



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 – Application Narrative

The project site is a 36,116 square foot lot located in a well-established residential neighborhood. Currently, an older single-family residence exists on the lot and will be demolished. The lot has a slope of about 20% and is allowed 35% Lot Coverage. The lot is heavily populated with trees, most of which exist on the western half of the property.

A qualified Ecologist has located and mapped an existing Category III Wetland along the Shoreline of Lake Washington. Due to the wetland's location by the shoreline, a 100-foot buffer is prescribed. This application requests a buffer reduction to the standard 60-foot buffer. The Ecologist has prepared mitigation plans to improve the Shoreline to alleviate and offset any impact this buffer reduction might create. A 10-foot Building Setback from the reduced Buffer will also be in place.

This lot is mapped on the Mercer Island GIS as having geologically critical areas: Potential Landslide Risk, Erosion Hazard and Seismic Hazard. A qualified geotechnical engineer has done a site study with borings and determined that, based on their site observations and subsurface studies, these risks do not exist on this site.

One regulated tree is being requested for removal- a 21" Western Red Cedar.

The project is a two-story single-family residence with an attached garage. The house will be built over a full basement, with concrete foundations on grade beams and pin piles, wood floor joists and wood roof joists. There will be approximately 8064 square feet of heated space and 1035 square feet of unheated garage space.



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

We are requesting a Concurrent Reviews of our Building Permit Application, Shoreline Exemption Application, SEPA Review and Wet Season Waiver Application with this Critical Area 2 Review.

Sincerely,

Kati Eitzman, Sturman Architects