



CITY OF MERCER ISLAND

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

(206) 275-7605 • FAX (206) 275-7726

www.mercergov.org

January 5, 2022

THE BLUELINE GROUP

Attn: Brett Pudists, PE

25 Central Way, Suite 400

Kirkland, WA 98033

Sent via email: bpudists@thebluelinegroup.com

RE: SUB19-002/SEP19-005 – Proposed Preliminary Plat
2825 W. Mercer Way, APN 2174502425
Request for Additional Information, Second Review

Dear Mr. Pudists:

The City of Mercer Island Community Planning & Development Department has completed a second review of the application materials submitted on July 13, 2021 for compliance with the Mercer Island City Code (MICC) for the above preliminary long subdivision application.

I would like to apologize for the extensive delay in providing these review comments to you. As you know, there have been significant changes in City staffing over the course of the review of this proposal, and it has taken me some time to work through the extensive history. This is not offered as an excuse, and we have every intent of providing more timely review moving forward.

The following comments need to be addressed before we can continue processing the application:

Arborist (John Kenney):

1. A new wall not shown in Sub 1 looks to be within the tree protection zone. The construction of the wall is shown encroaching into the tree protection zone. Place this wall with enough room to construct without encroaching into the tree protection zone. As suggested in a Planning comment a longer driveway would resolve this issue.
2. Show tree 2 protected at 16' and call this out. Building pad, driveway, grading and wall to be shown outside that limit with enough space to reasonably construct building. This means showing at least 5' of space between building pad and driveway in addition to the 16' of protection.
3. You can choose to address the following comments in the Preliminary Plat plans if you choose, but compliance will be required during site development/building permitting:
 - a. Chainlink fence shall be used to protect saved trees at their dripline, call this out on those plans.
 - b. Update the replanting plan to show trees on city property moved onto the property line so they will be shared trees. Confirm they are at least 10' away from any existing/new

utilities. The pear and red maple on the property line will be replaced with the following species that are less invasive/overplanted.

- c. Plant Regal Prince® Ware's Oak (Quercus x warei 'Long') or similar approved equal on SE 30th instead of the pear.
- d. Replace Bowhall maple with Acer rubrum 'Frank jr' Redpointe maple or similar approved equal on SE 28th St.

Engineering (Ruji Ding):

3. 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.
4. The downstream drainage system along SE 30th Street shall be improved as a part of this project. Please provide a conceptual drainage design.

Planning (Tim McHarg):

5. Please provide a narrative summary of the status of the mitigation measures identified in the FEIS, including timing for all remaining mitigation measures to be implemented. The summary will be included as an attachment to the staff report to the Hearing Examiner for the Preliminary Plat, as will your responses to all public comment received on the proposal.

Please provide a cover letter addressing all of the numbered and bulleted comments from each reviewer outlined in this letter and on the plans.

The City's processing of the Preliminary Plat 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.

Please do not hesitate to contact me at 206-275-7717 or via e-mail at tim.mcharg@mercerisland.gov if you have questions.

Regards,



Tim McHarg, AICP

cc: Eric Hansen, OB Mercer Island Properties, LLC, via email: eric@hansencre.com
Duana Koloušková, Johns Monroe Mitsunaga Koloušková PLLC, via email: kolouskova@jmmklaw.com
Ruji Ding, Senior Development Engineer, via email: ruji.ding@mercerisland.gov
John Kenney, City Arborist, via email: john.kenney@mercerisland.gov
Patrick Yamashita, City Engineer, via email: patrick.yamashita@mercerisland.gov
Jeromy Hicks, Fire Marshall, via email: jeromy.hicks@mercerisland.gov