

August 18, 2025

JN 24314

Rain Rock Properties LLC  
5257 Forest Avenue Southeast  
Mercer Island, Washington 98040

Attention: Kat Lin  
via email: [kathleenlinmd@gmail.com](mailto:kathleenlinmd@gmail.com)

Subject: **Mitigation Sequencing**  
Proposed Accessory Dwelling Unit  
5331 Forest Avenue Southeast  
Mercer Island, Washington

Greetings,

We prepared a Geotechnical Engineering Study and Critical Area Study for the subject site dated October 8, 2024. However, it has come to our attention that Mitigation Sequencing is needed for the project per MICC 19.07.100. In preparation of this Mitigation Sequencing letter, we reviewed the following project plans: 1) architectural plans prepared by DiMarco Architecture and Design dated May 6, 2025, 2) civil plans prepared by Facet dated March 28, 2025, and 3) structural plans developed by Quantum Consulting Engineers dated May 5, 2025.

*Per* MICC 19.07.100, mitigation sequencing is given below.

**A – Avoiding Impact Altogether:**

The planned work areas on the north portion of the property and where work for this project will be has previously been disturbed by the grading and impervious surfaces created for the existing residence driveway, stairs, and walkway as well as the level yard and landscaping areas. All planned work areas have already been disturbed. In addition, because of the relatively gentle inclination of the new work area, the grading for the project will be minimal, and no trees will be removed, the impact on the new work area is very suitable in our opinion from a geotechnical engineering standpoint.

**B – Minimizing Impact:**

The new development will only be slightly larger than the footprint of the previously-disturbed areas and impervious surfaces. Thus, the amount of impact is minimal. We believe that the new development will not impact the site from a geotechnical engineering standpoint.

**C – Rectify impacts:**

Again, the impacts are minimal from a geotechnical engineering standpoint, and no mitigating or rectifying measures are needed beyond what is shown in the project plans. All disturbed areas of the project site will be covered with the addition or landscaping, so any future erosion will be mitigated once the project is fully completed.

**D – Reduce or eliminate impact over time:**

Again, the impacts are minimal, and thus we do not believe that reducing or eliminating impacts over time is needed once the project is completed (including landscaping).

E- Compensate for impact:

There is no geotechnical engineering rationale for compensating for the proposed project. The project will only disturb an area that is only gently to moderately slope, and the project will be constructed for appropriate stability and permanent erosion protection.

F – Monitor the impact:

Once the addition construction and landscaping for the project are completed, the project will be suitably completed such that site stability and potential erosion conditions will be mitigated. No post-construction monitoring is necessary from a geotechnical engineering standpoint in our opinion because of the size and scope of this project.

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

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



Matthew K. McGinnis  
Geotechnical Engineer



8/18/2025

D. Robert Ward, P.E.  
Principal

cc: **DiMarco Architecture and Design** – David DiMarco  
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**Peltier Design** – Adam Peltier  
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