COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

1/11/2024

Attn: Mei Yang
1015 3rd Ave N
Seattle, WA
Via: Email

RE: **CAO23-014** SUB1 Review Letter; 5425 96th Ave SE, Mercer Island, WA 98040

Dear Mei Yang,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Critical Area Review 2 application. The following issues need to be addressed in your resubmission:

Planning:

1. Respond to each public comment in a letter format.

Geo Peer Review:

1. Please update the geotechnical report to assess the revised location of the proposed structure.
2. Please provide a building section to show the proposed floor elevations with respect to existing grades so that the geotechnical engineer can assess the stability of temporary grading and/or the need for shoring walls during construction as well as the long term stability of the proposed development on the slope.
3. The geotechnical engineer recommended temporary open cuts no steeper than 2H:1V. Please indicate how the proposed 8-foot permanent cuts located 2 to 3 feet from the north property line will be achieved without encroaching on the adjacent property. Please indicate the wall type proposed at this location. Please resolve conflict between recommended temporary open cut angle, the cut depth involved and the lack of space to make the cut without encroaching on the adjacent property.
4. Please revise slope stability analyses to include the new structural configuration on the slope. Please provide scales on the cross-sections without vertical or horizontal exaggerations. Please identify the soil layers and strengths used in the slope stability

cross section. Please review the strength values used for glacial till soil in the slope stability analyses. It is more common to see analyses that have a higher phi angle and a lower cohesion. (ref: WSDOT, Geotechnical Design Manual). Please include the structural loading in the analyses when determining the long-term stability of the slope.

5. Please provide revised geotechnical engineering assessment, slope stability analysis results and site development recommendations in a geotechnical report addendum
6. Please include a statement of risk in accordance with MICC 19.07.160.B.3.

The City's processing of the Critical Area Review 2 application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is March 11, 2024. If a complete response is not received or an extension response has not been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Sincerely,

Grace Manahan

Grace Manahan, Assistant Planner
City of Mercer Island Community Planning and Development
grace.manahan@mercerisland.gov
(206) 275-7764

Responding and Resubmitting: Click for More Detailed Instructions

1. Reply to all plan review comments within the correction drawing file.
2. Update your drawings, and any necessary supplemental documents or forms.
3. Upload updated drawings to the Mercer Island Permit Submittal Portal.

Having Trouble? Please Review the Following:

Accessing, Reviewing, and Responding to MIePlan Comments

Troubleshooting MIePlan

MIePlan Overview

Thank you for your participation in the MIePlan review process.