



July 22, 2024

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

RE: **CAO23-027** Review Letter 2; 2430 & 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 memorandum prepared by Earth Solutions NW, LLC dated March 11, 2024 states that the geotechnical professional reviewed the referenced plans, 'Architectural Site Plan, Medici Architects, dated April 30, 2024'. Please provide the referenced plans to ensure that this letter is for both proposed residences on each property.
2. The memorandum prepared by Earth Solutions NW, LLC dated March 11, 2024 includes a reference to 'Response to Comments Letter, prepared by ESNW, ES-8332.02, dated December 7, 2023'. I do not believe this document was provided in the supplemental materials for SUB3. Please provide this document or provide the title of the document so that I can locate it.
3. Provide a Disclosure and Notice on Title for each lot consistent with the requirements in [MICC 19.07.070](#). Send drafts to [molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov) for review prior to notarization and recording with King County.
4. The Geotechnical Engineering Study should include Mitigation Sequencing specific to the two proposals consistent with the requirements in [MICC 19.07.100](#).
5. Please provide landscaping plans for each lot showing the landscaping of all disturbed areas outside of the proposed building footprints and installation of hardscape to satisfy [MICC 19.07.160\(B\)\(2\)\(d\)](#).
6. The City's 3rd Party Geotechnical Peer Reviewer, Michele Lorilla, provided comments on the associated building permit 2310-009 for the proposed residence

at 2436 74th Ave SE. These comments must be addressed under the building permit and approved by Michele Lorilla prior to approval of the CAR2 application.

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 20, 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, Senior Planner  
City of Mercer Island Community Planning and Development  
[molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov)  
(206) 275-7712

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

1. Reply to all review 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](#)

[MlePlan Overview](#)

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