

## ATTACHMENT 3

Date: 3/13/2018

Property Project: Larkin Property

Land Number: LAND-2018 -00116

Steve & Kris Anderson  
10224 132<sup>nd</sup> Ave NE  
Kirkland, WA 98033

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### Comments:

We have been living at our address for about 41 years. We have serious concerns that the population growth in our area has completely over reached the capacity of streets to handle traffic flow. The Larkin property is just one of several large developments all along the Redmond side of 132<sup>nd</sup> Ave NE.

As you are already aware there is a current trend of long time Redmond property owners to sell out. Because of the rural atmosphere Redmond used to enjoy many of landowners have a house surround by a very large area or in some cases acres of property like the Larkin Property. Developers come in bulldoze the original house and put 14 houses in to replace it. The impact of this by itself is minimal but in our area this scenario has multiplied to the point that are roads are choked with traffic.

We recognize growth is inevitable but could you please give some consideration to adding some East/West roads that connect to Willows road providing better access into Redmond and the downtown area. Examples of this could be NE 100<sup>th</sup> St, NE 104<sup>th</sup> St, NE 108<sup>th</sup> Street, NE 110<sup>th</sup> St.

To be honest most days in the morning hours on 132<sup>nd</sup> Ave NE we have a back up of traffic to NE 100<sup>th</sup> St and on occasion past our house to NE 104<sup>th</sup> St all waiting to access NE 85<sup>th</sup> St – Redmond Way. Perhaps some of that traffic could be syphoned off if motorists had some alternate East/West streets as mentioned above.

Regards,  
Steve & Kris Anderson

**From:** [Cameron A. Zapata](#)  
**To:** [Brian Savage](#)  
**Bcc:** [Min Luo](#)  
**Subject:** RE: Larkin Property  
**Date:** Thursday, March 8, 2018 1:15:00 PM

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Hello Mr. Savage,

I have received some additional information from the Transportation reviewer in regards to your question below. Please see her response below.

Thank you for your email concerning a traffic light at the intersection of 132<sup>nd</sup> Avenue NE and NE 100<sup>th</sup> Street. I apologize for the delay in responding to you.

The Redmond/Kirkland border is immediately east of 132<sup>nd</sup> Avenue NE, so the intersection of 132<sup>nd</sup> Avenue NE and NE 100<sup>th</sup> Street is within Kirkland's jurisdiction. More development in either Kirkland or Redmond could justify installation of a traffic signal at this intersection, but any construction here would be up to Kirkland.

Since development from Redmond can impact traffic at 132<sup>nd</sup> Avenue NE and NE 100<sup>th</sup> Street, Redmond does participate in roadway improvements in the area. In January 2018, a signal warrant analysis was conducted for the Rose Hill West (subdivision into 40 single-family homes). The analysis included traffic generated from other recent developments along with an assumption of an additional two percent growth in traffic. The traffic study also included the safety analysis at the intersection of NE 100<sup>th</sup> Street and 132<sup>nd</sup> Avenue NE, and the analysis showed that a signal was not warranted at that time. This traffic study is under review by the City of Kirkland.

City of Redmond staff take traffic safety seriously and strive to provide a safe transportation system. Criteria and accepted engineering guidelines need to be satisfied for installation of a traffic signal under the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration. Redmond will request updated signal warrant analysis for the intersection of 132<sup>nd</sup> Avenue NE and NE 100<sup>th</sup> Street if future large developments (subdivision of more than 20 lots) occur in this area within the City of Redmond. A new traffic study will be required to update the traffic and safety conditions at that intersection and determine if a traffic signal is warranted or other modifications are appropriate. The City of Redmond will then send the traffic analysis to the City of Kirkland for review and approval.

Regarding the Larking Project, it is a 14-unit subdivision development. A traffic study is not required for this project per the City of Redmond's Traffic Study guideline.

Traffic volumes at NE 100<sup>th</sup> St/132<sup>nd</sup> Ave NE would be larger than the intersection of 132<sup>nd</sup> Ave NE/NE 104<sup>th</sup> St. The intersection of NE 100<sup>th</sup> St/132<sup>nd</sup> Ave NE doesn't meet the signal warrant at this point and it is easily estimated that the intersection of

132<sup>nd</sup> Ave NE/NE 104<sup>th</sup> St does not meet the signal warrant criteria either.

If you have additional questions, please contact Min Luo, senior engineer in the Planning Department, at 425-556-2881 or [MLuo@redmond.gov](mailto:MLuo@redmond.gov).

If you would like to contact the City of Kirkland with your concerns at the intersection at 132<sup>nd</sup> Avenue NE and NE 100<sup>th</sup> Street, a good contact would be:

*Thang T. Nguyen*  
*Transportation Engineer*  
*City of Kirkland*  
*Public Works Department*  
*123 5<sup>th</sup> Avenue*  
*Kirkland WA 98033-6189*  
*Phone: (425) 587-3869*  
*Fax: (425) 587-3807*  
[tnuyen@kirklandwa.gov](mailto:tnuyen@kirklandwa.gov)

If you have any additional questions, please feel free to contact me.

Thank you,  
Cameron Zapata // Planner  
City of Redmond  
Planning and Community Development

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**From:** Cameron A. Zapata  
**Sent:** Friday, March 02, 2018 8:36 AM  
**To:** 'Brian Savage' <brians1937@yahoo.com>  
**Subject:** RE: Larkin Property

Hi Brian,

Thank you for your questions. I will forward this email on to our transportation engineer reviewer to help answer your questions.

If you would like to be a party of record, please email me your address for any mailings relating to the project, such as the neighborhood meeting.

If you have any further questions or comments, please feel free to contact me.

Thank you,

Cameron Zapata // Planner  
City of Redmond  
Planning and Community Development

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**From:** Brian Savage [<mailto:brians1937@yahoo.com>]

**Sent:** Thursday, March 01, 2018 6:03 PM

**To:** Cameron A. Zapata <[cazapata@redmond.gov](mailto:cazapata@redmond.gov)>

**Subject:** Larkin Property

Has Redmond, Kirkland, or Redmond/Kirkland given any thought to installing a traffic light at the corner of 132nd Ave and 100th St? How about 132nd Ave and 104th St.? 20 new houses and already a traffic problem on 132nd Ave. Are there any other possibilities being considered to relieve the traffic congestion on 132nd Ave?

Thank You  
-Brian Savage  
Kirkland/Redmond

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