



May 17, 2021

Robin Proebsting
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

**Re: MI Treehouse - CAO15-001/VAR18-002
CORE Project No. XX**

Dear Robin:

We have received the City's comments dated May 11, 2021 for the above referenced project. We have updated the plans and addressed each comment accordingly.

Below are our written responses to the City's comments.

Recommendations from ESA Associates

Mercer Island City Code requires a minimum 10-foot setback from edge of watercourse buffers, Stream B in this case (MICC 10.07.180(C)(7)). Locating the house 10 feet from the ordinary high water mark of Stream B is not consistent with code; however, construction may be allowed by the City as part of the RUE and variance processes.

Response: Acknowledged.

Credit purchase from the King County Mitigation Reserves Program to compensate for wetland impacts is allowed by code and should provide adequate compensation for the proposed project. The applicant prepared a mitigation bank use plan that indicates sufficient credit purchase, based on current impact calculations, will occur and proof of purchase will be submitted to the City prior to permit issuance.

Response: Acknowledged.

Onsite plantings to compensate for temporary wetland and buffer impacts appears ecologically sufficient and installation of 30 cedar trees to compensate for a net 1,524 SF of unmitigated buffer impacts is appropriate considering the intact, native understory located onsite.

Response: Acknowledged.

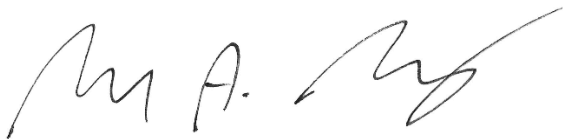
The revised site plan no longer depicts a retaining wall located west and southwest of the proposed residence. ESA previously commented on the wall and associated grading for the building foundation and potential impacts to wetland hydrology. ESA seeks clarification for the current lack of grading within the slope wetland to accommodate the structure. If grading is still required, ESA continues to recommend the applicant provide additional details about the onsite drainage system and how it will operate to not artificially drain wetland areas. Alternatively, the applicant can propose an offset from the drainage system that would account for lost wetland hydrology and mitigate impacts through additional credit purchase.

Response: The project team adjusted the grading approach to shift the house entry away from the south elevation and to the east elevation (consistent with garage entry). In addition, the team proposes shoring at the edge of excavation to minimize impacts to critical areas and their buffers. No retaining walls will be constructed west or south of the planned house, preventing disturbance of the steep slopes.

Also, the project team has adjusted the drainage system design to a larger diameter, but shorter, detention tank, and re-oriented it to better follow proposed driveway grading to allow for a shallower excavation with bottom of tank at or above the Stream B elevation. This will eliminate concern for draining the wetland areas during and after construction. Additionally, there is no long-term impact to wetland hydrology since the drainage system for the house slows down and redirects stormwater with discharge into the same system and immediately adjacent to the project parcel (negligible distance downstream for any long term impacts). In essence, the water that currently flows through the soil beneath the house site toward the wetland and stream will continue to be discharged to the wetland and stream.

Sincerely,

CORE DESIGN, INC.

A handwritten signature in black ink, appearing to read 'M. A. Moody', with a stylized flourish at the end.

Michael A. Moody, PE, LEED AP
Associate, Engineering Manager