

Critical Area 2 Project Narrative 2424 74th Ave SE

A Critical Area 2 review application is being submitted in conjunction with a Building Permit for a new duplex application. The project site is a 11,508 square foot lot located in an established residential neighborhood. The lot has a slope of approximately 13.4% and is allowed 40% Lot Coverage. A new two-story duplex with two attached one-car garages is being proposed. The duplex will have 3,974 square feet of heated space and 552 square feet of garage. The foundation will be built using traditional concrete foundation walls and footings on helical piles bored to approximately 25' depth. This lot is mapped on the Mercer Island GIS as having geologically critical areas: Potential Landslide Risk and Erosion 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.