

## Elise Keim

---

**From:** Elise Keim  
**Sent:** Tuesday, May 19, 2020 8:55 AM  
**To:** Linda Seltzer; Kalli Biegel  
**Cc:** Steve Fields; Sarah Pyle; Carol Helland  
**Subject:** RE: May 20 Hearing, File LAND-2019-00399 and 00400 - Penny Lane

Dear Linda Seltzer,

Thank you so much for providing written testimony for the Penny Lane II hearing. I am working with Kalli in the Clerk's office, cc'd here, to get your comments forwarded to the Hearing Examiner for consideration. Examiner Rice's contact information is not available to myself or the public in order for her to maintain impartiality and not have any contact with the public or city staff outside of a hearing. Your comments will be entered in to the record as exhibits, and by providing your mailing address you are considered a party of record and will be notified of any decision.

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1. The City's affordable housing code requires at least 10 percent of the units in new housing developments of 10 units or greater must be affordable housing units.

Affordable housing is a defined term in the City of Redmond it means: **Affordable Housing Unit.** Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed eighty percent of median income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

While low income housing near transit is incredibly important for all communities, at this time our code does not place any further affordable housing requirements on developments based on their proximity to transit. The City is only able to require that which is adopted by code.

2. I sincerely apologize for not getting back to you on whether people are permitted to grill/bbq on balconies. This was discussed with the Fire Department prior to City Hall closing, but I failed to get back to you. I have reached back out to fire reviewers with your question and will follow up. Again, my apologies for this delay. I know how frustrating it can be to ask a simple question and not receive a timely answer.

I will respond to your other emails with additional testimony directly.

Thank you,

**Elise Keim, AICP**

Planner | City of Redmond

425.556.2480 | [ekeim@redmond.gov](mailto:ekeim@redmond.gov) | [Redmond.gov](http://Redmond.gov)

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**COVID-19 (Coronavirus) Message:**

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---

**From:** Linda Seltzer <lseltzer@alumni.princeton.edu>

**Sent:** Saturday, May 16, 2020 12:36 PM

**To:** Elise Keim <ekeim@redmond.gov>; bkiegel@redmond.gov; srice@redmond.gov

**Cc:** Steve Fields <sfields@redmond.gov>

**Subject:** May 20 Hearing, File LAND-2019-00399 and 00400 - Penny Lane

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Sharon Rice, E. Keim and K. Biegel:

I am writing this letter to provide formal testimony for the May 20 hearing on the Penny Lane Development project.

(1) I am writing to state my opposition to any development on that corner that is not low income housing with rentals for 30% or less of the median income. For years, King County has emphasized a housing near transit plan to provide the marginalized people of the community with the opportunity to have housing near transit. The county has been particularly interested in low income housing near transit and has been purchasing properties located near transit. This location qualifies as being near the future light rail stop and the Redmond Transit Center.

Instead of using one of the few remaining pieces of land in the neighborhood to provide housing for the retail workforce, senior citizens, persons with disabilities and persons exiting homelessness, the city has chosen to zone the area in a way that encourages luxury apartments, the opposite of the intentions of the county.

I wish that the developer would re-think it's plans, not emphasize personal profits, take advantage of the federal low income housing tax

credit, and build 24 600-square-foot apartments renting for 30% or less of the median income. That would be in line with the objectives of regional government policy and community awareness. I am advocating for 600 square feet because I believe that the trend of 300-400 sq. ft. low income apartments does not provide sufficient quality of life for senior citizens or for single parents.

The city should not be enabling further development of luxury housing downtown.

I have copied Council Member Fields on this testimony because he has listened to the concerns of community members on the issue of development.

(2) I attended the previous hearing and submitted an inquiry at that time. No one ever responded to my question. I asked for specific details on whether it is legal for persons to have grilling and barbecuing on the decks of their apartments or condominiums. Remember that 1 block away from this site, there was an apartment fire and a four-plex of apartments was burned to the ground. This happened about a year ago. We do not need a repetition of fires in high density housing. That fire was 25 feet from the housing further up on the hill and the heat from the fire went into our apartment building down the hill that night.

In addition to the issue of fire safety, the smoke pollution from grilling in high density housing gets into other people's apartments and results in poor air quality. This affects senior apartments. There are 3 senior apartment complexes intersecting with 80th St. in this neighborhood.

The last information I received, a couple of years ago, was that the city doesn't have a fire code and gets the code from an international fire safety body. But this organization relaxed its codes.

So I have no idea what the law is in Redmond.

No one replied to my inquiry on this matter.

This testimony is therefore also a formal request for information on what the specific law is in Redmond concerning whether residents can grill or barbecue on the decks or patios of apartments, condominiums and other high density housing, such as townhomes surrounded by apartment complexes. I expect this information request to be fulfilled, public records requests are supposed to be fulfilled.

I will send one other matter of testimony in a separate e-mail and it isn't related to these two items.

Sincerely,  
Linda Seltzer

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## Elise Keim

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**From:** Elise Keim  
**Sent:** Tuesday, May 19, 2020 9:25 AM  
**To:** Linda Seltzer; Kalli Biegel  
**Cc:** Sarah Pyle; Carol Helland  
**Subject:** RE: Additional testimony

Dear Linda Seltzer,

Thank you for providing additional testimony for the Penny Lane II Hearing. I am working with Kalli in the Clerk's office, cc'd here, to get your comments forwarded to the Hearing Examiner for consideration. Examiner Rice's contact information is not available to myself or the public in order for her to maintain impartiality and not have any contact with the public or city staff outside of a hearing. Your comments will be entered in to the record as exhibits, and by providing your mailing address you are considered a party of record and will be notified of any decision.

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After the neighborhood meeting concluded on February 24, 2020, two meeting attendees stayed behind to speak with me. Any meeting attendee who wishes to stay behind after a neighborhood meeting closes to speak with staff is welcome to do so. I do not recall the specifics of our conversation, but the topics were general in nature about life in Redmond. The attendees did not ask me for any further information about the project or any other topics, nor did I follow up with them. A public records request has been opened to verify no additional contact was had with either attendee.

Thank you,

**Elise Keim, AICP**

Planner | City of Redmond

425.556.2480 | [ekeim@redmond.gov](mailto:ekeim@redmond.gov) | [Redmond.gov](http://Redmond.gov)

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---

**From:** Linda Seltzer <lzeltzer@alumni.princeton.edu>  
**Sent:** Saturday, May 16, 2020 12:53 PM  
**To:** Elise Keim <ekeim@redmond.gov>; srice@redmond.gov; Kalli Biegel <kbiegel@redmond.gov>  
**Subject:** Additional testimony

**External Email Warning!** Use caution before clicking links or opening attachments.

This e-mail provides additional testimony for the May 20 hearing on Penny Lane.

After the previous meeting, I noticed that two attendees of the hearing spent a disproportionate amount of time after the hearing having a discussion. I don't know how much time after the meeting the staff spent talking to these two people. But they left so much later that I have concerns about this giving some attendees a disproportionate amount of time as compared to others.

This e-mail is therefore a public records request for any correspondence with the two other public attendees who presented comments at the previous hearing on February 24 with this developer about the developments adjoining Penny Lane, 170th Ave and 80th St.

I need to have an assurance that while my question wasn't replied to, other people were not being treated like representatives of the seniors in our apartment complex.

Remember that it had been necessary for me to make a request for the developers to stop looking at and addressing only the other two people and to start treating me as an equal member of the public in the meeting.

I am very concerned that after the meeting the issue of disproportionate attention to some residents over another had occurred when the two other people were in a discussion after the meeting for an extended amount of time.

I want to make it clear that no other tenants in the building speak for me and that I expect to have equal time and equal consideration of my concerns, not have two people dominate a long meeting after the meeting while my questions are not considered or answered.

I write this because there are problems with one tenant trying to take over in our apartment complex and I have to stand up for myself and make it clear that someone else doesn't make decisions for me.

Sincerely,  
Linda Seltzer

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## Elise Keim

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**From:** Elise Keim  
**Sent:** Tuesday, May 19, 2020 9:43 AM  
**To:** Linda Seltzer; Kalli Biegel  
**Cc:** Sarah Pyle; Carol Helland  
**Subject:** RE: Address for this testimony

Dear Linda Seltzer,

Thank you for providing your address. I am working with Kalli in the Clerk's office, cc'd here, to get your comments forwarded to the Hearing Examiner for consideration. Examiner Rice's contact information is not available to myself or the public in order for her to maintain impartiality and not have any contact with the public or city staff outside of a hearing. Your comments will be entered in to the record as exhibits, and by providing your mailing address you are considered a party of record and will be notified of any decision.

Thank you,

### Elise Keim, AICP

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**From:** Linda Seltzer <[lseltzer@alumni.princeton.edu](mailto:lseltzer@alumni.princeton.edu)>  
**Sent:** Saturday, May 16, 2020 1:00 PM  
**To:** Elise Keim <[ekeim@redmond.gov](mailto:ekeim@redmond.gov)>; [srice@redmond.gov](mailto:srice@redmond.gov); Kalli Biegel <[kbiegel@redmond.gov](mailto:kbiegel@redmond.gov)>  
**Subject:** Re: Address for this testimony

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Will someone please forward my comments to hearing examiner Sharon Rice? Her e-mail does not appear on the notice even though she is listed as the hearing examiner. I took a guess, but it didn't work.

On Sat, May 16, 2020 at 12:54 PM Linda Seltzer <[lseltzer@alumni.princeton.edu](mailto:lseltzer@alumni.princeton.edu)> wrote:

The following is my information for this testimony.



Linda A. Seltzer  
16990 NE 80th St. B103  
Redmond, WA 98052  
425-245-2678  
[lseltzer@alumni.princeton.edu](mailto:lseltzer@alumni.princeton.edu)

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

**Elise Keim**

---

**From:** Elise Keim  
**Sent:** Wednesday, May 20, 2020 9:06 AM  
**To:** Christina Bolbanic  
**Subject:** RE: Penny Lane II Proposal

Dear Christina Bolbanic,

Thank you for providing written testimony for the Penny Lane II hearing. Your comments will be entered in to the record as exhibits for the Hearing Examiner. By providing your mailing address you are considered a party of record and will be notified of any decision.

When a member of the public provides testimony at a hearing, the Hearing Examiner gives time for the applicant and city staff to respond. My response to your email will also be sent to the Hearing Examiner and entered in to the record as an exhibit. I have sent your statement to the applicant to also give them an opportunity to respond. Any written response they provide will also be sent to the Hearing Examiner to be entered in to the record as an exhibit.

The Washington State Growth Management Act has identified and designated certain areas in the state for growth and increased density as a way to stop suburban sprawl and protect the State's natural, rural and agricultural environments. Redmond is one of the communities identified for additional population growth. Redmond is experiencing a large amount of construction and has been for quite some time. Downtown is one of the neighborhoods designated as a primary location for added residential development. Part of the City's [Comprehensive Plan](#) is to support Downtown's development of residential uses. The construction we are experiencing now is meant to help reach the City's Comprehensive Plan goals and policies to make downtown a dense, vibrant place to live and work.

The property proposed for redevelopment is privately owned, and residential uses are permitted in the zone. While I do appreciate your suggestion of a community amenity space such as a dog park with a seating area and updated little free library, the property is not owned by the City and therefore the City only reviews the proposal provided by the applicant, which is for 14 for-sale townhomes with two parking stalls for each household.

New development is required to make infrastructure improvements and Penny Lane II will be improving conditions for pedestrians by constructing a raised curb sidewalk on 170<sup>th</sup> Ave NE. The development will also be maintaining street parking, replacing a sewer line in 170<sup>th</sup> Ave NE and repaving their half of the road in front of the project. Developments are also required to pay impact fees, including impact fees for parks and schools to help support improvements to the City's well utilized park system and support the school district.

Thank you for your comments.

Sincerely,

**Elise Keim, AICP**

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---

**From:** Christina Bolobanic <cbolobanic@gmail.com>

**Sent:** Tuesday, May 19, 2020 5:56 PM

**To:** Elise Keim <ekeim@redmond.gov>

**Subject:** Penny Lane II Proposal

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I want to become a party of record.

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**Elise Keim**

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**From:** Elise Keim  
**Sent:** Wednesday, May 20, 2020 9:17 AM  
**To:** Linda Seltzer; Kalli Biegel  
**Cc:** Steve Fields; Sarah Pyle; Carol Helland  
**Subject:** RE: May 20 Hearing, File LAND-2019-00399 and 00400 - Penny Lane  
**Attachments:** IMG\_0067.jpg; IMG\_0066.jpg

Dear Linda Seltzer,

This morning I heard back from the Fire Department. The International Fire Code (IFC) has a prohibition on open flame cooking devices on balconies in code section 308.1.4  
Neither Washington State nor the City of Redmond have adopted this section of the IFC, therefore, BBQs are permitted on balconies.

Thank you,

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Conditions  
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torch or other flame-producing device for removing paint from a structure shall provide not less than one portable fire extinguisher complying with Section 906 and with a minimum 4-A rating, two portable fire extinguishers, each with a minimum 2-A rating, or a water hose connected to the water supply on the premises where such burning is done. The person doing the burning shall remain on the premises 1 hour after the torch or flame-producing device is utilized.

**308.1.4 Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

**Exceptions:**

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an *automatic sprinkler system*.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

**308.1.5 Location near combustibles.** Open flames such as from candles, lanterns, kerosene heaters and gas-fired heaters shall not be located on or near decorative material

CHAPTER 5  
FIRE SERVICE  
FEATURES  
BLD SERV & SYSTE

CHAPTER 4  
EMER PLANNING  
FIRE EXT SY

SECTION 904

not  
ple

**308.1.4 Open-flame cooking devices.** This section is not  
adopted.

er's