

Project Narrative and Criteria Compliance Narrative

Mercer Island # 2401-172

8109 71st St., Mercer Island, WA 98040



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Site and Project Description

The project site is located at 8109 Southwest 71st Street on Mercer Island, Washington surrounded by single-family residences. The front yard has a lawn, landscaping and a driveway with an older one-story single-family residence and attached two-car garage in the middle, a pool, hot tub, concrete patio and sloping planted area in the backyard. A more technical description of the site and house is included in the Geotechnical Report.

The proposed remodel design expands the first-floor entry, main living room and garage. A new second floor addition is above the northern section of the house. The 2nd floor design was reduced in scale from the original permit submission to meet constructability and budget concerns. New foundations requiring pin piles will be on the front section of the house minimizing construction disturbance to the existing house interior.

Criteria Compliance

Per MICC 19.07.090 (B) 2 – A Critical Area review 2 is required for this project as Mercer Island GIS maps show landslide and seismic hazard areas in the SE corner of the site.

Geotechnical engineering subsurface explorations were conducted by PanGeo, Inc. to determine the nature of the geology, soil and hazardous conditions. Test borings, logs and analysis are included in their report dated November 2024.

Per the Geotechnical engineering report- the potential landslide hazard area is shallow requiring only a 25' wide buffer. There are no active seismic faults on this property. Both critical area locations and the buffer are shown on the architectural site plan.

The PanGeo report provides design and construction recommendations for foundation structural design for the proposed residential remodel. Bartley-Pawlak Structural Engineers used this criterion for pin pile foundations, concrete slab design and related details in the structural plans and calculations.

Per 19.07.090B 2b ii – we are requesting that the critical area review be done simultaneously with the construction permit review as this site only has a geologically hazardous area.


Donna Jean Brown, Architect



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