

February 13, 2026  
File No. 17-143.400

**N5 Architecture**

Attn: Seth Hale  
4200 Stone Way North  
Seattle, WA 98103

**Subject: Geotechnical Plan Review & Comment Response (CA025-004)  
Proposed Residence – 2025 Design  
5236 West Mercer Way  
Mercer Island, Washington 98125**

Dear Seth,

As requested, PanGEO prepared this letter to document our geotechnical review of the project plans, to provide our geotechnical opinions pertinent to the Critical Areas Mitigation Sequence, and to provide a Statement of Risk.

**GEOTECHNICAL PLAN REVIEW**

PanGEO reviewed the geotechnical engineering aspects of the current plans for the above-referenced project. Our review included the following:

- Architectural plan sheets prepared by N5 Architecture, dated 1/13/2026;
- Wetland plan sheets prepared by Mark Rigos, dated 2/13/2026;
- Civil plan sheets prepared by Pace, dated 1/29/2026;
- Structural plan sheets prepared by Frank Co, dated 1/26/2026; and
- Shoring plan sheets prepared by Frank Co, dated 1/26/2026.

Based on our review of the plans listed above, it is our opinion that the plans have incorporated all substantial geotechnical recommendations presented in our original geotechnical report for

the project, dated October 5, 2017, as well as in our Geotechnical Addendum No 1, dated January 22, 2026, and are acceptable from the geotechnical standpoint.

**CRITICAL AREAS MITIGATION SEQUENCING (MICC 19.07.100)**

The following list documents how the project meets the mitigation sequencing outlined in MICC 19.07.100, subsection B through F.

- B. The project is designed to limit the disturbance to the mapped critical areas to the maximum extent possible. One example is that the proposed project utilizes a soldier pile shoring wall to limit the horizontal extent of the temporary excavations needed to construct the residence, which reduces the area of site disturbance. In addition, the residence was situated to minimize the impact to the steep slope, as well as the wetlands on the site.
- C. All disturbed areas of the site adjacent to the new development will be repaired and rehabilitated with appropriate vegetation, as shown in the project plans.
- D. The proposed retaining walls and structure have been designed for a design life of at least 75 years, and have been designed to resist the code level earthquake with a return interval of 2,475 years. As such, the walls and structure should not require significant repair over the life of the development, which limits future impacts to the adjacent critical areas. Furthermore, the proposed development increases the stability of the sloping portion of the property. The revegetated areas of the site will provide stability and resistance to erosion for the permanent condition.
- E. The disturbed areas of the site not developed with structures or pavement will be restored with replacement vegetation appropriate for the site, as shown in the project plans.
- F. During construction, the temporary erosion control measures installed for the project will be monitored and maintained, to mitigate any adverse effects on the mapped hazard areas.

In summary, in our opinion, proper mitigations have been implemented in the current design such that the potential risk to mapped geologic hazards is eliminated or mitigated such that the site is determined to be safe.

**STATEMENT OF RISK (MICC 19.07.160(B)(3))**

Per the Mercer Island City Code, development within geologic hazard areas requires a statement of risk. The statement of risk shall meet one of the following criteria:

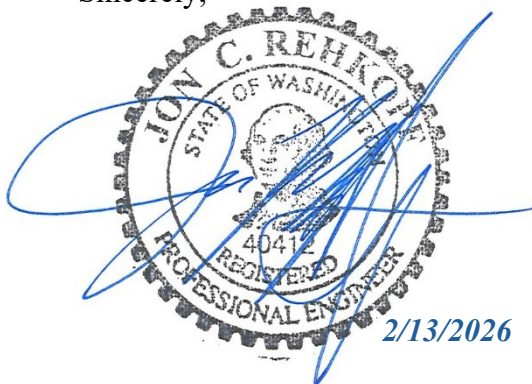
- a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;
- b. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area;
- c. The alteration is so minor as not to pose a threat to the public health, safety and welfare;  
or
- d. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.

Based on our understanding of the proposed project, and our review of the project plans as outlined above, it is our opinion that criteria (a) and (b) above can be met for this project provided that the project is properly constructed per the approved plans.

**CLOSURE**

We trust that the information presented herein meets your need at this time. Please call if you have any questions.

Sincerely,



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