

Date: June 22, 2022
Client: Jon Coombes
Project: jwa611_6221 83rd Place SE, Mercer Island

Project Narrative:

This site has an existing SFR with attached garage built in 1963. We are proposing to demolish the existing SFR and construct a new SFR with attached garage. The SFR will be approximately 4,000sf and the design will focus on indoor-outdoor connections and capturing the views to the west.

Per GIS mapping, there is potential landslide and erosion hazard areas on the west portion of the site. The critical areas plus the buffer zones would deny all use of this property. The existing SFR is currently within the protected areas and the buffer zones. The proposed design does not encroach more than the existing footprint.

The geotechnical report has reviewed these hazard areas and recommends that the mapping of the potential landslide hazard area be located at the top of the rockery located along the western property line, and not include the gently sloped yard within site boundaries. The geotechnical report recommendations support the project to be constructed as proposed regardless of the hazard mapping.