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## CITY OF MERCER ISLAND

9611 SE 36<sup>th</sup> Street • Mercer Island, WA 98040-3732

(206) 275-7605 • FAX (206) 275-7726

[www.mercergov.org](http://www.mercergov.org)

January 9, 2023

THE BLUELINE GROUP

Attn: Brett Pudists, PE

25 Central Way, Suite 400

Kirkland, WA 98033

Sent via email: [bpudists@thebluelinegroup.com](mailto:bpudists@thebluelinegroup.com)

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

Dear Mr. Pudists:

The City of Mercer Island Community Planning & Development Department has completed a third review of the application materials associated with SUB19-002/SEP19-005 for compliance with the Mercer Island City Code (MICC) for the above preliminary long subdivision application. All comments must be addressed prior to issuing the staff report and scheduling the public hearing.

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

Arborist (John Kenney):

1. Second repeat correction. A new wall not shown in Sub 1 looks to be within the tree protection zone. The construction of the wall as shown would encroach into the tree 2's 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. The 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. SUB3 still shows the retaining wall right against/within the tree protection. This could not be built without taking the tree protection down and encroaching into tree 2's limits of allowable disturbance. A call out states 5 feet between the tree protection and wall and building pad. But this is not clearly shown. Show building pad and wall with this clearance. Move both the building pad and the wall to keep the 16-foot tree protection zone from the face of the tree to the chain link fence.

Recommended Condition of Approval:

1. A replanting plan is required at the time of building permit review. At least half of the trees need to be Pacific Northwest native. The trees need to be at least 10' apart from each other, structures, fences and utilities. If you can show no room exists on site for all the required trees, the remainder

can be a fee in lieu if requested. 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. Plant Regal Prince® Ware's Oak (*Quercus x warei* 'Long') or similar approved equal on SE 30<sup>th</sup> instead of the pear. Replace Bowhall maple with *Acer rubrum* 'Frank jr' Redpointe maple or similar approved equal on SE 28<sup>th</sup> st. A tree watering plan must also be submitted to ensure the trees survive long term.

Engineering (Ruji Ding):

1. The sidewalk at the southwest of the intersection (W. Mercer Way and SE 28<sup>th</sup> Street) has too many turns and not ADA compliance. The sidewalk is too close to the PSE guy wire. A section of the property shall be dedicated to the City as ROW to accommodate the public sidewalk.
2. Please explain what the easement for community open space is for. Is this a private easement?
3. The side at the northwest of the intersection (W. Mercer Way and SE 30<sup>th</sup> Street) needs to connect to the roadway at all the intersections, in compliance with ADA.
4. The sidewalk along SE 28<sup>th</sup> Street needs to be located, so the existing catch basins will not be in the middle of the sidewalk or relocate the existing storm drainage system on SE 28<sup>th</sup> Street.
5. All sidewalks must be ADA compliance.
6. Storm Drainage and Utilities:
  - a. The bioretention system should not be in the City ROW.
  - b. Storm drainage design at the intersection of W. Mercer Way and SE 30<sup>th</sup> Street: Providing a new 10' of 12" DI pipe running north to south and adding a new Catch Basin at the end of the new 12" DI pipe, so the pipe's mouth is in line with the proposed ditch, rather than a 45 degree as shown.
  - c. The section of the existing ditch on 61<sup>st</sup> Ave. SE shall be piped and shown on the plan.
  - d. Additional Survey will need to be provided for the offsite drainage improvements.
  - e. The sanitary sewer system for the plat is a private system, not a public system as shown.
  - f. The new water main will likely be a 12" DI and a water modeling will be required.

Fire (Jeromy Hicks, Fire Marshal):

Provided below are comments related to short plat application SUB19-002. These represent the current adopted code standards in relation to the International Fire Code and amendments listed under MICC 17.07.020. Please respond to each comment regarding the submitted documents and how you can align your project proposal with current code.

1. Fire Access- Meets Standards: MICC Amended (17.07.020 SS) IFC Appendix D: Where required. Appendix D, Section 101.1. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. The requirements in this appendix may be modified by the fire code official if the building is provided with an approved automatic fire sprinkler and/or other approved fire protection features.
2. Access width- Meets Standards: IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roads more than 500' feet shall be 26' wide (D103.1)

3. Dead end- Meets Standards: IFC 503.2.5 Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.

IFC Section D103.1 Design Standards for fire apparatus turn arounds.

4. Fire Flow- This is determined at time of building permit submittal IFC Section B105.2= Chart

MICC Amended Code Section (17.07.020 PP)- Amended to decrease the fire flow for single family residential structures to 50% of the required water flow if equipped with an approved fire sprinkler system per Chapter 9 of the IFC.

Note- all new construction is required to install an approved fire sprinkler system per R313.2.

5. Hydrant spacing- Does not meet standards: IFC C102 Number of Hydrants and spacing required. Hydrants shall be located within 250 feet from the hydrant to the fire department access. Additionally, fire hydrants shall be located within 300 feet from the furthest point of the residence (w/o fire sprinkler system) and 600 feet (with sprinkler system). Currently Lots 12-13-14 exceed the distance from a Fire Hydrant. Provide a solution/ code alternative to how this requirement will be met.

6. Waterflow- Meets Standards at 2700+/- gpm

This may be corrected with the installation of the proposed fire hydrant. The hydrant shall be calculated/modeled to provide at least 1500gpm. Additional flow may be required depending on the house size and construction as listed in IFC B102.

7. Fire Turn Around- Meets Standards

IFC 503.2.4 The required turning radius of a fire apparatus access road shall be determined by the fire code official. (See Appendix B)

Applicant must identify turn around area on plat map and provide a plan on how this area will be maintained for fire access only and not parked vehicles. Examples would be painted lines (maintenance agreement) and/o signage.

8. Grade - Under 10% maintained meets standards

IFC D103.2 Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official (Code Alternative)

Plat Map Note- Please include this note on your plat map.

“All building permits are subject to meeting current fire code requirements at the time of a complete submittal, including fire apparatus access as outlined in adopted code sections of the International Fire Code Appendix D. Fire plan reviews will be conducted at time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval.”

#### Planning (Ryan Harriman):

1. Transportation Concurrency Review is required per MICC 19.20.020. Pursuant to MICC 19.20.030(E) In determining the net new trips, no credit shall be given for vehicle trip ends from sites/structures that have been vacant for more than one year or for trips from any unpermitted

or illegal development. If you have written communication that indicates traffic concurrency is not required, please provide it at the next submittal.

Please provide a cover letter addressing all 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 60 days or a request for extension requested.

Please do not hesitate to contact me at 206-275-7717 or via e-mail at [ryan.harriman@mercerisland.gov](mailto:ryan.harriman@mercerisland.gov) if you have questions.

Regards,

*Ryan Harriman*

Ryan Harriman, EMPA, AICP  
Planning Manager

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