



CITY OF MERCER ISLAND

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March 29, 2019

Sang Hou
7022 E Mercer Way
Mercer Island, WA 98040
shoumkle@gmail.com

Sent: via email

RE: Review Comments for File No. CAO17-010 – Hou Critical Areas Determination
4825 E Mercer Way, Mercer Island, WA 98040; King County Tax Parcel # 216200-0070

Dear Mr. Hou:

The City of Mercer Island has reviewed the above referenced application for a critical areas determination for the property located at 4825 E Mercer Way (King County parcel # 216200-0070). City staff has determined that additional information is necessary to ensure compliance with the Mercer Island City Code (MICC) and to continue processing the application.

1. Please submit a new root evaluation performed by a qualified arborist. The previous analysis occurred in 2008 and only analyzed 2-feet below the surface in a very small area. This evaluation will be accomplished by air excavation or other similar non-invasive technique and will analyze the location of all roots to the depth of proposed excavation for construction of the driveway, retaining walls, building pad, stormwater detention area, and the installation of utilities.

The City shall be provided with notice of the analysis at least 7 working days in advance of the commencement of the analysis.

Please note that within the previous root evaluation analysis report, the arborist stated that only 2-feet of excavation would be required for the driveway cut. Considering the slope in the area of the driveway, it is likely that more than 2-feet of excavation is required. Please also consider that utilities may need to be located below the driveway which would require additional depth of cut. According to the grading plan included in the critical area report, the retaining walls adjacent to the driveway may be as tall as 9-feet on the south side and 5-feet on the north side. This indicates there will be an area of excavation extending to more than 9-feet deep.

Please contact City Arborist John Kenney with any questions about the root evaluation including the extent of the evaluation. He can be contacted by email at john.kenney@mercergov.org or by phone at 206-275-7713.

If the applicant fails to provide the required information within 90 days from the date of this request for information, the application shall lapse, and become null and void. Questions particular to the provided comments may be directed to the above specified reviewers or to me by phone at 206-275-7719 or via e-mail at nicole.gaudette@mercergov.org.

Sincerely,



Nicole Gaudette, Senior Planner
City of Mercer Island Development Services Group