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# Critical Area Review 2 Narrative

14 January 2025

To

City of Mercer Island

By the Architect

Ripple Design Studio, Inc. – Jim Dearth

4303 Stone Way N

Seattle, WA 98103

For the Project

Zimmer Residence

4661 Forest Ave SE

Our project is located at 4661 Forest Ave SE, a sloped lot overlooking Lake Washington.

We're proposing a 1-story, wood frame, single-family residence with an attached garage, and walkout basement. The new home will stay within the general location of the existing house, and the existing dock will remain in place.

A detailed analysis of compliance with MICC 19.07.160 is as follows:

**19.07.160.A.** This property has the following Geologic Hazards identified; Landslide, Seismic, Erosion.

**19.07.160.B.1** A critical area study was conducted and was submitted as part of the permit process PanGeo Geotechnical Report – Rev 01 dated 28 October 2024 (pages 9-14)

**19.07.160.B.2** The above noted report provides design recommendations and assessment of the proposed project. (pages 14-34)

**19.07.160.B.3** A statement of risk has been provided by the project Geotechnical engineer.

**19.07.160.C** The critical area study by PanGeo provides detailed analysis of the proposed design and its impact on Steep Slope and Landslide hazards.



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**19.07.160.D** The critical area study by PanGeo provides design recommendations for the proposed design relative to Seismic Hazard considerations. This report also provides an analysis of the proposed design in relation to mitigating this hazard.

**19.07.160.E** The critical area study by PanGeo provides design recommendations for the proposed design relative to Erosion Hazard considerations. This report also provides an analysis of the proposed design in relation to mitigating this hazard.

Please let us know if there are any questions or if we can provide any further information.

Thank you,

A handwritten signature in black ink, appearing to read "J M Dearth". The signature is fluid and cursive, with a prominent initial "J" and "M".

James M Dearth, Ripple Design Studio, Inc.