

## PUBLIC COMMENT FORM RECEIVED

AUG 24 2015

PLANNING DEPT.  
CITY OF REDMOND

City of Redmond

PROJECT NAME: Duke's Landing

FILE NUMBER: LAND-2015-00496

CONTACT INFORMATION

NAME: Eric &amp; Ingrid Pearson PHONE: 425-885-4224 EMAIL: ingrid\_eric@comcast.net

ADDRESS: 16619 NE 48<sup>th</sup> Court  
Redmond ~~98052~~

STATE: WA

ZIP CODE: 98052

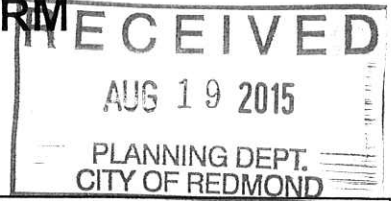
COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

We have lived in 'Hampton Place' development since it was built in 1979. In the last 10-15 years more houses were built behind our property and uphill on 47<sup>th</sup> street. Now 'Duke's Landing' is proposed, the former Barnes property. We are not directly affected by this newest development planned, but indirectly by the increased traffic on 48<sup>th</sup> street. The plan to open 164<sup>th</sup> Court (and development) onto NE 48<sup>th</sup> Street will bring many more cars, trucks, delivery vehicles & school buses on a very busy street already, a street 36 years old with many cracks in the roadway already. If the plan will become reality, you need to have signs installed, speed bumps & warnings about children playing. We foresee accidents to happen! Duke's Landing should have the major entrance/exit on to W. H. Sammamish Pkwy. and one on 164<sup>th</sup> Court, especially for fire trucks.

We hope all these concerns are to be taken into consideration before this newest development of 18 more houses are built. It will affect all of us long-time residents and newcomers alike, especially the traffic, noise & dust of construction.

Sincerely, The Pearsons

## PUBLIC COMMENT FORM



PROJECT NAME: Duke's Landing

FILE NUMBER: LAND-2015-00496

CONTACT INFORMATION

NAME: Angela Hinkelley PHONE: 425 558-9685 EMAIL: amorasch@hotmail.com  
 ADDRESS: 4504 165<sup>th</sup> Ave NE STATE: Redmond ZIP CODE: 98052

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

Would like to see more trees preserved during this construction.

Removal of 63% of the trees on top of 32 that are not healthy is too many.

Deer, coyote, raccoon and owl use this area, either as a transport between greenbelts or as a habitat.

Mrs. Barnes long held this property poised for development. She was an upstanding community member and owner of a Redmond nursing home. Perhaps a park in the space could be named in her memory.

Angela Hinkelley

Also - would like to see primary access be off Bel-Red Road and 4<sup>th</sup>.





Response to 8/14/15 Notice #2

Emailed 8/27/15

To: Sarah Vanaqs

svanaqs@redmond.gov

3 Pages -

Public Comment Form page 3

DATE: 08/14/2015

SUBJECT: Duke's Landing

DEAR CITY OF REDMOND PROPERTY OWNER:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

1. A vicinity map showing the proposal's location.
2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
3. A preliminary site layout illustrating the proposal's design.
4. A process flow chart illustrating where, when, and how you can submit comments.
5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed.

Environmental Review: Pursuant to WAC 197-11-355, the Optional DNS process is being used. Under this process, agencies may issue a preliminary Determination of Nonsignificance together with the Notice of Application to provide concurrent comment periods. Therefore this may be your only opportunity to comment on the environmental impacts of the proposed project. A final Determination of Nonsignificance will be sent to parties of record along with the Notice of Decision for the application.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

Sincerely,

ROBERT G. ODLE  
Director of Planning and Community Development



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

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

**PROJECT INFORMATION**

PROJECT NAME: Duke's Landing

FILE NUMBER: LAND-2015-00496

**PROJECT DESCRIPTION:**

The proposal includes an 18 lot subdivision of the site, including the unopened, land-locked right of way of 164th Ave NE adjacent to the

**PROJECT LOCATION:** 16410 NE 47th St:

**SITE ADDRESS:** 16410 Ne 47th St  
REDMOND, WA 98052

**SIZE OF SUBJECT AREA IN ACRES:** 4.27 **SQ.FT. :** 0

**APPLICANT:** Eric LaBrie  
Evan Mann

**PROCESS TYPE:** III (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, Stormwater Report, Traffic Study, Tree Health Assessment, Wetland Report,

**EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION:** SEPA Checklist,

**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:** 425-566-2426

**EMAIL:** [svanags@redmond.gov](mailto:svanags@redmond.gov)

**IMPORTANT DATES**

**APPLICATION & COMPLETENESS DATE:** 08/04/2015

**NOTICE OF APPLICATION DATE:** 08/14/2015

To allow a minimum comment period as specified in the RZC, the City will not issue a decision on this project prior to 09/04/2015. 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 FORUM

8.27.15

Project Name: Dukes Landing

File Number LAND -2015-00496

Project Location: 16410 NE 47<sup>th</sup> St  
Redmond, WA 98052

- 1) Circulation: dead-ending at the end of a long access road is not accepted generally by Buyers or Residents
- 2) Should consider a "knuckle" or cul-de-sac at the end to turn around at the end of the access roadway
- 3) Additional lots should be sacrificed to accomplish better circulation in and out of the plat
- 4) Grade levels between building lots is fairly steep – enough to require transition/retention walls between building lots; this adds significant "cost" to the on-site improvements and the plat overall. Recommend fewer –but larger lots to reduce the impact, and also to improve the look and feel of the plat. Larger lots will afford more flexibility with the house designs, and yard areas – which should result in higher lot premiums and value.
- 5) Grade levels of lots will also increase water issues with the community on NE 48<sup>th</sup> St. and NE 48<sup>th</sup> Court. Water drainage is a problem in those communities currently; a development with significant grade levels will increase that problem.
- 6) Look at the total lot/recreation area where surface water drainage structures are located.. increase utility for its use by residents, or for improving circulation issue.
- 7) Gates in and out of plats are high cost items – with lots of long term maintenance (HOA). Best to design around them if possible. Create other point of entry landscaping that is attractive and less intensive for long term maintenance.
- 8) Work with Broker to optimize the plat before it is finalized; once it's done – it's done; and difficult to change or alter after Preliminary Plat approval is reached.
- 9) New home design should be consistent overall with the quality of the existing homes in the adjacent community.
- 10) Traffic bumps or speed bumps will be necessary on NE 48<sup>th</sup> St. if traffic is not manageable because of this development.
- 11) Traffic light may be necessary at the bottom of NE 48<sup>th</sup> Street and W. Lake Sammamish Parkway NE, due to increased traffic from this development.

### RESIDENT:

Perry L and Barbara L Crnkovich Smith  
16531 NE 48<sup>th</sup> St  
Redmond, WA 98052  
425-869-8375 Home

# PUBLIC COMMENT FORM



PROJECT NAME: Duke's Landing

FILE NUMBER: LAND-2015-00496

### CONTACT INFORMATION

NAME:

PHONE:

EMAIL:

ADDRESS:

STATE:

ZIP CODE:

### COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

Project lacks coherence with its surrounding -

Infrastructure, especially, access roads will be

insufficient to support additional residents,

which raise some serious safety issues.





# PUBLIC COMMENT FORM

PROJECT NAME: Duke's Landing

FILE NUMBER: LAND-2015-00496

## CONTACT INFORMATION

NAME: STEVE HITCH      PHONE: 425-883-2646      EMAIL: SSHITCHFAMILY@  
 ADDRESS: 16535 NE 46<sup>th</sup> ST      STATE: WA      ZIP CODE: FRONTIER, WA 98052  
 REDMOND

## COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

WITH THIS PROPOSED DEVELOPMENT, I AM MOST CONCERNED WITH THE MASS GRADING AND LOSS OF SOIL AND TREES. SURELY A DEVELOPER CAN BE A BETTER STEWARD OF THE LAND. WHY NOT SAVE SOME OF THESE TREES AS A LASTING LEGACY TO THE ORIGINAL OWNER? IF THE OWNER WON'T PRESERVE TREES ON THAT PARCEL, SURELY THE CITY WON'T ALLOW THE DEVELOPER TO TAKE THE CITY'S PARCEL ON THE WEST SIDE AND SCRAPE IT CLEAN, TOO? OUR COMMUNITY DESERVES TO SEE SOME TREE PRESERVATION. RIGHT-OF-WAY SHOULD NOT BE VACATED TO ALLOW REGRADING OR TREE REMOVAL TO ACCOMMODATE A DEVELOPER'S VISION TO ~~ADD~~ SQUEEZE ONE MORE LOT INTO THE LANDSCAPE THAT IS ALREADY NEARLY DEVOID OF TREES.





# PUBLIC COMMENT FORM ATTACHMENT 3

PROJECT NAME: Duke's Landing

FILE NUMBER: LAND-2015-00496

## CONTACT INFORMATION

NAME: Sharon Teh PHONE: (425)533-4824 EMAIL: stehhl@hotmail.com

ADDRESS: 16614 NE 47th St. Redmond STATE: WA ZIP CODE: 98052

## COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

We bought a house on a dead-end street, thinking that it would guarantee a certain level of quiet and privacy, and limit the number of cars passing through. We are also sad to see the open green space disappear, along with the many deer that visit it and the beautiful house that is there. Naturally, we are not too happy with the proposed land development, in particular the following points.

1. Too many houses are being built. We do not like the fact that the applicant is squeezing as many houses as possible on the land. The proposed lots are mostly long and narrow, and we are concerned that all we'll see out the window is a long, ugly wall of houses built close together.
2. NE 47<sup>th</sup> is a relatively narrow road. Can it safely accommodate that much more traffic from 19 more houses? It is already hard to turn out of and into the road during peak hours. Will the construction machines and vehicles block our way?
3. We have concerns about the proposed stormwater vault/recreation area. Since we are directly downhill from it, will it affect us negatively? Will it overflow or malfunction and flood our properties or drainage systems? Will it stink from stagnant water? The recreation area will definitely generate a certain amount of noise from usage. We did not buy a house next to a park/playground, so we are not too happy to be in such close proximity to the proposed recreation area. This is a pretty quiet neighborhood.
4. We would like to remain on a dead-end street, to limit the number of cars passing through. Is it possible to close off the road between the proposed new development and our community, and have 2 separate entry roads? i.e. we keep our entry at NE 47<sup>th</sup> St, while the new community enters at 164<sup>th</sup> Ct NE?



**Sarah Vanags**

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**From:** Shari Hsu <sharihsu@hotmail.com>  
**Sent:** Monday, September 14, 2015 12:16 PM  
**To:** Sarah Vanags  
**Cc:** William Hsu  
**Subject:** Duke's Landing Input

I realize that the deadline for commenting on the proposed "Duke's Landing" development has passed, but I was wondering if other neighbors had expressed concern regarding the water seepage in our neighborhood.

It appears that an underground spring may run under the hill that this proposed development will be sited on. We have noticed that there is often excessive water running down the hill toward West Lake Sammamish. Some of this water seeps out of the road itself and some is seen seeping and running through the area along the side of 47<sup>th</sup> and also along some of other homes along 47<sup>th</sup> St. There is often enough water that the sidewalk along W .Lk. Sammamish is covered in flowing water. In addition, the storm drain near our driveway almost always appears to be carrying water run off from farther up the hill, even when it is not raining.

My concern is that if there is a spring or other water issue that additional development may risk the stability of our entire neighborhood.

Thank you,  
Shari Hsu  
16615 NE 47<sup>th</sup> St  
Redmond, WA 98052  
425-681-1405

Sent from [Mail](#) for Windows 10

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