

Kalli Biegel

From: Ian Faulds <ifaulds@ldccorp.com>
Sent: Wednesday, October 7, 2020 12:57 PM
To: Kalli Biegel; Benjamin Sticka
Cc: Mark Villwock; Greg Arms
Subject: RE: Garbarino Post-Hearing Schedule
Attachments: Anderson Comments Garbarino 10.5.2020 - LDC Responses 10-7-20.pdf

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Hello Kalli and Ben,

Please find our responses to the neighbor's comments attached. We would also like to offer two points of clarification to the record.

1. There was some confusion on which unit would be the affordable housing unit within the development. Lot 7 will contain the affordable housing unit as it is the smallest lot.
2. As there was a question about safe walk during the hearing and some of the neighbor's comments were regarding safe walk we would like to reiterate the safe walk route as described by City staff.
 - The project is proposing a connector trail from the sidewalk on-site, south to the existing path at the intersection of 136th Avenue NE and NE 100th Street. Students will use this connector trail to access the walking path that they will follow west along NE 100th Street to 132nd Avenue NE. From there, students can continue west along NE 100th Street on a fully improved sidewalk to 128th Avenue NE. Students will then turn south on 128th Ave NE and continue to the destination at Twain Elementary.
 - Current bus stop locations at the time of writing are as follow:
 - o Elementary School: Intersection of 134th Ave NE and NE 100th St
 - o Middle School: Intersection of 132nd Ave NE and NE 104th St
 - o High School: Intersection of 134th Ave NE and NE 100th St

Thank you,

Ian Faulds
Planner

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October 4, 2020

Dear Sharon Rice,

I am providing this email as my testimony for the October 5, 2020 hearing you will preside at for the City of Redmond regarding the Garbarino Project.

Below is an email I sent to Ben Sticka on July 28, 2020. While a few questions have been answered (shown in blue font) several remain unanswered (shown in black font). I would sincerely appreciate your consideration of these outstanding questions as you review the application.

Email sent 7/28/2020 to Ben Sticka

As a lifelong resident of Redmond, I have benefited from the growth and development of this vibrant community. However, I worry that current residents too often bear the burden of the growing pains with limited information and lack of opportunities to contribute context and facts until projects are fully negotiated between the developer and the city. While I have been able to proactively work with city and developer teams to resolve many concerns below are lingering ones my husband and I hope can be addressed before this project moves forward to the next phase.

This project has been misrepresented at key decision points with impact to stakeholder engagement and potentially to our property.

- Deviation request in 2016
- King County court proceedings re: 138th
- Neighborhood meeting 2016
- Neighborhood meeting 2020
- City of Redmond project page of website

Can the city's project map, permit portal and project page please be updated with the correct information and documents? Although the project plans are now loaded they were not on the day of the neighborhood meeting and even now the old plans with a house on our property are linked – can the titles be updated so interested parties know what to look at? *Response received: This has since been updated except the [project viewer](#) which I hope will be updated once a final decision is made.*

Can the city provide assurance that our parcel is not part of this project? Why is our parcel number included on correspondence? *Response received.*

Unanswered: Deviation to street/sidewalk standards has three consequences –potential impact to existing water drainage, compromising three significant trees (see below) and impact to sight lines from Road A to 136th Ave NE.

Can the city confirm we will not be required now or in the future to remove or trim our hedge for sightline triangles given the deviation shifted the triangle into our property?

Staff Responses on 10/5/2020: Per the sight distance triangle shown at the southeast corner of the Road A and 136th Avenue on the Channelization Plan (CH-01) on the Final_Full_Civil_Plans_20200805_v6, the hedge is within the fence and is not within the sight distance triangle; therefore, if the hedge stays within the fence, the hedge would not need to be removed or trimmed.

LDC/Applicant Responses on 10/6/2020: LDC agrees with the staff assessment. As the fence and hedge are set back from the travel path and future frontage improvements, there will be no impact on the sight lines for this project.

There is a current swale along the north boundary of our property collecting flow or ground and storm water from our parcel. Can the city confirm the proposed plans take offsite flow from our parcel this into consideration and plans are adequate to keep that water from impacting our property?

Staff Responses on 10/5/2020: Water from the roadway improvements will be intercepted by a barrier curb on the north side of the safe walk path and routed east to a catch basin. The plans show that the runoff from the 4-foot wide safe walk route will flow south into a shallow swale within right-of-way and is expected to be a very small amount of water. During the civil review, this swale is required to be sized by calculations to ensure that the water along with 1-foot of clearance, will be contained within the right-of-way. The plans appear to show a small portion of the property flows north towards this swale and that area will also be included in the calculations. The proposed swale location will probably be slightly different than the current location.

LDC/Applicant Responses on 10/6/2020: LDC agrees with the staff assessment. On-site flows within the right-of-way will be collected in CB-16B. Any runoff from the landscaped area the neighbor references would be negligible. Further, the applicant agrees to coordinate with the homeowner to ensure that the drainage from the sump pump on their property does not back up onto their property.

Now that the 15th house has been removed and drawings reflect the 2+ foot transition (drop) between our east boundary and the project, can the city confirm the developer will build the retaining wall to preserve our property and the fence will be placed on top of the retaining wall?

Staff Responses on 10/5/2020: Due to the height of the wall less than 4 feet, no building permit is required. Applicant team may be able to better answer this question.

LDC/Applicant Responses on 10/6/2020: A retaining wall will be constructed to match the top of the existing grade of the adjoining property, The wall will be topped by a fence and the wall and the fence will be located on the applicants property.

Unanswered: Safe-walks Generally: These paths are not an alternative to sidewalks. They are poorly designed, not maintained and not used. Cars regularly park on them including constructions crews and city of Redmond inspectors. The safe-walk paths are not creating a safer walking community.

Staff Responses on 10/5/2020: Per RCW 58.17.060, RZC 21.17.010.F.2., RZC Appendix 2. A.22 and RZC 21.74.020.I, safe pedestrian linkages shall be provided between new developments and public facilities. The proposed subdivision is within a one-mile walking radius of the Mark Twain Elementary School. An interim four feet asphalt safe walk path on the south side of "Road A" along the Parcel 1246700333 frontage and along the east side of 136th Avenue NE between "Road A" and NE 100th Street, shall be provided.

LDC/Applicant Responses on 10/6/2020: LDC agrees with the staff assessment. While not an ideal solution these interim asphalt safe walking paths will provide a public benefit and upgrade the existing walking route for those choosing to walk to the nearest bus stops serving this development.

The safe-walk planned along the south side of Road A will require the professional shaping of three "significant" fruit bearing trees (current "do not disturb" circles do not match those tree protection zones provided by the arborist). This path will more than likely compromise the trees and is not necessary. Throughout our neighborhood: other dead-end streets do not have safe

walking paths on both sides of the street. Can this be reconsidered given this information? If not, please provide a guarantee that if these trees are lost they would be replaced with similar sized/mature, same species trees?

Staff Responses on 10/5/2020: During the review process, the city review team, the applicant and the property owner have met multiple times and come to the solution to meet the safe walk route requirement and this requirement is part of condition of approval. Regarding the trees, the applicant's arborist can further speak to the tree survival or replacement.

LDC/Applicant Responses on 10/6/2020: LDC agrees with the staff assessment, however, it should be noted that the parties had not collectively met with the homeowner and the City team to discuss the requirement. (The applicant has contacted the homeowner to discuss this requirement and other comments from the letter and the homeowner has reviewed our responses.) The surface improvements including placement of the walking path should not impact the existing root zones of the trees along the neighbor's northern property line. However, to address any concerns of the neighbor, the applicant is amenable to working with staff and the neighbor to eliminate the portion of the safe walk that abuts their property. In addition, the applicant is willing to stripe the pedestrian crossing at the project entrance in lieu of the walking path along the south side of the proposed road in order to further delineate the path.

Currently 136thAve NE is approximately 3' higher than our property. The existing lawn slopes significantly to our property. What is the plan for design of the safe-walk? Safe-walks throughout our neighborhood are just laid down without any adjustments for topography. Will the developer be required to raise the safe-walk to street level and in doing so include drainage to avoid offsite flow into our yard overwhelming our currently working system?

Staff Responses on 10/5/2020: In next step civil construction drawing review, the applicant team will design the safe walk route meeting the city's standard regarding the width, slope and drainage flow and the safe walk route is also required to meet the ADA compliant requirement.

LDC/Applicant Responses on 10/6/2020: LDC agrees with the staff assessment. Specific grading design will be completed as part of the City's CCR process and will meet drainage code and ADA slope requirements.

Additional details supporting my questions/concerns for your consideration:

Below is a map of our immediate neighborhood within Willows/Rose Hill noting the various developments that have not included a safe walk along the adjacent parcel. While I understand safewalks are "code", I am asking the city to not require one along the south side of Road A /north boundary of our parcel given 1) the significant trees located along that path and 2) precedent already set in our neighborhood.

Recent and ongoing projects without safewalks along adjacent parcels:

- A. Rose Hill North/ Heather's Ridge (south property line along NE 101 Street)
- B. Rose Hill South/ Heather's Ridge South (westside of 133Ave NE)
- C. Larkin (northside of NE 102 Street)
- D. Hale (eastside of Road A along)
- E. Rose Hill (along northside of new road from 138th Ave NE past the playground)

Staff Responses on 10/5/2020: Here are the responses regarding Projects A-E:

- Project A Rose Hill North/ Heather's Ridge – there is sidewalk on both sides of 134th Place and there are curb ramps near the low speed curve between 101st St and 134th Place and it is safe to cross to the north

side of the sidewalk.

- Project B Rose Hill South/ Heather's Ridge South – There is sidewalk on the east side of 133rd Ave serving Rose Hill South/ Heather's Ridge South. The houses from Rose Hill South/ Heather's Ridge South are on the east side of 133rd Ave. Rose Hill South/ Heather's Ridge South was not required to build sidewalk on the west side of 133rd Ave and the west side is not on Rose Hill South/ Heather's Ridge South's frontage.
- Project C Larkin – There is sidewalk on the north side of 102nd St.
- Project D Hale– There is sidewalk on the west side of Road A serving Project Hale. The houses from Project B are on the west side of 133rd Ave. Hale was not required to build sidewalk on the east side of Road A and the east side is not on Hale's frontage.
- Project E Rose Hill – The Road serves less than 10 houses and it is a public road and the street standard in RZC Appendix 2 Table 3 only requires one side of sidewalk on the south side.

LDC/Applicant Responses on 10/6/2020:

Project A: Similar to Heather's Ridge, this project with the sidewalk and safe-walk on 136th it will be safe for pedestrians to cross to the north side of Road A and into the development. Additionally, as mentioned above the applicant is willing to stripe the pedestrian crossing at the project entrance in lieu of the walking path along the south side of the proposed road, pending staff review and recommendation at the request of the neighbor.

Project B: LDC defers to the staff assessment.

Project C: The published plans include a sidewalk on the northside of 102nd until reaching the adjacent parcel. This project is most similar to ours with 14 homes, dead-end road and one adjacent parcel without planned sidewalk or safe-walk. Additionally, as mentioned above the applicant is willing to stripe the pedestrian crossing at the project entrance in lieu of the walking path along the south side of the proposed road, pending staff review and recommendation at the request of the neighbor.

Project D: LDC defers to the staff assessment.

Project E: LDC defers to the staff assessment.

Since DEVREQ-2016-00439 is no longer needed given the updates that have been made to the project plans. Can this request be formally withdrawn so that in the future it cannot be used to change the project design and further impact our parcel? I have included my email exchange with Ben in 2016 on this issue in case it is helpful to understanding my concern.

LDC/Applicant Response on 10/6/2020: This deviation is not included within the approval letter and as such City staff has stated there is no mechanism to withdraw the original request as it is not implemented.

Thank you for your review of this project and consideration of my concerns.

Warm regards,
Laura Anderson
206-276-3172



FW: Garbarino follow-up

Benjamin Sticka <bsticka@redmond.gov>

Fri 9/9/2016 9:48 AM

To: Matthew Merritt <mmerritt@ldccorp.com>; Arms, Greg <greg@milestonenw.com>

Cc: Laura Anderson <laura@andeventsinc.com>

All,

Please review the email and respond accordingly to Mrs. Anderson. I would hope that she receives her answers in a timely manner. Thank you for your attention to this matter.

Ben Sticka

Planner – City of Redmond

(425) 556-2470 – bsticka@redmond.gov

From: Laura Anderson [mailto:laura@andeventsinc.com]

Sent: Friday, September 09, 2016 8:09 AM

To: Benjamin Sticka

Subject: Re: Garbarino follow-up

Dear Ben,

Thank you for taking time to meet with me on August 25 and sharing general Garbarino project information as well as explaining some of the details on City of Redmond development, permits and processes. I appreciate your guidance and per our conversation am sharing the following concerns and questions with you. Please share with the applicants (Matthew Merritt, LDC and Greg Arms, Milestone NW) as appropriate.

Since purchasing our home in early 2016 my husband I have been following the Garbarino project and doing our best to understand the full scope as well as any details and decisions that impact our property at 10028 136th Ave NE. We are not against development or this project but do disagree with misrepresentations in documents supplied to the City for approval. We have consulted and retained a professional civil engineer to better understand the project scope and interpret files received via public records request. From that review we have some questions (listed below), which we request to have answered by the appropriate team member. We hope this will take only a small amount of everyone's time and have great return as we embark on this multi-year relationship. We respectfully request your response(s) by Monday, September 12.

Property #9

The site plan on file with the City of Redmond includes a home on an east portion of our Parcel # 1246700333. We have not had any conversations regarding the sale of this land and would either like to hear formally from the applicant with a proposal to review OR to have this immediately removed from all plans. By default some may consider that we are either privy to specific details or even agree with actions and requests. Continuing to include this property in the project misrepresents our position and prevents City of Redmond officials and general public from being able to appropriately review project plans and requests.

Subsequently, deviation request DEVREQ-2016-00439 included false information and incomplete details.

- This request includes significant and negative impact to our property Parcel # 1246700333. It does not

produce a comparable or improved result. There is substantial vegetation along the site boundary as well as a long established and actively maintained fence and landscaping.

- Although Lots 1-3 are shallow shifting the roadway to meet the landscape transition requirement would still maintain appropriate sizes and have less impact to these future owners than is being imposed on us by this decision. We feel the decision to not shift the road section north and give our property the required 5-foot landscape buffer is a financial decision that only benefits the developer and the value of the proposed lots.
- To date we have not been contacted regarding the temporary construction easement.

Additionally, the deviation request is specific to our northwest property line but does not include any portion that was misrepresented without property owner approval as property 9. Unless we sell to the developer the landscape transition should be maintained at a minimum along this portion in order to not impact the three healthy and substantial trees located along the property line.

We believe that if our property and the boundary area had been accurately represented on the submission in DEVREQ-2016-00439 the reviewer(s) may have made a different decision or at a minimum would have indicated some discussion/negotiation should take place with the homeowner impacted by this request.

Should the deviation approval stand despite the false information included in the application, we would like to know what is planned for the transition from our property line to the sidewalk. Can you please share with us the details for managing the space along our north property line and the public sidewalk? We believe some type of retaining system will be required from the finished sidewalk grade/elevation in order to tie into the existing grade that is presented on the plans.

Additional Project Questions

- Can you please tell us what the landscape plan will be without property 9?
- We have seen plans without a sidewalk, with a sidewalk and with a future sidewalk. What is the current plan for 136th Ave NE?
- Are there any other impacts to our property that we have not mentioned?
- What are the developer/builders plans to communicate with us such as start dates, utility disruptions other project updates?

Sincerely,
Laura

Laura Anderson
laura@andeventsinc.com
206-276-3172

On Aug 26, 2016, at 8:00 AM, Benjamin Sticka <bsticka@redmond.gov> wrote:

Mrs. Anderson,

Good morning. Thank you for coming to the City of Redmond yesterday to discuss the proposed Garbarino Plat. I wanted to offer up the idea of reaching out to Matthew and/or Greg in an effort to restart the conversation about the Garbarino plat. Please let me know, as I would be more than happy to reach out to them, but I will leave that decision up to you? Please let me know if you have any other questions or need anything else. Have a good day.

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

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