



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

September 17, 2024

From: Dan Alexander
Medici Architects
(425) 453-9298 x 120
dan@mediciarchitects.com

To: Molly McGuire
City of Mercer Island Community Planning and Development
Molly.mcguire@mercerisland.gov

RE: CAO Review Comments
Project Name: 2436 74th Ave SE
Project Address: 2436 74th Ave SE
Permit Number: CAO23-027

Dear Molly,

Please see the following itemized responses to the plan review comments.

Planning Review Comments

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.

Response:

The referenced plans have been submitted with this submittal. Please note that these plans are preliminary and were used for coordination purposes. There may be minor changes between the preliminary set and the set submitted for building permit, as we are addressing comments from other city officials.

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.

Response:

This document has been submitted with this submittal for your reference. Note that we did not change the file name to Mercer Islands standards for ease of reference.

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 for review prior to notarization and recording with King County.

Response:



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Disclosure and Notice on Title for the lots have been sent via email to Molly Mcguire.

4. The Geotechnical Engineering Study should include Mitigation Sequencing specific to the two proposals consistent with the requirements in MICC 19.07.100.

Response:

Please see the geotechnical memorandum dated 08/20/2024 for mitigation sequencing. Note also that the referenced documents have been uploaded with this submittal, with exception to the “Review Letter 2, prepared by City of Mercer Island Community Planning & Development, dated July 22, 2024” as this was the second round of corrections for permit #2309-188.

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).

Response:

Landscaping plans have been provided for each lot.

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.

Response:

Understood, we are addressing these within permit 2310-009.

We trust that these responses adequately address your comments. Please do not hesitate to contact us directly if you have any further questions.

Thank you,

Dan Alexander