



7/24/2024

Attn: Mei Yang  
1015 3<sup>rd</sup> Ave N  
Seattle, WA  
Via: Email

RE: **CAO23-014** SUB2 Review Letter; 9433 SE 54<sup>th</sup> St, 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. (Repeat from SUB1) Respond to each public comment in a letter format.
1. Further demonstrate compliance with MICC 19.07.180(C)(4)(a) and MICC 19.07.110(B)(8) by addressing MICC 19.07.100, mitigation sequencing, and document how each measure listed has been addressed.
2. Applicant needs to show how the mitigation measures shall achieve equivalent or greater ecological function per MICC 19.07.180(E).
3. Provide the Disclosure and Notice on Title. A Disclosure and Notice on Title recorded with the King County Recorder's Office consistent with MICC 19.07.070 disclosing the presence of critical areas on the development proposal site and any mapped or identifiable critical areas within the distance equal to the largest potential required buffer applicable to the development proposal on the development proposal site.
4. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape, prior to final inspection per MICC 19.07.160(B)(2)(d)

Geo Peer Review:

1. (Repeat from SUB1) Please update the geotechnical report to assess the revised location of the proposed structure.
2. (Repeat from SUB1) 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. (Repeat from SUB1) 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. (Repeat from SUB1) 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. (Repeat from SUB1) Please provide revised geotechnical engineering assessment, slope stability analysis results and site development recommendations in a geotechnical report addendum
6. (Repeat from SUB1) 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 September 23, 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, Code Compliance Planner  
City of Mercer Island Community Planning and Development  
[grace.manahan@mercerisland.gov](mailto: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 MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

**Thank you for your participation in the MlePlan review process.**