



# Larkin Subdivision

City of Redmond, Washington

## Safe Walk Report

Prepared for  
**Rose Hill 12, LLC**  
2630 116<sup>th</sup> Ave NE, Suite 200  
Bellevue, WA 98004

Date: January 15, 2018

Blueline Job No. 17-134

Prepared by: Moira Haughian  
Reviewed by: TC Colleran

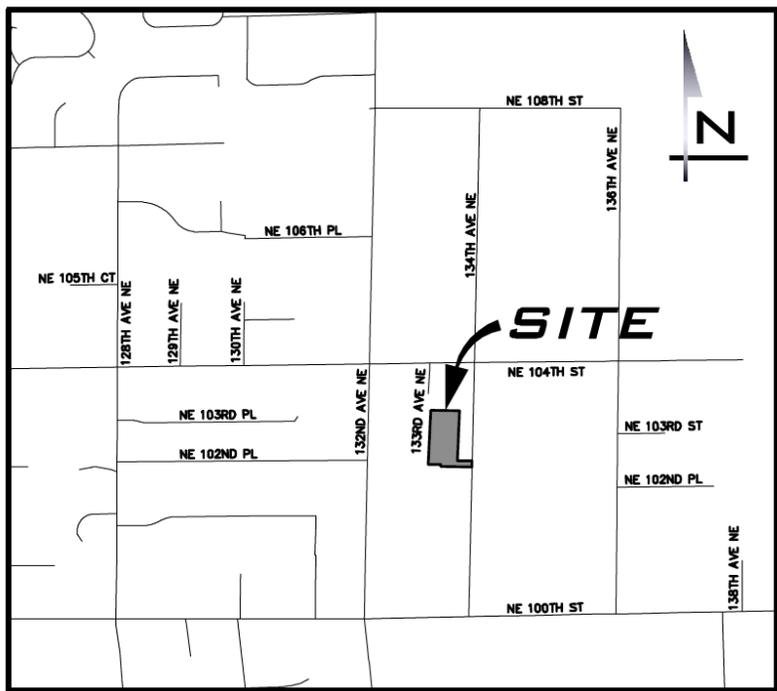
**Table of Contents**

---

SECTION 1	PROJECT OVERVIEW.....	1-1
SECTION 2	SAFE WALK ROUTES EXISTING CONDITIONS.....	2-1

## Section 1 Project Overview

The Larkin Subdivision is located at 10201 134<sup>th</sup> Avenue, Redmond, WA 98033. The site consists of a single flag lot that is located mid-block, and connects to the public right of way on 134<sup>th</sup> Ave NE across from the Heather's Ridge Subdivision and being subdivided into 14 single family lots.



Vicinity Map  
not to scale

In the existing condition, the parcel is comprised of a single-family residence with associated driveways, sheds, and a large detached garage. The site contains an asphalt drive, gravel surfaces, maintained residential lawns, and scattered trees across most of the site.

The Larkin Subdivision project proposes to subdivide the existing parcel into 14 lots with supporting infrastructure, including roadway, utilities, and a drainage tract. Existing residences, infrastructure, and all sheds and garages will be removed. Access will be provided via flagged portion of the lot on the eastern boundary of the site from 134<sup>th</sup> Ave NE.

The purpose of this report is to identify and detail safe walking routes to nearby elementary, middle and high schools for the subject property described above.

## Section 2 Safe Walk Routes Existing Conditions

The project is required to provide safe walk routes to the nearest schools as identified by Lake Washington School District as Twain Elementary School, Rose Hill Middle School and Lake Washington High School.

### Twain Elementary School

The grade school students within the Larkin Subdivision will bus to school, the bus stop is located on the southeast corner of NE 100<sup>th</sup> Street and 134<sup>th</sup> Ave NE. From the starting point, the students will cross 134<sup>th</sup> Ave NE\*, which is paved with concrete and has modern ADA improvements, and walk south to NE 100<sup>th</sup> Street where they will cross to the south side of the street and wait for the bus.

*\*There is a walking path that was installed by the Heather's Ridge development, located on the east side of 134<sup>th</sup> that extends from NE 104<sup>th</sup> Street to NE 100<sup>th</sup> Street. According to Jeff Miles with the Lake Washington School District, the district would not request a walking path on both sides of the street and that walking path along the east would be sufficient. Heather's Ridge would have been required to provide safe walk to same grade school bus stop.*

See Grade School (and Middle) Bus Stop Exhibit.

### Rose Hill Middle School

The middle school students within the Larkin Subdivision will bus to school, the bus stop is located on the southeast corner of 132<sup>nd</sup> Ave Ne and NE 104<sup>th</sup> Street. From the starting point, the students will cross 134<sup>th</sup> Ave NE\* which is paved with concrete and has modern ADA improvements, and will walk north to NE 104<sup>th</sup> Street where they will cross to the west side of the street, follow to the corner of 132<sup>nd</sup> Ave NE and wait for the bus.

*\*There is a walking path that was installed by the Heather's Ridge development with a small portion at the corner proposed to be installed with the Whitaker Short Plat. The walking path is located on the east side of 134<sup>th</sup> that extends from NE 104<sup>th</sup> Street to NE 100<sup>th</sup> Street. According to Jeff Miles with the Lake Washington School District, the district would not request a walking path on both sides of the street and that walking path along the east would be sufficient. Both developments were also required to meet safe walk to same middle school bus stop.*

See Middle School (and Grade) Bus Stop Exhibit.

Lake Washington High School

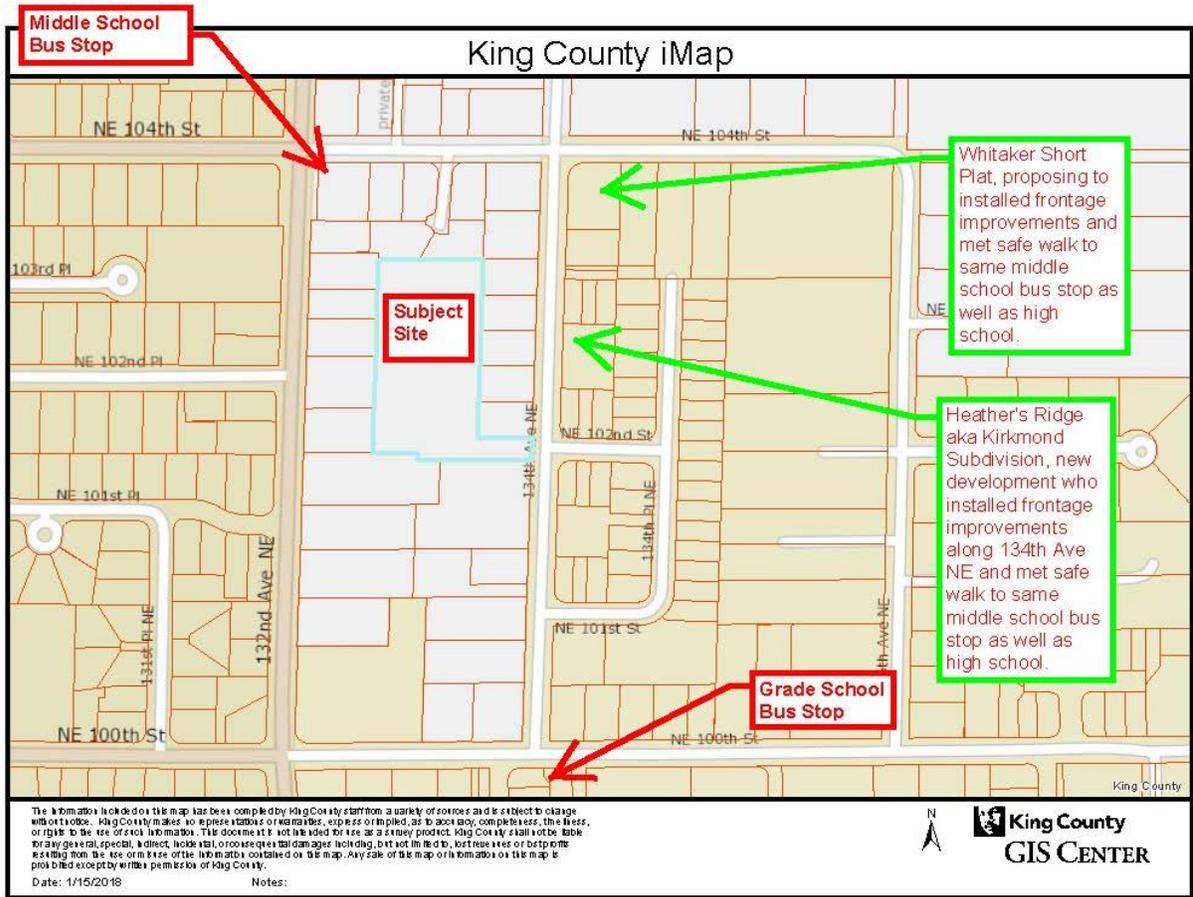
The high school students within the Larkin Subdivision walk to school, the route is approximately 2 miles in length and begins in the middle of the block on 134<sup>th</sup> Ave NE\*, between NE 100<sup>th</sup> and NE 104<sup>th</sup> St. From the starting point, there is a path on the east side of 134<sup>th</sup> Ave NE that is paved with concrete and has modern ADA improvements. This path extends south to the southern edge of the Heather's Ridge development, where it turns into an asphalt path that continues to NE 100<sup>th</sup> St. At this point, the students will follow NE 100<sup>th</sup> Street to 124<sup>th</sup> Ave NE, south to NE 80<sup>th</sup> Street, west to Lake Washington High School.

*\*There is a walking path that was installed by the Heather's Ridge development, located on the east side of 134<sup>th</sup> that extends from NE 104<sup>th</sup> Street to NE 100<sup>th</sup> Street. According to Jeff Miles with the Lake Washington School District, the district would not request a walking path on both sides of the street and that walking path along the east would be sufficient. They also were required to meet safe walk to same high school.*

See High School Walking Path Exhibit.

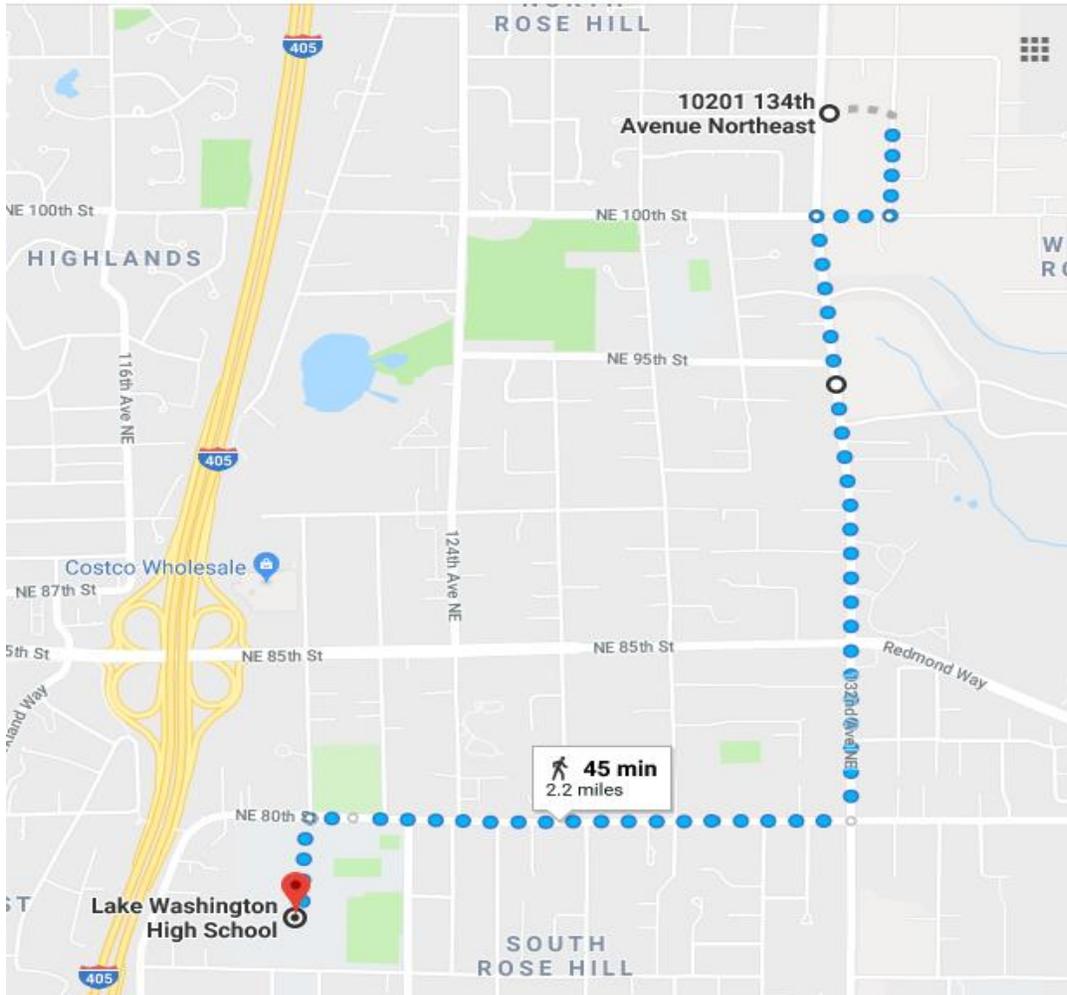
Larkin  
Safe Walk Report

Grade School and Middle School Bus Stop Exhibit



Larkin  
Safe Walk Report

High School Walking Path Exhibit



**From:** [Miles, Jeff](#)  
**To:** [Moira Haughian](#)  
**Subject:** RE: 10201 134th Ave NE - Larkin  
**Date:** Thursday, January 25, 2018 2:08:28 PM

---

Moira,

Lake Washington School District is not requesting any additional walk path for this project.

Jeff Miles  
Transportation Manager  
Lake Washington School District

---

**From:** Moira Haughian [mailto:mhaughian@thebluelinegroup.com]  
**Sent:** Thursday, January 25, 2018 10:31 AM  
**To:** Miles, Jeff <jmiles@lwsd.org>  
**Subject:** FW: 10201 134th Ave NE - Larkin

Hi Jeff-

To circle back on our conversation from a couple weeks ago regarding the safe walking path for the Larkin development, attached is our Report. Can you please review and let us know if you concur with our assessment that no additional walking path is required or requested?

Thanks,

**Moira L. Haughian** | Planning Coordinator  
**BLUELINE** | [www.thebluelinegroup.com](http://www.thebluelinegroup.com)  
d 425.250.7226 | o 425.216.4051 | f 425.216.4052  
**LAND MATTERS** : : Civil Engineering : : Land Use Planning

---

**From:** Moira Haughian  
**Sent:** Friday, January 05, 2018 2:07 PM  
**To:** [jmiles@lwsd.org](mailto:jmiles@lwsd.org)  
**Subject:** 10201 134th Ave NE - Larkin

Hi Jeff-

I have left you messages with the hopes of discussing this project safe walking conditions options. Attached are the current school reports for this address, students will walk from the subject site to NE 104<sup>th</sup> Street and NE 100<sup>th</sup> Street.

There is a recently installed walking path on the east side of 134<sup>th</sup> Ave NE, can our kids utilities this path as their safe walking path? It doesn't make sense to have a path on both sides of the street, as it will affect existing access to private properties, the existing ditch/culvert, etc.

Another thought is with the new developments in the neighborhood maybe there are enough students to add a bus stop at NE 102<sup>nd</sup> Street? Please call me to discuss.

## School/Transportation Information

[Simple Search](#) | [Advanced Search](#) |

**Advanced Search:**

Grade = '02'  
Home Address = '10201 134TH Ave NE 98033'

The information displayed below is subject to confirmation by the transportation or district office.

**School/Transportation Information**

Grade:	02	School of Residence:	Twain Elementary
Program:	BASIC ED	School of Attendance:	Twain Elementary
Home to School Distance:	0.58 mi.		

**Inbound Information**

Walk/Ride Status:	Ride	Walk Distance:	0.13 mi.
Bus Stop:	NE 100TH ST @ 134TH AVE NE [S]	Time:	8:00 AM
Route:	54ATWN	Bus:	154
Route Description:	GREEN		

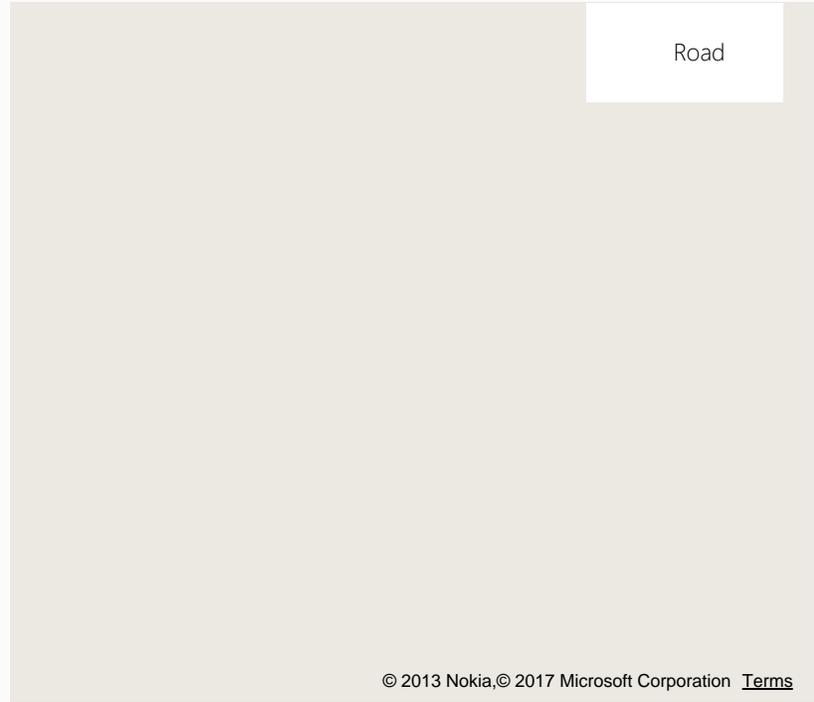
**Outbound Information**

Walk/Ride Status:	Ride	Walk Distance:	0.13 mi.
Bus Stop:	NE 100TH ST @ 134TH AVE NE [S]	Time:	3:14 PM
Route:	57PTWN	Bus:	149
Route Description:	GREEN		

**Address Information**

Home: 10201 134TH Ave NE 98033  
Pickup:  
Dropoff:

[View Simple Results](#)



© 2013 Nokia, © 2017 Microsoft Corporation [Terms](#)



Student Home



School



Bus Stop

Use of this application constitute acceptance of [Microsoft Bing Maps Terms of Service](#)

The information on this site represents the status of routes as of 12/1/2017 . The transportation offices reserve the right to make changes to this information as they meet the changing needs of the student population.



Powered by:  
[Tyler Technologies, Inc.](#)  
Copyright © 2005, Tyler  
Technologies, Inc.

## School/Transportation Information

[Simple Search](#) | [Advanced Search](#) |

**Advanced Search:**

Grade = '07'  
Home Address = '10201 134TH Ave NE 98033'

The information displayed below is subject to confirmation by the transportation or district office.

**School/Transportation Information**

Grade:	07	School of Residence:	Rose Hill Middle School
Program:	BASIC ED	School of Attendance:	Rose Hill Middle School
Home to School Distance:	1.79 mi.		

**Inbound Information**

Walk/Ride Status:	Ride	Walk Distance:	0.24 mi.
Bus Stop:	132ND AVE NE @ NE 104TH ST [SE]	Time:	7:22 AM
Route:	59ARHMS Bus:		118
Route Description:	RT 59		

**Outbound Information**

Walk/Ride Status:	Ride	Walk Distance:	0.24 mi.
Bus Stop:	132ND AVE NE @ NE 104TH ST [SE]	Time:	2:27 PM
Route:	44PRHMS Bus:		132
Route Description:	RT 44		

**Address Information**

Home: 10201 134TH Ave NE 98033  
Pickup:  
Dropoff:

[View Simple Results](#)



© 2017 HERE, © 2017 Microsoft Corporation [Terms](#)



Student Home



School



Bus Stop

Use of this application constitutes acceptance of [Microsoft Bing](#) [Terms of Service](#)

transportation offices reserve the right to make changes to this information as they meet the changing needs of the student population.



Powered by:  
[Tyler Technologies, Inc.](#)  
Copyright © 2005, Tyler  
Technologies, Inc.

## School/Transportation Information

[Simple Search](#) | [Advanced Search](#) |

**Advanced Search:**

Grade = '11'  
Home Address = '10201 134TH Ave NE 98033'

**The information displayed below is subject to confirmation by the transportation or district office.**

**School/Transportation Information**

Grade:	11	School of Residence:	Lake Washington High School
Program:	BASIC ED	School of Attendance:	Lake Washington High School
Home to School Distance:	2.03 mi.		

**Inbound Information**

Walk/Ride Status:	No Bus	Walk Distance:	2.03 mi.
Bus Stop:	Lake Washington High School	Time:	n/a
Route:	n/a	Bus:	n/a
Route Description:			

**Outbound Information**

Walk/Ride Status:	No Bus	Walk Distance:	2.03 mi.
Bus Stop:	Lake Washington High School	Time:	n/a
Route:	n/a	Bus:	n/a
Route Description:			

**Address Information**

Home: 10201 134TH Ave NE 98033  
Pickup:  
Dropoff:

[View Simple Results](#)



Student Home



School



Bus Stop

Use of this application consti acceptance of [Microsoft Bing Terms of Service](#)

The information on this site represents the status of routes as of 12/1/2017 . The transportation offices reserve the right to make changes to this information as they meet the changing needs of the student population.

Powered by:



**tyler**  
technologies

[Tyler Technologies, Inc.](#)  
Copyright © 2005, Tyler  
Technologies, Inc.