

**CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
Date Received:		

DEVELOPMENT APPLICATION	Received By:
--------------------------------	--------------

STREET ADDRESS/LOCATION 2825 W Mercer Way		ZONE RS-8.4
COUNTY ASSESSOR PARCEL #'S 2174502425		PARCEL SIZE (SQ. FT.) 125,315.52
PROPERTY OWNER (required) OB Mercer Island Properties, LLC	ADDRESS (required) P.O. Box 726	CELL/OFFICE (required) 206-604-7941 E-MAIL (required) eric@hansencr.com
PROJECT CONTACT NAME Brett Pudists, PE	ADDRESS 25 Central Way, Suite 400	CELL/OFFICE 425-250-7247 E-MAIL permits@thebluelinegroup.com
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

2/13/19

DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

The proposed project is to subdivide the 2.88 acres parcel into 14 lots for single-family homes.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	WIRELESS COMMUNICATIONS FACILITIES
<input type="checkbox"/> Building (+cost of file preparation)	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> New Wireless Communications Facility
<input type="checkbox"/> Land use (+cost of verbatim transcript)	<input type="checkbox"/> Critical Areas Setback	VARIANCES (Plus Hearing Examiner Fee)
<input type="checkbox"/> Right-of-Way Use	<input type="checkbox"/> Wet Season Construction Moratorium	<input type="checkbox"/> Type 1**
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Type 2***
<input type="checkbox"/> Determination	<input checked="" type="checkbox"/> Checklist: Single Family Residential Use	OTHER LAND USE
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Checklist: Non-Single Family Residential Use	<input type="checkbox"/> Accessory Dwelling Unit
DESIGN REVIEW	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Administrative Review	SHORELINE MANAGEMENT	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review- Major	<input type="checkbox"/> Exemption	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review – Minor	<input type="checkbox"/> Semi-Private Recreation Tract (modification)	<input type="checkbox"/> Lot Line Revision/ Lot Consolidation
<input type="checkbox"/> Design Review – Study Session	<input type="checkbox"/> Semi-Private Recreation Tract (new)	<input type="checkbox"/> Noise Exception
SUBDIVISION SHORT PLAT	<input type="checkbox"/> Substantial Dev. Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
<input type="checkbox"/> Short Plat	SUBDIVISION LONG PLAT	<input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit)
<input type="checkbox"/> Short Plat Amendment	<input checked="" type="checkbox"/> Long Plat	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Deviation of Acreage Limitation	<input type="checkbox"/> Subdivision Alteration to Existing Plat	
<input type="checkbox"/> Final Short Plat Approval	<input type="checkbox"/> Final Subdivision Review	

**Includes all variances of any type or purpose in all zones other than single family residential zone: B,C-O,PBZ,MF-2,MF2L,MF-2L, MF-3,TC,P)

***Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)



MEMORANDUM

DATE: February 22, 2019
TO: City of Mercer Island
FROM: Brett Pudists
RE: 2825 W Mercer Way - Preliminary Long Subdivision Narrative

LOCATION: The project consists of a single parcel (2174502425) with a physical address of 2825 West Mercer Way, Mercer Island, WA 98040.

EXISTING CONDITIONS: The parcel is zoned R-8.4 and currently contains a large vacant building with surface parking. The City is presently reviewing a SEPA (SEP17-020) regarding the proposed demolition of the existing building. Adjacent parcels are also zoned R-8.4 and contain single-family homes.

PROJECT DESCRIPTION: The project proposes to subdivide the 2.88 acres into 14 lots with associated infrastructure to support single-family homes. The project will be developed in accordance with Mercer Island regulations for the R-8.4 zone and will follow the required development and design standards set forth in MICC Title 19.

Presently, the site is approximately 51% impervious (63,700 SF/125,316 SF). The proposed impervious percentage for the site is around 52% (64,900 SF/125,316 SF).

Most lots will front existing right-of-way with the exception of lots 12-14. In order to provide access to those lots and to prohibit access onto W Mercer Way, we are proposing a private tract road. The tract road will be 20' wide with a hammerhead turn around at the end. Please see submitted plans for more detail.

Please call or email me with any questions or concerns at 425-250-7247 or bpudists@thebluelinegroup.com.

Sincerely,
THE BLUELINE GROUP

Brett Pudists, PE
Principal