

Project Narrative

4244 Shoreclub Dr. Mercer Island, WA 98040

The proposed development consists of a major interior remodel to the existing two story SFR. A small addition at the north west side of the home is proposed to create a new entry way. The existing carport is proposed to be enclosed into a garage. Additionally, a 2nd story addition is being proposed to stack over the south west portion of the existing home. The proposed 2nd story addition will land within the existing footprint.

A portion of the property is considered a “geologically hazardous area” due to the steep slope and this area has been hatched on the site plan and survey as well. We understand that the Mercer Island Land Use code dictates the standard setback from the top of the steep slope to equal to the width of a slope. However, we are requesting a reduced buffer based on research and conclusions in our Geotech report.

There is a Geotech report included in the submittal materials which reviews the proposed development, and outlines proposed recommendations and mitigations in order to support the proposed development. In the report, it states that it is their opinion that a building setback of 25 feet from the top of the steep slope should be appropriate and presents minimal risk. (Page 4 of Geotech report) If any area of the addition does extend further than the 25'-0” setback, that portion of addition can be supported on pipe piles.

Please refer to the Geotech report for more detail.

Please refer to our site plan and proposed plans as well.

Per the pre application notes from Mercer Island for this project, no tree plan is required.

Please see attached site images as reference as well.