

Molly McGuire  
Mercer Island Community Planning and Development Department  
RE: Clarifications on Building Permit 2207-019 SUB4  
June 28, 2023

Dear Ms. McGuire:

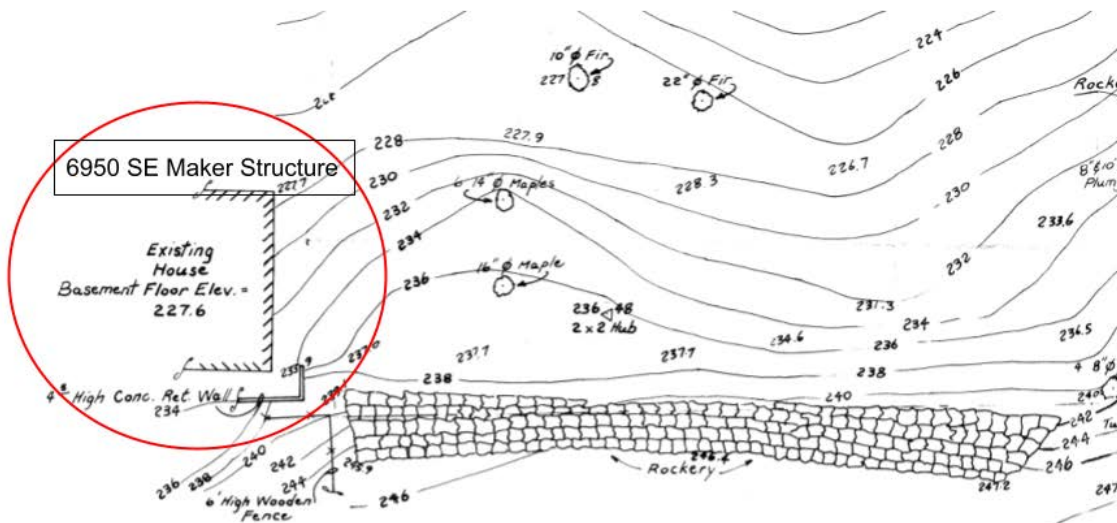
I appreciate the city's decision to ask for a third-party review of Existing Grade for Permit 2207-019.

I am writing in response to two letters submitted as Building Permit 2207-019 SUB4.

In response to two points in Mr. Lawyer's SUB4 letter:

*"The D.R. Strong survey references a parcel located to the west of 72nd Avenue SE, but does not state exactly where, along 72nd Avenue, the site depicted is situated. The existing structure on the Strand lot is very old and was standing at the time of the D.R. Strong survey, but is not reflected on the sketch. "*

The D.R. Strong survey is from 7415 SE 35th Street, and was obtained from the Mercer Island GIS for 7145 SE 35th (link from GIS is [here](#), site plans with the address and matching contours is found [here](#)). The 6950 SE Maker structure is clearly shown in this survey and highlighted below. In fact, the SUB4 letter from Mr. Miller (Terrane Inc.) agrees that this survey closely matches the northern boundary of 6950.



*"The submissions from Dan Grove and Jim Mattison should be excluded from the City's consideration altogether. Their "homemade" work product includes freehand lines drawn across*

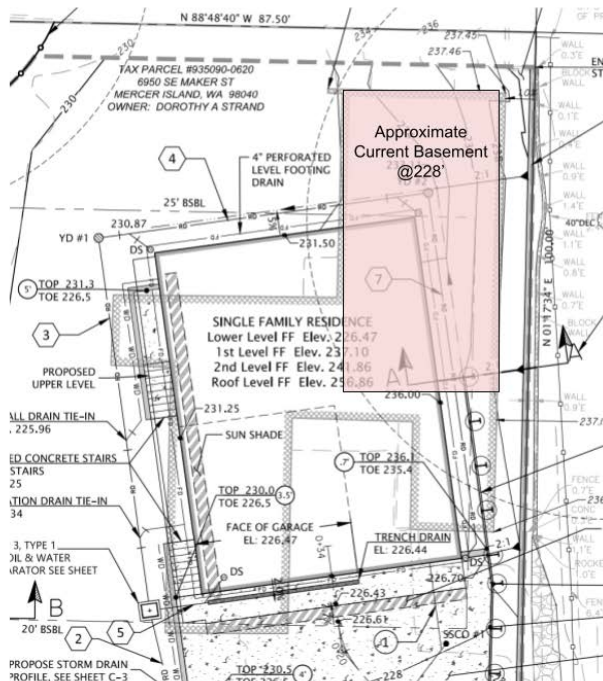
*copies of Ms. Strand's site plan, represented to be "contour interpolations" that represent the topography of Ms. Strand's lot at some unspecified point in history."*

The City of Mercer Island does not specify how interpolation should be done in this scenario. In order to look for the best approach, I surveyed all large cities in the area. The City of Seattle is the only local entity that provides rules for this scenario, and Mr. Mattison and I followed their interpolation approach ([link](#) to Seattle Director's Rule 4-2012, page 7) to determine "Existing Grade prior to any development".

With regards to the SUB4 letter from Mr. Miller of Terrane Inc., I will note two things:

1. Mr. Miller agrees that the DR Strong and M.W. Marshall surveys "closely match features common on the surveys."
2. Mr. Miller's statement that "existing grade as shown on my Survey (Terrane Job Number 21007, dated 05/27/2021, revised 11/8/22) is the best evidence for the Original Grade of the site." is contradicted by the data shown by the [Applicant's own geotechnical survey](#), which showed that on one boring close to the proposed structure "Approximately 11 feet of loose silty sand fill soils were encountered over the remnant topsoil and overlying medium-dense silty clayey sand."

Finally, none of the submissions made to date have acknowledged that the northeast portion of the proposed structure sits on a walk-out basement slab at a grade of 228', shown below.



Thank you again for making the materials about this project available for review.

Dan Grove