



10/16/2025

DiMarco Architecture  
Attn: David DiMarco  
7541 Seward Park Ave SE  
Seattle, WA 98118  
Via: Email

RE: **CAO25-009** Review Letter 2; 5331 Forest Ave SE, Mercer Island, WA 98040

Dear David DiMarco,

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:

Planning:

1. The Geotechnical Engineering Study and Critical Area Study should include a description of mitigation sequencing implementation described in section [MICC 19.07.100](#). Per [MICC 19.07.100](#), an applicant for a development proposal or activity shall implement the following sequential measures, to avoid, minimize, and mitigate impacts to environmentally critical areas and associated buffers. Applicants shall document how each measure has been addressed before considering and incorporating the next measure in the sequence. Please include how the project meets the standards of [MICC 19.07.100](#).

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 December 15, 2025. 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,

*Madelyn Nelson*

Madelyn Nelson, Assistant Planner  
City of Mercer Island Community Planning and Development

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**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 MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

**Thank you for your participation in the MlePlan review process.**