



October 12, 2022

Ryan Harriman
City of Mercer Island
9611 SE 36th St
Mercer Island, WA 98040

RE: 2825 W. Mercer Way Preliminary Plat – Second Review SUB19-002/SEP19-005
Blueline Job No. 13-118

Dear Mr. Harriman,

This letter is in response to the City's review of the 2825 W Mercer Way project. The plans have been revised per the comments in the letter, dated January 5, 2022. Below is a list of each comment with our responses in bold.

Arborist

1. A new wall not shown in Sub 1 looks to be within the tree protection zone. The construction of the wall is shown encroaching into the tree protection zone. Place this wall with enough room to construct without encroaching into the tree protection zone. As suggested in a Planning comment a longer driveway would resolve this issue.

This wall was added to accommodate the lot 4 driveway while minimizing impacts to tree #2. The wall is located outside of the tree protection zone. The wall was shifted south 5' to the edge of the allowable building pad to provide additional protection. The wall can be constructed by hand along the driveway to ensure impacts are outside of the dripline.

2. Show tree 2 protected at 16' and call this out. Building pad, driveway, grading and wall to be shown outside that limit with enough space to reasonably construct building. This means showing at least 5' of space between building pad and driveway in addition to the 16' of protection.

Refer to tree protection fencing shown on sheet TR-01. The wall was shifted south 5' to the edge of the allowable building pad to provide additional protection. The wall can be constructed by hand along the driveway to ensure impacts are outside of the dripline.

3. You can choose to address the following comments in the Preliminary Plat plans if you choose, but compliance will be required during site development/building permitting:
 - a. Chain link fence shall be used to protect saved trees at their dripline, call this out on those plans.
 - b. Update the replanting plan to show trees on city property moved onto the property line so they will be shared trees. Confirm they are at least 10' away from any existing/new utilities.

The pear and red maple on the property line will be replaced with the following species that are less invasive/overplanted.

- c. Plant Regal Prince® Ware's Oak (Quercus x warei 'Long') or similar approved equal on SE 30th instead of the pear.
- d. Replace Bowhall maple with Acer rubrum 'Frank jr' Redpointe maple or similar approved equal on SE 28th St.

These comments will be addressed as part of site development/building permitting.

Engineering

- 4. The applicant needs to provide a formal request for vacating the existing public water easement on the property. This request shall include the exhibits, description of the project, the reasons for the vacation and eliminating the city water main and easement. The request will be reviewed by the City Council following review of the petition from the applicant. This process will need to be completed separately from the subdivision process and finalized prior to preliminary plat approval.

The easement extinguishment request (Agenda Bill 6137) was approved by the City on September 6, 2022.

- 5. The downstream drainage system along SE 30th Street shall be improved as a part of this project. Please provide a conceptual drainage design.

The downstream drainage system along SE 30th St was updated to address recommendations from the City's stormwater operations team.

Planning

- 6. Please provide a narrative summary of the status of the mitigation measures identified in the FEIS, including timing for all remaining mitigation measures to be implemented. The summary will be included as an attachment to the staff report to the Hearing Examiner for the Preliminary Plat, as will your responses to all public comment received on the proposal.

A narrative summary of the status of the FEIS mitigations measures is included with the resubmittal.



Please call or email me with any concerns at 425-250-7241 or lfedak@thebluelinegroup.com.

Sincerely,

A handwritten signature in blue ink that reads "Lyndsey Fedak". The signature is written in a cursive, flowing style.

Lyndsey Fedak, PE
Project Engineer

CC: Eric Hansen, Dean Williams, Brett Pudists, PE

