



November 2, 2023

Design Built Homes  
c/o Todd Sherman  
11400 SE 8th St  
Mercer Island, WA 98040  
Via: Email

RE: **CAO23-021** First Review Letter; 4719 86th Ave SE, Mercer Island, WA 98040

Mr. Sherman,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Critical Area Review 2 application. The following issues need to be addressed in your resubmission:

Planning:

1. Review and prepare responses to the September 27, 2023, review letter from Michele Lorilla, P.E., Geotechnical Peer Reviewer, see attached.
2. The Critical Area Consultation, Earth Solutions NW, LLC, dated September 13, 2023, needs to be reviewed and possibly modified so each item in MICC 19.07.100 is thoroughly addressed. How is the proposed development consistent with MICC 19.07.100? The applicant shall document how each measure has been addressed before considering and incorporating the next measure in the sequence.
3. The Critical Area Consultation, Earth Solutions NW, LLC, dated September 13, 2023, needs to be reviewed and possibly modified so each item in MICC 19.07.160 is thoroughly addressed. How is the proposed development consistent with the applicable sections of MICC 19.07.160? Earth Solutions NW, LLC provides their opinions throughout the document, but does not provide adequate responses to how the proposed development is consistent with each applicable section of MICC 19.07.160.

The City's processing of the Critical Area Review 2 application, CAO23-021, has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information

must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is January 2, 2024. If a complete response is not received or an extension response has been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

If you have any questions, please contact me at 206-275-7717 or [ryan.harriman@mercerisland.gov](mailto:ryan.harriman@mercerisland.gov).

Best regards,

*Ryan Harriman*

Ryan Harriman, EMPA, AICP – Planning Manager  
City of Mercer Island  
Community Planning and Development

September 27, 2023

Ryan Harriman  
Planning Manager  
Community Planning and Development (CPD)  
City of Mercer Island

Re: 4719 86<sup>th</sup> Ave SE  
Mercer Island, Washington  
CAO23-021

This letter provides the geotechnical engineering-related comments for the above-referenced permit.

The Lorenzini short plat documents (SUB 1) were reviewed as part of the Critical Area Review (CAR2).

The proposed location of the stormwater detention tank shown on Sheet C4 should be reviewed by the geotechnical engineer of record. An assessment of both the potential long-term impacts from the detention system on the stability of the slope given its proximity to the edge of the slope, as well as the potential adverse impacts of future slope movements on the performance of the detention system should be provided.

Following review of the plans, assessment of the detention tank location, and recommendations for alternate detention system location, if applicable, a letter should be provided stating whether the current plans conform to the geotechnical engineer's site development recommendations. An updated statement of risk (MICC19.07.160.B.3) from the geotechnical engineer should also be included in the letter.

Sincerely,

**City of Mercer Island - CPD**

A handwritten signature in black ink, appearing to read "Michele Lorilla". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michele Lorilla, P.E.  
Geotechnical Peer Reviewer