



S T U R M A N
A R C H I T E C T S

Date: January 21, 2023

To: City of Mercer Island Building Department
9611 SE 36th Street
Mercer Island, WA 98040

From: Brad Sturman
Sturman Architects

Re: Forest Creek – Lot 2
5214 Forest Ave. SE
Mercer Island, WA 98040
Tax Id # 1410300059
Building Permit 2212-079

Subj.: Critical Area 2 – Application Narrative

NARRATIVE:

The project site is 49,010 square feet and includes hazardous conditions and a type Np stream. This stream has a 60-foot buffer and a 10-foot building setback line from the buffer. As required by the code, we are submitting a Critical Area II application which will have a concurrent review with the building permit application 2212-079.

We have hired Altmann Oliver Associates, LLC., an ecology and landscape architectural firm. Mr. Altmann walked the site and flagged the high-water marks of the stream. These flags have been surveyed by our surveyor, and are now included, along with the 60 foot buffer, on our revised survey. The revised survey has been submitted with this application. No mitigations such as buffer averaging or reduction are being proposed.

The proposed house design is a 7105 square foot two-story single-family residence with a basement and an attached 1043 square foot garage. No part of the structure encroaches into the 60-foot buffer or 10-foot building setback line. There is a raised concrete patio in the rear of the house of which a portion encroaches into the 10-foot building setback. The patio is less than 30 inches high and so is allowed under the critical area code. Replacement trees will be planted in the NGPA buffer as this has been previously allowed under permits 2106-027 and 2007-212.

Sincerely,
Sturman Architects,
Brad Sturman