

Otak

From: Brian Brian <brian.veranda.lane@gmail.com>
Sent: Tuesday, August 12, 2014 12:41 PM
To: Otak
Subject: Re: Quadrant Development - Church Subdivision

Hello Jenny,

Thank you for your prompt reply and all the answers. I really appreciate it.

Regarding the park and apparatus: I was just thinking of the big climbing toys that are often included in parks. So if there is no park, then likely no monkey bars or climbing things. That's good.

I received a few more questions from my neighbors. If you get a chance, could you answer these?

Will this subdivision have a retention pond?

Do they plan to leave any of the trees that currently run along the back fence? If so do they know which ones?

Thanks again for your help, Jenny.

Best regards,

Brian

On Tue, Aug 12, 2014 at 12:05 PM, Otak <Otak@ci.woodinville.wa.us> wrote:
Hi Brian,

We will include this email on our mailing list. Please let anyone who may be interested in the project to get in touch with us as well -- we are happy to answer questions or direct questions to the applicant as needed. To answer your questions below:

- 1) I am currently away from City Hall until Friday -- I will send you the plat map as soon as I am able. Physical copies of the plans are available at City Hall for review during business hours if you are able to stop by.
- 2) No park is proposed in the subdivision. I am not sure what you mean by kids apparatus. Can you clarify for me?
- 3) The City doesn't currently know or have a timetable for their construction. I will forward your email to the applicant for their time estimate.

Best,
Jenny

From: Brian Brian [brian.veranda.lane@gmail.com]

Sent: Monday, August 11, 2014 9:21 PM
To: Otak
Subject: Quadrant Development - Church Subdivision

Hello Jenny,

My name is Brian Heath, and I represent the Veranda Lane HOA. Four homes in our subdivision will be directly impacted by the Church Subdivision construction.

First of all, I request notice of all public hearings to be sent to this email address. I would like to be able to keep my HOA informed with the decisions regarding this project. Thank you.

I believe the key concerns of the homeowners who will border this area will be the following:

- 1) Has a plat map been drawn up for the Church Subdivision? If so, please let me know where it is available.
- 2) Will any park or "kids apparatus" be near our homes?
- 3) Once the sales applications process is complete, what would the development timeframe be?

Best regards,

Brian

Otak

From: Otak
Sent: Wednesday, August 13, 2014 3:01 PM
To: Julia A Schroeder
Subject: RE: Church Subdivision

Hi Julia,

I don't have the plans in front of me at the moment but I will check into that and get back to you about the cedar. Generally if trees are kept as part of the project, they must provide tree protection fencing that will protect the root system to ensure the tree remains stable and healthy. If the tree is being pruned, they will need to follow standards set out by the city code to ensure the health of the tree.

Best,
Jenny

From: Julia A Schroeder [jcandrews@gmail.com]
Sent: Wednesday, August 13, 2014 2:31 PM
To: Otak
Subject: Church Subdivision

Hi Jenny,

I received the "Notice of Application" for the Church Subdivision, which is just North of my home.

We have a large Cedar tree right over our back fence in the proposed project site. Is there any information you can pass along regarding proposed plans for this tree? I'm wondering if it going to be preserved, and if so, does that include the lower branches? The lower branches appear to have been damaged (sheared off) when my home was built, and I worry about whether additional damage would make the tree a danger to our homes.

Thanks!

Julia Schroder
13570 NE 202nd St
Woodinville WA 98072
(425) 488-7561

Otak

From: lmsl@frontier.com
Sent: Wednesday, August 13, 2014 11:39 AM
To: Otak; Thomas Hansen
Subject: Comments on Church Development

Hello Jenny and Tom,

Thank you Jenny for answering my questions earlier this week regarding Church Development and hearing my comments regarding traffic and pedestrian concerns. As I mentioned on Monday, I have a few comments to add for consideration and several are comments I've discussed with Tom throughout the past spring. I also would like to be notified of future meetings/public comment opportunities or anything regarding the incoming development that the City posts. Thank you for adding me to that list and keeping me in the loop.

The concerns I'd like to comments on include: 1. The treacherous corner (whether pedestrian or driver) at 136th and 205/244; 2. Need for sidewalk around the entire corner of 136/205 connecting to existing sidewalks; 3. Decreasing traffic speed along 204/255th; and 4. The impact on the landscape and stream running through the property to be developed.

The intersection of 136th and 205 has very low visibility. This intersection is both hidden from the oncoming driver on 205/244 as well as the driver on 136th turning onto 205/244th. It's also a very risky intersection from the standpoint of walking; sidewalks that extend all the way around the corner, connecting to the existing sidewalks, are severely needed.

With the new development, it's the perfect time to make this area safer. I hope there are well thought out plans to remediate this intersection, thereby increasing safety for both pedestrians and drivers in all directions. I hope the City will hold the developer accountable for this particular stretch and see that all sidewalks connect, proper signage is in place, and a long term view of the project is taken. In order for remediation of this corner to really be effective however, the City, in conjunction with Snohomish county need to slow traffic down all along 205/244th, both East and West of 136th and connect the patchwork of sidewalks that exist along this street.

With the development of the new neighborhood, more traffic will naturally ensue. Street 205/244 invites speeders as there are very few signs posted or mechanisms in place encouraging drivers to slow down and indicating this is a high pedestrian use area between 136th and 130th. Pedestrians often need to walk on the road due to the patchwork nature of unconnected sidewalks in the area. The area has numerous school bus stops, as well as high school students parking cars and walking to Woodinville High School, particularly around the intersection of 136th/205.

Suggestion to slow traffic on 244/205 in both directions are to have speed bumps placed near the various perpendicular streets, increase signage, and caution lights. Signage could include 'Caution', 'High Pedestrian Area', 'Residential', 'School,' 'Bus Stop', as well as a revised speed limit of 25mph with several signs to indicate. It seems that this could be easily accomplished with an inter-local partnership between Woodinville and Snohomish Co. and would benefit residents on both sides of the road.

As a resident, I walk the area frequently. If you've not had a chance to take a few walks in the area, I'd recommend doing so as it gives a different perspective than driving through. Sidewalks strengthen communities as it allows people to more easily connect, is a healthy activity, and keeps areas safer by having people out and knowing the area they live in.

EXHIBIT 27
PAGE 5 OF 7

Lastly, with regards to the stream running through the development property, all efforts to preserve natural qualities of the stream should be made. What are the plans to preserve the stream? There are many birds, mammals, reptiles, and amphibians depending on this stream and it feeds into Bear Creek below. Many trees are older on the property and are home to many creatures. The mature trees on the property add a quality that can't be recreated by planting a few nursery trees and pretty landscaping. It's worth finding a way to incorporate these trees instead of cutting them down; they are worth preserving.

Having a new neighborhood added in the area is a perfect time to address these issues and make positive, thoughtful changes that considers long term impacts. Everything should be done to make this a better and, safer place to live and raise families in a healthy environment while maintaining, as much as possible, the integrity of the land and stream.

Sincerely,
Lani Savage-Leuchs

Otak

From: Dianna Galante <diannagalante@hotmail.com>
Sent: Friday, August 15, 2014 2:55 PM
To: Otak
Subject: church subdivision

Dear Jenny,

I want to receive all pertinent information regarding the development of property at NE 205th and 136th Avenue NE in Woodinville.

I am specifically interested in mitigation to control for erosion into the streams that are nearby as well as mitigation to protect second growth forest trees to the southwest of the development.

Thank you.

Dianna Galante

Otak

From: Brittney Jones <brittneyjones@mac.com>
Sent: Tuesday, September 02, 2014 5:32 PM
To: Otak
Subject: Re: Church Subdivision

Hi jenny

I have been out of town and unable to reply with my additional concerns.. I bothered to see that some trees OVER the creek area have already been topped.. My biggest concern is of course the The preservation of the creek and NGPE area .. With all the main houses backing the creek there is no way they should be cutting the set back for a major home developer.. The setback from the creek is there for a very good reason.. I'm also concerned with past flooding from that creek.. There should not be a culvert permitted or any backfill to further compromise the Integrity of the natural preserve . they should engineer a bridge similar to the one off Fitzgerald road to go over the creek and provide a safe walking area .. I would also like to see the plan for the sidewalk and set backs regarding replanting, lighting and how the very dangerous three way intersection is going to be engineered.. I'm typing this on my phone quickly and would like to send a more detailed one this week.

Regards

Brittney Jones
425-330-4886

Sent from my iPhone

On Aug 15, 2014, at 3:32 PM, Otak <Otak@ci.woodinville.wa.us> wrote:

Hi Brittney,

Here is the preliminary plat map for the Church subdivision. If you are interested in obtaining copies of other documents (traffic, critical areas report, trees, etc.), please submit a public records request, available from the link below and send it back to me. Copies of all of these documents are available at City Hall for you to review.

Additionally, please let me know if you have any comments or concerns about the project once you have a chance to review.

Best,
Jenny

<http://www.ci.woodinville.wa.us/Documents/CityHall/Request%20Public%20Records%20Information.pdf>

<[Sharp-MX-M363N@ci.woodinville.wa.us_20140815_151512.pdf](http://www.ci.woodinville.wa.us/Sharp-MX-M363N@ci.woodinville.wa.us_20140815_151512.pdf)>