


J. S. Jones and Associates, Inc.

March 24, 2018

Nicole Gaudette, Senior Planner
City of Mercer Island
Development Services Group – Building and Planning
9611 S.E. 36th St.
Mercer Island, WA 98040

RE: 4346 E. Mercer Way, Critical Area Determination (CAO17-003)

Dear Ms. Gaudette,

Please find attached an updated Critical Area Study and Watercourse and Wetland Buffer Reduction Report for CAO17-003 submitted on March 8, 2017. The updated report has addressed the recommendations by the City of Mercer Island's ESA Peer Review Memorandum dated June 20, 2017.

The City of Mercer Island and ESA have agreed to the Wetland categorization as originally identified as Category IV wetland. The applicant has agreed to The City of Mercer Island and ESA's categorization of the lower open section of the watercourse as Type 1, although the Critical Area Study reached another conclusion. Additionally, in order to proceed with the CAO17-003 approval process, and as agreed with the City of Mercer Island, several recommendations in the Peer Review Memorandum are addressed in the revised report. Below is a list and a brief summary of the changes, followed by a matrix of how each comment from ESA has been addressed:

1. Revised to Type 1 watercourse classification for lower portion of watercourse that flows into Lake Washington
2. Revised proposed development envelope
3. Added buffers for Type 2 open watercourse sections and piped watercourse
4. Updated Mitigation Plan to include open Type 2 watercourse sections
5. Agreed to not place daylighted watercourse into culvert or to relocate any of the onsite watercourse segments
6. Removed references to offsite watercourse features as well as 15-ft building setback
7. Provided a survey with the wetland boundary on the southeast corner of the property

Sincerely,

Jeffery S. Jones, Professional Wetland Scientist

Summary Details

Item	ESA Recommendation	Revised Study
1	Utilize a Type 1 watercourse classification for lower portion of watercourse that empties into Lake Washington.	Revised study uses a Type 1 classification for the lower portion of the watercourse. This includes standard buffers, buffer reduction and associated buffer enhancement proposals. Standard buffer of 75 feet is proposed to be reduced to 37 feet. Revised plan addresses the approval criteria as well as detailed buffer enhancements including a no net loss analysis.
2	Revise proposed development envelope	Revised study proposes buffers for the open section of the Type 2 watercourse, and a 40% smaller development envelope.
3	Add buffers for Type 2 open sections and piped watercourse	Revised study and maps have added standard buffers as well as reduced buffers for both Type 2 open and piped watercourse sections. Revised study increases buffer enhancement area from 1,056 square feet to 4,816 square feet; a four-fold increase.
4	Update Mitigation Plan to include open Type 2 sections	Revised study includes an updated buffer enhancement and mitigation plan for the open Type 2 sections. The updated buffer enhancement is for a total of 4,816 square feet (up from 1,056 square feet, a four-fold increase). Mitigation planting is proposed at a 1.46:1 ratio for a total of 1,900 square feet to compensate for buffer alterations. Additional mitigation implementation is being proposed to include removal of on-site permanent coal fired brick/stone/steel BBQ within the buffer, removal of patio within the buffer and implementation of woody debris and logs along the watercourse.
5	To not place daylighted watercourse into culvert or to relocate any of the onsite watercourse segments	All references and proposals to place daylighted watercourse back into culvert has been removed. All proposals to relocate any of the watercourse segments have been removed. This has resulted in a 40% smaller development envelope.
6	Show all trees proposed for removal and detailed tree replacement proposal	As a result of the revised project plans, no trees within the Critical Areas will be affected by the proposed project.
7	Remove references to offsite watercourse features as well as 15-ft building setback	All references to off-site watercourse features and building setbacks have been removed from the study.
8	Provide a survey with the wetland boundary on the southeast corner of the property	Revised study includes an updated survey with the wetland boundary on the southeast corner of the property. Wetland enhancement is proposed for a total of 1,968 square feet.

