



R I P P L E  
D E S I G N   S T U D I O

# Critical Area Review 2 Narrative

11 December 2025

To

City of Mercer Island

**By the Architect**

Ripple Design Studio, Inc. – Jim Dearth

4303 Stone Way N

Seattle, WA 98103

**For the Project**

Anderson Residence

53336 Butterworth Rd

Our project is located at 5336 Butterworth Rd, a sloped lot with shoreline access to Lake Washington.

We're proposing a small lower level addition, replacement of an existing elevated deck, along with interior remodel of an existing single-family residence with an attached garage, and walkout basement. The proposed addition is located under the existing so there is no change to the existing building footprint.

The report addresses the proposed construction and provides design criteria that has been used for the design of the submitted project.

A detailed analysis of compliance with MICC 19.07.160 is as follows:

**19.07.160.A.** This property has the following Geologic Hazards identified; Landslide, Erosion, Steep Slope, liquefaction potential.

**19.07.160.B.1** A critical area study (pages 4-6) was conducted and was submitted as part of the permit process, Pangeo Inc. dated February 2026

**19.07.160.B.2** The above noted report provides design recommendations and assessment of the proposed project. (pages 6-13)

**19.07.160.B.3** A statement of risk has been provided by the project Geotechnical engineer, page 13.



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**19.07.160.C** The critical area study by Pangeo provides detailed analysis of the proposed design and its impact on Steep Slope and Landslide hazards.

**19.07.160.D** The critical area study by Pangeo provides design recommendations for the proposed design relative to Seismic Hazard considerations. This report also provides an analysis of the proposed design in relation to mitigating this hazard.

**19.07.160.E** The critical area study by Pangeo provides design recommendations for the proposed design relative to Erosion Hazard considerations. This report also provides an analysis of the proposed design in relation to mitigating this hazard.

Please let us know if there are any questions or if we can provide any further information.

Thank you,

A handwritten signature in black ink, appearing to read "James M Dearth". The signature is fluid and cursive, with a prominent initial "J" and "M".

James M Dearth, Ripple Design Studio, Inc.