

Criteria Compliance Narrative – Hurwitz Addition

The proposed development at 4141 80th AVE SE meets the review criteria for Critical Area Review 1 under MICC19.07.090.A.2.a and has requested concurrent review of geologically hazardous areas together with construction permit review. The property has potential steep slope, protected slope, erosion and potential slide area mapped on Mercer Island GIS.

I request that the requirements for a critical area study are modified as allowed under MICC19.07.110.C to be met by the building permit drawing submittal and the included geotechnical report which includes an evaluation by a qualified professional for engineering and design.

The development proposal will not have an impact on the critical area and will not adversely impact adjacent properties complying with the requirements of MICC 19.07.160. Development standards per MICC 19.07.160 are to be met with appropriate construction methods following the recommendations in the geotechnical report to mitigate the risk of erosion and/or slides such that there will be no significant impact to life, health, safety, and property.

Thank you for your time in advance. Please direct all questions or concerns to First Lamp Architects via the contact below.

Best Regards,

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