

Project Narrative

Cropp Residence

Parcel # 4045000145 (No address presently)

Project Description

Our project's proposed scope of work consists of constructing a new 2 story single family residence Parcel # 4045000145 (no address). The nature of the topography, and its configuration, including easements and required setbacks, requires this modest house to be placed where we have chosen. There is little or no opportunity to move or shift it.

Critical Areas Determination Request

The City of Mercer Island (the "City") has identified a watercourse on the property through its Information & Geographic Services database ("IGS"), (Mercer Island, 2015). In response to this information and as requested by the City, Confluence Environmental Company ("Confluence") was hired by the property owner to conduct watercourse evaluation of the subject parcel and the parcel to the south (4803 Forest Avenue Southeast, Parcel 2577300021). As part of the watercourse evaluation, Confluence:

- 1) contacted the City's GIS Department to determine what data was used to map the watercourse;
- 2) conducted a site visit to evaluate the site for the presence of a watercourse; and,
- 3) analyzed the surface water runoff for the contributing basin using the Western Washington Hydrologic Model 2012 ("WVHM2012") (Clear Creek Solutions 2014). The surface water runoff analysis was conducted to determine what flows may have been seen prior to development and what flows are estimated through the current stormwater control system.

Confluence has concluded in the year 2017 that the alleged Type III watercourse that is presently mapped in the City's online IGS database had been generated by GIS analysis and was not ever field-verified. Confluence did not observe any indicators of an ordinary high

water mark or a watercourse on either parcel and WWHM2012 modeling indicates that the pre-development runoff from the basin was not sufficient to create a defined watercourse. As such, Confluence concludes that there is no watercourse on the properties.

In light of the Confluence 2017 evaluation, we are requesting that the City provide a Critical Areas Determination prior to any submittal of building permits, as the City's determination has the potential to affect the proposed development.

We look forward to hearing back from the City with a positive outcome in this process, and I assure you that the elderly owner who is in her 90's, Mrs. Cropp, would most appreciate any expediency that could be shown.

Please do not hesitate to contact us with any questions. Thank you.

Sincerely,



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References

- Clear Creek Solutions (Clear Creek Solutions, Inc.). 2014. Western Washington Hydrology Model 2012.
- Confluence (Confluence Environmental Company). 2017. 4803 Forest Ave SE Watercourse Evaluation. Prepared for Laurie Cropp, Mercer Island, WA. and Richard Flake Architecture, Bonney Lake, WA.,
- Mercer Island (City of Mercer Island). 2015. Mercer Island GIS Portal. Mercer Island Information and Graphic Services. <http://pubmaps.mercergov.org> (accessed July 22, 2015).