

Re: CUP24-001 & SEP24-003 Development of 3700 E Mercer Way

Winky Lai <winkylai@gmail.com>

Tue 5/28/2024 11:32 AM

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

Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>

Dear Ms. Molly,

My name is Winky Lai and my husband Suresh Krishnamoorthy, we reside at 3716 E Mercer Way immediately adjacent to the proposed development location of 3700 E Mercer Way. We are in strong opposition to the proposed conditional use permit for the construction of a new 3 story school with rental offices.

As a neighbor on the adjacent property, my immediate concern is how the new K-8 school population is going to have a significant impact on the traffic pattern at one of the busiest intersections on the north east corner of the island. How is the city / entity applying for this development going to mitigate this significant increase in traffic to minimize the impact on all island residents, especially those who use the east most exit to get on/off the island? I feel strongly that the cost of the traffic study & mitigation should be the responsibility of the entity seeking the development and not by the City of Mercer Island/residents of Mercer Island. I reviewed the reference document to the application and it appears that with the new construction, there is no plan for any additional parking for the almost 47,000square feet new facility that will be both a K-8 school and rental offices. I find this alarming because there is no public transportation to this location and not planning for parking or have a detailed traffic impact study done before proceeding with any permitting is preposterous and irresponsible and would have significant negative impact on the island. As a neighbor, we already have to deal with the deadlock traffic everyday when the French School during drop off & pickup hours and also the school at the existing HNT location at their drop off and pickup. With the new proposed SJCC expansion and the proposed new 3 story school addition - this is going to change the current residential neighborhood to a unsafe & noisy commercial area.

Also with the new K-8 school and rental office - the plan stated that there is a "6' WELDED WIRE AND STEEL FENCE ALONG SOUTH EDGE AS SHOWN (BUDGET PERMITTING)" that language is extremely vague. My concern is that we've lived in our house for 11 years now (3rd house in- adjacent to the HNT parking lot), the HNT has neglected to maintain their landscape on the south side of their property - the overgrown trees and the general disrepair is already a huge eyesore, safety issue & fire hazard to residents on our street. Over the 11 years we've lived in our property, I can count 3 occurrences when someone was hired by the HNT did any sort of maintaining their landscaping on the south side of their property - right in front of my house. The 3 occurrences occurred relatively soon after complaints were voiced during community meeting regarding the SJCC expansion several years ago. All the other times (I already have to go out to trim their shrubberies twice since spring this year) - residents on our street is burdened with the responsibility to clean up the overgrown shrubbery simply because it has post safety issue to drivers and no one at the HNT will address the issue.

I also noticed that they have plan to have the trash receptacles relocated to right in front of my front window - that is unacceptable considering how they have a history of neglecting general maintenance along the fence lines to make sure they're creating a nuisance for their neighbors.

Thank you for your attention and I truly hope that the city will engage with more neighbors about their concerns with the collective development in the northeast corner of the island - please review the comprehensive proposed plan of entities such as SJCC / HNT / French school and see how this would impact the tax payers & residents of the island before granting any new special permit for these development. We moved to Mercer Island because we wanted to live in a serene and safe neighborhood. However, allowing these new large size developments into existing residential area will

completely destroy the neighborhoods and set a precedent to further change the island from a residential neighborhood to a commerce center. You will be chasing away your tax payers to other cities.

Regards,
Winky Lai
3716 E Mercer Way