



13 June 2022

ZGA Project No. 2537.01

Kevin and Suzette Piper
8429 SE 33rd Place
Mercer Island, Washington 98040

Subject: Plan Review Comments
Proposed Additions
8427 SE 33rd Place
Mercer Island, Washington

Dear Mr. and Mrs. Piper:


In accordance with a 7 June 2022 request by Form + Function Architecture, we have reviewed the permit set design plans, including Form + Function Architecture plans dated 18 April 2022 and CT Engineering structural plans dated 10 June 2022. Based upon our review, it is our opinion that the plans adequately incorporate the recommendations contained in our geotechnical engineering report dated 28 January 2022 geotechnical engineering report.

Section 19.07.110 of the Mercer Island City Code (MICC) requires that projects mitigate potential impacts to regulated critical areas to the extent feasible. As described in our 28 January 2022 geotechnical engineering report, the property includes regulated landslide hazard and erosion hazard critical areas. The City may allow alteration within a regulated geologic hazard area or buffer if the proposal effectively demonstrates that there is no impact on the regulated areas or that it adequately mitigates risks of the hazards. Based upon our review of the plans, it is our opinion that mitigation of potential landslide hazard impacts associated with the proposed additions has been achieved by having no disturbance of the landslide hazard area itself and by limiting the proposed building alterations to a small footprint within an area that was graded during initial site construction. In addition, the proposed grading and new foundations associated with the additions will not increase loading on the landslide hazard area. Limiting the proposed alterations to level portions of the site will also effectively mitigate potential adverse impacts to the portions of the site inclined at 15 percent or greater which are erosion hazard areas per the MICC.

CLOSURE

We hope that that this letter meets your current needs. Please do not hesitate to contact the undersigned should you have any questions.

Regards,
Zipper Geo Associates, LLC

Signed 6.13.22

David C. Williams, LG, LEG
Principal Engineering Geologist

Robert A. Ross, PE
Managing Principal

Signed 6.13.22

Distribution: Addressees (1 pdf)
CT Engineering, Attention: Mr. Ben McCann, PE (1 pdf)
Form + Function Architecture: Attention: Ms. Judy Tucker