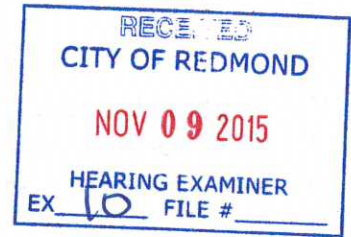


Michelle & William Quan
4711 164th PI NE
Redmond, WA 98052
wmquan@gmail.com
(425) 941-1120



November 4, 2015

Development Services Center
City Hall
15670 NE 85th Street
PO Box 97010
Mail Stop 2SPL
Redmond, WA 98073-9710

Re: Duke's Landing PPL,
File No. LAND-2015-00496/LAND-2015-01716
File No. LAND-2015-00496/LAND-2015-01716

We are writing to object to the project based on the current plans and specifications. We have lived at the above address since 1995. Our two concerns are, summarized below with suggested remediations:

1. Increased traffic and safety concerns for the intersections of West Lake Sammamish Parkway and 48th St, and along 48th St. and 164th PI NE, to the intersection of 46th St. and 164th PI. NE.

We recommend adding a traffic light at the intersection of West Lake Sammamish Parkway and 48th St.

An alternative is to reduce the number of properties being developed, thus reducing traffic.

2. The use of the area in the Northwest area of the development as a common space, and the resulting noise and the potential for garbage disposal onto our properties.

We recommend either requiring the construction of an appropriate barrier (wall) to mitigate noise and garbage thrown over the barrier to the adjacent properties, or making the area a protected greenbelt with dense growth.

CITY OF REDMOND
NOV 15 2011

We recognize the need for Redmond to grow, and the right of the owner to develop the land. We respectfully ask that these concerns and remediations be considered to best meet the needs of development and the concerns of the established neighborhoods.

The following is a more detailed explanation of our concerns.

Increased traffic and safety concerns

I agree with the letter sent by our neighbors, Hilah Selleck and Bruce Miller, that the traffic study was not accurate in capturing impacts and safety concerns.

1. Increased traffic on 164th PI NE and 48th St.

In the development's area, 164th PI NE begins at the south at 46th St. and becomes 48th St. as it inclines down the hill to West Lake Sammamish Parkway.

Many residents of the new development who require access to State Route 520 and highways it connects to will likely use SR 520's exit at 40th St. and drive from 40th St. to 162nd Ave. to 46th St. to 164th PI NE to 48th St. before turning into the development.

Many residents of the new development who access Microsoft, and neighborhoods to the west and southwest will also avail themselves of this route. Thus it is logical to expect significantly higher traffic on 164th PI NE and 48th St.

2. Increased traffic on West Lake Sammamish Parkway.

Many residents of the new development will travel north or south on West Lake Sammamish Parkway, using the current street at the east end of the development for access, or 48th St.

3. The intersection of 164th PI NE and 46th St. will become more dangerous.

There is a three-way intersection at 164th PI NE and 46th St. 164th PI. NE drops down significantly with a steep hill. There are no crosswalks in place. Today vehicles routinely turn from 46th St. and down (north) 164th PI NE without stopping and at high rates of speed. Our driveway exits to 164th PI NE about 20 feet down the hill. Backing out of our driveway is made more difficult because of cars coming east or west on 46th St. and then turning downhill 164th PI. NE without stopping. When backing up, especially at night, it is difficult to see them approaching because of the incline and angles.

Children often cross this intersection as well.

With more traffic on 164th PI NE and 46th St. this problem will become worse.

4. 164th PI. NE and 48th St. have been proven to be dangerous when it snows.

As previously mentioned, coming down from 46th St., 164th PI NE and 48th St. are very steep. When it snows and the wet ground becomes slippery with snow, slush, and/or ice, the steep hills become dangerous.

I myself have slid past my driveway more than 50 feet, unable to stop. Neighborhood children know that residents will not use that street in such conditions and will ride their sleds down it. They know from experience the danger to vehicles, and how steep it is -- conditions that are suited to children sledding.

The most vivid evidence was an accident on January 3, 2011. A Lake Washington District school bus turned from 46th St. to 164th PI. and tried to go downhill to 48th St. and intended to reach West Lake Sammamish Parkway. It had snowed and, with the steepness of the hill, the school bus lost traction and was unable to control itself. It crashed into the front lawn of a downhill house and into a utility cabinet, knocking out power to a number of homes.

This is the news story:

<http://www.king5.com/story/news/local/2014/07/30/12930252/>

City of Redmond personnel closed the road at the top, at the intersection with 46th St.

Adding more traffic to 164th PI. and 48th St. will present even greater danger to existing and new residents. We will likely see future accidents.

5. The intersection of West Lake Sammamish Parkway and 48th St. is dangerous. There is no traffic light there and traffic is heavy at many times of day.

Many travel down 48th St. to West Lake Sammamish and either turn left (north) or right (south). With the new development we can expect more vehicles going here, or at the intersection with West Lake Sammamish at the east end of the development.

Has the City of Redmond observed the limited sight lines? Particularly troubling is reaching the intersection from 48th St. and attempting to make a left turn onto West Lake Sammamish parkway (north). Traffic is speeding down south West Lake Sammamish Parkway and it is difficult to find an opportunity to turn left into the center lane of West Lake Sammamish. This has become worse and worse as traffic has increased over the years. It is difficult to see vehicles approaching because of the curve to the north. One can begin pulling out and then see a speeding vehicle coming down from around the

bend.

Someone in the City of Redmond or elsewhere has recognized this because recently there was a sign placed north of this intersection urging drivers to slow down. It is clearly not being heeded.

When the signal at 51st St. and West Lake Sammamish Parkway changes, either a long queue of vehicles coming down West Lake Sammamish Parkway accelerates from a stop and past 48th St. -- they are usually increasing speed to 45mph in a 40mph zone. When the light changes in the other direction, vehicles turning right (south) from 51st St. turn and accelerate past 48th St.

6. School buses stop at 48th St. and West Lake Sammamish Parkway.

Making the lack of a traffic light at this intersection worse, Lake Washington School buses stop at this one-lane-each-way road. The resulting back-up of vehicles behind it makes it difficult to turn onto West Lake Sammamish Parkway after the bus leaves. A considerable backup of vehicle builds behind the stopped bus. Many of the vehicles are commuting to Microsoft or Bellevue.

7. Lake Sammamish Rowing.

This organization has parking on the east side of West Lake Sammamish Parkway, a few hundred feet up from the intersection with 48th St. When activities begin or end, there is increased traffic in this area of West Lake Sammamish Parkway. Adding the Duke's Landing vehicles will increase the traffic and resulting risks.

8. Pedestrian and bicycle shoulders on West Lake Sammamish Parkway.

The dangerous area at the intersection of West Lake Sammamish Parkway and 48th St. is further made more risky by heavy usage by both cyclists and pedestrians (including joggers and those walking to Marymoor park). Once again, increasing traffic with Duke's Landing will make this situation worse.

9. Need for a traffic light at the intersection of West Lake Sammamish Parkway and 48th St.

As items 5-8 illustrate, the development of Duke's Landing will sufficiently increase the risk to pedestrians, cyclists, and vehicle occupants. The primary mitigation is to add a traffic light at this intersection. It should be synchronized with the one at West Lake Sammamish Parkway and 51st St.

Northwest area usage as a common space

Current plans for Duke's Landing show a common space for residents in the northwest corner, adjacent to existing homes to the partial north and west sides. This includes bordering our property at 4711 164th PI NE.

Our property has a very steep hill with significant vegetation as part of a growth protection area and to inhibit erosion. Thus our access to the bottom of the hill is very difficult for even a professional landscaper, and much less so for aging residents.

Making that portion of the development a common area will increase noise rising up the hill and be clearly audible in our home. And while we would expect most users of the common area to be responsible, we are concerned with some throwing their cigarette butts and garbage (e.g. drink cups, food containers) over the fence onto our property. This would create a fire hazard and an unhealthy condition. This is made worse by our limited access down the hill to clean this area.

One suggested mediation is eliminating the common space in favor of a protected growth area that would provide a natural buffer. If not, a barrier in the form of a wall of sufficient height should be built, to reduce the travel of noise, and to prevent easy disposal of refuse across the property lines.

Sincerely,

Michelle and William Quan