

From: [Roxanne Navrides](#)
To: [Deb Estrada](#); [Ryan Harriman](#)
Subject: SUB 10-002
Date: Wednesday, January 24, 2024 10:36:28 AM
Attachments: [SUB19-002.docx](#)

Apparently this did not go thru yesterday when I sent it

Roxanne Navrides

Sent from [Mail](#) for Windows

To: City of Mercer Island

January 23, 2024

Attn Deb Estrada, Ryan Harriman

RE: Comments and questions on SUB19-002

East Seattle School proposed parcel subdivision

My family home since 1996 is directly across the street from this parcel, at 2832 West Mercer Way. It is extremely disappointing that the owner and his team appear to be pushing the City to “bend” the law and ignore code and legal requirements solely to meet the owner’s financial desires, with complete disregard to prior agreements, codes and restrictions, common sense and the negative impact and degradation of the properties in the immediate area.

- 1) Promises made 15 years ago, and broken: see M I Reporter 11/24/2008 noting O’Brien wanted to create more athletic facilities for Island youth and stated “ When we are done, it will be a great facility for kids and families”. Promise broken! More in the Puget Sound Business Journal, too lengthy to quote but you get my point. No trust in this owner or his team!
- 2) The description in the Notice of Public Hearing notes “The proposed development contains a private easement for open space and a community open space tract.” If the community open space is the 3’ triangle at the northeast property corner, this is absurd at best. At a minimum go to 13 homes and give back the volleyball area that is currently there, and was promised.
- 3) Trees – the arborist report is from 2019, and must be updated as it has expired. I see the south trees every day from my home, they do NOT

appear to be diseased nor should they be removed. At a minimum, if and when the proposed 14 lots (MAXIMUM should only be 13, still promise broken) are permitted for single family homes, trees on each lot should be addressed individually. NO CLEAR CUTTING Please require the planting on West Mercer Way to be dwarf trees or perhaps a hedge, with an enforced maximum height of 25'. The neighborhood should not suffer loss of a view corridor by this development. A myriad of new trees would not be necessary if the developer kept the magnificent existing ones....just sayin'!!

- 4) Driveways – please explain why, with the small footprint of 62nd Ave., would the developer ask to “dump” vehicles from six homes onto this street, rather than access ALL the proposed homes from the interior private drive? This makes no sense.
- 5) Sidewalks: Normally this would be required in a long plat, i.e. the developer must install sidewalks. Why is this ignored?
- 6) Structure height: The maximum per code is 30', this is to be from the LOWER point i.e. existing grade or altered height of grade. This should include any appurtenances, such as flagpoles or other items. Height of 30' is to the highest point of the roof.
- 7) Lighting: Any lighting including on new homes AND street lighting should be selected to protect the privacy of the neighborhood and the integrity of the night sky, utilize down lights
- 8) What about storm water run off, drainage, sedimentation especially with proposed tree removal? This does not appear to be properly addressed and must be. The water and run off cannot get dumped directly into the lake. This is apparently not per code and should be re-reviewed and correctly addressed

9) Parking: Inasmuch as NO guest parking appears to be shown, at a minimum all driveways to new homes should have a driveway apron that will park two full sized cars. No ADU's should be allowed here unless additional parking is provided.

10) Utilities – thank you for utilizing underground utilities. Our view of the poles along the east side of West Mercer Way is bad enough.

In over a quarter of a century, my family has paid around \$175,000 in property taxes. We deserve to be heard, our concerns addressed, and the codes and the law enforced. Sadly at this time I have no trust in the developer and his team, and my confidence and trust in the City for the mishandling of this issue has certainly eroded during this entire process, starting many years ago.

Please provide copies of any and all reports, submittals, decisions made in the future regarding this project. My e mail is below. Thank you in advance.

Respectfully,

Roxanne Navrides

Roxanne Navrides

2832 West Mercer Way

206-232-6282

toroxanne@outlook.com