From:	Scott Olmsted
To:	Robin Proebsting
Subject:	RE: Request for review of resubmittal for CAO15-001 (MI Treehouse)
Date:	Wednesday, May 5, 2021 4:34:25 PM
Attachments:	MI_Treehouse_Review_May5_2021.doc FW MI Treehouse SEPA Review 5637 East Mercer Way Mercer Island WA 98040.msg

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Hi Robin,

I reviewed the mitigation bank use plan and revised our memo (sorry, I should have kept a track changes version). My changes were primarily to the 2nd to last and 4th to last paragraphs about credit purchase and the drainage system, respectively.

The mitigation bank use plan (they are actually proposing to use an in-lieu fee program, which is quite different from a mitigation bank) looks alright and will also be reviewed by the Corps prior to issuance of their permit.

I modified the 2nd to last paragraph that touched on the drainage system. Previously, the applicant proposed to grade a building pad and install a retaining wall on the upslope side of the pad. Next to the retaining wall, they proposed modified catch basins to take groundwater and/or surface flows under the house and to discharge into the vault located within the driveway. Years ago, when I spoke with one of our engineers about impacts to wetland hydrology from the drainage system, she said a hydro study would be necessary or the applicant could propose an offset from the drainage system that could account for imapcts to wetland hydrology (i.e., the drainage system would act as a sink for surface and groundwater thereby impacting wetland hydro). In addition to this, a geotech reviewer also had issues with the drainage system, see attached email.

Please let me know if you have more questions.
Scott

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Friday, April 30, 2021 10:56 AM
To: Scott Olmsted <SOlmsted@esassoc.com>
Subject: RE: Request for review of resubmittal for CAO15-001 (MI Treehouse)

Hi Scott,

Thank you very much for your review of the latest materials submitted for this project. I had a couple of questions, captured in the comments of the attached copy.

Thank you as well for being available for this week's appeal hearing!

Best regards,
Robin

Robin Proebsting

Senior Planner
City of Mercer Island – Community Planning and Development
206-275-7717| mercerisland.gov/cpd

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. City Hall and the Permit Center are closed to the public. There is no "walk in" permit service; staff are working remotely and services are being continued via remote operations. More information is available on the City's website: mercerisland.gov/cpd. Please contact us by phone for general customer support at 206-275-7626.

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)

From: Scott Olmsted <SOlmsted@esassoc.com>
Sent: Tuesday, April 27, 2021 4:03 PM
To: Robin Proebsting <robin.proebsting@mercergov.org>
Subject: RE: Request for review of resubmittal for CAO15-001 (MI Treehouse)

Hi Robin,

As time allows, please review my attached letter for CAO15-001 (MI Treehouse LLC)and let me know if you have any questions or comments.

Thanks,
Scott

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Wednesday, March 31, 2021 11:42 AM
To: Scott Olmsted <SOlmsted@esassoc.com>
Subject: RE: Request for review of resubmittal for CAO15-001 (MI Treehouse)

Sounds good! Thank you very much.

Best regards,
Robin

Robin Proebsting
Senior Planner
City of Mercer Island – Community Planning and Development
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Please note that I will be out of the office beginning Thursday Apr. 1st. I will be back in the office Tuesday Apr. 6th

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From: Scott Olmsted <SOlmsted@esassoc.com>
Sent: Wednesday, March 31, 2021 11:25 AM
To: Robin Proebsting <robin.proebsting@mercergov.org>
Subject: RE: Request for review of resubmittal for CAO15-001 (MI Treehouse)

Thanks Robin,

I am working out of town next week, but plan to send you a draft review letter by April 21st.

Scott

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Monday, March 29, 2021 5:20 PM
To: Scott Olmsted <SOlmsted@esassoc.com>
Subject: RE: Request for review of resubmittal for CAO15-001 (MI Treehouse)

Hi Scott,

Thank you for the estimate—that all looks good. Please proceed.

Best regards,
Robin

Robin Proebsting
Senior Planner
City of Mercer Island – Community Planning and Development
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From: Scott Olmsted <SOlmsted@esassoc.com>
Sent: Thursday, March 25, 2021 3:14 PM

To: Robin Proebsting <robin.proebsting@mercergov.org>
Subject: RE: Request for review of resubmittal for CAO15-001 (MI Treehouse)

Hi Robin,

I looked through some old emails and review memos to remind myself of where I left off with this project. I also took a quick look at the revised materials to see what is currently proposed. Below is a cost estimate. At this point, I do not anticipate needing the entire amount, but in the past, there was a bit of back and forth with the applicant's consultant regarding their CAR and mitigation approach, so included some time to cover that work should it be necessary.

Please let me know if you have any questions.
Scott

Our estimate to complete the review consistent with the request you outlined below is $2,516. This will provide 16 hours to review the submitted materials and the MICC as it pertains to wetlands and watercourses. A memo documenting review findings and consistency with CAO requirements will be included under this estimate. As always, our efforts will be completed on a time and materials basis, and our cost would not exceed the estimate without authorization from the City. We will deliver the draft peer review memo within four weeks of the notice to precede and will address any comments from you before finalizing the memo.

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Tuesday, March 23, 2021 6:24 PM
To: Scott Olmsted <SOlmsted@esassoc.com>
Subject: Request for review of resubmittal for CAO15-001 (MI Treehouse)

Greetings Scott,

I've received a resubmittal for the MI Treehouse RUE and Variance (CAO15-001/VAR18-002), for which new wetland and watercourse information has been submitted. It looks like you have a long history with this project, based on the project file.

A second public hearing was held last summer, just before Evan left, and the hearing examiner remanded the project to staff for a second time, partially because information provided by the applicant was inconsistent and erroneous. So, the applicant's consultant reflagged the wetlands and watercourses and submitted a new mitigation plan (attached). My aim is to get confirmation that the findings and analysis are accurate.

Since this is a non-routine review, I'd be happy to schedule a phone conversation to clarify the scope of work, if need be. There may well be nuances I'm missing, coming into this project cold. If you have enough information to provide an estimate, please send that to me; if not, let's set up a time to talk.

Thanks very much,
Robin

Robin Proebsting
Senior Planner

City of Mercer Island – Community Planning and Development
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