

ARCHITECTURAL INNOVATIONS, P.S.

Forward Thinking Design Solutions For Your Environment

August 24, 2021

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

RE: AI Job #20012

Project Address: 7621 SE 22nd ST

Subject: Permit No. SUB21-006

Planning: (Lauren Anderson)

1. An updated development application has been submitted.
2. We would like to request a determination from the City that the extent of the functional buffer ends at the east side of the off-site roadway to the east and would therefore not encroach into the subject property. We understand that the critical areas report prepared by Altman Oliver Associates, LLC dated June 11, 2021 may need to be peer reviewed in order to make this determination. The Critical Area Review 2 (Determination box has been checked on the updated Development Application.
3. See item 2 above.
4. Existing lot dimensions, size, and coverage are noted on the survey. The preliminary site plan notes all proposed lot dimensions, lot size, and lot slope. As for coverage the footprints and hardscape areas are preliminary at this point. What is shown on the preliminary site plan represents the approximately the maximum allowable coverage.
5. All existing structures and hardscape are proposed to be removed. A note has been added to the preliminary site plan.
6. The note has been added to the preliminary site plan.

Trees: (John Kenney)

1. All of the driplines have been updated/added as well as the limits of disturbance.
2. We are requesting the removal of the exceptional grove trees, numbers 12, 14, 15,16,17 and 18. We believe we have met the requirements for the removal under MICC19.10.060.3 as the retainage of these trees effectively renders the lot unbuildable and we would see a reduction in the gross square footage allowed of approximately 1120 sf or about a 33% reduction in the from the allowed gross square footage. Further, the retainage of tree #12 eliminates any viable access for lot 3. The site was carefully laid out to preserve the maximum amount of trees to be retained. We are proposing to keep 62% of the existing trees and except for the aforementioned grove, we are keeping all of the exceptional trees.

In addition, the trees within the grove, with the exception of tree 12 are all labeled as in Fair condition.

3. All driplines and area of disturbance have been added/corrected. At this time, we would elect address the tree protection plan later as the building footprints are still a preliminary design.
4. The tree summary table and tree inventory & replacement form have been revised to reflect the exceptional status of the grove trees. With that said as proposed the current tree replacement quantity is 42 trees. With the amount of trees remaining on the lot and the room left we would like to request to do a Fee-in-Lieu of per 19.10.010.C.1 for a portion of the replacement trees.

Respectfully,

Scott McMillen, Project Manager
Architectural Innovations, P.S.