



CITY OF MERCER ISLAND

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www.mercergov.org

September 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 either impact retained trees or would result in additional impervious surface. Based on the plans, there appears to be sufficient space either on the north side of both lots or along the proposed property line dividing lots 1 and 2 to construct a driveway without impacting trees. The addition of impervious surface coverage for a shared access drive does not mean that a shared access drive is infeasible for the project.

The following is a non-exhaustive list of situations where it would not be feasible to construct a shared access drive:

- Steep slopes, such that a shared access drive would exceed the gradient limits of MICC 19.09.040(G) to access both lots.
- The presence of exceptional trees, where an exceptional tree would have to be removed to construct a shared access drive.

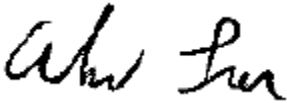
- The presence of a critical area, where constructing a shared access drive would have negative impacts on the critical area.

None of these situations are present on this site. If there are other underlying issues that would result in a shared access drive being infeasible for this project, please describe them in a revised narrative.

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

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:

THE ACCESS DESIGN CONFIGURATION FOR THIS SHORT SUBDIVISION HAS BEEN REVISED TO REFLECT A 20' WIDE SHARED DRIVEWAY ACCESSING OFF SE 37TH ST. A PROPOSED 20'X25' SHARED DRIVEWAY EASEMENT HAS BEEN ADDED TO THE PRELIMINARY SHORT PLAT PLAN SET TO ALLOW BOTH LOTS TO ACCESS THIS DRIVEWAY.

AN UPDATED NARRATIVE, REVISED PRELIMINARY SHORT PLAT PLAN AND UPDATED CIVIL PLAN SHEET ARE INCLUDED IN THIS SUBMITTAL FOR REVIEW. THANK YOU.