

Thara Johnson

From: Karen Yuen <karen_yuen1@yahoo.com>
Sent: Monday, December 02, 2013 11:39 AM
To: Planner On Call; Thara Johnson
Subject: Public Hearing - Betrozoff Jones project

Dear Sir/Madam,

I would not be able to attend the public hearing tonight, but I would like to submit my comments.

We believe the proposed development would have significant, negative effect on our property value, the environment, traffic, and schools.

We understand that there is growing demand on housing in the City of Redmond; however, we question the choice of the location. It does not make sense to have a 30+ unit housing development in the valley where most lands are agricultural. If the development is to go forward, we hope the City would do everything it could to minimize the negative impact on the neighborhood.

Our property is valuable partly due to the gorgeous view of the tranquil valley; if a large housing development is to be built in the middle of the valley, the view from our house will be changed forever.

There are many beautiful trees on the site, which are home to various wildlife and birds, including bald eagles, and their habitat would definitely be disturbed by the development. We are extremely disappointed to learn that the developer plans to retain only 19%, or 50 of those trees, and will be short of the City requirement by 16%, or 42 trees. We would like the developer to retain more trees, as close to the required 35% as possible.

Currently traffic along SR-202 is terrible during rush hours, and the proposed development would only aggravate the problem. In particular, on southbound 202, it could easily take up to 10 minutes to move from NE 124th to NE 116th during the morning hours. We appreciate that there is a proposal to add turn-lanes into the new development. However, without the addition of turn signals and extra traffic lanes, we are concerned that this would not be sufficient to solve the problem. We hope that the City would ensure there are more improvements on the road before approving any new housing projects in the area, to minimize traffic congestion both during construction and after completion.

We are also concerned about the burden that the new development would put on the current schools. We realize that this is within the jurisdiction of the School District, and we hope the City would work closely with them to ensure that any new development in the area would not be zoned to the current schools that are already over-crowded.

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Thank you for your attention.

Karen Yuen
(12031 157th CT NE, Redmond, WA)

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