



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

Date: September 24, 2024

To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects
Seascape Homes, LLC

Re: Forest Creek-Lot 1
5222 Forest Ave SE
Mercer Island, WA 98040
Parcel ID 141030-0057

Subj.: Critical Area 2 Review – Criteria Compliance

This application meets the requirements for a Critical Area Review 2 set forth by MICC 19.07.090, MICC 19.07.160, MICC 19.070.180.

The project site has had Critical Areas identified by qualified professionals. These Critical Areas include Areas of Erosion Hazard and Potential Landslide Hazard and one Type Np watercourse. An additional Type Np watercourse off property has buffers which affect the project site. A buffer reduction is being requested for the western off-site watercourse.

Geotech Consultants completed a Critical Areas study with its geotechnical report submitted as part of this application. Per MCC 19.07.160(B)(2) they have concluded that the proposed construction will not adversely impact other critical areas, not adversely impact the subject property or adjacent properties, will mitigate impacts to geologically hazardous area consistent with best available science, and to include the landscaping of all disturbed areas outside of the building footprint.

Altmann, Oliver Associates, LLC completed Critical Areas studies on both watercourses identified to be on or impact this property, submitted as part of this application. They designed a Buffer Mitigation plan and believe mitigation measures shall achieve equivalent or greater ecological function.



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With the criteria stated within MICC 19.07.090 and MICC 19.07.160 addressed with supporting documents and reports, we believe that the project meets the requirements of a Critical Area 2 Review.

Sincerely,

Kati Eitzman, Sturman Architects