



ECTYPOS

ARCHITECTURE

August 29, 2024

Grace Manahan, Planner
Community Planning and Development Department
City of Mercer Island

Memo: Critical Area Review 2 CAO 024-17 Sub 2 response to Review Letter

Dear Ms. Manahan,

The following is a letter responding to issues identified in your letter of July 23, 2024. Your comments have been pasted below in their original order in *italics*.

Planning

- 1. Review and prepare responses to Planning Review comments on building permit application 2404-185.*
Responses to comments and revised building permit documentation have been submitted simultaneously with the revised CAR 2 documentation.
- 2. Further demonstrate compliance with MICC 19.07.110(B)(8) by addressing MICC 19.07.100, mitigation sequencing, and document how each measure listed has been addressed.*
In our video meeting on July 30th, we reviewed the mitigation sequencing originally submitted in both the Biologist's report and our CAR2 memo. You felt that was adequate.
- 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.*
The Disclosure and Notice on Title will be submitted and recorded to the King County Recorder's Office upon submission of this "Sub 2". Prior to finalization of the permit, the recorded notice will be submitted to the City of Mercer Island.
- 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)*
A landscaping design is included in the submitted set of drawings. It can be found on sheets A1.6, A1.7 and A1.8.



Geotechnical peer review:

1. *The geotechnical engineer of record should review the plan set and provide a letter indicating whether the proposed development conforms with his design recommendations. A statement of risk should also be provided in accordance with MICC 19.07.130.B.3.*

The Geotechnical Engineer has reviewed the entire project has provided a letter that addresses issues both for the CAR2 and the Building Permit. It is included with the rest of CAO Sub 2.

Documentation submitted along with this memo is as follows: CAO24-17 sub 2 Drawing Set; CAO24-17 sub 2 Geotechnical Letter Review of Drawings.

Thank you for your attention to this project,

Lucia Pirzio-Biroli, AIA, Ectypos Architecture