSESSMENT DATE: 8/17/2021

Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
363	Red maple <i>Acer rubrum</i>	8.5, (8.5)	10.0	8.5	Poor to Fair	Fair to Good	Low		Retain with protection
Notes/ Defects	The tree is drought stressed and dropping leaves prematurely for the season. It can be corrected with routine watering.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
364	Red maple <i>Acer rubrum</i>	7.5, (7.5)	12.0	7.5	Poor	Fair to Good	Low		Retain with protection
Notes/ Defects	The tree is drought stressed and dropping leaves prematurely for the season. It can be corrected with routine watering.								







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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
365	Red maple <i>Acer rubrum</i>	17.1, (17.1)	18.0	17.1	Fair	Fair to Good	Low		Retain
<b>Notes/ Defects</b>	The root crown of the tree is growing over the lip of the sidewalk and causing significant upheaval. The tree is drought stressed and needs routine watering.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
366	Callery pear var. <i>Prunus calleryana</i> var.	6.5, (6.5)	7.5	6.5	Fair	Fair	Low		Remove
<b>Notes/ Defects</b>	The tree is drought stressed and needs routine watering.								





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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
367	Callery pear var. <i>Prunus calleryana</i> var.	7.3, (7.3)	6.3	7.3	Fair	Fair	Low		Remove
Notes/ Defects	The tree is drought stressed and needs routine watering.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
368	Callery pear var. <i>Prunus calleryana</i> var.	7, (7)	6.5	7.0	Poor to Fair	Fair	Low		Remove
Notes/ Defects	The tree is drought stressed and needs routine watering.								





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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
369	Callery pear var. <i>Prunus calleryana</i> var.	7.3, (7.3)	8.0	7.3	Fair	Fair	Low		Remove
Notes/ Defects	The tree is drought stressed and needs routine watering.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
370	Callery pear var. <i>Prunus calleryana</i> var.	4.9, (4.9)	6.3	4.9	Fair to Good	Fair	Low		Remove
Notes/ Defects	The tree is drought stressed and needs routine watering.								





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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
371	Callery pear var. <i>Prunus calleryana</i> var.	5.5, (5.5)	6.0	5.5	Poor to Fair	Fair	Low		Remove
Notes/ Defects	The tree has poorly developed trunk taper and wound in the trunk.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
372	Callery pear var. <i>Prunus calleryana</i> var.	6.7, (6.7)	7.3	6.7	Fair to Good	Fair	Low		Remove
Notes/ Defects	The tree has poorly developed trunk taper.								





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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
373	Callery pear var. <i>Prunus calleryana</i> var.	9.9, (9.9)	10.0	9.9	Fair to Good	Fair to Good	Low		Remove
Notes/ Defects	The tree is drought stressed and need routine watering.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
374	Callery pear var. <i>Prunus calleryana</i> var.	6.6, (6.6)	7.0	6.6	Fair	Fair	Low		Remove
Notes/ Defects	The tree has poor trunk taper and a slight lean towards the street.								





### Tree Assessment Matrix

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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
375	Callery pear var. <i>Prunus calleryana</i> var.	6.8, (6.8)	6.8	6.8	Poor to Fair	Poor to Fair	Low		Remove
Notes/ Defects	The tree has poorly developed trunk taper.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
376	Callery pear var. <i>Prunus calleryana</i> var.	7.2, (7.2)	5.3	7.2	Fair	Poor to Fair	Low		Remove
Notes/ Defects	The tree has poor trunk taper and a slight lean towards the street.								





### Tree Assessment Matrix

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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
377	Callery pear var. <i>Prunus calleryana</i> var.	7.6, (7.6)	6.0	7.6	Fair	Fair	Low		Remove
<b>Notes/ Defects</b>	The tree is drought stressed and needs routine watering. It has poor taper and an asymmetrical crown as a result of competing with trees on private property to the west.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
378	Callery pear var. <i>Prunus calleryana</i> var.	6.4, (6.4)	5.3	6.4	Poor	Fair	Low		Remove
<b>Notes/ Defects</b>	The tree is drought stressed and needs routine watering. It has poor taper and an asymmetrical crown as a result of competing with trees on private property to the west.								





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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
379	Callery pear var. <i>Prunus calleryana</i> var.	7.5, (7.5)	6.0	7.5	Poor	Fair	Low		Remove
Notes/ Defects	The tree is drought stressed and needs routine watering. It has poor taper and an asymmetrical crown as a result of competing with trees on private property to the west.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
380	Callery pear var. <i>Prunus calleryana</i> var.	6.1, (6.1)	5.3	6.1	Poor to Fair	Fair to Good	Low		Remove
Notes/ Defects	The tree is drought stressed and needs routine watering. It has poor taper and an asymmetrical crown as a result of competing with trees on private property to the west.								







### Tree Assessment Matrix

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Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
381	Callery pear var. <i>Prunus calleryana</i> var.	7.2, (7.2)	9.0	7.2	Poor to Fair	Fair	Low		Remove
<b>Notes/ Defects</b>	The tree is drought stressed and needs routine watering.								



Tree	Species	Dia. (in)	Crown (ft)	CRZ (ft)	Health	Structure	Risk Rating	Pres. Value	Recommendations
382	Callery pear var. <i>Prunus calleryana</i> var.	9.3, (9.3)	10.0	9.3	Fair	Good	Low		Retain
<b>Notes/ Defects</b>	The trunk of the tree is close to outgrowing the grate opening at the trunk flare. The tree is in good condition and it has a balanced crown.								

