



8/27/2025

MacPherson Construction & Design, LLC
Attn: Dan Buschser
22605 SE 56th St. Suite 140
Issaquah, WA
Via: Email

RE: **CAO25-011** Review Letter 2; 5320 Butterworth Rd, Mercer Island, WA 98040

Dear Dan Buchser,

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. See comments on building permit 2504-064 and submit updated plan set if revision are made.

Peer Review Geo:

1. The approval of CAO25-011 is contingent on the building permit (2504-064) approval.
2. Upon final approval of the building permit, please have the geotechnical engineer of record review the plan set and provide a letter verifying whether the proposed development is in general conformance with their design and construction recommendations. Please also include an updated statement of risk in accordance with MICC 19.07.160.B.3.
3. The May 21, 2024 geotechnical report from Cobalt Geosciences was updated on August 5, 2025. In reviewing the liquefaction and post-liquefaction analyses, it is unclear where the subsurface information between 16.5 and 30 feet was obtained. The one
4. boring for the project was drilled to 16.5 feet below ground surface. Please provide supporting data below 16.5 feet used in the liquefaction analyses.
5. Please revise liquefaction analyses to include only data supported by actual field measurements at the site. Please update post-liquefaction vertical settlement estimates.
6. Please note that the submitted subsurface information is inadequate for the use in deep foundation design. This lack of subsurface information is not in conformance with

local geotechnical standard of practice. Please provide subsurface information to support proposed foundation design.

7. Please discuss and provide calculations for the potential for post-liquefaction lateral deformations and/or lateral flow failures at this site. Please coordinate with the structural engineer to determine the potential structural impacts of the estimated lateral deformations or flow failures at the site. Identify mitigation measures and structural revisions as needed.

The City's processing of the CAR2 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 October 27, 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,



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 MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

Thank you for your participation in the MlePlan review process.