
CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



Pre-Application Meeting (PRE18-061)

December 18, 2018

Summary:

Site Location: 2825W Mercer Way, Mercer WA 98040

Lot Size: 2.87 acres

Zoning: R-8.4

Brief Project Description: Proposed 14-lot residential long subdivision

Applicant: Chase Killebrew, Blueline Group / ckillebrew@thebluelinegroup.com, 425-250-7268

Documents Provided: Conceptual site plan prepared by Blueline, dated July 24, 2018

Future pre-application Meeting Recommended: To verify lot configuration and access can meet subdivision code, and to confirm that the subdivision design is consistent with (at present, unknown) SEPA mitigation measures.

Applicant Questions:

1. *Confirm the layout complies with the Zoning Code.*

Staff response: The proposed subdivision design meets zone minimum lot width, depth, and area requirements.

Lots 12, 13, and 14 do not meet MICC 19.08.030(F)(1), allowing only side and rear yards to abut arterials streets. (W Mercer Way is an arterial street.)

2. *Confirm no additional frontage improvements are required other than widening of the shoulders on SE 30th, 62nd Ave SE, and SE 28th St, along with a 5-ft wide paved path along W Mercer Way.*

Staff response: The frontage improvements will be determined based on the construction impacts, utility cuts, utility improvements, traffic impacts and all other impacts due to the development in the city ROW.

3. *Will any right-of-way dedication be required?*

Staff response: The requirements for the right of way dedication will be determined by the City Engineer based on the design.

4. *Are there any known downstream drainage issues?*

Staff response: The project civil engineer will need to provide capacity calculation for the downstream system.

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5. *Confirm detention is not required if the downstream drainage has capacity.*

Staff response: The project civil engineer will need to design the drainage system based on the current drainage code.

6. *Confirm there is adequate water and sewer service for this property.*

Staff response: The project civil engineer will need to design the system and answer the questions.

7. *There is an existing water main that runs through the middle of the site. We would propose to remove it as part of this project. Please confirm that is acceptable.*

Staff response: The elimination of the existing public easement would be determined by the City Council following review of a petition from the applicant.

8. *What are the current tree retention requirements?*

Staff response: Tree retention requirements are listed in MICC 19.10, and include a percentage retention requirement, replanting ratios, and tree protection standards during construction activities.

9. Please explain the Preliminary Plat process, timelines, and fees.

Staff response: Please see items #13 and 14 below.

10. What potential studies and reports are needed for review of the plat?

Staff response: Please see the attached submittal checklist.

Review Comments:

Fire Comments:

Fire Contact: Herschel.rostov@mercergov.org or 206-275-7966.

1. Sprinkler information
 - a. All New Single Family require a minimum of a 13D sprinkler system.
2. Access roads are subject to 2015 IFC Appendix D

For additional information please refer to this helpful webpage:
<http://www.mercergov.org/Page.asp?NavID=2614>

Tree Comments:

Tree Contact: John.Kenney@mercergov.org or 206-275-7713.

3. Please refer to MICC 19.10 for our tree code (updated 11-1-2017).
4. Tree retention and replacement will be required, see link for required tree retention sheet <http://www.mercergov.org/files/TreeInventoryReplacementSubmittalInformation.pdf>. You provided this document, but it is incomplete. Please complete this sheet.
5. Tree protection of retained trees will be required, see link for tree submittal requirements <http://www.mercergov.org/files/TreesAndConstruction.pdf>

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6. Sequential (phased) tree removal may be required (only remove trees necessary at each step of the review process).
7. It appears an exceptional Pacific madrone is on site and is in good health and should be protected during proposed development. From the limited information provided this tree could be on proposed lot 3 or 4. After having your Qualified Arborist inspect the tree for health attempt to configure the lots to keep building pads outside of this tree's dripline and plan for exceptional tree preservation throughout all construction phases.

For additional information please refer to this helpful webpage:

<http://www.mercergov.org/Page.asp?NavID=2636>

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercergov.org or 206-275-7703.

8. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.
9. Refer to the end of this document for responses to the questions submitted.

For more information on Stormwater Permits please visit here:

<http://www.mercergov.org/Page.asp?NavID=2680> For more information on Low Impact Development please visit here: <http://www.mercergov.org/Page.asp?NavID=2660>

Planning Comments:

Planning Contact: robin.proebsting@mercergov.org or 206-275-7717.

10. Residential zoning standards:

- a. Setbacks (location, width, where they are on the lot)
 - i. Front yard: 20 ft
 - ii. Rear yard: 25 ft
 - iii. Side yard:
 - 15 ft for lots 90 ft wide;
 - 17% of lot widths for lots wider than 90 ft; or
 - Variable side yard depth depending on exterior wall height
 - iv. No eave and minor building element protrusion is allowed into the minimum side yard setback (MICC 19.02.020(C)(3)). Labeling the minimum side yard setback on the site plan is important due to the following:
 - If the building height along the side yard is above 25 feet from the finished grade to the top of the exterior wall façade the minimum side yard is 10 feet, thus no eaves can protrude into the 10-foot minimum side yard setback.
 - If the building height along the side yard is above 15 feet (non-gabled roof) and 18 feet (gabled roof) above the existing or finished grade

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(whichever is less) to the top of the exterior wall façade will have a minimum side yard of 7.5 feet, thus no eaves would be allowed into the 7.5 foot setback.

- For the full code standards on side yards, please refer to MICC 19.02.020 (C)(1)(c)

b. Height limits / downslope height limit

- i. Maximum height: 30 feet above the average building elevation (ABE) to the highest point of the roof
- ii. Maximum height downhill: 30 feet from the existing or finished grade (whichever is less) at the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.

c. Lot Coverage:

- i. Maximum percentage of lot that can be lot coverage is based on lot slope
- ii. Calculated by totaling the following:
 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
 2. Roof line (includes eaves and covered decks)
- iii. Allowed a maximum of 9% of the lot area can be hardscape
 1. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, etc.
 2. Retaining walls count towards hardscape calculation

b. Gross Floor Area: 40% of the lot area

- i. Based on ceiling height, additional GFA may be applied
 1. The gross floor area shall be **150 percent** of the floor area of that portion of a room(s) with a ceiling **height of 12 feet to 16 feet**, measured from the floor surface to the ceiling.
 2. The gross floor area shall be **200 percent** of the floor area of that portion of a room(s) with a ceiling height of **more than 16 feet**, measured from the floor surface to the ceiling.
 3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be

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accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).

- ii. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA.

11. Critical area constraints

- a. No mapped critical areas on site.
- b. If any regulated critical areas are found on site, the standards in MICC 19.07 apply.
- c. Note that the critical areas code is currently in the process of being updated, with adoption anticipated for Q2 of 2019.

12. SEPA

- a. Proposed demolition of structure on site currently under SEPA review (project SEP17-020). Future proposals will need to be consistent with the determination issued for this SEPA review.
- b. SEPA review is also required for subdivisions. A Determination needs to be issued at least 14 days prior to the decision on the preliminary subdivision.

13. Easement:

- c. This site contains a 20 ft water easement (Rec. No. 5361487 & 5081481). No structures are allowed over utility easements unless it is unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement. (MICC 19.02.020 (H)(2)). To remove the easement, as action by the City Council is required.

14. Impact fees: Impact fees are required to be paid prior to building permit issuance. Fee amounts are currently:

- a. School: \$6,978.19 per dwelling
- b. Park: \$2,118.00 per dwelling
- c. Transportation: \$4,003.23 per dwelling

15. Review Process

- a. Subdivisions are Type IV processes (see MICC 19.15.040), requiring the following review steps:
 - i. Pre-Application Meeting
 - ii. Electronic submission of application
 - iii. Application Completeness Check
 - iv. Notice of Application
 - v. 30-day comment period

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- vi. Review comments and resubmittal, if needed
 - vii. Notice of Public Hearing 30 days in advance of hearing
 - viii. Public hearing
 - ix. Notice of Decision
 - x. Appeal period
- b. A final plat, meeting all code requirements, must be recorded within five years of the date of preliminary approval.
 - c. Time line: First review of materials typically takes 6-8 weeks, subsequent review 30 days. Overall timeline is anticipated to be 6-12 months from application to issuance of preliminary approval, depending on a number of factors (applicant responsiveness, quality of materials, accuracy of design to code, etc)

For more information on Land Use and Planning please refer to this useful webpage:
<http://www.mercergov.org/Page.asp?NavID=361>

Civil Engineering Responses to List of Applicable Questions:

1. Confirm the layout complies with the Zoning Code. (for City Planner)
2. Confirm no additional frontage improvements are required other than widening of the shoulders on SE 30th, 62nd Ave SE, and SE 28th St, along with a 5-ft wide paved path along W Mercer Way.
 - Provide a 5' wide paved path along all four property frontages.
 - Minor street widening may be needed to ensure that 62nd Ave. SE meets minimum street width of 16'.
 - Consult the 2014 DOE Stormwater Manual to confirm but the gravel shoulders will likely be regulated as PGIS.
3. Will any right-of-way dedication be required?
 - Maybe. Where the new pedestrian path cannot be constructed entirely in ROW such as along 62nd Ave. SE, either ROW must be dedicated, or a pedestrian easement must be granted a minimum of 6" behind the path.
4. Are there any known downstream drainage issues?
 - Yes, downstream along SE 30th Street. Refer to BlueLine's December 2012 stormwater analysis of the neighborhood prepared by Deanna Martin for the City of Mercer Island. It includes among other things, a capacity issue in a portion of a ditch and a culvert capacity issue crossing 60th Ave. SE. Refer to the analysis.
5. Confirm detention is not required if the downstream drainage has capacity.
 - “Detention” per the 1992 DOE Stormwater Manual is not required if downstream drainage capacity issues are mitigated. Refer to DOE’s 2014 Stormwater Manual to determine if “flow control” is required.
6. Confirm there is adequate water and sewer service for this property.
 - Yes
7. There is an existing water main that runs through the middle of the site. We would propose to

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remove it as part of this project. Please confirm that is acceptable.

-No. Keep the main and widen the existing easement to 25' centered on the actual location of the main. Alternatively, we will consider allowing the abandonment of the main and extinguishment of the public water easement if sufficient mitigation is provided through water system improvements that provide a reasonable public benefit.

-The City Council must approve extinguishment of the water easement if the main is allowed to be abandoned. The City Council will want to understand the benefit received by the City for the abandonment.

-Verify with the Fire Marshal that abandonment of the water main will not result in additional fire protection measures including fire hydrants.

8. What are the current tree retention requirements? (for City Arborist)
9. Please explain the Preliminary Plat process, timelines, and fees. (For City Planner)
10. What potential studies and reports are needed for review of the plat? (For City Planner)

Regards

Robin Proebsting
Senior Planner
Community Planning & Development
City of Mercer Island

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