



**September 11, 2025**

b9 Architects  
Attn: Bradley Khouri  
400 Pine St, Suite 215  
Mercer Island, WA 98040  
Via: Email

RE: **CA025-018** Review Letter 1; 4450 84<sup>th</sup> Ave SE, Mercer Island, WA 98040

Dear Bradley,

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. Complete the Disclosure and Notice on Title. Please have the Disclosure and Notice on Title notarized and recorded before resubmitting this document.
2. Per MICC 19.07.110(B)(3), please provide a statement specifying the accuracy of the geotechnical report and all assumptions made and relied upon.
3. Per MICC 19.07.110(B)(11), please provide a post-design memorandum prepared by a qualified professional confirming that the proposed improvements comply with the design recommendations.

Geotechnical Peer Review:

1. On Sheet A1.02 Excavation Plan, in the northeast corner of the excavation, the limits of the excavation encroaches on the adjacent property. Please revise so that the excavation remains on the property or obtain a construction easement from the adjacent property owner. Please provide easement documentation for review.
2. Please have the geotechnical engineer of record review the building planset and provide a letter verifying that the proposed development is in conformance with their geotechnical design and construction recommendations. Please also include in the letter an updated statement of risk in accordance with MICC 19.07.160.B.3.

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 November 10, 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  
[madelyn.nelson@mercerisland.gov](mailto:madelyn.nelson@mercerisland.gov)  
(206) 275-7704

**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.**