



June 23, 2017

AOA-5327

Andrew Leon, Planner
City of Mercer Island Development Services
9611 SE 36th Street
Mercer Island WA 98040-3732

**SUBJECT: Response to ESA Peer Review Comments for Platau Residence
8316 Avalon Drive, Mercer Island, WA (Parcel 032110-0290)
City #CAO17-002**

Dear Andrew:

We have revised the critical areas study and stream buffer mitigation plans per the comments presented in the May 9, 2017 memorandum to you from ESA. The comments included:

- *Based on our observations of site conditions, we recommend that two relatively small areas adjacent to the on-site stream be further investigated for wetland indicators, with documentation provided in an updated CAS. Based on this investigation, if any wetland area is identified or the stream OHWM is expanded, we recommend that project materials be updated to reflect conditions and associated MICC Chapter 19.07 requirements.*

The 2 small areas adjacent the stream identified by ESA were re-evaluated and the plans were revised to include the areas within the OHW of the stream. Attachment A of the revised critical areas study includes data plots at the 2 locations and Section 1.1 has been added to the report.

- *In addition to proposed invasive species removal and buffer enhancement within the reduced buffer area, we recommend that the City require removal of the gravel parking area that would be within the 25-foot reduced buffer. This area should be incorporated into the buffer mitigation plan, including restoration of underlying soils and planting with native species. Removing the impervious surface within the 25-foot buffer combined with removing invasive species and replanting with native species is appropriate mitigation for the proposed buffer reduction.*

The proposed mitigation plan has been revised to depict removal and restoration of the gravel parking area located within 25 feet of the OHW of the stream.

- *We recommend that an arborist report be developed, as required when removing large trees from a critical tree area.*

The only tree now proposed for removal is an invasive Portugal laurel located along the north property line.

- *We recommend the following updates to the Stream Buffer Mitigation Plan in order to maximize opportunity for mitigation success:*
 - *Update the planting plan to include Sections 3.0 through 6.0 from the CAS.*

The monitoring and maintenance program (Sections 3 through 6) has been added to the plan set.

- *We recommend increasing the spacing of the western red cedars (*Thuja plicata*) to at least 15 feet apart to give them room to grow.*

The spacing of the cedars has been increased on the plan.

- *On the planting plan, sword fern (*Polystichum munitum*) does not have a corresponding letter in the plant schedule. Confirm if "M" corresponds to sword fern and revise the plant schedule accordingly.*

The plant schedule for sword fern has been revised accordingly.

- *If wetland areas are identified on the site (or the OHWM is expanded to include wetter areas along the stream corridor), soil and hydrology conditions should be taken into account for plants selected for these areas. For the areas noted on Figure 1, we recommend the following plant changes to species more appropriate for wet conditions:*
 - *Substitute sword fern with Labrador tea (*Ledum groenlandicum*)*
 - *Substitute coast strawberry (*Fragaria chiloensis*) with bunchberry (*Cornus canadensis*)*
 - *Substitute common camas (*Camassia quamash*) with western columbine (*Aquilegia formosa*)*

The planting plan has been revised accordingly.

Andrew Leon, Planner
June 23, 2017
Page 23

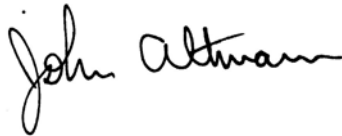
- o The Construction Specifications should specify that pesticides are not permitted within the enhancement area.*

The specifications have been revised accordingly.

If you have any questions regarding the comment response, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive style with a small dot above the letter 'i' in "John".

John Altmann
Ecologist