



**5ft2 STUDIO ARCHITECTS, LLC**

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City of Mercer Island Community Planning and Development  
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**RE: SUB23-003 SUB1 Review Letter; 7204 78th Ave SE, Mercer Island, WA 98040**

We have outlined below our responses to your request for information on Short Plat Submittal with Number: SUB23-003. Please let us know if you have further comments.

Planning:

1. Review and prepare responses to the comments published by Planning Review in the shared review file linked below. Follow the instructions below for resubmittal.  
[Response: The comments from the markup plan have been revised and updated in the new set of plat drawings](#)
2. Review and prepare responses to the public comments (attached) received during the 30-day public comment period that ran from July 24 to August 24, 2023.  
[Responses to public comment is attached.](#)
3. A preliminary tree planting plan is required. A financial guarantee will be required before final plat approval. A performance bond will be required to cover the plantings and then switch to a maintenance bond once you apply for the building permits and plant the trees. My calculation is you are showing 7 removals that require 18 replacement trees.  
[Response: Refer to submitted preliminary plan for proposed trees replacement.](#)
4. Update tree inventory worksheet to exclude trees 880-886 since it is a nonregulated hedge.  
[Response: Tree inventory worksheet has been updated in the arborist report and also the drawings set.](#)
5. The clearing limits shown on sheet 7 are within tree 860's tree protection zone. Move the clearing limits outside the tree protection zone.  
[Response: clearing limits have been adjusted to avoid tree protection zone.](#)

Architect: 5ft2 Studio Architects

By: \_\_\_\_\_

Peik Li Pang, AIA, Architect