

December 6, 2021

**Re: 4001 West Mercer Short Plat
SUB21-002**

Dear Lauren Anderson:

Please consider this as a written response to the City of Mercer Island first review comments dated September 14, 2021.

TEAM response

RE: Request for Information #1 for File No. SUB21-002 – Angiuli Pacific Res Trust Short Subdivision 4001 West Mercer Way, Mercer Island, WA 98040; King County Tax Parcel # 362350-0365

General:

1. When resubmitting, please submit a response letter to address each review comment. Please also state where the proposed changes can be found (i.e., sheet number, document name, etc.). **Noted**

Fire comment:

Contact: Jeromy Hicks, Fire Marshal, at Jeromy.hicks@mercerisland.gov or 206-275-7979.

2. Please add the following note to the plat:

"All buildings are subject to meeting the current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D as adopted and/or amended and MICC 19.09.40. Fire plan reviews will be conducted at the time of building permit submittal and may require additional fire protection systems and/or fire prevention measures for permit approval."

Note has been added to the Short Plat Map page 1 of 4

Land Use Planning:

Contact: Lauren Anderson, Planner, at lauren.anderson@mercerisland.gov or 206-275-7704.

3. Survey:

- a. Need surveyor's signature. **Provided on Sheet 1 of 4 of Short Plat Map**
- b. The boundary survey needs to show the existing 10-foot access easement and note the recording number (#7205310117). **Shown on Sheet 3 of 4 of Short Plat Map**

4. Parking:

- a. The plans state that there are 2 existing covered/uncovered parking spaces that will be removed. No construction shall reduce the number of parking spaces on the lot below the number of existing prior to the project unless the reduced parking still satisfies the requirements in 19.02.020(G)(2). According to the plan set the gross floor area of the existing house is less than 3,000sf. Based on the gross floor area, Lot B is required to provide 1 covered and 1 uncovered parking space and shall comply with the parking standards in MICC 19.02.020(G). **The existing carport near the intersection of West Mercer and Freeman Avenue will be removed as shown on Sheet 7 of 9 of the Development Plan Set; a new carport (for one covered space) will be provided on Lot B near the end of the stair case at the existing paved parking area; additionally, an uncovered parking space will be provided as indicated on Sheet 5 of 9, indicated within "Parking Area Lot B"**

5. Building Pad:

- a. Please illustrate the two (2) building pad areas that comply with MICC 19.09.090. In general, the building pad excludes setbacks and avoids and minimizes impacts to the following: trees (such as tree 13), vegetation, topography, and critical areas (geohazards). **Building pads are shown on Sheet 6 of 9, Development Plan Set**

- b. Please have your Geotechnical Engineer review the proposed building pad locations and indicate compliance with MICC 19.09.090(A)(2)(c)(i-iii) in a follow-up letter or report addendum. **A follow-up letter has been provided within resubmittal package**
 - c. Note: after the city has received building pad locations our Geotechnical Engineer will perform a peer review. These comments have not included Geotechnical Engineering review. **Noted**
6. Access easement:
- a. Clearly list existing easements to remain and be extinguished, as well as proposed easements. **Sheet 3 of 4 of the Short Plat Map calls out easements to be added to project**
 - b. A narrative letter will need to be provided to clarify the following items:
 - i. Will the existing 10-foot access easement be extinguished or altered? **Added to narrative**
 - ii. Is the proposed shared access easement new? **Yes, added to narrative**
 - iii. Please clearly show on the plans what is existing, proposed, and to remain or be altered. **Shown within Development Plan Set sheet 6 and 7**
 - iv. Altering or extinguishing the existing access easement will also require approval from the owner of 4007 West Mercer Way. In addition, because the proposed shared access easement goes onto the property of 4007 West Mercer Way, a signature line must be added for this owner and their signature will be required at final plat. **Signature Line added on Sheet 1 of 4 of Short Plat Map**
7. Development application:
- a. Update the Development Application to include the address and property owner at 4007 West Mercer Way. King County Assessor's website lists the current owner as Judie Wischman. **A new Development Application has been provided with Judie Wischman signature**
8. General:
- a. Please add the approval note: "This request does not guarantee that the lots will be suitable for development now or in the future. The legal transfer of the property must be done by separate instrument unless all lots herein are under the same ownership." **Note has been added to Sheet 1 of 9 of Development Plan Set**
 - b. Provide a narrative on how the project complies with the following:
 - v. MICC 19.08.020(D)(1)(a-c). **19.08.020.D.1.a. – The 4001 West Mercer Short Plat does provide provisions for public health and safety. The removal of the existing structures, green house, access from the corner of West Mercer and Freeman Avenue will eliminate existing eye-sores and poor sight distance from the community. The new single-family residence on Lot A will be using public sanitary sewer, potable water, drainage and public street for access from a shared driveway. A private shared driveway from Freeman Avenue will provide access for Lot A, B and 4007 West Mercer Way, reducing additional driveway cuts on West Mercer or Freeman Avenue. All three residences will use a single point of access from Freeman Avenue.**

19.08.020.D.1.b. – The 4001 West Mercer Short Plat will provide one additional new housing unit within the UGA of King County. The public will benefit from an increase in tax revenue and housing supply.

19.08.020.D1.c. – The 4001 West Mercer Short Plat does conform to all City of Mercer Island applicable zoning and land use codes. The Site Plan, Development Plan Set sheet 6 of 9 provides applicable information to show conformance.

- vi. MICC 19.09.040 private access roads and driveways.
 - 1. Per 19.09.040(B) all private access roads serving three or more single-family dwellings shall be at least 20 feet in width. **The shared access to Lots A, B and 4007 West Mercer is 20' in width**
- c. Please include the land use file number, "SUB21-002", on the plan set. **All Plan sheets within Development Plan Set include file number**
- d. Topographic map: for any existing buildings, the map shall show the finished floor elevations of each floor of the building. **The information can be found on the Short Plat Map sheet 4 of 4**
- e. Please note lot area and net lot area. Net lot area is the area contained within the established boundaries of a lot, less any area used for public or private vehicular access easements, excluding that portion of the easement used for a driveway access to the encumbered lot. The minimum **net**

lot area for the R-15 zone is 15,000 square feet. For Lot A, the portion of the access easement used to access the future house on Lot A can be a maximum of 342sf since the current proposed lot area for Lot A is 15,342sf. When measuring the proposed shared access easement area on Lot A using the provided scale it came out to ~885sf. **The Development Plan Set, Site Plan, Sheet 6 of 9 has been updated to include 4007 West Mercer and the required net areas.**

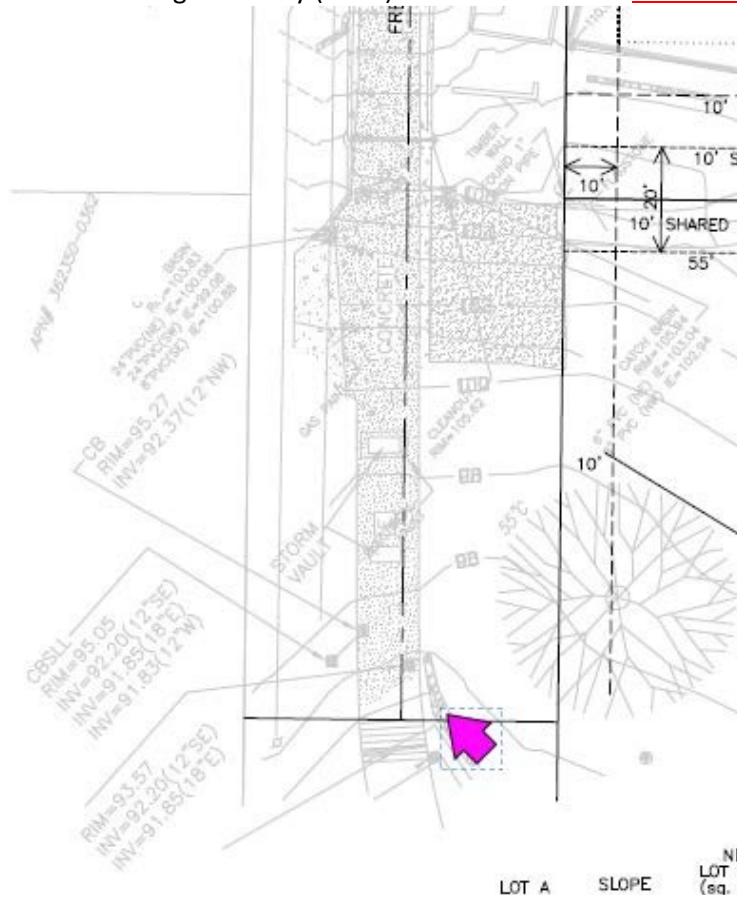
- f. Illustrate the proposed driveway and building footprint location on Lot A. The proposed driveway location will impact the net lot area. **Shown on Sheet 6 of 9 of Development Plan Set**
- g. Please refer to the public comments the city has received attached. Many of these comments are not germane to the subdivision application. We have separated those comments, and the list below is only those issues that are pertinent to the subdivision standards and criteria. In general, the neighbors expressed concerns about the following: trees, stormwater, slide risk, parking, and impacts to the Right-of-Way from construction. **Noted**
- vii. Per MICC 19.08.030(C)(1), “where the project may adversely impact the health, safety, and welfare of, or inflict expense or damage upon, residents or property owners within or adjoining the project, other members of the public, the state, the city, or other municipal corporations due to flooding, drainage problems, critical slopes, unstable soils, traffic access, public safety problems, or other causes, the city council in the case of a long subdivision, or the code official in the case of a short subdivision, shall require the applicant to adequately control such hazards or give adequate security for damages that may result from the project, or both.”
- h. Note Lot A’s southern property line dimension. **Property line dimension called out on Short Plat map and Development Plan Set, sheet 6 of 9.**
- i. Page 6 of 9: Where on Lot A are the 2 covered parking stalls? Are the buildings on Lot A proposed to be demolished or remain? **See Sheet 7 of 9 for location of existing carport to be removed**
- j. For Lot B provide the old lot slope, net lot area, lot area, lot coverage, hardscape, gross floor area (GFA), parking, impervious surface, lot width and lot depth. **Lot B information has been updated on Sheet 6 of 9**
- k. Page 7 of 9: there is a note that states the following “existing impervious surfaces to be removed under separate demo permit, typical.” When do you plan on submitting the demo permit? Below are the two options moving forward: **Noted**
- viii. Apply for a demo permit, removal of the impervious surfaces and structures, and then have the preliminary plat reflect the changes to hardscape, lot coverage, and impervious surface for Lot A and B. [preferred]
- ix. Apply for the demo permit after preliminary plat review and a condition of approval will be that the applicant shall update the lot coverage, hardscape, and impervious surface calculations for the final plat application.
- l. Since a new shared access easement is proposed on the lot to the south at 4007 West Mercer Way, please note the net lot area for 4007 West Mercer Way. The city needs confirmation that the net lot area for this property complies with the minimum net lot area standards because it is being altered by the proposed subdivision. To calculate the net lot area 100% of the shared access easement area on must be excluded from the lot area as the entire easement on the property is used to access the existing garage at 4007 WMW. **Information regarding 4007 West Mercer Way can be found on Sheet 6 of 9, net area, impervious coverage, etc.**

Civil Engineering:

Contact: Ruji Ding, Senior Development Engineer, at ruji.ding@mercerisland.gov or 206-275-7703.

9. Page 4 and 6 of 9: Please clearly distinguish the existing easement and the proposed easement. All easements shall be private easements. Please clearly indicate on the plans. **Shown on Short Plat Map and Development Plan Set**
10. Page 2 of 9: Under City of Mercer Island Approvals please change the signature line from “City Manager” to “City Engineer.” **Note has been changed on sheet 2 of 9**

11. Page 6 of 9: Is this the Right-of-Way (ROW) limit? Please label. **called out on Sheet 6 of 9**



Trees:

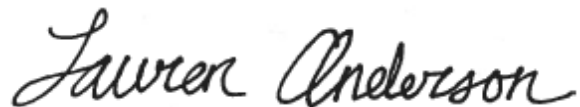
Contact: John Kenney, CityArborist at john.kenney@mercerisland.gov or 206-275-7713. **Tree information has been changed and updated, a revised and updated Arborist Report has been attached for review**

12. Show the new building pad with exceptional and regulated trees taken into consideration per MI 19.09.090.1.a. Show the building pad with at least a 5' buffer for access/over excavation around the tree protection zone or dripline.
13. Trees 1-8 are not on site but in the right of way. Update the "Number of large regulated trees on site" line. As you stated trees 11 and 12 do not need to be included. Update this form to confirm you are retaining at least 30% of the regulated trees on site. This calculation is for this one lot as it currently stands, not the proposed two lots. This means the minimum 30% of trees could be on one lot. Trees outside shown development need to be retained. Currently your proposal is below this requirement and will not be approved per MI19.10.060.A.2.a. https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_d_development/page/21988/mercerislandtreeinventory.pdf
14. Tree #10 is exceptional and must be protected at its 28' tree protection zone. Unless air excavation or other noninvasive root analysis provides evidence that development can occur closer. Show building pad outside this limit of allowable disturbance or dripline. Or the tree will need justification that the tree can be removed under MI19.10.060.A.3.
15. A preliminary replanting plan is recommended at this time to confirm replacements can be fit on either proposed lot. It will be required at the time of building. At least half of the trees need to be Pacific Northwest native. The trees need to be at least 10' apart from each other, structures, fences, and utilities. If you can show no room exists on site for all the required trees, the remainder can be a fee in lieu (\$494.50/tree that cannot be replaced).

16. Please provide existing site and ROW photos that are time stamped from the following locations:
North, East, South, and West. **Photos have been attached to the resubmittal package**

The applicant shall respond within 90 days of this letter, or the code official may cancel the land use review for inactivity. Per MICC 19.15.110(C) the applicant may request an extension to provide the requested materials. Extension requests shall be in writing, shall include a basis for the extension, and shall be submitted in writing prior to expiration of the time limit. Please do not hesitate to contact me at via e-mail at lauren.anderson@mercerisland.gov or 206-275-7704 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Lauren Anderson". The signature is written in a cursive, flowing style.

Lauren Anderson
Planner
City of Mercer Island Community Planning and Development

Enclosed:
Public Comment Letters/Emails