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December 1, 2022

John Kenney, City Arborist
Kevin Nguyen, Development Engineer
City of Mercer Island

Re: Permit # 2202-225—8435 SE 47th Pl.—memo supplemental to Sub3

Dear John and Kevin,

This letter is supplemental to our permit submission 3. We have worked diligently to address all concerns. We hope that if you have simple questions, rather than kicking us into another round of responses, you will pick up the phone and call the member of our team most closely associated with your question or better yet address it across disciplines at the City.

As you know the site is a Critical Area—steep slopes with geologic hazards and potential for erosion. Much of this project has been driven by the conditions found on the site, namely the existing trees and some old grading that created a driveway ramp to a building pad. The design seeks to utilize existing grading and avoid impacting trees that not only bring an aesthetic value but significant environmental and geo-structural function to the site.

The design has had to balance requirements from fire; geotechnical; stormwater and utilities and last but not least trees. Many of the issues would have been laid to rest were we not required to excavate the existing ramp to achieve a 20% slope for Fire. Thankfully we were able to navigate away from a 20' wide driveway required by fire to a 14' wide ramp, this allowed us to give the trees to the northwest of the driveway an additional 6' of breadth. Nail shoring, in lieu of soldier piles, was another decision made to minimize the impact on trees. The requirement that a swale with connections to the piped storm drain system at the top of the nail shoring wall along the driveway, however, has eaten up nearly half of the distance from the trees gained by narrowing the driveway. At this point we anticipate concerns around Limits of Disturbance due to this stormwater request.

There is so much information required for both the Civil and Trees, additionally the Civil Engineer does not want Arborist information that he is not responsible for on his drawings as it raises a liability issue for him. To this end there is a separate tree plan (AR-1) that shows all the trees, their condition, replacements and some protections. More comprehensive Limits of Disturbance, site soil amendments and mulching are on Civil's C4.1. Please refer to that drawing for the greater limits of disturbance.

It appears all geotechnical, building and any significant planning concerns have been addressed. The outstanding issues remain trees and stormwater. We are working to the best of our abilities to retain trees in a healthy condition and manage stormwater as required by the City of Mercer Island. If there are issues that come up because they are due in part to a conflict between these two disciplines, we hope you can find a way on the City's end to address them and if not, work with us to find an amenable resolution.

Best regards,

Lucia Pirzio-Biroli, AIA