

December 17, 2024

JN 24273

Kimberly and Paul Florence
8818 Southeast 62nd Street
Mercer Island, Washington 98040
via email: kimberly.spears@gmail.com

Subject: **Review of Plans/Project Update Letter**
Proposed Residential Project
8818 Southeast 62nd Street
Mercer Island, Washington

Greetings:

We completed a geotechnical engineering study (Study) for this project dated August 12, 2024. Plans for the project were prepared following the completion of the study, and these were recently updated. We recently received a letter that was prepared by the City of Mercer Island dated October 28, 2024 that requested, among other things, that our firm review the plans and prepare a Statement of Risk per Mercer Island Code (MICC), as well as discuss mitigation sequencing for the project. This letter provides information regarding the requests.

Mitigation Measures

The eastern portion of the property has been designated as a Seismic Hazard Area by the City of Mercer Island due to its potential for seismic liquefaction (there are no steep slopes on or near the property). It appears that this designation is the reason for the need of the mitigation sequencing. However, we wrote the following in our Study:

Seismic Hazard Area: *As noted earlier, the eastern edge of the property, as well as the property to the east that we previously provided services for, is mapped on the Mercer Island GIS portal as a Potential Seismic Hazard Area. However, also as noted earlier, the soils revealed in explorations at the site (including the western edge) and the east property consist of some looser fill and native soils overlying dense Glacial Till. No groundwater or evidence was noted in the explorations on the site or adjacent property. Because of these site conditions, there is not a potential of liquefaction of soil at the site. Therefore, the western side of the site should not be considered a Geologic Hazard Area/Seismic Hazard Area. The proposed development will not be subjected to seismic liquefaction and will be very suitable from a geotechnical engineering standpoint if the recommendations in this report are followed.*

In any case, we believe that no formal “mitigation measures” beyond what is normal for a nearly flat site with no liquefaction potential is needed. Here are the mitigation measures we believe are necessary – this information is now included in the project plans (a discussion of our review of plans is included further in this letter):

1. *Provide silt fence around downslope sides of any cleared areas.*
2. *Existing pavements, ground cover, and landscaping should be left in place wherever possible to minimize the amount of exposed soil.*

3. *Rocked staging areas and construction access roads should be provided if existing features are disturbed and soil is exposed.*
4. *Following clearing or rough grading, it may be necessary to mulch or hydroseed bare areas that will not be immediately covered with landscaping or an impervious surface.*

Review of Plans

The plans we reviewed include: 1) Sheets S1 through S8, which were prepared by Facet dated November 27, 2024, and 2) Sheets A1 through A5.4, which were prepared by First Lamp Architects dated December 16, 2024. In our judgment, the plans conform to the recommendations in our Study and the notes regarding mitigation noted earlier.

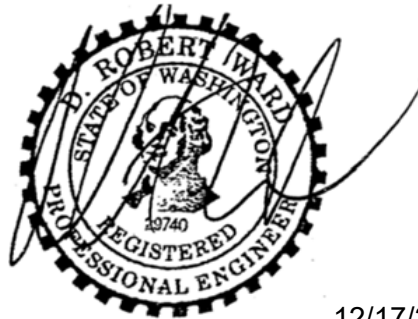
As required by the City of Mercer Island, and updated Statement of Risk is needed for this project. As such, the following statement is made:

As noted in our study and discussed in this letter, an evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.

If there are any questions regarding this review letter, or if we can be of further service, please do not hesitate to contact us.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



12/17/2024

D. Robert Ward, P.E.
Principal

cc: **First Lamp** – Mark Dorsey
via email: mark@firstlamp.net

DRW:kg