

**From:** [REDACTED]  
**To:** [Robin Proebsting](#)  
**Subject:** Comments re: 2825 W Mercer Way (File No SUB19-002)  
**Date:** Tuesday, May 7, 2019 8:05:46 AM

---

Hi, my name is [REDACTED]. I live at:

[REDACTED]  
Mercer Island, WA 98040

I have multiple concerns about the properties going up on and around 2825 W Mercer Way.

1) Impervious surfaces: The developer is asking for an exception to increase impervious surfaces to 52%, which is WELL above the code limit for this property/slope. I've wanted to develop/redevelop areas of my property that are grandfathered in via legacy rule. However, I was told that if I modernize I need to get everything up to code. Why would this developer get a pass? There is no reason to create so much impervious surface other than to have more houses and a road to serve so many houses. If the developer chose to have fewer houses he wouldn't need a private access road nor would he need such an exception.

2) Tree felling: I take issue with the destruction of exceptional and significant trees. There is NO reason to take down exceptional trees in this case. The arborist states that removal of buildings/foundation would kill trees. Looking at the trees I would disagree. I would also recommend the investigation of alternative plans that don't require so much butchering of trees. If removing of foundation may kill an exceptional tree, then don't remove that section of foundation!

3) Community character. In this area of Mercer Island there are no other "tract" houses. There are no instances of more than 2-3 houses that look nearly identical in a close vicinity of each other. Please don't allow a builder to destroy the community character.

4) "Community open space". The Public Notice of Application states the new development "will contain an area of community open space." I do not see this on any of the plans which leads me to infer that this application is either 1) misleading or 2) includes a community space so small it would be insignificant. I highly recommend that Mercer Island consider the current use of this space and allow for significant public space going forward.

5) Misleading application: in the application materials it state the grounds have no current usage. This isn't true. 1) there are community kids who play basketball in the buildings. 2) There are private bus services that service the parking lot...which serves the MI community by reducing car needs and adding convenience. 3) There is a volleyball court which is heavily used in the summers. 4) There is open park space which is heavily used in the summers by kids and owners with dogs.

I hope these issues are seriously considered.

Thanks,

[REDACTED]

Mercer Island, WA 98040