

From: Tom Leonard
To: [Robin Proebsting](#)
Cc: "[Marianne Leslie \(mleslie.lldev@gmail.com\)](mailto:Marianne.Leslie.(mleslie.lldev@gmail.com))"
Subject: File No. SUB19-002, B&G Club proposed development
Date: Wednesday, May 8, 2019 4:56:14 PM

Hi Robin,

My wife, Marianne Leslie and I have been out of town for most of the time during the comment period on this project. I share all the concerns she expressed in her email to you as noted below. I am particularly concerned that with this density in a long plat that there is no water treatment for runoff from impervious surfaces. We have developed property and have had to do extensive treatment structures for an 8 homesite location on 80 acres much further from any sensitive sites like Lake Washington. Kirkland requires far more aggressive treatment and I can not understand how this seems to allow a simple connection to the surface drainage ditches without any treatment. If this is the MI standard, no wonder our Lakes and Puget Sound are in such deep trouble. The density of the homes with inadequate parking is another major issues.

I am also concerned with the protection of the views for those in the area and request a simple requirement that mature vegetation height's be limited to the height of the buildings.

While I will have many other issues of concern, here is a list of what I have at this point:

1. First and foremost, there needs to be at least one if not two public hearings on this proposed "long plat" development. The neighborhood surrounding the Boys & Girls Club will be negatively affected by this development. Traffic, parking, potential loss of current views, just to name a few.
2. Most cities in our area require developments of "long plats" to improve the infrastructure surrounding the proposed development. From what I have seen, it is difficult to tell whether or not that is being required. From the submittal maps (which do not have "keys" to show what lines & dashes mean), it does not appear to show sidewalks, storm drainage system, retention ponds, or homesite water treatment for the run off on roofs, driveways, and proposed street.
3. What will the height of the homes be in this subdivision? How will that be measured? Existing grade, median grade, or some other version?
4. With the removal of current trees to make way for construction, will there be a height limitation on the newly planted trees so surrounding properties can maintain their current views? There are an abundance of trees that are "dwarf" in size which could be used without negatively affecting current view corridors.
5. Will the utilities serving this subdivision be required to go underground? Otherwise, existing homes will have more utility poles and lines to look at.
6. This project is located just two blocks from the shores of Lake Washington. The high density of this subdivision should be required to have a water treatment system for all impervious surfaces

(roofs, patios, driveways, roadway...) before the water connects to the existing downstream drainage system, which then flows into Lake Washington. These water treatment systems are a retention pond or vault, and is the current technology being used in cities nearby. If there is no community water treatment, will each home in the subdivision be required to have its own water treatment system before water is "dispersed" into the current downstream drainage, which eventually goes into Lake Washington?

7. The detail for the proposed street entering the subdivision from 62nd Ave SE appears to not have any turnaround for emergency vehicles. I believe there is always a requirement for new developments that allow enough room for fire trucks and other emergency vehicles to enter and turnaround. Shouldn't this be a requirement for this subdivision?

8. Assuming that each home will likely have an average of two cars per household, will these homes have two car garages? And where will the visitors, landscapers, home repair and service people park when they visit these homes? There appears to be no additional parking on the proposed drawings, and it is unclear how wide the new street is going into the subdivision. Will the street be wide enough for two cars to pass, and have parking on the street as well? Given what I have seen on the drawings, one can only conclude that all these additional vehicles will park on the streets surrounding this new development. SE 28th, 62nd Ave SE, SE 30th, and West Mercer Way. With additional cars, comes additional pollutants, which will eventually make their way into Lake Washington just two blocks away.

The developer/owner has the right to develop this parcel, I am just concerned about the high density and its affects on Lake Washington and the neighboring properties. Perhaps if the development is less than 14 lots, includes water treatment for all the impervious surfaces, has ample space for cars to park within the new subdivision, and emergency vehicles to have the access that is required for their large vehicles, this could be more accepted in the community.

I appreciate being able to send my comments, and again, I may have more once I learn more about this project.

Thank you,

Tom Leonard

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