

June 21, 2013

City of Redmond, Development Services
ATTN: Kurt Seemann
15670 NE 85th St.
PO 97010
Redmond, WA 98073

RE: Benjamin Estates: Deviation From Street Improvements along the Full Length of Frontage

Dear Mr. Seemann,

The proposed Benjamin Estates (Benjamin) development fronts NE 100th St. at the far east terminus. NE 100th St. Benjamin Estates is bound by NE 100th St on the south, by residential lots on the north and west, and by a private drive (138th AVE NE north) on the east (See attached RD-01).

138th AVE NE south of 100th is a private road/drive and intersects NE 100th St. approximately 105ft west of the Benjamin east property line; NE 100th St. existing pavement ends at this location. The roadway east of the 138th AVE NE connection is gravel and serves a single private drive access. NE 100th St cannot continue east due to steep grades (25%-40% average).

Lots to the east of 138th AVE NE are of dimensions and grade restricted such that re-development is not feasible (steep grades limit buildable footprints to the east).

The existing 100th St. ROW is heavily treed east of 138th Ave NE (south) including four (4) landmark trees and 18 total significant trees.

Improvements to 100th St. NE in the Rose Hill neighborhood are governed by the "Rustic Roads" street standards which, for NE 100th St, include sidewalk and 10ft wide roadside swales on both sides of a 28ft wide roadway width.

Proposed Deviation:

As NE 100th St. cannot extend east of 138th AVE NE (south) due to steep grades, and only a single private drive is present east of 138th AV NE , we propose to end full street improvements at 138th Ave NE (south) (matching existing end of pavement), which is approximately 105LF west of the easterly Benjamin property line. Stopping the NE 100th St frontage improvements as proposed will not hinder either existing uses (as existing pavement already ends at 138th Ave NE) or future improvements or development (as discussed above) due to geometric and grade limitations. The proposed deviation has no negative impact, and will save 2 Landmark trees and a total of 8 significant trees in the north ROW and trees in and bordering the southern ROW will be protected as well, including an additional 10 significant trees (all greater than 12" diam.) and 2 additional Landmark trees.

This deviation will not create a low or less than acceptable level of service for any lots or properties, and will allow the preservation of 4 Landmark Trees and 18 significant trees ranging in size from 12" to 24" diameter.

If you should require additional information or context for the items discussed above, please don't hesitate to contact me (MMerritt@LDCCorp.com) or Mark Villwock (Mvillwock@LDCCorp.com) at 425-806-1869.

Sincerely,



Matthew Merritt, P.E.
Project Manager, LDC.