

## Andrew Leon

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**From:** Megan McKay <MMcKay@johnstonarchitects.com>  
**Sent:** Thursday, February 2, 2023 10:27 PM  
**To:** Andrew Leon  
**Cc:** Stephen S. McKay; Megan McKay  
**Subject:** SUB22-006 Comment

Andrew

We have reviewed the SUB22-006 development application and have concerns about the work in the ROW proposed, which extends in front of our house.

The linear cutting and patching and obliquely-angled utility street crossing proposed will lead to long-term maintenance problems with asphalt on our street, including risk of differential settlement of the patched areas leading to greater ongoing occurrence of potholes. To minimize maintenance issues for years to come, a full-width grind and overlay should be required, especially at areas of full street crossings. The existing street surface of 93<sup>rd</sup> Ave SE south of 70<sup>th</sup> is in extremely poor condition with numerous potholes and will completely fail under the heavy construction traffic anticipated for this project. The patched surface proposed by the developer is not acceptable. Furthermore, our street is not on the City's 6-year improvement plan.

We also want to make sure provision is made for construction truck turnaround on this dead-end street and appropriate care taken to protect adjacent property frontage. The connection at SE 72<sup>nd</sup> is extremely narrow (trucks will cut the corner and run off the pavement surface trying to hammerhead turn in this location) and the paving on 72<sup>nd</sup> is failing condition. What penalties will be imposed if nearly inevitable construction-related damage is caused and how can the City ensure the streetscape is left in acceptable condition?

Lastly, we note with despair that the Applicant is proposing to remove two "Exceptional" trees. We understand that some tree removal is unavoidable with new development, however, the proposed new home massing on Lot 2 should be required to be less block-like and more sensitively sited. For example, an L-shaped home footprint should be proposed to preserve Exceptional Tree #6—one of the largest trees on the property—at minimum.

Thank you,

Megan and Stephen McKay  
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