



April 15, 2025

Ripple Design Studio
Attn: Jim Dearth
4303 Stone Way N
Seattle, WA 98103
Via: Email

RE: **CAO24-037** Review Letter 1; 4661 Forest Ave SE, Mercer Island, WA 98040

Dear Jim Dearth,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Critical Area Review 2 application. The following issues need to be addressed in your resubmission:

1. MICC 19.07.110(B)(8) requires a description of mitigation sequencing implementation described in section [19.07.100](#) including steps taken to avoid and minimize critical areas impacts to the greatest extent feasible. Please provide mitigation sequencing prepared by PanGEO, Inc. to satisfy this requirement of the critical area study.
2. MICC 19.07.110(B)(11) requires a post-design memorandum prepared by a qualified professional confirming that the proposed improvements comply with the design recommendations. Please provide a post-design memorandum from PanGEO, Inc. to satisfy this requirement.
3. MICC 19.07.160(B)(2)(d) requires the critical area study includes the landscaping of all disturbed areas outside of building footprints and installation of hardscape prior to final inspection. Please submit a landscaping plan to satisfy this requirement. The landscaping plan should also incorporate the recommendations in the Geotechnical Report from PanGEO, Inc. which includes the potential use of planting, hydroseeding, and permanent erosion control mats.
4. MICC 19.07.160(B)(3) requires the geotechnical professional to provide a statement of risk matching one of those listed in (B)(3)(a) through (d). Please submit a statement of risk from PanGEO, Inc. to satisfy this requirement.
5. MICC 19.07.160(C) requires the application of buffers from shallow or deep-seated landslide hazard areas. Shallow and deep-seated landslide hazard areas are defined in MICC 19.16.110 under "L". Please submit a determination from PanGEO, Inc. finding that the potential landslide hazard area does not constitute a shallow or deep-

seated hazard area, or the appropriate buffer that must be applied to the landslide hazard area. Please update the site plan as necessary.

The City's processing of the Critical Area Review 2 application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is June 14, 2025. If a complete response is not received or an extension response has not been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Sincerely,



Molly McGuire, Senior Planner
City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov
(206) 275-7712

Responding and Resubmitting: [Click for More Detailed Instructions](#)

1. Reply to all review comments within the review letter.
2. Update your drawings, and any necessary supplemental documents or forms.
3. Upload updated drawings to the [Mercer Island Permit Submittal Portal](#).

Having Trouble? Please Review the Following:

[Accessing, Reviewing, and Responding to MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

Thank you for your participation in the MlePlan review process.