

Nicole Gaudette

From: lucia@studioectypos.com
Sent: Monday, March 23, 2020 1:38 PM
To: Nicole Gaudette
Cc: michele@studioectypos.com
Subject: 74xx SE 38th St. (3623500226)

<https://mieplan.mercergov.org/public/CAO19-015/>

Hi Nicole,
We have clients that are near the above referenced project.

They asked us to enquire about it and its potential impact on their property. They are avid users of the trails and are concerned that this project will impact their ability to access those trails. The neighborhood is a champion of a long standing bald eagle tree that is either on or very near the site. I was unable to find the nest identified neither in the tree inventory nor on the site plan. I believe when the critical areas ordinance was re-written we maintained protection of the nests but given the date of this application it occurred before the CAO was adopted and the nests were full throatedly protected. Is the nest out of subject area? If not where is it and will it be identified? What are the limitations on development due to a nest in vicinity?

The application is a critical areas determination and they have only submitted drawings for construction of the access road that looks to be about 30' wide with an 8-10' high retaining wall which seems herculean for a driveway. What is the minimum width for a driveway?

On sheet C-2 it looks like the detention system is being planned off site in the public right of way. Can you please clarify this and what the City's position is on that? It also appears that to build the access road at least one tree on private property (not subject property) is intended to be removed.

Please give me any feedback on this application you can at this time.

Thank you!

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