

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov



March 17, 2022

Mark Wischman
P.O. Box 500
Mercer Island, WA 98040
Sent via email: mark@wischmanmgt.com

RE: Request for Information #2 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

Dear Mr. Wischman:

The City of Mercer Island received the submittal for the above referenced application for a two (2) lot short subdivision for the property located at 4001 West Mercer Way (King County parcel # 362350-0365). Following review of the application, City staff has determined that additional information is necessary to ensure compliance with the Mercer Island City Code (MICC). Please note that further review of this application is on hold until the following information is provided by the applicant (application status is “WCI” Waiting Customer Information). Please provide the following items:

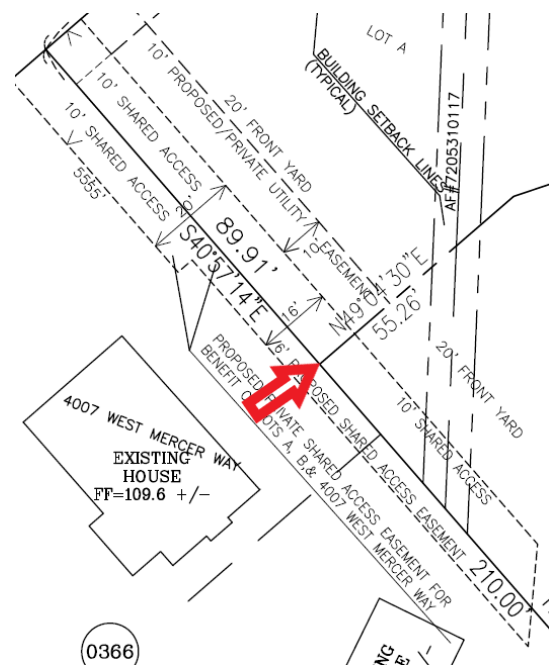
General:

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.).

Fire comment:

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

2. Extend the 20’ access easement to the edge of the shared property line between Lot A and Lot B, as illustrated in the image to the right:

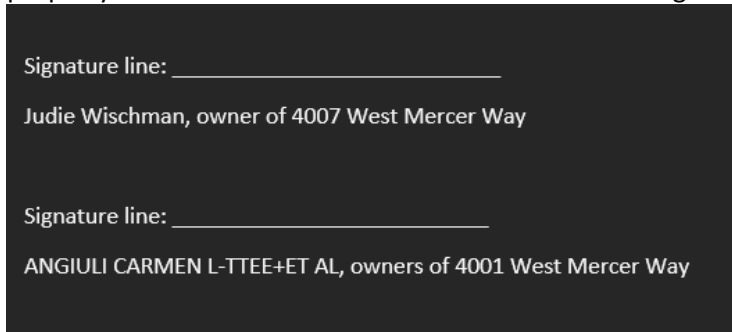


Land Use Planning:

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

3. General:

- a. As requested in the first review letter, please include a signature line for the owner of 4007 West Mercer Way, Judie Wischman. Currently, there are 4 name lines that are blank. Please note the property owners' names and address below the blank signature line as shown below:



4. Parking:

- a. Please note the proposed carport on Lot B to provide 1 covered parking stall will be required to be constructed (with a permit) prior to final short plat application and will be a condition of preliminary short plat approval.

5. Building Pad:

- a. In the applicant response letter, it was noted that the building pads were shown on sheet 6 of 9. Sheet 6 of 9, site plan, does not illustrate and label the two (2) building pad areas. Building pad area is different from proposed building footprint. Please refer to Attachment A Building Pad Examples.

6. General:

- a. As requested by Fire, a portion of the proposed 20' access easement on 4007 West Mercer Way will be expanded which will impact net lot area. On sheet 6 of 9 please revise the net lot area for the "new 4007 West Mercer Way."
- b. Due to Lot A net lot area being close to the minimum 15,000sf at 15,002sf, a condition of preliminary plat approval will be that a note shall be added to the plat stating the following: "Lot A driveway placement shall be constructed as shown on sheet 6 of 9."
- c. Page 7 of 9: there is a note that states the following "existing impervious surfaces to be removed under separate demo permit, typical." The applicant has decided to apply for the demo permit after preliminary plat review. A condition of approval will be that the applicant shall update the lot coverage, hardscape, and impervious surface calculations for the final plat application.

Geotechnical Engineering:

- 7. Refer to Attachment B, Geotechnical Peer Review Letter. Please have your Geotechnical Engineer provide a statement of risk pursuant to MICC 19.07.160(B)(3).

Civil Engineering:

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

- 8. Refer to eplan review comments here:

https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SUB21-002-SUB2-PLANS-120921_review.pdf.

To access the commented file, you will need to supply "eguest@mercergov.org" as the username and "**@mercer123**" for the password.

Trees:

Contact: John Kenney, City Arborist at john.kenney@mercerisland.gov or 206-275-7713.

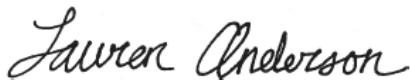
9. No additional comments.

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.

The City's processing of the Short Plat application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 90 days or a request for extension requested. The deadline for a complete response or request for extension is June 15, 2022. If a complete response is not received or an extension response has been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Please do not hesitate to contact me at 206-275-7704 or via e-mail at lauren.anderson@mercergov.org 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:

Attachment A: Building Pad Area Example
Attachment B: Geotechnical Peer Review Letter

Attachment A

LOT DATA FOR PROPOSED SHORT PLAT

	LOT 1	LOT 2
SLOPE	32.5%	28%
NET LOT AREA	16,549 sf	16,230 sf
HARDSCAPE	0	0
LOT WIDTH (BY INSCRIBED CIRCLE METHOD)	122.1'	94.8'
REMAINING LOT COVERAGE AFTER HOUSE REMOVAL	1524.4 sf	3059.8 sf

LEGAL DESCRIPTION (MOTHER LOT)

LOT 2, SHORERIDGE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LOT INFO (MOTHER LOT)

ADDRESS = 4207 E. MERCER WAY
 PARCEL # = 7776700010
 ZONING = R-15

EXIST LOT COVERAGE

HOUSE = 1863 sf (to be removed)
 DRIVEWAY = 4534 sf
 WATER TANK = 50.2 sf

LEGAL DESCRIPTION LOT 1

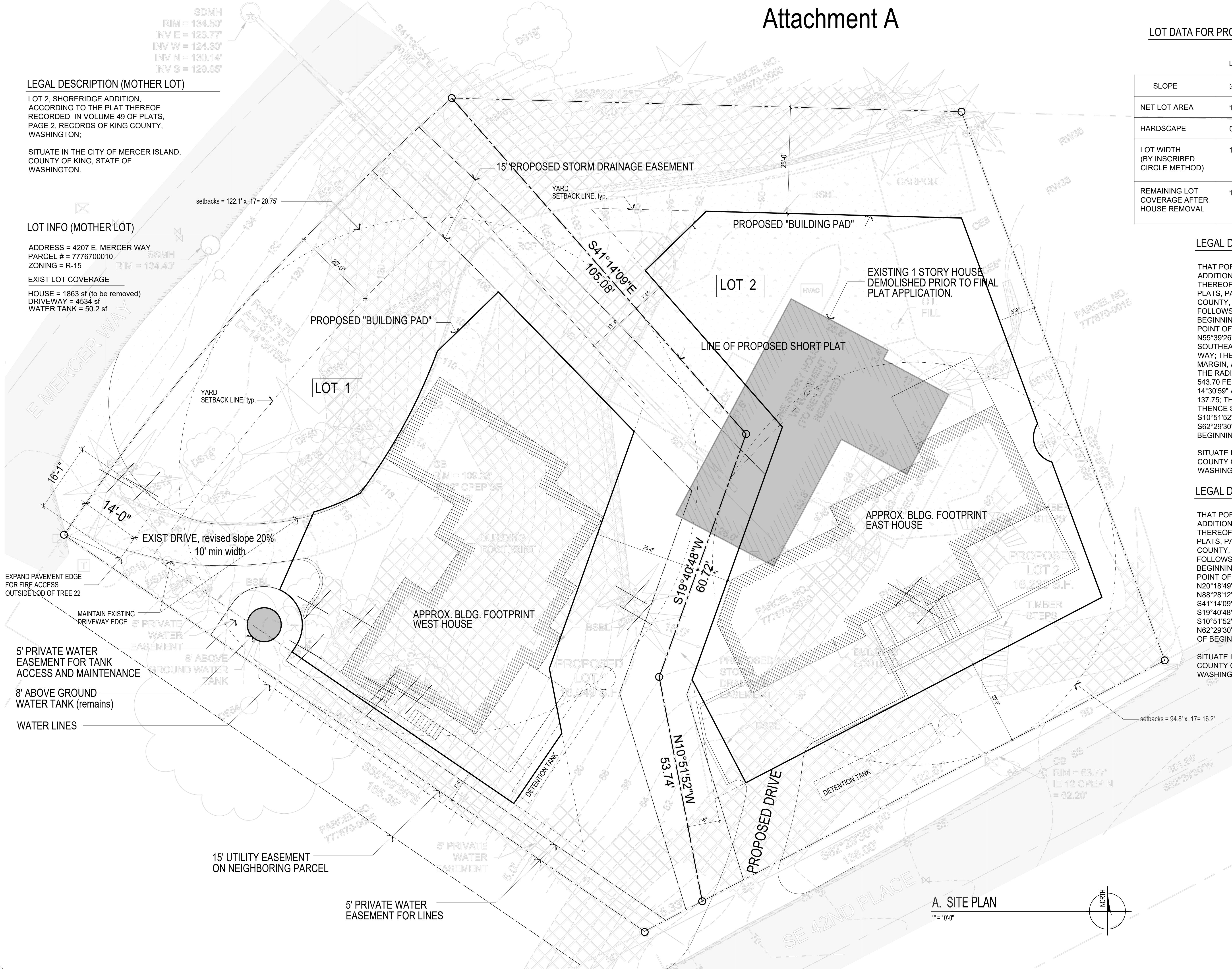
THAT PORTION OF LOT 2, SHORERIDGE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST SOUTHERLY POINT OF SAID LOT 2; THENCE N55°39'26"W 165.39 FEET TO THE SOUTHEAST MARGIN OF EAST MERCER WAY; THENCE, ALONG SAID SOUTHEAST MARGIN, ALONG A CURVE TO THE LEFT, THE RADIUS OF WHICH BEARS S55°39'35"E 543.70 FEET, WITH A CENTRAL ANGLE OF 14°30'59" AND AN ARC DISTANCE OF 137.75; THENCE S41°14'09"E 105.08 FEET; THENCE S19°40'48"W 60.72 FEET; THENCE S10°51'52"E 53.74 FEET; THENCE S62°29'30"W 15.33 FEET, TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION LOT 2

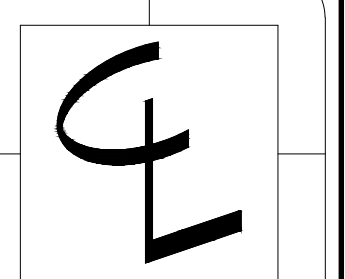
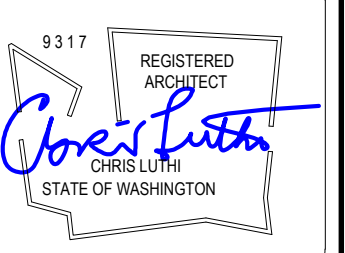
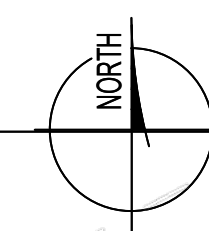
THAT PORTION OF LOT 2, SHORERIDGE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERLY POINT OF SAID LOT 2; THENCE N20°18'49"W 137.66 FEET; THENCE N88°28'12"W 120.00 FEET; THENCE S41°14'09"E 105.08 FEET; THENCE S19°40'48"W 60.72 FEET; THENCE S10°51'52"E 53.74 FEET; THENCE N62°29'30"E 122.67 FEET, TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.



A. SITE PLAN

1" = 10'-0"



CENTERLINE DESIGN
 4737 37th AVE SW
 SEATTLE
 206.935.4684
 www.Centerline-Design.com

4270 E. Mercer Short Plat
 Mercer Island WA

CONTENTS

Site Plan

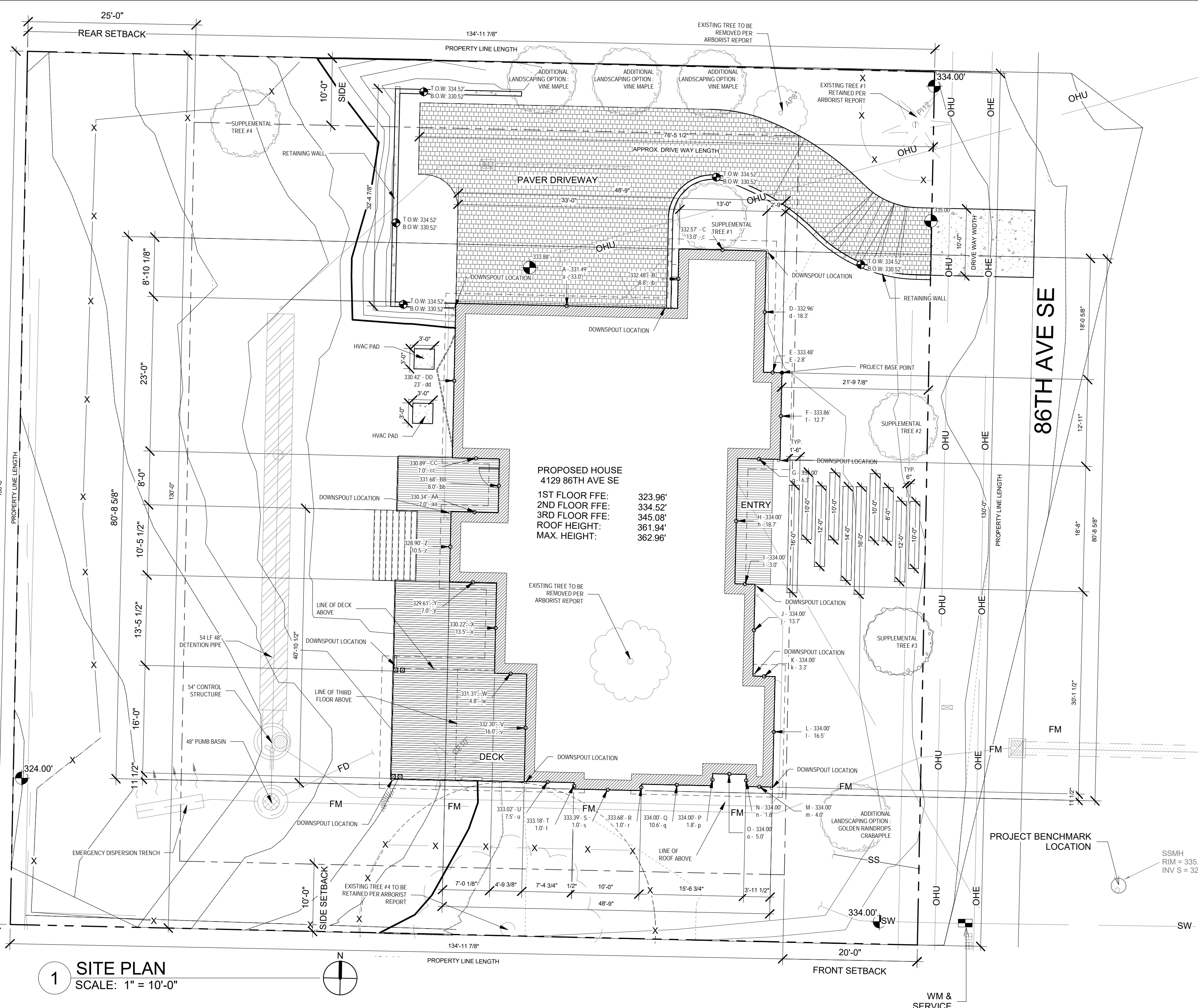
DRAWN BY

CRL

DATE

7.16.20

01



1 SITE PLAN
SCALE: 1" = 10'-0"

AVERAGE BUILDING ELEVATION CALCULATION

MIDPOINT ELEVATION *	WALL LENGTH	= PRODUCT
A 331.49	a 33.0	10939.2
B 332.48	b 8.8	2940.1
C 332.57	c 13.0	4323.4
D 332.96	d 18.3	6093.2
E 333.48	e 2.8	917.1
F 333.86	f 12.7	4230.0
G 334.00	g 6.3	2100.9
H 334.00	h 18.7	6235.8
I 334.00	i 3.0	1002.0
J 334.00	j 13.7	4565.8
K 334.00	k 3.3	1098.9
L 334.00	l 16.5	5497.6
M 334.00	m 4.0	1322.6
N 334.00	n 1.8	597.7
O 334.00	o 5.0	1670.0
P 334.00	p 1.8	597.9
Q 333.98	q 10.6	3523.5
R 333.68	r 1.0	320.3
S 333.39	s 10.0	3333.9
T 333.18	t 1.0	319.9
U 333.02	u 7.5	2481.0
V 332.30	v 16.0	5316.8
W 331.31	w 4.8	1583.7
X 330.22	x 13.5	4444.8
Y 329.61	y 7.0	2310.6
Z 328.90	z 10.5	3440.3
AA 330.34	aa 7.0	2315.7
BB 331.68	bb 8.0	2653.4
CC 330.89	cc 7.0	2319.5
DD 330.42	dd 23.0	7599.7
TOTAL	289.1	96,095.20

AVERAGE BUILDING ELEVATION: = 332.96'
 MAX HEIGHT ALLOWED: = 30'-0"
 MAX ELEVATION: = 362.96'
 PROPOSED TOP OF BLDG: = 362.44'
 AMOUNT BELOW MAX: = .52'

HARD SCAPE CALCULATION

LOT SIZE	AREA	100%	7,550 SF
ZONE R - 9.6 = 40%			7,020 SF
STRUCTURES OTHER THAN BLDG (STORMWATER DETENTION PIPE)	306		306
STAIRS / WALKWAYS / DECKS / HVAC PAD @ 100%	754		754
TOTAL HARD SCAPE AREA %	1,060		(6.03%)
TOTAL AREA OF HARDSCAPE			1,060 SF

LOT COVERAGE CALCULATION

LOT SIZE	AREA	100%	7,550 SF
ZONE R - 9.6 = 40%			7,020 SF
MAIN STRUCTURE ROOF AREA	3,904		3,904
DRIVEWAY	1438		1438
TOTAL LOT COVERAGE AREA %	5,342		(30.43%)
TOTAL PROPOSED EXEMPT AREA	0		5,342SF
ALLOWED 9% EXEMPT AREA	528		0.00% OF 9% USED

TREE DENSITY CALCULATION

TREE DENSITY CALCULATION	REMOVED / NEW	DBH (IN.)	VIABLE TREE	DRIP LINE RADIUS (FT)	TREES REPLACEMENT
EXISTING TREE #1 - SPRUCE SPP.	TO BE RETAINED	11"	2	8'	
EXISTING TREE #2 - ORNAMENTAL CHERRY	TO BE REMOVED	13"	3	7'	2
EXISTING TREE #3 - HINOKI CYPRESS	TO BE REMOVED	10"	1	10'	2
EXISTING TREE #4 - BIG LEAF MAPLE	TO BE RETAINED	30"	1	22'	
SUPPLEMENTAL TREE #1 - LARCH 'DIANA'	TO BE ADDED				1
SUPPLEMENTAL TREE #2 - MOUNTAIN HEMLOCK	TO BE ADDED				1
SUPPLEMENTAL TREE #3 - MOUNTAIN HEMLOCK	TO BE ADDED				1
SUPPLEMENTAL TREE #4 - COAST REDWOOD	TO BE ADDED				1

OFFSITE TREES (TREE PROTECTION MESURES REQUIRED DURING CONSTRUCTION)

EXISTING TREE #4 - BIG LEAF MAPLE	TO BE PROTECTED	30'	OFFSITE	22'	0
TOTAL TREES ON SITE					10

LOT SIZE 0.4028 ACRES
 TOTAL CREDITS REQUIRED MATCHES EXISTING TREE CREDIT OR EXCEEDS IT
 TOTAL CREDITS PROVIDED 12

- NOTES:
 * SUPPLEMENTAL TREES TO MEET REQUIRED MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KZC 95.33(4).
 * 2" CALIPER FOR DECIDUOUS & 6-7 FT. TALL CONIFERS.
 * SPECIES TO BE SELECTED FROM CITY OF KIRKLAND PREFERRED PLANT LIST

FIRE CALCULATION

GARAGE	692 SF
1ST FLOOR PLAN	2,223 SF
2ND FLOOR PLAN	2,352 SF

EXTERIOR COVERED AREA	
MAIN FLOOR COVERED DECK (FRONT AND REAR DECK)	540 SF
UPPER FLOOR COVERED DECK	157 SF
COVERED DRIVEWAY	47 SF

TOTAL (TOTAL EXCEEDS THRESHOLD - SPRINKLERS REQ.) 6,011 SF
 SPRINKLER THRESHOLD 5000 SF

NOTE:

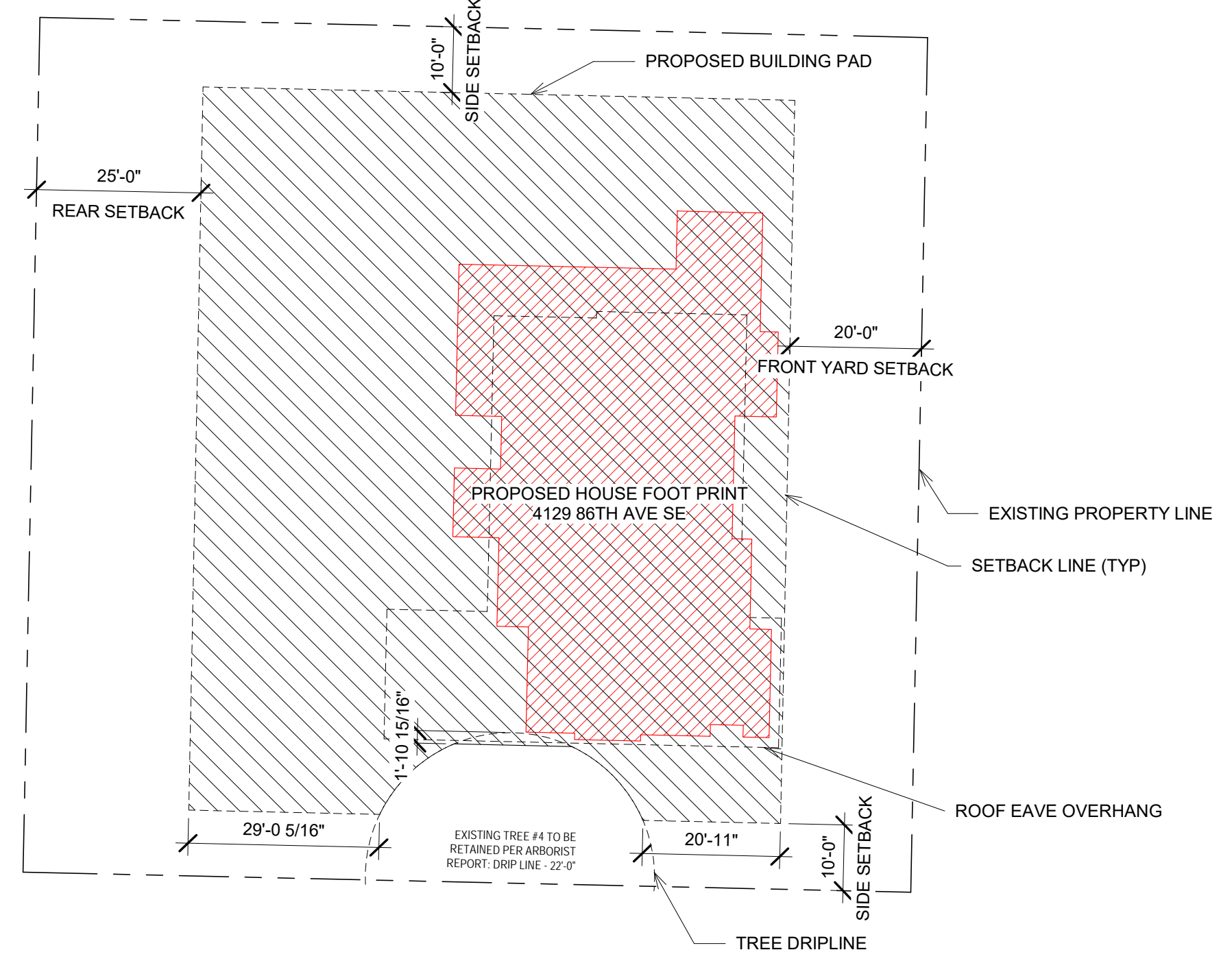
PER MICC 19.02.020(F)(3)(d) noxious weed removal:
 "d. Development proposals for a new single-family home shall remove Japanese knotweed (Polygonum cuspidatum) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, from required landscaping areas established pursuant to subsection (F)(3)(a) of this section. New landscaping associated with new single-family home shall not incorporate any weeds identified on the King County Noxious Weed list, as amended. Provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion."

LOT SLOPE

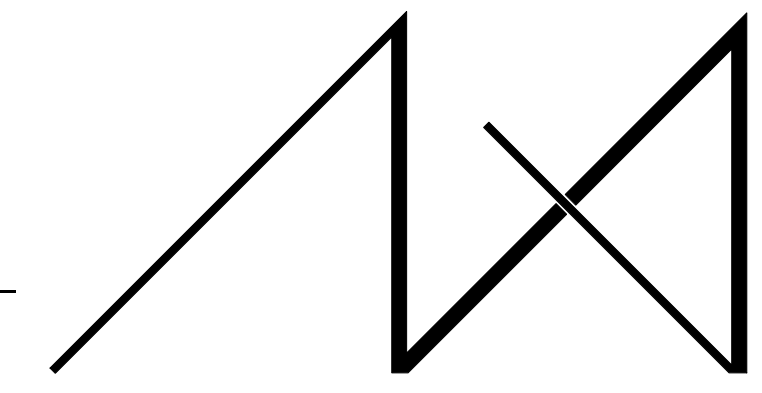
HIGHEST ELEVATION POINT OF LOT : 334 FEET
 LOWEST ELEVATION POINT OF LOT : 324 FEET
 ELEVATION DIFFERENCE: 10 FEET
 HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS: 129.5' FEET
 LOT SLOPE: 8.3%

PROJECT VALUATION

TOTAL SF : 5,604 SF
 PRICE PER SF : 120 DOLLARS PER SF
 TOTAL PROJECT VALUATION (ESTIMATION) : \$ 672,480



3 BUILDING PAD DIAGRAM
SCALE: 1" = 20'-0"



MEDICI ARCHITECTS

11661 SE 1ST STREET, SUITE 200
 BELLEVUE, WASHINGTON 98005
 TEL: (425) 453-9298
 FAX: (425) 452-8448

REGISTRATION:

GROSS FLOOR AREA CALCULATION

LOT AREA	17,550 SF
MAX GFA - R-9.6 = 40%	7,020 SF
GARAGE	725 SF
1ST FLOOR	2,327 SF
1ST FLOOR AREAS (+16' @ 200%)	330 SF
2ND FLOOR	2,288 SF
TOTAL	5,670 SF
%	32.30 %

INTAKE DATE: Issue Date

REVISIONS: DATE:
 1 REVISIONS PER CITY REQ. 02/23/2018

PROJECT / CLIENT:
4129 86TH AVE SE

ASPEN QUALITY HOMES

JOB ADDRESS:
 4129 86TH AVE SE
 MERCER ISLAND, WA 98040

DRAWING NAME:

SITE PLAN

Drawn By: JT
 Checked By: ST
 Owner Approval:

PHASE:
 CONSTRUCTION DOCUMENTS

This drawing is the exclusive property of MEDICI ARCHITECTS, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

APPROVED FOR CONSTRUCTION:

PROJECT No.: 2017102
 DATE: 4/19/2018
 PLOT SCALE: 1:1
A0.1

Attachment B

March 17, 2022

Lauren Anderson
Planner
Community Planning and Development (CPD)
City of Mercer Island

Re: 4001 West Mercer Way Short Plat (SUB 21-002)
4001 West Mercer Way
Mercer Island, Washington

This letter is provided at your request to address whether the proposed subdivision complies with the following Mercer Island City Codes (MICC).

- MICC 19.07.160 Geologically hazardous areas.
- MICC 19.09.090 Building pad. (Specifically, 19.09.090(A)(1)(b) and (c) as well as 19.09.090(A)(2)(c).

MICC 19.07.160 Geologically hazardous areas

A review of the geotechnical report provided for the proposed subdivision (Cobalt Geosciences, LLC, December 8, 2020) and their letter dated December 6, 2021 responding to SUB 1 comments is in general agreement with our assessment of the proposed subdivision.

However, the geotechnical engineer of record, Cobalt Geosciences, LLC., has not provided a risk statement that conforms to MICC 19.07.160.(B)(3).

MICC 19.09.090 Building pad. Specifically, 19.09.090(A)(1)(b) and (c) as well as 19.09.090(A)(2)(c)

- 19.09.090(A)(1)(b). Disturbance of the existing, natural topography as a result of anticipated development within the building pad shall be minimized;
- 19.09.090(A)(1)(c). Impacts to critical areas and critical area buffers shall be minimized, consistent with the provisions of Chapter 19.07 MICC; and
- 19.09.090(A)(2)(c). Building pads shall not be located within:
(c) Critical areas, buffers or critical area setbacks; provided building pads may be located within geohazard hazard areas and associated buffers and setbacks when all of the following are met:
 - i. A qualified professional determines that the criteria of MICC 19.07.160(B)(2) and (3), Site Development, are satisfied;
 - ii. Building pads are sited to minimize impacts to the extent feasible; and
 - iii. Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.

In my opinion, the proposed subdivision meets the requirements of MICC 19.09.090(A)(1)(b) and (c) as well as 19.09.090(A)(2)(c), except for the lack of statement of risk as discussed previously.

Should further information be required, feel free to contact me.

Sincerely,

City of Mercer Island – CPD



Michele Lorilla, P.E.
Geotechnical Peer Reviewer