

April 26, 2015

Travis Saunders, Senior Planner

Development Services Group

City of Mercer Island

9611 SE 36<sup>th</sup> Street

Mercer Island, WA. 98040

**RECEIVED**

**APR 27 2015**

**CITY OF MERCER ISLAND  
DEVELOPMENT SERVICES**

RE: Proposed Building at 5637 East Mercer Way, File Numbers CAO15-001 and SEP-001

Applicant: Bill Summers of MI Treehouse, LLC

Dear Mr. Saunders,

We are writing to oppose the proposed building by Bill Summers of MI Treehouse LLC at 5637 East Mercer Way. Vicki and I and have resided at 9304 SE 57<sup>th</sup> St. since 1994 and our residence is at the top of the hill just south of the proposed development.

During our 21 years of residency we have become increasingly concerned about the stability of the hillside in back of our home. We have witnessed large trees that have fallen down or broken in half. For every tree that is lost, the result is more groundwater in the hillside and a greater risk of erosion and landslide. The parcel at 5637 East Mercer Way is a Category III Wetland as designated by the Corp of Engineers and the City of Mercer Island. At the time of this designation, Mercer Island Code prohibited the installation of any impervious surfaces in the wetland. This is not the first attempt made by a developer to build in the wetland. In following code on Category III Wetland construction, all previous attempts for development at this site were declined. With this in mind we are requesting that you look at all the past history of this property.

We have reviewed the building plans from MI Treehouse LLC, the engineering study from GEO Group NW and the report from Sewall Wetland Consulting. With all the information provided in these reports, there is no information regarding the hydrostatic water levels on the hillsides that surround the parcel. These hillsides are steep with the erosion hazard and slippage severe. As this data does not appear to be available, we are terribly concerned that development in the wetland will negatively impact runoff and allow increased hydrostatic water pressure to build on the hillsides making the risk of landslide even greater.

It is the city of Mercer Island's responsibility to insure the safety and well-being of its residents. Without hydrostatic water data it is impossible to measure change in ground water in the hillsides generated by this construction. In meeting with Bill Summers of MI Treehouse LLC, he said his development of the property "wouldn't change anything" in the wetland or on hillsides. We strongly disagree and believe that allowing a variance to build in the wetland will change runoff patterns and increase hydrostatic water levels on the hillsides. We also believe that allowing a variance for construction of a home on this parcel will place properties at risk and jeopardize our safety and other residents in the area.

Please protect the residents of this area and decline this newest attempt to build a residential home in the Category III Wetland at 5637 East Mercer Way. We appreciate your attention to our request.

Sincerely,



Rick Duchaine



Vicki Duchaine