

January 5, 2026

Attn: Molly McGuire

Response to: CAO25-022, ADU25-014, & SHL25-032 Review Letter 1; 4649 Forest Ave SE, Mercer Island, WA 98040

Critical Area Review 2 (CAO25-022)

1. Disclosure and notice on title. [uploaded]
2. Description of mitigation sequencing implementation described in section 19.07.100, including steps taken to avoid and minimize critical areas impacts to the greatest extent feasible. [Mitigation sequencing letter uploaded]
3. Post-design memorandum [Plan Review Letter uploaded]

Geotech Review Comments from Michele Lorilla: [revised seismic evaluation letter recommending piles for foundation. Uploaded]

Accessory Dwelling Unit (ADU25-014)

1. MICC 19.02.030(B)(9) parking standards for Accessory Dwelling Units.:

[There is off-street parking on a concreted area next to the main house]

2. MICC 19.02.040(C)(1) requires that the combined gross floor area for one or more accessory building(s) shall not exceed 25 percent of the total gross floor area allowed on a lot within applicable zoning designations pursuant to MICC 19.02.020. Please demonstrate compliance with this standard.

The total lot size is 22,237 sq ft. the main home has footprint of 2,077 sq ft (total GFA is 3,550 sq ft). DADU is 864 sq ft. Total GFA (864+3550) = 4,414 divided by 22,237 = 19.8%

Shoreline Exemption (SHL25-032)

1. The Affidavit for Exemption from Substantial Development Permit must be recorded with the King County Recorder's Office. [uploaded]

Kind Regards

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