

Grace Manahan, Asst. Planner  
Community Planning and Development  
9611 Se 36<sup>th</sup> St.  
Mercer Island WA  
RE: 2403-078

Dear Ms Manahan

I am writing this letter in response to the public comment on this property.

The writer seems very passionate and I share many of the opinions expressed in this letter. I would like to assure Ms. Magar that THIS project is not what she assumes – it is a custom build for an individual family, and is a very different house than would have been designed as a speculative venture. I would encourage her to introduce herself to the new owners and their family.

When a wood frame building ages, there comes a point when the renovation will exceed the costs of re-building. Re-building requires upgrading and compliance with all the city's relevant planning and building codes – which this building will need to do in order to get a permit. These codes address things like lot coverage, impervious area, tree retention, building heights etc. In terms of overall floor area allowed, this project is only 70% of the allowable.

The limits that Mercer Island places on building is a political decision which I cannot speak to, and it is always a balance of community and personal rights. New buildings and higher property values fund many city amenities and benefit many individuals in the city.

I appreciate her devotion to the community. Growth and change are often uneasy, but it is how communities evolve, adapt and thrive.

Sincerely,

Chris Luthi

Architect