



**S T U R M A N**  
A R C H I T E C T S

**Date:** April 17, 2024

**To:** City of Mercer Island Building Department  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

**From:** Brad Sturman  
John Magcawas  
Sturman Architects

**Re:** Rawson Remodel  
8413 SE 82<sup>nd</sup> St  
Mercer Island, WA 98040  
Tax Id # 362560-0080

**Subj.:** Criteria Compliance Narrative for CAR2

**NARRATIVE:**

The application meets the review criteria for Critical Area Review 2 because it meets the requirements of MICC 19.07.090, MICC 19.07.160.

The site is located on a Steep Slope, Potential Slide, Seismic Hazard Area, and Erosion Hazard as shown on the Mercer Island GIS. Most of the proposed project will be in the Potential Slide Hazard. Therefore, the application meets the review criteria as indicated on MICC 19.07.090(2)(C).

Cobalt Geosciences has been hired to study the site and prepare a report with their findings and recommendations. Per MCC 19.07.160(B)(2) they have concluded that the proposed construction will not adversely impact other critical areas, not adversely impact the subject property or adjacent properties, will mitigate impacts to geologically hazardous area consistent with best available science, and to include the landscaping of all disturbed areas outside of the building footprint. The only recommendations they have provided for the site don't expand beyond foundation recommendations and temporary erosion control measures.

With the criteria stated within MICC 19.07.090 and MICC 19.07.160 addressed with supporting documents and reports, we believe that the project meets the requirements of a Critical Area 2 Review.

**Sincerely,**  
**Sturman Architects,**  
Brad Sturman and John Magcawas