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**DATE** April 2, 2025  
**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 support of the lot line revision 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 site consists of two legal parcels. One has been addressed 9151 SE 64th Street [APN 302405-9001, Lot B]. The other has been addressed 6423 E Mercer Way [APN 302405-9043, Lot A]. Lot B is vacant, and Lot A was developed with a single-family residence in 1968. Lot A also contains a variety of accessory improvements such as retaining walls, driveways, walkways, patios and a gazebo.

The work proposed under this application is limited to a lot line revision transferring property from Lot A to Lot B. It is anticipated that Lot B will be developed with a single-family residence under separate permit in the near future. The existing improvements to Lot A are to remain, and the driveway on Lot A is to be extended to provide access to Lot B. Although Lot B abuts SE 64th Street to the north, significant steep slopes separate the likely development site from the right-of-way. As discussed during the project's preapplication conference in January, it thus appears more appropriate to access Lot B via Lot A's driveway.

Both subject parcels are known to include environmentally critical areas [ECAs]. The city GIS maps both parcels as erosion, landslide, seismic and wind exposure ECAs. The lots are also known to include significant areas of steep and moderate slopes. Although the city GIS shows a Type Ns stream on Lot B and notes that Lot B has a high risk of containing wetlands, the project wetland biologist found no evidence of such features.



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### **LOT LINE REVISION APPROVAL CRITERIA**

Pursuant to MICC 19.08.070.C, seven criteria must be satisfied for a lot line revision to be approved. These are recited and addressed below.

1. *No additional lot, tract, parcel, site or division will be created by the proposed revision;*

Two lots presently exist, and two lots will exist after the lot line revision.

2. *No lot is created or modified which contains insufficient area and dimensions to meet the minimum requirements of the zone in which the affected lots are situated;*

Please refer to the zoning site plan, A0.3, for detailed analysis of these requirements. As can be seen on this sheet, the requirements are satisfied.

3. *No lot is created or modified which does not have adequate drainage, water supply and sanitary sewage disposal, and access for vehicles, utilities and fire protection, and no existing easement in favor of the public is rendered impractical to serve its purpose;*

Lot B presently abuts the SE 64th Street right-of-way, and Lot A presently abuts the E Mercer Way right-of-way. After the lot line revision, Lot B will abut both rights-of-way, and Lot A will continue to abut the E Mercer Way right-of-way. No utilities presently serving Lot A will be transferred to Lot B, and the existing gas utility easement across Lot A will encumber Lot B after the lot line revision. Thus, existing utility service, vehicular access and fire access will be retained.

4. *No lot line revision shall reduce the overall area in a plat or short plat devoted to open space;*

The short plat which created Lots A and B does not include dedicated open space; thus, the lot line revision does not affect any open space requirements.

5. *No lot line shall result in the creation of a lot or structure that is nonconforming with the provisions of this title;*

Please refer to the zoning site plan, A0.3, for a detailed zoning analysis of the existing structure on Lot A. As Lot B is vacant, its analysis instead calculates design criteria for future development [maximum allowable lot coverage, eg].

6. *The lot line revision shall be consistent with any restrictions or conditions of approval for a recorded plat or short plat; and*

Lot B is part of a short plat [file number unknown] which does not impose any restrictions or conditions of approval. Please find a copy attached for reference. No evidence has been found that Lot A is part of a plat.



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7. *The lot line revision and the lots resulting from the lot line revision are consistent with the applicable provisions of this title.*

In addition to the items discussed above, some lot line revisions are required to undergo environmental review. Pursuant to WAC 197-11-800(6)(f), lot line revisions are exempt from such review except on lots partially or fully covered by water. As noted above, the project wetland biologist has determined that the subject parcels contain neither streams nor wetlands. Thus, environmental review is not required.

Other applicable requirements identified for lot line revisions in the MICC generally discuss procedural requirements, required submittals, etc. These will be addressed throughout the permitting process.

All seven criteria are satisfied, and the lot line revision may be approved upon completion of the required processes.