

rev March 2, 2025 ~~September 23, 2024~~

JN 20046

Seascope Homes LLC
PO Box 40568
Bellevue, Washington 98015

Attention: Jon Tellefson

Subject: **Review of Plans and Minimal Risk Statements** - Proposed Residence
Lot 1 – 5222 Forrest Avenue Southeast, Mercer Island, Washington

Reference: “Geotechnical Engineering Study,” subject site, Geotech Consultants, March 18, 2020

Plans: **Sturman Architects** – Sheets A1.0 through A6.0, Dated September 11, 2024.
Longitude 120 – Sheets S-0 through SD-2, Dated May 16, 2024.
Patrick Herron & Assoc – Sheets C1.0 through C3.2, Dated September 4, 2024.

Dear Mr. Tellefson:

We have completed a general review of the geotechnical aspects of the referenced plans and specifications for the house to be constructed at Lot 1 – 5222 Forrest Avenue Southeast. Comments as follows:

- The foundations will need to be dug down to the medium-dense native soils located approximately 5 to 10 feet below the existing grades. Our engineers should be called to the site to evaluate these subgrades. Structural fill may be used to restore any necessary overexcavations.

We reviewed the referenced plans above. In our judgment, the plans conform to the recommendations in our geotechnical engineering report. If the recommendations and conditions of the geotechnical engineering report are satisfied during construction and use of the project, the proposed project will not increase the potential for soil movement. The areas disturbed by construction will be stabilized and should remain stable, subject to the conditions of our geotechnical engineering report.

As required by the City of Mercer Island, the following statement is made:

The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe.

Responses to 19.07.100 - Mitigation sequencing are provided below:

Response to 19.07.100 - Mitigation sequencing: Site is mapped in an Erosion and Potential Slide ECA but no steep slopes are present.

A.Avoiding the impact altogether by not taking a certain action or parts of an action. The applicant shall consider reasonable, affirmative steps and make best efforts to avoid critical area impacts. However, avoidance shall not be construed to mean mandatory withdrawal or denial of the development proposal or activity if the proposal or activity is an allowed, permitted, or conditional use in this title. In determining the extent to which the proposal should be redesigned to avoid the impact, the code official may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal and identified changes to the proposal. Development proposals should seek to avoid, minimize and mitigate overall impacts based on the functions and values of all of the relevant critical areas and based on the recommendations of a critical area study. If impacts cannot be avoided through redesign, use of a setback deviation pursuant to section 19.06.110(C), or because of site conditions or project requirements, the applicant shall then proceed with the sequence of steps in subsections B through E of this section; **The entire development is outside of the 60 foot setback from the NGPA buffer that was approved for the shortplat. As shown on A1.1 the entire development and disturbance area is located outside the mapped erosion and potential landslide areas at the site.**

B.Minimizing impacts by limiting the degree or magnitude of the action and its implementation, using a setback deviation pursuant to section 19.06.110(C), using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; **There are no steep slopes to consider, and the development includes a full temporary erosion control and permanent erosion restoration plan.**

C.Rectifying the impact by repairing, rehabilitating, or restoring the affected environment; **Some replacement trees are planned in the northeast portion of the site. Runoff from the house and hardscapes are tightlined to the approved systems.**

D.Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; **Not applicable.**

E.Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or **Some replacement trees are planned in the northeast portion of the site. The plans incorporate final erosion conditions to prevent long term erosion. Runoff from the house and hardscapes are tightlined to the approved systems.**

F.Monitoring the impact and taking appropriate corrective measures to maintain the integrity of compensating measures. **Not necessary.**

We appreciate the opportunity to be of service on this project. Please contact us if you have any questions, or if we can be of further assistance.

Respectfully submitted,
GEOTECH CONSULTANTS, INC.



3.2.25

James H. Strange, P.E.
Associate

JHS:jhs