



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

Date: July 31, 2025
To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects

Re: RKK Construction Residence
4115 78th Ave SE
Mercer Island, WA 98040
Parcel ID 362350-0210

Subj.: Critical Area 2 Project Narrative

A Critical Area 2 review application is being submitted in conjunction with a Building Permit for a new residence and an ADU application.

The project site is a 9,930 square foot undeveloped lot located in an established residential neighborhood. The lot has a slope of approximately 17.9% and is allowed 35% Lot Coverage. The lot is populated with many trees and typical undergrowth.

A new two-story single-family residence with an attached two-car garage is being proposed. The house will have a full basement with an ADU located in the southeastern half. The house will have 4,718 square feet of heated space and 608 square feet of unheated garage. The basement will be built using traditional concrete foundation walls and footings.

As part of the Building Permit application, 11 of 16 regulated trees are being requested for removal, maintaining 31% of the existing trees on the site. Two of the removed trees are classified as Exceptional due to either size or code. These two trees are in the center of the building site and the proposed house plan and would prevent the construction of the guaranteed 85% of the GFA allowed for this lot.

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 slope stability analyses, and determined that, based on their site observations and subsurface studies, these risks will not pose a problem to the proposed residence, and vice versa.

Sincerely,
Kati Eitzman, Sturman Architects
Brad Sturman, Sturman Architects