COMMUNITY PLANNING & DEVELOPMENT

206.275.7605
www.mercerisland.gov/cpd

11/24/2025

N5 Architecture
Attn: Seth Hale
4200 Stone Way N
Seattle, WA 98107
Via: Email

RE: **CAO25-004** Review Letter 1; 5236 W Mercer Way, Mercer Island, WA 98040

Dear Seth Hale,

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:

Peer Review Geo:

1. The approval of CAO25-004 is contingent on the building permit (2501-218) approval. Please provide responses to the geotechnical review comments included on the SUB 2 plan set.

Planning:

1. Provide a Disclosure and Notice on Title recorded with the King County Recorder's Office and submit a copy. Please let me know if you have any questions about this.
2. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape, prior to final inspection per MICC 19.07.160(B)(2)(d)
3. Have your Geotech update their report or provide a memo addressing mitigation sequencing. See MICC 19.07.100- Mitigation sequencing, address each measure listed specifically.
4. Have your Geotech review the plans and provide a post design memorandum confirming the design is consistent with their recommendations.
5. Have your Wetland Biologist review the plans, mitigation plan and proposed buffer averaging and provide a post design memorandum confirming the design is consistent with their recommendations.
6. See comments on building permit 2501-218 and submit revised plan set to CAO25-004.

7. The public comment period for this permit ends on December 17, 2025. Any public comments will be forwarded to the project contact.

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 January 23, 2026. 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,

Grace Manahan

Grace Manahan, Code Compliance Planner
City of Mercer Island Community Planning and Development
grace.manahan@mercerisland.gov
(206) 275-7764

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 MIePlan Comments

Troubleshooting MIePlan

MIePlan Overview

Thank you for your participation in the MIePlan review process.