



7/23/2025

Citizen Design  
Attn: Jacou Young  
3800 Woodland Park Ave N #300  
Seattle, WA 98103  
Via: Email

RE: **CAO25-014** Review Letter 1; 6427 E Mercer Way, Mercer Island, WA 98040

Dear Jacob Young,

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:

Peer Review Geo:

1. Additional comments may be required during the building permit review (e.g. no structural calculations were provided for review). It was the intent of the reviewer to try to provide as many applicable comments for both the critical and building permit reviews given the information provided.
2. Please have the geotechnical engineer of record review the final approved building plan set and provide a letter verifying that the design of 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. This comment is provided as a placeholder and will be required upon approval of the final building plan set.
3. The tree removals indicated on sheet A0.5 do not conform with L-01. Please resolve discrepancy.
4. Please have the geotechnical engineer of record review the proposed temporary cut configurations on sheet A0.6. The current configurations appear to be in conflict with the recommendations provided on page 22 of their report: "All temporary excavations deeper than total of 4 feet should be slope or shored." Please revise excavation plan to conform with the geotechnical engineer's recommendations.
5. The excavation shown in the northwest section of the site indicates off-property work. Please revise to maintain work on the site or provide written construction

easement from adjacent property owner.

6. Please coordinate with geotechnical and structural engineers on the limits of the proposed excavation where overexcavation is anticipated for the installation of shallow foundations as indicated on the structural drawings and recommended in the geotechnical report. Please revise excavation plan and sections accordingly on Sheet A0.6.
7. Please have the geotechnical engineer provide a slope stability analysis of the steepest and highest temporary open cut proposed to verify that the proposed cut will be stable during construction. Please have the geotechnical engineer provide recommendations to mitigate potential unstable conditions.
8. Please have the geotechnical engineer review the proposed temporary and final grading plans and provide recommendations to mitigate potential impacts to existing critical areas. Please revise grading plans accordingly.
9. Please provide structural calculation package for review. Please include retaining wall designs showing inclusion of surcharge loadings from sloping ground behind the walls and seismic loading.
10. Please provide final grades along the base of the proposed retaining wall. The bottom of wall elevations given on sheet C05 vary along the length of the wall suggesting a varying ground surface elevation. Please clarify proposed final grading.
11. On Sheet C05, please review top of retaining wall elevations with respect to final grading. Please provide final grading contours behind the walls. The existing grades in some locations behind the walls are steeper than the recommended 2H:1V final cut or fill slope angles recommended by the geotechnical engineer. Please revise grading and/or wall elevations to conform with geotechnical recommendations.
12. On Sheet C07, the proximity of the detention tank to the north property line appears to require a steeper than 1H:1V temporary open cut slope (recommended by the geotechnical engineer of record) to maintain the excavation on the property. Please resolve conflict. If temporary shoring is proposed, please provide design details for review.

#### Planning:

1. Provide a Disclosure and Notice on Title recorded with the King County Recorder's Office and submit a copy.
2. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape, prior to final inspection per MICC 19.07.160(B)(2)(d)

3. Have your Geotech update their report or provide a memo addressing mitigation sequencing. See MICC 19.07.100- Mitigation sequencing, address each measure listed specifically.

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 September 22, 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](mailto: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.**