

Hello,

I'm the homeowner at 10835 177th ct ne. Our home is one of the homes which is situated less than 500' from the proposed Emerald Heights Conditional Use Permit LAND-2018-00586 Site Plan Entitlement LAND-2018-00617.

My husband and I grew up just a few miles from Redmond. We both love the pacific northwest and considered many cities to plant our new family roots before settling on Redmond and specifically the Abbey Road development.

The traditional style homes in Abbey Road, beautiful nature trails, friendly neighbors, and proximity to schools and parks offered just what we wanted to raise our family. We have one child who has attended Rockwell Elementary, Redmond Middle and now I'm his second year of Redmond High School. Our youngest is in her second to last year at Horace Mann Elementary. The schools are walking distance from our home and both children walk to and from school through our beautiful Abbey Road and Education Hill neighborhood.

I am concerned about the proposed building for several reasons. As a mother, I feel this building will impact the safety, health, and privacy of my children.

Construction of this proposed project will likely take place over 12-hour workday (from 7AM to 7PM) which I am afraid will jeopardize the safety of my kids walking their routes to school and from school. I cannot even image the number of work trucks and heavy machinery entering and leaving Emerald Heights and driving down our neighborhood streets to haul dirt and transport building materials. Many kids in our neighborhood are required to walk home alone and they too will be at risk by construction vehicles coming and going during peak hours. If it's anything like what I've seen in downtown Redmond, it will be a huge construction work zone with traffic issues, noise, and dirt everywhere.

My children, as well as friends, spend countless hours playing in the backyard. It's been a safe fenced yard for our children and family dog to play. I worry that the dirt and dust stirred up from a construction project of this size will make the air quality unbearable to breath. Inside our home, I am afraid that we won't be able to let fresh air into our house through our screen windows during those months of construction.

The proposed building is the length of a football field, 40' tall and with 100 windows looking out towards our house. Given that the building is not going to be anywhere near a 150' setback (like the average setbacks of Redmond High School (148'), Horace Mann (153'), but one-third of the building will be 15' setback from the property line. I am not sure how there would be any way to plant enough trees to provide the barrier we currently have with the current greenbelt buffer. The proposed placement of the new Emerald Heights building will result in an unrealistic buffer from the street and the privacy of neighboring houses. We were under the impression when we bought our house that the greenbelt behind our house was protected, therefore, cutting down all those trees and placing a building that close will impact our privacy significantly. Like many of my neighbors, we would have reconsidered moving here, if we knew the greenbelt would be destroyed.

In addition to proposed set-back and lack of significant buffer, the amount of light coming from the 100 windows facing my house will be no different than us moving our house to the middle of downtown Redmond. My family, as I am sure others agree, require darkness to sleep. Unless all 100+ residence have a "lights out policy" at 8pm, the light from these units will make it unbearable for my children to fall asleep at night which will result in poor quality of sleep for them.

We have had no issues with Emerald Heights as a neighbor of ours in Abbey Road. I understand the need to provide more services to the residence at Emerald Heights. However. It is obvious that the location, size and style of building is not going to fit in with the community as we have grown to love.

Regards,

Lisa Sheffield

Homeowner at 10835 177th CT NE, Redmond, WA 98052