Agnes Kowacz

om: Doug Smith <doug@menganalysis.com>
Sent: Tuesday, September 15, 2015 4:43 PM
To: Agnes Kowacz
Cc: Doug Smith
Subject: Woodinville 10 Subdivision - PPA 15001/SEP15005/CAA15002
Attachments: Woodinville 10 Subdivision Development Comments by Smith Family.pdf

Agnes, Thanks again for returning my call today. Attached are our comments on the Woodinville 10 Subdivision Notice of Application, as concerned neighbors. Our home at 13150 NE 203rd Pl is located across the street from the SW corner of the new Subdivision, with our backyard facing new Home Nos. 1 & 2 and pretty much looking out over the entire site. This Subdivision will have significant impact on our home and day-to-day life.

While we will not miss the intermittent criminal activity of the past at this site, we fear the largely unmitigated maximum density development may be worse; anything you and the City can do to make the new Woodinville 10 Subdivision a benefit, rather than a detriment to Wembly Park and other close neighbors, will be much appreciated.

We are concerned about both short-term construction and long-term permanent impact on our quality of life, safety & security, and health & well-being.

Thanks again for considering our concerns. Regards, Doug Smith @ 13150 NE 203rd Pl; Woodinville, WA 98072 Phone 425-246-0949 (cell)

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Smith Family
13150 NE 203rd Pl

Memo

To: City of Woodinville; Development Services Department
17301 133rd Ave NE; Woodinville, WA 98072
425-489-2754
Attention: Agnes Kowaz, Project Manager; 425-877-2293; agnesk@ci.woodinville.wa.us

From: Doug & Susie Smith; 13150 NE 203rd Pl; Woodinville, WA 98072
425-246-0949; doug@menganalysis.com

Date: September 15, 2015

Re: Woodinville 10 Subdivision; PPA15001 (Preliminary Plan), SEP15005 (SEPA Review, CAA15002 (Critical Areas Review)
Comments on Subject Development

Dear Ms. Kowaz at City of Woodinville,

We are concerned neighbors located across the street, SW of the proposed Woodinville 10 Subdivision development, and have the below comments on the project as requested in the Notice of Application dated 8/31/15 that we received by mail last week, and as posted at the project site. Comments are focused on the impact to 132nd Ave NE, as our lot boarders this street.

1. Density. Too high; appears to be nearly double the density of neighboring Wembly Park. Considering all the items below it seems 6 or 7 homes would be more appropriate for this site, including: 1) Three instead of four homes along 132nd and four instead of six off NE 205th, 2) Increased wetland buffer, 3) Preserve 1 or 2 more of the existing mature trees, 4) Provide more parking area for these very large homes, and 5) Provide more open space within the new development for the future residents.
2. Parking. Too little; there does not appear to be enough driveway space for full-size vehicles without overhanging the new sidewalk; there does not appear to be enough space to park a car or truck between Homes 1 to 4, except between 2 and 3 (assuming no fire hydrant there). We do not want regular/permanent parking on our side of 132nd. At the least please consider posting parking restriction signs, similar to those currently provided the City in the Wembly Park neighborhood.
3. Size. All ten of the homes are shown at 6 to 7 ksf and are out of scale with neighboring homes, which are typically 2.5 to 3 ksf. This suggests multi-generational or sub-leased space, stressing already limited parking and open space.
4. Tree removal. It appears all but one of the tall, mature trees are being removed; these trees provide bird habitat, shade, and natural beauty to the neighborhood and territorial views; can more of these be preserved? The large blackberry bramble along 132nd also appears intended for removal – this bramble provides habitat and food for many small neighborhood birds and rabbits.

5. Wetland. An existing wetland exists at the south center of the property; development appears very close to this wetland area; please ensure protection and mitigation measures are provided per applicable regulations for this sensitive area.
6. Street Improvements. Please confirm 132nd will be widened, the existing concrete sidewalk extended along the entire west side of the development, including curb & gutter with storm drainage; street lights with cut-off to protect nearby homes from glare, and new landscape improvements as shown on the site plan, where existing trees and shrubs are removed. Please confirm the street will be center crowned, with storm drainage to east and west (to new storm drainage), to help reduce winter storm flooding along this part of 132nd. Confirm new street signage at corner of 132nd and NE 205th – this is a dangerous intersection, with multiple accidents observed yearly, especially at night during the winter – we have heard and observed many (at least 1 or 2 per year).
7. Hydrology/Storm Drainage/Detention. How is storm drainage being managed for this dense development; how will this impact the vicinity and wetland. There is already seasonal light flooding along 132nd during heavy rains due to much of NE 205th draining to the two catch basins along the west side of 132nd. There is currently seepage near the corner of NE 205th and 132nd nearly year-round (but typically dry July to September); will this get worse with all the new downstream impervious surface?
8. Utilities. Please confirm adequate utility improvements are to be made; power outages have been common on the south-side of 132nd in this area; additionally water pressure seems low at times (especially during summer months). Please confirm the existing overhead power lines will be under-grounded as part of the Street Improvements. Please confirm solid waste and postal fire services will be accommodated without significant impact on neighbors or service providers.
9. Construction Impact and Mitigation. Confirm measures are specified to minimize noise, dust, dirt, odors and construction vehicle & laborer impact on existing adjacent homes and neighborhoods. This development will have major impact on our home, our neighbors to the north on 132nd and immediately south of the site, also on 132nd. Additionally there is another newer neighborhood immediately east of the proposed Woodinville 10 Subdivision – please be sure these neighbors have been provided with a chance to comment on this development.
10. On-going Noise. Please confirm no HVAC air conditioning outside electric "condensing units" (CU) are to be installed; alternately provide mitigation and/or screening to reduce noise impact to neighboring properties, as most of us do not have air conditioning and leave windows open for "natural ventilation and passive cooling" during increasingly warm summer months; plus have back-yards or decks facing the Woodinville 10 Sub-division.
11. Views. Confirm the new homes will not block Cascade mountain views to north and east from existing Wembly Park homes; and are located and massed to minimize impact on territorial views from same.
12. Vermin Control. Please provide plans for rodent and other pest control during site clearing, grubbing, and demolition of existing structures.
13. Covenants. Please ensure reasonable covenants are in place for the new Woodinville 10 Subdivision, similar to those for Wembly Park and other vicinity developments to maintain a reasonable sense of community, safety, and aesthetics. With such limited yard and development open space, consider a large animal/pet restriction, for example no dogs over 25 to 50 lbs, and no farm animals.
14. Park. Please consider retaining a portion of the mitigation impact fees to apply to future small park to serve this increasingly dense north portion of the Woodinville Wedge. While recent City of Bothell developments west of 130th have provided private neighborhood pocket parks; the Woodinville side of 130th is increasingly in need of this type of amenity; especially considering the near complete lack of useable yard space at most the new Woodinville 10 Sub-development homes.