

Critical Area 2 Project Narrative 4450 84th Ave SE

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 9,601 square foot lot located in an established residential neighborhood. The lot has a slope of approximately 9% and is allowed 45% Lot Coverage. A new two-story single-family residence with an attached two-car garage is being proposed. The house will have a full basement converting the existing SFR to a detached ADU located western portion of the lot. The house will have 2,320 square feet of heated space and 470 square feet of garage. The basement will be built using traditional concrete foundation walls and footings. 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.