

October 1, 2025

Criteria Compliance Narrative

Critical Area Review 2

Project Address: 4045 W Mercer Way, Mercer Island, WA 98040

Parcel Number: 362350-0395

Project Description

The site is a single-family parcel with the zoning designation of R-15. There are remnants of a previously demolished single-family residence on site, including a concrete slab and retaining walls. The site slopes from W Mercer Way down to the shore of Lake Washington. There is an existing dock at the shoreline.

A new single-family residence is proposed to be built on the property, which is located within a mapped Seismic Hazard and Potential Landslide Hazard Area, Steep Slope Hazard Area, and Erosion Hazard Area. Steps have been taken to mitigate risks associated with these areas, as detailed below.

Compliance with MICC 19.07.090 – Critical Area Reviews

The proposed project has been evaluated as documented in the Geotechnical Engineering Study and Critical Area Study prepared by Geotech Consultants, Inc. dated June 18, 2021, with a supplemental letter dated August 19, 2025.

Compliance with MICC 19.07.160 – Geologically Hazardous Areas

Per the recommendations in the Critical Areas Study prepared by Geotech Consultants, Inc dated June 18, 2021, the project can be constructed in the proposed configuration without adverse impacts to critical areas on the site or neighboring properties, and the geotechnical recommendations associated with foundations, shoring, and erosion control will mitigate any potential hazards to critical areas on the site. The proposed development will be supported on conventional footings or deep foundations embedded into the glacially compressed soils which are not liquefiable, thereby mitigating the Seismic Hazard. Erosion control measures will be in place during site development, including but not limited to a wet weather sediment trap, a wire-backed silt fence bedded in compost, and a rock construction access and staging area. To mitigate landslide hazards, the proposed development includes a catchment wall along the upslope perimeter of the proposed residence, and the proposed foundations will bear on or into dense to very dense core soils.

Compliance with MICC 19.060.170 – Fish and Wildlife Habitat Conservation Areas

All proposed site developments will be located outside of designated fish and wildlife habitat conservation areas. This section is not applicable to this project.

Compliance with MICC 19.07.180 – Watercourses

There are no mapped watercourses on or near the project site, per the Mercer Island Watercourse Map. This section is not applicable to this project.

Compliance with MICC 19.07.190 – Wetlands

There are no mapped wetlands on or near the project site, per the U.S. Fish & Wildlife Wetlands Map. This section is not applicable to this project.