

EXHIBIT #06

From: [D.Mor](#)
To: [Grace Manahan](#)
Subject: Comments on Proposed Development on vacant parcel described in File No: 2410-056
Date: Monday, November 4, 2024 3:13:35 PM

Dear Ms Manahan, MI Project Contact

Our home is located at the intersection of West Mercer Way and 82nd Ave SE. A vacant parcel development is being proposed (several vacant parcels adjacent to the proposed parcel is shown on King County Parcel View and owned by the requester in King County Records)

The only access to West Mercer Way from the proposed development is via 82nd Ave SE. The proposed development would constitute a hazard due to increased traffic congestion and parking. Neighbors below the **intersection of 82nd Ave SE** ([Forest Ave SE](#) north and south, and [82nd Ave SE](#) west toward the lake) must use 82nd Ave SE for ingress and egress to **W. Mercer Way**. **82nd Ave SE** is steep and narrow with little room for parking during neighborhood gatherings and weather events; in winter, this road frequently becomes extremely slippery. During snow or ice events, the area on **82nd Ave SE** between Forest Avenue SE and West Mercer Way is frequently used for parking vehicles. There is very minimal space for parking available along **82nd Ave SE** and the area is further restricted by newly installed mailbox stands related to recent development so mail delivery can be affected. In addition, restricted access by emergency vehicles (fire, police, ambulance) would pose a health and safety hazard, particularly during winter months and cold spells.

Given these factors, additional requirements should be placed on the proposed development:

- Side street parking should be provided off 82nd Ave SE
- 82nd Ave SE should be widened to improve access, including relocation of the recently installed mailbox stands or new residents should be required to use P.O.Boxes or multi-unit mailboxes
- The steep grade to the **intersection** from Forest Ave SE north and south, and 82nd Ave SE west (from the lake) should be reduced or traction devices should be installed and timely, regular road maintenance should be required during snow or ice events.

Thank you for considering our concerns.