

**From:** [Linda Scalzo](#)  
**To:** [Deb Estrada](#)  
**Subject:** Purposed East Seattle Development  
**Date:** Wednesday, January 24, 2024 10:40:58 AM  
**Attachments:** [EAST SEATTLE updated concerns 2024.docx](#)

---

Hi Deb

I just realized I had not put anything together to voice my concerns about the East Seattle development . I do not want to speak.

I am attaching some of the concerns I raised before as well as new items to be considered in a bullet point / outline rather than a formal letter.

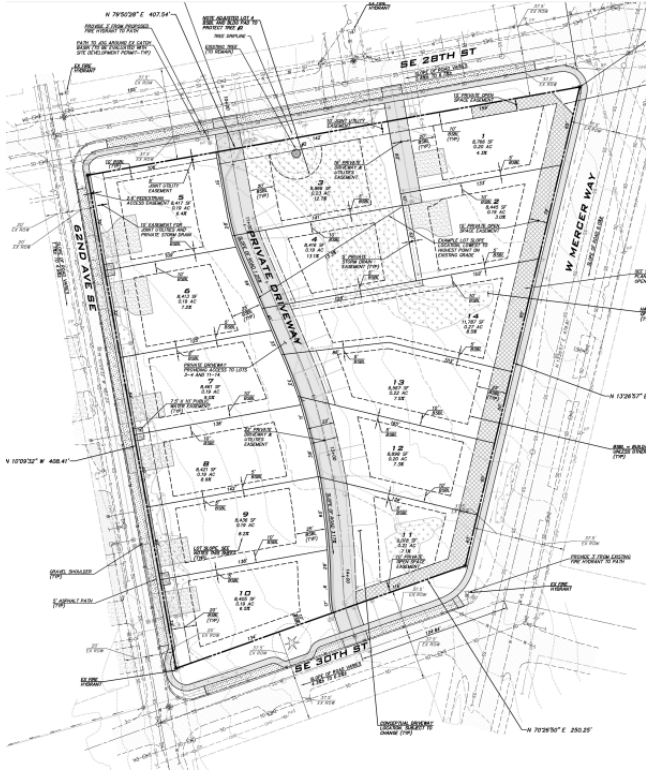
I've never wanted that property to be privately owned as I think East Seattle School was a Mercer Island historical treasure.

But now that it is being developed, I really hope the city can be a part of making it into something beautiful that fits into this wonderful and special part of the Island, instead of it becoming a modern eye sore.

Best Regards,  
Linda Scalzo

## EAST SEATTLE / BOYS & GIRLS CLUB PROPERTY

Builders asking for 14 houses on 2.88 acres



### Concerns:

- Reduce number of houses to help address concerns
- Are there Sidewalks in the development and along West Mercer Way - For the safety of pedestrians, the developer should be required to install a paved walkway all around this new development.
- Is the Builders still asking for 52% impervious services; Is the maximum usually 40%
- Where is the dedicated public open space.
- Traffic and pedestrian safety concern. All access to houses and garages should be from within the development and not from 62<sup>nd</sup> Ave SE.
- Not enough designated Parking – do all houses have a minimum of 2 car garages? Where do visitors and service people to all the homes park? Homeowners' extra cars?
- No variance should be granted above the 30' max height on homes, including FP, railings, or other structures. I don't know if there is any way to monitor drastic changes being made to the elevation of the property. For example, the house to our east was able to bring fill dirt in to raise the new house and yard so now their back yard dirt directly east of the shared fence is about 5' higher than our side. I am concerned about drainage problems in an area that already gets a lot of run off from the hill.
- Where are water retention ponds on each property (like we were required to put in at our home across the street from this project). There is a lot of rainwater run-off from all the building over the years on the hill. We built two dry stream beds that catch and carry the water when it rains. Old timers have also said that they had to walk over wood plank walkways through what was undeveloped property to get to East Seattle School area because it was so wet and marshy. Even now, most of the winter there is standing water on the East Seattle property.
- Plant more plants on individual lots and shared green space to blend development into neighborhood. Plant dwarf varieties of trees which don't mature pass the height of the houses so they don't block people's views.

Also very concerned about removing all the trees before house permits go through. Find it hard to believe that almost all the trees are diseased.

- There should be a uniform fence along W Mercer and 62<sup>nd</sup>. No one wants to look into people's back yards. Most of the proposed trees along W Mercer are deciduous and don't form a hedge like border. Curious about the choice of 4 Weeping Nootka False Cypress along W. Mercer. They don't seem to fit with the look of the other trees.

Look at Summerwell to see what the East Seattle development could look like. Coval property development asked for 18 houses on 5 acres and were granted 16. These builders want 14 on 2.88 acres! Look at the differences in the two plans, which one would you rather live in.

### Former COVAL PROPERTY – now called “Summerwell”

Originally builders asked for 18 houses on 5 acres- City granted 16

A few features of Coval's property will remain – the Koi pond, a hedge of Rhododendrons, two mature Douglas fir trees, a Madrona tree, as well as a number of ornamental flowering trees and granite boulders – but will be shared by a small neighborhood rather than a single residence

New features include rain gardens surrounded by native plants, large privacy hedges, Katsura trees to line the street, and a sidewalk through the neighborhood

