

**Sarah Vanags**

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**From:** vivian zhou <yzhou102@gmail.com>  
**Sent:** Tuesday, June 30, 2015 11:02 AM  
**To:** Sarah Vanags  
**Subject:** Edgewood East project- party of record comment

Ms Vanags,

I am a City of Redmond property owner who lives at 12112 178th PL NE, Redmond for almost 8 years. As a 'party of record' to the Edgewood East project, I want to submit the following comments and request along with our neighbors.

"I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East. "

Thank you for the comment period that you give us.

Sincerely,  
Vivian

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# PUBLIC COMMENT FORM

**RECEIVED**  
JUL 06 2015  
PLANNING DEPT.  
CITY OF REDMOND

PROJECT NAME: Edgewood East (Hussey Plat)

FILE NUMBER: LAND-2014-01424

**CONTACT INFORMATION**

JEFF STELZNER

NAME: TERESA CHIARELLI

PHONE: 425-868-4936

EMAIL:

ADDRESS: 12152 179TH PL NE REDMOND STATE: WA

ZIP CODE: 98052

**COMMENTS** (ATTACH ADDITIONAL SHEETS IF NECESSARY)

please see attached

Lined area for additional comments.

**Public comment - Edgewood East project - Hussey Plat  
[LAND-2014-01424]**

To:  
City of Redmond Planning Department  
Development Services Center  
PO Box 97010 - Mail stop 2SPL  
Redmond WA 98073-9710



Fax: 425-556-2400

From:  
Jeff Stelzner / Teresa Chiarelli  
12152 179th Place NE  
Redmond WA 98072  
425-868-4936

We have the following specific concerns regarding this development:

Traffic

- Problem: Edgewood East will add 24 housing units to an area in Education Hill that already has limited traffic routes. The development does not appear to provide any additional road capacity or improvements, but instead simply adds a large block of homes that will increase traffic congestion between the site, along 172nd Ave NE southbound to NE 116th St which is the nearest accessible arterial. At the same time, an additional 51 housing units are planned for Edgewood West, which will combine to make the issue worse.

- Mitigation: If this development is to proceed, traffic flow in and out of the area needs to be addressed. The most obvious solution would be to extend 172nd Ave NE northward through to NE 124th ~~St~~, a route marked for future use, but which currently has concrete barriers to block vehicle traffic. With this change, commuting / school traffic to and from Edgewood East / West and surrounding neighborhoods could flow to Redmond, Woodinville, etc. via NE 124th St in addition to NE 116th St, which is particularly congested with commuting traffic to/from State Route 202 [Redmond-Woodinville]. *Development should not be approved until 172nd Ave NE is extended*

Park area:

- Problem: It is unclear how this development will impact the layout and access to an existing Redmond neighborhood park along NE 122nd St. This area is near a protected natural zone, and would impact neighborhood residents who enjoy strolling through this area.

- Mitigation: Define plat layout in a way which ensures continued access to the park area, both for current residents and those in the proposed Eastwood developments.

**From:** [kyoung.young.kim](#)  
**To:** [Sarah Vanags](#)  
**Subject:** Reg. Edgewood East Project  
**Date:** Tuesday, July 07, 2015 11:12:46 AM

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Ms Vanags,

As a City of Redmond property owner at 17749 NE 122nd St for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request. I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,  
Kyoung Young Kim

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**Sarah Vanags**

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**From:** lpc647@comcast.net  
**Sent:** Monday, June 29, 2015 4:49 PM  
**To:** Sarah Vanags  
**Cc:** Cossette, Tom; monticellohoa@hotmail.com; Cossette, Laurie  
**Subject:** Edgewood East project- party of record comment- Land 2014-01424

June 29, 2015

Ms Vanags,

As a City of Redmond property owner at 17749 NE 122nd St for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. However, I object to the placement of the duplex proposed by the Applicant. The duplex will have the appearance of belonging to the Monticello Estates neighborhood since the driveways will be place along 122<sup>nd</sup> Street and not within the Edgewood East Community. I believe this will have a negative effect on Monticello Estates property values, in particular those facing the duplex, mine included. There are no duplexes within the Monticello Estates community and my husband and I would not have invested in a home within it, if there had been. Furthermore, Monticello Estates has an committed HOA which has maintained careful oversight of the properties within it. There is no guarantee the Edgewood East community will be as strong and committed in the same way, thus leaving the care of the duplex properties to chance. If the property is sited as proposed and not properly maintained, Monticello Estates property owners will bear the negative impact, not Edgewood East property owners. Placing the duplex as planned is unfair to those of us who would have the most to lose.

I request that the Hearing Examiner reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,

Laurie Cossette

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**Sarah Vanags**

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**From:** Chan Chaiyochlarb <chan\_chai@hotmail.com>  
**Sent:** Monday, June 29, 2015 11:31 AM  
**To:** Sarah Vanags  
**Subject:** FW: Edgewood East project- party of record comment

Dear Sir/Ma'am,

I am also a home owner in Monticello Estates, property owner 17745 NE 122nd ST, and I would also like to oppose the location of driveway of the duplex on 122nd ST. I strongly support Mr Cossette's proposal of a revised proposal of constructing the driveway within Edgewood East community.

Sincerely yours,  
 Chan Chaiyochlarb

**From:** [thomasjcossette@gmail.com](mailto:thomasjcossette@gmail.com)  
**Date:** June 22, 2015 at 6:59:12 PM PDT  
**To:** "[svanags@redmond.gov](mailto:svanags@redmond.gov)" <[svanags@redmond.gov](mailto:svanags@redmond.gov)>  
**Cc:** Myself <[tcossette@hntb.com](mailto:tcossette@hntb.com)>, "[monticellohoa@hotmail.com](mailto:monticellohoa@hotmail.com)" <[monticellohoa@hotmail.com](mailto:monticellohoa@hotmail.com)>  
**Subject:** Edgewood East project- party of record comment

Ms Vanags,

As a City of Redmond property owner at 17749 NE 122nd St for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,  
 Tom Cossette

Sent from my iPhone

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**Sarah Vanags**

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**From:** tbn@u.washington.edu  
**Sent:** Friday, June 26, 2015 8:35 AM  
**To:** Sarah Vanags  
**Cc:** tcossette@hntb.com  
**Subject:** Edgewood East community development

Ms Vanags,

As a City of Redmond property owner at 12114 177th CT NE for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner !

to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,

Raymond Nguyen



**Sarah Vanags**

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**From:** Srinivasa Neerudu <srinu\_rama@hotmail.com>  
**Sent:** Wednesday, June 24, 2015 10:35 PM  
**To:** Sarah Vanags  
**Cc:** Harini Bandi  
**Subject:** Edgewood East project- party of record comment

Ms Vanags,

As a City of Redmond property owner at 17735 NE 122nd St for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,  
Srinivasa Neerudu & Harini Bandi

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**Sarah Vanags**

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**From:** Brian Lee <unagijung@hotmail.com>  
**Sent:** Tuesday, June 23, 2015 10:28 PM  
**To:** Sarah Vanags  
**Cc:** Jisun Alysa Lee; Monticello HOA  
**Subject:** Edgewood East project (Hussey Plat) - party of record comment

Ms Sarah Vanags,

As City of Redmond property owners at 17743 NE 122nd St for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request:

We understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. We also understand that for cost and revenue reasons the Applicant would rather not include Affordable Housing but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in the Monticello Estates community. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd we strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason we appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of our request.

Sincerely,

Brian & Jisun Lee  
17743 NE 122ND ST  
Redmond, WA 98052  
425-629-3423  
[unagijung@hotmail.com](mailto:unagijung@hotmail.com)

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**Sarah Vanags**

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**From:** Eyal Inbar <eyalinbar@msn.com>  
**Sent:** Tuesday, June 23, 2015 1:02 PM  
**To:** Sarah Vanags  
**Cc:** monticellohoa@hotmail.com  
**Subject:** Edgewood East project- comment

Ms Vanags,

As a City of Redmond property owner at 12123 177th NE and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood . For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East. Thank you for this comment process and for your consideration of my request.

Sincerely,  
Eyal Inbar

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**Sarah Vanags**

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**From:** Venkat Iyer <venkat.iyer@outlook.com>  
**Sent:** Tuesday, June 23, 2015 8:36 AM  
**To:** Sarah Vanags  
**Cc:** radhu303@yahoo.com; venkat.iyer@outlook.com  
**Subject:** Edgewood East project- party of record comment (Venkat Iyer)

Dear Ms. Vanags,

As a City of Redmond property owner at 12101 178<sup>th</sup> PL NE for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request. I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lion's share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,  
Venkat Iyer

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**Sarah Vanags**

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**From:** Deng, Carolyn <carolyn.deng@boeing.com>  
**Sent:** Tuesday, June 23, 2015 8:14 AM  
**To:** Sarah Vanags  
**Subject:** Edgewood East project- party of record comment

Ms Vanags,

As a City of Redmond property owner at 12024 NE 178<sup>th</sup> PL for almost 5 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,  
Carolyn Deng

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**Sarah Vanags**

---

**From:** Larry Kemmerling <Larry.Kemmerling@tommybahama.com>  
**Sent:** Tuesday, June 23, 2015 6:08 AM  
**To:** Sarah Vanags  
**Subject:** Edgewood East project - party of record comment

Ms. Vanags,

I believe I'm a "party of record" to the Edgewood East project; I'm the property owner of 12116 178th PL NE and have lived at that address for 9 years. As the new development will be directly adjacent to my property I've followed the process participating in informational meetings whenever possible. In reading through the posted information I realized what I perceive to be a change to the proposed development and for that reason I'm submitting the following comments and request.

I support the city's aim to make affordable housing more readily available and to integrate that desire into new developments as land is re-purposed. I worked construction for years so I can appreciate the burden this will place on developers but I feel it is a necessary component that they must bear similar to road or sidewalk improvements. Review of the proposal shows that the Applicant appears to have sited the affordable housing such that it's separate from and not actually accessed via the bulk of the development. The driveways of the duplex are set to be located on NE 122nd street rather than via the 178th Ave NE extension. Again, having worked construction, I appreciate what the developer is trying to do here - elevate the value of the bulk of the development by making the affordable housing appear to be part of the older neighborhood.

I give the applicant credit for a savvy approach but I strongly oppose this proposal as an unfair business practice that places the downward valuation burden on long standing tax payers' property rather than the Applicant's embryonic investment. It is for this reason that I'm appealing to the Hearing Examiner to reject the Applicant's site proposal in preference to a revised proposal contingent on siting the duplex truly within the "community" of Edgewood East.

Thank you for your consideration and the opportunity to comment on this process.

Regards,

**LARRY KEMMERLING** | Director, Retail & Wholesale Systems  
428 Westlake Avenue North, Suite 388 | Seattle, WA 98109  
D: 206.905.5609 O: 206.622.8688

*TommyBahama*

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**Sarah Vanags**

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**From:** David Chen <davidchen6666@gmail.com>  
**Sent:** Monday, June 22, 2015 11:34 PM  
**To:** Sarah Vanags  
**Cc:** monticellohoa@hotmail.com  
**Subject:** Edgewood East project- party of record comment

Ms Vanags,

As a City of Redmond property owner at 12105 178TH PL NE for 2 and half years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,  
Junpu Chen

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**Sarah Vanags**

---

**From:** cuhk@aol.com  
**Sent:** Monday, June 22, 2015 9:58 PM  
**To:** Sarah Vanags  
**Subject:** Edgewood East project- party of record comment

**Subject: Edgewood East project- party of record comment**

Ms Vanags,

As a City of Redmond property owner at 17695 NE 122nd St for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,

Sam Chan

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**Sarah Vanags**

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**From:** Charles Kapner <ckapner@foxinternet.com>  
**Sent:** Monday, June 22, 2015 9:12 PM  
**To:** Sarah Vanags  
**Cc:** monticellohoa@hotmail.com  
**Subject:** Edgewood East project- party of record comment

Dear Ms. Vanags:

My wife and I are City of Redmond property owners, living at 12104 178th Pl. N.E. This has been our home for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. I consider this an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). We have been paying taxes, maintaining our homes and neighborhood, and have invested a great deal into this community over the past nearly 10 years and feel the project is most unfair to those currently residing in this community. For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you.

Sincerely,  
Charles Kapner

**Sarah Vanags**

---

**From:** B. Qin <bqin.pullman@gmail.com>  
**Sent:** Monday, June 22, 2015 9:12 PM  
**To:** Sarah Vanags  
**Cc:** yuping.qin8@gmail.com  
**Subject:** Edgewood East project- party of record comment

Dear Ms Vanags,

As a City of Redmond property owner at 12025 NE 178TH PL NE for almost 2 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East.

Thank you for this comment process and for your consideration of my request.

Sincerely,

Bai-Lin Qin and Yuping Liu  
12025 NE 178TH PL NE

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**Sarah Vanags**

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**From:** James & Dawn Webster <websterjd@frontier.com>  
**Sent:** Monday, June 22, 2015 9:05 PM  
**To:** Sarah Vanags  
**Cc:** Monticellohoa@hotmail.com; Webster Family  
**Subject:** Edgewood East project - Party of Record Comment

Ms. Vanags,

As City of Redmond property owners at 12115 177<sup>th</sup> Ct NE for almost 2 years and as a “party of record” to the Edgewood East project we submit the following comments and request. We understand and appreciate the City of Redmond’s program to make affordable housing available and to integrate these homes within new developments such as this one.

We understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts we believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East “community” and places it in ours (Monticello Estates). The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes.

Although clever and shrewd we vehemently oppose this proposal as an unfair business practice as it puts the lion’s share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason we appeal to the Hearing Examiner to reject the Applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the “community” of Edgewood East.

Thank you for this comment process and for your consideration of our request.

Sincerely,  
James & Dawn Webster

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**Sarah Vanags**

---

**From:** thomasjcossette@gmail.com  
**Sent:** Monday, June 22, 2015 6:59 PM  
**To:** Sarah Vanags  
**Cc:** Myself; monticellohoa@hotmail.com  
**Subject:** Edgewood East project- party of record comment

Ms Vanags,

As a City of Redmond property owner at 17749 NE 122nd St for almost 10 years and as a 'party of record' to the Edgewood East project I submit the following comments and request.

I understand and appreciate the City's program to make affordable housing available and to integrate these homes within new developments such as this one. And I understand that for cost and revenue reasons the Applicant would rather not include them but is choosing to advance this project nevertheless. However, to mitigate the negative business impacts I believe the Applicant has submitted a site plan in which the affordable housing (a duplex) is located somewhat outside the Edgewood East 'community' and put it in ours. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension of 178 Ave NE amongst their new homes. Although clever and shrewd I strongly oppose this proposal as an unfair business practice as it puts the lions share of downward valuation pressure on our neighborhood (specifically the Monticello Estates homes along the south side of 122nd St). For this reason I appeal to the Hearing Examiner to reject the applicants site plan proposal and to make acceptance of a revised proposal contingent on siting the duplex truly within the 'community' of Edgewood East. Thank you for this comment process and for your consideration of my request.

Sincerely,  
Tom Cossette

Sent from my iPhone