



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

June 13, 2024

From: Dan Alexander
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To: Molly McGuire
City of Mercer Island Community Planning and Development
Molly.mcguire@mercerisland.gov

RE: CAO23-028 Request for Information 3
Project Name: 2436 74th Ave SE
Project Address: 2436 74th Ave SE and 2430 74th Ave SE
Permit Number: CAO23-028

Dear Molly,

Please see the following responses to the comments provided:

1. Repeat Comment from Request for Information 2: The plans for the wetland vacation should include the area of the existing wetland and the proposed area of fill.

Response:

Please refer to building permit # 2310-009 and building permit # 2309-188 as the filling of the wetland is associated with the site development proposal for these two permits. The civil engineering Cover Sheet & T.E.S.C. Plan for each permit calls out earthwork volume calculations.

2. Repeat Comment from Request for Information 2: The application materials in the Response Letter prepared by Medici Architects, dated December 3, 2023, indicate that there is not a wetland on the property. This is not the case. There is an existing Category IV wetland on the property that will be filled and therefore removed as a part of this development proposal. Provide a project narrative that accurately describes the existing and proposed conditions of the site.

Response:

Project narrative has been provided, please see attached document titled "PROJECT NARRATIVE".

3. Repeat Comment from Requests for Information 1&2: The proposed development involves work on lands covered by water. Please submit a complete application for SEPA review. The SEPA application will require a SEPA Checklist that is fully filled out and signed. The Development Application form must also be updated to indicate that the project includes SEPA review.



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Response:

The SEPA Checklist has been completed and submitted with this response letter. The Development Application form has been updated to include SEPA review.

Requests for Information 2 & 3: The application materials do not include a document titled "Wetland Vacancy". Please upload this with the materials in your resubmission. Additionally, the statement that the area is no longer considered a wetland as determined by the Department of the Army is not correct. There is a wetland on the property that will be filled and removed as part of this development proposal. Per WAC 197-11-800(1)(a)(i), when a project is undertaken wholly or partly on lands covered by water, the project is not categorically exempt from SEPA review. The alteration of the wetland as proposed in this Critical Area Review 2 permit is a project that is undertaken wholly or partly on lands covered by water, therefore, SEPA Review is required.

Response:

Understood, SEPA review will be applied for. Included in this response is the required SEPA checklist. Per email conversation dated 6/7/2024, the document titled "WETLAND VACANCY" has been provided as an email attachment, as well as a supplemental document to this re-submittal. Additionally, we are providing further documentation regarding the wetland and mitigation, please see the documents titled "MITIGATION PLANS" and "MITIGATION FEE IN LIEU PLAN".

4. Repeat Comment from Requests for Information 2 & 3: Please provide a copy of the email conversation referenced in the response. Additionally, the Wetland Report prepared by Altmann Oliver Associates, LLC states that a mitigation fee in lieu plan has been prepared for the project using the King County Mitigation Reserves Program. Mitigation conducted as part of this program is intended to mitigate for freshwater wetland functions and has proven success in mitigating for lost water quality, hydrologic, and habitat functions. Provide more detailed information on the mitigation proposed as part of this program that is specific to this site.

Response:

Email conversation has been forwarded on 6/11/2024. Additionally, see the attached PDF of the archived document for your convenience, document title "BQW EMAIL ARCHIVE".

We trust that these responses adequately address your comments. Please do not hesitate to contact us directly if you have any further questions.

Thank you,

Dan Alexander