From: Wentworth, Todd D
To: Robin Proebsting
Cc: Don Cole
Subject: Geotechnical peer review for 5637 East Mercer Way
Date: Tuesday, May 4, 2021 4:22:02 PM
Attachments: Peer Review Letter-5637 East Mercer Way Geotechnical Review_Sx.pdf

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Robin,

Attached is our peer review letter. GeoTech Consultants has adequately assessed the steep slopes. Let me know if you have any questions or need anything else.

Todd D Wentworth, PE, LG
Principal Geotechnical Engineer
Wood Environment & Infrastructure Solutions
4020 Lake Washington Blvd NE, Suite 200
Kirkland, WA 98033
Direct: (425)368-0938
Mobile: (425)864-0517

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Friday, April 9, 2021 9:54 AM
To: Wentworth, Todd D <todd.wentworth@woodplc.com>
Cc: Don Cole Don.Cole@mercergov.org
Subject: RE: Contract renewal

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Greetings Todd,

Thank you again for the proposal—everything looks good. Please proceed.

Best regards,
Robin

Robin Proebsting
Senior Planner
City of Mercer Island – Community Planning and Development
206-275-7717| mercerisland.gov/cpd

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. City Hall and the Permit Center are closed to the public. There is no "walk in" permit service; staff are working remotely and services are being continued via remote operations. More information is available on the City's website: mercerisland.gov/cpd. Please contact us by phone for general customer support at 206-275-7626.

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From: Wentworth, Todd D <todd.wentworth@woodplc.com>
Sent: Thursday, April 8, 2021 12:29 PM
To: Robin Proebsting <robin.proebsting@mercergov.org>
Cc: Don Cole <Don.Cole@mercergov.org>
Subject: RE: Contract renewal

Robin,

Thanks for discussing this project with me last week. It helped me understand the situation better. I've attached a proposal for our peer review services. As we discussed, I included some potential tasks in the budget that may not be needed, but in case they are there will be some budget already available. Please review and let me know if you have any questions.

Sincerely,

Todd D Wentworth, PE, LG
Principal Geotechnical Engineer
Wood Environment & Infrastructure Solutions
4020 Lake Washington Blvd NE, Suite 200
Kirkland, WA 98033
Direct: (425)368-0938
Mobile: (425)864-0517

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Tuesday, March 23, 2021 5:09 PM
To: Wentworth, Todd D <todd.wentworth@woodplc.com>
Cc: Don Cole <Don.Cole@mercergov.org>
Subject: RE: Contract renewal

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Greetings Todd,

Thank you very much for being willing to continue working with the City on geotechnical review!

The project on which I am seeking third party review is a Reasonable Use Exception and Variance application I inherited that has been in for review since 2015. There have been two public hearings and two remands from the hearing examiner. The project is not seeking an exception to the City's Geologically Hazardous Area code standards but is instead seeking an exception to wetland standards. The scope of the needed geotechnical review is summarized in the most recent hearing examiner's decision:

6. Examiner Vancil clearly indicated in the 2017 Remand that the geotechnical evaluation had to consider off-site conditions and impacts. The MICC says the same thing. But GEONW conducted no further field work nor did it thoroughly describe and evaluate the off-site conditions after Examiner Vancil's 2017 Remand was issued. All that was done was to prepare some brief analyses based upon the previously gathered data.

   GEONW never produced a detailed map showing just how steep and high the slope is just west of Parcel 9312. The regional topography maps included in the record show beyond any doubt that the slopes on *Mercer Firs* Lots 22 – 25 to the west of Parcel 9312 are far steeper and far higher than anything on Parcel 9312. And those regional maps indicate that those extremely steep slopes begin immediately adjacent to the west boundary of Parcel 9312. Whether those regional maps are accurate cannot be determined from this record because those slopes are not depicted on any plan prepared by Summers' consultants. Exhibit 38, the proposed site plan, has absolutely no contours beyond the west property line, but it does depict some off-site contours for the Stivelman lot to the south.

   The record does not include even a description of the geologic makeup of the steep slopes to the west. They may or may not be geologically consistent with the makeup of the slope on the Stivelman lot. They are much higher, so maybe they are consistent or maybe they are not. Data is required in order to make a reasoned determination of the proposal's effect on surrounding properties.

   According to the MICC, slopes of 40% or above are to be protected at their top and toe by a buffer equal to the height of the slope, up to a maximum width of 75 feet. Based upon the regional topography maps in the record, the slope to the west is far steeper than 40% and may be 75 or more feet high. If the slope starts at the west property line, then the required 75-foot buffer extends into the development area where Summers proposes some excavation. That required buffer is not even recognized on Exhibit 38 nor anywhere else in the record.

7. The argument has been put forward that since Summers is not seeking relief from the MICC's steep slope regulations, they need not be considered. The Examiner disagrees to the extent that there must be evidence based on thorough data and analysis that the proposal will not cause problems on adjacent properties. The MICC says no less. Examiner Vancil asked for that information; the undersigned again asks for it.

A cover letter, site plan and geotechnical memo from the most recent submittal are attached to this email. There has also been a large volume of material submitted for this project, given its long history, but I'm not sure how much of it would be helpful or necessary for your review. Would it help to set up a brief call or video meeting to discuss this project and figure out information needs? If so, please suggest some days/times that would be convenient for you.

Thank you again,
Robin

Robin Proebsting
Senior Planner
City of Mercer Island – Community Planning and Development
206-275-7717| mercerisland.gov/cpd
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Please note that I will be out of the office beginning Thursday Apr. 1st. I will be back in the office Tuesday Apr. 6th

From: Don Cole <Don.Cole@mercergov.org>
Sent: Saturday, March 20, 2021 1:08 PM
To: todd.wentworth@woodplc.com
Cc: Robin Proebsting <robin.proebsting@mercergov.org>
Subject: Contract renewal

Hi Todd,

Thanks for your message and sorry for the phone tag. All that is needed to complete our process is your signature on the attached PSA, your rate sheet for Exhibit B, and a copy of your insurance certificate. Please let me know if you need anything more from us.

Robin Proebsting should be in touch with you soon to provide the project information.

Thanks again and please let me know if you have any questions.

Don Cole
Building Official
City of Mercer Island - Community Planning & Development
206.275.7701 | mercerisland.gov/cpd | mybuildingpermit.com

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