

July 31, 2025
PanGEO File No. 24-472

Chris and Harmony Long
3424 76th Pl SE
Mercer Island, WA 98040

**Subject: Response to Mercer Island Review Letter CAO25-008
3424 76th Place Southeast, Mercer Island, WA 98040**

Dear Chris and Harmony,

Outlined below is our plan review and minimum risk statement as requested by the City's Planning Reviewer as part of the second round of comments. The relevant comment and our response is provided below:

***Sub 2 Comment:** Since the foundation design will be changing (see review comment on Page 9), the geotechnical engineer is required to provide an updated plan review letter and statement of risk as discussed in the Sub 1 Comment.*

Response: PanGEO has completed a review of the latest plans, including the structural plans by Myers Engineering, LLC (dated 7/30/2025). Based on our review, the prepared plans appear to be in general accordance with our recommendations provided in our revised geotechnical report, dated July 7, 2024, including the using of 2-inch diameter pin piles for foundation support.

Per Mercer Island City Code Section 19.07.160.B(3), development within geologic hazard areas and critical slopes may occur if the geotechnical engineer provides a statement of risk with supporting documentation indicating that one of the following conditions can be met:

- 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 the results from our geotechnical analysis as summarized in our revised geotechnical report, the site is globally stable and the proposed developments should not adversely affect the site and the neighboring properties. Additionally, the proposed developments will be supported by pin piles to mitigate seismic hazard for liquefaction induced settlement, as shown in the updated structural plans.

As such, it is our opinion that Criteria B applies to the proposed development, provided that the project will be constructed in accordance with the referenced project plans and our recommendations.

We trust that the information outlined in this letter meets your needs at this time. Please call if you have any questions.

Sincerely,

PanGEO Inc.



7/31/2025

Bryce Townsend, P.E.
Senior Geotechnical Engineer