



## MEMORANDUM

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**DATE:** February 22, 2019  
**TO:** City of Mercer Island  
**FROM:** Brett Pudists  
**RE:** 2825 W Mercer Way - Preliminary Long Subdivision Narrative

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**LOCATION:** The project consists of a single parcel (2174502425) with a physical address of 2825 West Mercer Way, Mercer Island, WA 98040.

**EXISTING CONDITIONS:** The parcel is zoned R-8.4 and currently contains a large vacant building with surface parking. The City is presently reviewing a SEPA (SEP17-020) regarding the proposed demolition of the existing building. Adjacent parcels are also zoned R-8.4 and contain single-family homes.

**PROJECT DESCRIPTION:** The project proposes to subdivide the 2.88 acres into 14 lots with associated infrastructure to support single-family homes. The project will be developed in accordance with Mercer Island regulations for the R-8.4 zone and will follow the required development and design standards set forth in MICC Title 19.

Presently, the site is approximately 51% impervious (63,700 SF/125,316 SF). The proposed impervious percentage for the site is around 52% (64,900 SF/125,316 SF).

Most lots will front existing right-of-way with the exception of lots 12-14. In order to provide access to those lots and to prohibit access onto W Mercer Way, we are proposing a private tract road. The tract road will be 20' wide with a hammerhead turn around at the end. Please see submitted plans for more detail.

Please call or email me with any questions or concerns at 425-250-7247 or [bpudists@thebluelinegroup.com](mailto:bpudists@thebluelinegroup.com).

Sincerely,  
THE BLUELINE GROUP

Brett Pudists, PE  
Principal