

March 4, 2026
File No. 25-036.200

Citizen Design

Attn: Mr. Isaac Greenetz
3800 Woodland Park Avenue #300
Seattle, WA 98103

**Subject: Geotechnical Plan Review & Comment Response (CA025-023)
Proposed Residence – Mercer Island 6423 – West Lot
9191 SE 64th Street, Mercer Island, Washington 98060**

Dear Isaac,

As requested, PanGEO prepared this letter to document our geotechnical review of the project plans, to provide our response to the City of Mercer Island comments, which included providing our geotechnical opinions pertinent to the Critical Areas Mitigation Sequence, and to provide the required Statement of Risk.

GEOTECHNICAL PLAN REVIEW

PanGEO reviewed the geotechnical engineering aspects of the current plans for the above-referenced project. Our review included the following:

- Architectural plan sheets prepared by Citizen Design, dated 3/02/2026;
- Civil plan sheets prepared by Facet, dated 2/27/2026;
- Structural plan sheets prepared by Malsam Tsang Structural Engineers, dated 1/23/2026; and
- Shoring plan sheets prepared by Malsam Tsang Structural Engineers, dated 1/23/2026.

Based on our review of the plans listed above, it is our opinion that the plans have incorporated all substantial geotechnical recommendations presented in our original geotechnical report for

the project, dated August 27, 2025, and this letter, and are acceptable from the geotechnical standpoint.

REVIEW OF RETAINING WALL DESIGN RECOMMENDATIONS

Per plan review comments from Mercer Island Plan Reviewer Michele Lorille (November 14, 2025), regarding review of the recommended retaining wall design pressures as appropriate for the adjacent sloping ground by the wall, PanGEO provided a reduced passive pressure of 100 psf for sloping ground conditions adjacent to the site retaining walls along the NE and SW sides of the house via email to the structural engineer on January 15, 2026. Based on our review of the plans listed above, all recommendations, including the passive pressure reduction, have been incorporated into the design drawings.

LEAN-MIX CONCRETE FOUNDATION SUPPORT

The lean-mix concrete foundation blocks, as shown on Sheets A 0.7 and A 0.8, are consistent with our design recommendations in Section 7.2.2 of our geotechnical report dated August 27, 2025.

CRITICAL AREAS MITIGATION SEQUENCING (MICC 19.07.100)

The following list documents how the project meets the mitigation sequencing outlined in MICC 19.07.100, subsection B through F.

- B. The project is designed to limit the disturbance to the mapped critical areas to the maximum extent possible. The residence was situated along the upper portion of a topographic ridge to minimize the impact to the steep slopes at the site, and a soldier pile wall will reduce the area of excavation and disturbance into the steep slope area.
- C. All disturbed areas of the site adjacent to the new development will be repaired and rehabilitated with appropriate vegetation.
- D. The proposed retaining walls and structures have been designed to resist the code level earthquake with a return interval of 2,475 years. As such, the walls and structure should not require significant repair over the life of the development, which limits future impacts to the adjacent critical areas. Furthermore, through the use of soldier piles, the proposed development increases the stability of the sloping

portion of the property. The revegetated areas of the site will provide stability and resistance to erosion for the permanent condition.

- E. The disturbed areas of the site not developed with structures or pavement will be restored with replacement vegetation appropriate for the site.
- F. During construction, the temporary erosion control measures installed for the project will be monitored and maintained, to mitigate any adverse effects on the mapped hazard areas.

In summary, in our opinion, proper mitigations have been implemented in the current design such that the potential risk to mapped geologic hazards is eliminated or mitigated such that the site is determined to be safe.

STATEMENT OF RISK (MICC 19.07.160(B)(3))

Per the Mercer Island City Code, development within geologic hazard areas requires a statement of risk. The statement of risk shall meet one of the following criteria:

- a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;
- b. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area;
- c. The alteration is so minor as not to pose a threat to the public health, safety and welfare;
or
- d. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.

Based on our understanding of the proposed project, and our review of the project plans as outlined above, it is our opinion that criteria (a) and (b) above can be met for this project provided that the project is properly constructed per the approved plans.

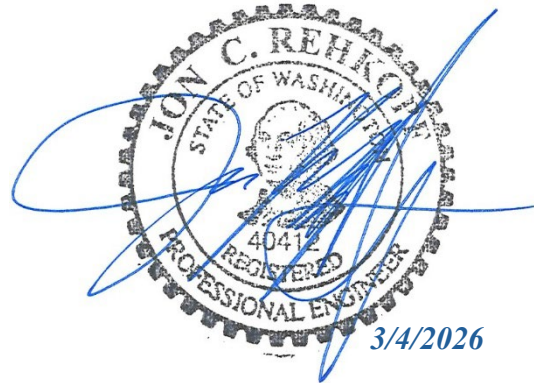
CLOSURE

We trust that the information presented herein meets your need at this time. Please call if you have any questions.

Sincerely,

Stephen H. Evans

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