



August 11, 2025

G-6137

Mr. Victor Sung
V-Square LLC
9721 – 111th Ave NE
Kirkland, WA 98033
vsqllc@gmail.com

**Subject: GEOTECHNICAL REPORT ADDENDUM
PROPOSED HOUSE ADDITION
2707 – 70TH AVE SE
MERCER ISLAND, WASHINGTON**

Reference: Geotechnical / Critical Areas Evaluation Report, 2707 – 70th Ave SE, Mercer Island, Washington”, GEO Group Northwest, Sept. 20, 2024.

Plans: “2707 Residence – Remodel, 2707 70th Ave SE, Mercer, WA 98040”, 3-24-2025: Sheets A0, A0.1, A1, A2, A3, A4, A5, A6, A7, A8, A9.

“2707 70th Ave SE, Mercer Island, WA”, Malsam Tsang Structural Engineering, 2-7-25: Sheets S1.0, S2.0, S2.1, S2.2, S2.3, S3.0, S3.1, S4.0, S4.1, S4.2, S4.3.

Dear Mr. Sung:

Recently you provided to us two review comments from the City of Mercer Island review and asked us to provide a response. We have prepared the following addendum letter to provide updated recommendations and document our plan review.

INTRODUCTION

The project consists of raising the existing one-story house up to add an additional level, making it two stories with a basement. From review of the referenced plans, it is understood that some new footings may be added within the existing building footprint.

In the conclusions and recommendations section below, we present the review comments followed by our responses. The following is an addendum to the referenced geotechnical report.

CONCLUSIONS AND RECOMMENDATIONS

We recommend that the following recommendations and design parameters be incorporated into the design for the development along with the recommendations contained within the referenced geotechnical report.

Mercer Island Comment:

Have your Geotech update their report or provide a memo addressing mitigation sequencing. See MICC 19.07.100- Mitigation sequencing, address each measure listed specifically.

GGNW Response:

The cited section of code states the following:

Except as otherwise provided in this chapter, an applicant for a development proposal or activity shall implement the following sequential measures, listed below in order of preference, to avoid, minimize, and mitigate impacts to environmentally critical areas and associated buffers. Applicants shall document how each measure has been addressed before considering and incorporating the next measure in the sequence:

- A. Avoiding the impact altogether by not taking a certain action or parts of an action. The applicant shall consider reasonable, affirmative steps and make best efforts to avoid critical area impacts. However, avoidance shall not be construed to mean mandatory withdrawal or denial of the development proposal or activity if the proposal or activity is an allowed, permitted, or conditional use in this title. In determining the extent to which the proposal should be redesigned to avoid the impact, the code official may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal and identified changes to the proposal. Development proposals should seek to avoid, minimize and mitigate overall impacts based on the functions and values of all of the relevant critical areas and based on the recommendations of a critical area study. If impacts cannot be avoided through redesign, use of a setback deviation pursuant to section 19.06.110(C), or because of*

- site conditions or project requirements, the applicant shall then proceed with the sequence of steps in subsections B through E of this section;*
- B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, using a setback deviation pursuant to section 19.06.110(C), using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;*
 - C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;*
 - D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;*
 - E. Compensating for the impact by replacing, enhancing or providing substitute resources, or environments; and/or*
 - F. Monitoring the impact and taking appropriate corrective measures to maintain the integrity of compensating measures.*

Based upon our understanding of the project and our recommendations the proposed project avoids significant impacts to erosion hazard areas as well as minimizing impacts by limiting the area of development to the existing building footprint. Additionally, we anticipate that the proper implementation of temporary erosion control measures as noted in the geotechnical report will mitigate erosion risks. Implementation of permanent new landscaping at any disturbed areas outside of the building footprint is anticipated to restore the affected environment. Long term maintenance of permanent erosion control is anticipated to reduce or eliminate the impact over time. Temporary construction impacts can be compensated for by planting new vegetation at the areas disturbed outside of the building pad. GEO Group Northwest can be retained to observe the implementation of temporary erosion control measures, provide updated recommendations as necessary and evaluate the permanent erosion control once it is installed.

Mercer Island Comment:

Please have the geotechnical engineer of record review the plan set to verify that the proposed development conforms with their design and construction recommendations.

GGNW Response:

GEO Group Northwest has reviewed the referenced plan set. The plans appear to be in general conformance with our recommendations.

Our findings and recommendations stated herein are based on field observations, our experience and judgement. The recommendations are our professional opinion derived in a manner consistent with the level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area and within the budget constraint. No warranty is expressed or implied. If subsurface conditions not anticipated in this report are encountered during site development, GEO Group Northwest, Inc., should be notified and the above recommendations should be re-evaluated.

If you have any questions, please do not hesitate to contact us.

Sincerely,
GEO GROUP NORTHWEST, INC.



Adam Gaston
Project Engineer



William Chang, P.E.
Principal

8-11-2025