

July 1, 2020

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

Re: Wallace Short Plat – REVISED Preliminary Short Plat Project Narrative  
**3633 90<sup>th</sup> Ave SE – Parcel No. 5021900400**

We are pleased to submit this application for a Short Subdivision (SP) of the parcel located at 3633 90<sup>th</sup> 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 37<sup>th</sup> (pull-through driveway will be modified/replaced with a standard driveway to the new lot) to minimize impacts to existing trees, utilities, etc. Similarly, proposed Lot 2 will utilize the existing curb-cut along 90<sup>th</sup> Ave SE and will provide sufficient driveway outside of the right-of-way as a likely side-loaded garage (both lots front to SE 37<sup>th</sup> 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. Alternative access options including utilization of a shared/common access along the north side of the site were discussed at the pre-application conference and have been evaluated by the consulting engineer, but ultimately the development design team concluded that it would require additional impact to the site, increased impervious surfaces, increased earth disturbance/excavation and grading, and that utilization of the existing two access points would be the least impactful and allow for the least driveway impervious surface for the development. While a common access point is typically desirable for short plats, this corner lot, and the surrounding development pattern will benefit more from having the two homes access separately. Additionally, a shared access from SE 37<sup>th</sup> St was explored by the development team, but concluded that it would not be feasible due to the high-value trees (tree #12-17) proposed to be retained at the southerly portion of proposed Lot 2. City staff agreed with this proposed separate access configuration at the pre-application conference. The intended/proposed driveway locations for each lot align with the current driveways allowing for reduced impacts to the ROW and the site, maintain consistency with the neighboring lots, and are shown on the preliminary civil plans submitted with the preliminary short plat review.

There are numerous trees on-site, as shown on the plan and identified in the updated tree report by Superior NW Enterprises. This report replaces the previous report prepared by Bruce MacCoy and provides more in-depth analysis and evaluation of the trees on the property. 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, based on necessary site work for the short plat as well as recommendations by the arborist, 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 a significantly higher number of trees than required by MICC 19.10.060. In particular, the cluster of evergreen trees near the SE corner of the site (T12-T15) can be retained. 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 90<sup>th</sup> 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 37<sup>th</sup>. Similarly to the access design, the utility routing has been reviewed with alternative configurations. However, the current plan allows for the least amount of impacts to the site and significantly reduces grading/clearing than would be required to provide a shared/common utility corridor serving both lots. The nearest fire hydrant that will serve the site is directly across 90<sup>th</sup> Ave SE to the east, but there is a second hydrant roughly 150' west of the site along SE 37<sup>th</sup> 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 90<sup>th</sup> Ave SE, and is configured in the best way possible to avoid any additional tree removal or unnecessary site grading work. 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*