



LETTER OF TRANSMITTAL

DELIVER TO

Planning Department City of Mercer Island

FIRM ORGANIZATION

Suzanne Zahr, Inc.

COPY TO

Lauren Anderson, Assistant Planner

Nicole & Chris Niederman, Owners

FROM

Suzanne Zahr

DATE

June 19th, 2017

PROJECT NAME

Niederman Residence

SZ PROJECT Number

16017

HARD COPY TO FOLLOW

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Critical Area Determination CA017-001 First Review Letter – RESPONSE LETTER SUB3

REMARKS:

Dear Lauren Anderson,

In response to your Second Review Letter, dated June 14, 2017, kindly accept this letter and all referenced attachments as my formal response on behalf of our clients, Nicole & Chris Niederman. I trust that with this info in hand, you'll find that we're in compliance with the zoning code, Title 19 of Mercer Island City Code (MICC) for our proposed land use application. In direct response to your notes, please find my numerated response below.

- 1. Please update the application and narrative to state that the Critical Areas Determination is also for the alteration of a steep slope. After reviewing the project with Don Cole, the Building Official who specializes in slopes and landslide hazard area review, stated that the proposal is within a steep slope and is an alteration. We request that the Geotechnical Engineer provide a statement of risk, the statements are listed under MICC 19.07.060 (D)(2).*

SZ Response:

- Attached, updated Development Application states 'includes alteration of steep slope'.
- Attached, PanGeo Inc. has provided a Statement of Minimum Risk, dated June 14, 2017

- 2. This project will require additional Geotechnical review during construction and the building permit application. In addition, we require field observation during the removal of the parking pad and the native vegetation planting..*

SZ Response:

- Noted. PanGEO Inc. is contracted to provide additional Geotechnical review during construction, as well as offer field observations during the removal of the parking pad and native vegetation planting.

NIEDERMAN RESIDENCE
JUNE 19, 2017

3. *The planting plan shall be reviewed by the Geotechnical Engineer to ensure that the re-vegetation plan will not cause slope instability with the disturbance of soil. Any recommendations by the Geotech shall be applied.*

SZ Response:

- PanGeo Inc., Geotechnical Engineer, has already reviewed the proposed vegetation plan and has already provided assurances in original letter, dated May 11, 2017.

Thank you,



Suzanne Zahr, President
Suzanne Zahr, Inc.

ATTACHMENTS

CMI DSG Development Application (updated), dated June 19, 2017
PanGEO's Geotechnical Statement of Minimum Risk, dated June 14, 2017
PanGEO's Geotechnical Letter, dated May 11, 2017 (re-sending)