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December 13, 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 co-chaired the advisory committee for the Southeast Redmond Neighborhood Plan, and am currently president of Parkside at Woodbridge Homeowners Association in Southeast Redmond.

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. This in effect becomes mitigation of mitigation.

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.

Additionally, I believe that by requiring the construction of queuing for 100% of potential trips by private vehicles, the site's capacity would be reduced and transportation choices would be skewed toward private vehicles and away from multimodal transportation. I believe this is at variance with the North Redmond Neighborhood Plan, including the following policies:

N-NR-31 Support the use of community spaces located throughout the neighborhood such as churches, schools, and other locations for the purpose of community based gathering

N-NR-33 Support efforts to acquire additional public park properties in North Redmond. Additionally, support efforts to expand existing public park properties.

N-NR-34 Work with Lake Washington School District to explore all options for development of the school property located on the southwestern corner of the intersection of 172nd Ave NE and NE 122nd Street to include park facilities, local artists display space, and public meeting space in configurations such as:

- Parks and recreation facilities;
- Mixture of housing and parks; or

School, public library, and community recreation facilities.

N-NR-35 Explore creative funding opportunities to support acquisition of additional park sites in North Redmond such as charitable remainder trusts, long-term purchase agreements, charitable donations, density land transfers, and grants.

Connectivity and options for residents to utilize non-motorized forms of transportation is a priority for the North Redmond neighborhood and surrounding areas. The North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map indicate preferred connections. Trails which are of primary interest for development are shown as Priority 1, with all other connections respectively identified. Alignments are general as the connection types, cross-sections, and final alignment are considered by the City's Technical Committee as development occurs. Additional choices are also available through a variety of other connections such as multiple-use easements, sidewalks, and paths

N-NR-38 Promote the complete construction of a North Redmond multi-purpose trail network for pedestrian, bicycle and equestrian use parallel to NE 116th Street, NE 124th/128th Street, Avondale Road and 172nd Avenue NE. Design and implement a trail that follows the ravine in the western portion of the neighborhood and connects to the trail that follows the Redmond/Puget Sound Energy Trail or as otherwise delineated on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map. Delineate and align trails to provide continuous access, and that meander to avoid tree loss; including routes along safe passageways parallel to and set back from arterials and collectors, as shown on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map and to include amenities such as benches and resting places.

N-NR-57 Ensure that as new development occurs on a property or configuration of adjacent properties, the developer plans, designs, and implements linkages as shown on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections

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Map in order to promote connections to schools, recreation, and to other developments. Accommodate a variety of motorized and non-motorized traffic in the neighborhood. Allow for flexibility in the general location and alignment of the connections while utilizing mitigation techniques to accommodate increased traffic, reduce impacts to corridor residents, and provide enhanced safety measures.

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

Thank you

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