

June 13, 2025

JN 23326

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via email: [gina.oneill@comcast.net](mailto:gina.oneill@comcast.net)

Subject: **Mitigation Sequencing**  
Proposed Outdoor Living Spaces and Deck Expansion  
8030 Southeast 20<sup>th</sup> Street  
Mercer Island, Washington

Reference: *Geotechnical Engineering Study and Critical Area Study*, same project and site;  
Geotech Consultants, Inc.; November 18, 2024.

Greetings,

This addendum to our above-referenced November 18, 2024 report has been prepared to address Mitigation Sequencing under MICC 19.07.100, as required by the City of Mercer Island reviewer. We have been provided with the architectural drawings prepared by Sturman Architects (4/10/2023) and the structural plans developed by I.L. Gross Structural Engineers (7-16-24).

***MICC 19.07.100 Mitigation Sequencing***

Response: In order to satisfy MICC 19.07.100 this project has addressed mitigation of impacts to the Seismic, Potential Landslide, and Erosion Hazard critical areas present on site in the following manners:

A – Avoiding Impact altogether:

- The planned work areas on the north and south portions of the property have previously been disturbed by the grading and impervious surfaces created for the in-ground pool, pool deck, motorcourt, landscaping and various retaining walls. Other than the westward, elevated, extension of the deck to the west of the existing on-grade pool deck, all planned work areas have already been disturbed.

The new improvements will not adversely affect the geologically critical areas located on, and around, the site. The planned work will improve existing deficiencies in surface drainage and earth retention, which will have improved stability and reduce the potential for erosion and surface drainage issues on the site and the adjacent properties.

B – Minimizing Impact:

- The new development will only be slightly larger than the footprint of the previously-disturbed areas and impervious surfaces. The expansion of the pool deck to the west of the existing on-grade pool deck will be elevated on isolated, pile-supported foundations. This minimizes disturbance of the ground outside of the existing impervious surfaces and retaining structures. As noted above, the planned improvements will improve the function of the geologically critical areas by providing stability, erosion protection, and proper control of surface runoff.

C – Rectify impacts:

- The new development will include engineered retaining walls that will provide appropriate long-term support for oversteepened or improperly-retained cuts and fills

made during the original development of the property. This will improve localized stability of these areas. The new development will also properly collect storm runoff from both existing and new impervious surfaces and divert it away from steep slope areas.

D – Reduce or eliminate impact over time:

- The planned development will not adversely impact the function of the geologically critical areas on, and around, the site. The improvements will improve stability, permanent erosion protection, and proper control of runoff from both existing and new impervious areas.

E- Compensate for impact:

- There is no geotechnical rationale for compensating for the proposed project. The new development will provide appropriate stability and permanent erosion protection. Several new trees will be planted on the southern portion of the property.

F – Monitor the impact:

- The planned redevelopment of the property does not adversely impact the mapped Critical Areas. The only potential for adverse impacts with regard to the mapped erosion hazard is during construction, before permanent landscaping measures are fully implemented. The proper function of the temporary erosion control system will be monitored during the site work by the general contractor, as well as representatives of the City of Mercer Island and the project geotechnical engineer. The general or earthwork contractors will be responsible to take immediate action to correct any erosion control issues, such as silty runoff leaving the work area.

No post-construction monitoring is necessary.

Please contact us if there are any questions regarding this letter.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



6/13/2025

Marc R. McGinnis, P.E.  
Principal

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