

From: [Jayden Fang](#)
To: [Sarah Vanags](#)
Subject: Fwd: Emailing: 2016_07_19_11878 around new construction.pdf
Date: Sunday, August 21, 2016 10:18:07 AM
Attachments: [2016_07_19_11878 around new construction.pdf](#)

Dear Sarah:

I have two questions about the attached project:

- 1) If approved, when will the construction start?
- 2) Will the builder cut any existing tree in the neighborhood?

If you do not know the answer, could you let me know who to contact?

Thank you.

Jayden

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

From: [Jayden Fang](#)
To: [Sarah Vanags](#)
Subject: RE: questions
Date: Thursday, August 25, 2016 11:26:10 AM

Thank you Sarah for taking your time answering my question below.

Have a good day.

Fang

Aug 22 (3 days ago)



to me



Good Morning,

1.) The developer does not currently have an estimated construction schedule. They will have a better ideal if they gain approval following the hearing. This application they have filed is only the first step in the process, they will need to complete our Civil Construction Permit review process as well as a few others before they may proceed with their project.

The applicants point of contact's e-mail is below should you want to ask them more specific questions:

Moira Haughian mhaughian@thebluelinegroup.com

2.) the project is proposing the removal of 4 of the 129 trees on the project site. They will be planting approx. 50 additional trees. The majority of the remaining trees onsite (125) will be preserved in a Native Growth Protection area and will not be subject to any future development at any time.

Thank you for your e-mail!

Sarah K Pyle

Senior Planner

City of Redmond – Planning & Community Development

15670 NE 85th St, Redmond, WA 98052 MS:2SPL

P: [425.556.2426](tel:425.556.2426) F: [425.556.2400](tel:425.556.2400)

From: Jayden Fang [mailto:fangleifanglei@gmail.com]

Sent: Sunday, August 21, 2016 10:18 AM

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Public Comment Form

AUG 04 2016

PLANNING DEPT

Project Name: Hawks Glen

File Number: LAND-2015-01452

Contact Information

Name: Ryan + Cassandra McKinney Phone: 425-208-5390 Email: cassie.m.mckinney@gmail.com
Address: 11848 176th Ave NE State: WA Zip Code: 98052

Comments (Attach additional sheets if necessary)

Currently there are more than five large housing developments being built within a mile of our home in Redmond. This is leading to deforestation and over-population in this area known for its trees + space. There is not adequate infrastructure in place to support additional homes at this rate. Schools are full and new schools planned will not keep up with this added population. Traffic in the area, especially on weekends cannot continue at this rate. Animals from the forest are more commonly seen in residential neighborhoods as their homes are destroyed to make room for new developments. The value of homes in this area will be influenced as duplexes and lower priced options are built at this rate. We do not support this project.

From: Sarah Vanags
To: ["cassie.m.mckinney@gmail.com"](mailto:cassie.m.mckinney@gmail.com)
Cc: [Sarah Vanags](#); [Andy Chow](#); [Zheng Lu](#)
Subject: FW: Hawks Glenn Public Comment Response
Date: Friday, August 19, 2016 7:34:00 AM

Good Morning,

I am e-mailing in response to the public comment you submitted to City Hall.

Please see staffs' responses below.

1. **Concerns for deforestation:** The Hawk's Glen project proposes to retain 92% of the on-site trees. These trees will be kept in a protected area and cannot be subject to future development.
2. **Concerns of over population to the area due to continuing development:** The Growth Management Act enacted by the state in 1990 placed an Urban Growth Boundary line to prevent further sprawl and use of natural resources; additionally, the Act requires that density be increased where feasible to respond to the swift population growth. The increase in density was intentional to assist the best and most efficient use of infrastructure and available land area within the Urban Growth Boundary. Staff and the City do recognize the transition to communities that have occurred due to the updates in zoning regulations. I am available to discuss this and the City's policies further if you would like to meet.
3. **Concerns of not enough adequate infrastructure in-place:**
 - a. The City has complete water and sewer utility infrastructure in the area. Hawks Glenn development does not have impact to current citizens using water and sewer.
 - b. The Hawks Glen project is required to provide frontage improvements along 178th AVE NE and NE 116th ST within the project limits. New infrastructures on 116th will include roadway widening, 10' planter strip, 10' meandering sidewalk, and 25' Trail and Open Space that include 5' planter strip, 6' meandering soft surface trail, and on 178th will include 5' planter strip and 5' sidewalk. Also a public pedestrian walkway will be connected from 178th AVE NE to NE 119th CT.
4. **Concerns that the schools are too full:** The Lake Washington School District uses data from the City and their students to plan for the school years bi-annually. Additionally, they have imposed an impact fee on each new home constructed within the City boundaries to account for increased needs. The City and Lake Washington School District operate independently and therefore, the City does not have the authority to

limit construction permitting due to the school district's capacity and operations. This is very valuable concern and staff would encourage that you share it with the school district as well.

5. **Concern that traffic is already too bad for residents and this plat will make it worse:** This project has conducted a Traffic Impact Analysis that showed the trip generation was estimated to generate 226 net new weekday daily trips with 19 net new trips occurring during the weekday AM peak hour (4 in, 15 out) and 23 net new trips during the weekday PM peak hour (15 in, 8 out). Based on the Level of Service analysis, all movements at the 178th AVE NE and NE 116th ST intersection are expected to operate at LOS-C during the AM and PM peak hours in the future without or with the proposed Hawks Glen project. No traffic mitigation is required if LOS-D or better in the forecasted year with proposed project.
6. **Concerns that animals being impacted by deforestation:** Studies were provided by the applicant for the on-site critical areas. There is no indication that any wildlife will be impacted by the Hawk's Glen proposal. The proposal is required to fence off the critical areas including an additional buffer area. This is to prevent any activities, construction or future impacts to these sensitive areas. Lastly, the applicant for the project is required to complete a mitigation plan to make the on-site critical areas more high functioning and more attractive to wildlife than their present condition. The City will monitor the progress of these enhancements over the next half decade.
7. **Concern that duplexes will devalue homes:** The City does not have authority to limit an applicant's use of duplexes in this zone as they are an adopted and legally listed permitted use.

There will be another notice that is sent out regarding the Public Hearing. The notice will inform you of when the hearing will take place should you want to attend or submit written testimony for the Hearing Examiner.

Thank you very much for you feedback and investment in the community. We appreciate any and all feedback.

Sarah K Pyle

Senior Planner

City of Redmond – Planning & Community Development

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