



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

Date: May 15, 2024

To: City of Mercer Island Building Department
9611 SE 36th Street
Mercer Island, WA 98040

From: Brad Sturman
John Magcawas
Sturman Architects

Re: Eadie Residence
5411 96th Ave SE
Mercer Island, WA 98040
Tax Id # 143870-0120

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 Potential Slide, Seismic Hazard Area, and Erosion Hazard as shown on the Mercer Island GIS. All three hazard areas envelope the entirety of the site. Therefore, the application meets the review criteria as indicated on MICC 19.07.090(2)(C).

Geotech Consultants, Inc. 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.

To ensure that there will be no negative impact to the hazardous areas, they recommend that all building loads be support on, or into competent, medium-dense and denser native soils. New and existing foundations outside of the western perimeter garage and basement walls will need to be supported on deep foundations, which includes any interior foundations. For these deep foundations, pipe piles will need to be used.



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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