



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

Date: December 2, 2025

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

From: Brad Sturman
John Magcawas
Sturman Architects

Re: Ford Residence
6805 SE 32nd St
Mercer Island, WA 98040
Tax Id # 935910-0325

Subj.: Criteria Compliance Narrative for CAR1

NARRATIVE:

The application meets the review criteria for Critical Area Review 1 because it meets the requirements of MICC 19.07.090 and MICC 19.07.130, and has been confirmed to be a CAR1 Review per Pre-Application Meeting PRE25-064.

Geotech Consultants, INC. has been hired to study the site and prepare a report and statement of risk with their findings and recommendations. Based on their findings, the foundations on the southeastern deck addition can be completed using convention footings with 2" diameter pipe piles. These footings will have to be excavated to the dense, native soil. They have also stated that the glacially-compressed soils beneath the site will support the planned deck and are not susceptible to seismic liquefaction. With these findings, the project is in compliance with MICC 19.07.160(B)(2).

With the criteria stated within MICC 19.07.090, MICC 19.07.130, and MICC 19.07.160 addressed with supporting documents and reports, we believe that the project meets the requirements of a Critical Area 1 Review.

Sincerely,
Sturman Architects,
Brad Sturman and John Magcawas