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DATE October 28, 2025
TO Mercer Island Community Planning and Development
Attn: Grace Manahan
9611 SE 36th Street
Mercer Island, WA 98040
PROJECT *Mercer Island 6427*

Dear Grace,

Thank you for bringing to our attention the public comment received for our project at 6427 E Mercer Way [Record No. 2506-309]. This comment was made by Carv Zwingle and concerns geotechnical mitigation measures. We are writing today in response to these comments.

As Zwingle notes, the subject parcel is in a landslide hazard area. Consequently, the developer has retained PanGEO as the project geotechnical engineer. Their staff have conducted extensive analysis of the subject, including surface and subsurface explorations, and they have provided a variety of recommendations to mitigate the landslide and erosion hazards. These include the use of appropriate best management practices [BMPs] during construction to mitigate erosion, pin pile foundations and/or overexcavation where incompetent soils are found, using temporary shoring or sloped excavations rather than vertical cuts, and others. Please refer to PanGEO's report dated June 18, 2025 for details.

As part of the permitting process, PanGEO has been given the opportunity to review the architectural, civil, structural and landscape drawings to confirm that their recommendations were implemented. Please find attached a letter from their staff stating that the current documents adequately conform to their recommendations.

The concerns made in this public comment have been addressed, allowing the safe development of the subject. Please feel free to contact our office if you have any further questions.

Humbly Submitted,

Citizen Design