

March 24, 2025
Project No. 24-093

Dan Thygesen
8109 Southeast 71st Street
Mercer Island, WA 98040

Subject: RESPONSE TO MERCER ISLAND REVIEW LETTER 1
Permit No. CA024-034
8109 Southeast 71st Street, Mercer Island, WA 98040

Dear Dan,

Outlined below is our response to the comments provided in the Review Letter 1 by the City of Mercer Island Community Planning and Development Department, dated February 26, 2025. This letter is considered supplemental to our *Geotechnical Engineering Report – Revision 1*, dated November 1, 2024. We have not reviewed project plans as part of this response letter.

Our response is limited to Comment 2 below. We understand that the other comments in the review letter will be addressed by others.

***Comment 2.** Have your Geotech prepare a memo addressing the mitigation sequencing outlined in MICC 19.07.100. Mitigation sequencing is a required per MICC 19.07.110(B)(8).*

PanGEO Response: As summarized in Section 5.0 of our geotechnical report, according to the Mercer Island GIS Map, there are landslide and seismic geologic hazards mapped on the property. However, the seismic hazard is mapped about 30 feet to the south of the existing house and the landslide hazard is mapped about 40 feet from the existing house. Based on the results of our subsurface explorations and onsite observations, it is our opinion that the risk for landslide and seismic hazards are low at the site and that design considerations to mitigate the hazards are not needed for the project. Additionally, the proposed developments are located outside the mapped hazards and their buffers (25 feet for shallow landslide hazards and no buffer for seismic hazards).

As such, it is our opinion that mitigation sequence Item (A) listed in MICC 19.07.100 is satisfied by avoiding disturbance during construction to the mapped hazard areas.

We trust that the information outlined in this letter meets your needs at this time. Please call if you have any questions.

Sincerely,

PanGEO Inc.



3/24/2025



Bryce Townsend, P.E.
Senior Geotechnical Engineer

Jon C. Rehkopf, P.E.
Principal Geotechnical Engineer