

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



### Pre-Application Meeting (PRE22-027)

*An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.*

#### Summary:

<b>Site Location:</b>	2900 78th Ave SE	<b>Parcel Number</b>	531510-1219
<b>Lot Size:</b>	7,200 sf	<b>Zoning:</b>	TC-4
<b>Brief Project Description:</b>	Construct new four-story, multifamily building	<b>Documents Provided:</b>	Narrative, Questions, Site Plan, Tree Inventory, Arborist Report
<b>Applicant Information:</b>			
<b>Name:</b>	Kelly Hallstrom, Medici Architects	<b>Email:</b>	kelly@mediciarchitects.com
		<b>Phone:</b>	(425) 453-9298
<b>Second Pre-application Meeting Required:</b>	Not Applicable	<a href="#">Click for explanation if necessary</a>	

#### Applicant Questions:

1. Confirm the proposed public open space is an acceptable alternative to the through-block passage.

**Staff Response:** City staff can provide guidance on this issue, but Design Commission makes the decision whether the proposed public open space is an acceptable alternative.

- a. The subject parcel is adjacent to a preferred through-block connection location. The outlined preferred through-block connection location, to the north, has not provided a through-block connection.
- b. The neighboring developments to the east break the subject parcel's connection to 80th Ave SE. While a small, curved walking path is provided within the adjacent parcel, access rights are not granted. This private walking path is intended for the adjacent development only and terminates between the two neighboring parcels and a dead end alley.

**Staff Response:** Per MICC 19.11.060.B, the through block connection is required unless the Design Commission determines it is infeasible and not achievable. This will be a key issue to discuss with the Commission at the required study session. In order to get direction from the Commission, it will be important to document the conditions summarized above, as well as the efforts you have made with those adjacent property owners to obtain easement or other access rights. Because the subject property is adjacent to the location of the through block connection shown in MICC 19.11.060.E, we recommend that you also address the location criteria in MICC 19.11.060.E.1 in the materials you present to the Commission.

**PLEASE NOTE:** These pre-application meeting notes have been prepared to assist the applicant in completing and submitting the application in a manner that complies with applicable development standards and permit processing requirements. Although care has been taken, in the event of a conflict between these notes and any applicable law, regulation or decision criteria, the latter shall prevail. The City of Mercer Island makes no warranty of any kind to the accuracy of the information contained in these notes. The information herein notwithstanding, it is the applicant's sole duty to ensure that the proposed development complies with all applicable laws, regulations and decision criteria. Neither the discussions nor the notes provided at the pre-application meeting shall bind the City in any manner or prevent the City's future application or enforcement of all laws, regulations and decision criteria.

2. Confirm if any site trees are required in the common open space area.

**Staff Response:** Trees are not necessarily required, provided the open space and site meets all applicable landscaping requirements. MICC 19.11.060.D.2.b requires some combination of seating, lighting, water features, special paving, landscaping, artwork and special recreational features, as determined by the Commission. MICC 19.11.060.D.2.d requires at least 25 percent but not more than 60 percent of an outdoor public open space should be landscaped with shade trees, ground cover or other vegetation. MICC 19.11.00.B.1 requires that a minimum of 25% of the site be landscaped. If you can document to the Commission that the open space meets all those requirements without trees, then trees would not be required.

3. Can the ratio of compact parking stalls on-site be greater than 50%?

**Staff Response:** MICC 19.11.130.B.1.d, you can propose alternative parking design standards, including the maximum percentage of compact stalls. The proposal would be reviewed by the City Engineer, and a recommendation would be made to the Commission. The Commission would make the decision whether the proposal was acceptable. This is another key issue to discuss with the Commission at the study session.

4. The ground floor façade along 78th Ave SE requires at least 75% of the length be comprised of windows and doors. Based on the proposed site plan, would this percentage only apply to the lobby area, or would this also include the garage opening and trash enclosure?

**Staff Response:** The language of MICC 19.11.100.B.1.b does not exclude garage openings, trash enclosures, or similar ground floor service areas. Note that MICC 19.11.150.A.1 provides discretion to the Commission regarding application of the design standards to individual projects:

*The design commission or the code official shall review the applicability of the development and design standards and determine the project's conformance with this chapter. The degree of conformance with all of the development and design standards will vary on a project-by-project basis. The design commission shall review each project on the project's degree of overall conformity with the objectives, standards and the comprehensive plan.*

Given the size, configuration and narrow frontage of the site, you can propose that the 75% standard of MICC 19.11.100.B.1.b should be applied to your project in a more limited way. This is another key issue to discuss with the Commission at the study session.

5. Please review and verify the vehicular access location and standards as shown on the proposed site plans.

**Staff Response:** There is not sufficient information provided on the plan to verify the driveway location. All frontage improvements such as street trees, street lights, fire hydrants, Fire Department Connection, ADA ramp and other street furniture required in Mercer Island Town Center Streetscape Manual will need to show to assess if the driveway location is acceptable. The vehicular turning movements will need to be provided to determine the width of the driveway curb cut in ROW.

6. Please confirm required ROW improvements.

**Staff Response:** See the Mercer Island Town Center Streetscape Manual for the required ROW Improvements.

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7. Will any utility improvements or extensions be required?

**Staff Response:**

- Storm drainage design shall meet the current MICC 15.09, the project civil engineer will need to provide reports and calculations to determine if the storm drainage improvements onsite and offsite are required.
- Sanitary sewer: the side sewer from the new development can connect to the existing sewer main on 78th Ave. SE. Your design team will need to provide calculations to determine the size and layout.
- A water main modeling is required. The applicant will need to work directly with the city water modeling consultant (HDR) to run the water main modeling for the additional water demands from your project to the public water main, and determine whether the existing city water mains will need to be upsized and the adequacy of the connections from your project.

The contact for HDR is:

David Kuhns, PE  
Water/Wastewater Engineer  
HDR  
606 Columbia Street NW, Suite 200 Olympia, WA 98501-1085  
D 360.570.7250  
david.kuhns@hdrinc.com

8. Confirm location of existing easements on site. Based on the list of utility easements related to the parcel, it appears there is only a 4' side sewer easement along the south property line and a small PSE easement in the NW corner. Are there any additional utility easements along the south property line that we need to be aware of?

**Staff Response:** All easements on site are private easements and City of Mercer Island does not get involved with, verify or confirm private easements. We recommend that you obtain a title report to determine the easements encumbering the property.

9. Are upper floor building projections allowed over utility easements? If so, is there a minimum clearance requirements between grade and these projections?

**Staff Response:** The city zoning code does not allow any structures over the easements unless the languages of the easements allow to do so.

10. Confirm location of garbage enclosure. Can the existing utilities be re-routed around the enclosure? Or can the enclosure be placed over the existing utilities knowing that the utility lines may need to dug up at some point?

**Staff Response:** The city does not get involved with how and where you place the garbage enclosure and the private utilities onsite.

11. The proposed location of the garbage enclosure has received preliminary approval from Recology based on the dumpster sizes and location so they can pick up garbage curbside along 78th Ave SE. Confirm loading/staging/garbage pick-up may be located off site. Based on Zoning code requirements, the width of the parcel, and the location at the intersection of 29th and 78th, onsite services are infeasible.

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**Staff Response:** Loading/staging/garbage pickup is not allowed in the Public Right of Way.

12. Truck sizing and turnaround requirement:

**Staff Response:** The applicant will need to determine the type of trucks that will be entering the site and the turning movements will be based on the type/size of the trucks.

### Review Comments:

#### Planning Comments:

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1. Please be aware that a zoning code amendment regarding downtown retail requirements is currently being reviewed by Planning Commission and City Council. The zoning code amendment is ZTR21-004, and the ordinance is 21C-28. It is scheduled to return to City Council mid-year for fourth reading and adoption. The ordinance may affect retail requirements for the site. Please contact Sarah Blugas, Economic Development Coordinator, at [sarah.blugas@mercerisland.gov](mailto:sarah.blugas@mercerisland.gov) or (206) 275-7864 for more information.

Regards

Tim McHarg, AICP  
Principal Planner

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