

November 29, 2018

City of Mercer Island
Development Services
9611 SE 36th Street
Mercer Island, WA 98040

Re: Wallace Short Plat – Preliminary Short Plat Project Narrative
3633 90th Ave SE – Parcel No. 5021900400

We are pleased to submit this application for a Short Subdivision (SP) of the parcel located at 3633 90th Ave SE, Mercer Island, Washington 98040. The King County parcel number of the existing parcel is: 502190-0400. The site currently contains a single residence/home and a detached guest house as well as a small shed structure. The parcel is zoned R-8.4, requiring a minimum lot size of 8,400 square feet. There are no known critical areas or environmental hazards on or adjacent to the site. The parcel is currently served by City (public) water, storm and sewer utilities as well as power and natural gas.

The proposed SP will split the parcel into two even sized lots, with the new lot line running north-south through the middle of the existing parcel. The two proposed lots will be 8,401 and 8,400 square-feet respectively. All existing structures will be removed, and two new single-family residences will ultimately be constructed under separate permits consistent with the City's zoning and neighborhood conditions. Proposed Lot 1 will retain the easterly portion of the existing curb-cut along SE 37th (pull-through driveway will be modified/replaced with a standard driveway to the new lot) to reduce impacts to existing trees, utilities, etc. Similarly, proposed Lot 2 will utilize the existing curb-cut along 90th Ave SE and will provide sufficient driveway outside of the right-of-way as a likely side-loaded garage (both lots front to SE 37th St as the primary front yard). This access configuration will be necessary to the retention of numerous trees by keeping the disturbance area outside of the critical tree zones on the trees proposed for retention.

There are numerous trees on-site, as shown on the plan and identified in the inventory report by Bruce MacCoy (included). Several will need to be removed due to impacts from the removal of the existing house/improvements and/or due to their condition. The proposed tree removal & retention is shown on sheet 5 of the SP pre-app plan set that accompanies this letter. While the SP will have impacts to trees that will result in removal, the proposal retains twice the number of trees required by MICC 19.10.060. In particular, the cluster of evergreen trees near the SE corner of the site (T11-T15) can be retained as well as T2 and T6 along the westerly perimeter. 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 shown reflecting the intended tree retention and are only extended to the 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. Lot 2 may be able to retain and reuse the existing side sewer connection to the main in 90th Ave SE, depending on the line condition (to be verified later), while Lot 1 will likely have a separate (new) side sewer connection to the main in SE 37th. The nearest fire hydrant that will serve the site is directly across 90th Ave SE to the east, but there is a second hydrant roughly 150' west of the site along SE 37th St. Storm water runoff from each lot will be collected in a shared detention pipe along the northerly portion of the site as shown on the preliminary civil plan. This system will be connected to the existing storm water system in 90th Ave SE. A preliminary drainage report (TIR) is included in the application as well. As discussed in the pre-application meeting, no separate site development work will be necessary as a component of the short plat. The shared drainage system will be installed at the time of the first building permit 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 2-Lot Short Subdivision. Please don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Terrane, Inc.



Andy McAndrews

Land Use Director/Senior Planner