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Via First Class Mail
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Mr. Evan Maxim
Planning Manager
City of Mercer Island
Development Services
9611 SE 36th St.
Mercer Island, WA 98040-3732

August 7, 2017

Re: **SEPA Scope Comment: CA-15-001 and SEP15-001** - MI Treehouse RUE and
SEPA Determination

Dear Mr. Maxim:

We represent Dr. John Stivelman who owns and resides at 5645 E. Mercer Way, Mercer Island, Washington, which is located directly south of the above-mentioned proposed project. This letter is submitted on behalf of Dr. Stivelman to provide comments on the scope of the EIS pursuant to the City's Determination of Significance (DS) and Request for Comments on Scope of EIS, dated July 17, 2017 ("DS").

In addition to the scope of the EIS identified in the DS, Dr. Stivelman requests that the scope be expanded/clarified to address the following areas:

1. Impact of tree removal on noise, privacy, and the stability of slopes of the subject property and adjacent properties.
2. Impact of noise and vibration on adjoining residential structures and stability of slopes on the subject and adjoining properties. In this regard, Dr. Stivelman's house, to a large degree, is constructed of glass, with large glass panes and articulating glass corners comprising most of the eastern-southeastern exposure of the front of the house. The EIS should therefore address the impact of repetitive pile-driving on destabilization, disruption, breaking, or misalignment of the articulating glass surfaces. Further, the EIS should address the impact of this vibration on the steep slope below Dr. Stivelman's house which abuts the proposed development.
3. Impact of ingress and egress, to adjoining properties, in particular to Dr. Stivelman's property.

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4. Downstream/flooding impact to adjoining properties, including driveway.

Respectfully,



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