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# AOA

Environmental  
Planning &  
Landscape  
Architecture



October 21, 2022

AOA-6234

Greg Arms  
greg@milestonenw.com

**SUBJECT: Critical Areas Study for Milestone Preliminary Short Plat (Revised)  
7621 SE 22<sup>nd</sup> Street, Mercer Island WA (Parcel 531510-1846)  
City File #s SUB21-006, CAO21-004 and SEP21-022**

Dear Greg:

We have updated this critical areas study letter to address the current site plan. It is my understanding that as part of the current plan there is no request for a structure setback reduction from the stream buffer.

### **Existing Critical Areas**

One Type F watercourse is located off-site to the east on King County Waste Water property (Parcel 531510-0945). This watercourse was delineated and described as part of the North Mercer Pump Station improvement project (CAO19-020). Type F watercourses in the City of Mercer Island require a standard 120-foot buffer per MIMC 19.07.180.C.1.

The standard 120-foot buffer from the off-site stream extends into the northeast corner of proposed Lot 2 on the subject property. The area of buffer on the site consisted primarily of old yard area vegetated with ornamental rhododendron, grasses, bracken fern (*Pteridium aquilinum*), dandelion (*Taraxacum officinale*), common horsetail (*Equisetum arvense*), creeping buttercup (*Ranunculus repens*), and a few scattered trees.

The on-site portion of the watercourse buffer is currently separated from the stream by both the paved access road to the existing pump station facility as well as a second paved access road for the residence located at 7627 SE 22<sup>nd</sup> Street.



View looking south of existing paved access drive along east property line.

### **Functional Assessment**

Stream buffers in general provide key functions including shade and temperature regulation, flood conveyance, water quality protection and pollutant removal, nutrient cycling, sediment transport, bank stabilization, woody debris recruitment, wildlife habitat, and microclimate control. The remnant portion of the stream buffer on the site, however, is generally not able to provide these functions due to its separation from the watercourse by two paved access roads that interrupts the buffer functions. Furthermore, a buffer enhancement plan has already been designed for the off-site buffer located on the King County property.

**Proposed Buffer Modifications**

It is my understanding that the current project requires two small encroachments into the remnant stream buffer. The first encroachment will occur in the right-of way of SE 22<sup>nd</sup> Street immediately off-site to the northeast (see site plan). As part of this encroachment, the storm line for the project must be extended into the buffer within the public right-of-way. There is no alternate location for the required storm line and there would be no impact to the off-site stream from the minor extension since the area does not provide any significant habitat and is completely separated from the stream.

Per MIMC 19.07.20.D.2 "*Minor expansion of public utility structures and conveyance systems and their associated facilities including service lines, pipes, mains, poles, equipment and appurtenances, both above and below ground, following consultation with the code official*" are exempt from critical area regulations if the impact is unavoidable and minimal.

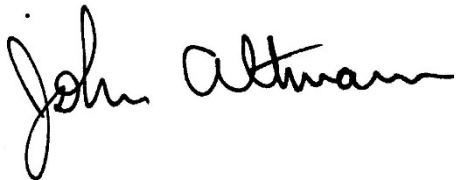
The second required stream buffer encroachment will occur by adding an additional two feet of pavement to the east side of the existing paved access easement located along the east property line. It is my understanding that this minor widening and encroachment is necessary for safety concerns pertaining to the current driveway width and potential vehicular access. The area of widening is currently cleared and graded as part of the ongoing North Mercer Pump Station project.

Mitigation for this minor encroachment would occur through the implementation of the restoration and mitigation planting plan that has already been prepared for the North Mercer Pump Station project. As part of that project, native plantings are proposed to be installed to the edge of the driveway access (**Attachment A**).

If you have any questions regarding the current plan, please give me a call.

Sincerely,

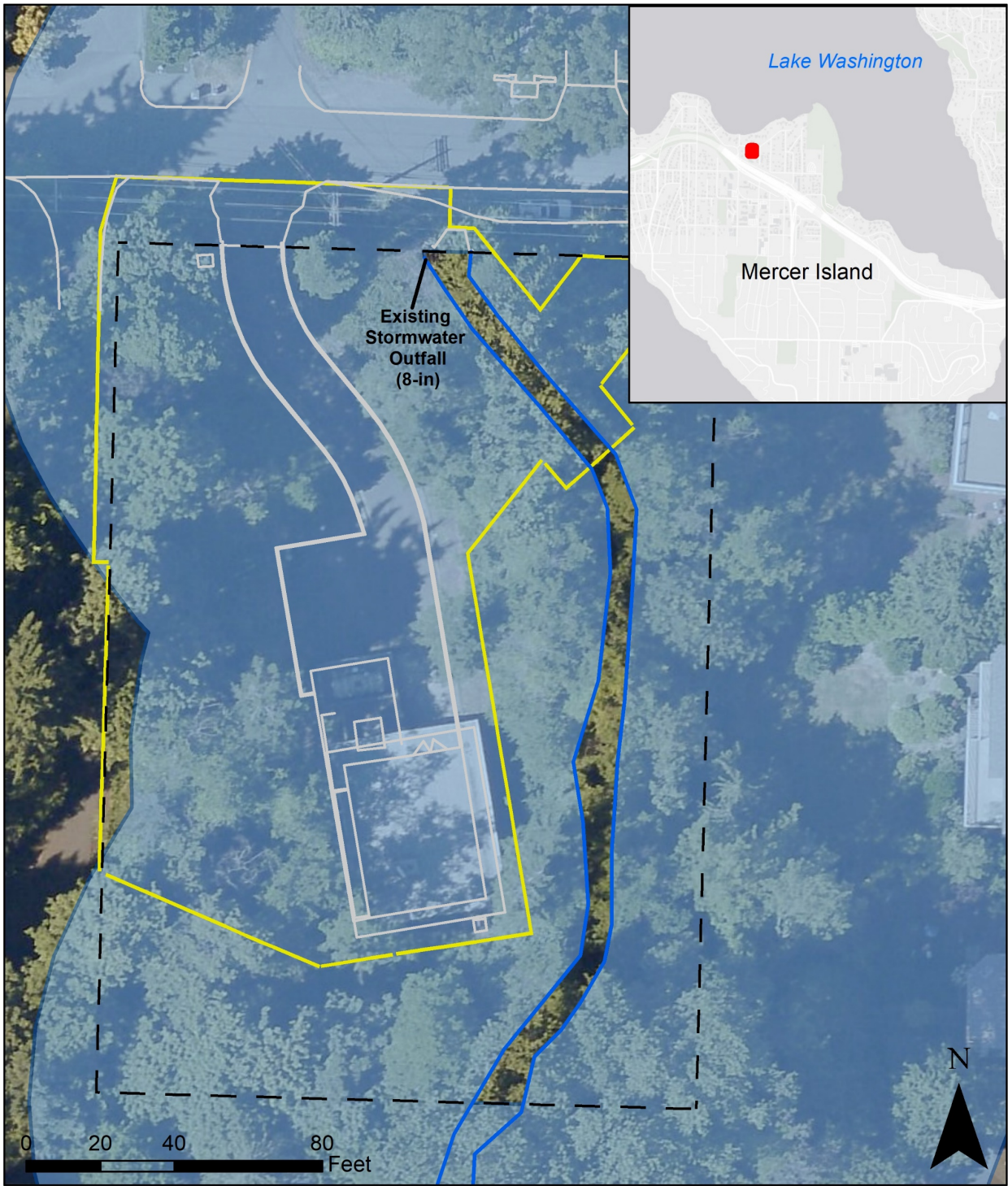
ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive, flowing style.

John Altmann  
Ecologist

Attachment










-  NMPS Limits of Construction
-  Property Boundary
-  Existing Feature
-  Stream Buffer (120 ft)
-  Stream (Type F) OHWM

Figure 1 – North Mercer Pump Station (NMPS) and NMPS Stream Location



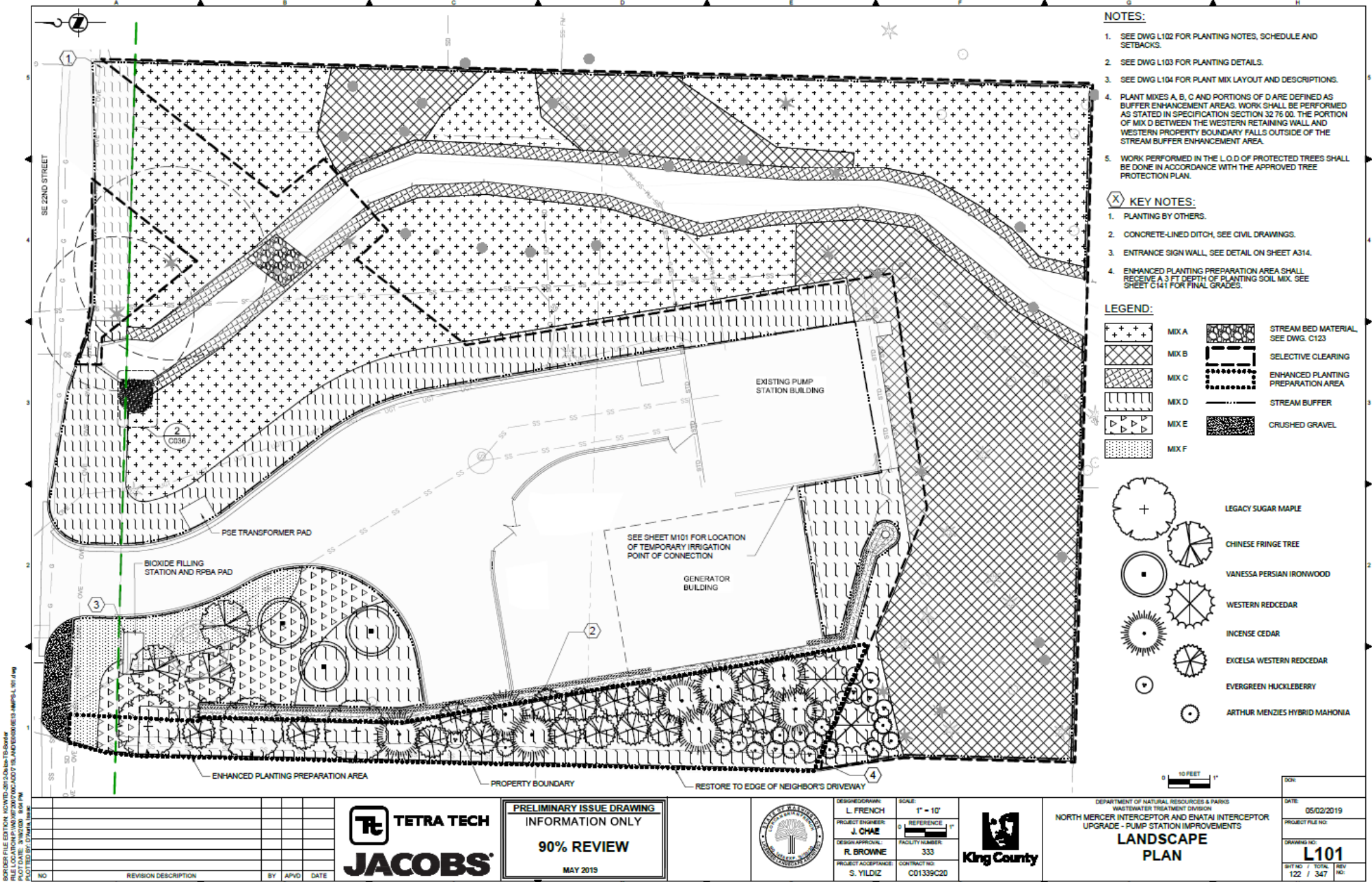


Figure 5 – NMPS Landscaping Plan