

RECEIVED
CITY OF REDMOND

AUG 2 2017

DEVELOPMENT
SERVICES CENTER

ATTACHMENT: City of Redmond, Notice of Application – COMMENTS

This proposed development is completely inconsistent with the character of the present neighborhood. The homes that will be affected by this proposed development have been on this private street for over 40 years. At the time we approved annexation to the City of Redmond we were assured that going from R3 to R4 would be the zoning for this area. The logical maneuvers that are required to put 28 cottage homes on 3.7 acres remain unexplainable! In fact, there seems to be some questions as to the actual acreage available for this proposed project.

The private road (112th Pl.) has been maintained by the home owners on this road for over 40 years. The requirement to make this a PUBLIC road severely impacts the current homeowners. The fact that the cottages will enjoy a private road while we must relinquish much of our front yards to accommodate a public road is impossible to understand. This needs to be addressed.

The current traffic situation on 132nd Avenue is increasing day by day. It has become almost impossible to access 132nd during prime-time hours and the increased traffic that would accompany 28 additional homes should be considered. We understand that the traffic situation on 132nd is completely regulated by the City of Kirkland but hopefully Redmond can bring something to the table to help the home owners who are impacted by increasing the traffic which this proposed development will bring.

The Mayor of Redmond and many of the current council members frequently speak and write of the City of Redmond's desire to maintain density in the downtown area and maintain the character of the current neighborhoods. The homes on this small street are on lots of 1/2 acre or more and the proposed development does not reflect the current neighborhood character.

The area that will be developed is a wooded ravine with many old, large trees. It has been home for years to deer, bear, bobcats, coyotes and all manner of birds and other wildlife. When the current cottages at 111th were developed we witnessed deer just walking in circles, birds flying overhead in circles apparently 'wondering' what happened to their habitat. I realize this property is of private ownership and the owner is entitled to develop it but I hope the city planners will consider the many points I have made and the overall impact this proposed development will have on so many different and varied people, wildlife and the quality of life in our city.

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AUG 20 2017

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SERVICES CENTER

Benjamin Sticka

To: hrbader@msn.com
Cc: Aaron Hollingbery; Will Greene
Subject: Rose Hill Cottages Comments

Ms. Bader,

Good morning. Thank you for your comment letter for the proposed Rose Hill Cottages. I have read your letter and shared it with both my supervisor and the applicant. Also, I have shared your comment letter with the applicants as a part of this response. You can also reach out to them if you would prefer. Finally, I have included the following responses to your questions below. Please let me know if you have any additional questions or comments? Thank you.

- First, with respect to your concerns about the proposed right-of-way improvements, I would suggest reaching out to the Transportation Engineer with the City to better understand what improvements will occur. You can reach Andy Chow at (425) 556-2740 or kachow@redmond.gov.
- Second, with respect to your concerns about additional traffic created from the proposed development, the applicant has submitted traffic study. I would suggest discussing the traffic study with Andy to better understand the impacts from the proposed development.
- Next, with respect to your concerns over added density and character. The proposed development is a "cottage style" project is limited to 1,500 square-foot single-family detached homes. If the developer weren't designing a cottage style development, the size of the homes would be much larger.
- Finally, with respect to your concerns over wildlife. The applicant is working with a biologist, who will identify and protected or endangered species on the subject site. I am happy to share that information with you, once I receive it.

Please let me know if you would like any further clarification or additional information. If you would rather talk, I can be reached by phone at the number below. Thank you and have a nice day.

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

Benjamin Sticka

From: David Busse <dsbusse@gmail.com>
Sent: Monday, October 02, 2017 10:02 PM
To: Benjamin Sticka
Cc: Angela Birney; David Carson; Hank Margeson; Hank Myers; Tanika Padhye; Byron Shutz; JOHN STILIN
Subject: Rose Hill Cottages Development Proposal

Mr Sticka:

I live in the Sam Hill development immediately North of the proposed Rose Hill Cottages development project on NE 112th Place. I have been asked via flyer by my neighbors on NE 112th Place to submit comments to the Council regarding this development. I am submitting my comments to you as well.

My neighbors believe that this new development will degrade the "character" of the neighborhood and create a significant impact on the traffic on 132nd Ave NE.

In a word, I disagree.

I believe that clustered housing creates a stronger community within a neighborhood, because it facilitates interaction between neighbors, and does a better job of managing and integrating the natural environment with housing. It ***improves*** the character of neighborhoods. If development must happen, then I support clustered housing over archaic pavement-dominated grids of rambler.

There are 20+ households that drive past my home in the Sam Hill development. I do not perceive my passing neighbors as a nuisance.

I do not believe that the additional households represent a significant increase in the traffic on 132nd Ave NE.

I do believe that ***most*** of the traffic on 132nd Ave NE during rush hour is passing ***through*** North Rose Hill; only a small portion of the traffic involves my neighbors.

Consequently, I ***support*** the proposed development.

Please let me know if you need more information. Thank you for hearing my comments.

David Busse
11511 133rd Ave NE
Redmond, WA 98052
425-922-5138

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

Benjamin Sticka

To: David Busse
Subject: RE: Rose Hill Cottages Development Proposal

Mr. Busse,

Good morning and thank you for your comments regarding the proposed Rose Hill Cottages development. I have included your comment as a part of the record for the project. Additionally, I have added your name to the "parties of record" spreadsheet, which means you will receive future correspondence related to the project. Please let me know if you have any additional questions. Thank you.

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

From: David Busse [mailto:dsbusse@gmail.com]
Sent: Monday, October 02, 2017 10:02 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Angela Birney <abirney@redmond.gov>; David Carson <DCARSON@redmond.gov>; Hank Margeson <HMARGESON@redmond.gov>; Hank Myers <HMYERS@redmond.gov>; Tanika Padhye <tpadhye@redmond.gov>; Byron Shutz <bcshutz@redmond.gov>; JOHN STILIN <JCSTILIN@redmond.gov>
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I do believe that ***most*** of the traffic on 132nd Ave NE during rush hour is passing ***through*** North Rose Hill; only a small portion of the traffic involves my neighbors.

Benjamin Sticka

From: sj_chow@yahoo.com
Sent: Friday, September 15, 2017 3:02 PM
To: Benjamin Sticka
Subject: Rose Hill Cottages, LAND 2017-00727

Hello Ben,

I am a long time resident of North Rose Hill near Mark Twain park. I am concerned about the level of development in the area as it relates to traffic safety and congestion in the area as well as the impact that another 28 homes would have on the community and on local schools.

There are already 20+ new homes being built at the Terrene development, another 9 new homes by Merit, and numerous other smaller developments.

There were also 40+ new homes built by Quadrant in the Heathers Ridge development in 2015 and 20+ in the Benjamin Estates project in 2016 and I'm sure others that I am unaware of.

Traffic backs up on 132nd Ave NE southbound towards NE 85th St in the morning, sometimes past 104th St. The stretch of 1 mile can take nearly 20 minutes to travel. In addition, turning left onto 132nd Ave NE from NE 100th St (near the St. George Coptic Orthodox church) during evening hours is difficult. I have seen that cars do not always stop for pedestrians crossing 132nd Ave NE because some of the crosswalks aren't lit with flashing lights. Bringing more families into the area is only going to make the situation worse.

I've heard of crowded classrooms and class sizes at Mark Twain elementary where my daughter will start next year. I am concerned how additional families will be accommodated. Apparently my neighborhood lost its bus service last year due to funding cuts. Will additional resources be allocated to accommodate these new families?

Thank you,

Stephanie Chow

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Benjamin Sticka

From: Andy Chow
Sent: Wednesday, September 20, 2017 5:34 PM
To: sj_chow@yahoo.com
Cc: Thang Nguyen (TNguyen@kirklandwa.gov); Benjamin Sticka
Subject: RE: Rose Hill Cottages, LAND 2017-00727
Attachments: Rose Hill Cottages traffic review memo.pdf

Hi Stephanie,

Thank you for your email. I just got back on Tuesday and trying to catch up. Sorry for the late reply.

This project was originally permitted with 24 units. The proposed 28 units are requested by another applicant with a new land use application. An updated traffic study was provided to the City of Kirkland for review since the 132nd Ave NE is within the Kirkland's right-of-way. At this time, the updated study is under review and we will work with Kirkland staff to find out if this project will trigger any transportation mitigation based on Kirkland's standards. Based on the preliminary review comment from Kirkland, the updated traffic study did not include recent developments' traffic in their traffic forecast. For your reference, I am including the original traffic review memo (24 units) from Kirkland in the attachment.

For your other existing traffic related concerns/questions on 132nd Ave NE, please contact Thang Nguyen at (425) 587-3869 or tnguyen@kirklandwa.gov, Transportation Engineer at the City of Kirkland.

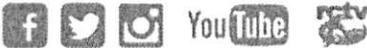
For your questions about the classroom and school bus, please contact the Lake Washington School District at (425) 936-1200.

Thanks,
Andy



Andy Chow, P.E.

Senior Transportation Engineer | City of Redmond
☎: 425.556.2740 | ✉: kachow@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052



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From: Benjamin Sticka
Sent: Monday, September 18, 2017 8:24 AM
To: sj_chow@yahoo.com
Cc: Andy Chow <kachow@redmond.gov>
Subject: RE: Rose Hill Cottages, LAND 2017-00727

Ms. Chow,

Good morning. I have forwarded your questions related to traffic to Andy Chow. Andy is the transportation engineer with the City who is reviewing the Rose Hill Cottages project. I did see that Andy is out of the office until tomorrow. I will cc him as a part of the response, so you have access to his email. He can also be reached by phone at (425) 556-2740. If you have any additional questions, please let me know? Thanks.

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

From: sj_chow@yahoo.com [mailto:sj_chow@yahoo.com]
Sent: Friday, September 15, 2017 3:02 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Rose Hill Cottages, LAND 2017-00727

Hello Ben,

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Thank you,

Stephanie Chow

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Benjamin Sticka

From: Teresa Wojdalski <wojdalski@hotmail.com>
Sent: Wednesday, September 20, 2017 10:35 AM
To: Benjamin Sticka; JPFundt@kirklandwa.gov
Subject: 28-Cottage Development Proposed off of 132nd Ave NE

I won't be able to make the meeting @ Redmond city hall tonight, but I wanted to make sure that you received my feedback as a Redmond city resident for 20+ years. ~\$700K is NOT affordable housing, and that there is no purpose to building these cottages other than lining the pockets of the developer and adding even more congestion and traffic to an already overburdened infrastructure.

Unless ALL the homes are priced at entry level (first time homeowner levels, no greater than \$500K), I am EXTREMELY opposed to adding these homes.

Teresa Wojdalski
15815 NE 56th Way
Redmond, WA 98052
425-869-1307

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

Benjamin Sticka

To: Teresa Wojdalski
Subject: RE: 28-Cottage Development Proposed off of 132nd Ave NE

Ms. Wojdalski,

Good morning. Thank you for your email regarding the proposed Rose Hill Cottage development. The proposed development includes 28 cottage homes. Redmond Zoning Code requires that two of the proposed cottage homes be affordable units. The affordable homes are facilitated through ARCH, which is A Regional Coalition for Housing in East King County. ARCH ensures that the homes meet their criteria to meet the definition of affordability. I have included a link below to ARCH for additional questions you might have related to affordable housing. In addition, I have provided the contact number for Mike Stanger who manages the program. I hope this helps answer your question related to affordable housing, as it relates to the proposed project. Please let me know if you have any additional questions? Thank you.

ARCH website
<http://www.archhousing.org/>

Mike Stanger – Program Facilitator

Mike Stanger
Housing Planner
ARCH (A Regional Coalition for Housing)
16225 NE 87th Street Suite A3
Redmond, WA 98052
ph: 425-861-3677
direct: 425-305-5318
www.archhousing.org

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

From: Teresa Wojdalski [<mailto:wojdalski@hotmail.com>]
Sent: Wednesday, September 20, 2017 10:35 AM
To: Benjamin Sticka <bsticka@redmond.gov>; JPfundt@kirklandwa.gov
Subject: 28-Cottage Development Proposed off of 132nd Ave NE

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