

February 29, 2024

Community Planning & Development  
City of Mercer Island  
City Hall – 9611 SE 36th Street  
Mercer Island, WA

RE: Proposed development at 6520 82nd Ave SE  
Parcel# 666920-0170

Project Narrative:

The proposed scope of work includes the substantial renovation and 500 sf addition of an existing one-story single-family residence located at 6520 82nd Ave SE. The proposed work results in a 3,462 sf home that has been situated on the site to reuse the existing foundation and driveway path to minimize on-site disturbance.

The proposed home will reuse as much as possible of the existing footprint to minimize site excavation and minimize the need for tree removal. The proposed scope of the work is within the allowable lot coverage, hardscape, gross floor area, and the building height limit for this lot. The driveway path is to be reused and will feature a broomed concrete finish per request of the Fire Marshal. A fire code alternative request is proposed to meet an upgraded fire alarm and sprinkler system with an increase in the size of the water supply line to meet minimum fire code requirements.

Due to hazard areas on the property, a Critical Area Review 1 is required. The proposed scope of work intends to impact the critical area as little as possible. The proposed work in this area is mostly cosmetic in nature - replacing the existing asphalt driveway with a broomed concrete driveway per the Fire Marshal's request. There is no disturbance of the slope and no regrading. The proposed work for the driveway leaves the surrounding areas intact. There is no proposed change to the slope of the existing drive or construction required beyond refinishing.

Beyond the driveway, the majority of the proposed development at 6520 82nd Ave SE is sited on a flat area of the property, outside of the hazard area, where an existing house has been standing for 56 years. The geotechnical engineering report prepared by Rob Ward of Geotech Consultants provides a critical area study that finds *no* adverse impact by the proposed development on this site or to the surrounding properties. This is further described in the *Project Verification* letter provided by Rob Ward, P.E., Principal, Geotech Consultants, Inc.

Please contact me with any questions by phone at (206) 728 - 0480 or by email at [joey@mctarch.com](mailto:joey@mctarch.com).

Sincerely,

Joey Pasquinelli  
McClellan | Tellone