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CITY OF REDMOND  
AUG 03 2015  
HEARING EXAMINER  
EX 5 FILE # LAND 2014-01424

**Sarah Vanags**

**From:** David Kester <dkester@alpinefoods.com>  
**Sent:** Monday, August 03, 2015 11:38 AM  
**To:** Sarah Vanags  
**Cc:** Thomas Cossette; Ann Kester; fran@dougherty.net  
**Subject:** RE: Edgewood East - Edgewood West

Good Morning Sarah,

I'm writing express concerns relating to the planned development of the Hussey Plat referenced in hearing notices as Edgewood East and Edgewood West. To date I have deferred to the comments extended by our HOA Secretary, Tom Cossette. Mr. Cossette has expressed quite well the neighborhood concerns regarding the placement of the multi family dwelling in the Edgewood East plat and; if I recall correctly, the placement of similar housing in Edgewood West, located at 176<sup>th</sup> NE and NE 122<sup>nd</sup> that is also proposed by Quadrant Homes.

At this point I would also like to extend my concern for the placement of the multi-family housing in these developments. Placing this type of housing at the perimeters of the proposed developments transfers potential adverse effects on home value from a proposed neighborhood(s) to an existing neighborhood. When Monticello Estates (Fischer Village) was built the homeowners purchasing at that time, as well as subsequent purchasers, did not have a reasonable expectation that they would be purchasing homes bordering multi-family housing. I would also submit that our homeowners of today also have reasonable expectation that home values would suffer as a result of the proposed placements.

I propose in my role as both a homeowners and HOA President that the siting of the multi-family homes in both developments be moved away from streets fronting Monticello Estates. Doing so would still allow the developer to meet city requirements to include such housing in their development and would protect the neighborhood as it now exists.

In addition to this concern I would also like to voice my concerns regarding the traffic impact of these developments. The proposed street grid will, more than likely, funnel additional traffic along both NE 122<sup>nd</sup> and 178<sup>th</sup> Place NE. Both these streets already serve as prime points of access within our community. Use of the streets is not limited to our residents as those in other developments use these streets to go to, and from their homes. As both streets are, by design, long and mostly straight roads, drivers typically exceed speed limits endangering residents.

As a condition of development we request that the City of Redmond require the developer to undertake traffic calming measures within our community in the effort to mitigate any additional burden the developments will have on our residents.

Thank you for considering these points. I look forward to meeting with you this evening at the hearings on these developments.

Sincerely,

David Kester  
President  
Fischer village Homeowners Association dba Monticello Estates Homeowners Association  
425-867-9589

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