

MEMORANDUM

To: City of Mercer Island

From: RF Architecture- richard@rfarchitecture.com

CC: Saad Custom Homes- jasonw@saadcustomhomes.com
Nancy Bainbridge Rogers- NRogers@cairncross.com

Re: Narrative Describing Revised Driveway Design to Murray Residence, 4803 Forest Ave SE Application # 2012-069

Date: April 29, 2021

The prior permit application for the SFR building permit at 4803 Forest Ave SE included a private driveway on private lands that greatly exceeded 20 percent slope. Under MIMC 19.09.040.G., no private access road or driveway is allowed to exceed a gradient of 20 percent. In addition, the Mercer Island Fire Marshal requested that the new driveway be at least 16 feet wide. The accompanying resubmittal package responds to these concerns.

Similar to the relatively new driveway providing access to the home at 4753 Forest Ave SE, the new driveway design for the Murray Residence is largely located within an under-developed City right-of-way of Forest Ave SE. This location allows for a 16-foot wide driveway, with a slope of 7.4 percent.

The proposed driveway location will require the Murray Residence project to relocate an existing backup generator and enclosure for the City's nearby sewer pump station; the new proposed location is slightly to the north and still within the Forest Ave SE right-of-way. In addition, the removal of two power poles, to be replaced by underground service lines, is required. Additional utilities may also need to be relocated. The Murray Residence project would be responsible for the cost of these relocated facilities.

The new driveway location is designed to enhance slope stability, and greatly improve emergency vehicle access for life safety measures at the Murray Residence lot.