

August 20th, 2023

Revised Project Narrative
Cui Short Plat
SUB22 – 009

MICC 19.08.020 (D) (1), Findings of Fact.

- a. The subject parcel 4351300487 is currently occupied by an existing abandoned old house that lacks significant maintenance and property up-keeping, thereby creating public health, public safety, and well-being concerns to adjacent properties and public welfare in general. While the proposed 4 Lot Short Plat will ensure public safety and will create economic growth to surrounding neighborhood and the City of Mercer Island.

The proposed 4 Lot Short Plat will improve the street conditions and Level of Service in 90th Avenue Southeast by providing road improvement across the subject parcel frontage as requested by the City of Mercer Island.

The proposed 4 Lot Short Plat will manage storm water in the developed site conditions to protect downstream drainage ways by providing on-site stormwater detention facilities consistent with City of Mercer Island requirements and consistent with the State of Washington Department of Ecology (DOE) Drainage Manual for Western Washington.

The subject parcel contains many existing trees that are in poor condition, see attached Arborist Report. The proposed 4 Lot Short Plat will improve the natural environmental conditions by planting new trees around the perimeters of the proposed sub-division which creates healthier vegetated open space and whereby benefiting adjacent properties and general welfare.

The proposed 4 Lot Short Plat will connect to city potable water and Sanitary sewer systems that currently exist in 90th Ave SE across the subject parcel frontage consistent with applicable code requirements. Therefore, additional provisions to improve city potable water and sewer systems are not warranted and none will be provided.

The proposed 4 Lot Short Plat will not impact existing transit stops, parks and recreation, playgrounds, schools and schoolgrounds. Therefore, additional provisions to improve these facilities are not warranted and none will be provided.

The property owner contacted the City of Mercer Island School District; and based on the district emails; existing walks / paths to and from school facilities do provide safe student walking measures, and the district did not ask for any additional student walks improvement and therefore none will be provided.

- b. In our opinion the public use and interest will be served by the approval of the subject 4 Lot Short Plat, because as mentioned, the proposed 4 Lot Short Plat will provide safer and healthier natural vegetated environment, will protect the surrounding neighborhood from illegal activities in this abandoned house, and will provide drainage / storm water mitigation / control that protect the natural downstream drainage courses.
- c. The proposed 4 Lot Short Plat conform to applicable R-8.4 zoning and land use regulations including minimum required lot sizes, dimensions, building setbacks, access requirements, lot coverage percentages, lot landscape percentages, gross floor area requirement, site disturbance and grading, surface water runoff control, combined utilities corridor, and fire access.

MICC 19.08.030, Design Standards.

B. Public Improvements.

1. The proposed 4 Lot Short Plat will provide road improvement in 90th Ave. NE across its frontage by filling and piping existing roadside ditch as requested by the city. No other public road improvements or right-of-way dedication have been requested by the city and therefore, the proposed 4 Lot Short Plat is in reconciliation with the current official plans for acquisition and development of Arterial or other public streets.
2. The development proposal is a 4 Lot Short Plat and not a full Plat, it does not include dedication of public parks, and does not donate designated parks with specific names. Therefore, this code provision does not apply to this specific development proposal.

C. Control of Hazards.

1. The proposed project will not adversely impact the health, safety, and welfare of, or inflict expenses or damage upon, residents, or property owners within or adjoining the project, other members of the public, and will not cause flooding, drainage problem to critical slopes, unstable soils, traffic access, public safety, or other causes. The provided Civil Plans set includes preliminary Temporary Erosion and Sedimentation Control (TESC) Plan, and detailed hazard control plan will be provided during the engineering review process for city review and approval and prior to the start of construction work.
2. The project proposal included Geotechnical Report documentation dated February 18th, 2022 and Level One Drainage Report dated November 1st, 2022, see attached. Both reports provided ample discussion and information consistent with applicable code provision in Chapter 15.09. More specifically, the drainage report included designs and hydraulic calculation for on-site storm water vault consistent with Chapter 15.09 and Washington State DOE manual as adopted by the City of Mercer Island.
3. The proposed 4 Lot Short Plat does not include alternative tightline storm drain drains to Lake Washington, and therefore, this code provision does not apply to this specific 4 Lot Short Plat.

D. Streets, Roads, and Right-Of-Way.

1. The existing width and location of right-of-way (ROW) in 90th Ave SE are consistent with MICC 19.09.030 as shown on the attached Civil Plans Sheet C – 4.0, the City of Mercer Island did not request additional ROW dedication or road improvement other than piping existing roadside ditch across the subject short plat frontage which is shown on the attached Civil Plans Sheet C – 7.0.
2. The existing width and right-of-way (ROW) in 90th Ave SE are consistent with MICC 19.09.030, the City of Mercer Island did not request additional ROW dedication and therefore no additional ROW dedication is warranted, and none will be provided.
3. The proposed private access driveway as shown on the attached Civil Plans, Sheets C – 4.0, C – 6.0 and Sheet C – 7.0 is consistent with MICC 19.09.040, this private access road is 20' wide by 102' long paved surface consistent with MICC 19.09.040-B. This private access road is 102' long which is less than 150', nonetheless the corners of this private access road intersecting 90th Ave SE have 28' turning radius consistent with MICC 19.09.040-C as shown on the attached Civil Plans Sheets C – 6.0 and C – 7.0. This private access road is 102' long, which is less than 150', therefore Cul-De-Sac improvement at the end of this access road is not warranted and none is provided, consistent with 19.09.040-E. Each of the proposed individual driveways is 20' wide, which is more than 8' consistent with 19.09.040-F.
4. The proposed private access driveway will directly connect to the existing paved road in 90th Ave SE as shown on the attached Civil Plans, Sheets C – 6.0 and C – 7.0.

E. Residential Lots.

1. The area, width, and depth of each proposed lot is consistent with R-8.4 zone as shown on the attached Civil Plans Sheets C – 4.0, C – 6.0 and C – 7.0.
2. Each lot sideline is perpendicular to the center of line of the street in which the lots front as shown on the attached Civil Plans Sheets C – 4.0, C – 6.0 and C – 7.0.
3. The building pad for each proposed lot is more than 20' in width and is consistent with MICC 19.09.090 as shown on the attached Civil Plans Sheets C – 6.0 and C – 7.0. The proposed building pads are located within required building setback limits (front, rear, and sides), the building pads are located in the manner that minimizes site grading, and disturbance of site topography, no impacts to critical areas (none exist on or adjacent to the subject parcel), minimizes removal of existing healthy trees beyond necessary. The building pads are located consistent with all provisions of MICC 19.09.040 as explained above.
4. This proposed 4 Lot Short Plat is consistent with all provision of MICC 19.9.100 as shown on the attached Civil Plans Sheets C – 4.0, C – 6.0 and C – 7.0

proposed building pads are not located within critical areas or its required buffer and BSBL areas.

The proposed building pads are not located within street ROW.

The proposed building pads are not located within step slopes or within 10' from the top of the steep slopes.

The proposed building pads are more than 20' in cross section width.

All proposed utilities are now shown in one common access and utilities corridor as shown on the attached Civil Plans Sheet C – 7.0.

No development proposal is within critical areas.

No retaining walls are being proposed for the construction of this proposed 4 Lot Short Plat.

5. Every effort has been made to comply with MICC 19.10 provisions, please refer to attached Arborist Responses, Arborist Report, Trees Retention Plan, and Trees Planting Plan for more information.
