

## Phillips Residence

### Narrative for Critical Area Determination

May 15, 2019

#### Description of Site & Scope of Project

The subject property is located at 2003 82nd Ave SE, Mercer Island, WA. The waterfront property includes approximately 46,938 SF according to a recent survey prepared by Cascade Land Surveying and is currently developed with a one-story home with a daylight basement. The irregularly shaped parcel that measures a maximum of about 600 feet in the north-south direction, and up to about 200 feet in the east-west direction. The property includes about 40 feet of frontage along Lake Washington to the north. The site is surrounded by single-family homes, and is situated immediately west of the intersection of 82<sup>nd</sup> Avenue SE and 81<sup>st</sup> Avenue SE.

The site is currently occupied by a 3000 SF two-story single-family residence with daylight basement on the eastern portion of the site. The existing residence is accessed by a driveway from 82<sup>nd</sup> Avenue SE. The remainder of the site is undeveloped, with the exception of a north-south trending gravel access road that runs the entire length of the property and terminates at the shoreline of Lake Washington.

The Owners are planning to demolish the existing home and build a new three level home. The home will have five bedrooms, five and one-half bathrooms, and will include a three-car garage that would be accessed by way of an existing access easement. We estimate that the home will be approximately 6,310 SF plus the 3-car garage. An approximately 1,557 SF cabana will be developed near the waterfront as well as a dock with a single berth for a small boat that includes a lift.

The site is scarcely forested with mature native large evergreen and deciduous trees, and includes an understory of ferns, vines and other native plant species. In addition, there are a number of offsite trees that hang over the site. There are 92 trees that are identified as being regulated according to the City of Mercer Island tree ordinance.

The topography of the southern portion of the site slopes down from east to west at grades of approximately 40%, with some areas slightly steeper, and some areas flatter. The northern, narrow extension of the property that extends to Lake Washington generally slopes down moderately to gently from the south to north. Based on our review of the topographic survey, prepared by Cascade Land Surveying, site grades along the east property line are about 144 feet (NAVD88) and site grades along the western property line are as low as 62 feet.

Because the lot is characterized by steeply sloping terrain, with portions in excess of 40% slope, the site qualifies as critical areas in Mercer Island's Municipal code.

We attended two pre-application conferences (PRE19-003) with Mercer Island for this property, the first on January 29, 2019 and a second on February 26, 2019 to discuss an earlier conceptual design. During that pre-application conference a number of issues/concerns were discussed it was suggested that once we had made revisions to our plans, we should file for this Critical Area Determination. With this application we have included the following supporting information:

1. Development Application Sheet
2. SEPA Checklist.
3. Survey dated Feb. 14, 2019 by Cascade Land Surveying
4. Architectural Development plans including detailed site plans, floor plans, elevations, building sections and a number of 3D model images.
5. Soil Report & Critical Areas Study dated March 4, 2019 prepared by PanGEO Engineering
6. Arborist Report for the site dated April 17, 2019 prepared by the Watershed Company
7. Tree plan dated May 01, 2019 prepared by KLLA Landscape Architect
8. Concepted Storm & Utility Plans dated May 2019 prepared by Engineers Northwest.
9. Title Report for the property dated March 2019.
10. Bond Quantity Worksheet

The project design will comply with the city of Mercer Island Municipal Code. In addition, the Geotechnical Engineering Report states that the soils on this site are stable and that the project as design can be constructed on this site subject to the conditions of their report. The design team will comply with all requirements identified in the Engineering Report.

The Arborist has evaluated all regulated trees located on the site. The report identifies 12 trees that are to be removed to allow for construction of the home, all identified as meeting the criteria for removal. The arborist has proposed 25 replacement trees that met the city of Mercer Island replacement ratios.

The replacement trees are identified on the landscape plan.

The Civil engineer has provided a layout for drainage on site which collects all storm water and conveys it within a tight line to Lake Washington. These plans also show temporary erosion and sedimentation control measures and specify the Best Management Practices for the site.

Based on the submitted data we request approval from the City of Mercer Island for construction of this project subject to all criteria proposed by the Geo technical Engineer, the Arborist, Civil Engineer and Landscape Architect.