

From: [Andy Chow](#)
To: [Sarah Vanags](#)
Cc: [Paulette M. Norman](#)
Subject: FW: Rose Hill Development: Level 1 Traffic Impact Study
Date: Tuesday, August 04, 2015 1:24:44 PM
Attachments: [image002.png](#)
[image003.png](#)

Sarah,

Here is the email confirmation from Kirkland about the Terrene at 132nd (formerly Rose Hill Development)'s traffic study comment.

Thanks,
Andy

From: Thang Nguyen [mailto:TNguyen@kirklandwa.gov]
Sent: Monday, December 22, 2014 1:41 PM
To: Andy Chow
Cc: Kurt Seemann
Subject: RE: Rose Hill Development: Level 1 Traffic Impact Study

Hi Andy,

I understand that our development engineer have worked with the applicant's engineer to determine the frontage improvement. This development is small enough that it most likely not trigger Kirkland concurrency or SEPA mitigation. I did ask the applicant engineer (Blueline) to align the driveway to the opposing street (NE 110th Pl); other than that I have no other requirement or questions.

Thang T. Nguyen
Transportation Engineer
City of Kirkland
Public Works Department
123 5th Avenue
Kirkland WA 98033-6189
Phone: (425) 587-3869
Fax: (425) 587-3807
tnguyen@kirklandwa.gov

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From: Andy Chow [<mailto:kachow@redmond.gov>]
Sent: Tuesday, December 16, 2014 3:02 PM
To: Thang Nguyen
Cc: Kurt Seemann
Subject: RE: Rose Hill Development: Level 1 Traffic Impact Study

Hi Thang,

Please find attached site plan included in the traffic impact study report. I also contacted the engineer to contact you directly for the frontage improvement requirements on 132nd. Please let me know if you have any questions.

Thanks,
Andy



K. Andy Chow, P.E.
Engineer
Planning and Community Development
Development Engineering and Construction
MS: 2SPL Direct: (425) 556-2740

From: Thang Nguyen [<mailto:TNguyen@kirklandwa.gov>]
Sent: Tuesday, December 16, 2014 2:26 PM
To: Andy Chow
Subject: RE: Rose Hill Development: Level 1 Traffic Impact Study

Do you have a full site plan that shows the frontage improvements like the one in the traffic concurrency report?

Thang T. Nguyen
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From: Andy Chow [<mailto:kachow@redmond.gov>]
Sent: Tuesday, December 16, 2014 2:16 PM
To: Thang Nguyen
Subject: RE: Rose Hill Development: Level 1 Traffic Impact Study

Hi Thang,

Please see attached site plan that we received for the PreApp of this project. It is still in planning stage and that is the latest information we have so far.

Thanks,
Andy



Andy Chow
Engineer
Planning and Community Development
Development Engineering and Construction
EXT: 2740 MS: 2SPL

From: Thang Nguyen [<mailto:TNguyen@kirklandwa.gov>]
Sent: Tuesday, December 16, 2014 12:45 PM
To: Andy Chow
Subject: RE: Rose Hill Development: Level 1 Traffic Impact Study

Hi Andy,

Nice talking to you also. I'll have our development engineers also look at the site plan to make sure that frontage improvement meets COK requirements. I like to have a more clear site plan to determine where the crosswalk is located in relation to the proposed site plan and also the property line/street ROW location. I'll combine our comments and get back to you early next week.

Thank you,

*Thang T. Nguyen
Transportation Engineer
City of Kirkland*

*Public Works Department
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From: Andy Chow [<mailto:kachow@redmond.gov>]
Sent: Tuesday, December 16, 2014 12:17 PM
To: Thang Nguyen
Cc: Kurt Seemann; Rob Crittenden
Subject: Rose Hill Development: Level 1 Traffic Impact Study

Hi Thang,

It was nice talking to you and thank you for your review. Please find attached traffic impact study for your review and comments. I also included Kurt (Senior Transportation Engineer) and Rob (Traffic Ops Manager) in this email. If you have any questions, please feel free to let us know.



Thanks,
Andy



K. Andy Chow, P.E.
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HOW DID WE DO? [Click here to take survey](#)

(Filling out the short survey will assist us in knowing how better to meet your needs)

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