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To: [Deb Estrada](#)
Cc: "[Marianne Leslie \(mleslie.llddev@gmail.com\)](mailto:Marianne.Leslie@mleslie.llddev@gmail.com)"
Subject: Comments of Concern RE: SUB19-002 EAST SEATTLE SCHOOL SUBDIVISION
Date: Sunday, January 21, 2024 4:11:12 PM

Greetings Deborah,

My wife and I will be out to town during the hearing on the subject properties proposal. Below are my comments and noted concerns. We have been residents for 25 years and have a land development background in King County. Our comments are from a residents perspective AND an experienced developers perspective.

Comments of Concern for SUB19-002 East Seattle School Parcel Subdivision

We live immediately to the east across West Mercer at 2815 67th Ave. SE and own the lot on West Mercer immediately to the east of the subdivision, on the west side of our home. While we recognize the owners right to develop the property, we feel development should have specific restrictions on features that would degrade the properties in the immediate surroundings, be consistent with the surrounding area, and meet the intent of prior agreements and law, while preserving the developers right to develop.

Specifically:

1. **The density of this subdivision**, without open space AND with driveways dumping traffic onto undersized neighborhood streets, (62nd Ave. SE) is excessive. I understand there is a history of miss representations by the owner in his intent for the property. The requirement for open space within this Long Plat. should make this a 13 lots plat with open space added. Having a path along WWW to another park does not meet the requirement for open space and is inadequate.
2. **Height of structures.** The code is for 30 foot height. This should enforced AND no variances should be approved. Also, the code is from the existing or altered grade height, **which ever is lower.** With the grading plan, the 30 foot building height should be from the building pad elevation for those lots with lowered pads and existing of those with elevated building pads.
3. **Vegetation** on finished lots, along the perimeter and along West Mercer should not be allowed to have mature heights over 25 feet. Provisions calling for periodic review of those heights and remediation to maintain a "not greater than" status of all structures and vegetation should be called out. This is essential View Protection.

The current plan calls for trees to be planted that surely will compromise the views for our home and our neighbors to the east of this project. We suggest a hedge system along West Mercer instead of trees and dwarf trees along the private driveway in the development. At least assure vegetation along West Mercer does not become a view blocking wall of trees by specifying that trees shall not be of a species that will mature with more then 25 feet height. Further, providing view protection enforcement to those on the east side of this development to the above height standard should be included.

4. We believe that all driveways for individual homes should be inside the development and not exit onto the public roads. The center "Private Driveway" should be designed to provide this.
5. There are very few Street lights in our community. Any street lights should be low in height

and be limited to “Down Lights” to protect the integrity of views and night sky.

6. There should be **structured Storm Drainage and sedimentation facilities** to capture and pre-treat the runoff of this dense community with significant pavement and Lot coverage impacts.
 - a. Note: We have done land development in King County recently... AND even in rural King County, for an 80 acre 8 lot development, we were required to build a significant sedimentation ponds with directional drainage to it. **That such requirements are not included here while we are so proximate to Lake Washington, is inconceivable.**
7. As a Long Plat, it seems there should be sidewalks required around the development along the public roads.
8. It appears that underground utilities are being required and that is good. Having 13 or 14 homes with a forest of poles and wires above ground in this era would be an eyesore and a mistake.
9. If ADU's are permitted, additional parking within that lot should be required.
10. The planned approach to allowing 36 of 37 trees to be removed all at once is really clear cutting. Those trees absorb a great deal of water and that runoff will get worse. These facts and the lack of treatment for the water is environmentally outlandish.

We know that the owner will get some approval. The proposed density and lack of environmental protection and community quality of life elements means this is akin to putting in a shopping center in the middle of a residential area.

Respectfully submitted,
Tom Leonard
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