

Nov 5, 2025

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RE: Land Use / Critical Areas Review
Proposed Residence
9412 SE 33rd Street
Mercer Island, Washington

PROJECT NARATIVE

Initial Geotech report states on pages 1-3 under Project Description through to the section on the City of Mercer island GIS Mapped Hazzards, it is determined the project site does not contain the geological hazards noted on the Mercer Island GIS Hazzard Map. Below are clips from that report with their findings and recommendations.

We were informed by Madelyn Nelson of Mercer Island Planning we can apply for a Critical Areas review 1 which we are planning to do. And not continue the Critical Areas Review 2.

Site and Project Description

(Copied from Geotech report for this project dated April 14, 2025 - pages 1-3– see full Geotech Report)

“The site is located at 9412 SE 33rd Street in Mercer Island, Washington. The site consists of one nearly rectangular parcel (No. 4139300406) with a total area of 11,693 square feet.

The southern portion of the site is developed with a residence. There is a driveway along the west property line extending to the property to the north. The remainder of the site is undeveloped and vegetated with grasses, bushes/shrubs, and variable diameter trees.

The site slopes downward from south to north at low magnitudes with relief of about 12 feet.

The site contains seismic and potential landslide hazard areas per City mapping.

The site is bordered to the east, west, and north by residential properties, and to the south by SE 33rd Street.

The proposed development includes a new residence in the northern half of the property. Associated construction will include walkways and driveway areas.

Site grading may include cuts and fills of about 3 feet or less for foundation placement. Foundation loads are expected to be light. We should be provided with the final plans to verify that our recommendations remain valid and do not require updating.”

“City of Mercer Island GIS Mapped Hazards

The City of Mercer Island GIS maps indicate that the site contains a potential slide and seismic hazard area. These designations are likely present due to the mapped geologic conditions and historical data.

We did not observe evidence of soil susceptible to liquefaction or landslide activity. It is our opinion that the site does not contain these geologic hazards based on our observations and subsurface explorations. There may be a small area of seismic hazards near the shoreline; however, this would be within buffers and setbacks from shorelines and not within the subject property.”