



September 30, 2021

Robin Proebsting
City of Mercer Island Community and Planning Development
9611 SE 36th Street
Mercer Island, WA 98040

**Re: Request for Information 5 for File No. SUB16-011
7239 LLC 2-lot Short Plat
Core Project No. 16082**

Dear Robin:

The purpose of this letter is to provide a response to the Request for Information 5 for File No. SUB16-011 dated April 10, 2019. We have addressed each comment and revised the plan/documentation accordingly. This letter contains the review comments immediately followed by our response to each in bold lettering.

1. A site plan showing limits of disturbance (LOD) based on either those shown in the arborist report from Greenforest Incorporated dated 12/27/17 (using the dripline radius or LOD radius, whichever is greater) or air excavation of tree roots.

Response: A new site plan showing limits of disturbance based on most current and compiled arborist report (by Tree Solutions, dated September 3, 2021) reviewed and approved by City staff (by email from John Kenney, City Arborist, dated September 13, 2021), has been included with this submittal. Also included is the compiled arborist report. The report describes how the limits of disturbances reported were determined including air excavation of tree roots. The new site plan reflects these LODs and corresponding tree protection fencing.

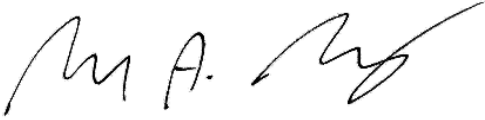
2. A site plan showing building pads consistent with the limits of disturbance.

Response: The site plan included with this submittal includes edits to the buildable pads to reflect changes and updates to the limits of disturbance for all saved trees. Note that a 5' setback is provided between new tree protection fencing (set at the new LODs) and the buildable pads.

It is our understanding based on recent email correspondence with City staff (see enclosures with this letter) that the new site plan and new compiled arborist report are consistent with each other and with City code.

Sincerely,

CORE DESIGN, INC.

A handwritten signature in black ink, appearing to read "M. A. Moody". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael A. Moody, P.E.
Associate, Engineering Manager

Encl: Email correspondence between applicant, engineer and City staff (most recently dated September 29, 2021).

From: [John Kenney](#)
To: [Michael Moody](#)
Cc: [David Yeh](#); [Andrew Leon](#)
Subject: RE: PRE21-022/SUB16-011 7239 SE 27th St - updated site plan
Date: Wednesday, September 29, 2021 9:16:08 AM

Michael,

Thanks for sticking with this. I the updated plans meet our previous conditions after a quick look. They appear ready to submit as far as tree issues.

[John Kenney](#), ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor
City Arborist
City of Mercer Island - Community Planning & Development
206.275.7713 | mercerisland.gov/trees
Schedule an inspection: [Inspection Scheduling](#)

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: Michael Moody <MAM@coredesigninc.com>
Sent: Tuesday, September 28, 2021 11:50 AM
To: John Kenney <John.Kenney@mercergov.org>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Hello again,

The attached update has the tree protection fencing at or just outside the limits of disturbance for the saved trees and then dimensions from the tree protection to the buildable pad. There are several locations throughout the site with dimensions shown and in all cases there is 5 feet minimum between protection fence and buildable pad.

Let me know if this provide the clarity you would like, or not, and I can edit accordingly, if at all.

Thanks again,
Michael

Michael A. Moody, P.E., LEED AP
Principal, Engineering Manager

Core Design Inc.

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From: John Kenney <John.Kenney@mercergov.org>
Sent: Tuesday, September 28, 2021 11:37 AM
To: Michael Moody <MAM@coredesigninc.com>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Michael,

5 feet from building pad to the tree protection. This is for over excavation and access. The tree protection fence can go on the limits of allowable disturbance. Let me know if a phone call would help.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor
City Arborist
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From: Michael Moody <MAM@coredesigninc.com>
Sent: Tuesday, September 28, 2021 11:15 AM
To: John Kenney <John.Kenney@mercergov.org>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Wait, so the tree protection is 5 feet from the limits of disturbance and then another 5 feet from the tree protection to buildable pad?

Michael A. Moody, P.E., LEED AP
Principal, Engineering Manager
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From: John Kenney <John.Kenney@mercergov.org>
Sent: Tuesday, September 28, 2021 11:00 AM
To: Michael Moody <MAM@coredesigninc.com>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Michael,

Thanks for following up. I think I forgot to get back to you. I apologize.

The one thing I noticed is that there should be 5' of distance between the building pad and the tree protection. This is for access to build the building and over excavation. Please confirm this on the plans as it is not clear.

The other measurements look good.

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor
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From: Michael Moody <MAM@coredesigninc.com>
Sent: Tuesday, September 28, 2021 8:16 AM
To: John Kenney <John.Kenney@mercergov.org>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Good morning John,

I wanted to follow up on this email send a couple weeks ago on the SE 27th Street short plat. Have you had a chance to review this again?

If yes do you have any other/new questions or recommended edits?

Let me know your thoughts and also next steps if it all looks good to you.

Thanks,
Michael

Michael A. Moody, P.E., LEED AP
Principal, Engineering Manager
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From: Michael Moody
Sent: Monday, September 13, 2021 10:28 PM
To: John Kenney <John.Kenney@mercergov.org>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Hi John,

I have attached an updated Short Plat Sheet 3 that has been edited to be consistent with the LOD table on page 1 of the compiled report. It lists the LOD for Tree 13 as 18 feet to the north, 16 feet to the east, 22 feet to the south and 18 feet to the west. These are reflected on the attached plat sheet.

Let me know if you see anything else we should edit and have a great Tuesday.

~Michael

Michael A. Moody, P.E., LEED AP
Principal, Engineering Manager
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From: John Kenney <John.Kenney@mercergov.org>
Sent: Monday, September 13, 2021 9:15 AM
To: Michael Moody <MAM@coredesigninc.com>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Michael,

I took a quick look. I think the compiled Arborist report helps clarify the situation. It calls out the limits of allowable disturbance between tree 13 and any impacts at 22'. Could you update/callout that on with that distance? And insure there is at least 5' between the tree protection and tree protection. The tree fence will be chain link.
Once this is updated I think it will be ready to submit.

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor
City Arborist
City of Mercer Island - Community Planning & Development
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From: Michael Moody <MAM@coredesigninc.com>
Sent: Friday, September 10, 2021 1:48 PM
To: John Kenney <John.Kenney@mercergov.org>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Hi John,

I think we're on the same page now and have provided new documents for your quick review. One is

an updated site plan (Sheet 3) that has cleaned it up a bit and added dimensions all for clarity. The other is a single consolidated arborist report per your comments in our recent meeting and your email below.

Let me know if you feel another meeting is warranted or if we're there or if a few quick edits would get us there and we can adjust accordingly.

Thanks again and have a great weekend,
Michael

Michael A. Moody, P.E., LEED AP
Principal, Engineering Manager
Core Design Inc.

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From: John Kenney <John.Kenney@mercergov.org>
Sent: Thursday, September 9, 2021 8:04 AM
To: Michael Moody <MAM@coredesigninc.com>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercercisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Michael,

Thanks for the clarification. I think that was the report that I was looking for. In the meeting I had asked for all the air excavation memos to be consolidated. This would help you design and me to review. Please submit all reports together or one consolidated report. This would confirm how you determined the 18' distance from the tree for tree protection.

I think your idea of calling out dimensions between the tree protection and the building pad is helpful.

After those updates feel free to send it my way. This seems like something I could take a quick look at. And this may avoid another meeting.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

[John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor](#)
City Arborist
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From: Michael Moody <MAM@coredesigninc.com>
Sent: Wednesday, September 8, 2021 8:12 AM
To: John Kenney <John.Kenney@mercergov.org>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Thanks John.

Actually we set the buildable area for the future home precisely 5 feet outside the tree protection fencing for this plan. Perhaps we can simply add a detailed dimension to all points or move the pad to be 6 feet away so it is more clear?

Also, all of the tree protection fencing was updated per the attached report from Tree Solutions dated July 10, 2019, in which air excavation was done to verify the critical root zones. Once confirmed by the arborist we edited the tree protection fencing to be consistent with the field results and added dimensions to show consistency.

We can certainly schedule another meeting but it seems we may not need one or if we have one we can provide some clarifying edits to the site plan beforehand. Let me know your thoughts and we can plan/schedule accordingly.

~Michael

Michael A. Moody, P.E., LEED AP
Principal, Engineering Manager
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From: John Kenney <John.Kenney@mercergov.org>
Sent: Wednesday, September 8, 2021 8:04 AM
To: Michael Moody <MAM@coredesigninc.com>

Cc: David Yeh <davidyeh@fortuneindustriesintl.com>; Andrew Leon <andrew.leon@mercerisland.gov>

Subject: RE: PRE21-022 7239 SE 27th St - updated site plan

Michael,

Thanks for sending the update. I took a quick look and it still looks like less than 5' between the fence and the building pad. As stated before this will be needed for access. It is also unclear how you chose the tree protection distance. What report did you go with? Since this is still unclear and would take a bit of research please schedule a follow up Pre Application meeting.

[John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor](#)
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From: Michael Moody <MAM@coredesigninc.com>
Sent: Tuesday, September 7, 2021 9:34 AM
To: John Kenney <John.Kenney@mercergov.org>
Cc: David Yeh <davidyeh@fortuneindustriesintl.com>
Subject: PRE21-022 7239 SE 27th St - updated site plan

Hi John,

We have worked through all of the input discussed at the meeting we had for the above referenced project earlier this year (June 2021) and have an updated site plan that we believe addresses all of the City comments and incorporates all of the input from that meeting.

As I recall, you noted in that meeting that our best next step would be to send you the updated site plan as well as a combined/updated arborist report by email for your review prior to formal approval. This email is that next step and we would like to request your screening review of this before we submit in case you see anything we've missed or should edit prior to formal submittal.

Thank you for your time and help on this and have a great week,
Michael

Michael A. Moody, P.E., LEED AP
Principal, Engineering Manager
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