



October 23, 2019

G-3837

Mr. William Summers
MI Treehouse LLC
P.O. Box 261
Medina, WA 98039
Email: bill@summersdevelopment.com

Subject: Response to Shannon & Wilson Third Party Review
RE: Proposed Residence
5637 East Mercer Way, Mercer Island, WA 98040

References: GEO Group Northwest, Inc. Geotechnical Engineering Report, dated 3/13/2015
RE: Proposed Residence.

GEO Group Northwest, Inc. Geotechnical Report Addendum, dated May 2, 2017
RE: Proposed Residence.

GEO Group Northwest, Inc. Geotechnical Report Addendum
Response to City of Mercer Island Letter dated November 16, 2018

Dear Mr. Summers:

At your request, we have reviewed the revised location of the updated location for the proposed residence that places it 15 feet closer to the street in order to minimize impacts to the wetlands.

Moving the residence approximately 15 feet closer to the street has no impact on the projects potential geologic impact. Therefore, all previous opinions conclusions and recommendations remain the same.

We also wanted to respond to the Shannon and Wilson third party review comments in their letter dated July 12, 2019.

Hazard Assessment:

Potential Adverse Impacts to Adjacent and Downhill Properties:

1. The potential adverse impact to the uphill property to the west and the south is to excavate into the steep slope and undermine the slope. No excavation into the steep slope is proposed. The building pad will help drain excess water with the filter fabric protected crushed rock pad, and this will increase the stability of the slope at the west and south sides.
2. The potential adverse impacts to downhill properties that are across East mercer Way include potential water and mud that can flow across the street and impact downhill properties. However, the downstream analysis performed Triad indicates that actual problems downstream exist when debris clogs the catch basins along the street below the street. Maintenance of the catch basins along the street is the responsibility of the City of Mercer Island. With the development of the property the issue of debris and water discharged from the property to the Street is eliminated or minimized.


Statement of Risk

“The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe.”

The comments by Shannon and Wilson ask for addressing the geologic hazards at the site, and we have addressed this issue that by having a stable building pad with crushed rock and filter fabric, such that the stability of the site is improved by providing improved drainage and stabilization of the building pad. The use of piling to support the proposed house mitigates potential liquefaction affecting the house. There are no excavations into the steep slopes, and the house will be further protected with a catchment wall facing the steep slope.

We conclude that the development will improve the stability of the house and the lot such that development is determined to be safe.

Sincerely,
GEO Group Northwest, Inc.



William Chang, P.E.
Principal

