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February 10, 2023

Subject: SUB22-006 Premium Homes Mercer Island Short Subdivision

Request for information #1

7216 93rd Ave SE

To:

Andrew Leon, Planner

City of Mercer Island Community Planning and Development

andrew.leon@mercergov.org

(206) 275-7720

Andrew- Your comment letter from December 22, 2022 has been pasted below. Our responses have been added in red text following each comment. Please note additional responses may be provided by other consultants.

General:

1. Please add SUB22-006 as the Short Subdivision number on all sheets of the plans.

This has been added to the title block of all sheets.

Planning:

1. Please provide a completed code compliance matrix for Chapter 19.08 MICC (attached to the email accompanying this letter). All tabs in the code compliance matrix must be filled out.

To be completed by others.

2. The project narrative indicates that there is a critical area report demonstrating that a drainage on site is not a regulated watercourse. This critical area report was not included in the application package. Please include the critical area report in your next application submittal.

MICC 19.07.090(A)(1)(b) requires verification of the presence or absence of a critical area to undergo a Critical Area Review 1. Please include an application for a Critical Area Review 1 in your next application submittal. Please note that all applications for

Critical Area Reviews are sent to a third-party environmental consultant for peer review at the applicant's expense.

As discussed in our meeting, the critical area report was previously submitted. No action has been taken on this comment.

3. Please make the following corrections to the building pads shown in the plan set:

- Lot 1: The building pad for Lot 1 encroaches into the required 25-foot rear yard setback. MICC 19.09.090(A)(2)(a) requires that building pads must be located outside of required front, rear, and side yard setbacks. Please revise the building pad of Lot 1 so it is outside of all required yard setbacks. **The lot 1 building pad has been revised to be outside of all required yard setbacks.**
- Lot 2: Lot 2 is at the intersection of two streets (93rd Ave SE and the private access easement leading to Lot 1). Therefore, Lot 2 is a corner lot, as defined in MICC 19.16.010. MICC 19.02.020(C)(2)(a)(ii) states that the front yard of the corner lot shall be measured from the narrowest dimension abutting a street. In the case of Lot 2, the narrowest dimension abutting the street is the yard to the north. As such, the setbacks for Lot 2 must be as follows:
 - The 20-foot front yard setback must be measured from the access easement on the north side of the lot.
 - The 25-foot rear yard setback must be measured from the south property line.
 - The side yard setbacks must add up to 17% of the lot width, with a minimum side yard depth of 33% of the required total side yard setback.

Please revise the building pad of Lot 2 to account for the required corner lot setbacks.

Lot 2 now has corner lot setbacks applied. Front setbacks are from 93rd Ave on the west side and the driveway easement on the north side. The south side has a 10' side setback. Per 19.02.020.2.a.ii.(a) the 25' rear yard setback is applied to the east.

- Lot 3: The plans show 5-foot side yard setbacks from both side property lines of Lot 3. MICC 19.02.020(C)(1)(c)(i)((a)) states that for lots with a lot width of 90 feet or less, the sum of the side yards' width shall be at least 15 feet. Please revise the building pad of Lot 3 to account for the side yard setback requirements. **Lot 3 now shows a 10' side yard setback on the north and a 5' side yard setback on the south.**
- Please note that under MICC 19.09.090(A)(1)(a) all building pads must prevent the removal of trees and vegetation required for retention pursuant to Chapter 19.10 MICC. **Noted. There do not appear to be any conflicts with building pads and required vegetation retention.**

Civil Engineering:

Responses to civil comments by others.

Trees:

1. (For architect) Tree 12 appears to be an exceptional grove tree over 24 inches in diameter and would need to be retained and protected at its dripline as provided by the arborise. This would include moving the building pad and installing any utilities in the

proposed easement so they do not damage the tree. This would also include tunnel/bore trenchless technology or air excavation under Certified Arborist direction. Alternatively, the tree could be removed if you can justify the removal under MICC 19.10.060(A)(3). **Tree 12 will now be retained. Construction adjacent the tree at the corner of the house will consist of a pile shoring wall to reduce the excavation in this location. The project arborist has reviewed impacts from this wall and the required 5' access around the building. He has provided a letter with his recommendations and opinion that the tree is expected to remain in its current condition throughout and beyond construction.**

2. (For landscape architect) The application material shows that 74 replacement trees are proposed. 81 trees are required to be planted, assuming that Tree 12 will be retained. If the removal of Tree 12 can be justified under MICC 19.10.060, an additional 6 trees will need to be replanted. At least half of the trees will need to be native to the Pacific Northwest. The trees will need to be at least 10 feet apart from each other, structures, fences, and utilities. If requested, and if you can demonstrate that no room exists on site for all the trees, you can request that the remainder be a fee in lieu. A tree watering plan must be submitted to ensure the trees survive long term. **Calculations have been revised on the civil drawings and sheet A1.1 to show 81 required replacement trees. Trees are located on sheet A1.1. Tree watering plan notes have been added to sheet A1.1.**

3. (For architect/arborist) Tree 18 is an exceptional grove tree over 24 inches in diameter. The arborist lists the limits of allowable disturbance as 16 feet from the trunk of Tree 18. The limits of clearing and tree protection are shown as 12 feet from this tree on the plans. Please reassess the building pad of Lot 3 to provide the tree protection recommended by the arborist. Please also provide a setback of at least 5 feet between the building pad and the tree fence so there is room for construction access. Alternatively, provide an area excavation root analysis to confirm the limits of allowable disturbance by your project arborist. **Tree 18 will be retained. Air excavation and root analysis by the project arborist has been done and is included with this submittal. Per that analysis and recommendations, the tree fence and limit of excavation is shown 6'-0" away from the building and 11'-4" away from the face of tree 18. Ecoblock shoring will be provided in this location to reduce impacts to the tree.**

If you need any additional information regarding this submittal or would like to discuss these responses further please feel free to contact me directly.

Sincerely,

Matt Glaser
Architect
McCullough Architects