



December 19, 2023

Project No. 23001

Andrew Leon
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island WA 98040

**Re: SUB23-006 (LNL Builds, LLC Lot Line Revision)
Notice of Incomplete Application
2424, 2430, and 2436 74th Ave SE**

Dear Mr. Leon,

This letter is provided as response to the comments received dated October 25, 2023. Each item has been carefully reviewed and considered and the following is a summary of how each item was addressed.

PLANNING:

1. Please provide an updated project narrative that describes how the project complies with each of the standards listed in Chapter 19.08 MICC.

This comment was revised to address MICC 19.08.030 and MICC 19.02.020. Narrative is attached.

2. The provided geotechnical report is dated from 2015 and covers a property adjacent to the subject properties. Please provide an updated geotechnical report that addresses how the proposal impacts the geologically hazardous areas on the subject parcels and how the proposal complies with the standards of MICC 19.07.160.

Updated geotechnical report is provided.

3. The City of Mercer Island GIS shows that 2436 74th Ave SE (parcel number 531510-0455) is encumbered by a wetland. The proposed property lines are proposed to cross the mapped wetland. Please provide a critical area report, prepared by a qualified professional, that addresses the proposal's impacts on the wetland and how the proposal complies with the standards of MICC 19.07.190.

Critical Area Report and Army Corps of Engineers response to wetland fill is provided.

If you have any questions or concerns regarding the information, please do not hesitate to contact me.

Sincerely yours,
D. R. STRONG Consulting Engineers


Maher A. Joudi, P.E.
President

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Enclosure

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