



Land Use Application Project Narrative – Project #2306-185
October 4th, 2023

Project Narrative – Madrona Crest

This project proposes demolition of an existing SFR and detached garage, and construction of a new SFR with attached garage. Site improvements include removal of failing landscaping walls, construction of a new driveway and pedestrian access, and new drainage equipment. The work will be completed in a single phase, with no plans for further development upon completion of the single-family home.

The project is designed to conform to all applicable codes and regulations and is currently in review after responding to the first round of comments from Mercer Island. One comment stated that Mercer Island believed there to be a high likelihood of wetland presence. To address this comment, this application provides a wetland reconnaissance report from Altmann Oliver Associates for review. The report notes that there is no evidence of wetlands or streams that could impact this project.

Thank you for your time in advance. Please direct all questions or concerns to First Lamp Architects via the contact below.

Best Regards,

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