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This letter is a response to a public comment on the proposal at
5818 W Mercer Way
Permit #2502-028 and #CAO25-003

From/To:

Sonny Ng & Elaine Eng
5812 W Mercer Way
Mercer Island, WA 98040

Thank you for your letter to the city and for taking the time to share your thoughts and concerns regarding the home building project next to your property. I want to assure you that we are equally committed to proceeding with this project in a sensible, safe, and aesthetically beneficial manner for everyone involved.

As you pointed out, there are some unique challenges to building on this site, especially given the slope and proximity to neighboring homes. To address these, we have a Geotechnical, Structural and Drainage Engineer on the project team—all with extensive experience working on Mercer Island. Thanks to your input, as well as feedback from the city and other neighbors, we have already made several modifications to our proposal to minimize impacts as much as possible.

Regarding traffic and safety, the city is currently reviewing a Traffic Impact Analysis specific to this build. We believe this will help address your concerns about transportation impacts during construction, including visibility and congestion near the driveway.

Due to the topography and access limitations, the house will need to sit at the lower end of the lot. However, there is a substantial 20-foot setback between our properties, and we plan to use this space wherever possible for landscaping and screening. As part of the city's requirements, we will be planting 23 trees on the property. Like you, we value privacy and attractive screening between homes, and we are committed to making sure this is addressed both during construction and after the project is complete.

We appreciate your ongoing engagement and welcome any further suggestions you might have as we move forward. Please feel free to reach out if you have additional questions or would like to discuss any aspect of the project in more detail.

Thank you again for your feedback and for helping us create a positive outcome for the neighborhood.

Best regards, Chris