



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 – Application Narrative

The project site is a 15,001 square foot lot located in a well-established residential neighborhood. The development of this lot will be the last in a series of four adjoining lots which have all had single family residences completed within the last 1-3 years.

The lot has a slope of about 13% and is allowed 40% Lot Coverage. There is no existing house or structure on the lot. There is a gravel driveway that previously provided access to the northern lot (Lot 2) prior to its development. An easement allowing access for Parcel 141030-0090 also exists on the southwest corner of the project site and contains an existing asphalt road within the easement.

A qualified geotechnical engineer has determined that this site contains Geologically Hazardous Areas: Potential Landslide Hazard and Erosion Hazard.

A type Np watercourse exists on the eastern half of the property. Its location has been identified by a qualified biologist and surveyed. This watercourse requires a 60-foot buffer with an additional 10-foot building setback. This project will not impact this watercourse or its buffer.

A second type Np watercourse exists to the south and west of the property. As its buffers impact the project site, its location was identified by a qualified biologist and surveyed. This watercourse requires a 60-foot buffer with an additional 10-foot building setback. A one-time buffer reduction is being requested to allow for the construction of this residence. The new buffer would be 45 feet and still have a 10-foot building setback. Mitigation plans have been developed by the project biologist and are submitted as part of this application.



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With the development of the adjoining northern lot (Lot 2), a large 62.5" maple tree was approved and removed under building permit 2212-079. The six replacement trees required by the removal of this tree will be planted with the development of this lot. The removal of two additional trees at the southern edge of this lot is also being proposed- a 33.5" Douglas fir and a 19.2" Douglas fir. These trees are being requested for removal due to their limitation on the ability to achieve 85% of the GFA allowed for this lot.

The project is a two-story single-family residence with an attached garage. The house will be built on a crawlspace with conventional concrete foundations, wood floor joists and wood floor trusses. There will be approximately 4326 square feet of heated space and 588 square feet of unheated garage space.

We are requesting a Concurrent Review of our Building Permit Application with this Critical Area 2 Review.

Sincerely,

Kati Eitzman, Sturman Architects