

CRITICAL AREA REVIEW 2 NARRATIVE

2 July 2023

To

Molly McGuire – Planner, City of Mercer Island

Ryan Harriman – Planning Manager, City of Mercer Island

For the Project

Strand RESIDENCE – 2207-019, ADU23-006

6950 MAKER ST

MERCER ISLAND, WA 98040

Molly and Ryan,

This Critical Area Review 2 submittal is in response to the request on June 23 as part of a round of permit corrections for the proposed single-family residence under permit 2207-019. We are providing the Geotech Report which includes a Critical Area Study that was submitted during the initial permit review process for 2207-019 and has been reviewed as part of that process so there should be a good deal of familiarity with the information it contains. Much of what it outlined below is already understood by much, if not all, of the review staff for this lot.

The proposed design of the house and subsequent revisions to the structure along with additional site work has been coordinated and in compliance with the Geotech Report as well as the City's Geotech Consultant reviews and requests. More specifically the siting of the structure, both location on the lot (away from the West side) as well as relation to bearing soils (lower level at bearing soil depth) conforms to the guidelines outlined in the Geotech Report / Critical Area Study. The addition of a shoring wall near the West side of the lot is in response to the City's Geotech Consultant request to stabilize or replace the existing legally-nonconforming rockery on the western side of the lot to mitigate the hazard. Our initial proposal was, as previously noted, located within the footprint area of the existing construction to minimize / eliminate any impact on that existing legally-nonconforming rockery. In consultation with the project contractor, stabilization was determined to be preferred. The proposed shoring has also been reviewed by both the project Geotech and the City Geotech and has been accepted as a viable solution to mitigate the hazard of the existing legally-nonconforming rockery.

The remaining 2 comments for permit 2206-019 we understand will be addressed separately as part of that permit review process, however if combining any of the information would be helpful please let us know.

Please let me know if there are any questions or if I can clarify anything further.

Thank you for your time,



Jeffrey Almeter