



Roger MacPherson Design

**Date:** July 16, 2024

**To:** City of Mercer Island – Development Services  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

**Re:** **Butterworth Short Plat**  
5330 Butterworth Rd.  
Parcel #: 866140-0040

**Project Narrative:**

The site currently contains a large single residence/home and a detached sports pavilion attached with a breezeway. The parcel is zoned R-15, requiring a minimum lot size of 12,000 square feet. Critical areas on and adjacent to the site consist of a Type F watercourse along the southern boundary of the existing lot and Lake Washington along the easterly boundary. Additionally, The City of Mercer Island GIS maps indicate that the site contains potential slide and seismic hazard areas. The parcel is currently served by City (public) water, storm and sewer utilities as well as power and natural gas.

The proposed short plat (SP) will split the parcel into three similarly sized lots, with the new lot lines intersecting in the middle of the existing parcel. Each of the three proposed lots will be over 20,000 square feet which greatly exceeds the minimum requirements. A separate demo/remodel permit has been submitted (2405-053) proposing for the existing house to be partially demolished where the shared east/west boundary of Lots 1 and 2 is proposed. This essentially splits the existing house into two buildings with the northerly building on Lot 2 to be developed into a single family residence after final plat approval, consistent with the City's zoning and neighborhood conditions. Similarly the breezeway between the attached garage and sport pavilion will be demolished where the north/south boundary of Lots 1-3 are proposed. A shared access drive on Lots 2 & 3 will utilize the existing curb-cut along Butterworth Rd. and will provide a fire access street and turnaround serving Lots 1 & 2. This access configuration is the minimum necessary and proposes to widen the existing 12' driveway to the south for a total width of 20 feet.

Geologic hazard areas are addressed in the Geotechnical Evaluation by Cobalt Geosciences and included in this submittal. The potential landslide hazard designation is likely due to the presence of older non-glacial deposits of variable composition and density. Slope magnitudes are generally low in this area; however, groundwater is at shallow depths, which could result in instability with specific geologic conditions present. Seismic hazards are moderate to high, increasing from west to east toward Lake Washington. This is due to the presence of loose sediments with a high groundwater level. Deep foundations will be utilized to support new foundation elements to minimize the risk of liquefaction induced settlement.

The stream and lake buffer/setback areas are approximately 45,550 square feet and impact approximately 55% of the site. A Critical Areas Report has been prepared by Altmann Oliver Associates, LLC and discusses the minimization and avoidance of impacts. To compensate for the necessary impacts a compensatory mitigation planting plan has been prepared which will increase the habitat functions of the

stream buffer over the current conditions. Mitigation will include the removal of all invasive species and planting supplemental trees and native groundcovers.

There are numerous trees on-site, as shown on the tree protection plan and identified in the Arborist Report by Layton Tree Consulting (included). Several trees will need to be removed due to impacts from the widening of the fire access street, new utilities and and/or due to their condition. The proposed tree removal & retention is shown on sheet A1.1. While the SP will have impacts to trees that will result in removal, the proposal retains more than the number of trees required by MICC 19.10.060. In particular, the trees along the north side of the new fire access street as well as the trees between the stream and the existing house. These appear to be the best candidates for retention and would also be high-value to the ultimate redeveloped site conditions. Proposed building pads are existing and reflect the intended tree retention and show drip line limits of the significant trees proposed to be retained. Future construction permitting will be coordinated with the City's arborist to help ensure that the limits of disturbance fall outside of areas that would potentially harm the trees that are to be retained.

Water, storm and sewer for the proposed lots will all be connected to the existing mains, with existing stubs/connections utilized wherever feasible. New/replacement water meters will be provided for each lot. The development proposes to reuse the existing side sewer connection to the main in Lake Washington, assuming the existing line is suitable (to be verified later). The nearest fire hydrant that will serve the site is on the west side of Butterworth Road approximately 220 feet north of the driveway access. Storm water runoff from each lot will be collected and routed through a shared pipe running west/east between Lots 1 & 2 and discharged at the Lake, as shown on the preliminary civil plan C3-0. A preliminary drainage report (TIR) is included in the application as well. As discussed in the pre-application meeting, a separate site development permit will be necessary as a component of the short plat. The shared drainage system will be installed during site development and each lot's separate water and sewer connections will be installed/replaced and/or re-used during the construction for each house to limit the site and neighborhood disturbance.

Thank you for your consideration of our application for a 3-Lot Short Subdivision. Please don't hesitate to contact our office if you have any questions or need any additional information.

Roger MacPherson – Principal and Owner  
Dan Buchser – VP, Senior Design Manager  
21626 SE 28<sup>th</sup> Street  
Sammamish, WA 98075  
Ph (425) 391-3333 ~ Fx (425) 557-2841  
[www.macphersonconstruction.com/](http://www.macphersonconstruction.com/)

---

---