

March 17, 2022

Exhibit 12

Lauren Anderson
Planner
Community Planning and Development (CPD)
City of Mercer Island

Re: 4001 West Mercer Way Short Plat (SUB 21-002)
4001 West Mercer Way
Mercer Island, Washington

This letter is provided at your request to address whether the proposed subdivision complies with the following Mercer Island City Codes (MICC).

- MICC 19.07.160 Geologically hazardous areas.
- MICC 19.09.090 Building pad. (Specifically, 19.09.090(A)(1)(b) and (c) as well as 19.09.090(A)(2)(c).

MICC 19.07.160 Geologically hazardous areas

A review of the geotechnical report provided for the proposed subdivision (Cobalt Geosciences, LLC, December 8, 2020) and their letter dated December 6, 2021 responding to SUB 1 comments is in general agreement with our assessment of the proposed subdivision.

However, the geotechnical engineer of record, Cobalt Geosciences, LLC., has not provided a risk statement that conforms to MICC 19.07.160.(B)(3).

MICC 19.09.090 Building pad. Specifically, 19.09.090(A)(1)(b) and (c) as well as 19.09.090(A)(2)(c)

- 19.09.090(A)(1)(b). Disturbance of the existing, natural topography as a result of anticipated development within the building pad shall be minimized;
- 19.09.090(A)(1)(c). Impacts to critical areas and critical area buffers shall be minimized, consistent with the provisions of Chapter 19.07 MICC; and
- 19.09.090(A)(2)(c). Building pads shall not be located within:
(c) Critical areas, buffers or critical area setbacks; provided building pads may be located within geohazard hazard areas and associated buffers and setbacks when all of the following are met:
 - i. A qualified professional determines that the criteria of MICC 19.07.160(B)(2) and (3), Site Development, are satisfied;
 - ii. Building pads are sited to minimize impacts to the extent feasible; and
 - iii. Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.

In my opinion, the proposed subdivision meets the requirements of MICC 19.09.090(A)(1)(b) and (c) as well as 19.09.090(A)(2)(c), except for the lack of statement of risk as discussed previously.

Should further information be required, feel free to contact me.

Sincerely,

City of Mercer Island – CPD



Michele Lorilla, P.E.
Geotechnical Peer Reviewer