



March 27, 2025

Ruji Ding, P.E.

City of Mercer Island

9611 SE 36th Street

Mercer Island, WA 98040

Subject: Ferullo Residence Redevelopment - Modification of Existing Public Utilities on private property

Dear Ruji:

This purpose of this memo is to give an overview of the redevelopment of two existing parcels: Parcel No. 2439700105 and Parcel No. 2439700120. The project site, located at 1910 Faben Drive, covers a total of 1.03 acres. It currently features a single-family house and pickleball courts in the northwest corner of Mercer Island. The proposed redevelopment will replace the existing house and pickleball courts with two new single-family houses, one on each parcel. Additionally, the project will include a sport court and other outdoor amenities, which are yet to be determined.

The proposed locations for the new single-family homes and associated site/utility improvements conflict with existing public utilities running through the parcels, including public sanitary sewer and public storm drainage piping. Refer to Exhibit A, showing the location of the existing public utilities and associated easements that run directly across the project site and impact the developable area. Refer to the following section below for a detailed description of the existing utilities and the associated easements.

Per MICC 19.02.020(H), the City of Mercer Island prohibits new improvements from being constructed over existing easements. As a result, the property owner intends to collaborate with the City of Mercer Island to re-route the public storm drainage and sanitary sewer mains to accommodate the proposed single-family homes and associated site/utility improvements. Refer to Exhibit B showing the re-routing of the public storm drainage and sanitary sewer main lines and the new associated easement.

The project proposes to remove and re-route the existing public storm drainage and sanitary sewer mains to accommodate the new single-family homes. The re-routing will include the installation of a new 12-inch storm drainage main with three catch basins and a new 8-inch sanitary sewer main with four manholes. These utilities will be placed within a 20-foot-wide combined public utility easement granted to the City of Mercer Island. This new easement will provide adequate space for the sanitary sewer and storm drainage re-route. These proposed re-route will enhance access to the public utility lines and deliver durable infrastructure at no cost to the public.

Existing Utilities and Easements:

Refer to Exhibit A, showing the location of the existing public utilities and associated easements that run directly across the project site and impact the developable area. There are four public utility easements on the Ferullo property that are required to be released or revised:

- A public utility easement per record No. 3635877 dated on December 7, 1946. The easement was entitled to be the order of vacation of Elizabeth Way. There are no know public utilities to be located within this easement.
 - The portion of the easement located within the subject parcels will be released.
- A utility easement per record No. 6695078
 - This existing easement will be fully released. There are no known public utilities to be located within this easement.
- An electric utility easement per record No. 3466929 dated on April 30, 1945. The easement was granted to Puget Sound Power & Light company.
 - This easement will be fully released. There are no known public utilities to be located within this easement.
- A 10-foot sewer easement per record No. 4659054, 4679819, and 4691133. This easement was granted to City of Mercer Island recorded on January 1955 and April 1956.
 - A portion of this easement located within the subject parcels will be released.

These easements are documented in the topographic and boundary surveys prepared by Terrane STD, dated February 2024.

Existing Storm Drainage

According to survey data and GIS information, a 12-inch storm drainage pipe currently crosses the northern portion of the Ferullo property. This pipeline is planned for removal and rerouting. The pipe enters the project site from the west, near the intersection of SE 20th St and Faben Drive, extending southwest before generally flowing northeast toward the public discharge outfalls to Lake Washington. The storm drainage pipe originates from an existing Type 1 catch basin as a 12-inch CMP pipe for approximately 38 feet, then transitions to a 12-inch concrete pipe that continues northeast for approximately 172 feet across the project site before ultimately discharging into Lake Washington.

Existing Sanitary Sewer

According to survey and GIS, an 8-inch sewer main pipe currently cross the northern portion of the Ferullo property. The pipe enters the site near the intersection of SE 20th St and Faben Drive, extend southwest, and generally run northeast toward the public discharge outfalls to Lake Washington. This storm drainage pipeline will be removed and rerouted. The 8-inch sewer main line is located within the 10' sewer easement per rec. no. 4659054, 4679819, and 4691133. The sewer line enters the site starting from an existing manhole at the intersection of SE 20th St and Faben Drive and extends northeast as an 8-inch concrete pipe for approximately 197 ft within the project site and then continues to extend to the discharge point at Lake Washington.

Proposed Utilities and Easements:

The project proposes to remove and re-route the existing public storm drainage and sanitary sewer mains to accommodate the new single-family homes. The re-routing will include the installation of a new 12-inch storm drainage main with three catch basins and a new 8-inch sanitary sewer main with four manholes. These utilities will be placed within a 20-foot-wide combined public utility easement granted to the City of Mercer Island.

The new 20-foot public utility easement will run along the northern boundary of the southern Ferullo property (Parcel No. 2439700120), extending north along the eastern side of the project site and partially into the neighboring property (2439700110), which is the adjacent property to the east. Communication is underway with the adjacent property owner regarding this proposal. The new public utility easement will straddle the shared property line. A portion of each property will grant to the City of Mercer Island the necessary space for the 20-foot wide utility easement.

The new storm drainage and sanitary sewer main will connect to the existing systems, then eventually discharging into the City of Mercer Island's system, which is routed to Lake Washington.

Benefits to the City of Mercer Island for Storm Drainage and Sanitary Sewer Improvements:

Re-routing the storm drainage and sanitary sewer mains along the property lines, rather than diagonally across the parcel, will provide a more direct route of access for maintenance. The re-route will also avoid conflict with private structures, private amenities, and private utilities within the parcel's developable areas.

The existing storm drainage and sewer pipes were installed in 1955 and 1956, making them nearly 70 years old. The re-routed storm drainage and sanitary sewer mains will be made of PVC material, which is more durable and longer-lasting. These improvements will be completed at the project's expense and providing upgraded infrastructure.

In addition, the neighboring property to the east (parcel 2439700110) has recently installed new sanitary sewer and storm drainage mains across their project site. With the proposed upgrades, the City of Mercer Island will have fully upgraded storm drainage and sanitary sewer system from the intersection of SE 20th St and Faben Drive to the connection point at the eastern-end of the neighboring property (parcel 2439700110). This upgrade will improve system reliability and make future maintenance easier for the city.

Conclusion:

The proposed Ferullo Residence redevelopment cannot proceed without rerouting the existing public storm drainage and sanitary sewer lines, which currently impact the available developable areas of the parcels. To resolve this, the property owner proposes to relocate these utilities outside the footprint of the developable area. The existing easements associated will be released. The new storm drainage and sanitary sewer main re-routes will be installed within a 20-foot-wide public utility easement.

The proposed improvements offer benefits to both the property owners and the City of Mercer Island. Relocating the outdated storm drainage and sanitary sewer lines will allow the property owner to proceed with their redevelopment plans while providing the City with upgraded infrastructure

constructed from durable and long-lasting material. The rerouted utilities will be positioned near paved surfaces, improving maintenance access. Additionally, in combination with the newly installed utilities on the neighboring property, these improvements will result in a fully upgraded storm drainage and sanitary sewer system from SE 20th St and Faben Drive to the systems at the adjacent property, enhancing systems reliability.

We believe these improvements will be beneficial for the community and the City of Mercer Island. The property owner looks forward to working with the City of Mercer Island to create a solution to improve public infrastructure.

Thank you for considering the proposed public utility and easement modifications. If you have any questions or require further information, please feel free to contact me at 253-292-8711 or rbaltazar@axeacivil.com

Sincerely,

A handwritten signature in black ink that reads "Ryan M. Baltazar" with a long horizontal flourish extending to the right.

Ryan Baltazar

Axea Civil, LLC

Owner | Project Manager

