

June 14, 2017
File No. 17-014.200

Ms. Suzanne Zahr
1441 76th Avenue SE, Suite 160
Mercer Island, WA 98040

**Re: Statement of Minimum Risk
Critical Area Determination
Niederman Residence Remodel
6800 – 96th Avenue SE, Mercer Island, Washington**

Dear Ms. Zahr,

As requested, this letter is prepared to respond to the City of Mercer Island 2nd review comments with regard to Critical Area Determination and Lan Use Application for the proposed remodel project at the above-reference property. Our response to the comments is limited to the geotechnical aspect of the review comments, and our response to the comments are as follows:

PLAN REVIEW

PanGEO reviewed the current projects plans (A0.2 through A4.2) for the critical determination and land use application. In our opinion, the current planting plans reviewed will not cause slope instability with the disturbance of soils planned.

STATEMENT OF MINIMUM RISKS

We understand that the site is mapped within a geologic hazard area. Per Mercer Island City Code Section 19.07.060.D.2, development within geologic hazard areas and critical slopes may occur if the geotechnical engineer provides a statement of risk with supporting documentation indicating that one of the following conditions can be met:

- a. 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; or

- b. An evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area; or
- c. Development practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area; or
- d. The alteration is so minor as not to pose a threat to the public health, safety, and welfare.

It is our opinion that Criterion (c) can be met through best management practices during construction, including the proper use of silt fence, minimize earthwork activities during periods of heavy precipitations, minimized exposed areas in wet season, etc. Permanent erosion control measures including landscape and hardscape installations should be established as soon as practical and will effectively mitigate the risk of erosion in the long term.

We trust that the information outlined in this letter meets your current needs. Please call if you have any questions or need additional information.

Sincerely,



6/14/2017

Michael H. Xue, P.E.
Senior Geotechnical Engineer