



November 20, 2023

Project No. 21071

Ryan Harriman  
City of Mercer Island  
Community Planning and Development  
9611 SE 36<sup>th</sup> Street  
Mercer Island 98040

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

Dear Mr. Harriman,

This letter is provided as response to comments dated November 2, 2023. Each item has been carefully reviewed and considered and the following is a summary of how each item was addressed.

Planning:

1. Review and prepare responses to the September 27, 2023, review letter from Michele Lorilla, P.E., Geotechnical Peer Reviewer, see attached.

***The review letter from Michele Lorilla, P.E. has been reviewed. The Response to Comments and Geotechnical Update provided by Earth Solutions NW, LLC (the Geotechnical Engineer of record) is provided with this submission, dated October 12, 2023.***

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.

***The Critical Area Consultation provided by Earth Solutions NW, LLC, dated September 13, 2023, has been reviewed and modified so each item in MICC 19.07.160 is thoroughly addressed. The revised letter is included in this submission with a revision date of November 17, 2023.***

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 Critical Area Consultation provided by Earth Solutions NW, LLC, dated September 13, 2023, has been reviewed and modified so each item in MICC 19.07.160 is thoroughly addressed. The revised letter is included in this submission with a revision date of November 17, 2023.***

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**GEOTECHNICAL PEER REVIEW: MICHELE LORILLA, P.E.**

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.

***The review letter from Michele Lorilla, P.E. has been reviewed. The Response to Comments and Geotechnical Update provided by Earth Solutions NW, LLC (the Geotechnical Engineer of record) is provided with this submission, dated October 12, 2023.***

If you have any questions, please do not hesitate to contact me.

Sincerely yours,  
D. R. STRONG Consulting Engineers

Jeffrey S. Eisenhaur, E.I.T  
Sr. Design Engineer

JSE/dle

Enclosure