

MI TREEHOUSE, LLC
P.O. Box 261
Medina, WA 98039
(425) 761-5460

June 10, 2016

Mr. Travis Saunders, Senior Planner
City of Mercer Island Development Services Group
9611 SE 36th Street
Mercer Island, WA 98040

RE: 5637 EAST MERCER WAY

Dear Travis:

I confirmed with Bill Chang that his letter dated April 27, 2016, to Perrone Consulting, Inc., a signed and stamped copy of which is attached, represents GEO Group's final response to Perrone's questions. Nothing further is expected from them until the finalization of the house's structural design.

Attached is also an e-mail dated March 31, 2016 from Megan McNeil of King County which summarizes our plan to "purchase" wetland mitigation credits from the County in order to mitigate our anticipated impact on the property's Category III wetland. Ed Sewall, our wetland consultant, has advised that this very expensive approach is best under the circumstances and, most importantly, represents the Corps of Engineers' preferred course of action. Ed is currently revising his calculation of the required credits we must purchase from King County, but this refinement will only slightly reduce the cost of the mitigation we must pay to King County.

Although we had considered the possibility of providing some mitigation on-site, this has been rejected as not being cost-effective and would create a number of technical and administrative complications. As a result, our mitigation plan is based exclusively on participation in King County's in-lieu fee program.

Please contact me if you have any questions or require further information, recognizing that we want to schedule the hearing as soon as possible. Thank you for your assistance with this project

Sincerely yours,



William C. Summers



April 27, 2016

Mr. Vincent J. Perrone
Perrone Consulting, Inc., P.S.

Subject: Response to March 4, 2016 Third Party Review
By Perrone Consulting, Inc.
5637 E. Mercer Way
Mercer Island, WA

Dear Mr. Perrone:

Following our phone conversation, we wanted to communicate directly with you prior to going thru another round of comments with Mr. Saunders of the City of Mercer Island.

Accordingly, regarding **Request 3** we are in agreement that the temporary cut slope stability is 1.15 and the long term slope stability is 1.22 these are below the generally accepted factors of 1.3 and 1.5 respectively. However, we also agreed that since the slope is composed of loose sand, the failure mode is one of raveling at the surface, and not a block or rotational failure. Therefore, in our opinion these are acceptable factors of safety for the project, since the building will be on pilings and a catchment wall will be incorporated into the building.

There was a disagreement regarding the application of the IBC 2012 Code for the seismic coefficients, and we agree with the comments that if the code assigns the site with a PGA (peak ground acceleration) of 0.6 g, then PHA (peak horizontal acceleration) of 0.24g to 0.27g should be used, resulting in a factor of safety of less than 1.0. To address this issue we recommend that the catchment wall be designed to take this into consideration as addressed in Request 4.

Request 4 - The catchment wall recommended is 8 foot tall and this is based on the following factors: The slope above the house is limited. There is a 30 foot slope above the house at an average slope angle of 30 degrees, with a horizontal distance of 10 feet between the house and the steep slope. The natural angle of repose for this soil is about 33 degrees plus a small amount of apparent cohesion. Therefore, in terms of geometry the angle of the slope will be reduced to 20 degrees if the soil fills up behind the 8 foot wall.

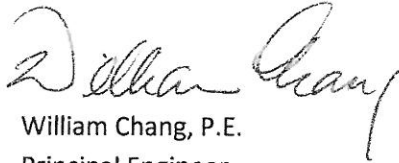
Request 5 – addressed.

We trust that this letter properly addresses the issues raised in the March 4 comments.

Response to 3/4/16 Comments
April 27, 2016

G-3837

Sincerely,
GEO Group Northwest, Inc.



William Chang, P.E.
Principal Engineer



Stephanie Wassink

From: Bill Summers <bill@summersdevelopment.com>
Sent: Friday, June 10, 2016 2:08 PM
To: Stephanie Wassink
Subject: FW: Bill Summers NWS 2015-0650

From: Ed Sewall [mailto:esewall@sewallwc.com]
Sent: Thursday, March 31, 2016 8:20 AM
To: Bill Summers
Subject: Fw: Bill Summers NWS 2015-0650

Bill, I just got this back from King Co. Have you had any conversations or correspondence with King Co related to this? I added up the function points as she requested and its 1.38 credits. That's a lot if that's the credits, but she said \$4/sq ft so that's not as bad if that's the case, I will clarify

Ed

From: McNeil, Megan
Sent: Thursday, March 31, 2016 8:04 AM
To: Ed Sewall
Subject: RE: Bill Summers NWS 2015-0650

Ed,

I am about to head out the door for an all-day meeting, but I took a quick look at the credit-debit worksheet and I noticed that the temporal loss factor appears to be concurrent, for in lieu fee, it needs to be delayed. Credits in the Cedar/Lake Washington are \$48,000/credit plus a land fee, which changes based on the past 5 years of sales, but is about \$4-\$4.50/square foot of impact. What you would need to do is add up the acre points for the three functional categories. With the delayed temporal loss factor, the total cost is going to be quite high for impacts due to a single family residence. I am not sure if you have any options to do some of the work onsite to reduce the amount that is mitigated offsite.

Additionally, are you permitting through Mercer Island? If so, I will need the City to agree to the use of the in lieu fee.

Let me know if you have any questions. I will be in the office all day tomorrow.

Thanks,

Megan McNeil

In-Lieu Fee Mitigation and Transfer of Development Rights
King County Water & Land Resources Division
Department of Natural Resources & Parks
(206) 477-3865
Megan.McNeil@Kingcounty.gov

From: Ed Sewall [mailto:esewall@sewallwc.com]
Sent: Wednesday, March 30, 2016 10:18 AM
To: McNeil, Megan
Subject: Bill Summers NWS 2015-0650

Megan, I left you a message about Bill Summers project located on Mercer Island. I believe he has been in touch with you on the purchase of credits for mitigating his small impact for a single family home. It will have 2,000sf of cat III wetland impact. I have attached the credit debit worksheet and am filling out the bank use plan. I need to know how much credit this will equate to for our purchase of the credits to put in the Plan to get back to the Corps. If you can give me a number that would be great.

Ed Sewall

Sewall Wetland Consulting, Inc.

PO Box 880

Fall City, WA 98024

(253) 859-0515

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