

EAST SEATTLE / BOYS & GIRLS CLUB PROPERTY vs COVAL PROPERTY (SUMMERWELL) vs

EAST SEATTLE / BOYS & GIRLS CLUB PROPERTY

Builders asking for 14 houses on 2.88 acres – Granted ?????



Concerns:

- Are there Sidewalks in development and along West Mercer Way
- Where are water retention ponds on each property (like we were required to put in at our home across the street from this project)
- Builders asking for 52% impervious services; Is the maximum usually 40%
- Is green triangle in upper right hand corner the only public open space.
- Is this where Owner says he will make a "valuable financial contribution" because he has" offered to provide a portion of the property to be improved with informational signage regarding... {East Seattle School's history}" Instead of declaring it an Historic Building

Concerns con't:

- Access to lots, Public and Emergency Vehicles – In the Public Notice of application I received 4/8/19 the description of request said the” lots would be accessed via a private street connecting to 62nd Ave SE”. I see a narrow street with access to lots 12-14 otherwise each house is accessed from existing streets.
- Not enough designated Parking – do all houses have a minimum of 2 car garages? Where do lots 12-14 park? Where do visitors and service people to all the homes park? Homeowners extra cars?
- Additional strain on overcrowded schools. If every house has 2 children that would add 28 kids to the system, which equals a total of about 1 class.
- Should have been designated Historic Building
- More plants, green space to blend development into neighborhood. But plant dwarf varieties of trees not 100” evergreens that block people’s views
- Too many houses – Coval property development asked for 18 houses on 5 acres and were granted 16. These builders want 14 on 2.88 acres!

Former **COVAL PROPERTY** – now called “**Summerwell**”

Originally builders asked for 18 houses on 5 acres- City granted 16



A few features of Coval will remain – the Koi pond, a hedge of Rhododendrons, two mature Douglas fir trees, a Madrona tree, as well as a number of ornamental flowering trees and granite boulders – but will be shared by a small neighborhood rather than a single residence

New features include rain gardens surrounded by native plants, large privacy hedges, Katsura trees to line the street, and a sidewalk through the neighborhood.