

From: [Michele Lorilla](#)
To: [Molly McGuire](#)
Cc: [Don Cole](#)
Subject: RE: 2207-019: 6950 SE Maker Street
Date: Thursday, March 9, 2023 10:28:20 AM

Thank you for the information. This will complicate their mitigation of the marginally stable rockery —possible needing a tiered wall configuration to make the grades work. I will include the 72-inch wall ht restriction in my comment so that they don't resubmit with a higher wall.

[Michele Lorilla, P.E.](#)

Geotechnical Peer Reviewer

City of Mercer Island – Community Planning & Development

City Hall Operating Hours: Tuesday-Wednesday-Thursday, 9AM-4 PM

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From: Molly McGuire <molly.mcguire@mercerisland.gov>
Sent: Thursday, March 9, 2023 1:13 PM
To: Michele Lorilla <michele.lorilla@mercergov.org>
Cc: Don Cole <Don.Cole@mercergov.org>
Subject: RE: 2207-019: 6950 SE Maker Street

Hi Michele,

Yes, that is correct. The portion of the rockery that is within the front and side yard is limited to 72 inches in height for a fill slope. Planning does not regulate height of rockeries in the ROW. They would need to obtain a ROW permit for any work outside of their property.

Sincerely,

[Molly McGuire](#)

Planner

City of Mercer Island – Community Planning & Development

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From: Michele Lorilla <michele.lorilla@mercergov.org>
Sent: Tuesday, March 7, 2023 8:36 AM
To: Molly McGuire <molly.mcguire@mercerisland.gov>

Cc: Don Cole <Don.Cole@mercergov.org>

Subject: 2207-019: 6950 SE Maker Street

Good morning Molly,

I am reviewing this permit and wanted to get your input on a couple of items. If you recall this site has an existing rockery along the west property line. During SUB 1 review, I asked about whether the rockery (noted as marginally stable by the geotechnical engineer of record) needed to be addressed even though no work was proposed in that area. As the planner, you indicated that it should be addressed.

I am responding to the geotech in the SUB 2 plan set and wanted to make sure my wording is correct and want to provide information regarding allowable wall heights in that location to retain a fill for their consideration in any mitigation they may propose. Does the 72 inch wall ht limitation for fill walls pertain to this location along the west property line? The existing rockery is up to 11 ft in the SW corner of the property according to the survey and extends off the property into the ROW.

The following is the SUB 2 comment that I am proposing to follow the SUB1 comment/SUB1 response :

SUB 1 Comment:

The geotechnical engineering report indicates "...due to the loose nature of the upper fill soils behind the rockery, it would only be considered moderately stable, and likely has a current factor of safety of 1.0 or slightly higher with regards to slope stability." Indicate how this hazard is being mitigated (MICC 19.07.160).

SUB1 Response: Author: Marc McGinnis

The new development plans for the #6950 site have had to include measures to mitigate the potential risk posed by the filled wall/rockery that currently exists on the adjacent eastern property (3515 - 72nd Avenue S.E.)

The statement in our report about the potential stability of the western rockery simply informing of a pre-existing condition that exists outside of the planned development area.

There is no known information regarding the construction of the filled rockery along the west side of the site. The existing residence (#6950) was constructed in 1952, according to

Assessor's records. Review of property records on Mercer Island's GIS indicates that the adjacent western house (#7030) was constructed in approximately 1982.

The property records for #7030 also contain an April 22, 1985 report by Northwest Inspection Engineers stating that the "rockery on the east side of the building site is in good condition". This

confirms that the rockery on the west side of the 6950 property was in place at the time the adjacent western residence was constructed.

The planned development on #6950 will not adversely impact the stability of the pre-existing rockery, and may actually improve it's stability slightly by proper discharge of all new runoff from impervious areas.

SUB 2 Comment:

The property being redeveloped is reviewed in its entirety since the site is identified as having geologic hazards. An identified moderately stable existing rockery on the west property line would therefore be included in the review of the site redevelopment.

Please include rockery stabilization or replacement to mitigate the identified hazard. (MICC 19.02.050 limits the heights of walls retaining fill to 72 inches.) Please include slope stability analyses that show that the mitigation is stable under static and seismic loading conditions.

I would like to add the wall height restrictions if they apply, in the event that they replace the rockery with an engineered wall.

[Michele Lorilla, P.E.](#)

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