



**May 28, 2025**

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

RE: **CAO24-037** Review Letter 2; 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. *Repeat comment from Review Letter 1:* 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. Please see Michele Lorilla's review comment on the plans for 2411-163 SUB3.
2. *Repeat comment from Review Letter 1:* 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. The statement of risk provided is from an outdated critical areas code. Please see Michele Lorilla's review comment on the plans for 2411-163 SUB3.

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 July 27, 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*

Molly McGuire, Senior Planner  
City of Mercer Island Community Planning and Development  
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**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](#)

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**Thank you for your participation in the MlePlan review process.**