



CITY OF MERCER ISLAND

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August 2, 2019

THE BLUELINE GROUP

Attn: Brett Pudists, PE

25 Central Way, Suite 400

Kirkland, WA 98033

RE: SUB19-002/SEP19-005 – 14-lot long subdivision proposed at 2825 W. Mercer Way
First Review & Request for Information

Dear Brett,

The City of Mercer Island Community Planning & Development Department has completed a first review of the application materials submitted on March 1, 2019 for compliance with the Mercer Island City Code (MICC) for the above preliminary long subdivision application. A Public Notice of Application was issued on April 8, 2019 that provided for a 30-day comment period that ran through May 8, 2019.

The following issues outlined below need to be addressed before we continue processing the application:

Arborist (John Kenney):

1. Sheet 9 - Only include viable regulated trees in the calculations. Please update the Tree Inventory and Replacement Submittal Sheet to address the following:
 - Under Large Regulated Trees section, only include viable trees over 10". The Leyland Cypress and Portugal Laurels will not be regulated on private property and do not need to go in this section.
 - Update and confirm at least 30% of regulated trees are retained and protected.
 - Update planting requirements based on viable trees removed.
 - Non-viable trees will not need to be retained, but will need to be replanted. Please demonstrate this has been accounted for.
 - Trees #4 and #5 are exceptional by size, but determined to be non-viable. Have your project arborist assess the trees for risk and likelihood of longevity. Update replanting ratio of both these trees at 6:1 ratio.
 - Include Tree #25 in right-of-way tree section. This tree must be retained and utilities installed around it. Please demonstrate how this will be accomplished.
 - Confirm plans and arborist report match with tree numbers. For example, trees 34 & 35 are listed on the plans but not on the report. They are not regulated and can be removed from the plans.

2. Sheet 3 - Demonstrate Tree #2 is sufficiently protected (will survive) with 16 feet of protection. Building pad, driveway, wall and associated grading will need to be shown outside this protection area. This means showing at least 5-ft of space between building pad and driveway in addition to the 16-ft protection area. Also, the building footprint should be revised to reflect a more accurate footprint, which may require a longer driveway and smaller house footprint.
3. Chain link fence shall be used to protect all saved trees at their dripline. This will be required to be demonstrated on the site development plan. Please enlarge the notes on the detail provided on Sheet 8 provide a note on Sheet 8 to this effect.

Engineering (Ruji Ding):

4. Transportation Concurrency Application and Traffic Impact Analysis is required in accordance with MICC 19.20.030. Please note that thresholds referencing net new trips considers trips from previous use as those *“trips generated by the previous use of the site within the one year immediately prior to the development permit application”*. The previous use as a Boys & Girls Club ceased years ago.
5. Please clearly show and call out all existing public/private easements (including the easement to be extinguished) and proposed public/private easements on the plan.
6. The applicant needs to provide a formal request for vacating the existing public water easement on the property. This request shall include the exhibits, description of the project, the reasons for the vacation and eliminating the city water main and easement. The request will be reviewed by the City Council following review of the petition from the applicant. This process will need to be completed separately from the subdivision process and finalized prior to preliminary plat approval.
7. Please add the following note to the plan set: The utility design (water, sewer and storm) shown on the preliminary plans are conceptual only. They have not been reviewed for construction detail. The details, extents, alignments, locations, and all design-related features are not approved and will be further reviewed with the Site Development Permit.

Planning (Mona Davis):

8. Correct the zoning to R-8.4. Other minor comments are provided on the plans, particularly around the tree protection detail for signage and fencing. Please address all review notes.
9. A public meeting was held at the Community Center on June 20, 2019 to discuss the proposal. The meeting was well-attended by several neighbors to the subject property. Some of the issues that came out of that meeting included:
 - Access to 62nd Ave SE is not preferred as the street is narrow.
 - Number of driveways onto public streets makes for dangerous walkways. The neighbors would prefer to see a single access into the development to serve all lots.
 - Underground springs have created problems for surrounding homes in the past. Concerns with how the drainage will be handled, particularly around new impervious being proposed with 14 individual homes.
 - Heights of proposed trees blocking views from neighboring homes and would prefer applicant to select trees and design landscaping to avoid this.
 - Light pollution and having too many street lights.
 - Lack of open space and removal of play fields.
 - Demolition process and hazardous abatement (which is being addressed as part of the SEPA Review for the demolition permit so not necessary to address with the subdivision at this time).

Please address the specific concern of analyzing the potential of an alley access internal to the site to access all lots and removing the proposed private roadway off 62nd Ave SE. This would provide for rear loading garages and fronts of houses facing onto the streets. Alternatively, please evaluate the feasibility of a plat configuration where all homes access off an internal street.

10. Several public comments were received during the public comment period. Here is a link to review those: [https://mieplan.mercergov.org/public/SUB19-002/Public Comment](https://mieplan.mercergov.org/public/SUB19-002/Public%20Comment)
Specifically, the applicant should address all concerns in the form of a spreadsheet as a separate document.
11. The demolition permit will need to be finalized before a decision is issued on the preliminary plat. Currently Demolition Permit 1704-191 is under review and on hold pending a threshold decision on the SEPA review for the demolition permit under SEP17-020, which is being processed by Senior Planner, Robin Proebsting. Further review of the preliminary plat will be put on hold until we know the outcome of the demolition decision.
12. A cover letter addressing all of the numbered and bulleted comments from each reviewer outlined in this letter and on the plans is required at resubmittal.

Fire review is complete and no additional information is required from their agency at this time.

The City's processing of the Preliminary Long Subdivision and associated SEPA Review applications has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 90 days or a request for extension requested.

As a reminder, a cover letter addressed to the planner is REQUIRED with your resubmittal that addresses each of the items outlined above. An incomplete resubmittal may delay your project.

Please do not hesitate to contact me at 206-275-7706 or via e-mail at mona.davis@mercergov.org if you have any questions.

Sincerely,

Mona Davis

Mona Davis, Planning Manager
City of Mercer Island - Community Planning & Development

cc: OB Mercer Island Properties, LLC (Attn: Eric Hansen)
Ruji Ding, Senior Development Engineer
John Kenney, City Arborist
Patrick Yamashita, City Engineer
Robin Proebsting, Senior Planner