

June 29, 2025  
Project No. 24-0145

Attention: Russell Palanchuck

Subject: **Geotechnical Review of Plans and Statement of Risk**  
FILE NO. CAO25-007  
9734 SE 40TH STREET  
MERCER ISLAND, WA 98040  
KING COUNTY PARCEL NO. 265550-0176

Dear Russell Palanchuck,

The purpose of this letter is to address the review comments issued by the City of Mercer Island Community Planning and Development (CPD) in Review Letter 1 for File No. CAO25-007, dated May 30, 2025, related to the proposed development at 9734 SE 40th Street, Mercer Island, Washington.

MP Engineering, PLLC (MPE) has thoroughly reviewed the referenced comments and provides the following response, specific to geotechnical aspects of the project. Comments unrelated to MPE's scope of services will be addressed by the appropriate members of the project team. This letter also includes a Statement of Risk as required by the City of Mercer Island.

## STATEMENT OF RISK

MPE has completed a detailed review of the site plan, project documentation, and Temporary Erosion and Sediment Control (TESC) plans prepared by ALDOR, LLC (dated June 9, 2025) and Goodman Engineering, PLLC (dated March 5, 2025). We also reviewed the structural plans prepared by N.L. Olson & Associates, Inc. (dated November 2024). This assessment was conducted with reference to the geotechnical engineering report prepared by MPE, dated January 28, 2025.

Based on our evaluation, the submitted plans are consistent with the geotechnical recommendations previously provided.

In accordance with MICC 19.07.160.B.3:

*Alteration of landslide hazard areas, seismic hazard areas and associated buffers may occur if the conditions listed in subsection (B)(2) of this section are satisfied and the geotechnical professional provides a statement of risk matching one of the following:*

*a. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a landslide hazard area or seismic hazard area;*

*b. The landslide hazard area or seismic hazard area will be modified or the development has been designed so that the risk to the site and adjacent property is eliminated or mitigated such that the site is determined to be safe;*

*c. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties; or*

*d. The development is so minor as not to pose a threat to the public health, safety and welfare.*

Based on our review, and provided that construction is completed in accordance with the approved plans and specifications, and under the observation of the geotechnical engineer of record during all relevant phases of earthwork and foundation preparation, it is MPE's professional opinion that the risk of damage due to soil instability is minimal for both the project site and adjacent properties. This supports compliance with subsection (b) of the code provision quoted above.

The term "minimal" reflects MPE's professional judgment that the geotechnical risks associated with this development have been reduced to a low level through appropriate site evaluation and design measures. It does not imply the complete absence of risk.

## **LIMITATIONS**

This statement of risk is based on our interpretation of the provided project documents and the subsurface conditions observed at the time of geotechnical exploration. MPE's conclusions are contingent upon the assumption that site conditions have not materially changed since the time of investigation and that construction will proceed in accordance with the approved plans.

This review does not include verification of structural design, construction means and methods, quality control, or contractor performance. The scope of this evaluation is limited to geotechnical engineering considerations. Any deviations from the reviewed plans, changes in field conditions, or construction without MPE's observation may affect the validity of this opinion.

All documents and reports prepared by MPE apply only to the services described under contract with the Client. Any use or reuse by third parties is at their sole risk and without liability to MPE. In the event of any discrepancy between versions, MPE's original signed documents shall prevail.

We trust this letter satisfactorily addresses the geotechnical components of the City's review. Please feel free to contact us with any questions or requests for further information.

Sincerely,  
MP Engineering, PLLC



Date: 06-29-2025

Minjae Park, P.E.  
Principal Geotechnical Engineer



Date: 06-29-2025

Jintae (James) Lee, Ph.D., P.E.  
Geotechnical Specialist