



TO: City of Redmond – Sarah Vanags

FROM: Thu and Greg Martin
12005 173rd PL NE
Redmond, WA 98052
425-556-1255
thujunkster@yahoo.com

RE: Edgewood West,
File Number: LAND-2014-02117
Project Location: 12102-172nd Ave NE

Dear City of Redmond:

We are writing to address major concerns with the proposed Edgewood West housing development located at 12102- 172nd Ave NE.

With 51 single family housing units crammed in 11.5 acres, we are concerned with the increase of traffic, destruction of trees and habitat of many wildlife, inadequate parking, noise and soil erosion during construction and ingress of moles, rodents and snakes.

1. Destruction of critical habitat areas

We are concerned that much of the critical habitat areas that are homes to animals that we have observed such as deer, rabbits and birds (blue birds, sparrows) are either destroyed or fragmented to accommodate so many housing units in such a small area. The building of 51 housing units will destroy the natural ecosystem that serves as migratory and unique habitat for bird nesting, fish spawning and other wildlife activities. Where will the family of deer, rabbits and birds go?

2. Increase Traffic on a quiet street

The safe and quiet street that we live on (173rd PL NE) will no longer be safe and quiet since it is the ONLY Street proposed to be extended and opened to the proposed neighborhood. Not only does this quiet and safe street have five houses with six children that utilizes the street for outdoor activities but children and families from other neighborhoods enjoy the dead end street. Since there are no or low car traffic on this flat street, children learn to ride their bikes on this street and enjoy outdoor activities such as skateboarding, playing baseball, playing soccer, playing catch and just running around. We are concerned that by opening this street to the proposed neighborhood, this quiet street will serve as a main traffic street for at least 15 of the new housing units on 173rd PL NE and for the "private road Tract D." With more automobiles going through, it will make this street unsafe and limit outdoor activities. Since 172nd Ave NE and NE 122nd Street already serves as a street to access the houses on the private road Tract D, there are no benefits to open the 173rd PL NE street to the "private road – Tract D" except for the occupants of the proposed neighborhood. Please do not open and extend 173rd PL NE street to the proposed neighborhood leading to their private road so that existing

houses on this street and other neighborhoods can continue to enjoy outdoor activities on this flat, quiet and safe street.

3. Inadequate Parking

With so many houses proposed to be built in such a small plot of land, we are concerned on availability of where cars will park considering that the United States Department of Transportation survey in 2001 that there is an average of 1.9 vehicles per household. It is especially concerning since Quadrant homes builders are known to build as many houses as they can and build narrow streets in which it appears to be on the proposed map. We are also concerned with nine houses crammed into the "private road Tract D" that more cars will over spill and park on the already existing street of 173rd PL NE if this street is to be opened and extended. We feel that the proposal to build 51 housing units in a small plot of land cannot accommodate adequate parking spaces for automobiles of these occupants.

4. Ingress of moles, rats, snakes and other creatures in our backyards

We are concerned that if and when construction begins, the clearing of the natural habitats will cause ingress of moles, rats, snakes and other pests in our backyards. What measures (if any) will the builder implement to prevent the entrance of these disease carrying pests into our backyard and into our houses and potentially damaging our houses?

5. Noise, dirt mitigation during construction phase that could last 1-2 years

Since our house is directly next to the construction site with two proposed houses adjacent to our yard, we are concerned with the noise and dirt erosion during the construction phase. What measures (if any) will the builder implement to prevent the noise and dirt erosion into our house and our yard for the extended construction phase?

We want to maintain the integrity and safety of our neighborhood by protecting the ecosystem and habitat of existing animals. We hope that the existing 173rd PL NE street will not be opened and extended so that it remains a safe and quiet street for all to enjoy their outdoor activities. We hope that the number of housing units be limited in this small area of land so that there is adequate parking. We hope that you will consider the negative impact of construction next to our house such as the entrance of rodents, moles and snakes and the mitigation of noise and soil erosion. Please consider our concerns and the negative impact with this proposed neighborhood of 51 housing units tightly squeezed in this small land and help us maintain our quality of life for all neighbors and wildlife.

Thank you,

Thu and Greg Martin