

Project Narrative

Conversion of Existing Basement into an Accessory Dwelling Unit (ADU)
2707 70th Ave SE, Mercer Island, WA 98040

Project Overview

This project proposes the conversion of an existing basement within a single-family residence located at 2707 70th Ave SE, Mercer Island, WA 98040, into a fully functional Accessory Dwelling Unit (ADU). The conversion will comply with all applicable zoning, building, and safety codes as outlined by the City of Mercer Island.

Project Purpose & Need

The intent of this project is to create a separate living space within the existing home to provide additional housing flexibility. The ADU will be used to accommodate a family member or as a rental unit in accordance with Mercer Island's ADU regulations. This conversion aligns with the city's goals of increasing housing options while maintaining the character of single-family neighborhoods.

Scope of Work

The scope of work includes the following:

- Interior renovation of the existing basement space to accommodate living, sleeping, cooking, and sanitation facilities, ensuring compliance with all ADU standards.
- Installation of a separate entrance to maintain independent access to the unit.
- Ensuring proper egress and fire safety measures in compliance with Mercer Island building codes.
- Parking considerations in accordance with local ADU requirements.

Compliance with ADU Regulations (MICC 19.02.030)

This project meets the City of Mercer Island's ADU requirements as follows:

- **Owner Occupancy Requirement:** The property owner will continue to reside in the principal dwelling unit as required by MICC 19.02.030(B)(1).
- **Size & Layout:** The ADU will not exceed the maximum allowable size of 1,000 square feet, in compliance with MICC 19.02.030(C).
- **Parking:** The existing on-site parking meets the requirements set forth in MICC 19.02.030(D), ensuring sufficient parking availability.
- **Ingress/Egress & Safety:** The ADU will have a dedicated exterior entrance as required by MICC 19.02.030(E), and comply with fire and life safety codes, including proper emergency egress windows.
- **Design Standards:** The ADU conversion maintains architectural consistency with the primary dwelling and adheres to the aesthetic and neighborhood compatibility guidelines outlined in MICC 19.02.030(F).
- **Utility Connections:** The ADU will be connected to existing utility services as per MICC 19.02.030(G).

Conclusion

The proposed ADU conversion will enhance the livability and utility of the existing home while contributing to the diversity of Mercer Island's housing options. The project will be executed with minimal impact on the surrounding neighborhood and in full compliance with MICC 19.02.030, as detailed in the Code Compliance Matrix Tip Sheet.