

TECHNICAL MEMORANDUM

Date: May 20, 2025

To: Brad Sturman

Cc:

From: Ryan Kahlo, PWS, Senior Ecologist

Project Name: Mercer Island Jason Brothers

Facet Number: 2410.0562

Wetland Delineation Verification

This memorandum has been prepared to document current wetland conditions on the property located at 4006 E. Mercer Way, Mercer Island, WA (parcel #4131900005). Facet (previously The Watershed Company) conducted a wetland delineation study on the property on June 1, 2020. A subsequent buffer averaging plan and critical areas report were prepared to allow demolition and replacement of an existing single-family residence on the property (*Critical Areas Report 4006 E. Mercer Way – Shoreline Modification* [Facet. 10/21/2024]). Since wetland delineations are typically only valid for five years, the City of Mercer Island requested that the previously delineated wetland area be reassessed and verified or re-delineated as needed. It is noted that the previous wetland delineation is less than five years old at the time of this report, but it will expire on June 1, 2025. I conducted a site inspection on May 9, 2025, to assess current conditions.

Findings

Facet confirms that the previously delineated boundary of Wetland A is unchanged from the 2020 delineation and 2024 critical areas report. Many of the wetland boundary flags were still present during the May 2025 verification inspection (Photo 1), and these were determined to be accurately placed in the current condition. The dominant herbaceous vegetation is ubiquitous throughout the lawn areas, but soil characteristics and soil saturation are distinctly different on either side of the delineated wetland boundary. Soil within the delineated wetland was saturated at approximately eight inches below ground surface in Wetland A, while areas just outside of the delineated boundary were completely dry to a depth of 16 inches, at the time of the verification inspection. Soils within Wetland A are a 10YR 3/1 with many distinct redoximorphic features present. Soils outside of Wetland A are a 10YR 2/2 with no redoximorphic features present.

Wetland A was re-evaluated per the 2024 *Washington State Wetland Rating System for Western Washington: 2014 Update (Version 2.0)*. Wetland A remains a Category III wetland with a low habitat score.



Photo 1. Wetland A facing south. Note 2020 wetland boundary flags are still present (5/9/2025).

The 2020 wetland delineation should be considered valid for another five years from the date of the verification inspection, expiring May 9, 2030. The shoreline mitigation plan submitted for the new single-family residence is still applicable, as no changes to the proximity of the proposed residence to Wetland A or the Lake Washington shoreline are proposed.

Feel free to contact me with any questions or requests for additional information.