



**OFFE ENGINEERS, PLLC**

13932 SE 159<sup>th</sup> Place  
Renton, Washington 98058  
(425) 260-3412

November 7, 2023

To: Molly McGuire  
Planner  
City of Mercer Island – Community Planning & Development

Re: **8434 SE 39<sup>th</sup> Street Short Plat  
SUB23-002**

Dear Molly:

The following is our response to the two emails received from the public regarding the proposed 2-lot short plat on this property. We have "highlighted" the area of each email that we are providing a response.

(1) Email: Kelly <[yogakel@yahoo.com](mailto:yogakel@yahoo.com)> dated March 20, 2023

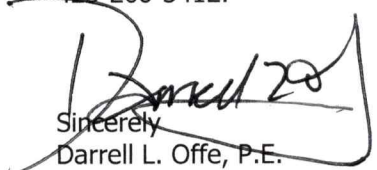
The square footage of each new residence will be governed by the City of Mercer Island Development Code. The owner's intent is to remove the existing house and construct two new single-family residences. They, the owner, intent to build their new residence on the back lot (north) and build and/or sell the front lot (south along SE 39<sup>th</sup> Street).

(2) Email: Julie Flynn <[julief9000@gmail.com](mailto:julief9000@gmail.com)> dated March 24, 2023

The proposed shared access driveway is located on the west side of the project for the following reasons:

- (a) This is the located of the existing driveway providing access to the property
- (b) The westerly access location reduces the number of existing trees to be removed
- (c) The westerly side of the property is the lower (elevation) than the easterly side. The proposed stormwater detention system needs to be located on the westerly side to allow for gravity flow; access is necessary to the entire stormwater detention system. The shared access driveway along the westerly side will provide both access to each new residence and access to the stormwater detention system.

If you should have any questions, please feel free to contact me directly at [darrell.offe@comcast.net](mailto:darrell.offe@comcast.net) OR 425-260-3412.

  
Sincerely,  
Darrell L. Offe, P.E.

## Andrew Leon

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**From:** Kelly <yogakel@yahoo.com>  
**Sent:** Monday, March 20, 2023 11:30 AM  
**To:** Andrew Leon  
**Subject:** SUB23-002 - 8434 SE 39th Street

Hi Andrew,

I've gone over the proposed short subdivision at this address on our street and am so against this for so many reasons. We are over developing and it's ruining any quaintness we once had on Mercer Island. The greenbelt is disappearing into a sea of duplicated humongous houses filling every single bit of land there is here on this precious island. I'm not clear if they intend to build two 5000 sf homes and then sell them for profit or if they are looking to live in both places with extended family but I believe at this juncture we (MI community) need to stop allowing for lots like this to be subdivided. It's perfect for one house with a nice front and back yard and maybe a DADU. The 4 plot at the end of the road on 39th which was allowed several years ago has them crammed into the space with no outdoor space at all. I am really against this for the aesthetics of the street and that we've already over done it and we need to stop. We will become like the Sammamish plateau if we're not careful with development. I believe it devalues the neighborhood with overcrowding of precious open space.

Thanks,  
Kelly  
8451 SE 39th Street

## Andrew Leon

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**From:** Julie Flynn <julief9000@gmail.com>  
**Sent:** Friday, March 24, 2023 11:09 AM  
**To:** Andrew Leon  
**Cc:** Julie Flynn; rob flynn  
**Subject:** Fwd: Comment on Subdivision 8434 SE 39th

Hello Andrew,

We live next door, on the east side, to the proposed subdivision of 8434 SE 39th.

We have noticed that the access driveway is placed on the west side of the proposed subdivision. If there aren't any objections we would request that the access be placed on the east side. We are also interested to see the total height and placement of the future house, because we greatly value the sunlight from the west into our front yard. Western sun and light, especially in the summer, were a key reason we purchased our property.

Cordially,

Julie and Rob Flynn  
8446 SE 39th St.