

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 11-27-13

REQUESTING PARTY: Steve Bratz

Address: 14531 51st Ave SE

City: Everett State: WA ZIP: 98208

Phone: day 360 708-9078 evening _____

Email address: Steve.bratz@gmail.com Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Vinterra Subdivision

You will be charged for these records according to the City's fee schedule.

[Signature]
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: Request Denied: _____

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: [Signature] Dept. DS Date: 11/27/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

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EXHIBIT 24

NOV 27 2013 Page 2 of 100

HOWARD HEFLIN
12702 N.E. 149th Street
Woodinville, WA 98072

City of Woodinville

November 26, 2013

City of Woodinville
Development Services Department
17301 133rd Avenue NE
Woodinville, WA
98072

Re: Proposed Vinterra Subdivision

ATTN: Erin Martindale, Project Manager
OR
Jenny Ngo, Project Planner

The letter is in response to the Blueline letter response dated October 16, 2013 to the Woodinville Planning Departments comments and those from the public as part of the Vinterra Subdivision permit process.

On page 2, response to Northshore Schoold District item #1;

For what it's worth: The first line should read ... "east side of 124th Avenue NE just north of NE 149th Street" ... (not "N 149th Street")

The response rather ducks the issue by trying to pass off obtaining permits for installing curbing and sidewalk to the Seattle Public Utilities as it applies to the easement. And then goes on to say that, even if they are able to get the permit; they will NOT rebuild the sidewalk South of the development property line.

On page 2, response to Northshore Schoold District item #2;
Same response!

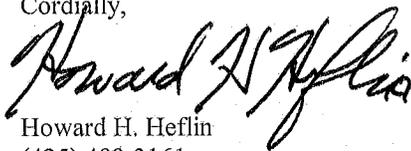
On page 2, response to Northshore Schoold District item #3;
Similar response as to Item #1 and #2.

I believe that these answers are; at best, ingenuous considering that there are curbed sidewalks across the Tolt pipeline on several pipeline street crossings west of 124th Ave. NE. That suggests that there is no reason for the developer to be allowed to even start the development until they have obtained the proper easement right from the Seattle Public Utility. If this requirement is not placed in writing signed by the developer prior to the issuance of the building permits; I suspect that they will then attempt weasel out of completing the sidewalk as part of their development.

A small aside regarding Lot #30:

How will the developer be able to meet the sideyard setback requirements with the slope that is currently shown on the plans dated October 11th as submitted to the City of Woodinville?

Cordially,



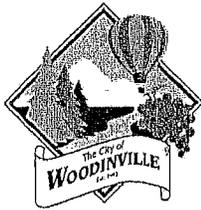
Howard H. Heflin
(425) 488-3161

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NOV 27 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 11/25/13
REQUESTING PARTY: HOWARD HEFLIN
Address: 12702 NE 149th St
City: Woodinville State: WA ZIP: 98072
Phone: day (425) 488-3161 evening _____
Email address: _____ Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.
Revised Planning final put back to Vinterra for mitigation and the Developer responses.
copy of letter dated 10-16-13 provided.

You will be charged for these records according to the City's fee schedule.
[Signature]
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: Request Denied: _____

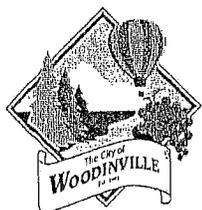
EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: Brenda Eriksen Dept. DS Date: 11-25-13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

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CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 11/25/13

REQUESTING PARTY: Glenn Smith

Address: 15510 128th CT NE

City: Woodinville State: WA ZIP: 98072

Phone: day 4-443-6042 evening _____

Email address: _____ Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Vinterra Plot Map

You will be charged for these records according to the City's fee schedule.

Signature of Requesting Party

Records Provided: RESPONSE TO RECORDS REQUEST
Request Denied:

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

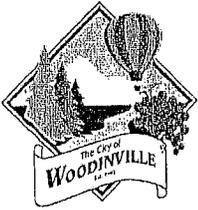
Staff contact: Jane Larson Dept. DS Date: 11/25/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

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NOV 25 2013

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: Mary Neifert 11-1-13

REQUESTING PARTY: Mary Neifert

Address: 12925 NE 147th Pl

City: Woodinville State: WA ZIP: 98072

Phone: day 425-488-2537 evening ✓

Email address: Maryanddon@frontier.com Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Vinterra project

You will be charged for these records according to the City's fee schedule.

Mary Neifert
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: Request Denied:

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: Jane Jane Dept. DS Date: 11/1/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

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NOV 01 2013
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Erin Martindale

From: Bill Habenicht, REA [billh@cnw.com]
Sent: Saturday, October 19, 2013 10:29 AM
To: Erin Martindale
Subject: Vinterra Subdivision

Erin,

I am the HOA President for Crescent Court, the neighborhood bordering the north side of the proposed Vinterra Subdivision. Regarding the Traffic Impact Analysis (TIA), dated April 16, 2013, referenced in the Determination of Nonsignificance that was mailed out last week, I am interested in the results and conclusions contained in the TIA. Specifically, will there be any revisions made to 124th Avenue NE as a result of this development?

When our 12-home community was built in 2004, the TIF for our development determined that no traffic revisions were needed. Myself and several other homeowners quickly experienced a great deal of difficulty accessing our street during the morning and afternoon commutes. In 2007 we submitted a SNAP application, requesting installation of a two-way left turn lane on 124th Avenue NE, to improve access from both the north and south directions of travel. Our application was approved, but only for a south-bound 124th Avenue NE turn lane. The TIA for that project determined that there was not sufficient traffic volume to justify the cost of a turn lane on the south side of our street.

The addition of a turn lane for south-bound travel on 124th Avenue NE has helped a lot, but we continue to have a great deal of difficulty exiting our street (NE 154th PI) and turning left during the afternoon commute. With no center turn lane to move into, it is very common that a left turn (south-bound) is not possible in the afternoon due to the heavy volume of traffic in both directions on 124th Avenue NE.

As a community, we are very concerned about the impact of an additional 157 homes and the additional traffic on 124th Avenue NE on our ability to access our neighborhood, particularly in our ability to turn southbound from our street in the evening. Can you please bring me up to speed on the current plans for this project related to:

- Are there any plans to create a center turn lane between Crescent Court (NE 154th PI) and the new development?
- Are there any plans to install a traffic light at the entrance to Vinterra Subdivision on 124th Avenue NE
- Will a sidewalk be installed along the east side of 124th Avenue NE adjacent to the new development?

Please add me to your email distribution list for any future notices regarding this subdivision. I appreciate your attention these questions, and look forward to your response.

Sincerely,

Bill Habenicht
President
Crescent Court Homeowners Association
12455 NE 154th PI

10/21/2013

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

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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

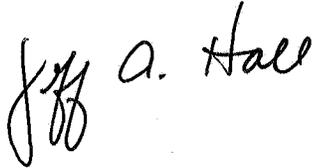
Please send us the notice of hearing with regards to the Vinterra Project.

Regards,

Barbara Lenz



Jeff Hall



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SEP 23 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Erin Martindale

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

09/23/2013

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

EXHIBIT 24

Page 10 of 100

Thank you,

Mary and Don Neifert

12925 NE 147th pl

Woodinville WA 98072

Erin Martindale

From: Joni Campbell [jonic@comcast.net]
Sent: Tuesday, September 17, 2013 1:38 PM
To: Erin Martindale
Subject: Re: Vinterra Subdivision

15382 129th Ave NE
Woodinville, Wa. 98072

Joni Campbell, Sent from my iPad

On Sep 17, 2013, at 1:24 PM, "Erin Martindale" <Erinm@ci.woodinville.wa.us> wrote:

> Hi Joni,
>
> You are welcome to come in to City Hall and review the file. I will be
> forwarding your comments back to the applicant.
>
> In order to receive the future notices, I will need your mailing
> address.
>
> Erin
>
> -----Original Message-----
> From: Joni Campbell [mailto: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

Erin Martindale

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 suprised 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

09/23/2013

Erin Martindale

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

09/23/2013

Erin Martindale

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

Mary Neifert

12925 NE 147th Pl

Woodinville WA 98072

maryanddon@frontier.com

Vinterra Party of Reward

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SEP 13 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 9/12/13

REQUESTING PARTY: HOWARD HEFLIN

Address: 12702 NE 149th St

City: Woodinville State: WA ZIP: 98072

Phone: day (425) 488-3161 evening same

Email address: _____ Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

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Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: Request Denied:

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: [Signature] Dept. DS Date: 9/16/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

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17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 9/13/13

REQUESTING PARTY: Susan Schilling

Address: 12429 NE 149 St

City: Woodinville State: WA ZIP: 98072

Phone: day 425-488-6387 evening Same

Email address: TheSchillings@Frontier.com Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Vinterra Plans

You will be charged for these records according to the City's fee schedule.

[Signature]
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: X Request Denied: _____

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Gave access to file/plans no copies.

Staff contact: Erin Martindale Dept. DS Date: 9/13/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

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17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 9-13-13

REQUESTING PARTY: Mary Neifert

Address: 12928 NE 147th PL

City: Woodinville State: WA ZIP: 98072

Phone: day 425-488-2537 evening Same

Email address: maryanddon@frontier.com Fax: X

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Vinterra housing plans.

You will be charged for these records according to the City's fee schedule

Mary Neifert
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: X Request Denied: _____

Gave access to file/plans - No copies

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: Erin Martindale Dept. DS Date: 9/13/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 9-20-13

REQUESTING PARTY: Mary Neifert

Address: 12925 NE 147th

City: Woodinville State: WA ZIP: 98072

Phone: day 425 488-2537 evening same

Email address: mary and don @ frontier.com Fax: of fax

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

WINTERNA PROJECT

You will be charged for these records according to the City's fee schedule.

Mary Neifert
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: _____ Request Denied: _____

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: Jim Kavan Dept. DS Date: 9/20/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 9-11-2013

REQUESTING PARTY: SABRINA MIX

Address: 12816 NE 149th ST

City: Woodinville State: WA ZIP: 98072

Phone: day 206-498-5801 all evening

Email address: dragonfly.mix@gmail.com Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Ventura Subdivision

You will be charged for these records according to the City's fee schedule.

Sabrina Mix
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: Request Denied: _____

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: [Signature] Dept. DS Date: 9/11/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

RECEIVED

SEP 11 2013

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 8/20/13

REQUESTING PARTY: MARK PETERSON

Address: 9750 NE 125th PLACE

City: Kirkland State: WA ZIP: 98034

Phone: day 253.226-2441 evening 425.821.7447

Email address: MARKA.PETERSON@MAC.COM Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Proposed Development of Vibrant Nursery St.

You will be charged for these records according to the City's fee schedule.

Mark A. Peterson
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: _____ Request Denied: _____

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: _____ Dept. _____ Date: _____

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

PARTY OF RECORD FOR
VENTURA FLAT

YU FAX KHAN

(01)
YFK01@HOTMAIL.COM

253-830-4128

Please notify when Public Hearing is scheduled.

787 MAYNARD AVE S, SUIT 'C'
SEATTLE WA 98104

RECEIVED

JUN 18 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 5/13/13
REQUESTING PARTY: Howard Hefflin
Address: 12702 NE 149th St
City: Woodinville State: WA ZIP: 98072
Phone: day (425) 488-3161 evening same
Email address: _____ Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

You will be charged for these records according to the City's fee schedule.

Howard Hefflin
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: X Request Denied: _____

Give access to PPA12003, Vinterra, file

EXPLANATION OF DENIAL (___ Full or ___ Partial Denial):

Staff contact: Erin Martindale Dept. DS Date: 5/13/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

Erin Martindale

From: Nicolas Duchastel [nduchast@hotmail.com]
Sent: Tuesday, April 30, 2013 2:42 PM
To: Erin Martindale
Cc: Nicolas Duchastel; Nicolas Duchastel
Subject: Traffic study for new development @ Vibrant Plant

Hi Ms. Martindale, we briefly spoke together a few months ago.

I am an home owner and the president of our very small home owner association on NE 154th Place. We had some concerns about the new street which will feed into 124th Ave; in particular, at the initial presentation by the builder it was mentioned that there was a traffic study done which indicate that there is no need for extra light at the new intersection.

From my own personal experience, and from many other people's experience, this seems quite dubious; i.e. we all have difficulties driving IN and OUT of our small NE 154th place ; i.e. only 12 houses; we cannot imagine what it will be with regards to have 147 new homes!

Could you send me a copy of this traffic study.

Also, I'd like to speak with you or someone at the city of Woodinville to undertand what the thinking is here.

Finally, could you update us as to what the dates are with regards to public hearing and the approval (or not) of this project; and start of the actual construction.

Thank you,

Nicolas Duchastel de Montrouge,
12415 NE 154th Place,
cell: 425-408-3911

04/30/2013

Public Disclosure Number



CITY OF WOODINVILLE
17301 - 133rd Avenue NE
WOODINVILLE, WA 98072
Phone (425) 489-2700 Fax (425) 489-2705

REQUEST FOR PUBLIC RECORDS

DATE OF REQUEST: 3/27/13
REQUESTING PARTY: Kathy Om
Address: 1010 Market St
City: Kirkland State: WA ZIP: 98033
Phone: day 206 280 8011 evening _____
Email address: _____ Fax: _____

RECORDS REQUESTED ARE FOR: REVIEW COPYING *

Please describe below the records you are requesting in detail and any additional information that will help us locate them for you as quickly as possible.

Vibrant Plants Pre-Plant

You will be charged for these records according to the City's fee schedule.

Kathy Om
Signature of Requesting Party

RESPONSE TO RECORDS REQUEST

Records Provided: X Request Denied: _____
EXPLANATION OF DENIAL (___ Full or ___ Partial Denial): Access to file PPA 12003
No Copies

Staff contact: Erin Martindale Dept. DS Date: 3/27/13

The City of Woodinville shall respond to your Request for Public Records within five (5) business days of receipt of the request by providing one of the following: (1) provide the record; (2) provide an internet address and link on the agency's web site to the specific records requested; (3) acknowledge receipt of the request and provide a reasonable estimate of the time the agency will require to respond to the request; or (4) deny the public record request. RCW 42.56.520.

Jennifer L. Kuhn
City Clerk/CMC

RECEIVED

MAR 27 2013

Erin Martindale

From: Glenn Smith [smith0430@comcast.net]
Sent: Tuesday, March 05, 2013 9:11 AM
To: Thomas Hansen
Cc: Erin Martindale
Subject: Vinterra

Hi Tom,

I recently received a copy of the letter dated February 15, 2013 from Erin Martindale to the Blue Line Group related to the Vinterra development.

Based on my reading of the comments contained in the "Layout" and "Traffic" sections of that letter, I was very pleased to see that you took our concerns seriously. I was especially pleased to see the addition of (1) a public road connection between Road B in Vinterra and NE 153rd Street, and (2) the addition of some sort of traffic mitigation at the new entry/exit point on 124th Avenue NE.

I am convinced that these two changes are entirely consistent with current best practices in the area of urban/suburban planning and will have a significant long-term benefit to all of the residents of this part of the City. I appreciate your willingness to handle this situation in such an objective and responsible manner.

Sincerely,

Glenn Smith

03/05/2013

Erin Martindale

From: Thang Nguyen [TNguyen@kirklandwa.gov]
Sent: Thursday, March 07, 2013 4:50 PM
To: Rob Jammerman; Nancy Cox
Cc: Erin Martindale
Subject: RE: Vinterra Subdivision

I've reviewed the traffic study and have no comment or specific concern on the project.

*Thang T. Nguyen
Transportation Engineer
City of Kirkland
Public Works Department
123 Fifth Avenue
Kirkland WA 98033-6189
Phone: (425) 587-3869
Fax: (425) 587-3807
tnguyen@kirklandwa.gov*

Caring for your infrastructure to keep Kirkland healthy, safe and vibrant.

Please consider the environment before printing out this email. I prefer all submittals in electronic form when possible.

If you are not the intended recipient, please be advised that any distribution, dissemination and/or copying of this communication may be prohibited by law. If you receive this electronic mail in error, please immediately return it to the original sending electronic mail address.

From: Rob Jammerman
Sent: Tuesday, March 05, 2013 3:04 PM
To: Nancy Cox
Cc: Thang Nguyen
Subject: FW: Vinterra Subdivision

This never came to me for comments.

Thang have you seen this? Any comments from traffic? Signal impacts?

Rob Jammerman

From: Nancy Cox
Sent: Tuesday, March 05, 2013 2:35 PM
To: Rob Jammerman
Subject: FW: Vinterra Subdivision

I'm monitoring email from afar. Did you see it? This might need to be dealt with. N

From: Erin Martindale [Erinm@ci.woodinville.wa.us]
Sent: Tuesday, March 05, 2013 8:49 AM
To: Nancy Cox; steve.bottheim@kingcounty.gov
Subject: Vinterra Subdivision

Nancy and Steve,

03/11/2013

We sent this Request for Comments (Notice of Application to King County and land in December, and we didn't get any comments on the proposed project. I wanted to make sure that you didn't have any comments.

EXHIBIT 24

Page 28 of 100

Two potential issues we've seen:

- 1 - Part of the stormwater is proposed to drain into Kirkland's system, south of the project.
- 2 - The Tolt Pipeline runs through this property (and continuing on to what appears to still be unincorporated King County to the west).

Do either of you have any issues/concerns/comments on this project, about these two issues or any other issue?

Thanks,

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

Erin Martindale

From: Kelli Jones [kjones@kirklandwa.gov]
Sent: Thursday, March 07, 2013 9:33 AM
To: Erin Martindale
Cc: Rob Jammerman; Gina Hortillosa; Todd Oberg (toberg@thebluelinegroup.com)
Subject: Vinterra Subdivision

Hi Erin,

Rob Jammerman asked me to look through the stormwater aspect of the Vinterra subdivision. I don't have any comments or conditions to add to the proposed project. When the project is finalized, could we please get a PDF of the final TIR for our records?

Thanks!
Kelli

Kelli Jones, PE
Surface Water Utility Engineer
City of Kirkland
123 5th Avenue
Kirkland, WA 98033
(425) 587-3855
kjones@kirklandwa.gov

Erin Martindale

Page 30 of 100

From: Glenn Smith [smith0430@comcast.net]
Sent: Tuesday, March 05, 2013 12:11 PM
To: Erin Martindale
Subject: RE: Vinterra Update

Hi Erin,

I would prefer to have seen the reference to the pipeline trail connection in the cover letter with language specifying that the connection should be in the SE corner of the development.

The language in the PRO does not say anything about the location of the connection within the development. The further the connection is from the SE corner and the closer it is to the SW corner, the less useful it will be to most residents. A connection in the SW corner would require that a large percentage of the potential users travel an extra mile (roundtrip) in order to access the pipeline trail. A connection in the SE corner would be much more centrally located and would enable more people to access the trail more often in a more direct manner.

Is there a way that you can follow up with the Blue Line Group to determine exactly where they are planning to add the connection? If they are not planning to add the connection in the SE corner, then is there some way that City and/or the citizens can productively encourage them to do so?

Please let me know.

Thanks.

From: Erin Martindale [mailto:Erinm@ci.woodinville.wa.us]
Sent: Tuesday, March 05, 2013 10:30 AM
To: Glenn Smith
Subject: RE: Vinterra Update

Comment #7 requests a pedestrian connection and references a Parks and Recreation comment– look at page 9 of the pdf – The Woodinville Parks and Recreation department requested a “pedestrian/bicycle connection to Told Pipeline Trail”. Is that what you’re looking for?

Erin

From: Glenn Smith [mailto:smith0430@comcast.net]
Sent: Tuesday, March 05, 2013 8:02 AM
To: Erin Martindale
Subject: RE: Vinterra Update

Hi Erin,

Thanks for sending me this information.

I reviewed the letter several times but could not find anything to indicate that there would be an access point to the “pipeline trail” near the southeast corner of the new development. I remember you telling me that this was on your list of changes and it was in our list too. Is this something that is going to happen.

Please let me know.

Thanks,

03/05/2013

Glenn

Page 31 of 100

From: Erin Martindale [<mailto:Erinm@ci.woodinville.wa.us>]
Sent: Monday, March 04, 2013 5:15 PM
To: Glenn Smith
Subject: RE: Vinterra Update

I'm so sorry. I got you confused with another person named Glenn who submitted comments. Can you send me your mailing address?

Thanks. Here's the email I sent on February 15, 2013. We have not received any resubmittal since the comment letter was sent.

Hello,

You are receiving this email because you provided comments on the Vinterra Subdivision application. Today, the City issued the applicant the attached comment letter, which included a copy of all the public and agency comments received to date. The applicant now has up to 180 days to resubmit plans, documents or other information that responds to these comments.

You are welcome to look at the file at City Hall and review the application at any point.

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

From: Glenn Smith [<mailto:smith0430@comcast.net>]
Sent: Monday, March 04, 2013 1:43 PM
To: Erin Martindale
Subject: Vinterra Update

Hi Erin,

Last time we spoke, you indicated that I would receive copies of any official correspondence between the City of Woodinville and D.R. Horton related to Vinterra.

Has there been any such correspondence since 1/15? I am especially interested to know whether or not you have asked the developer to open up a second entry/exit point into Miller's Ridge.

Please let me know.

Thanks,

Glenn Smith

03/05/2013

Erin Martindale

From: Tony Cantrick [tcantrick@comcast.net]
Sent: Thursday, January 24, 2013 6:09 PM
To: Erin Martindale
Subject: File Number PPA12003/SEP12036

Dear Erin Martindale,

This is a follow up on the telephone message that I left today 1/14/13. I live two properties to the east of the proposed development "Vinterra": File Number PPA 12003/SEP12036. My main concern is that our private and delicate road should not be used to help build or support this project. It starts at NE 149th Street, is very narrow there and is not up to city or county standards. This road ends in a turn around at NE 151st St. My address is 12909 NE 151st St. Woodinville 98072. It is important that at the turn around no ingress or egress to the development be provided, not even a walking path. We neighbors would like a high fence be built to protect our privacy. The new neighbors can walk on the adjacent Tolt Pipeline. How about scheduling the neighborhood meeting before the end of the comment period in future!

Sincerely, Ann McMenamain, a 30 year resident of my home here. Tel. 425 823-5501

Erin Martindale

From: Susan Schilling [TheSchillings@frontier.com]
Sent: Tuesday, January 22, 2013 8:31 AM
To: Erin Martindale
Subject: RE: Vinterra

Thank you Erin.

My address is:
12429 NE 149th St
Woodinville, WA 98071

Susan

From: Erin Martindale [mailto:Erinm@ci.woodinville.wa.us]
Sent: Tuesday, January 22, 2013 8:08 AM
To: Susan Schilling
Subject: RE: Vinterra

Hi Susan,

Thanks for the email. If you give me your mailing address, I can add you to our parties of record list so that you receive all the notices.

Erin

From: Susan Schilling [mailto:TheSchillings@frontier.com]
Sent: Friday, January 18, 2013 7:39 PM
To: Erin Martindale
Subject: Vinterra

Hello Ms. Martindale,

I wanted to let you know that I attended the meeting last night at the Kingsgate library about the Vinterra housing development that is being planned where the Vibrant Nursery is now.

All I wanted to express is that if the development proceeds as it was presented last night I would be in favor of the project. I do have some concerns about traffic as I am one of the crossing guards for Woodmoor Elementary school and I live very near the property but if the traffic and sidewalk issues are addressed as presented I think Vinterra could be a nice addition to our area.

I'm not sure if you are getting lots of emails and letters opposed but I know that I and several of my neighbors, while not looking forward to change in our neighborhood do realize that it could happen and this project is not as unappealing as some could be.

Thank you,
Susan Schilling
Woodinville Resident

01/22/2013

Erin Martindale

From: Debbie Shapiro [debbie.wonderkitty@gmail.com]
Sent: Friday, January 18, 2013 1:51 PM
To: Erin Martindale
Cc: Ray Gurzynski
Subject: Re: Questions about Vinterra Project

Can the city also take some time to discuss the traffic study that was done and the results of that study? Horton claimed that their traffic study indicated that a light was not warranted at the new street entrance that is planned. But the existing entrance to 124th Ave. NE is often impossible to get in and out of during rush hour (especially when the kids are going back and forth for school). I think most of the neighbors agreed that the existing entrance is problematic and we were all surprised about Horton's statements on the traffic study for a new entrance.

Thanks!

www.vote.org
www.nationalinitiative.us

On Fri, Jan 18, 2013 at 1:39 PM, Ray Gurzynski <rvgurzynski@gmail.com> wrote:
hi Erin, happy friday.

you replied this morning to an email of my wife, so obviously you are back in the office.

I'm still eagerly awaiting your response to my email, and it'd be great not to have to wait until monday to get your response.

please specifically reply regarding connecting westcliffe to vinterra at the stub at 153rd/128th.

many of the recurring concerns expressed last night would be nullified or greatly alleviated by opening this up (in addition to the stub at 127th.) these *both* need to be connected.

this really needs to be done properly. look at the map- it's a no-brainer to connect westcliffe directly to vinterra.

tell me please what is the procedure "we" need to perform to convince the city to make horton do this?

is there a certain number of petition signatures you would need? 51% approval by the residents of Kingswood, treyburn heights, and westcliffe? the latter two neighborhoods have hoa's and it sounds like they are going to organize to have the connection made.

please tell me very specifically the reason the city would give in defense of not requiring horton open the connection at 153rd/128th.

regards, -Ray



Erin Martindale 1:25 PM (12 minutes ago)

to me

Hi Ray,

01/18/2013

Your comments will be forwarded to the applicant for them to respond to. We have not yet completed our review, and as part of that review, that issue will be reviewed. We have talked to them about an access to 128th, at a minimum for emergency access.

Erin

From: Ray Gurzynski [mailto:rvgurzynski@gmail.com]
Sent: Friday, January 18, 2013 1:20 PM
To: Erin Martindale
Subject: Re: comments on vinterra preliminary plat


Ray Gurzynski <rvgurzynski@gmail.com> 1:24 PM (13 minutes ago)
to Erin

I know you have spoken with them.

Erin, respectfully, this is not anywhere near to being a satisfactory answer.


Ray Gurzynski <rvgurzynski@gmail.com> 1:29 PM (8 minutes ago)
to Erin

the applicant responded to it at the meeting last night. they do not want to do it, it will cost them at least one building site. so skip the forwarding, we already have their response.

that is why I/we are asking for your (the city's) help here. that is what I am asking you- in simple terms, how do we force them to do something they do not want to do?

Erin Martindale

From: Ray Gurzynski [rvgurzynski@gmail.com]
Sent: Friday, January 18, 2013 1:42 PM
To: Erin Martindale
Subject: Re: comments on vinterra preliminary plat
Erin,

question marks indicate questions, not comments.

questions are asked to receive answers.

please answer the questions you are asked.

thank you very much.

On Fri, Jan 18, 2013 at 1:29 PM, Ray Gurzynski <rvgurzynski@gmail.com> wrote:

the applicant responded to it at the meeting last night. they do not want to do it, it will cost them at least one building site. so skip the forwarding, we already have their response.

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On Fri, Jan 18, 2013 at 1:24 PM, Ray Gurzynski <rvgurzynski@gmail.com> wrote:

I know you have spoken with them.

Erin, respectfully, this is not anywhere near to being a satisfactory answer.

On Fri, Jan 18, 2013 at 1:25 PM, Erin Martindale <Erinm@ci.woodinville.wa.us> wrote:

Hi Ray,

Your comments will be forwarded to the applicant for them to respond to. We have not yet completed our review, and as part of that review, that issue will be reviewed. We have talked to them about an access to 128th, at a minimum for emergency access.

Erin

From: Ray Gurzynski [mailto:rvgurzynski@gmail.com]
Sent: Friday, January 18, 2013 1:20 PM
To: Erin Martindale
Subject: Re: comments on vinterra preliminary plat

01/22/2013

hi Erin, happy friday.

you replied this morning to an email of my wife, so obviously you are back in the office.

I'm still eagerly awaiting your response to my email, and it'd be great not to have to wait until monday to get your response.

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is there a certain number of petition signatures you would need? 51% approval by the residents of Kingswood, treyburn heights, and westcliffe? the latter two neighborhoods have hoa's and it sounds like they are going to organize to have the connection made.

please tell me very specifically the reason the city would give in defense of not requiring horton open the connection at 153rd/128th.

regards, -Ray

On Tue, Jan 15, 2013 at 4:47 PM, Ray Gurzynski <rvgurzynski@gmail.com> wrote:

hi there,

looking at the plans, my overall reaction is quite positive.

there are a few things I would like to comment on.

The adjacent tolt pipeline trail is a wonderful community resource, and I feel very strongly that *it would be a great mistake to not include direct non-motorized access between vinterra and the tolt pipeline trail*. I have travelled the trail its many miles from end to end and virtually all the adjacent neighborhoods along the way have non- motorized trail type access points to allow residents to access the trail, I mean that's kind of the point of the trail, right? obviously direct trail access is safer than accessing it via the heavily trafficked 124th ave. This seems to be a major oversight in the current preliminary plat. I would suggest that a perfect location for such a non-motorized tolt pipeline trail access point would be at the southeast corner of the plat, extending the "tract 991 access" driveway southward through the western edge of lot 28. ideally a second, similar access point could be located at the southwest area of the plat, via the "tract 989 access" along the boundary of lots 8 and 9. surely such an easy, very inexpensive and tremendously beneficial modification can be incorporated into the plan, yes?

secondly, it has concerned me having roughly 185 residences (Kingswood, treyburn heights, and westcliffe neighborhoods) with only one means of egress via 157th st out to 124th ave, so am very glad to see the connection to vinterra at 127th. however, it seems short sighted to me to not also connect 128th. I agree with whoever had suggested that connecting the stub at 128th between lots 39 and 40 makes a lot of sense, but for traffic not just emergency vehicles as had been mentioned. it seems far more logical to me to connect the 30+ homes comprising the westcliffe neighborhood directly to vinterra, rather than funneling them the much longer way back around via 157th through treyburn heights and then through the much narrower feeling, parked vehicle filled, non-sidewalked, twistier streets of Kingswood:

01/22/2013

156th to 127th. it looks to like with some slight tweaking this connection at 128th could be made with the sacrifice for the greater good of only one building lot, not both 39 and 40. building 146 homes instead of 147 would still be adequately profitable for the investors, wouldn't it?

thirdly, the stub at ne 151st st along the eastern boundary, between lots 32 and 33. it seems like it would be beneficial and convenient to have a direct traffic connection through here to access 132nd ave. having read/heard someone use the term "private road", I used the kingco parcel viewer and researched the properties along 151st st east of the plat. what I found seemed weird- split lots, skinny unbuildable yet privately owned strips of land...there must be some wacky easements between these homeowners using this/these "private road/s". so, I can see how this could be a can of worms... nevertheless isn't this where the concept of "eminent domain" comes into play? the good of the many outweighs the wants of a few and all that, right? seriously- to be able to drive directly from the collective Kingswood/vinterra neighborhoods to the sammamish valley via winery hill or 132nd ave/slater hill and points south and east instead of having to exit westward onto 124th ave would be a great benefit to all in the community, don't you agree?

these are my initial comments.

again, other than the items I've described, it looks great!

I eagerly look forward to both of your responses.

Thanks, -Ray

Erin Martindale

From: Jen Carlston [jencarlston@yahoo.com]
Sent: Friday, January 18, 2013 10:55 AM
To: Erin Martindale
Subject: Re: Vibrant Nursery sale

My address is 14631 124th Place NE, Woodinville.

I attended the meeting at the Kingsgate Library last night. It was very informative and I'm of the opinion that most of the concerns of those in attendance are city-specific and not anything that the builder could actually address. The public hearing should be an interesting event.

Jennifer Reiner said that a traffic study was done. I'm curious as to when that happened and what it entailed?

Thank you!

Jen Carlston

On Jan 18, 2013, at 10:04 AM, "Erin Martindale" <Erinm@ci.woodinville.wa.us> wrote:

Hi Jen,

Can you send me your mailing address so I can add you to our parties of record list?

Your comments will be sent to the applicant for their response.

Erin

From: Jen Carlston [<mailto:jencarlston@yahoo.com>]
Sent: Tuesday, January 15, 2013 3:01 PM
To: Erin Martindale
Subject: Vibrant Nursery sale

Hello Ms. Martindale,

I'm writing to voice my concerns about the sale of Vibrant Nursery and the plans to put nearly 150 homes in its place. While I think it has tremendous upswing potential for the City of Woodinville by adding more living space and a larger tax base necessary to sustain growth, I'm worried about the immediate impact that building such a large community so quickly will have on current residents.

Traffic is my biggest concern. 124th Avenue is already very busy and adding those additional homes will greatly impact the volume of traffic on that road, especially during peak commuting and school hours. There are already heavy backups during school opening and closing times. I'm impacted regularly by the lack of planning for major roads in downtown Woodinville already and the added traffic to 124th will make it even more unearable. My home in Kingsgate backs up to 124th Avenue and I work 2 miles away in downtown Woodinville. It regularly takes me 20 minutes to get home from work. That's 20 minutes to travel 2 miles. Pretty ridiculous. Now I anticipate an even longer commute once construction begins and then once new homeowners move in. What are the city's plans to mitigate the heavy traffic congestion that already exists and the potential traffic increases sure to follow after the new housing development is built?

01/18/2013

I'm also concerned about the impact on local schools. I have a Kindergarten at Woodmoor Elementary and another child who will hopefully start at Woodmoor in the 2013-14 school year. Those 147 new homes will absolutely attract additional families with young children to the area which is definitely a positive addition to our community. However, how will the schools be able to accommodate the additional children? Classes are already large in many grade levels and most families have more than one child! School bus service was already removed for my neighborhood due to budget cuts. As mentioned before, 124th Avenue is a very busy road and there aren't many stop lights. It's already a dangerous walk to school with the lack of sidewalks and stop lights along 124th Avenue. This new housing development will undoubtedly increase those dangers my children will face if/when they walk to/from school.

I've been a resident of Woodinville for over 10 years and my husband grew up here. We have served on our homeowner's association board of directors (Kingsgate 5) for several years. We greatly understand how tough it is to make decisions that are both best for and are pleasing to the community as a whole. Oftentimes, it's just a communication issue and once residents understand the effort and the planning that's gone into a project, they're more likely to be supportive. We've seen a lot of changes to the city over the time we've been a part of Woodinville and while most of it has been positive, it's time to start planning for growth spurts ahead of time rather than just operating reactively once we've already grown. Let's not rush into allowing all those homes to be built until/unless a solid plan to address traffic and safety concerns can be addressed properly.

Thank you for your time and for allowing me to share my concerns. Please don't hesitate to contact me if there's any help I might be able to offer.

All the best,

Jen Carlston
(206) 234-8173

Erin Martindale

From: Debbie Shapiro [debbie.wonderkitty@gmail.com]
Sent: Friday, January 18, 2013 10:03 AM
To: Erin Martindale; Ray Gurzynski
Subject: Re: Questions about Vinterra Project

Hi Erin -
Sure!

Debbie Shapiro & Ray Gurzynski
12618 NE 154th Street
Woodinville WA 98072

www.vote.org
www.nationalinitiative.us

On Fri, Jan 18, 2013 at 10:03 AM, Erin Martindale <Erinm@ci.woodinville.wa.us> wrote:

Hi Debbie,

Can you send me your mailing address so I can add you to the notification list?

Erin

From: Erin Martindale
Sent: Monday, January 14, 2013 7:41 AM
To: 'Debbie Shapiro'
Subject: RE: Questions about Vinterra Project

Hi Debbie,

The comment period is closing per the City's code, which is 15 days after the Notice of Application is issued. However, the record is still open. You may submit comments up until the public hearing. The reason for a deadline on the notice is to provide a point at which the application moves forward – meaning, we can take action – either sending a comment letter or issuing the SEPA determination after the 15th. In this case, we will be sending a comment letter.

01/18/2013

The neighborhood meeting is being held by the applicant, not by the City. We have no control over their schedule.

I will forward your concerns on to the applicant.

If you would like to be added to the party of record list, I will need your mailing address.

Erin

From: Debbie Shapiro [mailto:debbie.wonderkitty@gmail.com]
Sent: Saturday, January 12, 2013 1:18 PM
To: Erin Martindale
Subject: Re: Questions about Vinterra Project

Hi Erin -

What is the intention for punching out through 127th Ave NE? Why do the neighborhoods need to be connected at all?

Also, what is the plan for alleviating the traffic congestion in the mornings for children crossing 124th Ave NE going to school? That corner is already very backed up in the mornings making it nearly impossible for us to exit the subdivision. It also raises safety questions for the children crossing the street. Has anyone thought about creating an overpass walkway so the kids wouldn't have to cross traffic at the corner?

I know something of this sort would be impossible to implement at this stage, but maybe there are ideas that could be gained from it. I lived in this neighborhood from 6th grade through high school and it's known worldwide for its design. Maybe you are familiar with it: [http://en.wikipedia.org/wiki/Radburn, New Jersey](http://en.wikipedia.org/wiki/Radburn,_New_Jersey)

Also, is there any particular reason that commenting is being closed prior to our community meeting? It seems that our neighborhood has not been given substantial notice about this development and we are getting almost no time to get our concerns addressed.

Debbie

On Thu, Jan 10, 2013 at 3:42 PM, Erin Martindale <Erinm@ci.woodinville.wa.us> wrote:

Hi Debbie,

Their current proposal shows 127th Avenue NE continuing through to the new plat. We've also talked to them about a connection onto 128th Avenue NE, at least for emergency vehicles.

01/18/2013

They have a landscaping plan that does show some trees along that north property line.

If you would like to view the file, it is available here at City Hall.

Erin Martindale

From: Debbie Shapiro [mailto:debbie.wonderkitty@gmail.com]
Sent: Wednesday, January 09, 2013 1:31 PM
To: Erin Martindale
Subject: Questions about Vinterra Project

Hello -

I'm writing regarding the planned Vinterra project in the Upper West Ridge neighborhood.

I'm on NE 154th St.

Where will they be punching through for traffic flow? And will they add any landscaping for noise suppression and/or privacy? Like trees between the subdivisions?

Thanks,
Debbie

- * Concerns about traffic & the safety of our children with increased traffic.
- * Concerns about the wildlife that will be displaced.
- * Concerns about noise & disruption during construction

Henry Loh

12530 NE 154th St.
Woodinville, WA
98072

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JAN 16 2013
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Shari Petersen wed.
Vickie Stankay

12511 NE 154th Pl
Woodinville WA 98072

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JAN 16 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Shari West

First let me say how disappointed I am with the City of Woodinville for not keeping current homeowners abreast of this housing issue. It is most unfortunate that the City has known about this since August of 2012 yet has just informed its current homeowners/taxpayers.

As a homeowner in the neighborhood that is next to the property to be built on I have many concerns.

1. How many new Police officers or deputies will be employed to assist with the growing community
2. With a 147 new homes and assuming households will include school age children where do you plan to school them, we already have class sizes that are too big and teachers salaries being cut.
3. Traffic during school hours is already @ Peak and difficult to get in and out of school areas.
4. Traffic Congestion on 124th is already an issue when leaving the neighborhood it is very difficult to get out onto 124th add in extra traffic for 100 or so more veh. and it will be an even bigger issue. How do you plan to address this issue.

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CITY OF WASHINGTON
OFFICE OF THE DIRECTOR

its not just the traffic volume but the # of children involved,

- 3 The opening up of 12th PI NE TO allow traffic to new development will increase traffic that is already heavy in our neighborhood. The Streets are already hard to navigate when 2 cars are going the opposite direction due to small space. We have a lot of children in this neighborhood most of them walk to school. Opening up this street as another way into the new property will ~~mean~~ increase the risk of this children being hit or ~~more~~ worse.

- 6 What about the Rat Problem. its already bad and when you start running more of them out they go to the house's so how will this be addressed.

- 7 What about Privacy for homeowners who now butt up to the nursery. Will the builder be taking down the trees that were suppose to help with dust issues and replacing those with a fence or will they be staying and continue to drop large limbs onto our property while the pine needles destroy roofs.

8 What type of new homes will these be.

9 I agree that growth can be a good thing for our community but not at the expense of our children's safety and their education.

10 School is already crowded and increased traffic will put these children at risk. Where we new lights go and how will heavy traffic flow be handled?

Erin Martindale

From: Glenn Smith [glenn.smith@kinderminds.onmicrosoft.com]
Sent: Wednesday, January 16, 2013 7:40 AM
To: Erin Martindale
Subject: Vinterra Comments
Attachments: Vinterra Final.pdf

Hi Erin,

I dropped off a copy of this letter yesterday. Last night, I noticed that the letter had a few minor typos. I have attached a corrected version of the letter. If you are able to do so, then please replace the earlier letter with this letter.

Thanks,

Glenn Smith

01/18/2013

January 15, 2013

Ms. Erin Martindale
Project Manager, Development Services Department
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

Dear Ms. Martindale:

The purpose of this letter is to document the concerns of the members of the Treyburn Heights Homeowners Association (THHA) related to the proposed plan for the Vinterra subdivision. The THHA represents the interests of the residents of Treyburn Heights. Treyburn Heights is a subdivision located a very short distance from the northeast corner of Vinterra.

The current plan for Vinterra provides two entry/exit points. The first entry/exit point is at the intersection of Road A and 124th Avenue NE; the second entry/exit point is at the meeting point of Road B and 127th Place NE.

Our primary concerns relate to second entry/exit point and the related traffic impact on NE 157th Street between 124th Avenue NE and 128th Court NE. This stretch of roadway currently provides the only access to the homes in Kingswood, Treyburn Heights and Westcliffe. It is also the only way for children who attend Woodmoor Elementary or Northshore Junior High to walk to school and the only way for children who attend Inglemoor High School to walk to their bus stop. The current design of this stretch of roadway is significantly below current standards and is severely inadequate to meet the needs of the existing users. The road is too narrow, is poorly lit, lacks sidewalks, lacks adequate setbacks and lacks a traffic signal where it meets the arterial roadway. As a result of this situation, it is not very safe on bright, sunny days and is very treacherous when it is dark and rainy. This stretch of roadway is especially a problem in the winter months, as it is often dark and rainy when the kids are traveling to and from school.

We are especially concerned about the area around the T-shaped intersection at NE 156th Street and NE 157th Street. When cars are parked on the north side of this intersection, it creates an especially dangerous situation for drivers and pedestrians. There is barely enough room for a small passenger vehicle and a pedestrian to be in the same section of the roadway at the same time. There is nowhere near enough room for two larger vehicles and a pedestrian to be in the same section of that roadway at the same time. A big part of the problem is the basic design of this section of the road. NE 157th Street has a relatively sharp curve where it intersects with NE 156th Street. When vehicles are parked on the north side of NE 157th Street, this curve has a rather sharp blind spot. This blind spot is very difficult for most drivers to safely navigate under even the best conditions. This situation is one that we would like to see addressed irrespective of the Vinterra development. It becomes an even more serious concern if Vinterra will be using 127th Place NE as one of its entry/exit points.

As an alternative to the current plan, we are asking that the City of Woodinville require the Vinterra developer to provide a new plan with a few specific changes.

We are requesting that the entry/exit/point on 127th Place NE be replaced with an entry/exit point in Westcliffe at NE 153rd Place. This would connect the Westcliffe and Vinterra subdivisions and would provide Westcliffe and Treyburn Heights with a second entry/exit point. When the Westcliffe subdivision was created several years ago, we were told that a second exit would be added to Westcliffe when the Vibrant Plants property was developed. This intent is evidenced by the NE 153rd Place stub that dead ends into the Vibrant Plants property. As such, we expect to see the City of Woodinville honor the original intent associated with the original plan for this area of the city and require that the Vinterra plan be amended to replace the entry/exit point on 127th Place NE with an entry/exit point in Westcliffe at NE 153rd. This change would divert some of the current traffic off of the substandard section of 157th Street NE between 124th Avenue NE and 128th Court NE and onto a new road that would be adequately designed to handle the additional load. This change would also reduce the overall traffic on our local access roads, as the distance from the new entry/exit point to 124th Avenue NE would be much shorter (~.3 miles) than it would be without the new entry/exit point (~.6 miles).

If the second entry/exit point is not moved to NE 153rd Place, then we want the section of road on NE 157th Street between 124th Avenue NE and 128th Court NE to be brought up to current standards during the initial stages of the Vinterra development. This would include widening the road, adding sidewalks, adding street lights, enforcing setbacks in public right-of-ways and adding a stoplight at the intersection of 124th Avenue NE and NE 157th Street. The current plan to create an entry/exit point on 127th Place NE without making the necessary improvements to the substandard section roadway on NE 157th Avenue is not acceptable to us.

In addition to the traffic concerns outlined above, we are also concerned about the proposed plans for the intersection of Road A and 124th Avenue NE. When I stopped by City Hall to learn more about the Vinterra development, I was told that the development might not include a stoplight at this intersection. We believe it is imperative that the development include a stoplight at that intersection. Without a stoplight it will be extremely difficult and somewhat dangerous for the new residents to make a left turn out of Vinterra and onto 124th Avenue NE, especially during peak travel times. Moreover, a stoplight at this intersection would provide the current residents of Kingswood, Treybrun Heights and Westcliffe with a much safer way to make a left turn onto 124th Avenue NE during peak travel times.

We also have a non-traffic concern related to the Vinterra development. We are concerned that the proposed plan does not provide for public access to the pipeline trail via the southeast corner of the new development. Under the proposed plan, an individual standing on the road in the southeast corner of Vinterra would need to travel an additional .75 miles to get to the nearest spot on the pipeline trail, when the nearest spot on the pipeline trail would be less than 100 feet away if direct access was available. Given that many of the current residents of this area are very interested in gaining easy access to the pipeline trail, we are requesting that the City of Woodinville require the Vinterra developer to amend their current plans to provide public access to the pipeline trail near the southeast corner of the development.

In sum, we have some very significant concerns with the proposed plan for Vinterra. While we recognize that the new Vinterra owners should have quite a bit of latitude with respect to developing their property, we also know that the largest builder in the nation is behind the development. We are concerned that this builder will not be interested in making a good faith effort to voluntarily work with the current residents on a plan that appropriately balances their rights/needs with our right/needs. As such, we are asking that our representatives within the City of Woodinville honor the original intent of the Westcliffe development by requiring that the developer replace the entry/exit point at 127th Place NE with an entry/exit point at NE 153rd Place in Westcliffe and by requiring that the developer create a public access point for the pipeline trail in the southeast corner of the new development.

If you have any questions regarding the above, then please do not hesitate to contact me by email at smith0430@comcast.net or by phone at 425-443-6042.

Sincerely,

Glenn Smith
President
Treyburn Heights Homeowners Association

15 January 2013

To the City of Woodinville
Project Manager
Erin Martindale

Re: Vinterra Subdivision

Our backyard borders directly with the Vibrant property. We have lived in our home for 27 years. The plans for a new development would be a huge unwelcome change for us and our neighborhood. Some of the concerns we have and concerns we have heard from our neighbors are detailed below:

TRAFFIC/VEHICLES:

- With adding 147 homes the impact of traffic will be HUGE on 124th Ave. NE. (We live in Kingswood Estates and already cannot get in and out of our development as it is! Especially during the hours between 8:00—9:30AM and 3:00—7:00PM Monday thru Friday.)
- The builders proposed preliminary plans show only one way out of the new development onto 124th, with plans to open the DEAD END directly next to our home (@ NE 154th Street & 127th Place NE). Their plans also show a street to the west that appears to be a thru street onto NE 151st Street. However the City of Woodinville has said this is a private road and WILL NOT be opened. There are already 185 homes within the 3 neighborhoods (Kingswood, Treyburn Heights & Westcliff) with only one exit to 124th Ave NE @ NE 157th Street. With their 147 homes & the 185 existing homes here (total 332 households) there will be approximately 2 to 3+ cars per household for a total of anywhere between 664 to 996+ vehicles accessing only TWO exits out of the neighborhoods onto 124th Ave NE! The builder, we have heard has no plans for a signal light at the new development entrance! This is NOT acceptable to any of us! A signal light MUST be required if this development is to be built!!!
- Opening the dead end (@ NE 154th Street & 127th Place NE) will further burden the roads in our neighborhood. We have narrow roads built in the 1960's-70's with NO sidewalks in over 90% of the neighborhood. The children already have to walk in the streets along a painted white line on one side of the street serving as a "sidewalk". The streets are lined with parked cars making visibility difficult for us now and adding more potential traffic is not any sort of an answer! This is a HUGE concern of safety for people and property!
- Many others use the streets for walking, there is a gentleman who is confined to a wheelchair who lives on 127th Place NE and frequently uses the street for his "walks" in his motorized wheelchair. The neighborhood is accustomed to him and the school children and others that walk or ride their bikes thru the neighborhood. What about HIS safety with all the extra vehicles and traffic?
- I see NO help to either neighborhood by opening the dead end into an already unsafe at times area.

SAFETY/CHILDREN/SCHOOLS:

- The homes being built will attract families and those with school age children will be attending Woodmoor Elementary &/or Northshore Jr High. This development will increase foot traffic as they will be "walkers" to either school, having to walk along the already busy 124th Ave. NE. that has several sections without actual sidewalks

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- I know many, many families who won't allow their children to walk because of the current traffic conditions on 124th making it dangerous and unsafe, so they drive their children to school, thus adding even more vehicles to an already congested area. Adding all these homes will only make that more dangerous.

HEALTH & ENVIRONMENTAL CONCERNS:

- Vibrant Nursery has been at this location since the mid-1950's. What will be the environmental impact of digging up and disturbing all the soil that's been exposed to over 50 years of pesticides, harmful chemicals and what ever else has been used in the nursery? What about the water?
- Since we live adjacent to the nursery and share our backyard border we are VERY concerned about the dust and dirt that will be 'kicked' up and cover our homes.
- We want a solid fence built along the edge of the property line.

Please consider our concerns and those of our neighbors. And make choices for the safety and benefit of all the neighborhoods in the area.

Vicki Jensen
12641 NE 154th Street
Woodinville, WA 98072

Vicki Jensen

Also, please add us to the list to receive notice of the hearing and to receive a copy of the decision once made by the Woodinville Hearing Examiner.

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JAN 15 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

1/15/2013

To the City of Woodinville
Project Manager
Erin Martindale

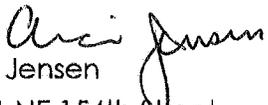
Re: Vinterra Subdivision

We have lived at 12641 NE 154th Street, Woodinville, WA 9072 in this neighborhood for over 27 years. We have enjoyed the quiet and safety that comes from a good neighbor base and people that have respect for quiet small streets.

Your proposed plans of a development of the Vibrant Nursery will change our neighborhood and lives, and not for the better. Governments job is to protect its citizens from forces they cannot battle themselves.

There are multiple problems that will come to us from this new development.

1. Proposed access to these new 147 homes looks very limited. This in its self is not a bad thing, but when the relief value for all these cars stuck trying to get out to work, school, etc., is an already overburdened maze of neighborhood streets, is a recipe for disaster. The lack of sidewalks in 90 percent of our neighborhood forces the children walking onto the streets, to school, work and play. One proposed back exit from the new development will shift the problem to become our problem. If 127th Place NE is "needed" to access the new neighborhood it would only make sense to open 127th Ave. NE to the south as well to share the burden all these new 300-800 or more cars this will bring.
2. The main access to 124th Street NE has to have a signal light. It is already near impossible at certain times of the day to exit from NE 157th Ave onto either direction of 124th Avenue NE. The added pressure from 147 new homes will create a gridlock.
3. Speed. With the addition of Treyburn Heights and Westcliff to our neighborhood (Kingswood Ridge/Estates) several years ago, the speed of cars in this small residential area is already way too fast. The addition of 147 new homes and all the vehicles that come with them looking for a "short cut" in and out of the development will increase the speed of cars and increase the danger to the residents. People still walk and ride bikes with out sidewalks here.
4. We are disgusted that a family owned business would have to sell their property because the taxes were outrageous and confiscatory. The only beneficiaries of this deal and development are DR Horton and the city of Woodinville. It does not serve the public when people are taxed out of their homes and businesses.
5. After 50 plus years of being a nursery what kind of EPA problems are going to come from unearthing that many years of chemicals and pesticides that lay dormant in the soil. This is a problem for the new residents and also for us, the residents that will be exposed to the dirt and dust from construction on this soil.


Alain Jensen
12641 NE 154th Street
Woodinville, WA 98072

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

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

January 7th, 2013

City of Woodinville
133rd Avenue NE
Woodinville Wa. 98072

Attn: development Services Department
RE: Vinterra Subdivision

CC: Todd Oberg
CC: Schuster Family Investments LLC

We have received your notices, researched your plans, and reviewed the data on the Web. Nothing assuages our concerns, fears and discomfort as a result of your most recent communications to ourselves and neighbors.

If you have the go-ahead to develop as you have outlined ... GREAT, do so ... Just leave our community as is, and devise a method of traffic management that does not impinge on our Neighborhood. (See: Treyburn Heights) We will be investigating the *Transportation Improvement Plan* as soon as we can get a clear look at said plan.

As the incumbent community, we have had to endure the traffic issue from Treyburn, and do not look forward to more of the same from Vinterra.

Actually it is rather simple. The city of Woodinville needs to revise, rebuild, and improve, the surface streets in our immediate community, and we would have absolutely no issue with this new community.

If this is not done correctly, and prior to the "new community", have you any idea the congestion we will have in our old and narrow side streets? Has anyone seriously surveyed or taken a careful look at the existing neighborhood, and it' traffic issues as they exist today?

I all for development as long as it is well thought out, and doesn't reduce house values as this overload traffic will.

Sincerely
Your Neighbors

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

To: City of Woodinville
From: Westcliffe HOA President and Kingswood 3 Representative
Subject: Concerns and questions regarding the Vinterra Subdivision
Date: 1/14/2013

Both the Westcliffe and Kingswood 3 neighborhood believe strongly that both the city of Woodinville and the developer of the Vinterra subdivision project should work closely with representatives from each of these communities to mitigate the impact of more homes, individuals and traffic. Some, but not all of the concerns are listed below.

- With adding 147 new homes the impact of traffic will be HUGE (we already cannot get in and out of our development on to 124th as it is!
(Especially between 8-9:30 AM and 3-7:00 PM. Monday thru Friday!)
- There will be at least 2 or 3 new openings to get into the new development, one of which is on 127th PI.NE. This will add A LOT of new traffic! What other openings will be made?
- We believe a traffic light should be installed on 124th and 157th.
- Speed bumps should be added throughout 157th and arterials off of 157th.
- We have been told by the city that the plan for the additional children is to attend Woodmoor Elementary. (They can't even house the existing children that already live here.) Where are they going to put the new kids? Or will they just keep expanding your kid's classroom?
- When will the building start?
- Why are we just finding out about this when this process was started last AUGUST 2012? Woodmoor was notified last OCTOBER 2012! Why weren't we?
- Will the builder be putting up a fence to those of us that our backyards face the nursery?
- Will there be new street lights that discourage bad behavior in the night? (Due to so much darkness off 127th PI.)

Thanks,
Glenn Campbell, President of Westcliffe HOA
Pat Graves, Kingswood 3

Glenn Campbell
Pat Graves
12609 NE 154th St.
Woodinville, WA. 98072

15382 129th Ave NE.
Woodinville, 98072

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JAN 15 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

To the City of Woodinville
Project Manager
Erin Martindale

Re: Vinterra Subdivision

Please add our names to the list to receive notice of the Public Hearing regarding the Vinterra Sub-division. We'd like to be able to make comments and to receive a copy of the decision once made by the Woodinville Hearing Examiner. As stated in the letter we received.

Include us to receive any and all additional information related to this project.

Thank you,

Alain & Vicki Jensen
12641 NE 154th Street
Woodinville, WA 98072

Alain Jensen
Vicki Jensen

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JAN 15 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Erin Martindale

From: Ray Gurzynski [rvgurzynski@gmail.com]
Sent: Tuesday, January 15, 2013 4:47 PM
To: Erin Martindale; Jennifer Reiner
Subject: comments on vinterra preliminary plat

hi there,

looking at the plans, my overall reaction is quite positive.

there are a few things I would like to comment on.

The adjacent tolt pipeline trail is a wonderful community resource, and I feel very strongly that *it would be a great mistake to not include direct non-motorized access between vinterra and the tolt pipeline trail*. I have travelled the trail its many miles from end to end and virtually all the adjacent neighborhoods along the way have non- motorized trail type access points to allow residents to access the trail, I mean that's kind of the point of the trail, right? obviously direct trail access is safer than accessing it via the heavily trafficked 124th ave. This seems to be a major oversight in the current preliminary plat. I would suggest that a perfect location for such a non-motorized tolt pipeline trail access point would be at the southeast corner of the plat, extending the "tract 991 access" driveway southward through the western edge of lot 28. ideally a second, similar access point could be located at the southwest area of the plat, via the "tract 989 access" along the boundary of lots 8 and 9. surely such an easy, very inexpensive and tremendously beneficial modification can be incorporated into the plan, yes?

secondly, it has concerned me having roughly 185 residences (Kingswood, treyburn heights, and westcliffe neighborhoods) with only one means of egress via 157th st out to 124th ave, so am very glad to see the connection to vinterra at 127th. however, it seems short sighted to me to not also connect 128th. I agree with whoever had suggested that connecting the stub at 128th between lots 39 and 40 makes a lot of sense, but for traffic not just emergency vehicles as had been mentioned. it seems far more logical to me to connect the 30+ homes comprising the westcliffe neighborhood directly to vinterra, rather than funneling them the much longer way back around via 157th through treyburn heights and then through the much narrower feeling, parked vehicle filled, non-sidewalked, twistier streets of Kingswood: 156th to 127th. it looks to me like with some slight tweaking this connection at 128th could be made with the sacrifice for the greater good of only one building lot, not both 39 and 40. building 146 homes instead of 147 would still be adequately profitable for the investors, wouldn't it?

thirdly, the stub at ne 151st st along the eastern boundary, between lots 32 and 33. it seems like it would be beneficial and convenient to have a direct traffic connection through here to access 132nd ave. having read/heard someone use the term "private road", I used the kingco parcel viewer and researched the properties along 151st st east of the plat. what I found seemed weird- split lots, skinny unbuildable yet privately owned strips of land...there must be some wacky easements between these homeowners using this/these "private road/s". so, I can see how this could be a can of worms... nevertheless isn't this where the concept of "eminent domain" comes into play? the good of the many outweighs the wants of a few and all that, right? seriously- to be able to drive directly from the collective Kingswood/vinterra neighborhoods to the sammamish valley via winery hill or 132nd ave/slater hill and points south and east instead of having to exit westward onto 124th ave would be a great benefit to all in the community, don't you agree?

these are my initial comments.

again, other than the items I've described, it looks great!

I eagerly look forward to both of your responses.

01/18/2013

Thanks, -Ray

EXHIBIT 24

Page 59 of 100

Erin Martindale

From: Erik Jolly [ejolly@hotmail.com]
Sent: Tuesday, January 15, 2013 3:55 PM
To: Erin Martindale
Cc: Jody Watson
Subject: Vinterra Subdivision - Comments Attached
Attachments: Vinterra Subdivision Comments - Erik Jolly and JoAnne Watson.docx

Dear Ms. Martindale,

Attached please find our comments on the proposed Vinterra Subdivision.

Regards,

Erik C. Jolly
JoAnne L. Watson

Erik C. Jolly and JoAnne L. Watson
15324 127th PL NE
Woodinville, WA 98072
425.419.4120

January 15th, 2013

Ms. Erin Martindale
Project Manager, Vinterra Subdivision
Development Services Department
133rd Avenue NE
Woodinville, WA 98072

Re: Comments on Proposed Vinterra Subdivision

Dear Ms. Martindale,

We own 15324 127th Place NE, which is located at the end of 127th Place NE and presently dead ends at the northern border of the proposed Vinterra Subdivision.

We are deeply concerned about the distinct possibility that the proposed new construction will decrease the value of our property, result in the loss of enjoyment of our land and our home, and diminish the quiet, secure, child-friendly character of our neighborhood.

Below, we outline these concerns in further detail.

Decreased property value and loss of enjoyment of our home.

- 1) Loss of privacy resulting from the addition of homes adjacent and in close proximity to our property.
- 2) Compromised structural integrity of our home resulting from close-proximity construction activity, including, but not limited to, foundation and wall cracking and breakage.
- 3) Environmental hazards resulting from close-proximity construction activity, including, but not limited to, high decibel sound and reduced air quality.
- 4) In the event that the dead end of 127th Place NE is opened to the proposed Subdivision, we risk the following:
 - a. potential usage of the road in front of our home as a route for heavy construction equipment into and out of the construction area. Such movement of heavy equipment will pose a strong threat to the structural integrity of our home. Further, such usage will rapidly accelerate the road's degradation, damage the sidewalks, and potentially damage underground systems. In addition, it will decrease the air quality and general cleanliness in and around our home, as well as the safety and security of our home throughout the construction period.

- b. post-construction increased traffic in front of our home, resulting in traffic noise, dirty air, loss of privacy, and increased safety and security risk to ourselves, our guests, and our home.

Diminishment of neighborhood quality.

The primary threat the proposed Subdivision poses to the quality of our neighborhood is automobile traffic.

At present, our neighborhood is one in which parents allow their children to play on the sidewalks and in the streets without fear of automobile traffic. The only vehicles that drive through our neighborhood are service and delivery trucks, and automobiles owned by property owners and their guests. It is a quiet, safe place for both children and adults to enjoy outdoor activities, such as biking, running, and playing ballgames in the street.

Too, property owners let their pets roam our neighborhood with relative freedom and without fear of traffic harm.

In short, our neighborhood is quietly enclosed, safe for humans and animals, alike. In fact, many of our homeowners chose to live here for precisely this reason. Any change that requires opening any of our closed roads will permanently alter the safe, secure quality of the place in which we live. Hence, such changes should not be made for specious reasons.

Finally, we would like to address the problem of traffic on 124th Street. At present, 124th is so heavily trafficked that it's very difficult to turn onto when egressing our neighborhood at 157th Street. A widening of 124th Street and the installation of a traffic light at the intersection of 124th and 157th is already necessary; the addition of 147 new homes along 124th will render the street's traffic problem intolerable.

Thank you for the opportunity to remark on issues surrounding the proposed Vinterra Subdivision. We look forward to learning your response to each of our concerns.

Regards,



Erik C. Jolly
JoAnne L. Watson

Erin Martindale

From: Jen Carlston [jencarlston@yahoo.com]
Sent: Tuesday, January 15, 2013 3:01 PM
To: Erin Martindale
Subject: Vibrant Nursery sale

Hello Ms. Martindale,

I'm writing to voice my concerns about the sale of Vibrant Nursery and the plans to put nearly 150 homes in its place. While I think it has tremendous upswing potential for the City of Woodinville by adding more living space and a larger tax base necessary to sustain growth, I'm worried about the immediate impact that building such a large community so quickly will have on current residents.

Traffic is my biggest concern. 124th Avenue is already very busy and adding those additional homes will greatly impact the volume of traffic on that road, especially during peak commuting and school hours. There are already heavy backups during school opening and closing times. I'm impacted regularly by the lack of planning for major roads in downtown Woodinville already and the added traffic to 124th will make it even more unearable. My home in Kingsgate backs up to 124th Avenue and I work 2 miles away in downtown Woodinville. It regularly takes me 20 minutes to get home from work. That's 20 minutes to travel 2 miles. Pretty ridiculous. Now I anticipate an even longer commute once construction begins and then once new homeowners move in. What are the city's plans to mitigate the heavy traffic congestion that already exists and the potential traffic increases sure to follow after the new housing development is built?

I'm also concerned about the impact on local schools. I have a Kindergartener at Woodmoor Elementary and another child who will hopefully start at Woodmoor in the 2013-14 school year. Those 147 new homes will absolutely attract additional families with young children to the area which is definitely a positive addition to our community. However, how will the schools be able to accomodate the additional children? Classes are already large in many grade levels and most families have more than one child! School bus service was already removed for my neighborhood due to budget cuts. As mentioned before, 124th Avenue is a very busy road and there aren't many stop lights. It's already a dangerous walk to school with the lack of sidewalks and stop lights along 124th Avenue. This new housing development will undoubtedly increase those dangers my children will face if /when they walk to/from school.

I've been a resident of Woodinville for over 10 years and my husband grew up here. We have served on our homeowner's association board of directors (Kingsgate 5) for several years. We greatly understand how tough it is to make decisions that are both best for and are pleasing to the community as a whole. Oftentimes, it's just a communication issue and once residents understand the effort and the planning that's gone into a project, they're more likely to be supportive. We've seen a lot of changes to the city over the time we've been a part of Woodinville and while most of it has been positive, it's time to start planning for growth spurts ahead of time rather than just operating reactively once we've already grown. Let's not rush into allowing all those homes to be built until/unless a solid plan to address traffic and safety concerns can be addressed properly.

Thank you for your time and for allowing me to share my concerns. Please don't hesitate to contact me if there's any help I might be able to offer.

All the best,

Jen Carlston
(206) 234-8173

01/18/2013

Our Concerns

1. We don't want a freeway in our neighborhood at all.
2. The new street will create short-cuts through our neighborhood.
3. Will the people coming through our neighborhood respect and obey the speed limit, which is 25 miles per hour? Maybe not all or everyone.
4. There are a lot of parked cars along our streets, is why ^{the} people need to pay attention to the speed limit.
5. We have a lot of small children and teenagers in our neighborhood as well.
6. My husband is wheel chair bound and I worry about cars hitting him, if they don't see him at the curve of 127th Pl. and 156th St.
7. The new street will cause traffic back-up in our neighborhood, while they're trying to get on 124th, to make a left turn, and could become very frustrating and stressful, which we don't need.

(over)

RECEIVED

JAN 4 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

8. Sometimes, when I take my husband with me, I have to park my van, at the end of the driveway, with gates open. It takes a few minutes and so in doing that, and if cars come that way, they can either wait or go around.

9. If there's a lot of traffic, when I have to unload him, I have to go and make a U-turn, to come to my driveway and worry where cars are.

10. We really don't like construction machines coming through our streets.

11. You need to reconsider another route, instead of using our neighborhood for coming to those 147 new homes

12 - Also you'll need a stop light at N.E. 157th and 124th, to make it safer for people to get out.

13. Our now existing neighborhood is well established and do not want more added traffic. It would really be disrupting

"NO THROUGH STREET IN OUR NEIGHBORHOOD AT ALL"

PAT AND ROY ABRAMS
KINGSWOOD VALLEY SINCE 1969

12703-N.E. 156th St
Woodinville, Wash
98072
Pat E. Abrams

Erin Martindale

(Page 66 of 100

From: Lynn & Tracy Dillender [tdillender@gmail.com]**Sent:** Monday, January 14, 2013 8:58 PM**To:** Erin Martindale**Subject:** proposed Vibrant Nursery development

I am a Woodinville resident of the Kingsgate 5 subdivision off 124th Ave NE. I am very concerned about the proposed development of the Vibrant Nursery. Specifically I have two major concerns: the traffic impact and the safety of the soil. 124th Ave NE is already very congested at peak times. It can take several minutes to find a break in the cars to make a left turn out of Kingsgate onto 124th, even with a turn lane to go into. Sometimes even trying to make a right can take a long time. Lots of times people are so frustrated with waiting so long that they make dangerous decisions when pulling out into traffic. I am concerned the additional numbers of cars would make the street nearly inaccessible to Kingsgate 5 residents at peak times. Also, when I am going north on 124th and trying to make a left at the light on NE 160th Ave in the mornings, I often have to wait two or more lights before it is my turn. Having 147 more homes adding to the already congested traffic patterns would negatively impact those of us who already live near the nursery.

Secondly, I am concerned that the soil on their property is compromised with pesticides and herbicides, and that disturbing it would release chemicals into our air and water table.

I am hoping these concerns will be addressed by the City of Woodinville before the developer is allowed to proceed.

Thank you for your attention to this matter, Tracy Dillender
14614 124th PI NE
Woodinville, Wa 98072

01/18/2013

Erin MartindalePage 67 of 100

From: Mary Hollobon [maryhollobon@hotmail.com]**Sent:** Monday, January 14, 2013 8:30 PM**To:** Erin Martindale**Subject:** Public hearing, Vinterra

Hello Ms. Martindale,

Please send us notification of the public hearing date for Vinterra Subdivision.

Thank you,

Mary and Tim Hollobon
15405 127th PL NE
Woodinville, WA 98072
424-489-1155

01/18/2013

Erin Martindale

From: Mary Hollobon [maryhollobon@hotmail.com]
Sent: Monday, January 14, 2013 8:23 PM
To: Erin Martindale
Subject: Vinterra Subdivision

Development Services Department
Erin Martindale

My concern with 147 new homes and only two entrances is safety in the existing neighborhood. 127th PI NE is a narrow curving road with 18 children walking to school in the dark from 125th PL NE to 127th PL NE. The number goes up to about 50 or more once we add in the kids from the loop, Treyburn heights, and Westcliff to get out to 124th Ave. Cars speed up 154th and cut into the oncoming lane at the corner of 154th and 127th PL NE. Speed bumps were added to other neighborhoods to slow traffic. Will speed bumps or stop signs be installed in the existing and new neighborhood to try to slow traffic? The amount of traffic trying to cut through via 127th to get closer to the light at 160th will make this neighborhood even more dangerous for pedestrians and drivers alike.

Are there any plans to open up the road from the east at 128th Ave NE into the existing nursery? Doing so would allow better fire, police and ambulance access to the houses in Westcliff. Currently all access is done on NE 157th St.

Also are there any plans to connect a road into 127th Ave NE to the south of the site? The toll pipeline is already crossed several times with other roads and there should not be an exception in this case. Not connecting this road sacrifices the safety of the future tenants of the houses.

There seems to be no police in this area to patrol these neighborhoods. With all the new property taxes from the new homes will the city be hiring more police and assign some coverage to this area of Woodinville?

Is there enough fire department coverage? 147 homes so close together and one fire would quickly spread through the development. Would all of the new houses have direct access to 124th so the firetrucks can reach them without having to slow down to make the many turns to get through via 127th PL NE? I've seen how long it takes a medic to get from the Evergreen Hospital area along 124th Ave NE and into our neighborhood. Way too long with all the traffic already backing up 124th.

Why did the city remove the crosswalks on 124th the day before Kirkland annexed the neighboring land? Will crosswalks be designated, lined, and lit up on 124th? Children and adults cross at all times, daylight and when it's dark. I am still amazed no one has been killed. Let's not wait until there is a tragedy to fix this neglect by the city.

I find it ironic and very sad that the city uses the phrase "country living, city style" in advertising but makes no effort to uphold the country part of that slogan. Please consider reducing the number of houses or do some proactive infrastructure improvements.

Regards,

Mary and Tim Hollobon
15405 127th PI NE
Woodinville, WA
425-489-1155

01/18/2013

Erin Martindale

From: Tony Cantrick [tcantrick@comcast.net]
Sent: Monday, January 14, 2013 7:12 PM
To: Erin Martindale
Subject: File Number PPA12003/SEP12036

Dear Erin Martindale,

This is a follow up on the telephone message that I left today 1/14/13. I live two properties to the east of the proposed development "Vinterra": File Number PPA 12003/SEP12036. My main concern is that our private and delicate road should not be used to help build or support this project. It starts at NE 149th Street, is very narrow there and is not up to city or county standards. This road ends in a turn around at NE 151st St . My address is 12909 NE 151st St. Woodinville 98072. It is important that at the turn around no ingress or egress to the development be provided, not even a walking path. We neighbors would like a high fence be built to protect our privacy. The new neighbors can walk on the adjacent Tolt Pipeline. How about scheduling the neighborhood meeting before the end of the comment period in future!

Sincerely, Ann McMenamain, a 30 year resident of my home here. Tel. 425 823-5501

01/18/2013

Erin Martindale

From: jpatrickmitchell@aol.com
Sent: Monday, January 14, 2013 5:15 PM
To: Erin Martindale; jreiner@drhorton.com; jpatrickmitchell@aol.com
Subject: Vinterra Subdivision (application)

From: J. Patrick Mitchell, AIA
15124 130th Avenue NE
Woodinville WA 98072
425-821-0233

To: Erin Martindale, Project Manager
425-877-2283

cc: Jennifer Reiner, DR Horton
425-825-3186

SUBJECT: VINTERRA SUBDIVISION (Application)
15025 124th Avenue NE
Woodinville WA
File No. PPA12003/SEP 12036

Comment: End of comment period 01/15/13 @ 4:00 PM for Application dated 12/20/2012.

TO WHOM IT MAY CONCERN:

Since I am outside the 500' mail boundary I first learned about this development yesterday from a neighbor. I visited Woodinville Development Department today to review the submittal. Since Erin was not available I talked to Debra and Ron Braun.

The following are my comments and concerns:

1. I do not object to the housing development as a whole, but ---
2. Why did the posting sign get attached to a fence under tree canopy on the north part of the site on 124th Avenue NE and out of sight? At least I did not see it, and wouldn't have if someone hadn't told me where it was. No place to park to read it, so I went to the City.
3. Why have a community meeting @ Kingsgate Library 1/17/13, two days after the end of the comment period?
4. 151st Street Vinterra Development Dead-End East turn-out:
 - a. I have lived off of 151st Street since 1980; purchased my lot in 1969. I purposely bought and built there due to the fact it is a private road and 151st Street is a dead-end - a QUIET and SECURE community we all enjoy.
 - b. PRIVATE ROAD begins at 132nd Avenue NE, up the hill on NE 149th Street, North on 130th Avenue NE, and West on NE 151st Street to the cul-de-sac dead-end.
 - c. I, AND NEIGHBORS TO WHOM I HAVE TALKED, WANT THE PRIVATE ROAD AND DEAD-END TO REMAIN SO. THIS IS NOT NEGOTIABLE.
 - d. In talking to Jennifer Reiner of DR Horton, City of Woodinville requires 3 access points to Vinterra Subdivision: one off 124th Avenue NE, one to the North at NE corner to public street, one to 151st Street to the East.
 - e. In talking to Debra (Ext 2285) and Ron Braun (Plans Estimator), they stated the following:
 - 1) Vinterra Development turn out to 151st Street is a dead-end. No access either West or East from/to 151st Street by the public.
 - 2) A barricade will block the end of the turn out.
 - 3) A possible gate could be installed (keyed/locked) for access for emergency vehicles (fire, police, ambulance) from

01/18/2013

151st Street to the East part of Vintell Subdivision. Verify!

4) Item 4e 1,2,3 needs to be confirmed by Woodinville and DR Horton.

f. The Engineering plans by Blueline indicate a 151st Street Vinterra dead-end turn out. I (JPM) have no problem with the following:

1) Sewer stubbed to East PL. Sewer District: Northshore. INSTALL SEWER LINE 20' DEEP (max. depth allowed) so future sewer hook ups could possibly occur from residents on 151st Street. Ron Braun told Pat he (Pat) will have to make sure this gets done. DR Horton needs to make sure this gets done.

2) Stub out water line and connect to existing water line on 151st Street (water: Woodinville District).

I might have more comments and suggestions in the future when I have more time to study the application.

Please put me on your mailing list to keep me posted as to upcoming public hearings and other notices from Woodinville Development Services and DR Horton regarding this subdivision. Please call me if you have questions.

Sincerely,

J. Patrick Mitchell, AIA

Erin Martindale

From: Ray Gurzynski [rvgurzynski@gmail.com]
Sent: Monday, January 14, 2013 4:37 PM
To: Erin Martindale
Subject: Re: vinterra development: traffic access points and tolt pipeline trail access

Erin,

I did not hear back from you, so this afternoon went to city hall and obtained a copy of the preliminary plan. today I have also been in communication with Jennifer at horton, host of the community meeting thursday. moving forward, I'll begin a new thread stating my concerns and address it to both of you.

thanks.

On Mon, Jan 14, 2013 at 8:39 AM, Ray Gurzynski <rvgurzynski@gmail.com> wrote:

Erin,

I believe I will take you up on your invitation. I wish to view the plan and ask more questions. is there a particularly good time for you to see me today?

I most certainly hope this is not a waste of time- that is to say, very hopefully the concerns of we adjacent property owners will in fact be supported by the city and the developers will not simply be allowed to do what is cheapest/ most profitable for them.

the city planning personnel have a definite responsibility to our community here.

besides Radburn new jersey (my wife Debbie sent you that) just look at mill creek for a local good example of thoughtful community planning that has been a success.

I've personally spoken at length with the building inspector up there. he relates how the city planners were very demanding of developers and builders, with the result being that things were done in the best long term interest of *the community*, rather than in the personal financial interests of the primary players involved in the decisions.

but anyway. lemme know when to come visit you today.

oh, it's 12618 NE 154th.

thanks, -Ray Gurzynski/Shapiro

On Mon, Jan 14, 2013 at 7:48 AM, Erin Martindale <Erinm@ci.woodinville.wa.us> wrote:

| Hi Ray,

01/18/2013

You are welcome to come in and look at the file, but here's what I can tell you quickly. See answers in blue below.

If you want to be on the party of record list, please send me your mailing address.

Erin

From: Ray Gurzynski [mailto:rvgurzynski@gmail.com]
Sent: Thursday, January 10, 2013 5:31 PM
To: Erin Martindale

Subject: vinterra development: traffic access points and tolt pipeline trail access

hi there,

I live in Kingswood, directly north of the property, and have several quick n easy questions.

could you tell me please, does their proposal show:

1. plans for opening access eastward through to NE 151st st? **151st is a private road. There is a stub-out shown on the plans to a future road here.**
2. provisions for direct access to the tolt pipeline trail? **They are not currently showing any connection to the pipeline. We have talked to them about providing a pedestrian connection.**
3. the number of direct access points westward out to 124th ave NE? **They are showing one.**

lastly for now, am I correct in understanding that their proposal does *not* show them opening the access point by the western deadend of NE 154th st? **That's right. They are showing a connection at 127th, but not 125th.**

thanks for your time!

Erin Martindale

(Page 74 of 100)

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thanks for your time!

Erin Martindale, Project Manager
Vinterra Subdivision
City of Woodinville
January 13, 2013

Dear Ms. Martindale,

Thank you for the opportunity to give input regarding the new subdivision: Vinterra. Our home is located at 15325 - 125th Place NE, Woodinville in the Kingswood subdivision. On the Vinterra preliminary plat papers we are listed as lot #17 as well as #3876820170. Our home is directly north of Vinterra lots #124, 125, and a small bit of lot #126.

We have been living in our home since 1982 and have considered the next-door nursery as very good neighbors. However, we have two major concerns regarding the Vinterra project going in to replace the nursery. Those two concerns deal with traffic and tall trees.

TRAFFIC

When Treyburn Heights subdivision was put in on the east end of the Kingswood subdivision, the vehicle traffic significantly increased in our subdivision. This was due to the only entrance and exit for both Treyburn Heights and Kingswood as the opening at NE 157th Street going onto 124th Avenue NE. Entering, and especially exiting and turning left (south) onto 124th Avenue NE from 3:30 to 6:30 PM can be very difficult and "challenging." We see that there will be three entrances and exits out of the Vinterra subdivision: one at 124th Avenue NE, one at NE 151st Street, and one on NE 127th Place which enters the Kingswood subdivision and eventually exits onto 124th Avenue NE.

As you can see from the plat, two of those three exits will end up exiting onto 124th Avenue NE. NE 151st Street exits Vinterra on the east side of that subdivision and eventually onto 132nd, which leads to the valley and Redmond. So unless someone is heading to Redmond, we assume they will use the other two exits and leave Vinterra to exit onto 124th Avenue NE. 147 homes times at least one to two vehicles per home adds up to many, many more vehicles entering and exiting 124th Avenue NE. This only adds to the already existing traffic volume on 124th Avenue NE.

Will a stoplight be installed either at the Vinterra subdivision entrance or the entrance to Kingswood subdivision at NE 157th Street and 124th Avenue NE? In our opinion, this would greatly help those residents of Vinterra and Kingswood entering and exiting their subdivisions especially during the high traffic commute times of morning and evening.

TREES

We are concerned about the heights of the trees that separate our property and the Vinterra subdivision along lots #124 and #125. During windstorms, these trees already drop numerous branches onto the roof of our house as well as our yard. We are concerned about the trees damaging our home. ***Is it possible to have the trees that separate our property and Vinterra subdivision along lots #124 and #125 to be topped?*** A number of years ago, the nursery topped two of the trees that are along the north end of lot #125. The height they topped them kept the integrity of the tree as well as still maintained a privacy barrier between our property and the nursery. This height would be a great guideline for the height of the other trees to be topped. We would appreciate what you could do about this matter.

Sincerely,
Paul and Mary Jane Blair
15325 - 125th Place NE
Woodinville, WA 98072
(425) 488-8891

Erin Martindale

From: Andy [andyboer@gmail.com]
Sent: Sunday, January 13, 2013 4:51 PM
To: Erin Martindale
Subject: Comments on file number PPA12003/SEP12036

Hello,

I want to comment on the proposed subdivision of the property at 15025 124th Avenue NE, on record as file number PPA12003/SEP12036. My wife and I are strongly opposed to this project's current course and emphatically want it rejected as currently designed. Among our concerns:

Traffic - 124th Ave NE is already past capacity during most busy hours of the day and can hardly handle the additional traffic that an additional 147 houses would add. 124th is almost constantly busy, and it can already take up to several minutes to simply turn out onto it or off of it. This development would only exasperate those problems. A traffic light would further snarl the traffic that is on 124th Ave, adding long delays to an already very busy arterial. Additionally, it would further impact traffic at the 160th St interchange with I-405, which is already so bad that it causes traffic jams for miles during rush hours. This development of this subdivision would extend commute times both locally and for the Puget Sound as a whole, violating Woodinville Municipal Code section 20.02.030 (3), which states that subdivisions in Woodinville must "avoid congestion and promote safe and convenient travel". There is no way this subdivision can exist without violating this code.

Character of Neighborhood - The amount of units in the proposed subdivision equates to yet another postage stamp lot development with cookie cutter identical houses, violating the existing character of the neighborhoods on either side of the planned subdivision, which possesses family sized yards and unique housing. This subdivision will not be able to match the character of the neighborhood without stripping nearly every tree that exists as a pleasing visual boundary to the property as is. This would also violate the Woodinville Municipal Code 20.02.030 (10), which states that subdivisions must "protect and preserve the community urban forest for its aesthetic, environmental and health benefits". Removing the vast majority of the trees and leaving a few as token gestures is still a violation of this code. There is no way the developers of this subdivision can be inline with preserving the character of the neighborhood and preserving the existing trees, as the code requires them to do, without significantly reducing the unit count of the proposed subdivision.

We would support the development of the currently under developed land at this lot, but the proposed subdivision adds too many units and would significantly snarl traffic and drive down property values and destroy the character of existing neighborhoods. The project in its current form must be rejected in favor of more restrained development.

Sincerely,
Andrew & Kathryn Boer
12415 NE 149th ST
206-302-8782

01/14/2013

Erin Martindale

(Page 78 of 100

From: Paul Blair [pbblair@comcast.net]
Sent: Sunday, January 13, 2013 4:18 PM
To: Erin Martindale
Subject: Vinterra Subdivision - public comments
Attachments: Vinterra Subdivision.docx

Erin Martindale, Project Manager
Vinterra Subdivision
City of Woodinville
January 13, 2013

Dear Ms. Martindale,

Thank you for the opportunity to give input regarding the new subdivision: Vinterra. Our home is located at 15325 – 125th Place NE, Woodinville in the Kingswood subdivision. On the Vinterra preliminary plat papers we are listed as lot #17 as well as #3876820170. Our home is directly north of Vinterra lots #124, 125, and a small bit of lot #126.

We have been living in our home since 1982 and have considered the next-door nursery as very good neighbors. However, we have two major concerns regarding the Vinterra project going in to replace the nursery. Those two concerns deal with traffic and tall trees.

TRAFFIC

When Treyburn Heights subdivision was put in on the east end of the Kingswood subdivision, the vehicle traffic significantly increased in our subdivision. This was due to the only entrance and exit for both Treyburn Heights and Kingswood as the opening at NE 157th Street going onto 124th Avenue NE. Entering, and especially exiting and turning left (south) onto 124th Avenue NE from 3:30 to 6:30 PM can be very difficult and “challenging.” We see that there will be three entrances and exits out of the Vinterra subdivision: one at 124th Avenue NE, one at NE 151st Street, and one on NE 127th Place which enters the Kingswood subdivision and eventually exits onto 124th Avenue NE.

As you can see from the plat, two of those three exits will end up exiting onto 124th Avenue NE. NE 151st Street exits Vinterra on the east side of that subdivision and eventually onto 132nd, which leads to the valley and Redmond. So unless someone is heading to Redmond, we assume they will use the other two exits and leave Vinterra to exit onto 124th Avenue NE. 147 homes times at least one to two vehicles per home adds up to many, many more vehicles entering and exiting 124th Avenue NE. This only adds to the already existing traffic volume on 124th Avenue NE.

Will a stoplight be installed either at the Vinterra subdivision entrance or the entrance to Kingswood subdivision at NE 157th Street and 124th Avenue NE? In our opinion, this would greatly help those residents of Vinterra and Kingswood entering and exiting their subdivisions especially during the high traffic commute times of morning and evening.

TREES

We are concerned about the heights of the trees that separate our property and the Vinterra subdivision along lots #124 and #125. During windstorms, these trees already drop numerous branches onto the roof of our house as well as our yard. We are concerned about the trees damaging our home. ***Is it possible to have the trees that separate our property and Vinterra subdivision along lots #124 and #125 to be topped?*** A number of years ago, the nursery topped two of the trees that are along the north end of lot #125. The height they topped them kept the integrity of the tree as well as still maintained a privacy barrier between our property and the nursery. This height would be a great guideline for the height of the other trees to be topped. We would appreciate what you could do about this matter.

01/14/2013

Sincerely,
Paul and Mary Jane Blair
15325 - 125th Place NE
Woodinville, WA 98072
(425) 488-8891

[THE ABOVE LETTER IS ALSO ATTACHED]

Erin Martindale

(Page 80 of 100

From: Debbie Shapiro [debbie.wonderkitty@gmail.com]
Sent: Saturday, January 12, 2013 1:18 PM
To: Erin Martindale
Subject: Re: Questions about Vinterra Project

Hi Erin -

What is the intention for punching out through 127th Ave NE? Why do the neighborhoods need to be connected at all?

Also, what is the plan for alleviating the traffic congestion in the mornings for children crossing 124th Ave NE going to school? That corner is already very backed up in the mornings making it nearly impossible for us to exit the subdivision. It also raises safety questions for the children crossing the street. Has anyone thought about creating an overpass walkway so the kids wouldn't have to cross traffic at the corner?

I know something of this sort would be impossible to implement at this stage, but maybe there are ideas that could be gained from it. I lived in this neighborhood from 6th grade through high school and it's known worldwide for its design. Maybe you are familiar with it: [http://en.wikipedia.org/wiki/Radburn, New Jersey](http://en.wikipedia.org/wiki/Radburn,_New_Jersey)

Also, is there any particular reason that commenting is being closed prior to our community meeting? It seems that our neighborhood has not been given substantial notice about this development and we are getting almost no time to get our concerns addressed.

Debbie

On Thu, Jan 10, 2013 at 3:42 PM, Erin Martindale <Erinm@ci.woodinville.wa.us> wrote:

Hi Debbie,

Their current proposal shows 127th Avenue NE continuing through to the new plat. We've also talked to them about a connection onto 128th Avenue NE, at least for emergency vehicles.

They have a landscaping plan that does show some trees along that north property line.

If you would like to view the file, it is available here at City Hall.

Erin Martindale

From: Debbie Shapiro [mailto:debbie.wonderkitty@gmail.com]
Sent: Wednesday, January 09, 2013 1:31 PM
To: Erin Martindale

01/14/2013

Subject: Questions about Vinterra project

Hello -

I'm writing regarding the planned VInterra project in the Upper West Ridge neighborhood.

I'm on NE 154th St.

Where will they be punching through for traffic flow? And will they add any landscaping for noise suppression and/or privacy? Like trees between the subdivisions?

Thanks,
Debbie

01/14/2013

Erin Martindale

From: Erik Jolly [ejolly@hotmail.com]
Sent: Friday, January 11, 2013 7:13 PM
To: Erin Martindale
Cc: Jody Watson
Subject: Public hearing notice request, Vinterra Subdivision

Dear Ms. Martindale,

I would like to be notified of the date, time and location of the Vinterra Subdivision public hearing.

I would also like to receive a copy of the decision, once made.

Regards,

Erik C. Jolly
15324 127th PL NE
Woodinville, WA 98072
425.419.4120

HOWARD HEFLIN
12702 N.E. 149th Street
Woodinville, WA 98072

January 11, 2013

City of Woodinville
Development Services Department
17301 133rd Avenue NE
Woodinville, WA
98072

Re: Proposed Vinterra Subdivision

ATTN: Erin Martindale, Project Manager

NOTE: There was an announcement error or miss-statement. The Notice of Application mailed to the landowners within 500 feet of the development indicated that there will be 147 single-family residential lots - a density of 4.7/acre. However, within the traffic analysis there is an indication of 162 single-family residential lots at a density of 5.1/acre. While both seem to fit within the R-6 zoning, it suggests that there are some missing editing problems.

Observations regarding items that have the potential to effect those of us who live on the South side of the Tolt Pipeline where it abuts the Proposed Vinterra Subdivision are based on having lived in our home since 1981 (32 Years).

The following are items that need to be addressed more fully:

Spring, Ground Water Seepage/Weepage, and Buried Stream Surface Water Drainage Identification and Control:

Geotechnical Report -

All of the surface/storm water flow control is designed to flow North to the collection pond on the North edge of the property. However, there is no recognition in the "East Basin" of a pre-existing stream, weeps and seepages in the area that contains Lots 23 through 32 plus lots 60, 61, 62 and the NE corner of Road 8. These surface waters originate in the NE corner of the Vinterra property or just East of the Vinterra property line and flow more or less in a Southwesterly direction through the Southeast corner of the Vinterra property. It is not currently visible due to the material that has been added on top of the actual ground surface and used by the nursery to prevent ponding/puddling on supporting road system and to facilitate the rapid drainage for water used in the greenhouses.

When we first moved into the Kingsgate 5 Subdivision, I took the time to look up the Kingsgate 5 (Hereafter called, K5) platting information as well as earlier King County topographical maps. At that time the topographical map indicated one (1) year-round stream originating from a spring that is either on the Eastern edge of the proposed development or on the property that lies just East of the property that abuts the NE 151 Street Right of Way. The map indicated that there were also a number of seasonal weepage/seepage sites that fed into that stream. According to the map; that stream flowed SW toward what is now the end of 127th Ave NE. From there it flowed Southward feeding into the stream that now flows into the Totem Lake area. When the K5 development was created the developer reversed the natural flow for the surface water storm drainage; moving the water into a culvert that flows North and intercepts a culvert at the Tolt Pipeline that takes the water Westward to join the stream in the North end of the Lendemain Development at the Tolt Pipeline. At some a culvert was installed in the area that is referred to in the

- 1 -

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JAN 11 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Vinterra documents as Wetland Tract 990. Also at some point Vibert Nursery graded the property and the stream was buried and now flows along the South edge of the Vinterra property line.

From the information in the plan, it seems that there is also a gas pipeline that needs to be dealt with to aid in the control of water drainage. The "Critical Area Study and Buffer Mitigation Plan" suggests that the wetland issue is from gas pipeline seepage. That is an over simplification of the problem. When the City of Seattle was installing/revising the Tolt pipeline some years ago, they ran into serious water incursion issues coming from the direction of what is now the Proposed Vinterra Development property. The engineers and construction company were forced to and add what I'll call check dams as the pipeline comes down the hill along the Westward facing slope of the pipeline to just past 127th Avenue NE. They also placed a new surface water drain in that location. The culvert from the Vinterra property connects to that storm drain in that area.

The Vinterra Development should be required to create a poured concrete drain wall similar to that depicted as Figure 3 in the Geotechnical Report with the drain pipe buried/butting up against the North side slope of the Tolt Pipeline. The wall would be fully buried and would have compacted soil on the Tolt Pipeline side (South side) of the wall as well as whatever sort of drainable material the engineer would deem appropriate for dealing with this drain issue on the North side of the wall. This will control the surface water moving it toward the Tract 990 wetland to be drained into the storm drainage. The wetland Tract 990 should be designed in such a way as to clarify/filter the water as it moves through the existing culvert and into the surface stream further West.

124th Ave NE Traffic/Road mitigation:

There are issues with the assumptions and conclusions found in the Traffic Impact Analysis.

Pedestrian Traffic

Ignoring the pedestrian count for those walking on the West side of 124th Ave NE does a disservice to the neighborhood area. It also ignores the fact that there is no protected pedestrian crossing of 124th Ave NE anywhere between NE 144th St and NE 160th St.

124th Ave NE has become an attractive nuisance with people parking vehicles For Sale on the West side of the road. Additionally, portable tent covered fruit stalls get set up along the West side of 124th. There No Parking signs posted on the West side of the street that are pretty much ignored since the issue often occurs on the weekend when there is no real police patrol willing to stop and ticket the For Sale vehicles or run the fruit and vegetable stands out of the area. With the added traffic generated by this development and the two way left turn addition to the street, it is important to add a fully curbed and raised sidewalk and include a bicycle lane on the West side of 124th. As a practical matter that sidewalk should run from the sidewalk at the South end of Woodmore Elementary past the Tolt Pipeline to NE 149th Street. The sidewalk planned for the East side of 124th should not simply end at the edge of the property being developed but should connect all the way to the intersection of 124 Ave NE and NE 149th Street.

Vehicle Traffic

When 124th Ave NE was going to be widened and otherwise improved, ViBert Nursery elected to place the property into the "Open Spaces/Farm Land Bank" thus exempting the property from assessment for the 124th NE road improvements. It's time for the current property owner to face up to this traffic improvement issue.

The "Trip Generation Summary" is unrealistic. They are counting 162 units; but are pretty much ignoring the reality of the current employment conditions that families face as home owners. Most homeowners require two incomes to support any new home purchase. The count uses a figure of only 42% of what in reality will be the total traffic movements. This begs the real traffic generation and associated pedestrian issues.

124th Ave NE has become an I-405 by-pass road and now generates significant drive through rush hour traffic in addition to significantly greater daily traffic.

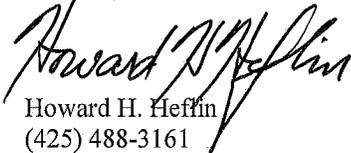
147 new homes being planned for this development; would suggest that there will be not less than 294 additional vehicles added to the area. With the requirement for two income families; that suggests that pretty much all 294 vehicles will make at least one exit and one entrance to the area at the planned intersection of the development and

124th Ave NE. That would generate a minimum of 588 in and out movements per day. If the real plan is for 162 homes in this development that that added at least 30 additional vehicles resident to the development. or a minimum of 648 in and out movements per day. It is most likely that the bulk of these movements will be at peak traffic periods in the morning and afternoon. It is also highly probable that each household will have not less than one school age child. This will generate at a minimum 147 child movements across 124th Ave NE each morning and afternoon. If the children are of high school age then there is a high probability of more than 2 cars per household with increases of vehicle traffic.

All of this suggest that; at a minimum, there should be some sort of light and/or a crosswalk across 124th Ave NE at the entrance to the new Vinterra Development. Absent a crosswalk at the development's entrance; serious consideration should be made to placing a fully protected crosswalk at NE 149th Street. I would favor a crosswalk with very bright strobe flashers similar to those being installed at many crosswalks in Kirkland. The nearest one of that type in Kirkland is the one crossing 100th Ave NE/Market Ave. in the Juanita Village area.

Finally: I'd like full assurances that there will be no attempt to extend 127th Ave NE across the Tolt Pipeline into the Vinterra Development and that in the event that the developer proposes extending 127th Ave NE into the Development; that the City of Woodinville will not allow that extension.

Cordially,

A handwritten signature in black ink, appearing to read "Howard H. Hefflin". The signature is written in a cursive style and is positioned above the printed name and phone number.

Howard H. Hefflin
(425) 488-3161

RECEIVED

JAN 11 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

January 7, 2013

City of Woodinville
Development Services Department
17301 133rd Ave NE
Woodinville, WA 98072

RE: Vinterra Subdivision

File Number: PPA12003/SEP12036

This is in response to the letter received from the city of Woodinville concerning the development of the parcel of land at 15025 124th Ave NE Woodinville also know as Vibrant's Nursery. The fact that this piece of property is now being reviewed for development is not surprising being as the city of Woodinville has shown interested in this property for sometime. I guess what is surprising, to some degree, is the covert way in which the city has handled the negotiations and communicated with the public about the proposed development. Several blatant miss communications have occurred. First the letter we received advising existing residential citizens of the development is dated December 31, 2012 yet was received through the USPS on December 27th. Also the fact that the letter received on December 27th gives the impression that the application process was started sometime in December 2012 when in fact the process began sometime in August 2012 with Woodmoor Elementary school actually being notified in October 2012.

One of the greatest concerns that I, and I am sure most of my neighbors, have is the traffic on situation 124th Ave. Traffic is already to the point where at times it is impossible to navigate out of our residential area to go either North or South on 124th. This is particularly difficult between the hours of 8:30 am - 9:30 am and 3:00pm until about 7:00pm. When one of the previous newer residential areas was built in our area it was deemed that a turn lane on 124th would ease the traffic congestion getting

onto 124th Ave. This has not been the case. If anything the traffic conditions have gotten worse with 124th Ave being used as a way of circumventing I 405 during peak hours. Having lived in the same neighborhood for 37 years I am sure when 124th Ave was put in it was not intended or designed to carry the amount of traffic it does today. The traffic is only going to continue to get worse with the more development that continues in the area without some real consideration being made as to how to handle the over flow of traffic. Whether the new development is approved or not some consideration must be given to improving 124th Ave.

Another concern is that with the development of this area and the addition of 147 houses some traffic will be diverted through the existing residential areas. Most of these areas were developed pre 1970 and the streets are not substantial enough to hold the amount of traffic that is currently using them let alone the amount of new traffic that will be using them on a daily basis. This added to the fact that there are no sidewalks throughout the existing neighborhoods is going to make it more hazardous for children who have to walk to and from school. Out of concern for the safety of the children it has previously been suggested to the city that speed bumps be strategically located to help deter individuals who like to drive faster than the actual conditions deem appropriate. At the time we were told that this was not an option. Is it not an option because it is not something the city of Woodinville wants to be responsible for. I have been through other neighborhoods some as close as a mile away where there are speed bumps. Not only is using the street as a sidewalk a hazard for all of the children in the area, there are several individuals with disabilities who reside in my neighborhood and it is extremely treacherous for them to maneuver their wheelchairs on the neighborhood streets but even more important are the obstacles they face on 124th Ave.

The Northshore School district is one of the best in the state. However, like most other school districts in the state, the Northshore school district is beginning to feel the strain of the number of students enrolled compared to the budget the school district has to hire teachers and build new schools. The addition of 147 homes in the area will have an impact on the existing schools in the area. Some families have already begun to find alternatives to public schools because of the ratio in students to teachers. The people of the state have just passed the approval of Charter Schools, which is a good indicator that people are looking for affordable alternatives to the public school systems.

Anyone who has lived in the area for any length of time knows how high the water table is in the area. It would appear that many of the homes in the area were built on areas that use to be covered with water. This became very apparent when we built an addition onto our house, put in landscaping and dealt with flooding of basements and garages when the weather gets bad.. How is the building of 147 new homes with infrastructure to support them going to effect the amount of pervious surfaces in the area. How is the drainage going to be managed so as not to impact the current residential areas.

I am not naive enough to believe that this letter is in any way going to change whether the new development is built or not. What I am hoping for is that the builders and the city will take responsibility for the areas of concern that the community has.

Sincerely

A handwritten signature in cursive script, appearing to read "Connie Peters". The signature is written in black ink and is positioned above the printed name.

Connie Peters

12608 NE 154th St

Woodinville, WA 9807

Erin Martindale

From: Ray Gurzynski [rvgurzynski@gmail.com]
Sent: Thursday, January 10, 2013 5:31 PM
To: Erin Martindale
Subject: vinterra development: traffic access points and tolt pipeline trail access
hi there,

I live in Kingswood, directly north of the property, and have several qwick n easy questions.

could you tell me please, does their proposal show:

1. plans for opening access eastward through to NE 151st st?
2. provisions for direct access to the tolt pipeline trail?
3. the number of direct access points westward out to 124th ave NE?

lastly for now, am I correct in understanding that their proposal does *not* show them opening the access point by the western deadend of NE 154th st?

thanks for your time!

Erin Martindale

From: Jessica Evans [jfaye20@yahoo.com]
Sent: Monday, January 07, 2013 9:32 AM
To: Erin Martindale
Cc: ryan evans
Subject: Vinterra Subdivision

File # PPA12003/SEP12036

Hello Erin,

I would like more information regarding this project. Specifically the landscaping plan and site (plat) plans. I am a resident in the neighborhood along NE 154th ST and want to know how this is going to affect my home. Such as the maximum height of the houses, a nature buffing border, if the road will become a through access road, and if there will be any trail access.

Thank you for your help and any additional information you find interesting about this project. I want to be prepared if we need to submit comments.

Jessica Evans

My address:
15323 128th Ave NE
Woodinville, WA 98072

Sent from my iPad

IMPORTANT REMINDERS TO OUR COMMUNITY

Hi Neighbors,

We are Pat and Teresa. We both live on NE 154th St. I have lived here for 36 years and Teresa for 10 years. We all received a letter from the City of Woodinville right after Christmas regarding the new 147 homes that will be built due to the sale of Vibrant's Nursery. Several of us have MANY MANY concerns about this! In our letter we were told that if we have concerns we should in writing, submit them to the City of Woodinville by Jan. 15, 2013. We are encouraging you to do so! We are also encouraging you to make a copy of those concerns and take them to the meeting at the Kingsgate Library on Jan. 17, 2013 @6:30-7:30 PM with the Builder from (Vinterra).

Some of our concerns are as follow:

*With adding 147 new homes the impact of traffic will be HUGE (we already cannot get in and out of our development on to 124th as it is!

(Especially between 8-9:30 AM and 3-7:00 PM. Monday thru Friday!)

* There will be at least 2 or 3 new openings to get into the new development, one of which is on 127th PI.NE. This will add A LOT of new traffic!

* Should we be asking for a street light to safely be able to get out onto 124th? (The turn lane is a JOKE!)

* Should speed bumps be added to discourage speed demons? (People already drive way over 20 miles an hour as it is!)

*I have been told by the city that the plan for the additional children is to attend Woodmoor Elementary. (They can't even house the existing children that already live here.) Where are they going to put the new kids? Or will they just keep expanding your kid's classroom?

*when will the building start?

*why are we just finding out about this when this process was started last AUGUST 2012? Woodmoor was notified last OCTOBER 2012! Why weren't we?

*will the builder be putting up a fence to those of us that our backyards face the nursery?

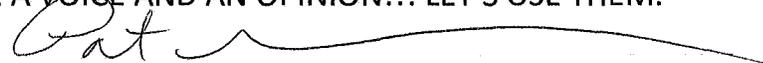
*will there be new street lights that discourage bad behavior in the night? (Due to so much darkness off 127th PI.)

These are just a few of the concerns we have heard from our neighbors. What are yours? We'd love to hear you voice them!

PLEASE JOIN THE CONVERSATION AND GET INVOLVED IN WHAT IS HAPPENING IN OUR COMMUNITY!! WE ALL HAVE JOBS, WE ALL HAVE KIDS, AND WE ALL ARE VERY BUSY!

WE ALL HAVE A VOICE AND AN OPINION!!! LET'S USE THEM.

THANKS


Pat Graves
12609-NE 154th St
Woodinville, WA. 98072

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JAN 07 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

January 6, 2013

To whom it may concern,

This letter is in response to the information I have received about Vibrant Nursery being sold and going to be developed for one hundred and fifty houses. I live on NE154st backing the Nursery.

Here are some of my concerns with this upcoming project:

We are already waiting long periods of time to make a left or right out of the neighborhood onto 124th. What will be done to alleviate that? I hope a signal will be put in place, so we can actually get in and out of our neighborhood!

With the additional 150 new houses, what does the city of Woodinville plan to have in place as far as a school?

Is there a new elementary and a junior high school being built?

How many openings will there be and how will it be regulated?

What is the city planning on implementing to slow the flow of traffic in the neighborhood?

Teresa Thottakkara-Handunge

12627 NE 154 St.

Woodinville, WA 98072

425-488-0989

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JAN 07 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Erin Martindale**From:** Aclownstalker [aclownstalker@aol.com]**Sent:** Sunday, January 06, 2013 6:45 PM**To:** Erin Martindale**Subject:** Woodinville Hearing Examiner public hearing on decision to approve or deny Vibrant Nursery houses

Erin,
I am requesting to be notified of the date of the hearing as well as the decision of denial or approval to the proposed building on Vibrant Nursery property. I would like to attend as well, as do other neighbors!
Please respond so I know you received this email.
Thank you,

Pat Graves
12609 NE 154th St.
Woodinville, WA. 98072

01/07/2013

Erin Martindale

From: Teresa Thottakkara-Handunge [handunge14@hotmail.com]

Sent: Sunday, January 06, 2013 6:31 PM

To: Erin Martindale

Erin

I want to to be notified on the public hearing in regards to the development of the Vibrant Nursery property behind my residence. I am also wanting to know how we have not received any notifications in regards to this in the process, until Dec 27? That seems strange.

Teresa Thottakkara-Handunge

Erin Martindale

From: Matthias Leibmann [matthias.leibmann@gmail.com]
Sent: Friday, January 04, 2013 8:21 PM
To: Erin Martindale
Subject: Project: Vinterra Subdivision

To whom it concerns this is a comment in regards the Vinterra Subdivision project.

Our names are Matthias Leibmann and Sabrina Mix. We are a household with four children and live on 12816 NE 149Th St in Woodinville.

It is our understanding that this project impacts the area across the Tolt trail behind our property.

Our comments are mainly around three concerns; how this project impacts the existing infrastructure regards traffic patterns, the level of disturbance to the neighborhood (esp. in immediate close homes like ours), and the impact on surrounding schools.

Regard #1: Impact on existing infrastructure

This concern is mainly around the traffic patterns. Today during regular commuting hours it takes a considerable amount of time to leave the area, with very often huge backups on all streets for commuters towards major companies such as Microsoft. For example during the main commuting time it takes about 20 minutes to get to Willows Road from our neighborhood. An additional 147 single homes will add to that load. (Add to that the additional 51 homes currently under construction off of 132nd.) The project plan should include planning and compensate if not improving a commute from this neighborhood towards major targets. Can the project team please elaborate how this is accommodated in the current plan.

Regard #2: Disturbance to the neighborhood

Building 147 single family homes is a prolonged multi-year project. Our household, and all households along the Tolt trail immediately across the planned project area will have to endure an increased noise level for years. Noise travels today from this area in a elevated way to these houses from the the currently located garden nursery area. In summer times the noise doesn't stop through the night because of sprinkler systems, disturbing everyone's sleep. Having small children this is especially a stressful situation. A construction area over many years alone will most likely continue to put stress on everyone close by. How will this construction noise impact be addressed for the surrounding homes?

Regard #3: Impact on surrounding schools

The current schools in this neighborhood will be also impacted by the large addition of 147 family homes. This raises not only the question, if surrounding schools can accommodate these; but moreover will the increase of morning commute put additional risk to our children that most often walk to the neighborhood schools. Like in point #1 described traffic today is heavy, making it not safe for our children to go into school and return safely home. We would like to understand if the project planning team checked with schools in regards additional capacity, and what measurements are planned to keep it as safe as possible regards traffic for children going to school.

Thank you for your time and response.

Matthias Leibmann,
Sabrina Mix

01/07/2013

Erin Martindale

Page 96 of 100

From: Ricard MacK [lochmoighman@yahoo.com]
Sent: Wednesday, January 02, 2013 11:00 AM
To: Erin Martindale
Cc: Scott Hageman
Subject: PPA12003/SEP12036

Erin:
At first blush I should have no problem with the nursery preliminary plat (as long as traffic details etc. are properly handled), but the process concerns me a little. **Is it common to have the "neighborhood meeting to discuss the proposed sub-division" two days after the end of the comment period?** That being the case, is this file on line anywhere? Just looking for basic information - SFD, multifamily, arterial access, etc.

Regards,
MacK

Bruce MacKintosh
14727 129th Ave NE Woodinville, WA

01/03/2013

Erin Martindale

From: glennca@comcast.net
Sent: Saturday, December 29, 2012 4:08 PM
To: Erin Martindale
Cc: jenniferdees; Milan & Rhonda Patel
Subject: Hearing Request Notification
Attachments: hearing_request.docx

Erin,
Attached is my written request for the hearing notification. Thanks. Glenn Campbell

To: Erin Martindale

From: Glenn Campbell (President Westcliffe HOA)

Subject: Comments regarding the Vinterra Subdivision – File Number PPA12003/SEP12036

Erin,

I received the Notice of Application regarding the Vinterra Subdivision. Based on the application it appears that 31.29 acres near the Westcliffe Homeowners Association at Millers Ridge has been sold and 147 homes will be built. From what I can tell from the letter, it appears that Vibrant Plants has sold their property and this is where the homes will be built. The 39 homes in the Westcliffe HOA border the Vibrant plants property. I want to make sure that the Westcliffe HOA Board is fully informed of what this all means to the Westcliffe Homeowners. I want to make sure that our concerns are heard and addressed by the city of Woodinville before the project moves forward. I understand that we have 14 days to appeal the final decision. Can you please tell me what date we have to appeal by? Also, can we setup a time to meet with your directly before the appeal period ends? I can be reached at the below numbers. Thanks. Glenn Campbell – Westcliffe HOA President

Home: 425-415-0725

Email: glennca@comcast.net

Erin Martindale

From: glennca@comcast.net
Sent: Saturday, December 29, 2012 3:43 PM
To: Erin Martindale
Cc: jenniferdees; Milan & Rhonda Patel
Subject: Notice of Application regarding Vinterra Subdivision
Attachments: vinterra-subdivision.docx

Erin,
Attached is a letter regarding comments and the request for a meeting to meet with you regarding the Vinterra Subdivision. This potential project may have major implications to all homeowners at the Westcliffe Subdivision located on Millers Ridge. Please contact me so we can meet. Thanks. Glenn Campbell - Westcliffe HOA President

12/31/2012

To: Erin Martindale

From: Glenn Campbell (President Westcliffe HOA)

Subject: Request to receive notice of public hearing regarding Vinterra Subdivision

Erin,

This is my official written request to request notice of and to participate in the public hearing regarding the Vinterra Subdivision. It is my understanding that the Woodinville Hearing Examiner will hold a public hearing regarding this project. I would like to attend this hearing. Thanks. Glenn Campbell – Westcliffe HOA President.

15382 129th Ave NE, Woodinville, WA. 98072

425-415-0725