

Sarah Vanags

From: Huimin Liu <tohuimin@gmail.com>
Sent: Thursday, June 25, 2015 10:53 PM
To: Sarah Vanags
Subject: Edgewood West project - party of record comment

Ms Vanags,

As a City of Redmond property owner at *17662 NE 122nd Court* for almost 10 years and as a 'party of record' to the Edgewood West 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, Quadrant Homes, would rather not include them but is choosing to advance this project nevertheless.

However, to mitigate the negative business impacts I believe the Applicant/builder has submitted a site plan in which the affordable housing (a duplex) is located somewhat **outside their Edgewood West 'community' and put it in ours (Monticello Estates homes)**. The driveways of the duplex are proposed to be located on our neighbor street (NE 122nd) and not on its own new extension 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). 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 West.

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

Sincerely,
Huimin Liu

Click [here](#) to report this email as spam.

Sarah Vanags

From: Sucheta Karoor <skaroor@gmail.com>
Sent: Monday, June 22, 2015 7:25 PM
To: Sarah Vanags
Subject: Project name : Edgewood west public comment

To ,
Ms. Sarah Vanags,
My name is Sucheta Karoor
Address: 17324 ne 118 th ct Redmond wa 98052
Email : skaroor @gmail.com
Phone no 4252420984

My concerns for project edge wood west , file no . LAND-2014-02117

Are as follows

The developer is planning to take down 11.5 acres of wooded area and have 51 single family homes . The road out of the current area is a single lane road and 51 new homes will add to at least a 100 new vehicles causing marked traffic congestion .

Second is that the green trees that are coming down are home to a lot of wildlife and it is going to displace these animals ,we are already having a lot more wildlife sightings due to the already in process new construction .

The builders are taking down 100 yr old trees and planting saplings . They take down 11.5 acres of trees and vegetation and keep maybe 1/2 an acre of greenery. The rolling free hills are now going to be barren and soon we will have more issues with soil erosion climate change . I request you consider that if they do go ahead and build it's half the number of homes with at least 2 acres of protected green belt . That would help the community maintain a relatively good healthy environment which is currently being destroyed under the name of progress and redevelopment . By having 5 affordable housing units they try to offset all the damage they are causing the environment .

I will mail the above comments as well .

Thank you for taking the time to read my public opinion on the matter.

Regards,
Sucheta Karoor

Sent from my iPhone



CITY OF REDMOND NOTICE OF APPLICATION WITH OPTIONAL DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Edgewood West

FILE NUMBER: LAND-2014-02117

PROJECT DESCRIPTION:

Develop a 51 single family lot subdivision containing 46 market rate and 5 affordable housing units for a total of 51 units.

PROJECT LOCATION: 12102 172ND AVE NE

SITE ADDRESS: 12102 172nd Ave Ne
REDMOND, WA 98052

SIZE OF SUBJECT AREA IN ACRES: 11.5 SQ.FT. : 0

APPLICANT: Matt Perkins
Trish Clements

PROCESS TYPE: Tim Schreiber
in (see attached flow chart)

A PUBLIC HEARING REQUIRED, HOWEVER A DATE HAS YET TO BE DETERMINED. A PUBLIC HEARING NOTICE WILL BE SENT IN THE FUTURE.

REQUIRED PERMITS:

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:

REQUIRED STUDIES: Critical Aquifer Recharge Area Report, Geologic Hazard Report, Noise Study, Parking Analysis, Stormwater Report, Traffic Study, Tree Health Assessment, Wetland Report,

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION:

REGULATORY INFORMATION

ZONING: R-4 Residential

COMPREHENSIVE PLAN DESIGNATION: Single-Family

CONSISTENT WITH COMPREHENSIVE PLAN: Yes

PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY: Redmond Municipal Code, Zoning Code, and Comprehensive Plan.

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Sarah Vanags

PHONE NUMBER: 425-556-2426

EMAIL: svanags@redmond.gov

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: 06/08/2015

NOTICE OF APPLICATION DATE: 06/16/2015

To allow a minimum comment period as specified in the RZC, the City will not issue a decision on this project prior to 07/07/2015. If date ends on a weekend or holiday comments are due on the next business day

PUBLIC COMMENT

Although comments are accepted up until CLOSE OF PUBLIC HEARING, submittal of comments early on in the process is encouraged to allow staff and/or applicant to address comments as early in the design process as possible. the technical committee shall not issue a recommendation until the end of the minimum comment period. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. Comments are due by 5:00 PM on the date noted above to the City of Redmond Planning Department, development services center at 15670 NE 85th street, p.o. box 97010, mail stop 2spl, redmond, wa 98073-9710, or fax to 425-556-2400. A final decision regarding the DNS will be included within the Technical Committee recommendation. the final decision can be appealed according to the city appeal provision

ENVIRONMENTAL REVIEW

The City has reviewed the proposal and expects to issue a Determination of Non-significance (DNS). The Optional DNS process is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The City has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan, and other applicable local, state, or federal laws or rules. Our agency will not require any additional mitigation measures under SEPA

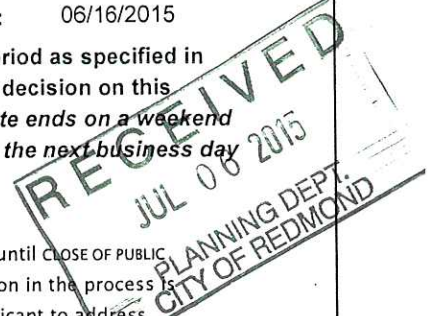
RESPONSIBLE OFFICIAL: ROBERT G. ODLE

PLANNING DIRECTOR

SIGNATURE: 

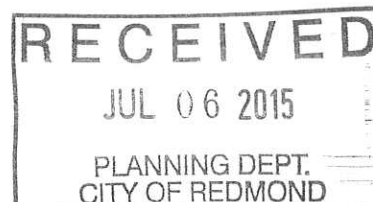
RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: 



Public comment - Edgewood West project [LAND-2014-02117]

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

Subject:
Public comment - Edgewood West project [LAND-2014-02117]

We have the following specific concerns regarding this development:

Traffic

- Problem: Edgewood West will add 51 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 24 housing units are planned for Edgewood East, 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.