



Date: January 30, 2023

To: City of Mercer Island

Community Planning & Development

From: Kati Eitzman – Sturman Architects

Brad Sturman – Sturman Architects

Jon Tellefson – Seascapes Homes, LLC.

Re: Forest Creek – Lot 2

5214 Forest Ave. SE

Mercer Island, WA 98040

Subj.: Explanation and Justification for removal of exceptional trees

This letter is being submitted as part of an application for a building permit.

The following is a list of trees removed and their reasons for removal.

Lot 2 Trees

#201- This tree is in a building pad previously approved by Short Plat Plans SUB07-003, which indicates acknowledgement by the city of Mercer Island that a structure is allowed to be constructed within the area that contains this tree. Additionally, excavation for the house foundation will extend through its entire root zone and survival is not possible. It is not an exceptional tree. Our arborist has deemed this tree a hazard.

Per code 19.10.060(3)(a):

“Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation;”

#202- This tree is being removed due to excavation extending through most of its root system and survival is not expected. Additionally, the grade of this lot is being lowered by roughly four feet to allow for a reasonably sloped driveway.

Per code 19.10.060(3)(b):

“Retention of an exceptional tree(s) with a diameter of 24 inches or more will limit the constructable gross floor area to less than 85 percent of the maximum gross floor area allowed under chapter 19.02 MICC;”



The zoning of this lot allows us a maximum of 12,000 square feet for our GFA. 85% of this amount is 10,200 square feet GFA guaranteed. Our rear building setback has been set by our revised survey showing the OHWM for a CAR2 review. Thus, the building pad allowed for development equals 5668 square feet. This is half of our guaranteed 85% GFA. As we couldn't and wouldn't design a two-story house that fills the entire building pad, a basement then becomes allowable. With the creation of a basement comes increased excavation, which is how this tree is being required to be removed.

#203-206- These trees were previously allowed to be removed as part of Building Permit #2106-027

Lot 1 Trees

#1001- This tree is being removed due to excavation extending through most of its root system and survival is not possible. Additionally, our arborist has indicated that this tree is overmature, overgrown and not a good candidate for retention.

Per code 19.10.060(3)(a):

“Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation;”

Additionally: Per code 19.10.060(3)(b):

“Retention of an exceptional tree(s) with a diameter of 24 inches or more will limit the constructable gross floor area to less than 85 percent of the maximum gross floor area allowed under chapter 19.02 MICC;”

The zoning of this lot allows us a maximum of 12,000 square feet for our GFA. 85% of this amount is 10,200 square feet GFA guaranteed. Our rear building setback has been set by our revised survey showing the OHWM for a CAR2 review. Thus, the building pad allowed for development equals 5668 square feet. This is half of our guaranteed 85% GFA. As we couldn't and wouldn't design a two-story house that fills the entire building pad, a basement then becomes allowable. We have set the house elevations carefully, balancing the building height limits and our Average Building Elevation, amount of basement excavation, civil drainage requirements and the need for a reasonably sloped driveway. This has led to the necessity of the south retaining wall and the lowering of the grade at the southwest corner of Lot 2. It is due to this grade change that tree 1001 needs to be removed.



S T U R M A N
A R C H I T E C T S

#1005- This tree is being removed due to excavation extending through some of its root system and regrading between Lots 1 and 2 to create a reasonably sloped driveway on Lot 2. Survival is not expected.

Per code 19.10.060(3)(b):

“Retention of an exceptional tree(s) with a diameter of 24 inches or more will limit the constructable gross floor area to less than 85 percent of the maximum gross floor area allowed under chapter 19.02 MICC;”

The zoning of this lot allows us a maximum of 12,000 square feet for our GFA. 85% of this amount is 10,200 square feet GFA guaranteed. Our rear building setback has been set by our revised survey showing the OHWM for a CAR2 review. Thus, the building pad allowed for development equals 5668 square feet. This is half of our guaranteed 85% GFA. As we couldn't and wouldn't design a two-story house that fills the entire building pad, a basement then becomes allowable. We have set the house elevations carefully, balancing the building height limits and our Average Building Elevation, amount of basement excavation, civil drainage requirements and the need for a reasonably sloped driveway. This has led to the necessity of the south retaining wall and the lowering of the grade at the southwest corner of Lot 2. It is due to this grade change that tree 1005 needs to be removed.