

October 18, 2017

City of Mercer Island  
Development Services – Building & Planning  
9611 SE 36th Street  
Mercer Island, WA 98040-3732

**RE: LS Residence Addition – 5460 East Mercer Way**  
Seasonal Development Limitation Waiver Request

Dear Building Official:

This letter presents a request for a waiver to the Seasonal Development Limitations of the Mercer Island Municipal Code Section 19.07.060.4.

#### Project Description

The LS Residence Project includes a main expansion to the east of existing footprint of the residence, as well as two small expansions on the west side of the home. Site improvements are minor and include the expansion of the existing concrete patio, as well as the extension of an existing walkway along the north side of the structure. The project results in 1,794 sf increase in impervious surface.

The anticipated construction schedule is below:

Construction Start:	October 2017
Backfill Foundation Walls:	January 2018
Wet Season Erosion Control Measures Operational:	TBD

#### Geologic/Landslide/Erosion Hazards

The City of Mercer Island Erosion Hazard Map shows that this property is located in a known or suspect Erosion Hazard Area, containing slopes that may exceed 15%. Although there are some steeper slopes in the area, the project improvements will be constructed in areas that contain milder slopes. Ground disturbance will be limited in order to minimize erosion potential. See Erosion Control (TESC) Plans. Silt fences and protected stockpiling will be implemented to control potential erosion from site construction activities. Per Mercer Island regulations, additional erosion control measures will be installed if required in order to maintain this level of erosion protection during the wet season.

#### Adjacent Properties

The LS Residence Project is surrounded by single-family residential structures to the north and south, at approximately the same elevation. There are also two homes to the west of the project, at a higher elevation. No adverse construction impacts are anticipated to the homes to the west, because they are topographically higher, and set back further from the project. There is a potential adverse construction impact to the homes north and south of the project due to their adjacency to the property. In order to mitigate and prevent potential

adverse impacts to those properties, the project clearing limits are limited and minimized to maintain as much existing vegetation on the site. This will help maintain the stability of the soils on the site. In addition, proposed silt fences will impede construction runoff, while removing sediments prior to releasing the runoff onto vegetated surfaces, which slope toward Lake Washington.

Thank you for reviewing this waiver request for Wet Season Construction. We look forward to your response. If you have any questions regarding this request, please contact our office.

Regards,

Whitney Madison,  
babienko **ARCHITECTS** PLLC  
wmadison@studiobar.com  
T: 206.223.7663