



February 8, 2024

Medici Architects
Attn: Dan Alexander
11711 SE 8th St, Suite 100
Bellevue, WA 98005
Via: Email

RE: **CAO23-027** Review Letter 1; 2436 74th Ave SE, Mercer Island, WA 98040

Dear Dan Alexander,

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. The application materials imply that the Critical Area Review 2 permit will be applied to only the proposed development on 2436 74th Ave SE. The geotechnical report addresses 2436 and 2430. Based on conversations with the project contractor (LNL Builds), the Critical Area Review 2 should be applied to all of the lots involved in SUB23-006 (2430, 2436, and 2424). Please update the application materials to include all of the lots for the review, including the development application form and geotechnical report.

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 April 8, 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,

Molly McGuire, Planner
City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov | (206) 275-7712

Responding and Resubmitting: [Click for More Detailed Instructions](#)

1. Reply to all comments within the review letter.
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](#)

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Thank you for your participation in the MlePlan review process.