

SHOFFNER CONSULTING

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November 27, 2017

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% David Taber
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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.

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. 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.*

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 largert 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

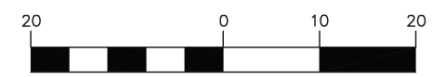
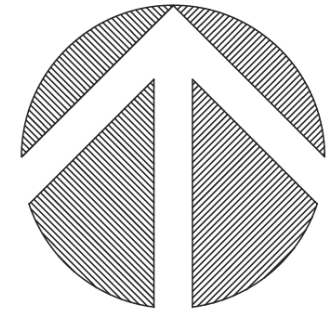
This report is provided to Neiman Taber and Craig Pazarena as a means of reporting on the conditions and statuses of the tree on site and just off-site of the lot at 8430 SE 47th Pl. in Mercer Island. While Shoffner Consulting has used every means available to determine tree health and development impacts, 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,

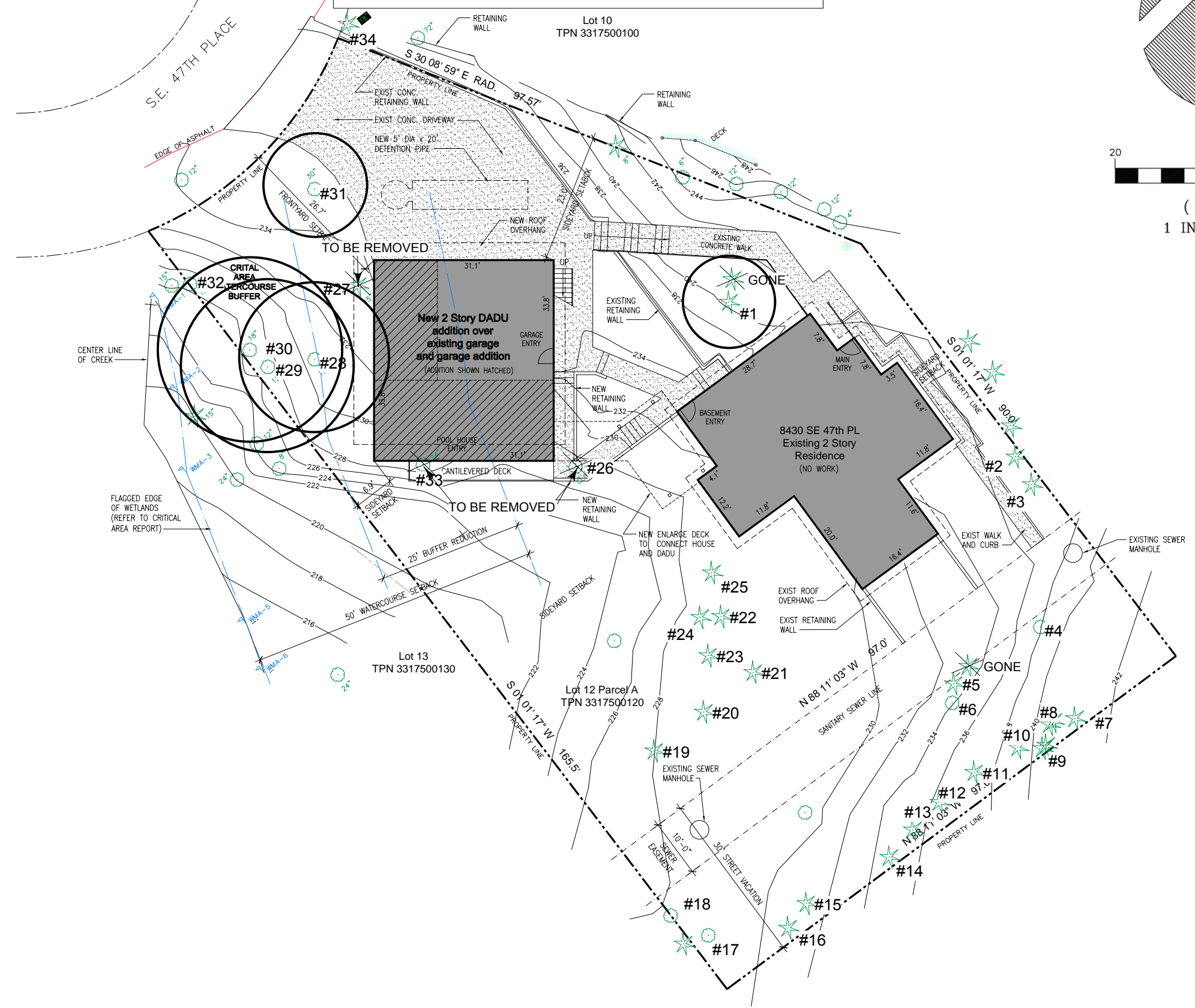


Tony Shoffner
ISA Certified Arborist #PN-0909A
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TREE INVENTORY MAP
8430 SE 47TH PL. MERCER ISLAND, WA



(IN FEET)
1 INCH = 20 FT.



TREE EVALUATION DATA

Craig Pazarena - 8430 SE 47th Pl. Mercer Island

November 27, 2017

Tree #	Species	dbh	Dripline	Condition	Notes	Status
1	Norway spruce (<i>Picea abies</i>)	10	16	1	Young and vigorous, good condition and health	To be retained
2	Douglas fir (<i>Pseudotsuga menziesii</i>)	8	14	1	Young and vigorous, good condition and health	To be retained
3	Douglas fir (<i>Pseudotsuga menziesii</i>)	10	20	1	Young and vigorous, good condition and health	To be retained
4	Bigleaf maple (<i>Acer macrophyllum</i>)	20	56	2	Multi-trunked, generally good conduiton	To be retained
5	Western red cedar (<i>Thuja plicata</i>)	10	14	1	Young and vigorous, good condition and health	To be retained
6	Lombardy poplar (<i>Populus nigra</i> 'italica')	30	24	3	Moderate branch dieback	Exceptional. To be retained
7	Douglas fir (<i>Pseudotsuga menziesii</i>)	12	22	1	Young and vigorous, good condition and health	To be retained
8	Western red cedar (<i>Thuja plicata</i>)	10	16	1	Young and vigorous, good condition and health	To be retained
9	Western red cedar (<i>Thuja plicata</i>)	12	20	1	Young and vigorous, good condition and health	To be retained
10	Western red cedar (<i>Thuja plicata</i>)	12	18	1	Young and vigorous, good condition and health	To be retained
11	Western red cedar (<i>Thuja plicata</i>)	12	18	1	Young and vigorous, good condition and health	To be retained
12	Douglas fir (<i>Pseudotsuga menziesii</i>)	12	20	1	Young and vigorous, good condition and health	To be retained
13	Douglas fir (<i>Pseudotsuga menziesii</i>)	16	28	1	Young and vigorous, good condition and health	To be retained
14	Douglas fir (<i>Pseudotsuga menziesii</i>)	12	24	1	Young and vigorous, good condition and health	To be retained
15	Deodar cedar (<i>Cedrus deodars</i>)	22	48	2	Generally good condition, older	To be retained
16	Douglas fir (<i>Pseudotsuga menziesii</i>)	12	26	1	Young and vigorous, good condition and health	To be retained
17	Silver birch (<i>Betula pendula</i>)	14	32	1	Young and vigorous, good condition and health	To be retained
18	Silver birch (<i>Betula pendula</i>)	8	30	1	Young and vigorous, good condition and health	To be retained
19	Austrian black pine (<i>Pinus nigra</i>)	6	10	1	Young and vigorous, good condition and health	To be retained
20	Austrian black pine (<i>Pinus nigra</i>)	8	14	1	Young and vigorous, good condition and health	To be retained
21	Austrian black pine (<i>Pinus nigra</i>)	10	16	1	Young and vigorous, good condition and health	To be retained
22	Austrian black pine (<i>Pinus nigra</i>)	6	12	1	Young and vigorous, good condition and health	To be retained
23	Austrian black pine (<i>Pinus nigra</i>)	12	20	1	Young and vigorous, good condition and health	To be retained
24	Austrian black pine (<i>Pinus nigra</i>)	8	12	1	Young and vigorous, good condition and health	To be retained
25	Western red cedar (<i>Thuja plicata</i>)	22	36	2	Generally good condition, older	To be retained
26	Bigleaf maple (<i>Acer macrophyllum</i>)	32	74	3	Multi-trunked, moderate branch dieback	Exceptional. To be removed
27	Western red cedar (<i>Thuja plicata</i>)	20	36	2	Generally good condition, older	To be removed
28	Red alder (<i>Alnus rubra</i>)	14	26	3	Moderate branch dieback	To be retained - Impacted
29	Red alder (<i>Alnus rubra</i>)	16	30	3	Moderate branch dieback	To be retained
30	Red alder (<i>Alnus rubra</i>)	16	32	3	Moderate branch dieback	To be retained
31	English holly (<i>Ilex aquifolium</i>)	10	18	1	Young and vigorous, good condition and health	To be retained
32	Deodar cedar (<i>Cedrus deodara</i>)	20	42	2	Generally good condition, older	Off-site
33	English holly (<i>Ilex aquifolium</i>)	8	14	1	Young and vigorous, good condition and health	To be removed

Tree # - Number of tree as assigned on inventory map

Species - Genus and species

Size - Diameter in inches at 4.5' above grade

Dripline - Diameter in feet of tree crown spread/dripline

Condition - Rating scale of tree condition

1=Excellent condition and health; 2=Generally good condition and health; 3=Fair condition and health, some defects; 4=Poor condition and health or dead, to be removed.

Notes - Notes on general tree condition and health and any defects present in the trunk or crown.

Status - To be removed or retained