



17425 NE Union Hill Road, Suite 250
Redmond, Washington 98052
425.861.6000

July 21, 2021

Ryan Companies US, Inc.
110 110th Avenue NE
Bellevue, WA 98004

Attention: Marc Gearhart

Subject: Critical Areas Study Letter
3003 77th Avenue SE
Mercer Island, Washington
GeoEngineers File No. 22512-008-03

The purpose of this letter is to provide an evaluation of critical areas for the proposed Mercer Park Rowhouse development project located at 3003 77th Avenue SE in Mercer Island, Washington. This critical areas evaluation is required per the City of Mercer Island Community Planning and Development (MICC) Section 19.07.160. The parcel on which the proposed development will be constructed has mapped geologically hazardous areas (landslide, erosion, seismic) per the City of Mercer Island Information and Geographic Services mapping.

CRITICAL AREAS EVALUATION

GeoEngineers prepared a Preliminary Geotechnical Report for the project site dated May 18, 2021. The proposed site development will be completed in the northeast portion of the subject parcel and existing structures will remain in the remainder of the parcel. We understand the proposed development will include demolishing a portion of the existing parking structure and constructing a new residential development with one below-grade level. The preliminary geotechnical report considered the seismic and landslide hazards including liquefaction, slope instability, differential settlement, and surface displacement due to faulting.

Based on the site-specific borings and cone penetration tests (CPTs) and site-specific analysis, we conclude that the site has a low risk of liquefaction. Additionally, based on the site's topography and subsurface soil and groundwater conditions, we conclude that the risk of adverse impacts resulting from seismically induced slope instability, differential settlement, and surface displacement due to faulting is considered to be low; that no further mitigation is required; and the proposed development will not adversely impact the seismic critical area.

Additionally, based on the site specific borings and CPTs, the site's topography, the presence of the existing pile supported parking garage to remain between the proposed development and the adjacent steep slope, and distance from the proposed development to the adjacent steep slope (greater than 75 feet), we



conclude that the risk of slope instability is low, that no further/specific mitigation is required, and the proposed development will not adversely impact the landslide hazard area.

The erosion hazard in the post-construction condition will be similar to existing conditions (structures and surrounding landscape areas). Temporary erosion and sediment control measures will be implemented during construction and erosion control will be monitored during construction to limit offsite transport of soil and turbid water. Given this, the proposed development will not adversely impact the erosion hazard area.


Based on this evaluation, it is our opinion that the proposed development will effectively mitigate the geologically hazardous areas and that the proposed development will not adversely impact the geologically hazardous areas, subject property, or adjacent properties.

We trust this letter serves your current needs. Please call if you have any questions or require additional information.

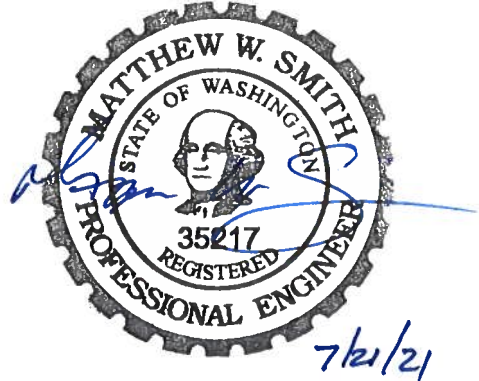
Sincerely,
GeoEngineers, Inc.



Jaclyn D. Bronner
Geotechnical Engineer



Matthew W. Smith, PE
Senior Principal



KRH:JDB:MWS:nld

Disclaimer: Any electronic form, facsimile, or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.