

From: [D&D Fuehne](#)
To: [Grace Manahan](#)
Cc: [Doug Fuehne](#); [Molly McGuire](#)
Subject: Re: CAO23-021
Date: Tuesday, July 23, 2024 12:46:46 PM

Grace,

We submitted comments on the prior File number for permits at the location. We are resubmitting our comments for this new file CAO23-021 and should be considered parties of interest. Please verify that you have received this email and that our comments are recorded. Thank you, Deanna and Doug Fuehne

Our home, 5022 W Mercer Way, sits below the proposed development at 5024 W Mercer Way, Mercer Island, WA 98040. We have concerns regarding the proposed development and would like to be considered parties of interest.

We hope the construction firm of record, the owner of 5024 W Mercer Way, and the City allow us grace during this review process. We're not developers, builders, geotechs, nor, as laypeople, are we educated on City of Mercer Island, Washington State, and/or Federal residential development and environmental laws.

Some concerns and questions we have regarding the development, in no particular order;

- **Water usage** during construction. The construction firm developing 5028 W Mercer Way is working with the property at 5020 W Mercer Way to procure water for construction until utilities are set up. Where will 2024 West Mercer Way procure water during the initial phases of construction?
- **Slope stability.** What measures are in place to ensure the slope is stable during the construction process? Does the construction firm and the owner have sufficient insurance to cover damages to neighboring properties? What is that insurance and coverage?
- **Tree removal.** Is the company removing trees vetted and approved by the City of Mercer Island? There are multiple vendors that service MI and they vary dramatically in quality and safety. Will we, the owners of 5022 W Mercer Way, be notified prior to tree removal? How will our property be protected during the process? How will such large trees be taken down the steep driveway? How will the remaining trees be protected during the construction process?
- **Utilities.** MI has aging infrastructure. How will the construction firm ensure that our utilities, sewer, water and electrical, be kept intact, and not destroyed during the construction process? Will there be disruptions in our services during the construction process? How is the new property tapping into existing utilities?
- **Shared driveway access.** Access to and from our home has already been disrupted by the construction at 5028 W Mercer. How will the construction firm educate subs regarding the shared driveway? During the review process, were utilities that go under the shared driveway noted and considered? What considerations have the owner or the construction firm made for the aging driveway? Will the construction firm and the owner proactively fill existing driveway damage prior to heavy equipment on the drive? How will the owner and construction firm mitigate driveway damage from heavy construction vehicles? Does the construction firm and owner intend to repair and update the drive after construction is complete? Does the City of Mercer Island consider private drive damage and neighborhood disruptions as part of the review and permit process?
- **SEPA Review.** Why is the property exempt from such a review, considering the construction is in a critical slope area? Would this construction not contribute to a "probably significant impact" per the City of MI notification? How are the existing large trees accounted for in the construction and review process?

These questions and concerns aren't meant to be inclusive of our concerns. We've attempted to review the documents on file but, as noted above, we're lay people. We hope to work constructively with the City of Mercer Island, Milton Orellana, Altera Homes, and Harvey Chen, Owner 5024. We welcome Harvey and his family to the neighborhood!

Regards,

Doug and Deanna Fuehne

713-574-0711 doug@fuehne.com

713-907-6368 family@fuehne.com

5022 W Mercer Way, Mercer Island, WA 98040

On Thu, Oct 5, 2023 at 12:20 PM D&D Fuehne <family@fuehne.com> wrote:

Molly,

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Regards,

Doug and Deanna Fuehne

713-574-0711 doug@fuehne.com

713-907-6368 family@fuehne.com

5022 W Mercer Way, Mercer Island, WA 98040

On Thu, Oct 5, 2023 at 10:42 AM Molly McGuire <molly.mcguire@mercerisland.gov> wrote:

Hi Deanna,

Public comments for this project can be sent to me (the contact for CAO23-015). Please include your address and email in your comment so we can include you as a party of record.

Sincerely,

Molly McGuire

Planner

City of Mercer Island – Community Planning & Development

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206-275-7712 | www.mercerisland.gov

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The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.

From: D&D Fuehne <family@fuehne.com>

Sent: Thursday, October 5, 2023 10:37 AM

To: Molly McGuire <molly.mcguire@mercerisland.gov>

Cc: Doug Fuehne <doug@fuehne.com>

Subject: Re: CAO23-015

Molly,

Good morning! Is there a specific email I use to submit public comments? I'm sure it was sent with the notifications but I cant seem to put my hands on it.

Thank you

Deanna Fuehne

On Mon, Sep 25, 2023 at 11:36 AM Molly McGuire <molly.mcguire@mercerisland.gov> wrote:

Hi Deanna,

You and your neighbors may submit your concerns in the form of public comments. Comments will be sent to the applicant, who will respond as part of the application material in their next resubmission.

I can tell you that all reviewers will be making sure that the proposed development complies with engineering, arborist, geotechnical, and planning requirements as part of their reviews.

First rounds of reviews are scheduled for a target completion date of November 3, 2023.

Sincerely,

Molly McGuire

Planner

City of Mercer Island – Community Planning & Development

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From: D&D Fuehne <family@fuehne.com>
Sent: Monday, September 25, 2023 10:49 AM
To: Molly McGuire <molly.mcguire@mercerisland.gov>
Cc: Doug Fuehne <doug@fuehne.com>
Subject: CAO23-015

Hi Molly,

We received the Public Notice of Application for the above File No. We live immediately below this property and we have a few concerns we'd like to discuss with you.

Would you have time to talk sometime this week? This isn't a comprehensive list but, generally, we're concerned about the following;

- Slope stability during the construction process
- The number of trees to be removed and who is doing the removal? How will our home be protected?
- How our sewer and water might be affected?
- Drive impacts of construction trucks?
- Do we have any support or help from the city? Who do we call for help? Or should we line up a land use attorney, just in case?
- Should all the neighbors contact you? Several of us have concerns.

Thank you for any time and guidance

Deanna Fuehne

5022 W Mercer Way, Mercer Island 98040

713-907-6368