



## LETTER OF TRANSMITTAL

DELIVER TO

**Planning Department City of Mercer Island**

FIRM ORGANIZATION

**Suzanne Zahr, Inc.**

COPY TO

**Lauren Anderson, Assistant Planner**

**Nicole & Chris Niederman, Owners**

FROM

**Suzanne Zahr**

DATE

**May 30, 2017**

PROJECT NAME

**Niederman Residence**

SZ PROJECT Number

**16017**

HARD COPY TO FOLLOW

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**Critical Area Determination CA017-001 First Review Letter – RESPONSE LETTER**

REMARKS:

Dear Lauren Anderson,

In response to your First Review Letter, dated May 3, 2017, kindly accept this letter and all referenced attachments as my formal response on behalf of our clients, Nicole & Chris Niederman. I trust that with this info in hand, you'll find that we're in compliance with the zoning code, Title 19 of Mercer Island City Code (MICC) for our proposed land use application. In direct response to your notes, please find my numerated response below.

1. *Please provide a letter from a Geotechnical Engineer stating that the proposed project and mitigation of removing the old driveway/parking pad in the northwest corner of the lot and replacing it with native species will not cause slope instability and increase erosion/run-off.*
  - a. *Or please provide a different mitigation option or a different location for the buffer extension.*

**SZ Response:**

- Attached, PanGEO's Geotechnical Engineering Report, dated March 3, 2017
- Attached, PanGEO's Geotechnical Letter, dated May 11, 2017, stating that the proposed project and mitigation of removing the old driveway/parking pad in the NW corner of the lot and replacing it with native species will not cause slope instability and increase erosion/run-off. Rather, they confirm that the proposed work, 'will likely improve the erosion control in the long term'.

2. *Please provide a stormwater management plan associated with Site Development.*

**SZ Response:**

- Attached, PBG's C1. TESC Plan & Details
- Attached, PBG's C2. Stormwater / Utility Plan & Details

3. Please address and consider the Public Comments (attached). The general concern of the neighbors is that there are currently issues with stormwater drainage and they want to make sure that this project won't affect drainage and that it will improve drainage. We had a couple neighbors come into City Hall and express concern, however only one person submitted a formal comment and is a Party of Record.

**a. Robert Evans Comments:**

- i. The location that the Niederman's are proposing as the "restoration area" is directly above a very steep greenbelt. Any change in water drainage will likely cause further erosion to a bank that has been established for 40+ years.

**SZ Response:**

- Per the attached Geotechnical Letter, dated May 11, 2017, proposed mitigation in the 'restoration area' will not cause further erosion, but would likely improve the erosion control in the long-term.

- ii. The location which the concrete is being removed is not an RV parking space but rather the old driveway that was covered by the current access road. The runoff that is coming off the road currently is not diverted down the steep slope.

**SZ Response:**

- Per attached TESC & Stormwater Plans, runoff will be managed appropriately.

- iii. The existing piped watercourse is limited to capturing runoff from the private driveway not to mitigate additional or change in runoff.

**SZ Response:**

- Per attached TESC & Stormwater Plans, runoff will be managed appropriately & separately from the piped watercourse.

- iv. In short our concerns by changing the water course above this hill will most certainly cause instability and increased erosion. This could cause a hillside to slide causing tremendous damage to our home and access road.

**SZ Response:**

- Mr. Evans concerns, though duly noted, are simply inaccurate and put to rest by licensed professionals who have thoughtfully studied the proposed design, as stated in the attached Geotechnical Letter.
- Furthermore, the Civil Engineering drawings demonstrate the extensive and appropriate measures planned to manage stormwater runoff.
- In summary, this proposed development will improve upon existing conditions, further stabilizing said property's hillside.

**b. Amy Fujishige Comments:**

- i. The removal of the mentioned concrete parking pad may cause the hill to erode thus causing mud slides or trees to topple.

**SZ Response:**

- Per the attached Geotechnical Letter, dated May 11, 2017, proposed mitigation in the 'restoration area' will not cause further erosion, but would likely improve the erosion control in the long-term.

- ii. *The previous owners of the Niederman's property asphalted the graveled parking area. I do not believe the asphaltting was done with permits required by the City thus not currently recorded by the City of Mercer Island.*

**SZ Response:**

- The proposed mitigation area and development will ultimately decrease the overall impervious surface relative to existing conditions.

- iii. *The existing buffer also needs to be shored up and inspected as it was done without required permits. Also, there is a new stairway along the buffer that may cause instability to the hillside.*

**SZ Response:**

- Per the attached Geotechnical Letter, dated May 11, 2017, proposed mitigation in the 'restoration area' will not cause further erosion, but would likely improve the erosion control in the long-term.
- The existing stairway referenced promotes stability of the hillside.

Thank you,



Suzanne Zahr, President  
Suzanne Zahr, Inc.

**ATTACHMENTS**

PanGEO's Geotechnical Engineering Report, dated March 3, 2017

PanGEO's Geotechnical Letter, dated May 11, 2017

PBG's C1. TESC Plan & Details

PBG's C2. Stormwater / Utility Plan & Details