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www.PlanToPermit.com
george@PlanToPermit.com
206-909-2893

Mona Davis, Planning Manager, AICP
City of Mercer Island Community Planning & Development
9611 SE 36th St
Mercer Island, WA 98040

RE: Narrative for Yuan Type 1 Critical Areas Determination (Steep Slope Alteration) for a New Single Family Residence and Associated Improvements

May 23, 2019

Dear Ms. Davis:

This letter accompanies the submittal documents for Yuan Type 1 Critical Areas Determination (Steep Slope Alteration) for a new single family residence and associated improvements at 3611 W. Mercer Way, Mercer Island, Washington (King County Department of Assessments parcel identification number 362350-0265).

Proposed Development:

The proposal includes, but is not limited to, demolition of the existing single family residence, grading of the site, alteration of retaining walls, installation of new retaining wall(s), revising the existing driveway on site, construction of a new single family residence, installation of utilities, and construction of other associated improvements.

Anticipated Future Phases:

There are no formal "phases" of the project. However, future activities related to the project includes, but is not limited to, demolition, grading, retaining walls, a new single family residence, utilities, driveway reconstruction, and construction of improvements.

Brief Description of How the Project Complies with Applicable Criteria:

The application is vested under the critical areas code at time of complete application per MICC 19.15.170.B and MICC 19.15.030.Table A.

MICC 19.07.060.D states the following, in **bold**, followed by are response in *blue italics*:

1. Development Conditions. Alterations of geologic hazard areas may occur if the code official concludes that such alterations:

a. Will not adversely impact other critical areas;

Applicant response: The application includes a report from a licensed geotechnical professional engineer that is specific to this site. Among the findings and research, the report states "It is also our opinion that the planned construction will not adversely impact the overall stability of the site and surrounding properties, provided that the recommendations presented in this report are properly incorporated into the design and construction of the project." (April 16, 2019 PanGeo, Inc, Geotechnical Engineering Study Proposed Residence 3611 West Mercer Way, Mercer Island, WA, Pages 4 and 5)

b. Will not adversely impact (e.g., landslides, earth movement, increase surface water flows, etc.) the subject property or adjacent properties;

Applicant response: As mentioned in the previous applicant response, the report states "It is also our opinion that the planned construction will not adversely impact the overall stability of the site and surrounding properties, provided that the recommendations presented in this report are properly incorporated into the design and construction of the project." (April 16, 2019 PanGeo, Inc, Geotechnical Engineering Study Proposed Residence 3611 West Mercer Way, Mercer Island, WA, Pages 4 and 5). Therefore, this criterion of approval is met.

c. Will mitigate impacts to the geologic hazard area consistent with best available science to the maximum extent reasonably possible such that the site is determined to be safe; and

Applicant response: The licensed geotechnical professional engineer completed boring samples on the subject property in general accordance with Standard Penetration Test (SPT) sampling methods (ASTM test method D-1586). As mentioned in the first criterion of approval, the report states "It is also our opinion that the planned construction will not adversely impact the overall stability of the site and surrounding properties, provided that the recommendations presented in this report are properly incorporated into the design and construction of the project." (April 16, 2019 PanGeo, Inc, Geotechnical Engineering Study Proposed Residence 3611 West Mercer Way, Mercer Island, WA, Pages 4 and 5)

d. Include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection.

Applicant response: The applicant is proposing to save as many trees as possible, given the topographic and ingress/egress limitations of the site. Landscaping will be provided for all disturbed areas outside of the building footprints and impervious surfaces prior to final inspection of the building footprint.

Please feel free to contact me at george@plantopermit.com if you have any questions or need any additional information. Thank you for your time and help.

Sincerely



George Steirer
Plan to Permit, LLC