



June 9, 2021

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040-3732

RE: SUB19-002/SEP19-005 – Public Comments
Blueline Job No. 13-118

Dear Robin Proebsting,

This letter is in response to public comments that were received during the public comment period for the 2825 West Mercer Way project. The comments (<https://mieplan.mercergov.org/public/SUB19-002/Public Comment>) were reviewed and grouped into categories to provide responses. A paraphrased summary of each public comment category is provided in a list below with our responses in bold.

1. Trees – public comments related to trees covered preservation of specific trees on site (#2, 25), removal of exceptional/significant trees, tree replacement and proposed tree heights.

Trees #2, #4, #13 and #25 are being retained per the current tree retention plan.

Existing trees that are deemed nonviable by the project arborist or that are not regulated per the City's code (Leyland Cypress and Portugal Laurels, trees under 10") are not required to be retained. Although tree #2 is the only tree that is both viable and regulated, three additional existing trees are being retained. The project exceeds the minimum 30% tree retention as required per MICC 19.10.060.2.A.

Existing trees (includes nonviable, excludes nonregulated) will be replaced based on ratios outlined in MICC 19.10.070.A.

Per MICC 19.10.070.B.3, replacement trees shall be conifers at least six feet tall and or deciduous at least one-half inches in diameter at the base. We are not aware of City code that limits the tree height at maturity. We would be willing to plant a mix of trees with lower heights to preserve the views from neighbors.

2. Traffic – public comments related to traffic covered topics involving increased traffic (in general and specifically on 62nd), need for additional parking, safety (sidewalk/path), access (width of road, vehicle turnaround).

The private access road has been relocated to take access off SE 28th St instead of 62nd Ave SE to reduce the number of trips via 62nd Ave SE.

Per MICC 19.02.020.G.2.b, each single-family dwelling with a gross floor area of less than 3,000 square feet shall have at least two parking spaces sufficient in size to park a passenger automobile; provided, at least one of the stalls shall be a covered stall. Each lot will have a 20-foot by 20-foot parking pad that can accommodate two parking spaces in addition to a two or

three-car garage. In the event that more than 3,000 square feet is proposed, additional parking for each dwelling will be provided.

A 5-foot-wide asphalt path is proposed around the perimeter of the site. An 8-foot-wide shoulder is located between the asphalt path and edge of travel way to provide a buffer between pedestrians and cars for safety.

Per MICC 19.09.040.B, all private access roads serving three or more single-family dwellings shall be at least 20 feet in width. The proposed access road is 20 feet in width.

Per MICC 19.09.040.D, all private access roads in excess of 150 feet in length, measured along the centerline of the access road from the edge of city street to the end of the access road, shall have a turnaround with an inside turning radius of 28 feet. A dead-end fire apparatus access road turnaround consistent with the International Fire Code is proposed at the end of the private access road. Please be sure this is updated to reflect the comments by Medici Architects.

3. Neighborhood character – public comments related to neighborhood character covered topics involving compatibility with surrounding neighborhoods, density/lot size, housing diversity/options, impervious coverage.

The lot sizes, density, impervious coverage and other zoning related items will be in accordance with requirements in the MICC. The project will include single family residents which is consistent with the adjacent uses.

4. Construction – public comments related to construction cover topics involving temporary erosion and sediment control, impacts to access and parking, noise and hazardous/toxic materials.

Detailed TESC plans will be prepared prior to construction. The plans will address how to prevent sediment, dust and sediment laden runoff from leaving the site. Construction parking will be provided onsite. There may be temporary roadway closures during installation of infrastructure however access to existing homes will be maintained. Noise will be addressed by keeping workhours within those identified in MICC. Concerns related to hazardous/toxic materials were related to demolishing the existing structure which occurred under separate permit.

5. Historic value of the property – public comments related to historic value covered topics involving preservation of the existing building, monuments to what was there previously.

N/A, building has been demolished per City permit.

6. Recreation/open space – public comments related to recreation and open space covered topics involving preservation of the existing recreational facilities, requests for additional open space

N/A, the property will be developed into residential lots.



7. Environmental/Stormwater impacts – public comments related to environmental/stormwater impacts covered topics involving

Stormwater will be managed in accordance with regulations adopted by the MICC.

8. View corridors – public comments related to views covered topics involving building height, site elevations, and proposed tree heights.

N/A, we will build per current code.

9. Schools – public comments related to historic value covered topics involving

N/A, previously covered in the City demo permit.

10. Hearing – several public comment letters included requests for a hearing.

A public hearing will be required prior to the approval of the proposed preliminary plat.

11. Party of record – several public comment letters included requests to be a party of record.

Noted. The city should add those interested to the party of record list.

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

Sincerely,



Brett K. Pudists, PE
Principal

CC: Eric Hansen

