

RESPONSE TO NEIGHBOR COMMENTS
SAINTFIELD2 LLC PRELIMINARY SHORT SUBDIVISION
SUB23-001 / SEP23-001
7414 78TH AVE. SE, MERCER ISLAND

Alex & Katie Frink email dated 2-27-23:

Storm Water Drainage: The site storm system has been designed to State of Washington storm water standards that essentially replicate the storm discharge from the property the equivalent of an old growth forest in a 100-year storm. If anything, there will be less storm water discharged from the site during a rain event after the site is developed than in its current condition.

Rodents: There will be less potential rodent habitat after development of the project than there is now. We are reluctant to pursue aggressive rodent removal action prior to development due to risks to neighborhood pets.

Education: The Mercer Island school district has capacity for 4,900 students and current enrollment is about 4,000. Assuming 12 students living at this project (which is a high assumption) that is only 1.33% of the available capacity.

Power Line and Internet Disruption: Both PSE and Comcast have been approached to provide services to this site and neither have made any indication that, other than some possible service interruption during the hook-up process, that there are any capacity issues related to this project.

Wildlife: There are no critical areas or protected species on this property.

We are as concerned with privacy for our homebuyers as Mr. and Mrs. Frink are concerned with maintaining privacy for their home. There will be a 6' high fence and plantings on our property line to ensure private yards. In addition, we evaluate window placement in our homes to avoid directly looking into windows of neighboring houses.

Having lived on Mercer Island for 39 years I am well acquainted with the community and its values. I would encourage Mr. and Mrs. Frink to visit my two most recent projects on Mercer Island, Summerwell a 16-lot plat of contemporary homes and our 6 lot Cayson Fields project which is in their neighborhood. The site is currently zoned for 7 homes and recent state legislation calls for the construction of duplexes up to fourplexes in single family zones. The current project is for 4 single family homes, well below the allowed density, and in keeping with the character of the neighborhood.

John & Lisa Stewart email dated 2-2-23:

When we constructed the northerly portion of the trail referred to in the Stewart's email as part of our Cayson Fields project, we did extensive research on the origins of this trail. This trail was a requirement of the developer of the Lakes. There is an easement that runs the entire south/north boundary on the

Lakes' subdivision for this purpose. Our survey shows this trail is not on our property and we have no reason to build a fence that would constrict the width of the trail as it passes our project.