
RAGEN & Associates

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30th May 2023

RE: Public Comment Response to CAO23-004 SUB1 Review Letter; 4624 E Mercer Way,
Mercer Island, WA 98040

Dear Grace Manahan,

Thank you for forwarding the neighbor's comments regarding the notice of application on file No: CA023-004.

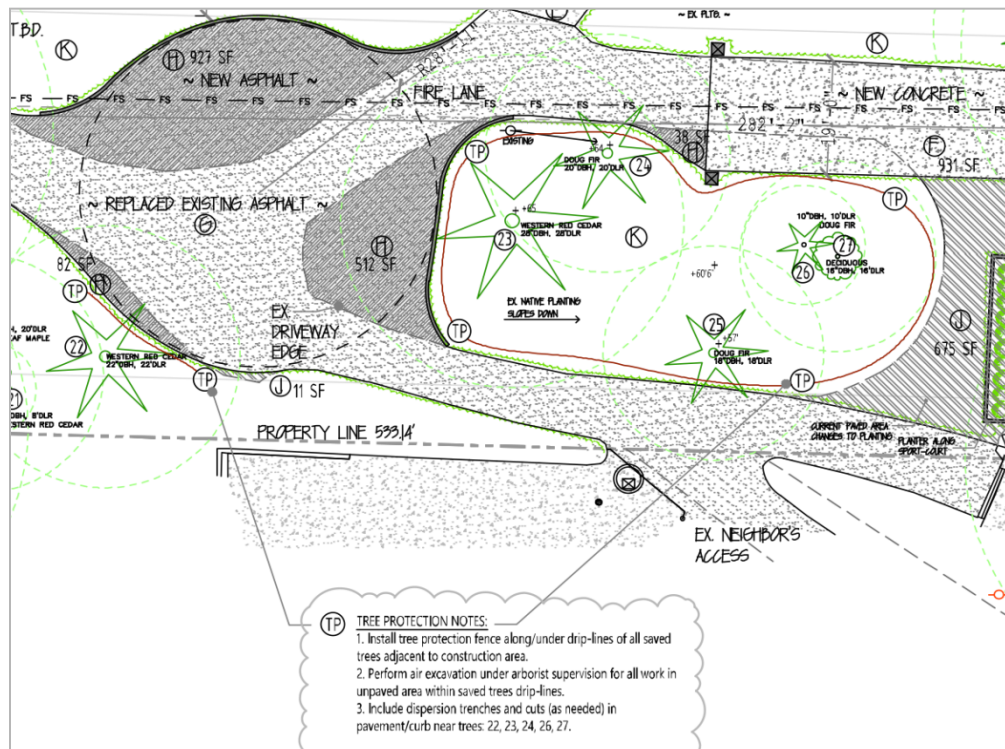
Ensuring safety access has always been our utmost priority, and we took proactive steps to address this matter. At the outset of the project, we met with Jeromy Hicks, the city fire marshal, to discuss the proposed turnaround design. During our meeting, Jeromy Hicks himself highlighted the safety hazards posed by the existing turnaround's asphalt composition and steep grade, rendering it unsuitable for emergency vehicle access. We have incorporated all of the fire marshal's safety recommendations into the proposed turnaround design such as using special grade asphalt that can withstand 78,000 GVWR to allow for emergency vehicle access as well as installing asphalt in an area with significantly lower grade than the existing turnaround.

	Proposed Driveway	Current Driveway
Driveway MAX Width	62' max	12' 7" max
Driveway MIN Width	20' min	10' min
Grade	10.5%	22.7%
Load Capability	Withstand 78,000 GVWR	Cannot withstand 78,000 GVW

Throughout the project, we have collaborated with licensed civil and geological engineers working alongside our lead architect, to develop a comprehensive design that meets all safety requirements for vehicular access that will cater to the needs of larger vehicles, including fire trucks.

Regarding the neighbor's tree concern, we have consulted with Seattle Tree Care to ensure that our design will not damage any trees, including the commenter's tree of concern. Licensed arborists and geological engineers have already conducted on-site analysis, collected samples, concluded and reported to the city that there is no danger posed to

nearby trees. Furthermore, our current site plan, which has already been reviewed by John Kenny, the city arborist, emphasizes the use of air excavation to inspect the roots of all nearby trees, preventing any harm to the tree root systems during the construction process.



While we appreciate the neighbor's comment, all of the concerns raised have already been addressed in the current site plan design with submitted expert technical references and documents. The commenter has not provided any additional technical evidence that would support the concerns and all landscape construction takes place within the private lot of 4624 E Mercer Way. Furthermore, the commenter's suggested turnaround solution would in fact present a continued safety hazard due to the existing asphalt composition and steep grade as pointed out by the city fire marshal, which prevents the accessibility of larger vehicles such as fire trucks. It is important to note that we have already taken into account all professional design inputs and incorporated feedback from the city to conform with all the city rules and regulations in coming up with our proposed turnaround that addresses our primary safety concern, which is to facilitate emergency vehicular access.

Thank you for your understanding and consideration.

Sincerely,

Kristin DeRose

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