

- Delineation
- Reconnaissance evaluations
- Permit assistance and agency coordination
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- Mitigation planning and monitoring
- Linear projects (roads, power and gas lines)
- Environmental compliance during construction
- Peer review and permit conditioning
- Wetland inventories

March 12, 2017

Suzanne Zahr
 2441 76th Ave SE, Suite 160
 Mercer Island, WA 98040

Re: Niederman Single Family Residence Remodel
 Piped Watercourse Critical Area Study and Critical Area Determination
 6800 - 96th Avenue SE, Mercer Island, WA

Dear Suzanne:

As requested, I have conducted a review of the Niederman property pursuant to the application to build a 2,000 square foot multi-level addition to their existing 1,800 square foot home located at 6800 - 96th Ave SE, shown in the aerial photograph in Figure 1. This report addresses the criteria of Mercer Island’s Critical Areas Study requirements outlined in the city’s Unified Land Development Code (ULDC) 19.07.050.



Figure 1. Aerial photograph (City of Mercer Island)

A piped watercourse is present on the property to the north as shown in Figure 2; the pipes pass beneath that residence to outlet into Lake Washington and the buffer extends onto the Niederman parcel, as shown on the City of Mercer Island’s online map in Figure 2. As can be seen, most of the site, including most of the buffer, is developed.



Figure 2. City of Mercer Island piped watercourse map

This proposal will result in an incidental increase of 121 square feet of encroachment into this piped watercourse buffer (see attached site plan). A photograph showing the existing conditions within this proposed impact area is provided in Figure 3.



Figure 3. Area of proposed new watercourse buffer impacts. The proposed addition would extend 3 feet beyond the existing concrete retaining wall.

ULDC 19.07.070 B 1, indicates that restored or piped watercourses have a 25-foot standard buffer, which can be reduced with enhancement at the discretion of the code official. The applicant is requesting buffer averaging of approximately 50% within this area of proposed new impacts, from 25-feet to approximately 13 feet, as shown in Figure 4. ULDC 19.07.070 B.2.b.1 indicates that permanent removal of impervious surfaces and replacement with native vegetation is an acceptable mitigation measure for a buffer reduction, and this is the primary measure proposed by this applicant, as described in the attached Piped Watercourse Buffer Enhancement Plan.

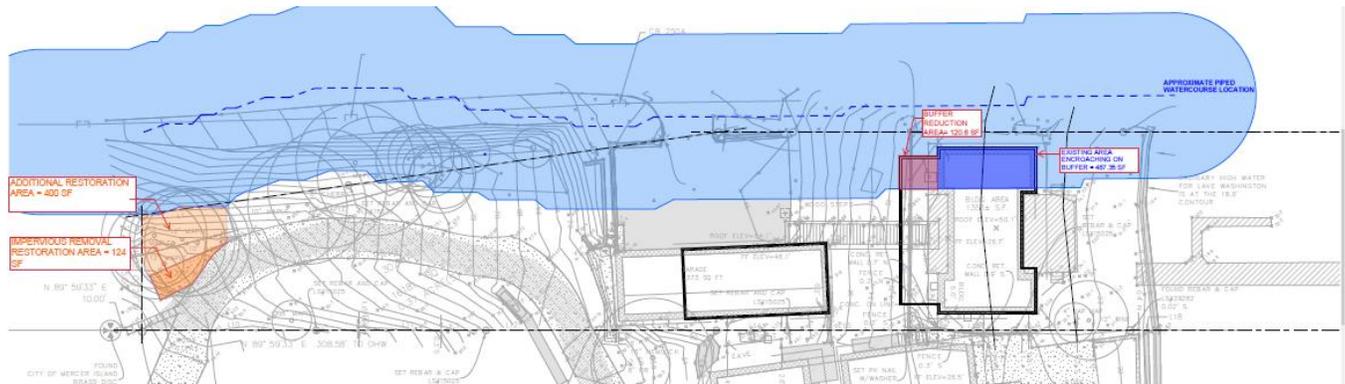


Figure 4. Proposed buffer averaging

Critical Area Determination

This section addresses the provisions of ULDC 19.07.070 B for a Critical Area Determination.

1. *A clear and concise written description and summary of the proposed project that requires the Critical Area Determination. A Critical Area Determination is required to reduce or average a wetland or watercourse buffer. The description must clearly state the proposed buffer requested (if wetland or watercourse) and such buffer must be within the range identified for the maximum and minimum buffers in MICC 19.07.070 or MICC 19.07.080.*

The applicants propose to build a 2,000 square-foot multi-level addition to their existing 1,800 square-foot home located at 6800 - 96th Ave SE.

2. *A verified statement by the applicant that the subject property is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the property.*

Nicole and Chris Niederman are the legal property owners and propose to design and construct the new structure with the help of an architect, engineers and construction contractors.

3. *A legal description of the site and parcel number.*

The property is Parcel Number 3024959098. The legal description is provided on the Topographic and Boundary Survey prepared by Terrane professional land surveyors, which is attached to the application.

4. *A Critical Area Study prepared by a qualified professional (e.g. stream/wetland biologist) containing the information identified in MICC 19.07.050, including:*

- a. *Site survey prepared by a Washington State licensed surveyor (showing property lines, adjacent right-of-ways, location of existing and proposed structures, etc.) for the subject property.*

A Topographic and Boundary Survey prepared by Terrane professional land surveyors is attached to the application.

- b. *Cover sheet and site construction plan.*

Included with submittal

c. *Mitigation and restoration plan to include the following information:*

1. *Delineation of critical areas and buffers;*

A piped waterway is located on the adjacent parcel to the north; the standard 25-foot buffer zone extends into the construction area as shown above in Figure 2. As can be seen in Figure 5, the buffer is largely altered in its existing condition.



Figure 5. Overview of proposed buffer averaging

2. *Classification of critical areas based on the requirements of MICC 19.07.060, 19.07.070, 19.07.080 and the definitions contained in Chapter 19.16;*

The waterway is classified as piped based on MICC 19.07.070.

3. *If a reduction of buffer is requested, the report must detail the specific mitigations that are proposed, consistent with the list of mitigation options identified in MICC 19.07.070(B)(2) that results in no net loss of critical area function; See details below.*

An additional 401 square feet will be added to the 25-foot standard buffer to compensate for the proposed buffer alteration, and an additional 127 square-foot area of impervious surface, i.e. a parking pad, located on the western portion of the site adjacent to the added buffer will be removed and replaced with natural soil. This restoration area will be planted with native vegetation, as summarized in Figure 5. The Piped Watercourse Buffer Enhancement Plan is attached.

4. *If buffer averaging is requested, the report must address the criteria identified in MICC 19.07.070(B)(3); See details below.*

5. *Location of existing trees and vegetation and proposed removal of same;*

No trees are to be removed in this project. A minimal amount of ornamental vegetation is planned to be removed.

6. *Location, type, and number of replacement trees and vegetation;*

See the attached Mitigation Plan.

7. *In the case of a wildlife habitat conservation area, identification of any known endangered or threatened species on the site;*

There are no known threatened or endangered species on the site.

8. Proposed grading;

No grading is required for this project, other than excavation needed for new footings and embedded wall at the rear of the planned addition to the main residence (west side of existing home). Runoff and storage mediation will be employed for minimal disturbance.

1. Description of impacts to the functions of critical areas; and

The impact to the buffer area is minimal. Following implementation of the attached Piped Watercourse Buffer Enhancement Plan, buffer functions will be improved.

2. Proposed monitoring plan. Please see MICC 19.07.040(J).

A mitigation and restoration plan may be combined with a stormwater and erosion/sediment control management plan or other required plan. Additional requirements that apply to specific critical areas are located in Watercourses; MICC 19.07.080, Wetlands and MICC 19.07.090, Wildlife Habitat Conservation Areas.

See the attached Piped Watercourse Buffer Enhancement Plan.

D. Stormwater and erosion control management plan consistent with chapter 15.09 MICC. Off-site measures may be required to correct impacts from the proposed alteration.

Mitigating the effects of construction will be accomplished by adding barriers to the buffer zone to filter out sediments and debris until the project is completed and may include erosion control fencing and fabric consistent with normal construction techniques.

E. Other technical information consistent with the above requirements, as required by the code official. The critical area study requirement may be waived or modified if the code official determines that such information is not necessary for the protection of the critical area.

No additional information is needed at this time.

Thank you for the opportunity to provide you with this information. Please do not hesitate to call with questions or concerns.

Sincerely,



Celeste Botha

Attachment:

Piped Watercourse Buffer Enhancement Plan