DAVID EVANS
AND ASSOCIATES INC.

January 6, 2020

Lauren Anderson
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040-3732

SUBJECT: Ogden Point Short Plat: Access Feasibility Letter, Revised January 6

Dear Lauren Anderson:,

The City of Mercer Island has requested a letter which evaluates "the feasibility of constructing a driveway and bridge within the entire length of the access easement on Lot 1 to serve Lot 2" for the Ogden Point Short Plat. The following letter is intended to describe the feasibility of constructing a drivable access to proposed Lot 2 within the access easement proposed within Lot 1.

The Ogden Point Short Plat proposes to create two lots that would take vehicular access from West Mercer Way. Lot 1 takes access to West Mercer Way via an offsite asphalt driveway within a private access easement described in easement with recording numbers 3860939 and 3927412. Lot 2 would take access from this offsite access easement via a proposed, 20' wide by approximately 150' long ingress/egress and utility easement (access easement) across Lot 1. This proposed access easement is shown on the associated short plat map.

In the site's current condition, a driveway exists within the proposed access easement which could provide access to Lot 2 with minor modifications. The existing driveway would have to be extended approximately 10 feet in order to serve Lot 2. The existing driveway crosses over a 24-long span of bridge which is comprised of structural steel members covered by timber decking and an asphalt top coat. This bridge could be replaced by retaining walls with the void space that is currently spanned by the bridge filled in with structural fill.

Several new driveway configurations are possible within the proposed access easement. One potential driveway configuration is shown in the attached Driveway Feasibility Exhibit. In this configuration a cut retaining wall is placed within the easement along the uphill edge of the driveway and two sections of fill wall are used to support the down slope edges of the driveway.

Geotechnical explorations of this site have been completed by Geotech Consultants Inc. and are summarized in their report titled " Geotechnical Engineering Study – Proposed Ogden Two-Lot Short Plat" dated January 31, 2019. Geotech Consultants Inc. have analyzed the attached Driveway Feasibility Exhibit and have concluded that driveway and retaining walls shown conceptually in the exhibit are feasible even with the presence of the geologic critical areas and could be designed to accommodate

heavy vehicle loads. Their findings and recommendations can be found in the attached letter titled "Geotechnical Considerations for Driveway Retaining Walls" dated January 2, 2020.

In my professional opinion, constructing a drivable access within the proposed access easement is feasible. My review of the site survey, geotechnical report and of previous conceptual designs found no design constraints that could not be mitigated for with proper civil, geotechnical and structural design.

Sincerely,
DAVID EVANS AND ASSOCIATES, INC.

Adam Stricker, PE

Copies: Jordan Lott, Dave York
Attachments/Enclosures: Drvieway Feasibility Exhibit, Geotechnical Considerations for Driveway Retaining Walls Letter by Geotech Consultants
Project Number: LDYB0000-0002
File Path: P:\L\LDYB00000002\0800REC\0830Deliverables\Short Plat\19-0905 Short Plat Resubmittal\Short Plat Access Feasibility letter.docx