



CITY OF MERCER ISLAND

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May 18, 2018

Steven M. Long
Studio 19 Architects
207½ 1st Ave S #300
Seattle WA 98104

Via Email

RE: CAO17-007 (Critical Area Determination for 4634 E Mercer Way) May 9, 2018 Resubmittal

Dear Steven,

The City of Mercer Island Development Services Group has reviewed the resubmittal materials received May 8, 2018 and found them to be incomplete. The following items are required to make the resubmittal complete:

1. Item 2.b. from the October 26, 2017 correction letter requests that either the proposed design be modified to avoid work within the watercourse buffer, or that a critical areas study be provided that addresses the proposed work within the watercourse buffer. Sheet A1.02 shows a storm drain within the buffer for the Type 2 watercourse, and no critical areas study addressing this impact has been submitted, leaving this item unaddressed.
2. Item 2.c. noted that a shoreline permit may be needed for the drainage facilities proposed along Lake Washington unless the scope of work falls within one of the exemptions in WAC 173-27-040. The response letter says that the location of the outfall will be behind the bulkhead, but does not say which exemption the proposed scope of work would fall under. Please either apply for a shoreline permit, or identify the exemption in WAC 173-27-040 the proposed scope of work falls under.

The Planning Division's review of this project is on hold until these issues are resolved. In order to keep review progressing on this project, staff request that revised materials be submitted within one month of this letter (June 18, 2018). Staff also recommend setting up a meeting between staff and the applicant team prior to resubmittal to answer any outstanding questions, and to confirm that the above requests are clear.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Robin Proebsting, Senior Planner
City of Mercer Island Development Services Group

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