



Re: Permit # 2505-202

Toda Residence

2262 78th Ave SE

Mercer Island, WA 98040

To Whom It May Concern,

We appreciate your engagement during the public comment period and your concern regarding the proposed removal of Trees #112 and #113 at 2262 78th Ave SE. At Weaver Construction, we recognize the environmental and aesthetic value of mature trees, and we take seriously the responsibility to balance tree preservation with regulatory requirements and site safety.

The proposed redevelopment of the Toda Residence requires installation of a stormwater detention and drainage system to meet the City of Mercer Island's standards under the **2019 Stormwater Management Manual for Western Washington (SWMMWW)**. The project adds over **2,000 square feet of new and replaced impervious surfaces**, including expanded rooftop and driveway areas, which by City code necessitates a flow-control system to prevent downstream flooding and water quality impacts.

As outlined in the approved *Stormwater Report* and the *Civil Drainage & Grading Plan* (Sheets C2–C3), the only feasible location for the underground detention tank and associated conveyance piping is along the east side of the property, where Trees #112 and #113 are located. Their critical root zones directly overlap with the excavation and installation area for the 36" detention system.

Prior to finalizing the engineering design, multiple alternatives were evaluated, including:

- **Downspout infiltration, dispersion systems, and rain gardens.** These were found **infeasible** on this parcel due to the **soils, slope constraints, and limited available setbacks**, as documented in the *Infeasibility Criteria Worksheets* (Section C, Stormwater Report, pp. 22–34).

- **Relocation of the detention system** to the north or west portions of the lot. This was not possible due to existing structures, setbacks, and proximity to property boundaries.
- **Reducing the detention footprint.** System sizing is dictated by City of Mercer Island requirements (Table 1 of the SWMMWW Detention Design Guidance, Stormwater Report p. 36), and cannot be reduced without noncompliance.

Because all lower-impact stormwater BMPs were eliminated by site conditions, the City requires the detention tank solution, which unfortunately conflicts with the preservation of Trees #112 and #113.

While removal of these two trees is unavoidable, the project includes multiple mitigation measures to offset impacts:

- **Soil Quality and Depth Restoration:** All disturbed landscape areas will be amended per BMP T5.13 to restore long-term stormwater retention capacity in soils.
- **Tree Protection for Adjacent Specimens:** Construction plans specify **tree protection fencing and root zone controls** (Civil Plan C1, *Tree Protection Detail*) to ensure surrounding mature trees are preserved.
- **Replanting:** Replacement trees will be installed consistent with City requirements, restoring canopy cover and shade benefits over time.
- **On-Site Stormwater Retention:** The detention system will capture and slowly release **4,938 SF of impervious runoff**, providing stormwater interception and water quality treatment that exceed what the two trees alone could manage.

We acknowledge your concerns regarding shade, glare, and microclimate. While the removal of Trees #112 and #113 will alter the immediate environment, the project's required replanting plan, combined with the restored soil and enhanced stormwater infrastructure, will provide long-term ecological benefits. The detention system is essential to **protect the shared watershed**, including Lake Washington, from excess runoff and pollutant loading.

Weaver Construction has carefully considered alternatives and mitigation strategies. Based on engineering analysis, regulatory requirements, and site limitations, the removal of Trees #112 and #113 is necessary to comply with stormwater management standards and to protect public and private infrastructure downstream. However, through soil restoration, replacement planting, and protective construction practices, we are committed to minimizing environmental impacts and maintaining the ecological value of the neighborhood.

We thank you again for your input and assure you that this project has been designed with both regulatory compliance and environmental stewardship in mind.

Sincerely,
Weaver Construction