

28 June 2024

ZGA Project No. 2727.01

Mr. Nathan Korpela
8407 Linden Avenue North
Seattle, Washington 98103

Subject: Plan Review Comments
Proposed Single-family Residence Remodel
8441 SE 33rd Place
Mercer Island, Washington

Dear Mr. Korpela:

In accordance with your request, we have reviewed the following permit set design documents:

- Jessyca Poole, Architect, combined architectural and structural permit set, dated 26 June 2024.
- CG Engineering civil engineering plans dated 27 June 2024.
- Salish Restoration Associates, LLC, Arborist report (tree planting plan) dated 25 May 2024.

Based upon our review, it is our opinion that the documents listed above adequately reflect the recommendations contained in our geotechnical engineering report dated 28 November 2023 geotechnical engineering report.


Section 19.07.110 of the Mercer Island City Code (MICC) requires that projects mitigate potential impacts to regulated critical areas to the extent feasible. As described in our geotechnical engineering report, the property includes regulated landslide hazard and erosion hazard critical areas. The City may allow alteration within a regulated geologic hazard area or buffer if the proposal effectively demonstrates that there is no impact on the regulated areas or that it adequately mitigates risks of the hazards. Based upon our review of the above-referenced design documents, it is our opinion that mitigation of potential landslide hazard impacts associated with the proposed residential remodel has been achieved by having no disturbance of the landslide hazard area itself during dwelling construction, and only limited disturbance during installation of a small (4-inch diameter) butt-welded HDPE stormwater pipe on the ground surface with no excavation. In addition, the proposed remodel will largely include re-use of the existing foundations with no effective loading increase on the landslide hazard area. Limiting the proposed dwelling alterations to the upper portion of the site that is either level or very gently sloping to the west and away from the steep eastern slope will also effectively mitigate potential adverse impacts

to the portions of the site inclined at 15 percent or greater which are erosion hazard areas per the MICC. Likewise, the proposed planning of additional trees in the eastern portion of the site will require only small excavations completed by hand.

CLOSURE

We hope that that this letter meets your current needs. Please do not hesitate to contact the undersigned should you have any questions.

Regards,
Zipper Geo Associates, LLC

Signed 6.28.24

David C. Williams, LG, LEG
Principal Engineering Geologist




Robert A. Ross, PE
Managing Principal

Signed 6.28.24

Distribution: Addressees (1 pdf)
Jessyca Poole, Architect (1 pdf)