



**Date:** November 8, 2025  
**To:** City of Mercer Island  
Community Planning and Development

**From:** Brad Sturman

**Re:** RKK 73<sup>rd</sup> Residence  
2434 73<sup>rd</sup> Ave SE  
Mercer Island, WA 98040

Parcel #: 531510-0408  
Jurisdiction: City of Mercer Island  
Zoning: R-9.6  
Lot Square footage: 16,170.7 sf – per survey

This letter is submitted as our Project Narrative for a proposed new residence on an existing single family lot in the R-9.6 zone on Mercer Island.

## **Project Narrative:**

The scope of the project is the demolition of the existing single family residence and detached garage and construction of a proposed new one story residence with daylight basement and attached garage totaling approximately 4,722 square feet of heated space plus an additional 579 square feet of attached garage and 959 square feet of covered outdoor decks. No ADU or middle housing units are planned as part of the proposed residence. Two parking spaces are provided in the proposed attached garage as well as two more on a concrete pad adjacent to the driveway.

73rd Ave SE remains as-is and no grading changes are proposed to that shared drive. Ancillary grading and retaining walls are proposed to raise the level of the front yard to meet the existing grade of 73<sup>rd</sup> and the main floor level of the residence will be located at street level. Grade will step down via retaining walls at the north edge of the house and the south edge of the garage. We will maintain existing grade along both side yards of the house. The rear yard grade will remain as-is.

Proposed house meets all zoning and dimensional requirements. No portion of the existing house remains.

The proposed residence will have a new underground power feeder from an existing power pole north of the property to a new meter on the house. A new water meter and 1.5" line to the house will be installed running from the existing water main in 73<sup>rd</sup> Ave SE and the existing ones will be decommissioned. Sanitary sewer connection will be to an existing lateral running next to the house in an existing 5' sewer easement. Stormwater will be collected from footing drains and downspouts and tightlined to a stormwater detention tank per civil. Leaving the tank the outflow is tightlined to the SE corner of the lot and then into a new private storm drain easement on the adjacent parcel and thence to the existing stormwater line on 74<sup>th</sup> Ave per civil drawings.

Two existing trees are present on the property and one will remain. The other will unfortunately need to be removed as the new stormwater lines will run directly under it. Two new western red cedars are



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

proposed to replace that removed western red cedar, planted in the SE corner of the lot just over 10' away from the proposed stormwater line.

No work will take place in or near the seismic hazard area at the east side of the lot other than installation of the new stormwater line and removal and replacement of the removed cedar and two replacement cedars. Existing grades will remain from the house to the east property line in order to avoid impacting slopes on adjacent properties.

Construction and grading will not be phased and is anticipated to take place outside of the wet season depending on exact permit issuance timeline. A season development waiver will be applied for if necessary.

**Sincerely,**  
**Brad Sturman**  
**Sturman Architects, Inc.**