



NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST

1435 34th Avenue, Seattle, WA 98122

P: 206.760.5550 | www.neimantaber.com

2024-05-09

Title **Critical area 2 criteria compliance narrative**

Project Address: **5995 SE 30th St**

Project Description: **Rosen Trellis**

MICC 19.07.090 - Critical area reviews

- Review timing and sequence
 - o Development is proposed on a site containing only geologically hazardous areas; applicant requesting consolidation of the review of geologically hazardous areas together with construction permit review
- Requirements for a complete application
 - o Completed development application coversheet
 - Development application coversheet provided with application
 - o Critical area study meeting the requirements of section 19.07.110
 - Critical area study provided with application
 - o Additional information required by the city to confirm compliance with this title
 - No additional information requested to date

MICC 19.07.160 - Geologically hazardous areas

- General review requirements
 - o Critical area study
 - Critical area study provided with application
 - o Impact mitigation
 - Non-impact on other critical areas
 - Described in critical area study
 - Non-impact on the subject property or adjacent properties
 - Described in critical area study
 - Mitigation of impacts to the geologically hazardous area
 - Described in critical area study
 - Landscaping of all disturbed areas outside of building footprints and installation of hardscape prior to final inspection
 - Documented in plan set
 - o Statement of risk
 - Provided in critical area study, stating the following:
 - *(c) Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties*
- Development standards - Landslide hazard areas
 - o Critical area study
 - Critical area study provided with application
 - o Buffers
 - Steep slopes: equal to the height of a steep slope but not more than 75 feet



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- N/A, no steep slopes present
 - Shallow landslide hazard areas: 25 feet in all directions
 - Buffer applied and shown on site plan
 - Deep-seated landslide hazard areas: 75 feet in all directions
 - N/A, no deep-seated landslide hazard areas present
- Development standards - Seismic hazard areas
 - o Critical area study
 - Critical area study provided with application
 - o Identification of seismic hazard areas
 - Seismic hazard areas identified in critical area study
 - o Active fault provisions
 - N/A, no active fault present
- Development standards - Erosion hazard areas
 - o Compliance with chapter 15.09, storm water management program
 - Compliance documented in plan set
 - o No net increase in geological instability on or off site
 - Non-impact described in critical area study
- Development standards - Additional criteria for specific activities
 - o N/A, no other applicable activities

MICC 19.07.170 - Fish and wildlife habitat conservation areas

- N/A, no fish and wildlife habitat conservation areas present

MICC 19.07.180 - Watercourses

- N/A, no watercourses present

MICC 19.07.180 - Wetlands

- N/A, no wetlands present