

Sarah Vanags

From: CHINTAN BAKSHI <chintan_bakshi@msn.com>
Sent: Wednesday, June 24, 2015 6:09 PM
To: Sarah Vanags
Cc: Neeru Bakshi
Subject: Regarding: Project Terrene at 132nd Ave NE Plat (Rose Hill Dev)

Hello Sarah,

I am a homeowner in at 13418 NE 111th CT, Redmond, WA 98052 and wanted to share concerns regarding the Terrene project as I strongly feel that it is highly irresponsible of the City of Redmond to provide an easement to use the Sewer line which is in basically right in front of our home at the center of our community.

Conover Commons is a unique community and development so I urge the City of Redmond to reconsider and find an alternate solution for the Terrene project.

My primary concerns are:

- The location of the easement is highly unusual (like our community) and we believe it was not intended to serve more than three additional houses.
- Had the sewer been intended to support additional communities, it would not be located under our front yards.
- The more houses that are added onto the Conover system, the greater the stress on system.
- If capacity is maxed out, will development stop or will the existing 8" pipe be replaced by a 12" pipe? The latter would require replacing the full main sewer, impacting all homes, not just one or two.
- Access to several homes/garages will be disrupted during construction, etc.
- increased traffic on 132nd Ave.
- environmental impact - the number of trees that will be cut down, habitat disruption in the greenbelt due to construction sounds...

This plan is being pushed through without any consideration of the impact to our community and hence the feedback above.

I appreciate your time to review our feedback and I hope you re-consider.

Thank you
Chintan Bakshi

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Sarah Vanags

From: Lydia Bagwell <l.bagwell@comcast.net>
Sent: Monday, June 22, 2015 12:10 AM
To: Sarah Vanags
Cc: l.bagwell@comcast.net
Subject: Comments on Terrene Project at 132nd Ave NE Plat (Rose Hill)

Hi Sarah,

I'm writing this email to provide my personal comments on the Terrene project (File number: LAND-2014-02307). My comments fall into three categories: sewer, traffic, and environment.

#1 Sewer easement:

I don't believe it was the intent when Conover Commons was built to have our sewer accommodate an unknown number of properties all the way down to 109th Pl. Three six-inch stubs were installed to provide service to three additional homes – that's all. Additionally, I believe that had the Conover sewer been intended to service those properties, the eight-inch main would have been located along the driveway, not under our front yards.

As new houses are added, at some point an eight-inch pipe won't be large enough. Would development stop? Would the entire length of eight-inch pipe be replaced with a 12 inch pipe? That would require tearing up multiple people's property, not just one or two homes.

While it may be a remote possibility, the more houses that are added onto the Conover system, the greater the odds that there will be a problem that requires trenching through those yards – presumably at Conover homeowners expense.

There is also the very real disruption that Conover residents will experience during construction. Residents of at least six homes, if not more, will need to park some distance away. Two of these homes have frail elderly residents and four homes have young children. How long will it take Terrene to replace the sewer pipe and restore the property? Note it is our expectation that any disrupted property will be carefully and completely restored.

I believe there is still a possibility that the residents of Conover will consider granting a new easement, but only if the City of Redmond would condemn the existing easement so that our homes cannot be compromised in the future.

Concern #2 Traffic:

Traffic on 132nd Ave. is already bad with long lines in the morning and evening rush hours. For example, Tuesday was bumper to bumper from 85th all the way back to 108th. In the evening, cars are routinely lined up from Slater Ave. past 109th. This area isn't served well by Metro, and the bus that does run is caught in the same line of traffic as everyone else. Continued development will only make it worse. Terrene intends to develop 22 large homes, most likely 2-3 cars per house. As traffic increases, the quality of life decreases.

Concern #3 Environmental impact:

As I'm sure you know, much of the property has been used as an illegal dumping ground and that indeed needs to be cleaned up. (I honestly don't know why the City of Redmond hasn't required it.) Still, that isn't as bad cutting down nearly all trees from 132nd back to the critical habitat area. I understand that at some point some new trees will be planted. In the meantime, birds and wildlife will be displaced. Where will they go? Rampant development is leaving little left for all non-human species.

Respectfully,

Lydia Bagwell
13310 NE 111th Ct.
Redmond, WA 98052
M: 503.780.5359

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Sarah Vanags

From: Annette Tyson <ATyson@calportland.com>
Sent: Thursday, June 18, 2015 11:47 AM
To: Sarah Vanags
Cc: Annette Tyson
Subject: Concerns - Terren's application

I am a concerned citizen and live in the Conover Commons community. The Terren's application includes hooking up to our community sewer.

The original intent of the Conover sewer system was to service our community only. It was not designed or sized for additional communities to be connected to it. The main sew line runs right through our community and increasing the size of the line would be disruptive to a very established environment. To hook up their planned development is also disruptive to our community which would require additional manholes.

I would like to invite you to see our community and understand the impacts this will have. Also, I would appreciate if you can look back at the intent of this sewer line when our community was built. I would be glad to meet you there anytime to discuss and give you a tour of our unique community we are very proud of.

Thank you for your time and if you have any questions please give me a call at 206 909 8700.

Annette

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June 18, 2015


Dear Mr. Odle and Ms. Vanags,

I'm writing this letter because of my great concern for the Conover Commons Community. We have a unique, beautiful, private community of 26 Cottage Homes. We each purchased our home with the understanding, because of our location bordering a protected greenbelt of large trees and underbrush on both the north and south sides of our community and because our CC&Rs are written to protect our area, that our community would remain this way. Now we're being told that not only does Terrene Development plan to build 22 homes adjacent to the south side of our property which will mean removal of large, old, beautiful trees, disturb the wildlife we enjoy in and around those trees – deer, owls, birds, rabbits, squirrels, etc., adding to the already busy traffic on 132nd Avenue NE and one of the biggest concerns being that Terrene Development has requested to connect to our sewer system and move one of their manholes onto our property so that they can make use of a particular lot. We understood that our sewer system was intended for our community with the possibility of an additional 3 homes. If the future intent had been to add several additional homes to the system a 12" pipe instead of a 8" pipe, which serves us now, would have been installed when Conover Commons was developed and it certainly would not have been installed under our front yards and through the middle of our walkway, main landscaping, fencing, irrigation system and electrical for our outdoor lighting. If Terrene Development is allowed to connect to our sewer system even the least invasive location of their connection will cause a disruption of access to our homes and garages. Any other option would be unthinkable because of the total loss of our walkway, landscaping, irrigation system and lights! Conover Commons would never be the same because mature trees and landscaping cannot be replaced. We all know the reality of construction projects – they always take longer than predicted and there are always unforeseen problems that arise. The actual process would be a disruption of the daily life of all residents and then if and when the project was completed the added stress on the pipe could cause problems that would require digging up the pipe again starting all over with the destruction, mess, inconvenience and destroying Conover Commons as we know it. Our community has homeowners that are both senior citizens with mobility limitations and families with small children. Our concern is always for their safety and this kind of disruption and destruction will cause mental stress and possible physical injury.

Please consider these issues and allow Conover Commons to remain the lovely, peaceful community that it is and instruct Terrene Development to establish their own sewer system with no construction occurring on the Conover Commons property.

Thank you for your time and consideration regarding this important matter.

Mary Carol Pederson - 13428 NE 111th Court – Redmond, WA – 425-827-1017 –
marycpederson@hotmail.com



PUBLIC COMMENT FORM



PROJECT NAME:

FILE NUMBER: LAND-2014-02307

CONTACT INFORMATION

NAME: *Jeanne Robinson* PHONE: *425-827-7893* EMAIL: *...*

ADDRESS: *13314 NE 111th Ct. #5* STATE: *WA* ZIP CODE: *98052*
REDMOND, WA

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

As the owner of cottage #5 at Canyon Commons I am very concerned about Canyon Commons sewer line. It was not intended to support more than three additional cottages - Our community cares about our environment - Trees are important!

Take care of our environment!!

Jeanne Robinson

PUBLIC COMMENT FORM



RECEIVED
JUL 07 2015
PLANNING DEPT.
CITY OF REDMOND

PROJECT NAME:

FILE NUMBER: LAND-2014-02307

CONTACT INFORMATION

NAME: BILL KOTSOGEAN PHONE: 425-351-2216 EMAIL: KARENEN09@GMAIL.COM

ADDRESS: 11002 132ND AVE NE STATE: WA ZIP CODE: 98052
REDMOND

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

WE SUBMITTED COMMENTS AND QUESTIONS
ON 4-6-2015 TO SARAH VANAGS. ATTACHED.

WE DID NOT GET ADEQUATE ANSWERS TO THE
FOLLOWING: SEE ATTACHED.

Multiple horizontal lines for additional handwritten comments.

Comments on Terrene at 132nd Ave NE Plat (Rose Hill Dev)
LAND-2014-02307
7-4-2015

Comments from Bill and CeLinda Kotsogean 11002 132nd Ave NE.

1. Will we have adequate access to our house 24/7 for:
 - a) car and emergency traffic
 - b) power
 - c) internet (Frontier Communications)
 - d) water

Sarah Vanags said that this was a developer issue. I think that this is a city issue to insure that the developer provides this since we are islanded in the middle of the new plat.

2. We would like 6 foot fences on our East and West property lines

3. We would like three driveway cuts. We own two pieces of property. We would like one cut on our west property and two on the property where our house is. We have had the two cuts on our house property for 35 years. Please see the attached drawing.



11002 132ND AVE NE
REDMOND WA
98052

KARENEW09@GMAIL.COM
425-351-2216

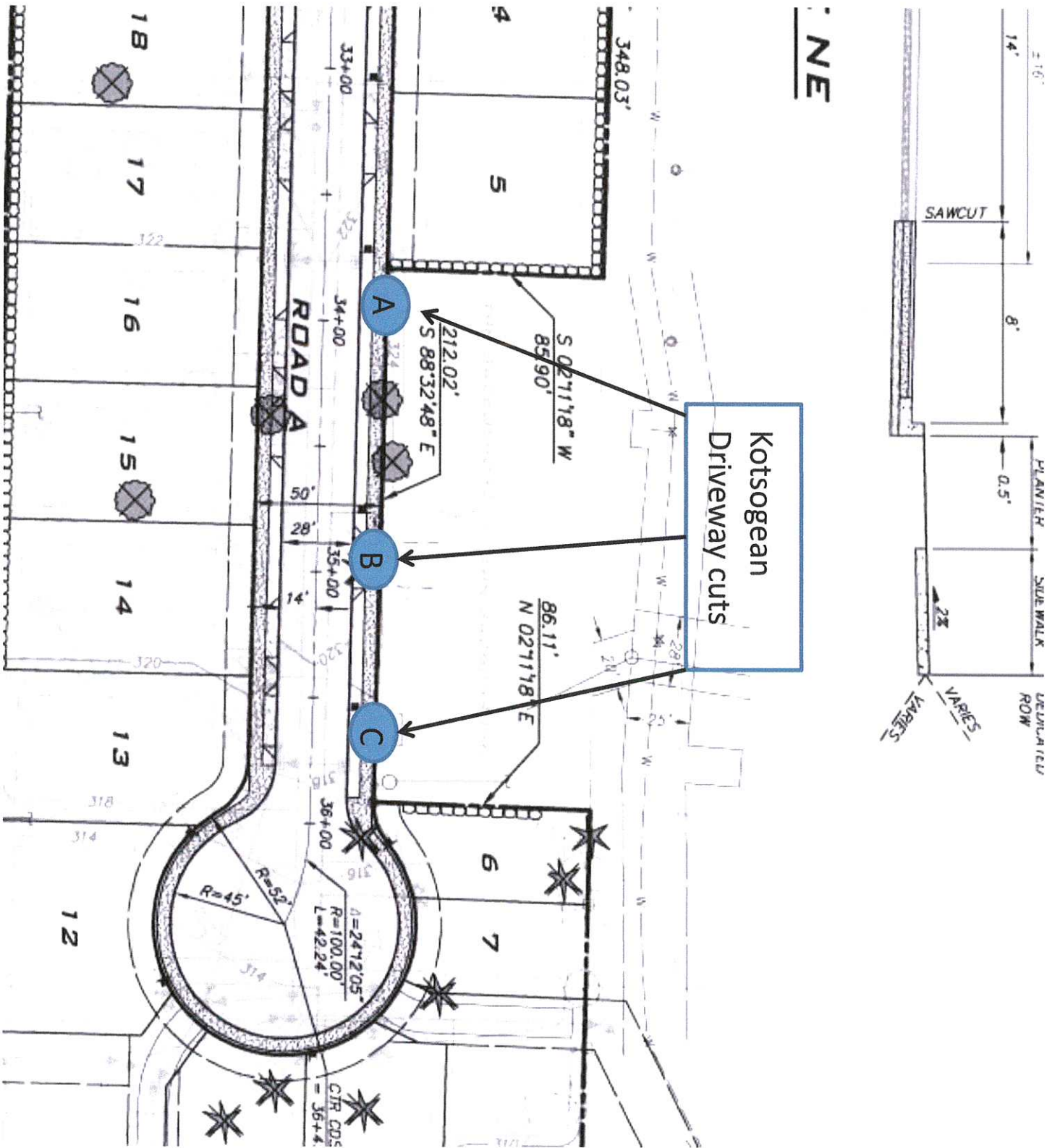
DRIVEWAY CUTS

Attachment 25

Untitled

- A - Driveway cut for the lot we own with no house.
- B- Driveway cut for the existing driveway leading to our garage.
- C- Driveway cut for the existing parking (graveled) on the east side of our house.
It has been there for 35 years.

Thanks,
Bill Kotsogean
11002 132nd Ave NE
Redmond WA 98052
425-351-2216



RoseHill Development
Terrene at 132nd Ave NE

Questions:

1. When does construction start? *Developer*
 - How long will construction last for the roadway? *Developer*
 - For the rest of the property? *Developer*
 2. How will construction impact roadway? *Developer*
 - Will we have access to our house during construction? If not 100% of the time, will we be compensated for that period? *Developer*
 - Will the center of the paved portion be in the center of the right of way? *Developer*
 - What happens with the 8 feet outside of the paved portion on our side of the roadway?
 - Can we use it for parking?
 - Will there be sidewalks? *yes*
 - Will there be a parking strip?
 3. Hours of construction? How will you mitigate noise at night or in the morning?
 4. Will there be a change to our address?
 5. How does this affect our utilities? *Developer*
 - What will happen to our overhead utility lines (internet and power)?
 - Will they be undergrounded?
 - Who will pay for that?
 - What happens to our water service?
 - Will we still be able to get Frontier Communications fiber service?
 - Will we be without utilities for a period of time?
 - Will natural gas be available to us?
 6. Will we be affected by the covenants for the new houses? *Developer / should not be involved in NewHill*
 7. Will the street be a city street?
 8. Where will garbage and mail be delivered and picked up after the end of construction?
 9. How would we be made whole if construction damages our house or property? *Developer*
 - Tree falls on our house
 - Vibration causes cracks in our concrete
 - Power surges to our appliances
 - Damages to our cars or guest cars*Civil matter*
 10. Projects attract theft and fire. How will you protect us from that? *Developer*
 11. Can you provide a fence on our east and west property line? *Developer*
 12. Will you be removing the big tree in our driveway and the two maples in the right of way on our spare lot? *Developer. They have planted new ones very recently*
 13. Can we rescue plants from your property before construction starts? *Developer*
 14. Can we have three driveway entry points on our property?
 15. Can we get a more detailed or larger drawing of the project? *Yes. Please contact city and do a public Record Request.*
 16. Will there be changes to the project design after this meeting 4-2-2015? *There is a chance for change until final Plan approval.*
 - If there will be changes after this date, can we be notified? How?
 17. Who do we talk to with concerns during the project?
 - The contractor?
 - The developer?
 - The City? *code Enforcement.*
- all of the above.*