

Molly

Thank you for the link to the Bauman property site plans and request for Critical Areas Reasonable Use Exemption for tax parcel 242404-9037. I have reviewed all documents and have several concerns going forward as this will impact my property at 6012 77th Avenue SE.

1. The SW most edge of the watershed abuts my private driveway and has been subject to erosion due in part to the prior owners (Elliot's) unauthorized landscaping. The relandscaped watershed has been essentially annexed into the now Bauman property and has been maintained by gardeners to this date without regard to hillside stability. There are currently serious concerns about ongoing erosion (see attached photos). Has the City permitted any private landscaping of this watershed and if so, has the ongoing erosion of the SW hillside been considered?
2. The site plans call for a 3-car garage that will be accessed via the paved watershed vehicle access road now used for personal vehicle parking for the property. This will in effect permanently annex City watershed access for personal driveway use and may impact City access to the watershed in the future. Is it routine for the City to permit new construction that calls for vehicle access via wetlands and watershed? Are there alternative plans that call for a driveway on private property?
3. The paved watercourse access road now used for parking will be the only relatively flat site for construction and I assume would require City approval. If approved this would leave no available options for construction vehicle turnabout other than my private driveway. What are the contractors' plans to park, deliver and allow vehicles to turnabout on this no outlet road? Any such unauthorized use of 6012 private driveway will potentially cause further erosion of the road. Unauthorized use by heavy machinery will be difficult to control without construction of a retractable barrier. This is not ideal for access to my home, but I see no other options to keep my driveway free of construction vehicle traffic.
4. 77th Avenue SE, being a no outlet road, allows little room for construction site parking and deliveries without road closure. Road use permits issued by the City invariably turn into the latter with little ability for the City to monitor or enforce daily. As an on-call Surgeon, I cannot tell you how many times this has impacted my ability to leave my property over the past 20 plus years of construction. Off site construction parking would potentially avoid the anticipated congestion.
5. Site plans call for removal of Tree 101 deodar cedar and Tree 102 hikok cypress that are mature prized specimens. Preserving them would be ideal.

Thank you for the opportunity to participate in the permitting process. The site plans no doubt will be an impressive build. My concerns going forward also include the long-term environmental impact of the watershed and wetlands encroachment but leave that to City officials for review and potential approval.

Sincerely,

Robert Feldman

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