



PUBLIC COMMENT FORM

PROJECT NAME: KIRKMOND PRELIMINARY PLAT

FILE NUMBER: LAND 2013-00280

CONTACT INFORMATION

NAME: THOMAS J. WARDWELL PHONE: 425-828-3914 EMAIL: TJW.HAWK@GMAIL.COM
ADDRESS: 13231 N.E. 100TH ST. STATE WA. ZIP CODE 98033

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

WHY SHOULD ANYONE BELIEVE A WORD YOU SAY? THE CHURCH GROUND ACROSS N.E. 100TH ST FROM MY HOUSE HAS BEEN COMPLETELY CLEARED. THIS IS NOT WHAT THE PLANS STATED. YOU WERE SUPPOSED TO LEAVE SOME TREES! WHY DOES EVERY INCH OF NATURE HAVE TO BE DESTROYED? I AM TOTALLY AGAINST THIS PROPOSED DEVELOPEMENT.

SINCERELY,

Thomas J. Wardwell



PUBLIC COMMENT FORM

PROJECT NAME: KIRKMOND PRELIMINARY PLAT

FILE NUMBER: LAND 2013-00280

CONTACT INFORMATION

NAME: Max Meyers PHONE: 206-353-5581 EMAIL: max@scottmcdonaldlaw.com

ADDRESS: 13426 NE 100th St. STATE WA ZIP CODE 98033COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

The area where the stormwater pond is proposed has great difficulty draining water during raining season. As a result the ground holds the water and is saturated for long periods. This effects my and my neighbors septic systems by making it very difficult for our drain fields to function properly. Placing a huge pond in my back yard ~~other~~ just beyond my back fence it make this problem much worse. A 2 foot soil barrier will not contain the thousands of gallons of water that will be in the pond. The pond will leak and flood the surrounding ground. This will make my septic drain field fail for days at a time. I will in all likelihood be left without a working septic system for at ~~least~~ least days multiple times every winter. The pond should be required to be cement lined to remedy this problem.



PUBLIC COMMENT FORM

ATTN: *Sara Johnson*

PROJECT NAME: KIRKMOND PRELIMINARY PLAT

FILE NUMBER: LAND 2013-00280

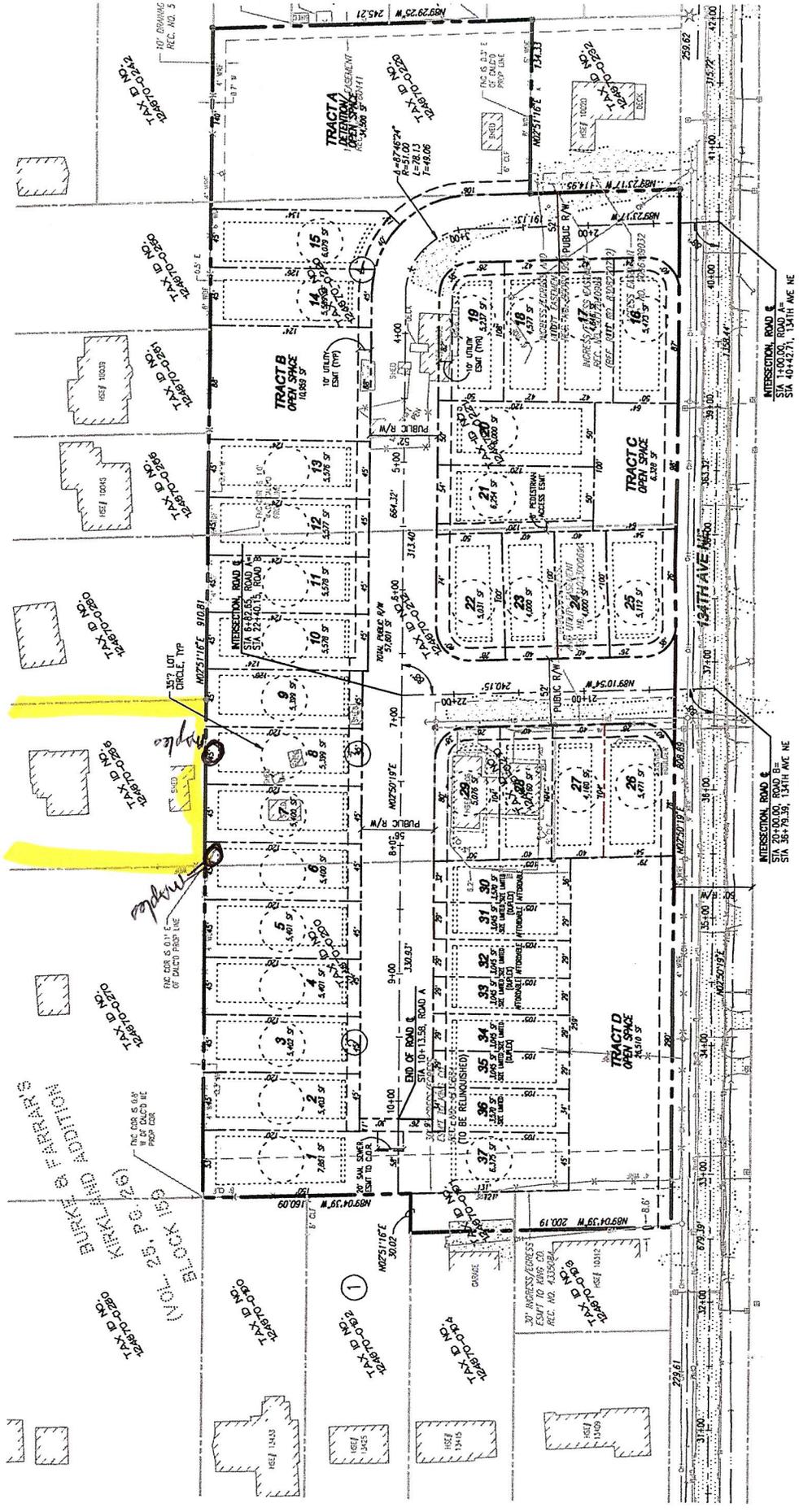
CONTACT INFORMATION

NAME: *Gregg and Hanna* PHONE: *206-972-0092 (cell)* EMAIL: *gregghanna@aol.com*
 ADDRESS: *10205-136th Av NE* *Kirkland, WA* STATE ZIP CODE
98033

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

Re: Landscape plan for subject development. Please consider the removal (approval) for 2 giant maple trees as indicated on attached plan. These trees are a nuisance every fall and cause me time + money to clean up after the leaves and debris.

SW 1/4, SW 1/4 OF SEC 34, T4N 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



Open Space Calculations		(SF)
REQUIRED OPEN SPACE	20% SITE	63,776
REQUIRED DEVELOPMENT WIDE OPEN SPACE	10% SITE	31,888
PROVIDED DEVELOPMENT WIDE OPEN SPACE	TRACTS A, B, C & D	78,287
LOT BY LOT OPEN SPACE REQUIRED	10% SITE	31,888

From: Rob Crittenden
Sent: Tuesday, June 11, 2013 1:00 PM
To: Kurt Seemann; Thara Johnson
Subject: FW: [Northeast Rosehill Neighborhood] Rose Hill neighborhood streetlights

Importance: High

-----Original Message-----

From: General Public Works Inquiries
Sent: Monday, June 10, 2013 4:33 PM
To: Rob Crittenden
Subject: FW: [Northeast Rosehill Neighborhood] Rose Hill neighborhood streetlights
Importance: High

And another...

-----Original Message-----

From: Jessica Lake [<mailto:jsslake@gmail.com>]
Sent: Monday, June 10, 2013 1:32 PM
To: Jan McGruder
Cc: Craig Sears; Thara Johnson; General Public Works Inquiries; Planner On Call; rosehill-neighbors@googlegroups.com; Lori Peckol
Subject: Re: [Northeast Rosehill Neighborhood] Rose Hill neighborhood streetlights

Hello Craig, Thara and Lori,

I also live in the Northeast Rose Hill neighborhood on NE 100th Street and share Jan McGruder's concern about the proposed lights to be installed. (Her email is below).

My property borders a section of the property on 134th that will be undergoing a building project using globe lights that distribute a large radius of light. I expect the lighting decisions will directly impact my daily life as well as the wildlife in our area.

Our neighborhood is rare in that it offers a rural feel even though it is relatively close to downtown. Wildlife is very much a part of our everyday life, including several species of birds. It is important to us to minimize our impact on such wildlife. There is plenty of research that suggests that lighting affects bird activity and survival.

I request that a lower profile hooded street light be selected, if lights are needed at all, in order to minimize impact on both surrounding homeowners and the local wildlife.

Thank you for your time.

Jessica Lake
425-232-5087

On Jun 10, 2013, at 12:17 PM, Jan McGruder <jgmcruder@gmail.com> wrote:

> Hi Craig, Thara, Lori -

>

> I hope I'm not too late to continue our discussion about the streetlights going into our neighborhood. I've had a chance to see the Granvilles in use, and it's not a pretty sight. Because the glass globes and lamps are completely exposed, the streetlights cast a broad swath of light up to 2 stories high. The surrounding houses and trees are lit. I would like to see something more along the lines of the the K-308 in our neighborhood. (See pictures attached). Studies have shown that unnecessary lights at night can disrupt human sleep patterns, to say nothing of the effect these lights will have on wildlife.

>

> Per our pre-annexation planning with the City of Redmond, it was written into our neighborhood plan that we would have human-scale street lights that would shine downward and light the street and nothing else.

>

> Over a several-year process my husband and I supported the City's efforts to annex our neighborhood (much to the chagrin of some of my neighbors) with the promise from the city that the elements of our Neighborhood Plan would be implemented.

>

> Please reconsider your choice of streetlamps in our neighborhood. What you install in this pocket development will set the standard for our whole neighborhood. Many of us worked on a neighborhood plan and clearly told the City what was our choice in lighting, which was low, downward-shining streetlights.

>

> Thanks - Jan McGruder

>

> JM Management

> PO Box 370

> Kirkland, WA 98083-0370

> (425) 822-8580 p/f

>

>

>

>

>

> --

> You received this message because you are subscribed to the Google Groups "Rose Hill Neighbors" group.

> To unsubscribe from this group and stop receiving emails from it, send an email to rosehill-neighbors+unsubscribe@googlegroups.com.

> To post to this group, send email to rosehill-neighbors@googlegroups.com.

> For more options, visit https://groups.google.com/groups/opt_out.

>

>

> <20130405143732679.pdf>

From: Rob Crittenden
Sent: Tuesday, June 11, 2013 1:00 PM
To: Kurt Seemann; Thara Johnson
Subject: FW: Rose Hill neighborhood streetlights

Importance: High

-----Original Message-----

From: General Public Works Inquiries
Sent: Monday, June 10, 2013 4:34 PM
To: Rob Crittenden
Subject: FW: Rose Hill neighborhood streetlights
Importance: High

And....

-----Original Message-----

From: Kevin O'Brien [<mailto:ko@taylordev.com>]
Sent: Monday, June 10, 2013 2:22 PM
To: Craig Sears; Jan McGruder; Thara Johnson; General Public Works Inquiries; Planner On Call; rosehill-neighbors@googlegroups.com; Lori Peckol
Cc: jsslake@gmail.com
Subject: RE: Rose Hill neighborhood streetlights

Craig,

Please suggest to Jan and the neighbors that we will comply with whatever decision they and Staff render. This issue should not impact the Staff Report so they have more time than they think to coordinate with Redmond.

KO

-----Original Message-----

From: Craig Sears
Sent: Monday, June 10, 2013 2:07 PM
To: Jan McGruder; Thara Johnson; pwgen@redmond.gov; PlannerOnCall@redmond.gov; rosehill-neighbors@googlegroups.com; LPECKOL@redmond.gov
Cc: Kevin O'Brien; jsslake@gmail.com
Subject: RE: Rose Hill neighborhood streetlights

Hi Jan,

Would you be supportive of the Carriage style in your attachment? The K308 looks like it could be pushed over by a junior high school student - very insubstantial pole.

-----Original Message-----

From: Jan McGruder [<mailto:jmcmgruder@gmail.com>]
Sent: Monday, June 10, 2013 12:18 PM
To: Craig Sears; Thara Johnson; pwgen@redmond.gov; PlannerOnCall@redmond.gov; rosehill-neighbors@googlegroups.com; LPECKOL@redmond.gov
Subject: Rose Hill neighborhood streetlights

Hi Craig, Thara, Lori -

I hope I'm not too late to continue our discussion about the streetlights going into our neighborhood. I've had a chance to see the Granvilles in use, and it's not a pretty sight. Because the glass globes and lamps are completely exposed, the streetlights cast a broad swath of light up to 2 stories high. The surrounding houses and trees are lit. I would like to see something more along the lines of the the K-308 in our neighborhood. (See pictures attached). Studies have shown that unnecessary lights at night can disrupt human sleep patterns, to say nothing of the effect these lights will have on wildlife.

Per our pre-annexation planning with the City of Redmond, it was written into our neighborhood plan that we would have human-scale street lights that would shine downward and light the street and nothing else.

Over a several-year process my husband and I supported the City's efforts to annex our neighborhood (much to the chagrin of some of my neighbors) with the promise from the city that the elements of our Neighborhood Plan would be implemented.

Please reconsider your choice of streetlamps in our neighborhood. What you install in this pocket development will set the standard for our whole neighborhood. Many of us worked on a neighborhood plan and clearly told the City what was our choice in lighting, which was low, downward-shining streetlights.

Thanks - Jan McGruder

JM Management
PO Box 370
Kirkland, WA 98083-0370
(425) 822-8580 p/f

From: Jeff Eustis <eustis@aramburu-eustis.com>
Sent: Tuesday, June 04, 2013 1:25 PM
To: Thara Johnson
Subject: Kirkmond Preliminary Plat, file nos 2013-00280 & 0281
Attachments: 2013-5-3 Ogden Farms.pdf

Thara:

My brother, Howard and I own the property at 10040 132nd Ave NE, Kirkland, which is one lot away from the site of the proposed plat. Although I would estimate our property to be within 500 feet of the site of the proposed plat, we did not receive the attached notice, which I picked up by driving by the property. Please include me as a party of record, for which you may use the address at the bottom of this email.

The plat application should have included certificates of availability for water and sewer, of which I would appreciate your sending me copies, either electronically or by mail. If a public records request is necessary to obtain these records, please send me a link to the public records request form, or the form itself, and I will submit one.

Thank you,

Jeffrey Eustis
720 Third Avenue, Ste 2000
Seattle WA 98104
Phone: (206)625-9515
Fax: (206)682-1376

Click [here](#) to report this email as spam.

From: Kevin O'Brien <ko@taylordev.com>
Sent: Wednesday, June 05, 2013 3:13 PM
To: Thara Johnson
Subject: RE: FW: Streetlight Options

Thara,

I think that works for onsite lighting but they may be objecting to right-of-way lighting.

From: Thara Johnson [<mailto:TMJOHNSON@redmond.gov>]
Sent: Wednesday, June 05, 2013 3:01 PM
To: Kevin O'Brien
Subject: RE: FW: Streetlight Options

Hi KO

Our lighting code is not that specific about type of fixtures, and does require that “Site lighting trespass onto adjacent residential zones and shorelines shall be minimized and Site lighting shall minimize light spill into the dark night sky. “

Hope that helps☺

**Thara Johnson - Associate Planner,
City of Redmond,
Planning & Community Development
Ph: 425-556-2470
fax: 425-556-2400
Em: tmjohnson@redmond.gov**

From: Kevin O'Brien [<mailto:ko@taylordev.com>]
Sent: Tuesday, June 04, 2013 5:03 PM
To: Thara Johnson
Subject: FW: FW: Streetlight Options

Sorry, I think this might be the answer.

From: Daniels, Tony [<mailto:tony.daniels@pse.com>]
Sent: Tuesday, June 04, 2013 3:38 PM
To: Craig Sears
Cc: John Mirante (jmirante@ldccorp.com); Kevin O'Brien
Subject: RE: FW: Streetlight Options

Craig,

The Granville fixture has a reflector mounting plate on the top side of the fixture. It is rated as a cut off fixture meaning that 2.5% of the fixtures lumen output goes above 90 degrees, and only 10% of its lumen output above 80 degrees. In other words 90% of the light is aimed towards the ground, and not up. The Dayform fixture is less expensive, and has a good light pattern but its optical rating is the same as the Granville.

Tony Daniels

Account Manager - IntoLight

Puget Sound Energy, Lighting Services

3380 146th Pl SE #310 (LEC-OFC)

Bellevue, WA 98007

tony.daniels@pse.com

Desk: (425) 462-3620

Cell: (253) 298-1133

From: Craig Sears [<mailto:craig@taylordev.com>]
Sent: Tuesday, June 04, 2013 3:14 PM
To: Daniels, Tony
Cc: John Mirante (jmirante@ldccorp.com); Kevin O'Brien
Subject: FW: FW: Streetlight Options

Hi Tony,

There is a citizen activist in the neighborhood of our Kirkmond project, who has a real thing about streetlights casting light skywards. Do you have an answer for her question below? I emailed her and quoted a portion of what you had told us regarding the interior streetlights (see the chain below). Frankly, this isn't a huge issue to us but I know she will be coming to the public hearing for this project and bringing up the issue.

Thanks,

Craig Sears

From: Jan McGruder [<mailto:jgmcgruder@gmail.com>]
Sent: Tuesday, June 04, 2013 2:47 PM
To: Craig Sears
Subject: Re: FW: Streetlight Options

Craig - I am worried about the open top on the Granville lamps, which will light up much more than the streets. I spoke with PSE and they said the Dayform, which have a closed top, are better for down lighting, and are much cheaper.

Why did you guys decide against those?

Thanks - Jan McGruder

JM Management
PO Box 370
Kirkland, WA 98083-0370
(425) 822-8580 p/f

On 6/4/2013 2:40 PM, Craig Sears wrote:

No, but I can find out for you. I have a project meeting there tomorrow morning (not a Rose Hill one) and I will ask staff and email you (likely Thursday).

Craig

From: Jan McGruder [<mailto:jgmcgruder@gmail.com>]

Sent: Tuesday, June 04, 2013 2:34 PM

To: Craig Sears

Subject: Re: FW: Streetlight Options

Thanks, Craig - Can you tell me who will be approving the design at the city?

Thanks - Jan McGruder

JM Management
PO Box 370
Kirkland, WA 98083-0370
(425) 822-8580 p/f

On 6/4/2013 9:56 AM, Craig Sears wrote:

Jan,

The interior is being designed by PSE (with City input & approval) to have "Local/Low" of .4fc's at 6:1 uniformity installing 7 new Madison poles with 100W Granville Post Top Luminaires. The City will dictate whatever type and placement is going on the frontage. Hope this answers your question.

Craig

From: Jan McGruder [<mailto:jgmcgruder@gmail.com>]

Sent: Monday, June 03, 2013 5:42 AM

To: Craig Sears

Subject: Re: FW: Streetlight Options

Thanks, Craig. Have you guys decided what street lamps you'd like to use?

Thanks - Jan McGruder

JM Management
PO Box 370
Kirkland, WA 98083-0370
(425) 822-8580 p/f

On 4/25/2013 10:29 AM, Craig Sears wrote:

Hi Jan,

I did go look at the lights in Connover Commons last night. While I can appreciate your approval of that

lighting system, it won't work for our Kirkmond project. The cottage housing site has private streets with only two or three streetlights, which are supplemented (somewhat dimly) by lamps on the faces of the garages. The street itself, particularly the entrance, is very dark. The City of Redmond does have minimum streetlight standards for public streets, and the plans are either prepared by a private lighting engineer or by PSE. The system is reviewed and approved by the City based on their standards for a public street. While we do not have a problem with the light standard type at Conover, the spacing of the standards would be relatively close to each other due to the minimum lumin requirements the City has. In other words, we may get to choose the type of fixture, but the number and spacing are out of the developer's hands. We typically have to pay \$3000 to \$5000 per fixture, so it adds up fast. I will stay in touch as we develop our plan.

Craig

From: Jan McGruder [<mailto:jgmcgruder@gmail.com>]
Sent: Monday, April 22, 2013 7:15 AM
To: Craig Sears
Cc: tmcgruder@gmail.com; Thara Johnson; Eric McConaghy
Subject: Re: FW: Streetlight Options

Hi Craig - Tim and I have had a chance to tour some areas of Redmond to see what other lighting has been installed. I will say we were very disappointed what has been installed.

My concern that overlighting will change the character of the neighborhood, and exposed lamps will expand the problem. Studies have shown that lighting that makes night seem like day can disrupt human body rhythms and is causing major disruption in animal habits, such as bird migration.

I believe our neighborhood plan initially called for human-scale, downward facing streetlights, and 15 feet might be a little tall.

Also, the Granville and Acorn are completely exposed lamps. Viewing these types of

streetlights in eastern Redmond at night show just how exposed these lights are. The light broadcasts over a wide area and lights up much more than just the street. Fronts of houses, trees, lawns were all lit.

I suggest the K308 Flat, the Cirrus or the Marine Flat would be more appropriate for our neighborhood. We also toured Conover Commons and were very pleased with the lighting seen there. What we hope will be the standard for our neighborhood.

Thanks - Jan McGruder

JM Management
PO Box 370
Kirkland, WA 98083-0370
(425) 822-8580 p/f

On 4/5/2013 3:03 PM, Craig Sears wrote:

Hi Tim,

We have had a lot of luck installing the Granville or one of the Acorn heads on a 15' pole (Madison). They are very attractive and not obtrusive.

Craig

-----Original Message-----
From: lanier@taylordev.com
[<mailto:lanier@taylordev.com>]
Sent: Friday, April 05, 2013
2:38 PM
To: Craig Sears
Subject: Streetlight Options

This E-mail was sent from
"RNP0026732B9395" (Aficio MP
C5501).

Scan Date: 04.05.2013
14:37:32 (-0700)
Queries to:
lanier@taylordev.com

Click [here](#) to report this email as spam.

This message has been scanned for malware by Websense. www.websense.com

From: Jan McGruder <jgmcgruder@gmail.com>
Sent: Monday, June 10, 2013 12:18 PM
To: Craig Sears; Thara Johnson; General Public Works Inquiries; Planner On Call; rosehill-neighbors@googlegroups.com; Lori Peckol
Subject: Rose Hill neighborhood streetlights
Attachments: 20130405143732679.pdf

Hi Craig, Thara, Lori -

I hope I'm not too late to continue our discussion about the streetlights going into our neighborhood. I've had a chance to see the Granvilles in use, and it's not a pretty sight. Because the glass globes and lamps are completely exposed, the streetlights cast a broad swath of light up to 2 stories high. The surrounding houses and trees are lit. I would like to see something more along the lines of the the K-308 in our neighborhood. (See pictures attached). Studies have shown that unnecessary lights at night can disrupt human sleep patterns, to say nothing of the effect these lights will have on wildlife.

Per our pre-annexation planning with the City of Redmond, it was written into our neighborhood plan that we would have human-scale street lights that would shine downward and light the street and nothing else.

Over a several-year process my husband and I supported the City's efforts to annex our neighborhood (much to the chagrin of some of my neighbors) with the promise from the city that the elements of our Neighborhood Plan would be implemented.

Please reconsider your choice of streetlamps in our neighborhood. What you install in this pocket development will set the standard for our whole neighborhood. Many of us worked on a neighborhood plan and clearly told the City what was our choice in lighting, which was low, downward-shining streetlights.

Thanks - Jan McGruder

JM Management
PO Box 370
Kirkland, WA 98083-0370
(425) 822-8580 p/f

From: Ted Hahn <thahn@tcbtech.com>
Sent: Wednesday, June 05, 2013 2:20 PM
To: craig@taylordev.com; Thara Johnson
Subject: Streetlamps on 134th Ave

Dear Ms. Johnson,

I'm writing you to express my concern about the Streetlights going in on 134th Ave. I'm not a fan of any street lights going in our the street - I believe that light pollution is a very real nuisance, and I like looking out upon the night sky from my front yard. More specifically, I'm concerned about the design of the streetlamps, which appear to cast a very large and bright swath of light.

I urge you to reconsider the streetlamp choice, and the decision to install streetlamps at all - There is no research showing that streetlamps have any positive effects on crime, property values, etc.

-Thomas Hahn

Click [here](#) to report this email as spam.