

Critical Area Review

Project Address: 4863 E. Mercer Way, Mercer Island, WA 98040

Project number : 2504-05

Homeowner: Greg and Jennifer Rosenwald

July 14th, 2025

Seismic/liquefaction, Wind Speed Up 1.0, Potential Slide Area

Critical Area Review Narrative;

The project consists of remodel and small addition to a single family residence along the eastern shore of Mercer Island. The project does not involve work on the existing bulkhead or dock and is contained within or connecting to the existing structure. See submitted Plan Set for additional information on the extent of work.

MICC 19.07.90 2(b) ii Critical Area Review

We have requested the Critical Area Review be consolidated (concurrent) with the building permit review.

MICC 19.07.160 Geologically Hazardous Areas

C. Development standards – Landslide hazard areas

The site is not within a steep slope area or erosion area. To my knowledge, there are no known Landslide Hazards. The project will not alter the critical area.

D. Development Standards – Seismic hazard areas

The project does contain geological hazards as listed above. The project does contain an addition to the main structure of 272 sf and addition to the roof area of 653 sf for a covered patio. The footings for the patio roof have been engineered to address the seismic/liquefaction conditions. The foundation for the building addition has been engineered. Structural engineering was completed based on results from the Geotechnical report performed by PanGEO. The project will not alter the critical area

E. Development Standards – Erosion hazard areas

The project is not within an Erosion Hazard Area.

MICC 19.07.170 Fish and Wildlife Habitat Conservation Areas

The project will not impact or alter the fish and wildlife in the area. No trees are to be removed and no work is to be done that would impact the fish and marine life.