

P.O. Box 15405,  
Seattle, WA 98115  
206.525.0835 Main  
206.527.9128 Fax  
info@cottagecompany.com  
www.cottagecompany.com

To: Hearing Examiner, City of Redmond  
From: Linda Pruitt  
Date: August 3, 2015  
Re: Public Comment - Terrene at 132<sup>nd</sup> Avenue NE Plat  
LAND-2014-02307

I am writing today as a member of the original development team and owner of the Conover Commons LLC development entity that designed, developed and constructed the Conover Commons community of 25 homes that borders the north property of the proposed subdivision.

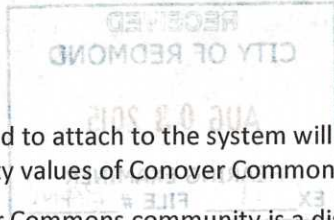
By way of background, Terrene Homes proposes to utilize the sewer system at Conover Commons for the new development. As the original developer of Conover Commons, I can attest it was NEVER the intent that additional homes would be linked to this system in the private community. It was not designed or planned for additional homes. Additionally, there were NEVER discussions with members of the City of Redmond public works department that the Conover Commons system would be leveraged to accommodate adjacent new development. In fact, discussions took place between members of our team and Jim Streit at the City of Redmond in which it was discussed that if any future development on the southern properties were to occur, systems would be designed for sewer and storm water drainage via the utility corridor that contains the Puget Sound Energy transmission grid and the Olympic Gas Pipeline corridor, immediately east of the proposed subdivision.

Had future development expansion been considered or planned at the time of design and construction of Conover Commons, appropriate pipe sizes and connections would have been provided per the Department of Ecology standards in place at the time of development. Such was not the case.

Normal utility easements were put in place, as required by the City of Redmond on the Plat of Conover Commons. Given the unique nature of the Conover Commons development (the first innovative, single family development built under the City of Redmond's Cottage Housing Code), the City of Redmond had no other mechanism, other than standard subdivision utility easement language which currently exists on the Conover Commons plat.

As an accommodation to three neighbors in older homes with failing septic systems that bordered the south property line of Conover Commons, the development extended a small, single family sewer line to those homes that gave them the option to hook to public sewer as their septic systems failed. This line is now being 'leveraged' as an 'opportunity' for expansion and the proposed new development.

Such leverage to connect to the Conover Commons sewer system will be detrimental to the Conover Commons community. Construction will be required that will destroy the architectural integrity of the homes and gardens in this community. As a real estate professional, I believe the



construction required to attach to the system will result in irreparable damage and significant reduction of individual property values of Conover Commons property owners.

The Conover Commons community is a distinguished community of 25 homes that has been recognized nationally as winner of the AIA National Housing Award, multiple Builders Choice Awards (as recognized by the National Association of Home Builders), and Pacific Coast Builders Conference awards. This is the first 'Built Green 4-Star' project to be constructed in the City of Redmond, and the first 'Cottage Housing' community built under the City of Redmond's innovative code. This is NOT your standard subdivision and unique in so many ways as evidenced by the quality of design, construction, and landscape.

I encourage the Hearing Examiner to require the proposed development to explore other options in terms of bringing sanitary sewer to the 22 new lots. Recently, property to the north of Conover Commons brought a public sewer main to the property from the east via Willows Road and the PSE/Olympic Gas Pipeline utility corridor. I believe such an approach has always been an option, and during our development timeline, was the approach preferred by the City of Redmond. I urge the City to re-visit alternate easterly sewer approaches for this new development proposal, which do not impact the Conover Commons and serve to denigrate and significantly reduce property values at the award-winning Conover Commons community.