



October 16, 2013

Erin Martindale
Senior Planner
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

RE: Vinterra Subdivision- Additional Information Request
City of Woodinville #PPA12003/SEP12036
Blueline Job No. 12-132

Mrs. Martindale:

This letter is in response to your review of the Vinterra Project dated June 27, 2013. The plans have been revised per your requested revisions. Below is a list of each comment with our responses in bold.

PUBLIC COMMENTS

1. Email from Russ Jones, dated 9/11/2013 with concerns about traffic and the proposed street improvements. The project is proposing to continue the two way left turn lane across the entire frontage to help with cars entering and leaving the plat. We will not be installing any traffic circles.
2. Email from Sabrina Mix, dated 9/11/2013 with multiple concerns.

Timeline in the city processes, when is approval expected?

We have submitted everything that is required to obtain preliminary plat approval. The public hearing should take place in before the end of November.

Is there a Construction Schedule? Ms. Mix will be most affected by area shown on page PP-04 of the preliminary plat, when will this area be affected?

Construction drawings will need to be approved before construction can begin. We are planning on beginning site work spring 2014. At this time, we are not planning on phasing the construction.

Will the project be phased? How many homes will be built per year? How long will this project be under construction?

At this time the infrastructure will be installed without phasing. Home construction will begin at the end of 2014 or early 2015. Timing of house construction will be based on market conditions at that time.

Are any utilities connections proposed on NE 149th St, water or sewer?

No.

Where will the water supply come from? Is another water tower proposed?

Water will be supplied by Woodinville Water District. This project will not require any additional water towers to be constructed.

Are the trees along the Tolt Trail being retained?

Tree to be retained along the Tolt trail are shown on sheets 4 and 5 of the Preliminary Plat Drawings.

RECEIVED

OCT 16 2013

3. Email from Glenn Campbell, dated 9/11/2013 concerned about a singular 124th access point for the 157 homes proposed? Is this still the case?

The main access to the site will be from a single connection to 124th Ave NE. There will also be a connection to the east to NE 153rd Pl, and a future connection point provided to NE 151st St. NE 151st St will be barricaded until it becomes public right-of-way.

4. Email from Joni Campbell, dated 9/11/2013 with concerns about traffic and request to have the developer submit a traffic report supporting the 157 lot development.
The traffic study is on file at the City.

Ms. Campbell requests a response from the City on their plan to improve safety for neighborhood streets
Internal roads in the plat will have traffic calming devices and new sidewalks will be provided throughout the plat to provide adequate public safety. A new sidewalk will also be constructed along the 124th frontage to connect the existing path to the south to the existing sidewalk to the north.

5. Email from Mary Neifert, dated 9/21/2013 with concerns about that the crosswalk proposed near NE 154th Pl is not enough for this intersection and that a High-Intensity Activated Crosswalk Beacon should be installed at 149th and 124th and Woodmoor.
The location of the crosswalk is based on input from our traffic consultant and the City's Public Works Director.

6. Letter, dated 9/23/2013 from Susan Milke with concerns about traffic and the need for a turn lane and traffic signal, density and trees along 124th. The traffic impact analysis shows that the site does not warrant a new traffic signal. The project is proposing to continue the two way left turn lane across the entire frontage to help with cars entering and leaving the plat.

7. Letter from Barbara Lenz and Jeff Hall requesting information on the hearing.
Noted.

NORTHSHORE SCHOOL DISTRICT

1. Build a raised sidewalk on the east side of 124th Avenue NE just north of N 149th Street around to the corner at NE 154th Place.

The project is proposing a raised planter strip and sidewalk along our frontage. We are constrained by the City of Seattle property owned by Seattle Public Utilities (SPU) on the north and south side of Tract 999. We are working with the SPU to grant us an easement or dedicate right-of-way so we can construct sidewalk along their frontage. We will then connect into the existing path just south of our property, but not rebuild the path down to NE 149th St.

2. Sidewalk built to match and meet the existing walkway including a landscape planter to 154th at the north and to 149th at the south.

The project is proposing a raised planter strip and sidewalk along our frontage. We are constrained by the City of Seattle property owned by Seattle Public Utilities (SPU) on the north and south side of Tract 999. We are working with the SPU to grant us an easement or dedicate right-of-way so we can construct sidewalk along their frontage. We will then connect into the existing path just south of our property, but not rebuild the path down to NE 149th St.

3. Build sidewalk to include frontage at the Tolt Pipeline Trail.
We cannot build sidewalk across the Tolt Pipeline (owned by SPU) without their permission. We are trying to obtain permission, but it may not be allowed.
4. Additional pedestrian improvements including a Rapid Flashing Beacon and increased pedestrian crossing time at existing intersection of 124th Avenue NE and NE 160th Street
We are working with the City and our Traffic Consultant to determine the best location for the Rapid Flashing Beacon. This will be finalized during Construction Drawing approval.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

5. A Forest Practice Permit will be required.
A FPA will be applied for once we have an approved Clear and Grade Permit and SEPA Decision.

FIRE COMMENTS

1. Many Fire Hydrants exceed the 500' spacing requirement, see page 7 of 16.
The Fire Hydrants have been adjusted to meet the 500-ft spacing requirement.

KING COUNTY PARKS DEPARTMENT

1. Tolt Pipeline Trail is not identified as a recreation feature on the SEPA Checklist, this should be acknowledged and considered in the development review and implementation of the project.
The project is proposing a trail connection to the Tolt trail through Tract 988 (refer to the Landscape Plans on file at the City). The preliminary plat plans have also been reviewed by both Monica Leers and Teri Hallauer. We received an email from Monica Leers on 4/16/13 stating that she has no issues or concerns with the project.

SNOQUALMIE TRIBE

1. The tribe would like to express interest and desire to participate as a consulting party for this project. If there is any investigation planned they request to be notified so that they may participate.
This site has been used as a commercial nursery for many years. The site has been fully developed including construction of buildings and extensive landscaping. No Archaeological Investigation is proposed at this time.

CITY OF WOODINVILLE

Plat Comments

1. Please correct the note under Lot 157 to show the correct road used for access.
Ok
2. Sheet 6 of the preliminary plat shows that lots 6-8, 29, 30, 145, 146 and 156 have considerable slopes, with some areas with slopes greater than 40 percent. Please provide an explanation in the geotechnical report of how the lots do not qualify as landslide hazard areas using the criteria in WMC 21.24.290.2.b. Although an explanation was provided in the geotechnical report using the definition of landslide hazard, the report should address the criteria listed in this critical areas section.
None of these location have more than 10-ft vertical relief per section 21.24.260.2.b.v
3. The grading plans indicate that the proposed grading on some lots (see lots 61 through 66, for instance) may lead to slopes in excess of 1:1. Please provide more information of how excavation procedures will follow the recommendations outlined in the geotechnical report.
There are no slopes greater than 1:1. All permanent slopes are 2:1 or flatter. Rockeries and retaining wall in a fill situation over 4-ft will be designed as engineered fill slopes with geogrid and will be designed based on recommendations by a Geotechnical Engineer.
4. Please provide a survey for the southeast corner of the property (R-4 zoning). The survey sheets do not include any information on this area.
Please see updated survey sheets.
5. Lot 24 appears to have the incorrect street frontage dimensions.
The callout of 6-ft is a typo; it should be 15-ft.

Landscape and Tree Retention Comments

6. Please update the landscape plans so that Sheets LA-01 through LA-07 are consistent with the Tree Retention Plan and Tree Inventory Report.
To be addressed with the Construction Plan submittal.
7. Please provide an updated Tree Evaluation Data in the Tree Inventory Report that shows the tree numbers on pages 9 through 11.
To be addressed with the Construction Plan submittal.

8. The numbers listed in the Tree Inventory Report is inconsistent with Sheet LA-01. For instance, page 4 of the Tree Inventory Report states that 415 3-inch caliper trees will be planted and 1,273 tree credits are required on site. However Sheet LA-01 states that 432 trees will be planted for a total of 1,476 credits are required. Also, please double check the calculations on Sheet LA-01, as our calculations indicate that only 1,436 credits are required.
To be addressed with the Construction Plan submittal.
9. Please update the sheets and Tree Inventory Report so that they are consistent with one another. Trees 222 through 258 are shown as being removed on the Tree Retention Plan and retained on sheets LA-01 through LA-07. Consider retaining or replanting trees in this area to provide a landscaped buffer from adjoining neighbors to the north.
To be addressed with the Construction Plan submittal.
10. The Tree Retention Plan shows that Trees 289 and 290 on Lot 38 and 30 will be preserved. The tree inventory and sheet LA-02 indicates that they will be removed. Tree 11547 is shown as removed on the Tree Retention Plan and the tree inventory, but is shown as preserved on sheet LA-02.
To be addressed with the Construction Plan submittal.
11. There are trees indicated on the Tree Retention Plan that are not listed in the tree inventory, including Trees 13389 and 13519. Please review the tree inventory to confirm that all trees on site are included.
To be addressed with the Construction Plan submittal.
12. Please provide information on how you will protect the neighboring tree immediately to the east of Lot 43 will not be impacted by grading. The grading plans indicate that 4 feet of grading will be necessary on lot 43 within 10 feet of the tree.
To be addressed with the Construction Plan submittal.
13. 289 and 290 is shown as removed on the tree inventory but are retained in the tree plans.
To be addressed with the Construction Plan submittal.
14. It appears that there is a typo on the tree inventory for Tree 205 through 207 based on the survey and Sheet LA-01.
To be addressed with the Construction Plan submittal.
15. The Tree Inventory Report indicates that Trees 25 and 11545 are being removed due to grading impacts and house location. It appears that the trees will not be impacted by grading or possible house placement. Please describe why Trees 25 and 11545 are proposed for removal.
To be addressed with the Construction Plan submittal.

Please call or email me with any questions or concerns at (425) 216-4051 ex 224 or toberg@thebluelinegroup.com.

Sincerely,

THE BLUELINE GROUP



Todd Oberg, PE
Principal

Enclosures:

October 10, 2013

EXHIBIT 17
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"Citizens, business and local government;
a community commitment to our future."

Todd Oberg
The Blueline Group
25 Central Way Suite 400
Kirkland, WA 98033

RE: Additional Information Request for Vinterra Subdivision (PPA12003/SEP12036)
Location: 15025 124th Avenue NE and Parcel No. 1626059017

Dear Mr. Oberg,

The City has reviewed your application for a preliminary subdivision. The following additional information or revisions are needed to complete the review of this permit. Review of your project is on hold until all items listed below are resubmitted. Please submit a comment response letter responding to each item and four (4) sets of revised plans/reports and a cd with a pdf version of all resubmitted documents. Be sure to address all comments.

PLANNING

PLAT – These comments must be addressed prior to the public hearing.

1. Please correct the note under Lot 157 to show the correct road used for access.
2. Sheet 6 of the preliminary plat shows that lots 6-8, 29, 30, 145, 146 and 156 have considerable slopes, with some areas with slopes greater than 40 percent. Please provide an explanation in the geotechnical report of how the lots do not qualify as landslide hazard areas using the criteria in WMC 21.24.290.2.b. Although an explanation was provided in the geotechnical report using the definition of landslide hazard, the report should address the criteria listed in this critical areas section.
3. The grading plans indicate that the proposed grading on some lots (see lots 61 through 66, for instance) may lead to slopes in excess of 1:1. Please provide more information of how excavation procedures will follow the recommendations outlined in the geotechnical report.
4. Please provide a survey for the southeast corner of the property (R-4 zoning). The survey sheets do not include any information on this area.
5. Lot 24 appears to have the incorrect street frontage dimensions.

LANDSCAPING/TREE RETENTION – These comments must be addressed prior to construction permit issuance.

6. Please update the landscape plans so that Sheets LA-01 through LA-07 are consistent with the Tree Retention Plan and Tree Inventory Report.
 - a. Please provide an updated Tree Evaluation Data in the Tree Inventory Report that shows the tree numbers on pages 9 through 11.
 - b. The numbers listed in the Tree Inventory Report is inconsistent with Sheet LA-01. For instance, page 4 of the Tree Inventory Report states that 415 3-inch caliper trees will be planted and 1,273 tree credits are required on site. However Sheet LA-01 states that 432 trees will be planted for a total of 1,476 credits are required. Also, please double check the calculations on Sheet LA-01, as our calculations indicate that only 1,436 credits are required.
 - c. Please update the sheets and Tree Inventory Report so that they are consistent with one another.

- d. Trees 222 through 258 are shown as being removed on the Tree Retention Plan and retained on sheets LA-01 through LA-07. Consider retaining or replanting trees in this area to provide a landscaped buffer from adjoining neighbors to the north.
- e. The Tree Retention Plan shows that Trees 289 and 290 on Lot 38 and 30 will be preserved. The tree inventory and sheet LA-02 indicates that they will be removed.
- f. Tree 11547 is shown as removed on the Tree Retention Plan and the tree inventory, but is shown as preserved on sheet LA-02.
- g. There are trees indicated on the Tree Retention Plan that are not listed in the tree inventory, including Trees 13389 and 13519. Please review the tree inventory to confirm that all trees on site are included.
- h. Please provide information on how you will protect the neighboring tree immediately to the east of Lot 43 will not be impacted by grading. The grading plans indicate that 4 feet of grading will be necessary on lot 43 within 10 feet of the tree.
- i. 289 and 290 is shown as removed on the tree inventory but are retained in the tree plans.
- j. It appears that there is a typo on the tree inventory for Tree 205 through 207 based on the survey and Sheet LA-01.
- k. The Tree Inventory Report indicates that Trees 25 and 11545 are being removed due to grading impacts and house location. It appears that the trees will not be impacted by grading or possible house placement. Please describe why Trees 25 and 11545 are proposed for removal.

PUBLIC WORKS

Public Works had no additional comments on the revised plat; they will next review the detailed construction drawings when they are submitted. In addition, staff continues to work on the issue of frontage improvements with the City of Seattle.

PUBLIC/AGENCY COMMENTS

Provide a response to the issues that were raised in the enclosed letters.

Please provide a resubmittal that responds to all of the above comments within 90 days of this letter; one extension of an additional 90 days may be granted by the City upon written request. If you do not provide a resubmittal within the 90 or 180-day period, the application will be considered abandoned and any future proposal will require a new application, pursuant to WMC 17.09.030(8).

If you have any questions, please contact me at 425-877-2283 or erinm@ci.woodinville.wa.us.

Sincerely,



Erin Martindale
Senior Planner

Enclosed: Public and agency comments received

PC: Project File, Engineering File, Correspondence File

Moira Haughian

From: Russ Jones <russim@hotmail.com>
Sent: Wednesday, September 11, 2013 7:21 PM
To: Erin Martindale
Subject: Revised notice of application: Vinterra Subdivision

Hi Erin,

I will be interested in reviewing the revised documentation and attending any public hearing. Among other things, what traffic improvement to North/Southbound 124th AVE NE. My wife and I were out of town for the last town meeting and unable to voice our opinions in person.

One thing that the revision will certainly not address is easing traffic on all other city streets leading in and out of the Kingsgate area like 132nd AVE NE, south 124th AVE NE past NE 144th ST and north of 160th. 405/160th will eventually get better but the same won't be true until you reach that point. Growth is inevitable and healthy however as new developments choose to stack homes on top of homes (no yards) which 157 homes will do, this screws existing homeowners like myself who chose to move to Woodinville years ago after doing research on the area. Woodinville has a certain style, a classy, wine, artsy, upscale feel and identity, that surrounding cities wish they had. Which isn't to say that lower income families have no place here but this isn't Lynnwood, Bothell (yet), or Everett. Instead those cities overdeveloped have no available land to build onto and are bland as a rice cake. As signs of annexing subdivisions go up I'm guessing we'll either eventually be forced into Bothell or Kirkland. If that is still a long term vision for subdivisions west of Columbia/Janik Wineries, have the opinions of these cities been factored in? The traffic messes this will create will be theirs to deal with.

Traffic today on 124th AVE NE is heavy as commuters look for other ways to circumvent 405 and residents returning home from work. A few years ago, I didn't have to wait to turn onto 149th ST. Now if I want to go to the grocery store, I take the back way because you will sit for several minutes waiting on both directions of traffic to clear a path. These 157 additional homes will likely mean 2 - 3 automobiles per household on the stressed road infrastructure. Then factor in how many children will be walking to surrounding schools. You think commuting is slow now, wait until more cars, delivery and construction trucks, children and their friends, more crosswalks, friends and family visiting, and so on, it will be a nightmare. While this isn't the fault of Blueline Group/Schuster Family Investments LLC, everyone is going to pay a stiff price and I will move.

My great view of the nursery, especially from my hot tub will be gone and the quiet neighborhood will be filled with noise. All of the perks I've enjoyed in my dream home will be gone if this goes through. I might as well sell and buy a condo with a view of the water/mountain ranges if I'm going to deal with traffic.

Worst case scenario, I pray for zero loopy loops that just snarl traffic on 140th/148th and 202. I left a great job at Microsoft because I couldn't stomach that traffic headache. This city adores them so I wouldn't be surprised to see 2 or more planned for 124th AV NE.

Also, do I have to make an appointment to review these documents or can I just visit during the hours provided?

Thanks,
Russ Jones

12710 NE 149th ST
Woodinville WA 98072

EXHIBIT 17
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Moira Haughian

From: dragonfly.mix <dragonfly.mix@gmail.com>
Sent: Wednesday, September 11, 2013 4:56 PM
To: Erin Martindale
Cc: Matthias Leibmann
Subject: questions regarding the Vinterra Subdivision

Hello Erin,

My name is Sabrina Mix. My husband, Matthias Leibmann and I own a house across the Tolt trail which would directly face the new project, specifically in the PP-04 area if you are looking at the Vinterra plans.

I came into the City Hall today to view the plans for the Vinterra Subdivision, but still have some questions for you:

1. Timeline: How far along are they in the process? As in: is there anything holding them up to assure an approval? (environmental? traffic? public input?) I know that you are not a fortune teller, but is it pretty much a sure thing that this project will be approved?
2. Timeline: if this is approved, do they have a start date for demolition/construction? What area will they be constructing first? (I would be most impacted by sections 3 and 4).
3. How many homes will they build per year? How many years is the expected project expected to take? (What are legal construction /noise making days/hours?)
4. Utility work: I noticed from the survey page on the plans that utilities are recognized on my street (NE 149th) in the kingsgate neighborhood. Will we be impacted with utilities work on our street? (water? sewer?)
5. Utilities: Where will they be getting their water supply from? Will another water tower be built?

I am also very concerned that the existing large trees be preserved which are on the boundary of the tolt trail and the new subdivision. I noticed from the site plans that these do appear to be considered for preservation. Please do let me know if I mis-interpreted that.

Thank you for answering these questions to the best of your knowledge. I am very concerned about our quality of life next this site as construction proceeds, and its impact on the market value of our home.

Please keep me on your list of updates to any information that occurs regarding this site, including any public meetings.

Sincerely,

Sabrina Mix
12816 NE 149th St
Woodinville, WA 98072
206-498-5801

Moira Haughian

From: glennca@comcast.net
Sent: Wednesday, September 11, 2013 1:20 PM
To: Erin Martindale
Subject: Re: Vinterra Subdivision - Revised Application

Erin,
I was looking at the updated site map and I have 1 question. The main entrance to the development will be off of 124th. Will there be another access point/s? If so what streets? Thanks. Glenn Campbell

From: "Erin Martindale" <Erinm@ci.woodinville.wa.us>
To: "Erin Martindale" <Erinm@ci.woodinville.wa.us>
Sent: Friday, September 6, 2013 4:00:42 PM
Subject: Vinterra Subdivision - Revised Application

Hello,

You are receiving this email because you previously provided written comments on the Vinterra Subdivision (redevelopment of the Vibrant Plants site). The purpose of this email is to let you know that the applicant has submitted a revised application to add another property to the application. In the next few days, you will receive in the mail, a copy of the revised Notice of Application and the revised site plan (which are also attached here). You may also receive a second copy of the Notice of Application, if your property is within 500 feet of the subject property.

You are welcome to come into City Hall and view the project file, with a records request form filled out (available [here](#)). All of the comments you previously provided are still part of the record, and you do not need to resubmit them. If you desire to submit additional comments on the proposal, the Notice of Application period will run through September 24, 2013.

You will receive notice in the future, when the environmental determination is made and when the public hearing is scheduled.

Please let me know if you have any questions.

Erin Martindale
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072
425-877-2283
erinm@ci.woodinville.wa.us

Moira Haughian

From: Joni Campbell <jonic@comcast.net>
Sent: Wednesday, September 11, 2013 11:10 AM
To: Erin Martindale
Subject: Vinterra Subdivision

Please send me notification of the most immediate public hearing date for the approval process of the development for the Vinterra Subdivision.

Also, please provide the traffic studies submitted by the developer that would support 157 new homes, and the acreage limits for building lots. I'd also like to be informed of the residential criteria that demonstrates that Woodinville's population growth demands 157 new homes, and how in today's current market it will be guaranteed that the homes will sell at half a million per unit.

Additionally, could the city provide their plan for improving safety for neighborhood streets?

Joni Campbell, Sent from my iPad

Moira Haughian

From: Mary Neifert <maryanddon@frontier.com>
Sent: Saturday, September 21, 2013 11:31 PM
To: Erin Martindale
Cc: cnoll@nsd.org; smith0430@comcast.net; TheSchillings@frontier.com
Subject: Input for Vinterra Project

Hi Erin,

Pedestrian safety along 124th Ave NE is an ongoing concern. I have had a chance to talk with Thomas Hansen at Woodinville City Hall, he took an hour of his time to answer questions I had. I would like to thank him for his time and expertise. I can appreciate that there are many facets to new projects, and often there are many constraints that guide decision making.

Currently there is an open comment period for the Vinterra Project. I have looked at the plans at City Hall. The planned cross walk near NE 154th pl concerns me. I observed a neighboring elementary school at arrival time to see how the midblock crosswalk worked for them. This was near John Muir Elementary on 132nd, Kirkland.

- Comments from the crossing guard. "Although the cross walk helps, it's really not enough." "Drivers do not see amber flashing lights due to trees obscuring , or at times cars speed up to get through." "Drivers are distracted, and the lights are not enough." The crossing guard cannot keep her eyes on the students, and also look up to see if the lights are illuminating. They are above and behind her head, and are not that bright. That morning, I saw everyone cross safely, and traffic moved very smoothly. There were no backups, or safety concerns. However, the crossing guard was top notch.
- John Muir is a walking school, there were many walkers, many parents driving and dropping off, and one B bus during the 25 minutes I was there. Crossing guard confirmed, there are no other busses (except that one) to that campus. Speed limit on that road is 25 mph, with most drivers going faster.
- Metro bus routes are smaller local ones (236), with the smaller busses.

When compared with 124th and Woodmoor,

- We have many school busses, and walking students.
- Metro routes of 257, 255 travel both directions with large commuter articulating busses.
- The speed limit is 35 mph.
- There are semi-truck deliveries to Safeway that use this route.
- Many Evergreen Hospital Employees use 124th to go north, to get on I 405. There is a lot of traffic.

Adding a crosswalk may benefit adults that need to cross to get the Metro stop 255, 257. **However, I don't think it benefits students walking to NJH or Woodmoor. In fact I think this will be significantly less safe, even worse. I do NOT think it's a good idea to have the cross walk near (north or south) of the Woodmoor exit.**

This is my input:

- 1) Do not put in a crosswalk near NE 154th PL, nor to the north of the Woodmoor Elementary School exit.
- 2) Improve the West side of 124th from the current inadequate shoulder to include a real pedestrian safe sidewalk. I understand there are property issues and power line issues with this. I still see the available space, and I see the number of people of all ages, bike riders, strollers, dog walkers currently using this as a route at risk. Please address this.
- 3) Do put a pedestrian activated High-Intensity Activated Crosswalk beacon at 149th and 124th. This is where a cross walk was removed 2 + years ago. We need it back.
- 4) If based on traffic analysis, your team decides that the crosswalk near the Woodmoor exit actually increases safety, please install an High-Intensity Activated Crosswalk beacon with the signal on a pole extending over the

center of the road. Please do not put road side flashing amber lights. The road side amber flashers are inadequate and confusing, amber implies proceed with caution. School crossing guards need more authority in the form of a stop light. It's not ideal to have a person in the roll of stopping a car (unless they are a police). We want our crossing guards to be responsible for sending the children across once the cars are stopped, not to both stop the car and then send the children.

- 5) Please provide funding for school bus service for families south of the Vinterra project during construction.

The following were some of the websites informing our recommendations:

<https://www.fhwa.dot.gov/publications/research/safety/10042/10042.pdf>

http://en.wikipedia.org/wiki/HAWK_beacon

Thank you,

Mary and Don Neifert
12925 NE 147th pl
Woodinville WA 98072



September 23, 2013

Development Services Department
City Hall
17301 133rd Ave Ne
Woodinville, WA 98072

Dear DSD,

I am writing my concern about the Vinterra Subdivison planned in Woodinville located at 124th Ave NE and 12825 NE 151 St.. As a resident of Winchester Hills in Woodinville for 22 years I have driven down this street to do my shopping at the Safeway, Chase and Bartells. The Vibrant nursery has been there as long as I can remember. The area is quiet and the field is full of birds and animals. Very little traffic comes out of the nursery and most of it is during the morning.

I am concerned that putting 157 homes and approximately 300 more cars on 124th will create more traffic, noise and congestion. The street in front of this area will need a turn lane and possibly a light. Already the traffic coming out of the Safeway parking lot is busy and at certain times of day it is very difficult to turn right. With the 405 freeway North being bumper to bumper everyday, quite a few people use 124th as a bypass going down into Woodinville.

157 homes on 33.36 acres means one home per .21 of an acre. This is following a horrible pattern used in Southern California i.e. of cramming as many homes in as small an area as possible. This brings more money to the developer, more tax money to the city, but at what cost to the residents? After the developer has gotten his money and the city collects more in property taxes, the residents have to live with fewer trees, more displaced wildlife, more traffic congestion, longer wait times to get where they are going, more headaches etc..

Please rethink this development. Keep the trees along the roadway on 124th, build fewer homes or better yet, use this area as a farm or park for kids to play in and not some play-patch that kids never play in. Once you build it and destroy nature, there is no turning back.

Thank you.

Sincerely,



Susan Milke
12423 NE 160th St.
Woodinville, WA 98072
(425) 488-1242

RECEIVED

SEP 24 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Barbara Lenz
Jeff Hall
15504 127th Place NE
Woodinville Wa. 98072

Development Services Department
City of Woodinville
17301 133rd Avenue NE
Woodinville Wa. 98072

Attn: Erin Martindale
Project Manager
(425) 877-2283

Please send us the notice of hearing with regards to the Vinterra Project.

Regards,

Barbara Lenz

Barbara Lenz

Jeff Hall

Jeff A. Hall

RECEIVED

SEP 23 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Moira Haughian

From: HEURING, JAMES (DNR) <JAMES.HEURING@dnr.wa.gov>
Sent: Wednesday, September 11, 2013 3:58 PM
To: Erin Martindale
Subject: PPA12003/SEP12036 Vinterra Subdivision

Erin,
I have reviewed the above mentioned proposal and it appears that it may need a Forest Practice Application from the Department of Natural Resources. Please contact me if you have any questions.

Thanks,
Jim

Jim Heuring
Forest Practices Program Coordinator
South Puget Sound Region
Washington Department of Natural Resources (DNR)
Office: (360) 802-7054
Cell: (360) 490-0871
james.heuring@dnr.wa.gov
www.dnr.wa.gov

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

EXHIBIT 17
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PROJECT ADDRESS: 15025 124th Avenue NE & 12825 NE 151st Street

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

ATTACHED IS:

X	REVISED Notice of Application	X	Plat Map (Reduced)
	DNS		Site Plan (Reduced)
X	Environmental Checklist		Location Map
X	Application	X	Vicinity Map
X	Narrative Statement(s)		Other:

NOTE: The applicant has proposed adding a second parcel to the application.

Please review this project as it relates to your area of concern and return your comments with this cover sheet by Tuesday, September 24, 2013 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.

Erin Martindale
Planner

Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: _____

Signature

9/10/13
Date

Agency / Company

Moira Haughian

From: Claussen, Sharon <Sharon.Claussen@kingcounty.gov>
Sent: Wednesday, September 11, 2013 8:36 AM
To: Erin Martindale
Cc: Nunnenkamp, Robert
Subject: Vinterra Comments (File # PPA12003/SEP12036)



Thank you for the opportunity to review and comment on the Vinterra Subdivision File Nos. PPA12003/SEP12036. King County Parks notes that the county's Tolt Pipeline Trail is not identified as a recreational feature in the SEPA Checklist. The trail lies adjacent to the southern boundary of the project within the Seattle Public Utilities Pipeline Corridor and is a valued segment of the county's regional trail system. This should be acknowledged and considered in the development review and implementation of the project.



9/16/13
Erin Martindale
City of Woodinville
Re: Vinterra Subdivision

Dear Mrs. Erin Martindale,

We would like to express our interest and desire to participate as a consulting party in the above-named project. We would like to know if you are going to do any Archaeological Investigations prior to the start of this project. If so we would like to know the dates of these so that we may participate. Otherwise we would like to be kept up to date with any and all ground disturbing activities regarding this project. If you have any questions or concerns regarding this project please contact the following:

Steven Mullen-Moses: Director of Archaeology & Historic Preservation
Snoqualmie Indian Tribe
steve@snoqualmietribe.us

Phone: (425)-888-6551 ext. 1106

Or

Aaron Webster: Archaeology Field Technician
Snoqualmie Indian Tribe
aaron@snoqualmietribe.us

Phone: (425)-888-6551 ext. 1106

The best,

Aaron Webster