



November 14, 2025

Gill Investment Company
Attn: Jacob Young
10 Dravus Street
Seattle, WA 98109
Via: Email

RE: **CA025-023** Review Letter 1; 9191 SE 64th St, Mercer Island, WA 98040

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](#) including steps taken to avoid and minimize critical areas impacts to the greatest extent feasible per [MICC 19.07.110\(B\)\(10\)](#).
2. Please provide a post-design memorandum prepared by a qualified professional confirming that the proposed improvements comply with the design recommendations per [MICC 19.07.110\(B\)\(11\)](#).
3. Please take the Critical Area Notice on Title to the King County Recorder's Office for recording. Submit the recorded copy per [MICC 19.07.070\(C\)](#).
4. Please provide more information on the disturbed ground outside of the building footprint. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape. This will be required to be completed prior to final inspection per [MICC 19.07.160\(B\)\(2\)\(d\)](#).
5. Please update the Concurrent Review Form. Please submit the filled-out form with the appropriate permit number and signature portions completed to the permit portal.
6. Include a statement of minimum risks prepared by a qualified professional consistent with [MICC 19.07.160\(B\)\(3\)](#).
7. There appears to be an eagle buffer on the lot. Please submit a wildlife assessment addressing the impact of development on the eagle nest. The wildlife assessment

should meet the standards described in [MICC 19.07.170\(B\)](#). A qualified professional should prepare the report, consistent with [MICC 19.16.010](#).

Geotechnical Peer Review:

1. The approval of CAO25-023 is contingent on the building permit (2510-150) approval.
2. Please have the geotechnical engineer of record review the building planset and provide a letter verifying that the proposed development conforms with their design and construction recommendations. In this letter please provide an updated statement of risk in accordance with MICC 19.07.160.B.3. This letter can be provided once all geotechnical related issues have been addressed.
3. Please refer to the building permit review planset to respond to specific geotechnical review comments.

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 January 13, 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 correction 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.