



ATERA DESIGN STUDIO

January 8, 2024
City of Mercer Island

Re: CAO23-015 – Chen Residence – Plan Review Letter
Permit #: CAO23-015
Site Address: 5024 W Mercer Way, Mercer Island, WA 98040

Dear Mercer Island City Planners,

The following is an item-by-item response to your most recent comment corrections dated 10/31/2023. This response is limited to Planning and Development zoning code review.

City Comments | ATTN: Molly McGuire

***Water usage during construction.** The construction firm developing 5028 W Mercer Way is working with the property at 5020 W Mercer Way to procure water for construction until utilities are set up. Where will 2024 West Mercer Way procure water during the initial phases of construction?*

Response: At the start of the construction process, the builder will not require water to begin clearing, grading, and excavation. The only time water will be necessary is when fire sprinklers are to be installed, and they need to be tested. Currently, we are determining the source of the water. It appears that we will need to connect to the 8" city water main, located upstream of the existing fire hydrant. Once we receive this information, we will update our Civil plans and survey to reflect our water connection.

***Slope stability.** What measures are in place to ensure the slope is stable during the construction process?*

Does the construction firm and the owner have sufficient insurance to cover damages to neighboring properties?

Response: Per the Geotech report, site inspections by Geotech are required during the wet season when excavating, back-filling and grading is taking place. To maintain the stability of the slope, it is important to notify the Geotechnical Engineer of Record during any site work and ensure their monitoring during excavation-related onsite work in the construction phase. The excavation and field managers must comply with all the Geotech recommendations mentioned in the report submitted to the City of Mercer Island along with our Building Permit.

***Tree removal.** Is the company removing trees vetted and approved by the City of Mercer Island? There are multiple vendors that service MI and they vary dramatically in quality and safety. Will we, the owners of 5022 W Mercer Way, be notified prior to tree removal? How will our property be protected during the process? How will such large trees be taken down the steep driveway? How will the remaining trees be protected during the construction process?*



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Response: The homeowner has not yet selected a contractor for this project as we are still in the process of obtaining permits. Before starting any work on the site, a Tree Protection Pre-Conference with the city inspector is required to ensure that all necessary safety precautions are in place. The homeowner or the project contractor will provide a written or emailed notice of 24-48 hours before removing any trees.

***Utilities.** MI has aging infrastructure. How will the construction firm ensure that our utilities, sewer, water and electrical, be kept intact, and not destroyed during the construction process? Will there be disruptions in our services during the construction process? How is the new property tapping into existing utilities?*

Response: Based on the plans, it seems that the construction of the homes and the connections of utilities would not affect any of the utilities. However, if there is a need to temporarily turn off any utilities such as power, gas or water, the homeowner/Project Manager should communicate this with the neighbors. To ensure that all utilities remain in their current state, the homeowner and/or builder should schedule pre-construction meetings with both the city and Puget Sound Energy.

We can send you a copy of the civil plans via email to show you the connections of all utilities. Currently, we do not have information on how PSE power and PSE gas will be connected. This information can be provided once construction begins and the homeowner and builder have applied to Puget Sound Energy. This process depends on various factors such as BTU sizes, solar, power usage, transformer locations, and size.

***Shared driveway access.** Access to and from our home has already been disrupted by the construction at 5028 W Mercer. How will the construction firm educate subs regarding the shared driveway? During the review process, were utilities that go under the shared driveway noted and considered? What considerations have the owner or the construction firm made for the aging driveway? Will the construction firm and the owner proactively fill existing driveway damage prior to heavy equipment on the drive? How will the owner and construction firm mitigate driveway damage from heavy construction vehicles? Does the construction firm and owner intend to repair and update the drive after construction is complete? Does the City of Mercer Island consider private drive damage and neighborhood disruptions as part of the review and permit process?*

Response: The homeowner and builder should be providing all neighbors in the vicinity with a written or emailed notice of 24-48 hours before any major deliveries that are scheduled. Additionally, It is the homeowners and builders' responsibility to communicate the shared driveway with their sub-contractors.

All existing utilities are called out on the civil plans and are currently being reviewed by the city planners. Typically, any cutting or damage to existing ROW will be restored to its original state or better. Please contact the owner or builder for the scope of work regarding the shared driveway.

***SEPA Review.** Why is the property exempt from such a review, considering the construction is in a critical slope area? Would this construction not contribute to a "probably significant impact" per the City of MI notification?*

Response: This would be a question for the city hall planning department.



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Sincerely,

A handwritten signature in blue ink that reads 'Milton Orellana'.

Milton Orellana
Atera Design Studio
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