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**DATE** March 25, 2026  
**TO** Mercer Island Community Planning and Development  
Attn: Madelyn Nelson  
9611 SE 36th Street  
Mercer Island, WA 98040  
**PROJECT** *Mercer Island 6423 - West Lot*

Dear Madelyn,

Thank you for bringing to our attention the public comments received for our project at 9191 SE 64th Street [Record Nos. 2510-150 and CA025-023]. Two comment letters were received, one from Melinda and Alex Sobel and one from James and Ann Thomson. We are writing today in response to these comments.

As the Sobels note, the development site is mapped as a landslide hazard area. The permit corrections submitted on March 6, 2026 include a geotechnical review letter prepared by PanGEO addressing the extensive measures taken by this project to mitigate the landslide and other geotechnical hazards. This letter is based on their review of current architectural, civil and structural drawings. As noted in the letter, their staff believe that the project conforms to their design recommendations and risk is adequately mitigated.

Additionally, as required by the Mercer Island City Code [MICC], earth-disturbing construction is limited to the summer dry season unless a special waiver is approved by the city. Combined with the temporary erosion and sedimentation control measures proposed by the project civil engineer, this seasonal restriction will help reduce erosion risks during construction. The Sobels' concern about development on a geotechnical sensitive site has thus been addressed.

The Sobels also note that a spring is mapped on the subject and that a bald eagle nest is mapped nearby. As noted in the wetland biology report provided by Altmann Oliver Associates in the original permit submission, no streams or wetlands are present on the subject. The same firm has also provided a bald eagle nest assessment [included in the March 6, 2026 corrections] and has determined that no eagles or nests are present in the mapped area. It appears that the city's GIS mapping is incorrect in both cases, and additional protective measures therefore are not required.

The Sobels also note concerns related to vehicular and construction access from SE 64th Street, and the Thomsons join them in these concerns. Although the subject parcel is addressed from SE 64th Street, all vehicular access is proposed to be taken from E Mercer Way via easement across the abutting parcels at 6423 and 6427 E Mercer Way. No use or disturbance of SE 64th Street is proposed during or after construction. As such, the concerns of both parties have been addressed.



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The Sobels also note that daytime construction noise and vibration may affect neighboring residences. Pursuant to MICC 8.24.020.Q, construction noise is limited to the hours of 7 am to 7 pm Monday-Friday and 9 am to 6 pm on Saturdays. No noisy work is permitted on Sundays or public holidays. The project will comply with these requirements, but eliminating noise during permitted construction hours is unfortunately infeasible due to the nature of construction.

Finally, the Thomsons note a concern that their mailbox on SE 64th Street will be blocked during construction. As noted above, all construction access will be provided via easement from E Mercer Way rather than SE 64th Street. No disturbance of the mailbox is anticipated. Consequently, this concern has been addressed.

The concerns made in these public comments have been addressed, allowing the safe development of the subject. Please feel free to contact our office if you have any further questions.

Humbly Submitted,

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