

18OCT2019

City of Mercer Island

RE: 1812-087 (8243 West Mercer Way), Critical Areas Determination – **Project Narrative**

The property addressed at 8243 West Mercer Way is a vacant lot with some steep slopes, a variety of trees, shrubs and ground cover. The existing lot is approximately 18,616 square feet.

There are no wetlands or watercourses on or near the property. Per the Geotech report, there is no groundwater visible.

The project consists of a new single family home with a new driveway access, walkways and decks. The proposed single family home is 3 levels with approximately 5433 gross square feet.

The existing site is accessed via an existing long, steep driveway shared with several other properties. The proposed driveway/access to the existing lot is configured to minimize excavation and follows the contours of the lot to the proposed garage/parking area. The house and garage construction will require shoring on the uphill portion of the lot and partially along the sides of the house and driveway.

Alteration of a steep slope may be authorized through a critical areas determination, if the development proposal compiles with the applicable provisions of:

MICC 19.07.050, Critical Area Study; (Geotechnical letter attached)

MICC 19.07.060, Geologic Hazard Areas; (Geotechnical report attached).

The provided Geotechnical review of the proposed development including the use of shoring concludes that the following criteria will be met:

- a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;
  
  
  
  
  
  
  
  
  
  
- c. Development practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area

Other Submittal requirements:

- 1) Arborist Report; attached
- 2) SEPA Checklist; not required as project proposes less than 500 cu yds of excavation/earth work outside of proposed house foundations.
- 3) Bond Quantity Worksheet; not required because landscaping is not required for any stabilization work.