

September 22, 2025
File No. 25-195

Jennifer & Greg Rosenwald
4836 East Mercer Way
Mercer Island, WA 98040

**Subject: Geotechnical Plan Review & Comment Response (CA025-016)
Proposed Additions
4836 East Mercer Way, Mercer Island, Washington 98040**

Dear Jennifer & Greg,

As requested, PanGEO prepared this letter to document our geotechnical review of the project plans, provide the City of Mercer Island Statement of Risk, and to provide our geotechnical opinions pertinent to the Critical Areas Mitigation Sequence. The following sections present our responses to the city review comments.

GEOTECHNICAL PLAN REVIEW

PanGEO reviewed the geotechnical engineering aspects of the current plans for the above-referenced project. Our review included the following:

- Architectural plan sheets prepared by JML Architects, dated July 25, 2025; and
- Structural plan sheets prepared by Harriott Valentine Engineers, Inc., dated June 27, 2025.

Based on our review of the plans listed above, it is our opinion that the plans have incorporated all substantial geotechnical recommendations presented in our geotechnical report for the project, dated June 18, 2025, and are acceptable from the geotechnical standpoint.

STATEMENT OF RISK (MICC 19.07.160(B)(3))

Per the Mercer Island City Code, development within geologic hazard areas requires a statement of risk. The statement of risk shall meet one of the following criteria:

- a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;
- b. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area;
- c. The alteration is so minor as not to pose a threat to the public health, safety and welfare;
or
- d. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.

Based on our understanding of the proposed project, and our review of the project plans as outlined above, it is our opinion that criteria (a) and (c) above can be met for this project provided that the project is properly constructed per the approved plans.

CRITICAL AREAS MITIGATION SEQUENCING (MICC 19.07.100)

- a. The project is designed to limit the ground disturbance to the maximum extent possible. One example is that a second story will be added to the garage, in lieu of expanding the building footprint.
- b. Pin piles are used to limit the over-excavation depth and backfilling on the east side of the site, adjacent to Lake Washington. As a result, the use of pin piles reduces the impact on the critical areas at the site and potential disturbance to the lake shoreline.
- c. The temporary excavations will be backfilled to restore the grade outside of the proposed addition areas to limit the impact on the critical areas, and the areas will be stabilized against erosion with permanent landscaping measures.

In summary, in our opinion, proper mitigations have been implemented in the current design such that the potential risk of mapped geologic hazards is eliminated or mitigated such that the site is determined to be safe.

CLOSURE

We trust that the information presented herein meets your need at this time. Please call if you have any questions.

Sincerely,



Jon C. Rehkopf, P.E.
Principal Geotechnical Engineer
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