



Date: February 15, 2017

To: City of Mercer Island – Building Department
From: Brad Sturman

Re: Platou Residence
8316 Avalon Drive
Mercer Island, WA

Subj.: Critical Area Determination

Sturman Architects has been authorized by the property owners, Carl and Donna Platou, to act on their behalf in the submittal of this application.

This letter is being submitted to request a Critical Area Determination in order to reduce the Type 2 Watercourse buffer currently existing on the property.

The property of interest is 8316 Avalon Drive, parcel number: 0321100290; legal description: Avalon Park Add., Plat Block: 4 Plat Lot: 10.

This project is a remodel and addition to an existing single family residence including interior renovations, new pervious and covered deck construction. The existing breezeway between house and detached garage will become a new entry and mudroom and the now attached existing garage will be extended and have a new second floor added above.

The property has a Type 2 Watercourse running through it, in a rock-banked channel until it enters a culvert under the existing entry drive, then into a landscape pond along the property line, then exiting into a culvert to continue on to the adjacent property. This Type 2 watercourse requires a 50 feet Standard Buffer, which the existing garage and gravel parking area encroach into. The proposed expansion and space above the existing garage would add 135 s.f. of new building area in the Standard Buffer on area that was previously gravel parking area. As a result, we are requesting a reduction of the buffer to the 25 feet Minimum Buffer Width. No structure or eave of



the proposed project would enter the 25 ft Minimum Buffer Width at any point.

Altmann Oliver Associates, LLC, has conducted a critical areas study and created plans to satisfy the mitigation requirements; these are included in this submittal. Per their report, “due to the degraded condition of the existing buffer, the proposed project would utilize mitigation option 19.07.070.B.2.b.iii to allow for a buffer reduction from 50 to 25 feet minimum.” We have included their report and mitigation plans in our Critical Area Determination submittal.

Also included for your review are the SEPA checklist, the property survey, and architectural site and main floor plans.

Thank you for your time and attention.

Sincerely,

**Kati Eitzman for Brad Sturman
Sturman Architects**