

**From:** [Ruti](#)  
**To:** [Thara Johnson](#)  
**Subject:** Betrozoff Jones Preliminary Plat - Notice of application.  
**Date:** Wednesday, September 25, 2013 10:27:08 AM  
**Attachments:** [LAND201300275noa.pdf](#)

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Hello Thara Johnson,

I attach my Notice of application.

Thank you  
Ruti Zahavi

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# City of Redmond Notice of Application

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

## Project Information

**Application Type:** Land Division Subdivision

**Project Name:** Betrozoff Jones Preliminary Plat

**File Number:** LAND-2013-00275

**Project Description:** Preliminary plat for 8.04 acres of R-4 zoned property, resulting in a 31-lot single-family residential subdivision with associated areas for infrastructure, open space and critical areas.

**Project Location:** Redmond Woodinville Road and NE 116th Street

**Site Address, If Applicable:** 11818 RED-WOOD RD NE

**Size of Subject Area in Acres:** 8.04 Sq.Ft. 0

**Applicant:** Todd Sherman

**Process Type:** III (see attached flow chart)

**A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.**

**Required Permits, not a part of this application:**

Building Permits, Public Works Permits

**Required Studies:**

Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report

**Existing Environmental Documents, relevant to this application:**

SEPA Checklist

## City Contact Information

**Project Planner Name:** Thara Johnson

**Phone Number:** 425-556-2470

**Email:** [tmjohnson@redmond.gov](mailto:tmjohnson@redmond.gov)

## Important Dates

**Application & Completeness Date:** September 5, 2013

**Notice of Application Date:** September 13, 2013

**To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to October 4, 2013. If date ends on a weekend or holiday comments are due on the next business day.**

## Regulatory Information

**Zoning:** Residential

**Comprehensive Plan Designation:** Single-Family Urban

**Consistent with Comprehensive Plan:** Yes

**Applicable Development Regulations:** Redmond Municipal Code & Zoning Code

## Public Comment

Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the 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. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.



# Public Comment Form

**Project Name:** Betrozoff Jones Preliminary Plat

**File Number:** LAND-2013-00275

## Contact Information

**Name:** Ruti Zahavi

**Phone:** 610-209-2147

**Email:** ruth.z1000@gmail.com

**Address:** 15774 NE 120th Way Redmond

**State:** WA

**Zip Code:** 98052

## Comments (Attach additional sheets if necessary)

Hello Thara Johnson,

Almost a year ago I bought my house in the Kensington neighborhood

Knowing the quality of life in the area and the level of schools,

Of course the convenient access to roads and highways.

Recently I have seen that there is new and huge neighborhood in progress down the road 116th St  
That significantly affect the number of vehicles and traffic on the roads.

The number of children that will go to schools in the area and the pressure caused as a result of it.

This week I found out from a neighbor that in addition to all of that,

There is another neighborhood waiting for approval down the Route 202 with direct entry from the  
highway ("supposedly highway").

As I mentioned up it will cause more pressure in all the services we receive in the area

it will cause noise and dirt problems ,traffic Jams and road accidents.

I would like to ask you to take all of this into consideration when you go to approve the project  
and require the contractor to create the main entrance directly from

154th PT NE road and NOT from highway 202.

Maybe to cut the number of a houses, leave more trees and not harm the landscape that exists  
thousands of years.

I hope we all want the good of the area and will do everything  
to keep the beauty and the character of Redmond .

Thanks,

Ruti Zahavi

610-209-2147

**From:** [Karen Yuen](#)  
**To:** [Thara Johnson](#)  
**Cc:** [Alan Cheng](#)  
**Subject:** Betrozoff Jones Preliminary Plat, File number: LAND-2013-00275  
**Date:** Tuesday, October 01, 2013 12:29:22 PM  
**Attachments:** [LAND201300275noa\\_cheng.pdf](#)

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Dear Ms. Johnson,

Attached are our comments regarding the above-captioned proposal (please see the second page).  
We would also like to become a party of record.

Thank you for your attention.

Regards,  
Alan Cheng and Karen Yuen

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**From:** [Beth Sullivan](#)  
**To:** [Thara Johnson](#)  
**Cc:** [Bruce Sullivan](#)  
**Subject:** Betrozoff Jones Preliminary Plat  
**Date:** Thursday, October 03, 2013 1:36:54 PM

---

Dear Thara Johnson,

My husband and I live in the Kensington neighborhood, close to this proposed plat of homes. We have several objections to the current plat plan:

1. There is no funding for left turn lanes into/out of the development to Redmond-Woodinville Road (and the neighborhood has no other access). This will impact an already bad commute problem on this state highway, and there already are many other unfunded projects on our Redmond transportation plan.
2. There is no funding from the developer for additional impact to our schools which are already overcrowded.
3. The plan does not meet Redmond rules to keep 35% of mature trees
4. No recreational access is planned to get a connector from 116th to Sammamish River bike path.
5. Redmond annexed this property last year and appears to be fast-tracking this development, even though we have plenty of new housing supply under development in North Redmond.

Sincerely,

Beth & Bruce Sullivan  
Kensington Neighborhood  
15715 NE 117th St.  
Redmond, WA  
425-867-3006

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1. & , &:

**Project Name:** Betrozoff Jones Preliminary Plat

**File Number:** LAND-2013-00275

## Contact Information

**Name:** Alan Cheng and Karen Yuen      **Phone:** 425-895-0771      **Email:** alancheng333-house1@yahoo.com

**Address:** 12031 157th CT NE, Redmond      **State:** WA      **Zip Code:** 98052

## Comments (Attach additional sheets if necessary)

We believe the proposed development would have significant, negative effect on our property value, the environment, traffic, and schools.

Our property is valuable partly due to the gorgeous view of the tranquil valley; if a large housing development is to be built in the middle of the valley, the view from our house will be changed forever.

There are many beautiful trees on the site, which are home to various wildlife and birds, including bald eagles, and their habitat would definitely be disturbed by the development. We are extremely disappointed to learn that the developer plans to retain only 19%, or 50 of those trees, and will be short of the City requirement by 16%, or 42 trees. We would like the developer to retain more trees, as close to the required 35% as possible.

Currently traffic along SR-202 is terrible during rush hours, and the proposed development would only aggravate the problem. In particular, on southbound 202, it could easily take up to 10 minutes to move from NE 124th to NE 116th during the morning hours. We appreciate that there is a proposal to add turn-lanes into the new development. However, without the addition of turn signals and extra traffic lanes, we are concerned that this would not be sufficient to solve the problem. We hope that the City would ensure there are more improvements on the road before approving any new housing projects in the area, to minimize traffic congestion both during construction and after completion.

We are also concerned about the burden that the new development would put on the current schools. We realize that this is within the jurisdiction of the School District, and we hope the City would work closely with them to ensure that any new development in the area would not be zoned to the current schools that are already over-crowded.

We understand that there is growing demand on housing in the City of Redmond; however, we question the choice of the location. It does not make sense to have a 30+ unit housing development in the valley where most lands are agricultural. If the development is to go forward, we hope the City would do everything it could to minimize the negative impact on the neighborhood.

Thank you for your attention.

**From:** [Mark A. Sweeters](#)  
**To:** [Thara Johnson](#)  
**Cc:** [Megan I. Sweeters](#)  
**Subject:** comments on Bestzoff Jones Preliminary Plat and Stormwater Plan  
**Date:** Friday, October 04, 2013 2:36:29 PM  
**Attachments:** [DOC000.pdf](#)

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Thara

I would like to comment on the Bestzoff Jones Preliminary Plat and Stormwater Plan, and as I read the invitation letter, today is the last day to provide comments. Please see my comments attached and let me know if you have any questions. Also could you let me know that you received this.

Thanks, Mark Sweeters

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October 4, 2013

City of Redmond, Planning and Community Development

Subject: Betrozoff Jones Preliminary Plat

Dear MS. Johnson

I would like to provide the following comments on the proposed Betrozoff Jones Preliminary Plat. Megan and I own the property immediately to the north of this property and share a common boundary for approx. 400-500 ft.

Jeff Dendy in your Development Services office helped us understand the Preliminary Stormwater Site Plan, so my first comments are on this plan. As I understand the plan, the large stormwater retention vault is planned to dispense some of the storm water towards the current city/county ditch on the west side of 154<sup>th</sup> PL NE, and some of the storm water directly north into the mowed grassy channel on our property, see Figures 3.3.2 and 3.3.5 in the report. We apparently will receive the same amount of water that we are now receiving, but more of that water will come in the summer. Note that the water that goes down our mowed channel and the water that travels north along 154<sup>th</sup> both end up in our pond before heading west towards the Sammamish River. The more water that flows through our pond, the healthier it appears to be, so we are glad to have the water.

However, I'd like to request that you send all the water to the ditch on 154<sup>th</sup>, rather than down our mowed channel. I cut hay once or twice each summer in the mowed channel, and having water in it during the summer would either prevent its use for hay, or turn the channel bottom into mud. There has not been any water flow in this channel for the 10 years that we have been on the property, other than the winter rain water that falls on our slopes.

The second reason that I request that you send the water to the 154<sup>th</sup> ditch is that, since the storm water will come off the lawns, roofs, driveways and roads, into the retention vault, and then directly onto our property, it will not have had the benefit of passing through any vegetative buffer, bioswale or other typical natural area to provide some level of clean up. To the extent that soaps, fertilizers, herbicides, pesticides, automotive gas and oil etc. get through the vault and exit onto our property, our grassy channel will become the bioswale providing treatment for this storm water. I would prefer this doesn't happen, not only because of the potential effect on our hay and pasture, and the animals that eat it, but also because the well for our domestic water use is immediately adjacent to the grassy channel. If you look at Figure 3.3.5 in the report, the well is at the top of the channel slope just out of the photo on the right. Horizontally, I would guess it is 30 feet from the bottom of the grassy channel, down which the subject storm water might flow.

Sending the storm water from the development to the grassy ditch on 154<sup>th</sup> would solve both of my concerns. It would also provide maybe 1000 ft of grass in the ditch to help with the environmental cleanup/remediation question, and still provide water for our pond, helping to maintain its health.

Another item I would like to comment on is sheet PP-08 of the Betrozoff Jones Preliminary plat. This plan appears to show a 20 ft vegetated buffer on the north boundary of the development, but there is only a dotted line with no description. I would like this to be a buffer, not only because our house is near the boundary and it would afford us some privacy, but also because our 10 acres is in King County's Farmland Preservation Program. A buffer would help preserve some of the rural nature of the property.

I'd be happy to have any interested parties come out and walk the property with me. Thank you for your consideration.

Mark Sweeters  
12006 154<sup>th</sup> PL NE,  
Redmond, WA, 98052



**From:** [Asaph Zemach](#)  
**To:** [Thara Johnson](#)  
**Subject:** Comments on Betrozoff Jones Preliminary Plan  
**Date:** Thursday, October 03, 2013 5:19:03 PM

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Dear Ms. Johnson,

We are very worried about the proposed housing development the Betrozoff Jones Preliminary Plat which is across the road from near our home, We feel the current proposal falls short in five different areas:

1) The development is unneeded and is being rushed through approval for the benefit of the contractor at the detriment of existing residents  
I realize that with the economic downturn of 2008 no new homes have been built in a while, so there is probably some amount of pent up demand for new homes. However given that there are already three other developments either in progress or preparing to start along 116th, bringing a total of almost 200 homes to the market that should be ample to meet any demand. Adding further homes to this area will create downward pressure on home prices that will hurt everyone, residents and developers alike. As far as I know this new development was not in the original long term plan for Education Hill (the area was only annexed last year) and I see no justification to fast track it.

2) Irreparable harm to the natural habitat

The proposed development stands to largely eliminate a grove of trees that is both part of the natural beauty of the area and an important habitat for the wildlife that still survives along the Sammamish River. This means the destruction of the only tree habitat left in North Redmond between the river and the 202. Here's a picture from Google Maps that shows this.



It will take decades for any new trees planted in the development to grow to these sizes and the lost habitat will never be restored.

Beyond the wildlife, this grove is also incredibly important to the residents who are able to gaze upon its beauty from their West facing windows and is especially stunning at sunset. We are lucky enough to have a small porch in our home that faces West. It is the single best feature of our house as it gives us a place to quietly reflect on our day while enjoying the beauty of Valley. Please don't take that beauty away from us and our neighbors.

I urge you and the rest of the City Council to protect this area and either designate it as Critical Area for Native Growth protection or at the very least protect the entire grove in a Tree Preservation Plan that covers the area between the Sammamish River and the 202, giving them Protected Tree status. The currently submitted Tree Preservation Plan is nothing more than a cruel joke, it keeps a thin veil of trees between the 202 and the newly proposed home. It is not even window dressing. These few remaining trees will not serve the natural environment as they are cut off from the rest of the valley, they will not dampen noise from the road and they will not preserve the beauty of our city. Once these trees are gone, they and their inhabitants are gone forever. Our ties with [Redmond's logging history](#) will be severed as well.

### 3) Traffic snarls and commuting woes

Beyond the added burden of additional cars on the 202, the flow of traffic in and out of the new development does not appear to have been well thought out as the plan does not contain either a turning lane or a dedicated signal. Specifically at issue is traffic heading North on Redmond Woodinville road that will be impacted by drivers

trying to make a left turn into the new development. The 202 is a busy road and there is always traffic in both directions. When a single car trying to turn left can hold up a major traffic artery for the entire region you have a recipe for systemic delays, wasted gas, and angry drivers. The situation promises to be especially bad during construction. Traffic will also likely snarl heading out of the new development in the mornings should any resident be unfortunate enough to have to make a left turn on to 202 heading North.

Left turns are just the beginning though. Traffic heading south on 202 from 124th Street typically travels past the proposed entrance at roughly 40 mph even during the evening when the traffic is moderate. Cars turning into the new development will need to slow down to approximately 15 mph to make the turn safely, the result will be a cumulative slowdown along the entire corridor as car after car needs to slow down to the speed of the slowest moving vehicle.

#### 4) Rockwell will be pushed over the brink

Rockwell Elementary is currently operating at 16.5% over its stated maximum capacity, with enrollment at 670 students today (up from 658 on 09/20/13). And this is before the already-in-construction development on 116th has added any of its new families to the mix. How will the school cope with 32 new families? Has the city been in touch with LWSD prior to moving ahead with this plan?

#### 5) Reduced access to Sammamish River trail

For years we have asked city officials in various town halls about creating a safe and efficient path that connects 116th to the bike trail on the river to no avail. With the way this new development is arranged there will be a row of houses effectively creating a barricade between the river and the road, eliminating at least one possible path that a connecting trail could have been built on.

Seeing all the issues, problems and concerns caused by this proposal we find ourselves strongly opposed to it in its current form. We hope the city can work with the developer, the school district and the rest of the stakeholders on an improved proposal.

Regards

Asaph and Iris Zemach  
12044 157th Ct NE  
Redmond, WA 98052

Asaph phone: [206-326-0077](tel:206-326-0077), [asaphz@gmail.com](mailto:asaphz@gmail.com)  
Home phone: [425-885-4348](tel:425-885-4348)

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**From:** [Jill Krzewina](#)  
**To:** [Thara Johnson](#)  
**Cc:** [Martin Stoddart](#)  
**Subject:** Comments on Betrozoff Jones Preliminary Plan  
**Date:** Thursday, October 03, 2013 1:28:14 PM

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Dear Ms. Johnson,

We are writing to express our deep concern about the proposed housing development near our home, the Betrozoff Jones Preliminary Plat. There are four issues in particular that we do not feel have been adequately addressed by the current proposal:

**1) Protection of an area of natural beauty:**

The proposed development will ravage a stand of trees that have been a scene of everyday beauty since we moved into our home in the Kensington neighborhood six years ago. This heavily wooded plot of land not only provides a stunning backdrop to the Western skyline of our own home, but it also enhances the overall appeal of the entire valley. My understanding is that the original proposal was to zone the land for three homes – which would have saved the vast majority of the mature trees on the site.

The proposed development will decimate the current population of mature trees, retaining far fewer than the alleged 35% mandatory amount that Redmond has rightly decided is appropriate. While they will be planting trees to replace those destroyed they will take many years to fill out, and decades to reach the same height and maturity as those they are replacing. This is a tragedy that is avoidable – and one that I expect Redmond to do more to prevent.

**2) An ill-prepared road-access plan:**

Without a dedicated turn signal it is unclear how the inevitable traffic congestion into and out of the new development will be avoided. There are already critical unfunded projects in the Neighborhood Transportation and Facilities plan, both in the North Redmond neighborhood, and across the city, and turn lanes on Redmond-

Woodinville Road are not part of this plan. The lack of a turn lanes on Redmond-Woodinville Road will have an economic impact on the residents of Redmond and our surrounding communities that depend on State Route 202 to get to commute to our jobs, schools, and recreational activities in the area. This development should not be allowed to move forward until either the necessary turn lanes are funded and implemented by the developer, or left-hand turns into the development and out of the development from/to Redmond-Woodinville Road are made illegal. Construction traffic should not be allowed to violate this rule, nor should any construction traffic obstructions be allowed before 9:00 am or after 3:00 pm on weekdays to prevent damage to our commutes.

### **3) A further burden on an already stressed school system:**

The proposed development will feed a further 32 homes into the already over-stretched Rockwell Elementary catchment area. We have two children currently in Rockwell, and are painfully aware of the stress the school is currently under. Rockwell enrollment is 670 students as of today (up from 658 on 09/20/13). The school is currently operating at 16.5% over its stated maximum capacity. We are waiting to hear for a credible plan on how the school is going to cope with the current development off 116<sup>th</sup> which will already be creating 180 new homes over the next four years, all feeding into Rockwell. Another development without any consideration of the school system impact is irresponsible.

### **4) No recreational access**

This plan does not offer any recreational benefits to the community, such as providing a safe connection from 116<sup>th</sup> St to the Sammamish Bike Trail. We are destroying the beauty of our area, with no benefit in return.

### **5) An apparent rush to develop driven by an unclear need:**

There are already three other developments either in progress or preparing to start along 116<sup>th</sup> – bringing well over 200 new homes into Redmond over the next few years. The largest of these (180 homes) will take several years to complete. In this situation of apparent ample

supply, I fail to understand the need to fast-track this particular development. Why do we need to break ground on another development that was not in the original long term plan for Education Hill when construction still has several more years to go on the current projects?

Given the severity and variety of the shortcomings in the current proposal we cannot give it our support. We hereby voice our deep concern, and hope that significant improvements are made in the next revision.

Regards

Martin and Jill Stoddart  
12040 157<sup>th</sup> Ct NE  
Redmond, WA 98052

Martin phone: 650-743-8204, m\_stoddart@hotmail.com  
Jill phone: 408-242-6577, jillk@alum.mit.edu

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**From:** [lishil@comcast.net](mailto:lishil@comcast.net)  
**To:** [Thara Johnson](#)  
**Subject:** Comments on Betrozoff Jones Preliminary Plan  
**Date:** Friday, October 04, 2013 11:06:04 AM

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Dear Ms. Johnson,

We are writing to express our deep concern about the proposed housing development near our home, the Betrozoff Jones Preliminary Plat. There are four issues in particular that we do not feel have been adequately addressed by the current proposal:

**1) Protection of an area of natural beauty:**

The proposed development will ravage a stand of trees that have been a scene of everyday beauty since we moved into our home in the Kensington neighborhood six years ago. This heavily wooded plot of land not only provides a stunning backdrop to the Western skyline of our own home, but it also enhances the overall appeal of the entire valley. My understanding is that the original proposal was to zone the land for three homes – which would have saved the vast majority of the mature trees on the site.

The proposed development will decimate the current population of mature trees, retaining far fewer than the alleged 35% mandatory amount that Redmond has rightly decided is appropriate. While they will be planting trees to replace those destroyed they will take many years to fill out, and decades to reach the same height and maturity as those they are replacing. This is a tragedy that is avoidable – and one that I expect Redmond to do more to prevent.

**2) An ill-prepared road-access plan:**

Without a dedicated turn signal it is unclear how the inevitable traffic congestion into and out of the new development will be



avoided. There are already critical unfunded projects in the Neighborhood Transportation and Facilities plan, both in the North Redmond neighborhood, and across the city, and turn lanes on Redmond-Woodinville Road are not part of this plan. The lack of a turn lanes on Redmond-Woodinville Road will have an economic impact on the residents of Redmond and our surrounding communities that depend on State Route 202 to get to commute to our jobs, schools, and recreational activities in the area. This development should not be allowed to move forward until either the necessary turn lanes are funded and implemented by the developer, or left-hand turns into the development and out of the development from/to Redmond-Woodinville Road are made illegal. Construction traffic should not be allowed to violate this rule, nor should any construction traffic obstructions be allowed before 9:00 am or after 3:00 pm on weekdays to prevent damage to our commutes.

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Given the severity and variety of the shortcomings in the current proposal we cannot give it our support. We hereby voice our deep concern, and hope that significant improvements are made in the next revision.

Regards

Hua Jin & Lishi Liu  
12035 157<sup>th</sup> Ct NE  
Redmond, WA 98052  
Phone: 425-283-8700

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**From:** [Fleener, Melissa S](#)  
**To:** [Thara Johnson](#)  
**Cc:** [Fleener, Clay S](#)  
**Subject:** Concern  
**Date:** Thursday, October 03, 2013 9:58:33 PM

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Dear Ms. Johnson,

We are writing to express our deep concern about the proposed housing development near our home, the Betrozoff Jones Preliminary Plat. There are four issues in particular that we do not feel have been adequately addressed by the current proposal:

**1) Protection of an area of natural beauty:**

The proposed development will ravage a stand of trees that have been a scene of everyday beauty since we moved into our home in the Kensington neighborhood six years ago. This heavily wooded plot of land not only provides a stunning backdrop to the Western skyline of our own home, but it also enhances the overall appeal of the entire valley. My understanding is that the original proposal was to zone the land for three homes – which would have saved the vast majority of the mature trees on the site.

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Woodinville Road are not part of this plan. The lack of a turn lanes on Redmond-Woodinville Road will have an economic impact on the residents of Redmond and our surrounding communities that depend on State Route 202 to get to commute to our jobs, schools, and recreational activities in the area. This development should not be allowed to move forward until either the necessary turn lanes are funded and implemented by the developer, or left-hand turns into the development and out of the development from/to Redmond-Woodinville Road are made illegal. Construction traffic should not be allowed to violate this rule, nor should any construction traffic obstructions be allowed before 9:00 am or after 3:00 pm on weekdays to prevent damage to our commutes.

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### **4) No recreational access**

This plan does not offer any recreational benefits to the community, such as providing a safe connection from 116<sup>th</sup> St to the Sammamish Bike Trail. We are destroying the beauty of our area, with no benefit in return.

Given the severity and variety of the shortcomings in the current proposal we cannot give it our support. We hereby voice our deep concern, and hope that significant improvements are made in the next revision.

Regards

Clay & Melissa Fleener  
11836 158<sup>th</sup> Ave NE  
Redmond, WA 98052  
425-242-0833

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**From:** [Paul Campbell](#)  
**To:** [Thara Johnson](#)  
**Subject:** FW: Development at Hwy 202 and 116th (Betrozoff Jones File # LAND-2013-00275)  
**Date:** Tuesday, October 08, 2013 8:59:46 AM

---

Thara,

I am resending the below email as a comment from me, a party of record, regarding the subject property.

Please ensure this comment is considered as required in the RZC.

thanks

Paul Campbell  
Homeowner  
12052 157<sup>th</sup> Ct NE  
Redmond, WA 98052

---

**From:** Paul Campbell  
**Sent:** Friday, September 20, 2013 9:11 AM  
**To:** [tmjohnson@redmond.gov](mailto:tmjohnson@redmond.gov)  
**Subject:** FW: Development at Hwy 202 and 116th

Thara Johnson

I am a homeowner in Kensington at 12052 157<sup>th</sup> CT NE. I am concerned about all the wanton development occurring on all sides of our neighborhood. In particular, the development of the parcel on 202 near 116<sup>th</sup> is very concerning. There are many lovely trees on this parcel and just one home. These trees can be seen from miles away down in the valley and from the other side along Willows Road and of course from driving along 202. These trees screen the development that has already happened along this ridge of the valley. The development plan calls for cutting down most of these trees. I believe only 50 of 250 trees are being spared. This is not responsible development. The City of Redmond should be ashamed to approve such destruction of one of the beautiful parts left of our city. I believe even the regulations call for more trees being spared. The Sammamish valley and the ridges that run along it should be better protected. As a concerned citizen, taxpayer and homeowner, I urge the City to re-consider this development and the exceptions to the regulations. If it is to proceed, at least leave more of the trees rather than create a bald spot where now a beautiful treed parkland exists. Destruction should not be the legacy of the current city officials tenure in office.

Please forward this email to the decision makers regarding this development.

Thanks,  
Sincerely

Paul Campbell

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**From:** [Paul Campbell](#)  
**To:** [Thara Johnson](#)  
**Subject:** FW: Development at Hwy 202 and 116th  
**Date:** Friday, September 20, 2013 9:11:33 AM

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Thara Johnson

I am a homeowner in Kensington at 12052 157<sup>th</sup> CT NE. I am concerned about all the wanton development occurring on all sides of our neighborhood. In particular, the development of the parcel on 202 near 116<sup>th</sup> is very concerning. There are many lovely trees on this parcel and just one home. These trees can be seen from miles away down in the valley and from the other side along Willows Road and of course from driving along 202. These trees screen the development that has already happened along this ridge of the valley. The development plan calls for cutting down most of these trees. I believe only 50 of 250 trees are being spared. This is not responsible development. The City of Redmond should be ashamed to approve such destruction of one of the beautiful parts left of our city. I believe even the regulations call for more trees being spared. The Sammamish valley and the ridges that run along it should be better protected. As a concerned citizen, taxpayer and homeowner, I urge the City to re-consider this development and the exceptions to the regulations. If it is to proceed, at least leave more of the trees rather than create a bald spot where now a beautiful treed parkland exists. Destruction should not be the legacy of the current city officials tenure in office.

Please forward this email to the decision makers regarding this development.

Thanks,  
Sincerely

Paul Campbell

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**From:** [Cari Scotkin](#)  
**To:** [Thara Johnson](#)  
**Cc:** ["Steve Scotkin"](#)  
**Subject:** Objections to the Betrozoff Jones Preliminary Plat in Redmond  
**Date:** Thursday, October 03, 2013 2:16:18 PM

---

**Cari Scotkin**  
**11767 158<sup>th</sup> Ave NE**  
**Redmond, WA 98052**  
**425-885-3835**  
[cari@scotkin.com](mailto:cari@scotkin.com)

Dear Ms. Johnson,

I have the following objections to the Betrozoff Jones planned development to build homes off of Redmond-Woodinville Road in Redmond (across 202 from the Kensington neighborhood):

- (1) The plan does not meet Redmond rules to keep 35% of mature trees
- (2) There is no funding for left turn lanes into/out of the development to Redmond-Woodinville Road (and the neighborhood has no other access). This will impact an already bad commute problem on this state highway, and there already are many other unfunded projects on our Redmond transportation plan.
- (3) There is no funding from the developer for additional impact to our schools.
- (4) Redmond annexed this property last year and appears to be fast-tracking this development, even though we have plenty of new housing supply under development in North Redmond.
- (5) No recreational access planned to get us closer to a connector from 116th to Sammamish River bike path.

I would like my objections on record with the City of Redmond. Please contact me if you have any questions.

Thank you,  
Cari Scotkin

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**From:** [Ellie O'Rourke](#)  
**To:** [Thara Johnson](#)  
**Subject:** proposed Betrozoff Jones Preliminary Plat  
**Date:** Thursday, October 03, 2013 3:22:11 PM

---

Dear Thara Johnson:

I am writing to express my concerns regarding the new housing development you are proposed on Redmond-Woodinville Road, between 124th and 116th, on the valley side of the road. I oppose the development of this property for the following reasons:

1. adding to existing traffic congestion
2. improper road development
3. LWSD school over-crowding
4. destroying old trees and beautiful rural scenery

Please stop turning a lovely community into an over-crowded, poorly-developed town.

Elizabeth O'Rourke  
16226 NE 112th Ct  
Redmond, WA 98052

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**From:** [Wency Yan](#)  
**To:** [Thara Johnson](#); [klaus.weidner@gmail.com](mailto:klaus.weidner@gmail.com)  
**Subject:** Public Comments for Project Betrozoff Jones Preliminary Plat (File #: LAND-2013-00275)  
**Date:** Monday, September 30, 2013 10:31:04 PM

---

Hi Thara,

Here is an email of the Public Comment Form. We would like to remain as a party of record.

Project Name: Betrozoff Jones Preliminary Plat

File Number: LAND-2013-00275

Contact Information:

Name: Wency Yan & Klaus Weidner

Phone: 412 983 3767, 425 289 8478

Email: [ubwen@hotmail.com](mailto:ubwen@hotmail.com), [klaus.weidner@gmail.com](mailto:klaus.weidner@gmail.com)

Address: 15749 NE 120th Way, Redmond, WA 98052

Comments:

We are concerned about the impact of the proposed development, particularly in the following areas:

- We thought that area is zoned as agricultural use. Is that not the case?
- School: Rockwell Elementary School - I heard from a friend that the school is currently over capacity. With the new constructions on 116th and 202, is there any plan in place to address the capacity issue, with the addition of this development?
- Traffic: As is, 202 is already very congested, especially during morning and evening commutes. It's only a one lane road in each direction. How's the city or developer proposing to address this issue?
- Nature: There are many beautiful trees at that location, and the developer is proposing to remove 81% of them. This will alter the current landscape. The developer should keep as many trees as possible to preserve the environment.

Thanks,

Wency

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

**From:** [painterjr@aol.com](mailto:painterjr@aol.com)  
**To:** [Thara Johnson](#)  
**Subject:** RE: Betrozoff Jones Preliminary Plat - File Number LAND-2013-00275  
**Date:** Tuesday, September 17, 2013 1:22:02 PM

---

Dear Ms. Johnson:

As a resident of Education Hill, I picked up a copy of the information regarding the above plat information. Is there a reason that the entrance/exit to the proposed housing project feeds onto Redmond-Woodinville Road (Hwy 202) versus using 154th Place NE? As one who uses this road frequently in coming off of the hill, I am concerned about funneling all of the site work and traffic onto this already busy road during rush hour as well as during winter seasons when ice and snow make it difficult to navigate even with plows.

Thank you for addressing my question and concern.

Sincerely,

Cathie Heinitz  
161st & NE 108th Ct.  
Redmond

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

**From:** [Joshua Schnoll](#)  
**To:** [Thara Johnson](#)  
**Cc:** [Carolina Zamorano](#)  
**Subject:** Re: Proposed Development on 202  
**Date:** Monday, September 30, 2013 6:32:43 PM

---

Thara,

Thanks for sending me the documents. Please see our comments on the proposed development.

Joshua

-----  
Public Comments

Project Name: Betrozoff Jones Preliminary Plat  
File Number: LAND - 2013 - 00275

We are nearby residents of the proposed development on Redmond Woodinville Road and wanted to express our concern with the way this development is being proposed. There are several issues of concern for myself and our family.

First, the City of Redmond requires that all new developments retain 35% of the significant trees on the property. The current proposal is well short of that requirement. They will be retaining only 50 trees, 42 significant trees short of the requirement. Several of us attended the community meeting and expressed our concern about this issue and only a few additional trees were retained in the formal proposal. We do hope that the city planners have been to the site, the trees in question here are quite remarkable, and they add significantly to the natural beauty of the area, help to improve air quality, provide homes for wildlife (often birds of prey), and shade from the summer sun & protection from the winter winds. The plan will also remove several Landmark trees, which we understand also require a special exception. The proposed project is on the very edge of the urban growth boundary, with the property directly to the north already preserved as farm land by King County. We feel it is important blend these areas appropriately, which in our opinion means retaining all of the trees required by the city regulations.

At the community meeting, the developer expressed the need to remove a higher than required number of trees due to the complexity of developing the site, the grade, the closeness to the 124<sup>th</sup> and Redmond-Woodinville Rd intersection, safety and security concerns, and the desire to increase the housing density. We realize that the site is complex to develop, and they city's desire to increase housing density, but don't think the city should make an exception in this case because of these issues. The developer knew full well when they purchased the land, of the 35% tree retention requirement, but decided to move forward with a proposal that is nearly 50% under the requirement. We urge the planners of Redmond to not approve this exception to the tree retention policy, and require the developer to retain the full amount.

Second, while we realize that the Board of Education is responsible for our schools, We feel the left hand of city government is not working well with the right hand. The current elementary school (Rockwell) that these homes are zoned into is over-crowded. According to LWSD guidelines, Rockwell's maximum student capacity is 575 students. Current Rockwell enrollment is 665 students, and this number is expected to climb as the city has already approved over 200 new homes that will feed into the school, most of which are already under construction. The developer of this plot is very keen to start development immediately, which will only exacerbate the situation in the schools. This situation will be difficult for the next 2-3 years (even if the new bond measure is passed in Feb to build a new school) and we feel that the timing of this project should be considered, and potentially delayed for that situation to be resolved.

Thank you very much for taking our concerns into account when evaluating this development application.

Joshua Schnoll & Carolina Zamorano  
11719 157th Ave NE  
Redmond, WA 98052

---

**From:** Thara Johnson <TMJOHNSON@redmond.gov>  
**To:** Joshua Schnoll <schnollj@yahoo.com>  
**Sent:** Thursday, September 26, 2013 4:35 PM  
**Subject:** RE: Proposed Development on 202

Hi Joshua

Here is the link to the notices page. Please scroll down to Betrozoff Jones project

<http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=16703>

**Thara Johnson - Associate Planner,**  
**City of Redmond,**  
**Planning & Community Development**  
**Ph: 425-556-2470**  
**fax: 425-556-2400**  
**Em: [tmjohnson@redmond.gov](mailto:tmjohnson@redmond.gov)**

---

**From:** Joshua Schnoll [mailto:schnollj@yahoo.com]  
**Sent:** Wednesday, September 18, 2013 8:08 AM  
**To:** Thara Johnson  
**Subject:** Proposed Development on 202

Thara,

Thanks for calling me back last week with the heads up for the online documents and formal application for the proposed development on 202. I was looking on the redmond.gov web site here and couldn't find the documents.

[http://www.redmond.gov/BusinessDevelopment/DeveloperServicesCenter/redmon\\_land\\_use\\_action\\_notices/](http://www.redmond.gov/BusinessDevelopment/DeveloperServicesCenter/redmon_land_use_action_notices/)

Could you point me in the right direction.

Thanks  
Joshua

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# City of Redmond Notice of Application

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

## Project Information

**Application Type:** Land Division Subdivision

**Project Name:** Betrozoff Jones Preliminary Plat

**File Number:** LAND-2013-00275

**Project Description:** Preliminary plat for 8.04 acres of R-4 zoned property, resulting in a 31-lot single-family residential subdivision with associated areas for infrastructure, open space and critical areas.

**Project Location:** Redmond Woodinville Road and NE 116th Street

**Site Address, If Applicable:** 11818 RED-WOOD RD NE

**Size of Subject Area in Acres:** 8.04 Sq.Ft. 0

**Applicant:** Todd Sherman

**Process Type:** III (see attached flow chart)

**A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.**

**Required Permits, not a part of this application:**

Building Permits, Public Works Permits

**Required Studies:**

Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report

**Existing Environmental Documents, relevant to this application:**

SEPA Checklist

## City Contact Information

**Project Planner Name:** Thara Johnson

**Phone Number:** 425-556-2470

**Email:** [tmjohnson@redmond.gov](mailto:tmjohnson@redmond.gov)

## Important Dates

**Application & Completeness Date:** September 5, 2013

**Notice of Application Date:** September 13, 2013

**To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to October 4, 2013. If date ends on a weekend or holiday comments are due on the next business day.**

## Regulatory Information

**Zoning:** Residential

**Comprehensive Plan Designation:** Single-Family Urban

**Consistent with Comprehensive Plan:** Yes

**Applicable Development Regulations:** Redmond Municipal Code & Zoning Code

## Public Comment

Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the 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. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.



# Public Comment Form

**Project Name:** Betrozoff Jones Preliminary Plat

**File Number:** LAND-2013-00275

## Contact Information

**Name:** Ruti Zahavi

**Phone:** 610-209-2147

**Email:** ruth.z1000@gmail.com

**Address:** 15774 NE 120th Way Redmond

**State:** WA

**Zip Code:** 98052

## Comments (Attach additional sheets if necessary)

Hello Thara Johnson,

Almost a year ago I bought my house in the Kensington neighborhood

Knowing the quality of life in the area and the level of schools,

Of course the convenient access to roads and highways.

Recently I have seen that there is new and huge neighborhood in progress down the road 116th St  
That significantly affect the number of vehicles and traffic on the roads.

The number of children that will go to schools in the area and the pressure caused as a result of it.

This week I found out from a neighbor that in addition to all of that,

There is another neighborhood waiting for approval down the Route 202 with direct entry from the  
highway ("supposedly highway").

As I mentioned up it will cause more pressure in all the services we receive in the area

it will cause noise and dirt problems ,traffic Jams and road accidents.

I would like to ask you to take all of this into consideration when you go to approve the project  
and require the contractor to create the main entrance directly from

154th PT NE road and NOT from highway 202.

Maybe to cut the number of a houses, leave more trees and not harm the landscape that exists  
thousands of years.

I hope we all want the good of the area and will do everything  
to keep the beauty and the character of Redmond .

Thanks,

Ruti Zahavi

610-209-2147



October 4, 2013

City of Redmond, Planning and Community Development

Subject: Betrozoff Jones Preliminary Plat

Dear MS. Johnson

I would like to provide the following comments on the proposed Betrozoff Jones Preliminary Plat. Megan and I own the property immediately to the north of this property and share a common boundary for approx. 400-500 ft.

Jeff Dendy in your Development Services office helped us understand the Preliminary Stormwater Site Plan, so my first comments are on this plan. As I understand the plan, the large stormwater retention vault is planned to dispense some of the storm water towards the current city/county ditch on the west side of 154<sup>th</sup> PL NE, and some of the storm water directly north into the mowed grassy channel on our property, see Figures 3.3.2 and 3.3.5 in the report. We apparently will receive the same amount of water that we are now receiving, but more of that water will come in the summer. Note that the water that goes down our mowed channel and the water that travels north along 154<sup>th</sup> both end up in our pond before heading west towards the Sammamish River. The more water that flows through our pond, the healthier it appears to be, so we are glad to have the water.

However, I'd like to request that you send all the water to the ditch on 154<sup>th</sup>, rather than down our mowed channel. I cut hay once or twice each summer in the mowed channel, and having water in it during the summer would either prevent its use for hay, or turn the channel bottom into mud. There has not been any water flow in this channel for the 10 years that we have been on the property, other than the winter rain water that falls on our slopes.

The second reason that I request that you send the water to the 154<sup>th</sup> ditch is that, since the storm water will come off the lawns, roofs, driveways and roads, into the retention vault, and then directly onto our property, it will not have had the benefit of passing through any vegetative buffer, bioswale or other typical natural area to provide some level of clean up. To the extent that soaps, fertilizers, herbicides, pesticides, automotive gas and oil etc. get through the vault and exit onto our property, our grassy channel will become the bioswale providing treatment for this storm water. I would prefer this doesn't happen, not only because of the potential effect on our hay and pasture, and the animals that eat it, but also because the well for our domestic water use is immediately adjacent to the grassy channel. If you look at Figure 3.3.5 in the report, the well is at the top of the channel slope just out of the photo on the right. Horizontally, I would guess it is 30 feet from the bottom of the grassy channel, down which the subject storm water might flow.

Sending the storm water from the development to the grassy ditch on 154<sup>th</sup> would solve both of my concerns. It would also provide maybe 1000 ft of grass in the ditch to help with the environmental cleanup/remediation question, and still provide water for our pond, helping to maintain its health.

Another item I would like to comment on is sheet PP-08 of the Betrozoff Jones Preliminary plat. This plan appears to show a 20 ft vegetated buffer on the north boundary of the development, but there is only a dotted line with no description. I would like this to be a buffer, not only because our house is near the boundary and it would afford us some privacy, but also because our 10 acres is in King County's Farmland Preservation Program. A buffer would help preserve some of the rural nature of the property.

I'd be happy to have any interested parties come out and walk the property with me. Thank you for your consideration.

Mark Sweeters  
12006 154<sup>th</sup> PL NE,  
Redmond, WA, 98052



## Thara Johnson

---

**From:** Whilden, Mary <mary.whilden@hp.com>  
**Sent:** Monday, October 28, 2013 12:10 PM  
**To:** Thara Johnson  
**Subject:** RE: Betrozoff Jones Project

Thanks, Thara – I'll try to attend.

On another project – there is a development going on just east of (and adjacent to) Greystone on 116<sup>th</sup> Street. I have not been able to find any information on the Business Development site for this. Can you provide information or a link? I have heard that it is Toll Brothers.

Best regards,  
Mary

---

**From:** Thara Johnson [<mailto:TMJOHNSON@redmond.gov>]  
**Sent:** Monday, October 28, 2013 10:15 AM  
**To:** Whilden, Mary  
**Subject:** RE: Betrozoff Jones Project

Hello Mary

We are having a follow up neighborhood meeting tomorrow at 6. You are welcome to attend. Public documents are available on our website (see link below) –

[http://www.redmond.gov/BusinessDevelopment/DeveloperServicesCenter/redmon\\_land\\_use\\_action\\_notices/](http://www.redmond.gov/BusinessDevelopment/DeveloperServicesCenter/redmon_land_use_action_notices/)

**Thara Johnson - Associate Planner,  
City of Redmond,  
Planning & Community Development  
Ph: 425-556-2470  
fax: 425-556-2400  
Em: [tmjohnson@redmond.gov](mailto:tmjohnson@redmond.gov)**

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**From:** Whilden, Mary [<mailto:mary.whilden@hp.com>]  
**Sent:** Friday, October 25, 2013 11:51 AM  
**To:** Thara Johnson  
**Subject:** Betrozoff Jones Project

Hi Thara,

Can you please include me on the interested person list for this project as it borders our neighborhood? Would love to have any public documents that cannot be found online. My particular interest is in the preservation of the large trees that provide a particular statement about Redmond's commitment to preservation of key biologic structures.

Thanks so much.

Best regards,  
Mary Whilden  
11835 159<sup>th</sup> Ave NE  
Redmond, WA 98052

Ph 303-918-3008

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