

Critical Area Criteria Compliance Narrative

Project Address: 9734 SE 40th Street, Mercer Island WA 98040

Applicant: Russell Palanchuck

Prepared By: ALDOR LLC Consultant – Dorin Cornitel

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Geotechnical Engineering Report provided by: MP Engineering, PLLC. Completed date January 28th 2025.

Relevant Code Sections Addressed

19.07.090 – Critical Area Review (Line 2)

This property lies within a designated geologically hazardous area per the City of Mercer Island's Critical Areas Map. In compliance with Line 2 of this section, a critical area review was triggered due to the mapped landslide hazard within proximity to the lot. The applicant has submitted a geotechnical report confirming the property is not directly within a hazardous zone but adjacent to one. The review confirms that the proposed development does not require additional mitigation beyond those recommended in the geotechnical report. Report completed by MP Engineering PLLC on January 28th 2025.

19.07.100 – Mitigation Sequencing

The development follows the standard mitigation sequencing:

1. Avoidance: The home is sited entirely outside the known hazard zone and associated buffers.
2. Minimization: The foundation design avoids deep cuts or slope encroachment. Surface water runoff will be carefully managed using code-compliant drainage controls.
3. Mitigation: Geotechnical recommendations include erosion control, proper surface drainage, and construction best practices to ensure long-term stability.
4. Restoration (if needed): If temporary disturbance occurs near the slope buffer during construction, restoration with native vegetation and slope stabilization will be implemented.

19.07.110 – Critical Area Study

A complete Critical Area Study is incorporated via the Geotechnical Engineering Report prepared by MP Engineering, PLLC. Completed date January 28th 2025. Key elements include:

- Subsurface borings and soil analysis
- Evaluation of slope stability and bearing capacity
- Assessment of groundwater conditions
- Professional conclusions stating that the site is suitable for the proposed single-family home, provided recommended construction practices are followed

The study confirms the development will not increase risks to surrounding properties or natural systems.

19.07.160 – Geologically Hazardous Areas

The site's proximity to a mapped landslide hazard triggers compliance with this section. The geotechnical report identifies that:

- The actual area of development is not located within the steep slope or slide zone, which lies approximately 50 feet west and downhill of the site.
- The area between the site and the hazard is protected by an existing retaining wall and another residential structure.
- The proposed home will be supported on shallow foundations, with engineering controls in place to manage erosion, surface runoff, and construction loads.

The site will remain stable under current and future conditions with implementation of the report's recommendations, and the structure will not destabilize the slope or neighboring parcels.

Conclusion

The proposed development at 9734 SE 40th Street, Mercer Island WA 98040 complies with Mercer Island Code Sections 19.07.090, 19.07.100, 19.07.110, and 19.07.160. Through avoidance of the hazardous area, engineering mitigation, and adherence to geotechnical recommendations, the project meets the intent and standards of the City's Critical Area Ordinance.

All critical area requirements have been addressed, and the project poses no adverse impact to geological stability or public safety.

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