

Critical Areas Criteria Compliance Narrative

MICC Chapter 19.07

Project: Remodel / Addition

Address: 4854 E Mercer Way, Mercer Island, WA

Project Description

The proposed project consists of a remodel and vertical addition to an existing single-family residence. The addition is constructed above an existing basement footprint. No expansion of the foundation toward the adjacent slope is proposed, and no new grading or excavation within the slope area is required.

MICC 19.07.090 – Critical Area Buffers

No critical area buffers are present on the subject property. Based on site reconnaissance and the submitted Critical Area Ordinance (CAO) report prepared by Quality Geo NW, PLLC, no buffer reductions or intrusions are proposed. Therefore, MICC 19.07.090 does not apply .

MICC 19.07.160 – Wetlands

No wetlands or wetland buffers are present on or adjacent to the property. The CAO report confirms that the site does not contain regulated wetlands, and no wetland alteration is proposed. MICC 19.07.160 does not apply .

MICC 19.07.170 – Streams

No regulated streams or stream buffers are present on or adjacent to the subject property. Therefore, MICC 19.07.170 does not apply.

MICC 19.07.180 – Geologically Hazardous Areas

The property is adjacent to a slope that is classified as a potential geologically hazardous area. A Critical Area Ordinance geotechnical evaluation was completed by Quality Geo NW, PLLC (dated July 24, 2025, revised January 23, 2026) to assess slope stability and development feasibility.

The geotechnical investigation included site reconnaissance, subsurface exploration, slope evaluation, and review of available geologic literature. The geotechnical report concludes that the site is **not located within an active landslide hazard area or erosional hazard area**, and no evidence of past or active slope instability was observed within the proposed building area .

Although the addition expands toward the slope in elevation, it is constructed **entirely above an existing basement footprint**. The proposed work does **not extend the building foundation closer to the slope**, does not increase slope loading, and does not involve additional grading or excavation within the slope area. The geotechnical consultant reviewed the proposed construction location and determined that the setback does not prohibit the proposed improvement and that the location is suitable for development .

A follow-up plan review memo prepared by Quality Geo NW, PLLC confirms that the structural and civil plans conform to the geotechnical recommendations and that the proposed foundations do **not encroach into required slope setbacks**. The consultant further confirms compliance with MICC 19.07.160.B.3, stating that the development is designed such that risks associated with geologically hazardous areas are mitigated and the site is safe for development .

With implementation of the geotechnical recommendations—including foundation design, drainage controls, and erosion control measures—the project complies with MICC 19.07.180.

MICC 19.07.190 – Flood Hazard Areas

The subject property is not located within a FEMA-designated flood hazard area. No floodplain or floodway impacts are proposed. MICC 19.07.190 does not apply.

Conclusion

Based on the submitted plans and supporting geotechnical documentation, the proposed remodel and addition comply with all applicable provisions of MICC Chapter 19.07. The project does not introduce new impacts to critical areas or geologically hazardous areas and maintains existing slope setbacks and conditions. No critical area alterations are proposed.

CHRIS ARNOLD – CEO/PRESIDENT

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