

Jenny Ngo

From: Agnes Kowacz
Sent: Thursday, April 14, 2016 2:01 PM
To: Mickey Moritz
Subject: RE: Modi MDNS

Hi Mickey-

I understand. I think that regarding considering these options it may be best for you to talk with our Public Works Director, Tom Hansen. His contact is 425-877-2291 or thomash@ci.woodinville.wa.us. Thank you,
Agnes

From: Mickey Moritz [mailto:atmoritz@gmail.com]
Sent: Thursday, April 14, 2016 1:30 PM
To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Subject: Re: Modi MDNS

Hi Agnes,
Thanks for getting back to me. Regarding sidewalks, perhaps I was not clear. We realize there will need to be some form of sidewalk. What we are requesting is that the sidewalk improvement be a minimal encroachment on the existing planting - that is, no additional planter area next to the sidewalk. Does this make sense?

Thanks,
Mickey

On Thu, Apr 14, 2016 at 8:58 AM, Agnes Kowacz <agnesk@ci.woodinville.wa.us> wrote:

Hi Mickey-

Thank you for your email. Please see my responses below.

Agnes Kowacz | Associate Planner

City of Woodinville

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Woodinville, WA 98072

Office: [\(425\) 877-2293](tel:4258772293)

Email: agnesk@ci.woodinville.wa.us

From: Mickey Moritz [mailto:atmoritz@gmail.com]
Sent: Tuesday, April 12, 2016 4:29 PM

To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>

Subject: Modi MDNS

Hi Agnes,

We have looked over the documents related to the proposed Modi single-family home. While we still feel that the home could have been situated further from the wetland, we might be willing to forgo appeal of the MDNS. We have several remaining concerns, however:

1) As our neighbors just learned the hard way, developers often do not comply with permit conditions that are designed to protect environmental conditions. We want to know what kind of oversight will be in place to ensure that Wetland A on the site is fully mitigated and protected? Simple business-as-usual oversight was insufficient to protect the trees damaged when the Woodland subdivision was built, so we need to know there is more protection for this project.

The City has been recently made the decision to use a consulting arborist to provide expertise on issues relating to tree protection on new construction projects and will do so on this one. Other protection measure that will be required are double silt fencing for critical areas, site inspections by city staff during the project and final inspection ensure that the mitigation provided is sufficient with what was approved. After construction, monitoring reports will be submitted for 5 years to ensure performance standards for critical areas have been met.

2) We strenuously object to the large roadway and sidewalk improvements planned for this project. There are a number of large trees on a very steep slope that would be decimated if the current roadway and sidewalk improvements are made. This is being treated as high-density development, perhaps due to the R6 zoning. Yet, this project is low-density: one home on over 1.5 acres. Thus, it is not necessary to do boulevard-style sidewalks. It is clear this lot will never support high-density development so it is absurd to require such road and sidewalk improvement. We would like to see a variance granted to require much less invasive roadway and sidewalk improvements, which would be in keeping with the setting.

I asked Tom Hanson, Public Works Director, to address this concern. Please see his reply:

Concerning item 2 of the e-mail below, this project is within one block of the high school and within the one mile walk zone policy of the Northshore School District. I can understand their perspective but the area is zoned for R-6, a dense residential zoning. In the long term, a sidewalk/pedestrian facility is needed on that side of the street where none exists now. This project will provide the first step in construction of this needed facility. If a gap is left here for later, the City would have to pay to construct the sidewalk along this property, not the developer now. This is not in keeping with City policy and standards. It might be possible to eliminate the planter strip and have a wider sidewalk next to the curb if there are significant issues with the embankment slope just to the east of the road, but I can't see in granting a deviation here eliminating sidewalks.

If we receive reassurances on these points, our neighborhood will likely not appeal the MDNS.

Thanks so much for your work on this!

Mickey

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