



CITY OF REDMOND

NOV 21 2016

PLANNING DEPT

RECEIVED  
CITY OF REDMOND  
DEC 12 2016  
HEARING EXAMINER  
FILE # exh3

# Public Comment Form

Project Name: North Redmond Elementary School

File Number: LAND-2016-01086  
LAND-2016-01087

## Contact Information

Name: Gerald + Tekla Gustafson Phone: 425-883-0912 Email: jergus1@hotmail.com

Address: 11810 172<sup>nd</sup> Ave NE, Redmond State: WA Zip Code: 98052

## Comments (Attach additional sheets if necessary)

Our concern is the continual parade of large construction-related trucks going down 172<sup>nd</sup> Ave NE to the new school construction site. We already experience the noise + <sup>air</sup> pollution connected with the construction of all the new homes in the neighborhood. We are wondering why 172<sup>nd</sup> Ave NE is still blocked from going through to 124<sup>th</sup> St. Trucks could use that route to the new school site and would not have to go over speed bumps or through a round-about on 116<sup>th</sup> that they are unable to navigate without running over the median in the middle.

Thank you for considering this concern.

## Benjamin Sticka

---

**To:** jergus1@hotmail.com  
**Cc:** Min Luo; Chandler, Dan; Sahl, Andrew  
**Subject:** Response to Mr. and Mrs. Gustafson re: proposed elementary school

Mr. & Mrs. Gustafson,

Please find the attached comment below from Min Luo, Senior Transportation Engineer with the City. If you have any additional questions please feel free to reach out to Min or myself. Min can be reached at (425) 556-2881 or [mluo@redmond.gov](mailto:mluo@redmond.gov).

*Thank you for sending your comments regarding the blockage of 172<sup>nd</sup> Ave NE to us for the North Redmond Elementary School.*

*Back in 2006, the City obtained inputs from the neighborhood via two open houses. The conditions to have 172<sup>nd</sup> Ave NE extension were to install a traffic signal at the 162<sup>nd</sup> Place NE/NE 124<sup>th</sup> Street in conjunction with the traffic calming developed for the 172<sup>nd</sup> Ave NE and NE 122<sup>nd</sup> Street corridors. Traffic calming measures have been developed along 172<sup>nd</sup> Ave NE and NE 122<sup>nd</sup> Street within the City's portion; however, traffic calming has not been placed on 172<sup>nd</sup> Ave NE in the County portion and a traffic signal has not been installed at 162<sup>nd</sup> Place NE/NE 124<sup>th</sup> Street.*

*Currently, King County does not have a plan and funding to construct traffic calming on 172<sup>nd</sup> Ave NE and install a traffic signal at NE 124<sup>th</sup> St and 162<sup>nd</sup> Pl NE. However, the City's six-year (2016-2021) Transportation Improvement Program includes the signal plan at NE 124<sup>th</sup> St and 162<sup>nd</sup> Pl NE but the signal is not fully funded. The City will collect transportation impact fee from the proposed North Redmond Elementary School to help pay for the signal in the future.*

*In addition, the majority of the intersection at 162<sup>nd</sup> Place NE/NE 124<sup>th</sup> Street is under King County's jurisdiction. The City will work with King County to come up with a plan to deal with the signal installation at NE 124<sup>th</sup> St and 162<sup>nd</sup> Pl NE and traffic calming on 172<sup>nd</sup> Ave NE in the next few years. The 172<sup>nd</sup> Ave NE extension will be open after the signal is installed at NE 124<sup>th</sup> St and 162<sup>nd</sup> Pl NE and traffic calming is constructed on 172<sup>nd</sup> Ave NE.*

Sincerely,

**Min Luo, P.E., PTOE, PTP**

Senior Engineer, Transportation | City of Redmond

☎: 425.556.2881 | ✉: [mluo@redmond.gov](mailto:mluo@redmond.gov) | [Redmond.gov](http://Redmond.gov)

MS: 2SPL | 15670 NE 85<sup>th</sup> St | Redmond, WA 98052

Ben Sticka

Planner – City of Redmond

(425) 556-2470 – [bsticka@redmond.gov](mailto:bsticka@redmond.gov)

## PUBLIC COMMENT FORM

Project Name: North Redmond Elementary School

File Number: LAND-2016-01086  
LAND -2016-01087

We are the owners of the property that will be directly behind and within 500 feet of the covered sport field area according to the proposed plan that we received in November. We have had a chance to look at the plans and have some questions, concerns and requests to submit for consideration with regards to the school and tree preservation plans.

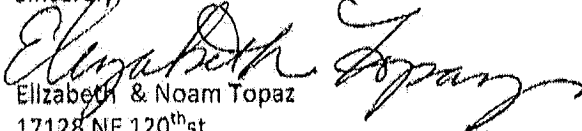
It is difficult to understand clearly this initial preservation plan regarding the trees that are close or on the property lines. I have placed a call with Ben Sticka the project planner to gain clarity on what the plans are proposing currently.

We voted for the schools and are in support of this elementary school and for the most part pleased with the layout of the plans. My concern is about three trees that are straddling our property line with the school property currently. This leads me to my request as a homeowner that is directly impacted by the proximity of the proposed building plans. With the plans for the large covered sports field being so close to our property line, I have concerns that there will be no substantial privacy or noise buffering. I am requesting that these three trees straddling our property lines be retained. They are established, healthy trees that provide a habitat for the bird community and natural privacy screening and minimal noise buffering for our yard and three story house during the spring, summer and fall.

Another topic I would like to address is the 6' chain link fence that will surround the school property. I understand the necessity of this fencing and support that commitment to our kid's safety while on school property. In today's world we have so many choices, endless texture or color choices for example. With the inevitable chain link fence, I would like to propose that the color of the fence be an evergreen color or earthtone that will blend in much easier with the landscaping choices we will have to make to camouflage the fence that will now be on the property lines of many.

The planning, process and path to creating a new School is a huge endeavor and I thank everyone involved in this project for your commitment to the community of Redmond, the value that it provides for our children and the health of our city. Thank you for welcoming and listening to our comments and concerns so that individually each of us has the opportunity to be acknowledged and as a community the opportunity to work as a team. I would like to be informed of the future actions and to become a party of record on this proposal. I have included my name and address for that purpose.

Sincerely,



Elizabeth & Noam Topaz  
17128 NE 120<sup>th</sup> St  
Redmond, WA 98052  
425-242-1624 Home  
425-890-4585 Cell  
betsy@topazfamily.net

## Benjamin Sticka

---

**To:** betsy@topazfamily.net  
**Cc:** Chandler, Dan; Sahl, Andrew  
**Subject:** Public comment for proposed elementary  
**Attachments:** tree\_plan.pdf; Topaz\_Public\_Comment\_12\_5\_16.pdf

Ms. Topaz.

Thank you for your letter regarding the proposed elementary school in the North Redmond neighborhood. I wanted to take the opportunity to answer your questions. First, please contact either Dan Chandler or Andrew Sahl with Lake Washington School District, regarding the possibility of adding additional trees adjacent to your property. You should have a copy of their contact information from a previous email. Additionally, I have attached an electronic copy of the tree preservation plan for your review. Second, I would also ask that you contact either representative, regarding your request to have the chain-link fence painted a neutral color. Finally, I have added you as a "party of record" for any future communications regarding the proposed school. Please let me know if you have any other questions? Thank you.

Ben Sticka  
Planner – City of Redmond  
(425) 556-2470 – bsticka@redmond.gov

Development Services Center  
c/o Mr. Ben Sticka [BSticka@Redmond.gov]  
15670 NE 85<sup>th</sup> Street  
PO Box 97010, Mail Stop 2SPL  
Redmond, WA 98073-9710

December 7, 2016

Subject: New North Redmond Elementary School site entitlement

I am a resident of the City of Redmond, and am writing to express my concern about the proposed site entitlement restrictions proposed by City staff for the Lake Washington School District's the new elementary school in North Redmond.

I am the past chair of the advisory committee for the Southeast Redmond Neighborhood Plan, and am current president of Parkside at Woodbridge Homeowners Association. Additionally, I was a member of the volunteer citizens' committee that worked on two unsuccessful bond propositions in 2014, and finally secured passage of the District's April, 2016 bond issue.

Cost of facilities was a key concern of voters during the campaign; voters made it clear that school projects must be cost effective and efficient (both first development costs and ongoing operational costs). I believe certain of the proposed requirements exceed what is needed to address site impacts, and the cost of meeting them will unduly impact the ability of the District to meet other commitments to the voters. In particular, I believe that the proposed onsite queuing requirements increase pavements unnecessarily, which in turn increase stormwater impacts and construction costs.

Through my involvement in on two failed and finally a successful bond issue campaign, I know that the voters of the District expect quality facilities and environmental protection measures, but are at the same time closely monitoring facilities spending. They have been promised that designs carefully balance budget and quality, and will object to inequitable construction between cities and sites. The current proposed requirements may be seen by some elements of the voters as unneeded and wasteful governmental restrictions and spending, and once again critically needed bond measures may face active opposition and delays in funding.

Accordingly, I urge you to reduce onsite queuing and thereby decrease stormwater treatment and storage requirements.

Thank you

Howard Hillinger

[Howard.Hillinger@Gmail.com](mailto:Howard.Hillinger@Gmail.com)  
206-605-4432

## Benjamin Sticka

---

**To:** Howard Hillinger  
**Cc:** Chandler, Dan; Sahl, Andrew  
**Subject:** RE: New North Redmond Elementary School site entitlement

Mr. Hillinger,

Good morning. Thank you for your comment regarding the upcoming Hearing for the proposed elementary school in North Redmond. I would encourage you to reach out the Transportation Engineer with the City, Min Luo. Min can be reached at either (425) 556-2881 or [mluo@redmond.gov](mailto:mluo@redmond.gov). You can also reach out to Stormwater Engineer, Cindy Wellborn. Cindy can be reached at (425) 556-2495 or [cwellborn@redmond.gov](mailto:cwellborn@redmond.gov). The majority of your questions are related to their review and corresponding conditions. Related to your question about public testimony, you will be given the opportunity to speak at the Hearing. The Hearing Examiner will speak to the procedures and timing for providing public comment. However, you will need to sign-in upon entry to the Council Chambers to ensure your turn in providing testimony. Please let me know if you have any additional questions or comments prior to the meeting. I have also shared your comments with the representatives from Lake Washington School District. Thank you.

Ben Sticka  
Planner – City of Redmond  
(425) 556-2470 – [bsticka@redmond.gov](mailto:bsticka@redmond.gov)

---

**From:** Howard Hillinger [<mailto:howard.hillinger@gmail.com>]  
**Sent:** Wednesday, December 07, 2016 8:30 PM  
**To:** Benjamin Sticka <[bsticka@redmond.gov](mailto:bsticka@redmond.gov)>  
**Subject:** New North Redmond Elementary School site entitlement

Ben, please see the attached letter I am submitting regarding the site entitlement for the new North Redmond Elementary School proposed by the Lake Washington School District.

I would like to testify at the meeting – please let me know the particulars so I can attend

Thanks  
Howard Hillinger  
206-605-4432

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