

Thara Johnson

From: Sanjai Bijawat <sanjaibijawat@yahoo.com>
Sent: Monday, June 16, 2014 8:09 AM
To: Thara Johnson
Cc: kittyrie_shopper@hotmail.com; Lenny Dayberry; amyadams@outlook.com; jasonadams@outlook.com; rose-joy@comcast.net; 'Mona Renner'; bellafleurish@gmail.com; nitika.kohli@gmail.com; kath@la-colmena.org; kxanhanif@hotmail.com; michael.lesueur411@gmail.com; vaneetaa@gmail.com; harish.k@live.com; anupamar@live.com; 'jane@hotmail.com'; Stephen Stapleton
Subject: Wexford Concern re: NE 123rd Way extension into Beuca
Attachments: Wexford Concern about NE 123rd Way Extension.pdf
Importance: High

Dear Thara,

It was good speaking to you last week about our Sub-division's (Wexford's) concern about the extension of NE 123rd Way connecting the back of Wexford to the back of the new planned Beuca Sub-division.

Our specific concern is that -

- Our Sub-division, Wexford, has no common area/playground. The space near the current road barrier is used by families with young children in our Sub-division (and there are several such families, some adjacent to the barrier, and others near the barrier) as a play space. Opening up NE 123rd Way will eliminate that play space and also compromise safety for these children. We understand Redmond's desire to provide alternate routes from each Sub-division for flexibility, but we encourage you to carefully consider the tradeoff between transport flexibility and the safety of our children.

We have a suggestion that might balance the needs of the City and our Sub-divisions –

- See attached drawings. We suggest the City create a playground along the path of NE 123rd Way, that will be usable by both Wexford and Beuca families, with bike/walk ways on either side connecting the Sub-divisions. This will achieve several objectives for the City and the Sub-divisions –
 - For the City: This will preserve an alternate exit path (for fire safety etc.) from one Sub-division to the other via the bike/walk ways.
 - For the Sub-divisions: This will create a playground, since we don't have one today unlike others nearby (e.g. Prescott). Maybe that was because Prescott was bigger, but Wexford + Beuca should now have the scale to justify one. It will create a shared sense of community between Wexford and Beuca families who will now abut each other, which is always a good thing.

We have also noted that the other sub-division adjacent to Wexford - Sycamore – only has a walk way connection to Wexford. There may be unique reasons for this that we don't know about, but the City did see fit to allow that, which in fact does make for a safer community environment.

My neighbor Mona Renner and I have canvassed our neighbors in Wexford, and confirmed that several neighbors, including those who are copied here, also feel strongly about this issue. Please let us know what more you need from us. We hope you will carefully consider our request.

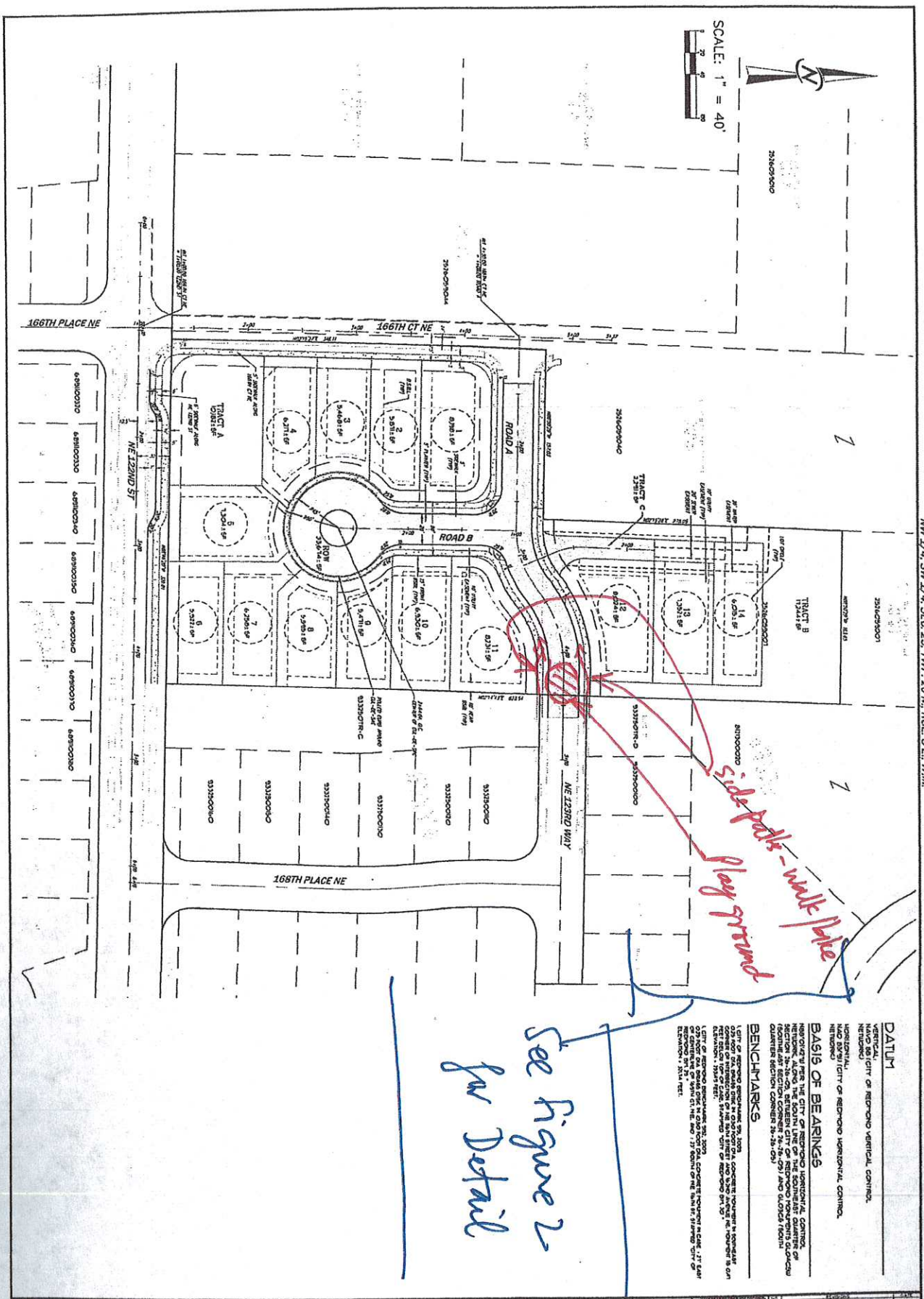
Regards,

Mona Renner (12233 168th PL NE) & Sanjai Bijawat (12222 168th PL NE)

Sanjai K. Bijawat
sanjaibijawat@yahoo.com
425-301-3214 (mobile)

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Figure 1



See figure 2 for detail

DATUM
 VERTICAL: CITY OF BEAVER DAM VERTICAL CONTROL NETWORK
 HORIZONTAL: CITY OF BEAVER DAM HORIZONTAL CONTROL NETWORK

BASIS OF BEARINGS
 BEARINGS FOR THE CITY OF BEAVER DAM HORIZONTAL CONTROL NETWORK ALONG THE SOUTH LINE OF THE EASTWEST CORNER OF SECTION 28, T4N, R2E, S1W, QUAD 28, COUNTY OF WAUKESHA, WISCONSIN, CORNER 28-28-091 AND OLD FISH CREEK CORNER 28-28-091

BENCHMARKS
 1. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 2. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 3. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 4. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 5. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 6. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 7. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 8. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 9. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION
 10. 10' HIGH CONCRETE BENCHMARK IN CONCRETE FOUNDATION AT 10' ELEVATION

DATE	APRIL 2011
DESIGNED	JAMES A. OLSEN
DRAWN	FRANK R. BANOVIK
APPROVED	JAMES A. OLSEN, P.E.
PROJECT MANAGER	JAMES A. OLSEN, P.E.

PRELIMINARY PLAT
BEUCA
THE QUADRANT CORPORATION
 14725 SE 16TH STREET, SUITE 100
 BELLEVUE, WA 98006

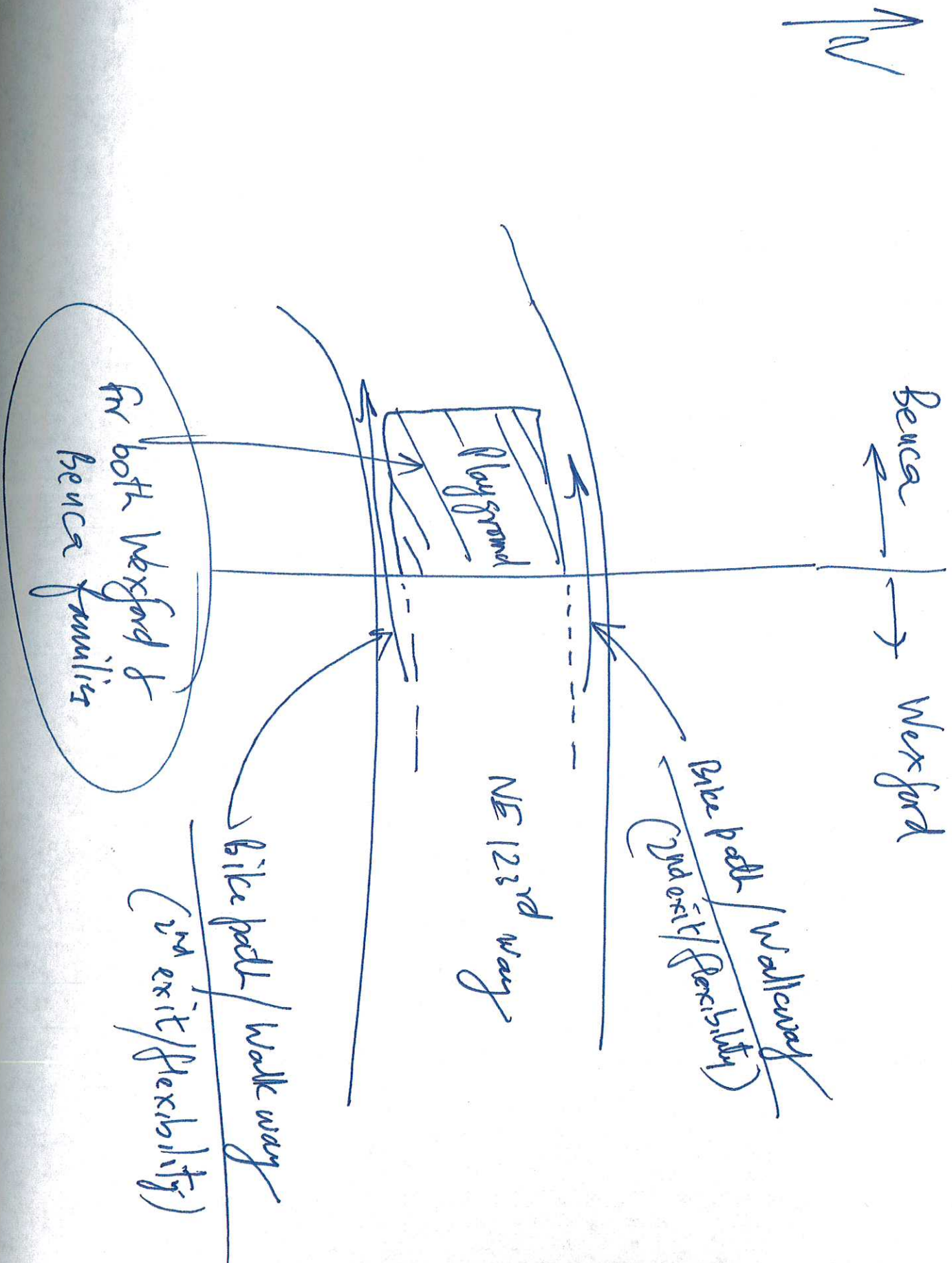
CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.865.7877 Fax 425.865.7763



REVISION	DATE
1	11/11/11
2	11/11/11
3	11/11/11
4	11/11/11

FIGURE 2



Thara Johnson

From: Amy Adams <amyadams@outlook.com>
Sent: Wednesday, June 18, 2014 8:52 PM
To: Thara Johnson
Subject: Beuca Preliminary Plat comments

Hi Thara,

My husband Jason and I live in the Wexford community adjacent to where the proposed Beuca community will be built. I know that you have already received an email from Sanjai representing our neighborhood, but we wanted to put in our personal comments as well.

Our house is the closest house to the dead end street (16788 NE 123rd Way) and of course we knew that it could always eventually be a through street, but it has been very nice for our 2 small boys to have an area to play and ride bikes where we don't have to be as concerned about traffic driving through. In addition, many of the neighborhood kids use the dead end to play and ride bikes as well, we would just hate to see that taken away.

We were happy to see the first draft of Beuca plans over a year ago, where it showed our street not continuing through, so we weren't sure if this was something that could still be considered. Seeing as how Wexford and Beuca are both small developments, neither would benefit from having additional outlets, and the potential added through traffic (which is likely to be carried at a higher speed than destination traffic) would be seen as a detriment to both communities. One last consideration is that both communities would benefit by having desirable plots for resale/property value as families generally favor homes with dead ends/cul-de-sacs etc.

The proposed idea of putting a playground in between the two communities would be great and we were happy to hear that it was submitted. Thanks for taking the time to read the comments, we would like to be informed of future actions regarding this development.

Thank you,
Amy and Jason Adams
16788 NE 123rd Way
Redmond WA 98052

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Thara Johnson

From: Mona Renner <monalisa33@comcast.net>
Sent: Monday, June 30, 2014 3:55 PM
To: Thara Johnson
Subject: FOLLOW UP: Wexford Concern re: NE 123rd Way extension into Beuca
Attachments: Wexford Concern about NE 123rd Way Extension.pdf

Importance: High

Hi Thara,

I am following up with you on this matter to see if there is any news regarding this request. Could you please let me know how this is proceeding?

Thank you

Mona Renner

From: Sanjai Bijawat [<mailto:sanjaibijawat@yahoo.com>]
Sent: Monday, June 16, 2014 8:09 AM
To: tmjohnson@redmond.gov
Cc: kittyrie_shopper@hotmail.com; Lenny Dayberry; amyadams@outlook.com; jasonadams@outlook.com; rose-joy@comcast.net; 'Mona Renner'; bellafleurish@gmail.com; nitika.kohli@gmail.com; kath@la-colmena.org; khanhanif@hotmail.com; michael.lesueur411@gmail.com; vaneetaa@gmail.com; harish.k@live.com; anupamar@live.com; 'jane@hotmail.com'; Stephen Stapleton
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ATTACHMENT 7

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Regards,

Mona Renner (12233 168th PL NE) & Sanjai Bijawat (12222 168th PL NE)

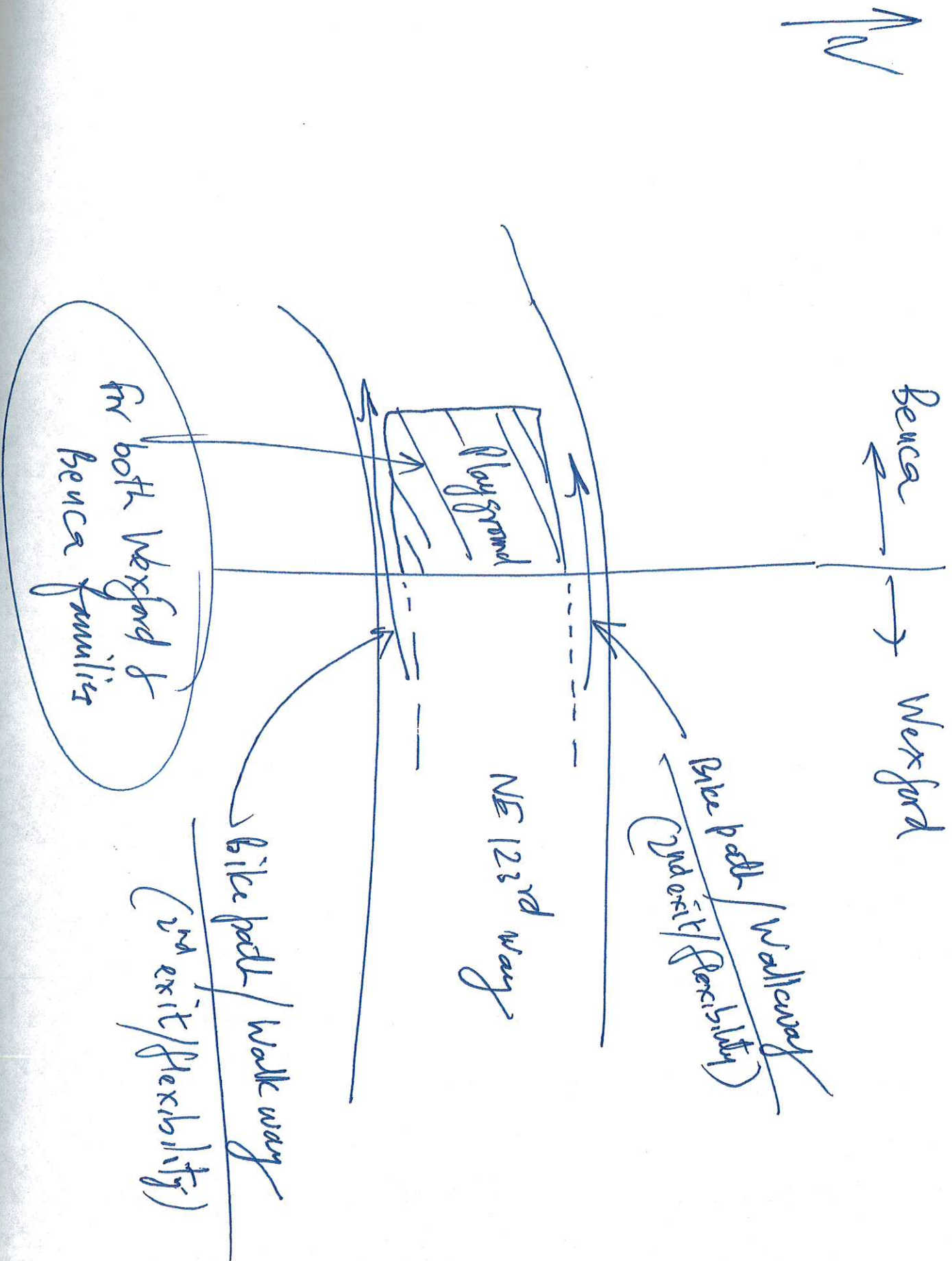
Sanjai K. Bijawat

sanjaibijawat@yahoo.com

425-301-3214 (mobile)

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FIGURE 2



Thara Johnson

From: Thara Johnson
Sent: Thursday, July 10, 2014 1:05 PM
To: 'pam chakraborty'
Cc: Watson, Corey (Corey.Watson@quadranthomes.com); jao@coredesigninc.com; shm@coredesigninc.com
Subject: RE: Beuca preliminary plat

Hello Pam

If the trees are partially on your property, then they would need your permission, however, in situations like these, the City of Redmond's City Attorney has advised us that it becomes a civil matter between the two property owners.

A public hearing has been scheduled for August 4th at 7 PM, at which time the public can express additional comments. The Hearing Examiner will not make a decision on that day. But 10 calendar days after the close of the record.

Please let me know if you have any additional concerns,

Best Regards,

Thara Johnson - Associate Planner,
City of Redmond,
Planning & Community Development
Ph: 425-556-2470
fax: 425-556-2400
Em: tmjohnson@redmond.gov

-----Original Message-----

From: pam chakraborty [<mailto:pam.chakraborty@outlook.com>]
Sent: Thursday, July 03, 2014 9:27 AM
To: Thara Johnson
Subject: Beuca preliminary plat

I noticed that in the tree preservation plan for this site, that the developer plans to remove several trees on the property line. I wanted to clarify that if the tree is on the property line, or partially on my side of the line, that they must have my permission to remove the tree. I was also wondering if this project has been given the green light to proceed.

Pam