



**Date:** October 6, 2020  
**To:** City of Mercer Island – Planning Department.  
**From:** Brad Sturman  
**Re:** Mounger Residence  
4006 E. Mercer Way  
Mercer Island, WA 98040

**Subj.:** CRITICAL AREA CR2 NARRATIVE

This letter is submitted as part of our CR2 wetland mitigation application for the New Residence.

This critical area study is prepared as part of a proposal to permit proposed reconstruction of a single-family residence located at 4006 E. Mercer Way in Mercer Island, Washington (parcel 4131900005). Proposed site improvements include demolition and replacement of an existing single-family residence, removal of non-conforming structures and impervious surfaces, wetland buffer reduction with enhancement, and shoreline restoration.

The property is situated along the Lake Washington shoreline. There is one Category III, lake fringe wetland on the property. The attached report is intended to satisfy the requirements of the Mercer Island City Code (MICC). It provides a description of existing site conditions, proposed improvements, proposed buffer modification, shoreline enhancement, and mitigation sequencing to ensure no net loss of shoreline or buffer ecological functions.

There are critical areas on the property which include Slide Hazard, Erosion and Seismic. The attached Geotech report reviews these issues. We understand that the hazard zoned will be reviewed with this application and not the building permit application.

We are submitting this application for concurrent review with the building permit application. We have filled out the concurrent review form.

**Sincerely,**  
**Sturman Architects. Brad Sturman.**