

# **EXECUTIVE SUMMARY – WETLAND MITIGATION NARRATIVE 8114 WEST MERCER WAY, MERCER ISLAND, WASHINGTON**

## **INTRODUCTION**

The residentially zoned property at 8114 West Mercer Way is presently undeveloped. A 4,000 square foot, three story residence has been proposed for the property by Benny Kim Design, Architects. Due to the presence of a wetland on the property, a Critical Areas Study (Wetland Delineation) was carried out by Westech Company and submitted to the City of Mercer Island for review by the City and their technical consultants at ESA.

A Wetland was found on the property (Designated Wetland A) and was flagged in the field and located by GPS and surveying (see Figure 1). Due to the proximity of a 3,720 square foot on-site wetland and the intrusion of a portion of the home within the standard buffer, it will be necessary to reduce the standard buffer near the wetland and access driveway.

The standard buffer would be a distance of 35 feet from this Category IV Wetland. The applicant requests that the buffer be reduced to 25 feet along part of the western side of the wetland boundary, and near the house to 15 - 20 feet in one small area. An access driveway will also be placed within the buffer zone to the south of the wetland, near an existing underground storm-drain system. This Mitigation Plan has been developed to offset potential impacts from the residence and construction of the access driveway.

## **SITE CONDITIONS**

The Site is vegetated by a community made up of field vegetation, with some shrubs and scattered trees. Most of the buffer zone on the property is located west of the wetland, with a narrow strip to the south. The property (Site) slopes downward to the south from the northern property line. Flow of water into the wetland originates both from the properties to the northeast and from surface and groundwater runoff from the northwestern portion of the Site. A portion of this area has been chosen as a mitigation area to offset the buffer reduction.

## **MITIGATION PLAN COMPONENTS**

This Mitigation Plan has seven major components. These are as follows:

- 1) Designate an area to offset any direct impacts to the buffer zone. This area will be set aside for restoration and enhancement of the buffer zone and protection of the wetland area. The area will be created at a 1:1 ratio, as related

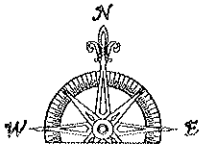
to the area of buffer reduction (1,100 square feet), as dictated by the Mercer Island Code. The Restoration/Enhancement Area is shown in Figure 1.

- 2) Place a silt fence along the outer (western) edge of the designated reduced buffer zone as approved by the City of Mercer Island. This silt fence should be installed and approved prior to the commencement of construction. Have other necessary erosion control measures including straw wattles, bales and other materials necessary to prevent erosion and siltation from reaching the wetland or from discharging to the on-site storm-drain system.
- 3) Develop a Planting Plan for native species to restore and enhance the reduced buffer zone area, as well as the Restoration/Enhancement area to be added to the buffer zone. The buffer zone will be divided into planting areas and native plants installed as specified.
- 4) Develop a Plan for removal of non-native species within the reduced buffer zone. This removal should be by hand methods and not mechanized equipment. The species to be removed on this Site include, but are not limited to Himalayan blackberry (*Rubus armeniacus*) and reed canary grass (*Phalaris arundinaceae*).
- 5) Develop a Monitoring Plan for tracking the survival of the native plants. This Plan shall include performance standards and periodic reporting periods to assess the survival of the plants. This Plan shall also include a Contingency Plan component to be used in the event that performance standards are not met. The Monitoring will include periodic Site checks as necessary, particularly during the first two growing seasons, as well as submission of annual monitoring reports to the City of Mercer Island.
- 6) Conduct an "As-Built" Assessment of the installed plants following home construction and the Planting (this is best carried out in the fall following the home construction). Establish Photo-stations for documentation of the Planting Plan success.
- 7) Install a fence (split-rail or similar) to divide the home-site area from the Wetland Buffer Zone. This fence shall be posted at 100 foot intervals with signage consistent with the Mercer Island Code specifying that the wetland and buffer are a natural area which should not be disturbed without proper authorization.

These seven components of the proposed Mitigation Plan form the basis of the Plan as described in the subsequent sections of this document. Proper management of the new Restoration/Enhancement area will be key to the success of these mitigation measures. This will include proper planting by certified botanists or nursery personnel, watering the new native plants during the first 1-2 years as necessary, and adherence to Best Management Practices (BMPs) which apply to the project, including necessary control of erosion and stormwater discharge.

## **CONCLUSIONS AND RECOMMENDATIONS**

With strict adherence to the Mitigation Plan and proper follow-up with As-Built documentation and periodic monitoring (including annual reports), the Plan will result in No Net Ecological Loss to the on-site wetland. It is recommended that the Mitigation Plan which follows this Executive Summary Narrative, be implemented as approved by the City of Mercer Island.



GRAPHIC SCALE  
1/32" = 1'-0"  
\*CONTOURS DEPICTED @ 2' INTERVALS\*

1,100 SF OF  
MITIGATION AREA

PROPOSED HOUSE

1,100 SF OF IMPACT AREA  
IN BUFFER ZONE

ASPHALT DRIVEWAY

3,720 SF  
TYPE IV  
WETLAND

25 FT BUFFER

10'-3"

25 FT BUFFER

5'-0"

STORM DRAIN

STORM DRAIN

STORM DRAIN

