

From: [Guen Toste](#)
To: [Robin Proebsting](#)
Cc: [Guen Toste](#)
Subject: SEP17-020
Date: Monday, June 24, 2019 5:00:49 PM

Dear Robin,

I am writing to express my concerns with respect to the proposed demolition of the former East Seattle school and subsequent development of the property located at 2825 W Mercer Way.

I attended last Thursday's community information session and have attempted to review supporting documentation. I have the following concerns:

- Too many houses. Why 14 lots? I understand that based on current regulations the 'math works', but it seems a shame to proactively plan for this level of increased congestion. It risks completely changing the character of the neighborhood. Which leads to my next point...
- Please address the lack of green space. As I interpret, the proposed subdivision plans seem to include zero open / green spaces. This will be a significant loss not only to the East Seattle neighborhood, but our broader community. To hear that this is being addressed via 'impact fees' doesn't make sense to me. Once our limited green space is gone, it's gone. I encourage the city to consider amending the code to require new subdivisions to include green space.
- The number of proposed individual driveways risks creating traffic congestion and making the surrounding walkways less usable and dangerous. I would strongly encourage the city to consider requiring a single access road vs. multiple. 62nd Avenue is tiny, it seems crazy that a majority of driveways would be designed to feed onto that road.
- Landscaping: will there be a height limit to new landscaping? Will the city consider prohibiting individual owners from putting in large trees. I live on the hill directly above the property. New vegetation risks impacting existing sight lines.
- What is the lighting plan?
- Environmental impact: ongoing construction congestion, impact to school bus routing, hazardous materials DURING construction (how will these be dealt with?)... x 14 lots, is there any limit to how many years will this extend??

At a minimum, I would strongly encourage the city to limit the number of houses that are allowed to be developed. Furthermore, please give consideration to expanding the scope of the EIS. It feels so much like this is being rushed through. Our community needs time to vet.

In preparing to submit my comments to you, I would like to formally note that many of the project documents posted to Let's Talk are not currently available for download and review. I have attempted via IE, Google Chrome and Safari - all with the same result.

Thank you for your consideration.

Guenevere Toste
6710 SE 30th St, Mercer Island, WA 98040

gatbrown@gmail.com

On Wed, May 8, 2019 at 8:19 PM Robin Proebsting <robin.proebsting@mercergov.org> wrote:

Greetings Guen,

Thank you for taking the time to provide comment on this project. I appreciate the input, and your comments will be taken into consideration during project review.

Note that mailed notice is sent to properties within 300 feet of project sites, as required by the City's code. It appears 300 feet from 2825 W Mercer Way extends to 67th Ave SE, and includes neighbors on the west side of the property but not the east.

I have received a large number of comments in the last 24 hours of the public comment period, and am in the process of reviewing these alongside the project application materials. I will follow up with additional information about this project shortly.

Thank you again, and best regards,

Robin

Robin Proebsting, Senior Planner

City of Mercer Island Community Planning and Development Department

9611 SE 36th Street, Mercer Island, WA 98040

Direct: 206-275-7717

robin.proebsting@mercergov.org

Please note that I will be out of the office May 9th through 20th, without access to email. I will be back in the office Tuesday May 21st.

From: Guen Toste <gatbrown@gmail.com>

Sent: Wednesday, May 8, 2019 4:58 PM

To: Robin Proebsting <robin.proebsting@mercergov.org>

Cc: Guen Toste <gatbrown@gmail.com>

Subject: Public Notice of Application | File Nos.: SUB19-002 (SEP19-005)

Dear Robin,

My neighbor kindly shared a copy of the above referenced Public Notice of Application for development of the old Boys and Girls Club property. I live directly above the property, but to date have not received a notice via mail. I was concerned to learn that the comment period ends today (May 8) and that this may be our only opportunity to comment. I have subsequently reviewed the tiny handwritten notice posted at the edge of the property. Surely I have driven by it multiple times, but it took action on behalf of my neighbors to directly raise awareness. Between Spring Break and the multiple April holidays, I suspect that many of us have been out of time and missed for similar reasons.

For the record, my concerns and questions are multiple:

- As noted above, I live directly above the property, but was not notified by mail. Is this not a requirement?
- I would expect that a SEPA review would need to be completed in advance of a request for long plat approval. What is the rationale for allowing these to proceed in tandem?
- Has there been a determination that there are no probable adverse significant environmental impacts that could result from this proposal? Ex. - 1. What accommodation will be made for sedimentation systems and water treatment of impermeable surfaces, ex., to protect from the hydrocarbons associated with the additional cars, homes, etc. - particularly in light our the city's already ageing sewage system? Will they be required to provide a detailed drainage plan and sedimentation structure? 2. What accommodations are being made for added traffic and associated safety? Will the developer be required to add fully paved, perimeter sidewalks? And what about accommodations for traffic spillover? 3. What accommodations will be made for powerlines? Will access connect directly to existing powerlines (at risk of overloading), or will new powerlines be established - in which case, has their been sufficient review of the added environmental impact? 4. Will the subdivision be required to meet the City's tree retention standards? 5. How will height requirements be gauged? Will this be based on the existing grade, or upon a median / leveled grade? The latter of which, would risk impacting current open space and sightlines.

Page 2 of notice indicates that a Public Hearing will be held and that there will be a 30-day notice period. I respectfully request receiving notice of such hearing date as soon as determined.

Thank you in advance for your response. Sincerely,

Guenivere Toste

6710 SE 30th Street

Mercer Island, WA 98040