



SHOCKEY
PLANNING GROUP, Inc.

Land Use
Environmental Analysis
Permitting
Public Policy

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September 12, 2017

Lauren Anderson, Assistant Planner
City of Mercer Island Development Services
Building and Planning Department
9611 SE 36th Street
Mercer Island, WA 98040

RE: 5460 East Mercer Way

Dear Lauren,

At the request of Babienko Architects PLLC, Shockey Planning Group was retained to investigate whether or not a watercourse, as defined in the Mercer Island Municipal Code MIMC Chapter 19.07.070 Watercourses, is present at the property located at 5460 East Mercer Way. As you are aware, the project proponents are currently in the process of obtaining a building permit for a proposed expansion of the existing residential structure (Permit #1708-086). During the permit intake meeting, staff for the City of Mercer Island (City) identified the potential for the presence of an unknown watercourse on the site. A document (Document ID#51798) was provided that shows what appears to be a watercourse crossing the northwest corner of the parcel (possibly underground) where it continues in what appears to be an open channel northeast and then due east crossing two adjacent parcels to the north of the subject property (5456 and 5458 E Mercer Way) before discharging to Lake Washington on the parcel currently occupied by 5450 E Mercer Way.

On September 12, 2017, Steve Krueger, a senior scientist with the Shockey Planning Group, visited the property located at 5460 East Mercer Way. Steve has over 20 years experience in the environmental field with 12 of those years acting as a Senior Fisheries Biologist with Environmental Science Associates (ESA) based in Seattle, Washington. Steve has typed streams in numerous jurisdictions throughout the Puget Sound region, including working directly with the City of Mercer Island. ESA also assisted the City of Mercer Island with development of a stream classification that was tailored to meet the City's needs and is currently being used in the MIMC.

Prior to the site visit, I reviewed Washington Department of Fish and Wildlife (WDFW) online mapping resources including the Priority Habitats and Species (PHS) database and SalmonScape; King County's iMap; StreamNet, and the City's online mapping resources to identify the presence of any watercourses on the subject property. No watercourses were

identified after review of these resources, which is not uncommon for small seasonal or ephemeral streams. I then proceeded to conduct a site visit (See attached photos).

The City's definition of a watercourse is as follows,

“ a course or route formed by nature and generally consisting of a channel with bed and banks, or sides throughout substantially all its length, along which surface waters, with some regularity (annually in the rainy season), naturally and normally flow in draining from higher to lower lands. The definition does not include irrigation and drainage ditches, grass-lined swales, canals, stormwater runoff devices or other courses unless they are used by fish or convey waters that were natural occurring prior to construction.”

The property in question slopes downward from west to east toward Lake Washington; however, on the surface there is no indication of a defined channel with bed and banks and no indication that the two adjoining parcels to the north contained any of these same features (see photos). The supplied photos show where the watercourse identified in the provided document (Document ID #51798) is supposed to be located. This area is currently occupied by vegetation, including lawn and landscaping. I have also attached another document, the short plat for 5456, 5458, and 5460 E Mercer Way. This drawing shows existing water service lines in the approximate location of the watercourse identified in Document ID #51798 (see attached).

In conclusion and based upon a review of existing information and upon what I observed on-site, the property located at 5460 E Mercer Way does not contain a watercourse as defined in MIMC 19.07.070. If you have any questions regarding these findings, please do not hesitate to contact Steve Krueger at 206-841-7839 or at skrueger@shockeyplanning.com.

Sincerely,
SHOCKEY PLANNING GROUP

Steven Krueger
Senior Scientist

Enclosures: Site Photos, Document ID# 51798, Short Plat