



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

Date: October 28, 2024

To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects

Re: Jason Brothers, Inc Residence
4006 E. Mercer Way
Mercer Island, WA 98040
Parcel ID 413190-0005

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 19.070.190.

The project site has had a Critical Area identified by qualified Ecologist. A Category III Wetland exists along the Shoreline of Lake Washington. A buffer reduction for this wetland is being requested, from 100 feet to the standard 60 feet. A Shoreline planting improvements mitigation plan has been created to offset or alleviate any negative impacts this proposal might have. The Ecologist believes mitigation measures shall achieve equivalent or greater ecological function and will be implemented per MICC 19.07.190.E.1-4.

Although the Mercer Island GIS has this lot mapped as having Potential Landslide Hazard, Erosion Hazard and Seismic Hazard critical areas, a qualified Geotechnical engineer has completed site studies and determined these risks do not exist on this site. This is discussed in their report, along with erosion control measures.

With the criteria stated within MICC 19.07.090, MICC 19.07.160 and MICC 19.07.190 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