



CITY OF MERCER ISLAND

9611 SE 36th Street • Mercer Island, WA 98040-3732

(206) 275-7605 • FAX (206) 275-7726

www.mercergov.org

April 16, 2020

Andy McAndrews
Terrane, Inc.
10801 Main Street, Suite 102
Bellevue, WA 98004

RE: Request for Information – SUB18-008

Dear Mr. McAndrews,

The City of Mercer Island Community Planning and Development Department has completed its review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the preliminary short subdivision application submitted on December 3, 2018, located near 3633 90th Ave SE. The following issues need to be addressed before we can continue processing the application:

Planning:

1. MICC 19.08.030(E)(4) states that proposed subdivisions shall incorporate preferred development practices pursuant to MICC 19.09.100 where feasible. MICC 19.09.100(A) requires that development, including subdivisions, shall use common drives and utility corridors where feasible.

The project narrative states that Lots 1 and 2 will access different streets, at opposite corners of the parent lot. The narrative further states that alternate options for a shared drive were explored, but abandoned since they would create additional impacts to the site. However, these additional impacts to the site were not described in detail in the project narrative. Please provide more information about the impacts and why a shared drive is not feasible for Lots 1 and 2 of this subdivision.

SEE RESPONSE TO ITEM #1 ON NEXT PAGE. ADDITIONALLY AN UPDATED PROJECT NARRATIVE IS PROVIDED FOR FURTHER EXPLANATION

For questions regarding land use regulations, please contact Andrew Leon, Planner, at andrew.leon@mercergov.org or at 206-275-7720.

City Arborist:

2. Tree 4 is listed as having a diameter of 36 inches. The threshold for this type of tree to be exceptional is 30 inches. As such tree 4 is exceptional unless shown to be non-exceptional

because of risk, size, or if it hinders creation of a lot per MICC 19.10.060(A)(3). Any new tree measurements on Sheet 5 of 5 need to be updated and verified by an arborist. It appears that there is a decay cavity is present. Analysis of this defect should be provided.

A NEW ARBORIST REPORT HAS BEEN PREPARED AND THE PRELIMINARY SHORT PLAT HAS BEEN UPDATED TO REFLECT THE CORRECTED MEASUREMENTS/TREE INFORMATION

3. Tree 5 is 14 inches and tree 7 is 31 inches. Both trees are exceptional by size unless shown to be non-exceptional because of risk or because they prevent the creation of a lot per MICC 19.10.060(A)(3). The trees are listed as non-viable. Please have the project arborist provide further information on why both of these trees is not viable.

A NEW ARBORIST REPORT HAS BEEN PREPARED AND THE PRELIMINARY SHORT PLAT HAS BEEN UPDATED TO REFLECT THE CORRECTED MEASUREMENTS/TREE INFORMATION

4. Please resubmit the required Tree Inventory & Replacement Submittal Information Worksheet. The form as submitted is not correct since exceptional trees have not been identified, when in fact trees 5 and 7 are exceptional are exceptional are each require 6 replacement trees if removed. Justification must be provided for the removal of exceptional trees.

TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION WORKSHEETS FOR BOTH PROPOSED LOTS HAVE BEEN PREPARED AND ARE PROVIDED.

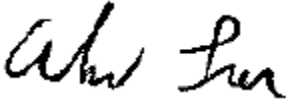
5. A replanting plan is required as mitigation for the removal of trees. Please provide a replanting plan.

PER FOLLOW UP EMAILS WITH JOHN NO REPLANTING PLAN WILL BE REQUIRED UNTIL FUTURE SITE DEVELOPMENT AND/OR BUILDING PERMITTING.

For questions regarding tree retention and replacement regulations, please contact John Kenney, City Arborist, at john.kenney@mercergov.org or at 206-275-7713.

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

Sincerely,



Andrew Leon, Planner
Community Planning and Development

ITEM #1 RESPONSE:

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 37TH 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.