

From: Guen Toste
To: [Robin Proebsting](#)
Cc: [Guen Toste](#)
Subject: Public Notice of Application | File Nos.: SUB19-002 (SEP19-005)
Date: Wednesday, May 8, 2019 4:59:37 PM

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,

Guenevere Toste
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Mercer Island, WA 98040