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To: [Lauren Anderson](#)
Cc: [McIntosh Janet & Dick](#); [Kurt Bulmer](#); [Miriam Bulmer](#)
Subject: File Nos.: CA017-005, DEV17-009, ADU17-003, SHL17-007, SUB17-004--The Lady Bug Trust
Date: Tuesday, May 30, 2017 10:32:54 AM

Hello, Lauren--

We have had a chance to do a review of the documents that you forwarded regarding the above noted project located to the north of our property. We have the following comments on this project.

1. We do not think that there is adequate justification offered to grant the Impervious Area Deviation. This is a very large property consisting of two lots that are being consolidated with the lot line consolidation request. The owner will have 36,598 sf of property on which to construct a very large dwelling unit with two garages and an ADU. The evidence that there is adequate area available for development is that there is an 8290 sf existing house (according to tax assessor records) plus garages (all of which are proposed to be demolished). The statement in the application by the "owner" (Michael E. Morgan, Trustee) that "The proposal seeks to build, where feasible, on areas of the site already disturbed by existing development (driveways and structures)." is contradicted by the site plan included in the application that shows the outline of the existing house with garages and paved areas is smaller in footprint than the proposed new residence with associated structures and paved areas and by the calculations in the application. According to the applicant's calculations, the existing impervious area is 28%, well below the normal code allowance. The calculations for the proposed project show 32% impervious area and the application requests 35% impervious area (the maximum allowable by code if an Impervious Area Deviation is granted by the City). There does not appear to be sufficient justification to grant a deviation from the maximum of 30% allowable by code, which was set for good reason. It appears that the only reason that the "owner" is requesting this deviation is to maximize the size of the mega house and associated structures (currently proposed at 12,581 sf!).
2. Consideration of the third lot of the parcel (southernmost) as justification for the Impervious Area Deviation should not be allowed. As proposed, the "owner" is proposing to consolidate only the northernmost two lots, preserving the third (southernmost) lot for future development (more impervious area) and allowing for two rather than one dock on the property.
3. The significant construction activity associated with this project will undoubtedly involve significant traffic and parking impacts on West Mercer Way. We have seen months of significant traffic and parking congestion in this area on West Mercer Way associated with the construction of the large house located two properties north of this proposed residence over the last year. Neighbors and residents travelling south on West Mercer Way have expressed safety concerns about the long term safety of this construction

traffic and parking, especially with the anticipated significant increase in West Mercer Way traffic associated with the impending closure of the SOV access to westbound I-90 from Island Crest Way. Mitigation such as bussing of workers from offsite should be required to alleviate these adverse impacts.

4. No details for the dock expansion are included in this application other than a general outline on the site plan showing a much larger dock with added covered boat moorage and a very long pier. We hope to have a chance to review the Substantial Development Permit referenced to determine the impacts of this additional significant aspect of the project.

Thank you for the City's consideration of these comments.

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