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DATE December 2, 2024
TO Mercer Island Community Planning + Development
9611 SE 36th Street
Mercer Island, WA 98040

PROJECT *6423 E Mercer Way Development*

Citizen Design appreciates the opportunity to submit the following narrative in advance of the preapplication conference for the Mercer Island 6423 project. If you have any questions during your initial review, please do not hesitate to contact our office. We look forward to working together.

Humbly Submitted,

Citizen Design

PROPERTY LOCATION

6423 E Mercer Way + 9191 SE 64th Street
Mercer Island, WA 98020
APNs: 302405-9001 + 302405-9043

PROJECT NARRATIVE

The project consists of one new single-family residence to be located at 9151 SE 64th Street [APN 302405-9001, Lot A]. The existing residence at 6423 E Mercer Way [APN 302405-9043, Lot B] is to remain. A boundary line adjustment between these two lots is also proposed. A new single-family residence on Lot C [6427 E Mercer Way, APN 302405-9151] is proposed under separate permit, and a separate preapplication will be submitted for this lot.

Lot A is known to include significant areas of steep and moderate slopes, and the city GIS indicates that a Type Ns stream [identified as SD-GM-14729] rises near the midpoint of the lot's easterly boundary line. The lot is also forested. The GIS includes this lot in erosion, landslide, seismic and wind exposure ECAs. Due to the environmental considerations, it appears that a reasonable use exception may be required to develop this lot. The lot is zoned R-15, and a reasonable use in such zoning would be one single-family residence. The code allows up to 12,000 sf gross floor area in this zone, and the 30 ft height limit would allow for three stories. Consequently, a 4000 sf footprint is shown. This achieves the maximum allowable floor area in the smallest footprint. The final design may or may not be as large.

The survey shows that Lot A contains 67 trees, but size and species information is not currently available. The tree inventory worksheet has therefore not been submitted as it cannot be accurately prepared using only the number of trees.



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The proposed footprint on Lot A is located along the lot's ridge as suggested by the geotechnical engineer. The SE 64th Street right-of-way is located to the north, but it is separated from the lot by a steep slope. It thus appears more appropriate to access this lot from the shared driveway on Lot B as this helps minimize steep slope development.

In addition to the new residence, this project proposes a boundary line adjustment between Lots A and B. It appears possible to place the new boundary as shown on A1.1 while providing the required setbacks for the existing residence on Lot B. It also appears possible to satisfy the other zoning requirements, such as FAR and minimum lot area. No new lots are created by this boundary, so the adjustment is not subject to platting requirements.

PREAPPLICATION QUESTIONS

Lot A:

1. Is environmental review required for this development? If so, will it be processed as part of the reasonable use exception or the building permit?
2. How does Mercer Island determine the maximum size of a reasonable use? Is it the average size of other residences in the vicinity?
3. What information about the Type Ns stream does the city have? Will a wetland biology report be required as part of this project's entitlement?
4. Is vehicular access to this lot via Lot B's panhandle acceptable, or is the lot required to be accessed from the right-of-way to the north?
5. Will an updated geotechnical report be required?

Boundary Line Adjustment:

1. Is the proposed boundary line generally acceptable, assuming that both lots meet the zoning requirements?
2. May the BLA be pursued concurrently with the entitlements for Lot A, or must it be completed prior to them?
3. Will the BLA require any environmental documentation such as arborist reports, geotechnical reports, etc.?