

3609 Southeast 18 Court
Renton, WA. 98058
August 4, 2014

Subject: Proposed Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Dear Rocale Timmons:

This proposed development has many areas of concern. First, the destruction of nearly 90% of the significant trees will adversely impact the area. More specifically, the destruction of large, old, cedar trees within the wetland buffer zone will greatly disrupt and potentially destroy sensitive wetland areas. Diagrams submitted regarding this development indicate the removal of several large, old trees that exist within buffer zones for sensitive wetland areas This is unacceptable.

The wetland areas should all retain a protective buffer to assure the integrity of the wetlands. It is well established that development negatively impacts sensitive areas and assuring an adequate buffer reduces the disturbance of critical areas. I oppose any reduction in wetland buffer areas and mitigation. I opposed a Critical Area Exemption for the extension of SE 18th Street through portion of the buffer associated with wetland. Exemption would have a detrimental impact on a sensitive wetland area. Establishing the primary egress for this development at the 124 th Place SE would preserve a critical wetland.

Secondly, I oppose the proposed development magnitude. The existing neighborhoods will be negatively impacted with increased traffic onto residential streets. There is not an existing major arterial street to relieve the pressure of a substantial increase in traffic. Reducing the number of proposed homes would alleviate a portion of the negative impact to the existing area due to increased traffic.

Third, I oppose the lack of significant preservation of sensitive areas, tree retention, storm drainage, access, pedestrian walkways and open space.

I also oppose a lack of usable open space within the new development. The increased population would create additional use on the existing Tiffany Park. There is also a small private neighborhood park that new residents may be tempted to use. I believe that usable open space within the proposed site would be appropriate. I also believe that a monetary contribution would also be needed for the extra demand on the existing Tiffany Park.

I encourage the denial of this project as proposed.

Cordially,

Eddie Rivera

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AUG 07 2014

CITY OF RENTON
PLANNING DIVISION

Rocale Timmons

From: Dave Beedon <davebeedon@comcast.net>
Sent: Friday, August 08, 2014 12:10 PM
To: Rocale Timmons
Subject: Traffic mitigation for the Reserve at Tiffany Park

Follow Up Flag: Follow up
Flag Status: Completed

Subject: Reserve at Tiffany park, LUA13-001572, ECF, PP

To: Rocale Timmons, Senior Planner
CED - Planning Division
1055 South Grady Way
Renton WA 98057

Ms. Timmons,

I have read in documents related to the development of the Reserve at Tiffany Park that the developer (or the developer's agent) has proposed mitigating the increase in traffic on SE 18th Street by eliminating parking on the north side of the street. I might also have read somewhere of a suggestion to widen the street. I find these ideas to be illogical and unfair to residents.

It's my belief that parking on both sides of the street has been permitted since the street was created over 30 years ago. It is an amenity of the neighborhood that is used and appreciated by residents and visitors.

The development will raise the traffic volumes dramatically on SE 18th Street. The increase in traffic alone will make the street less attractive to buyers of houses there, thus taking away some value from properties along that street.

Any restriction on parking will reduce the present convenience enjoyed by residents and visitors and further reduce property values.

Widening the street would also reduce property values by placing curbs closer to sidewalks, increasing the danger to pedestrians.

In each of these cases, the developer, who has no interest in the neighborhood except as a vehicle for making money, gains at the expense of the existing residents. Because the proposed development is hurting the existing neighborhood, the developer should bear the burden of any mitigation for increasing traffic there. But the proposals I've mentioned place no burden on the developer: in each case the residents bear the burden.

Restricting parking on SE 18th Street (or on any street outside the development) is no burden for the developer.. Widening the street is no burden for the developer unless the developer pays for it. But even if the developer pays for it, the burden is miniscule because of the developer's great financial resources. By contrast, the existing property owners, with far fewer financial resources, suffer much more, and for as long as they own the property.

Long after the developer sells the lots and is gone, the residents will continue to suffer the consequences of such "mitigation." That might be legal, but it is not fair.

To levee a traffic impact fee on the developer might help the City justify the size of the development, but does absolutely nothing for the people who live on SE 18th Street, whose property values will drop. The only sensible mitigation for the increase in traffic is to limit the amount of traffic going to and coming from the development. This can be accomplished by reducing the number of lots that can be built. Rather than allowing the developer to create 97 lots, the number of lots should be limited to a much smaller number.

City government exists primarily to serve its residents. Fostering a good business climate is also important, but should not override concerns for the people who live in the City, the people who vote government officials into office. An overwhelming majority of residents oppose the development in any form.

My suggestion for traffic mitigation conflicts with the way things are done but it places the burden for the development where it belongs---on the developer.. I hope the City will reject the types of mitigation I have read about and significantly limit the number of lots that can be built at the Reserve at Tiffany Park.

Dave Beedon
1725 Pierce Avenue SE
Renton WA 98058

Rocale Timmons

From: Derek Jones <dajones89@comcast.net>
Sent: Thursday, August 07, 2014 12:36 PM
To: Rocale Timmons
Subject: Proposed Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rocale Timmons,

The current proposal for this housing development is unacceptable. As proposed, this plan would be highly disruptive to the neighborhood.

As it stands, the development plan would subject the people on SE 18th Street to four years of heavy construction traffic. At the proposed size and density, the development would add far too much traffic to a neighborhood that has no arterial streets and far too many children to a school that is already at capacity, in a district where practically every school already uses portables.

I also doubt that the drainage in the area has been adequately studied. Already, rainwater pools at the western (downslope) corners of the proposed development area, on SE 18th Street and near SE 20th Court. The attached photos show the size of the latter puddles, in March after several days of sun. If the wooded land were largely paved over, as the current development plan entails, much of the rainwater that that land absorbs would instead accumulate in these locations, possibly affecting the existing houses nearby. The drainage patterns in this area, and how development may affect them should be very carefully studied.

For these reasons, I oppose going the developer any critical area exemptions and urge that the size of the development be cut down.

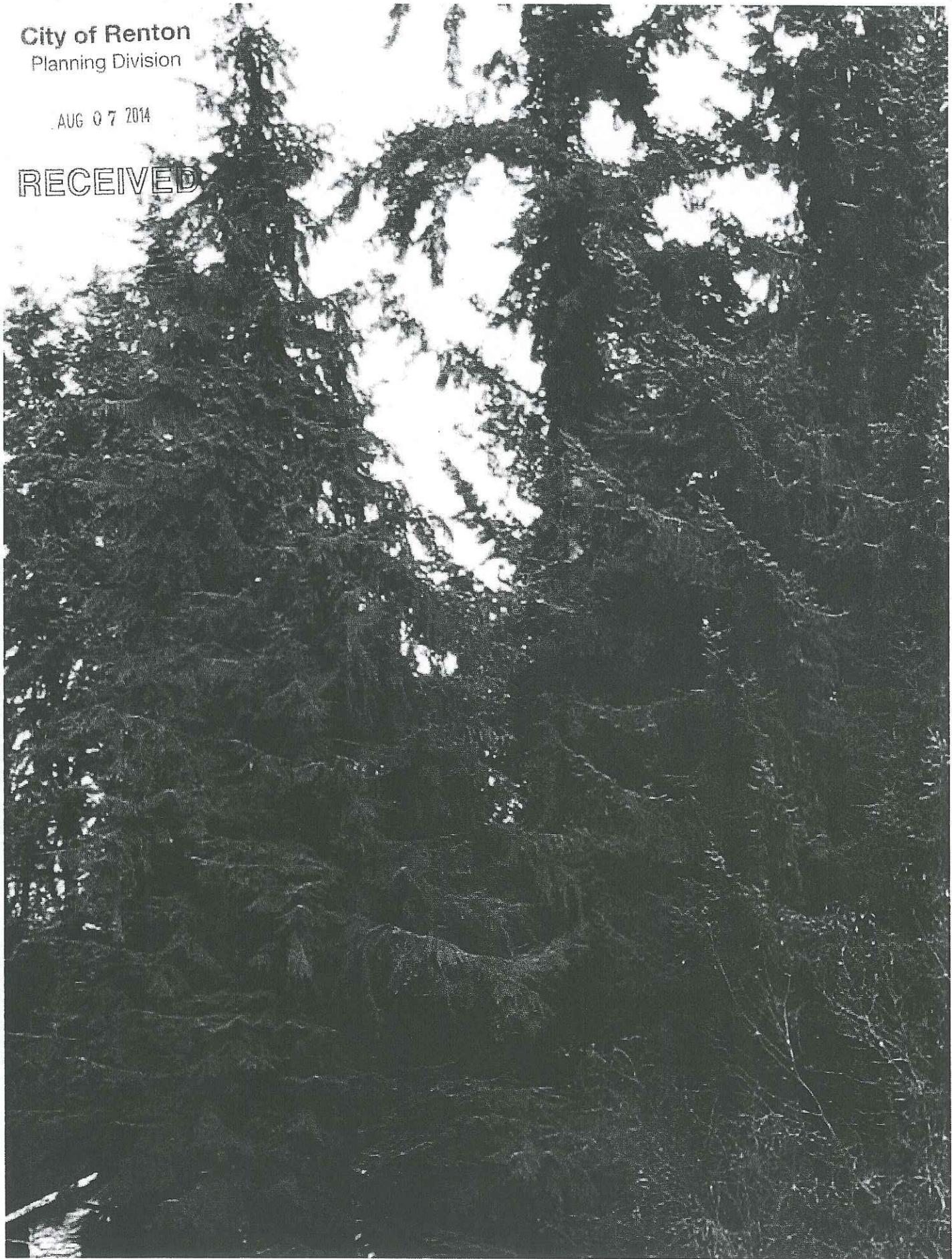
Sincerely,

Derek A. Jones

City of Renton
Planning Division

AUG 07 2014

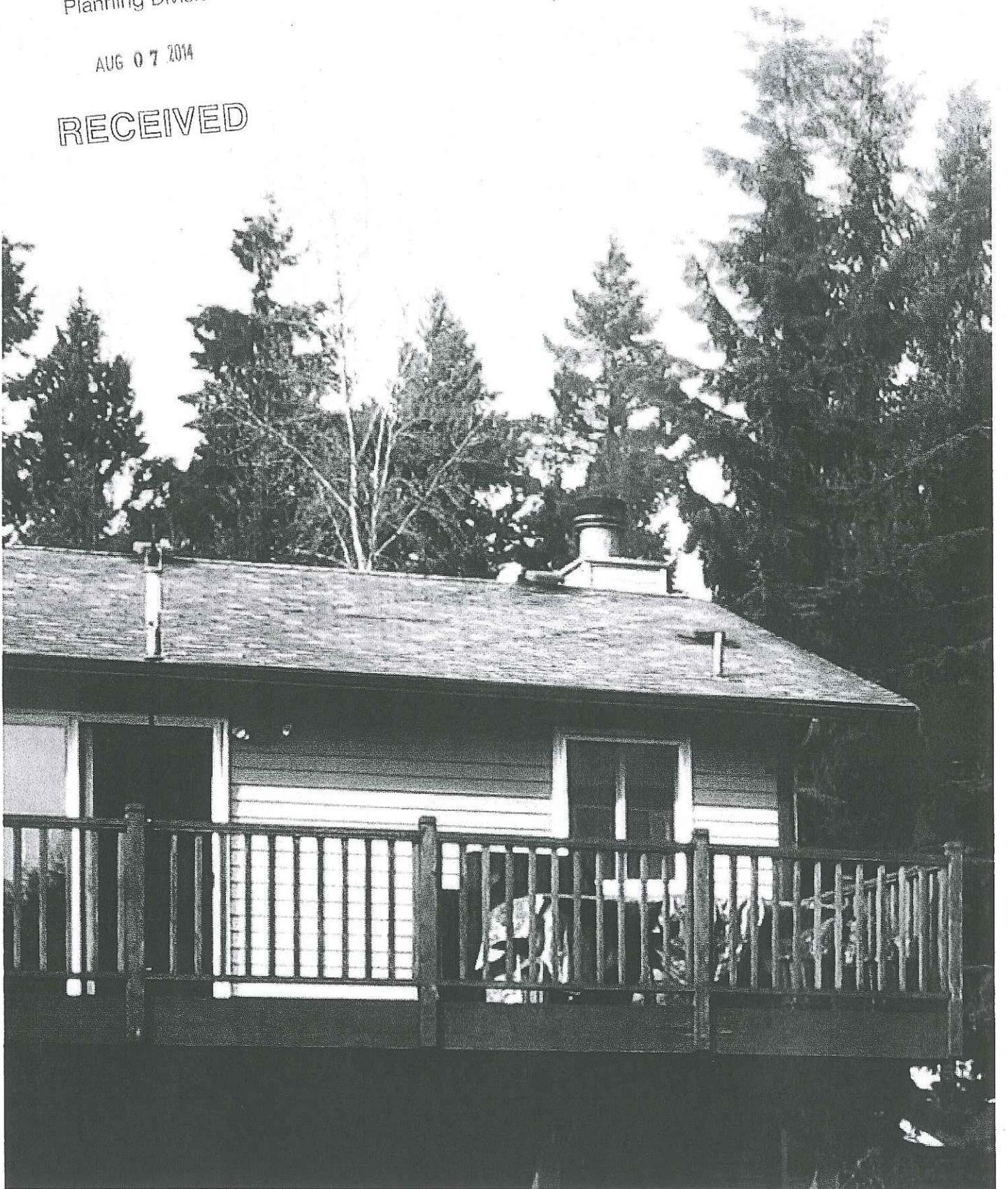
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City of Renton
Planning Division

AUG 07 2014

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#28

August 6th 2014

Subject: Proposal for the Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Dear Rocale Timmons:

As a citizen of Renton and particularly of Tiffany Park, I have a number of grave concerns for this above project.

I begin with a short story:

20 years ago my husband and I purposely searched and then purchased a home on SE 18th street with a quiet cul de sac with old growth trees on the property and on the nearby green belt. (known now as the Tiffany Reserve)

There are beautiful walking spaces of natural flora and fauna and we have enjoyed this precious space ever since as have many others judging by the foot prints we see and the sounds of laughter we hear.

As the project stands, this peace and quiet will all come to an end and our street SE 18th street will become the main focal access point for a 98 home development.

My concerns are the following points:

Traffic:

I urge the City to push and expect responsible development for this project. 98 homes on 21 acres with basically only a single access point is an untenable situation. (124th barely qualifies as an access point)

I personally sat at SE 18th and Lake Young's and 16th and Lake Youngs at different times to count marks of how many cars were traveling through these key intersections. I have read your secondary 3rd party TIA report and I can state for a fact of the # of people who are also traveling to and fro in these areas as early as 6am and as late as 7pm.

We know that the original TIA study underestimated the school traffic by about 1/3.

The TIA report writes about avoiding collisions, but it does not mention the # of back ups that will occur along SE 18th and Lake Youngs streets when everyone is trying to leave to get to work OR to come home from work. Most of this community has dual incomes which often means two cars are traveling.

We absolutely need a 3rd access point. It will be the right thing to do for the citizens of this community.

I vehemently oppose the closure of parking on the north side of the streets. This is a major inconvenience to everyone on the street and why is it right that the Developer should force this to happen? Why should we who are

City of Renton
Public Works Division

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innocent homeowners be punished with this additional difficulty to our lives? Why is this discrimination even being allowed?

Quality of Life:

The Reserve has been an oasis of lush woods and vegetation, old growth trees, wonderful birds, deer, and many other critters. It is a place where children go to play and people go to walk their dogs and just enjoy the pleasures of breathing in the scent of the woods and appreciate seeing the wild greenery.

In reading the reports from the Developer, they will remove most of these trees and the wild life will surely be displaced.

I know the City understands the importance of protecting the wetlands, I urge you to consider the quality of life of those old growth trees and future of the wetlands.

I urge the City to expect the Developer to maintain at least 50% of the trees that are already in the Woods currently.

Once the Woods are removed, they are gone forever.

Storm Drains:

I have grave concerns that the Developer will install a pipe in the middle of SE 18th which will support up to a 10 yr storm. Today with climate change occurring, many cities and neighborhoods are seeing 100 yr storms. It has become the norm!

Where does the over flow go?

I ask that the City push the Developer to act responsibly by making sure all pipes are prepared for 100 yr storms. Otherwise there is a very real danger of the flooding of our basements and homes.

Acquifer: What are the specific details or steps to protect or preserve the aquifer? Has the City reviewed the recharging of the aquifer and how it is renewed. Does the Developer take this into consideration?

Vermin : When the demolition starts in the woods, what will happen to all of the vermin that surely live there, will we as innocent citizens be deluged by pests?

What will be the compensation/resolution to us for having to tolerate this invasion of vermin?

4 Years of Dirt, Noise, Dust:

What are the citizens expected to do for these 4 years while our streets are torn apart, our woods are demolished, and from NO fault of our own have to endure this MESS because of a profit minded venture? **This is not only unjust; it is not right as we did not choose this development. What kind of compensation and accommodation will we be given?**

To finish, I am distressed that the notice for this project being removed from hold has occurred when so many citizens are taking their summer vacations. I am sure this was designed to occur in this way, but it does not lend credibility to the idea that the citizens' wishes are being considered.

I vehemently oppose this project completely. If the City finds that it will go forward regardless, then I ask for SIGNIFICANT MITIGATION of the above mentioned issues.

98 homes is an irresponsible number of homes. It should be half that amount!

I urge the City to do the right thing here for its citizens of Tiffany Park and the surrounding areas and protect/preserve our quality of life.

Thank you
Respectfully,

Cynthia Garlough

August 8, 2014

City of Renton
Planning Division

AUG 08 2014

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Donna Thorkildson

Tiffany park Neighborhood Association President

2621 SE 165th St.

Renton WA 98058Dear

Recale Timmons

Senior Planner

City of Renton

Subject: Tiffney Park Reserve LUA13-001572 ECF, PP, CAR

Dear Mr./Mrs Timmons

I am writing to make concerned comment on the notice of Off Hold for the Tiffany Park Reserve Plan.

The plan as I understand it is to build as many as 98 homes on a 20 acre green space in the middle of our neighborhood. This green space has limited access for entrance and exit of vehicles, and will effect the natural community that we have established here. I want to address two areas of concern. The first being impact of population of community. The second is the impact of the destruction of natural space.

On the first subject impact of population to our community. The proposed 98 homes will bring minimum 200 adults, and since our community has just one decent bus line I can reasonably expect each adult will own a car and use it regularly. Even taking public transportation into account business commuting would be minimal and from experience leisure commuting will be even less. This prospect will create traffic hazards on many of our small one lane each direction streets. I know that you have or are doing traffic studies and have received the study we did on our own. I live on one of the thoroughfares in and out of the neighborhood my mailbox gets hit regularly because of distracted and unskilled riving. Given that currently we have 550 homes registered for the neighborhood I can expect that to happen a little more often with 100 new homes. It is already difficult to back out of our driveway, and more than difficult to change to a back in situation since our driveway is sloped steeply. Obviously noise will bother and distract my household, but it is the danger and destruction of added cars that truly concerns me. Moving on to community as a whole the local Elementary school Tiffany park Elementary is directly across from the main exit entrance from this proposed building of homes and almost every parent out of concern for their child's safely drives them to school. There are literal lines in and out of the parking lot at 8:30 and 3:00 . I would describe it as mayhem controlled or not every

day that school is in session, again this is a cocktail for poor decision making leading to severe and costly safety concerns to vehicles and children alike if more cars are added to the mix.

On the subject of population impact with each home conservatively comes one and one half children varying in age from elementary to high school. The neighborhood elementary and Middle School are already overcrowded having to use portables and this is just because there are more than one and one half student age kids per house. Adding 150 students distributed equally over three schools would mean two extra classes per school and you can not distribute or bus within the district because every school is overcrowded. Good schools will turn into very bad schools quickly. It has not escaped me that the Renton School District is selling the land. They are looking at dollar signs not impact. Your job should be impact. There are other ways to use this land that are not as destructive.

Finally I will address the amount of value our community places on wildlife and natural space. We have used with the school districts benevolence for exercise natural wildlife appreciation and recreation for years. We place a very high value on this part of our neighborhood with it's old growth trees birds small and large wildlife. Do not undervalue this. We feel very strongly that the land could be sold for a reasonable amount and put to better uses and I implore you to consider these things that I have mentioned when considering this request to build 98 homes on the Tiffany Park Reserve.

Sincerely Donna Thorkildson

Thorkildson3@gmail.com

August 8, 2014

Meredith Erickson
1719 Pierce Avenue S.E.
Renton, WA 98058

AUG 08 2014

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Subject: Proposed Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Dear Rocale Timmons:

This proposed development has many areas of concern. First, the destruction of nearly 90% of the significant trees will adversely impact the area. More specifically, the destruction of large, old, cedar trees within the wetland buffer zone will greatly disrupt and potentially destroy sensitive wetland areas. Diagrams submitted regarding this development indicate the removal of several large, old trees that exist within buffer zones for sensitive wetland areas. This is unacceptable.

The wetland areas should all retain a protective buffer to assure the integrity of the wetlands. It is well established that development negatively impacts sensitive areas and assuring an adequate buffer reduces the disturbance of critical areas. I oppose any reduction in wetland areas and mitigation. I opposed an Critical Area Exemption for the extension of SE 18th Street through portion of the buffer associated with wetland. Exemption would have a detrimental impact on a sensitive wetland area. Establishing the primary egress for this development at the 124 th Place SE would preserve a critical wetland.

I oppose the proposed development magnitude. The existing neighborhoods will be negatively impacted with increased traffic onto residential streets. There is not an existing major arterial street to relieve the pressure of a substantial increase in traffic. Reducing the number of proposed homes would alleviate a portion of the negative impact to the existing area due to increased traffic.

I oppose the lack of significant preservation of sensitive areas, tree retention, storm drainage, access, pedestrian walkways and open space.

I oppose granting a critical ordinance exemption within any wetlands or wetland buffer areas. I request all notes, e mails, or any form of communication regarding the "recent discovery" of the wetlands on SE 18 Street.

I oppose the entrance to the development on SE 18 Street.

I recognize that SE 18 Street and the streets surrounding it will be impacted by traffic to and from the development.

I oppose the small lot sizes as the existing neighborhoods have much larger lot sizes. I also oppose the development design as it lacks any design creativity.

I oppose the number of homes within the development. Our local school is at a maximum with our existing neighborhoods. I propose the developer having to make a monetary contribution for any expansion of the school in the form of "cubes". I also support the developer paying for the installation of pedestrian walkways and signage to protect children as they walk to school.

I request that the existing home owners surrounding the access points for the new development be provided with a detailed plan on how the developer will mitigate all the disruption caused by the construction. Please make available to the public a description of the city's requirements for minimizing the disruption of construction, such as noise, dust and traffic.

I live directly opposite the proposed development – across the Mercer Island Pipeline. This development will have a severe impact on me and my family, financially, physically and esthetically. I have lived here for over 20 years and feel that the City of Renton favors high priced new developments over us middle class longtime residents who have paid their taxes for all these years.

I oppose the timeline of the development. I believe that developing the area in stages would have less adverse impact on existing neighborhoods.

I encourage the denial of this project as proposed.

Sincerely,
Meredith Erickson
206-715-3681

Mr. Robin Jones
3624 SE 19th CT
Renton, WA, 98058
8 August, 2014

City of Renton
Planning Division

AUG 08 2014

City of Renton
Development Planning
1055 South Grady Way
Renton, WA, 98055
ATTN: Rocale Timmons

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Subject - Tiffany Park Reserve, LUA13-001572, ECF, PP, CAR

I am writing to raise concerns, during the second public comment period (26 July 2014) about the Notice of Application that has been posted for the Tiffany Park Reserve. As a property owner living next door to this property, I strongly believe that I will be significantly impacted, both in terms of property value and quality of life, by the proposed design. My concerns with proposed plans are as follows.

I disagree with the city's proposed Determination of Non Significant – Mitigation for this project. Despite arriving at this overall determination, the city has not made clear how this overall determination was achieved over clear legal environmental and zoning requirements. It appears that the city staff in their review decided that regulatory environment and zoning requirements can and should be mitigateable in order to make the property plan succeed verse adjusting the plan to meeting the regulatory requirement.

The City is ignoring clear indications as presented by the impacted homeowners that there are significant environmental impacts to the local community and environment under the current proposed plan. The perception is that the city is ignoring information presented by homeowners that clearly show that the project requires an Environmental Review and possible Significant Adverse Environmental Impact Determination.

Despite assurances about greater inclusiveness with the local community for this project the city has continue to shelter information and limit communication with impacted homeowners. Public statements were made to homeowner that a greater reporting radius would be used in the future but this has not occurred and now is being disavowed due to potential cost. The city interaction with the local community is limiting impacted home owner a meaningful opportunity to be heard about issues with the property plan.

I wish this letter to be file as a party of record and please include me on future communications on this project.

August 8, 2014

City of Renton
Planning Division

Lee & Adrienne Lawrence
1721 Pierce Avenue SE
Renton, Washington 98058

AUG 08 2014

Subject: Proposed Reserve at Tiffany Park, LUA13-001572, ECF, PP, CAR

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Dear Rocale Timmons:

This proposed development has many areas of concern. First, the destruction of nearly 90% of the significant trees will adversely impact the area. More specifically, the destruction of large, old, cedar trees within the wetland buffer zone will greatly disrupt and potentially destroy sensitive wetland areas. Diagrams submitted regarding this development indicate the removal of several large, old trees that exist within buffer zones for sensitive wetland areas. **This is unacceptable**, as this affects Lee and I more directly as the back of our home is located in front of the greenbelt area where a lot of the trees are located.

There is a considerable amount of wildlife in these woods, i.e. deer, bobcats, mountain beavers, pileated woodpeckers, hawks and more. We request an explanation on what is planned for the displaced wildlife. Furthermore, we also request that no trees be cut during nesting season.

The wetland areas should all retain a protective buffer to assure the integrity of the wetlands. It is well established that development negatively impacts sensitive areas and assuring an adequate buffer reduces the disturbance of critical areas. I oppose any reduction in wetland areas and mitigation. **We opposed** a Critical Area Exemption for the extension of SE 18th Street through portion of the buffer associated with wetland. Exemption would have a detrimental impact on a sensitive wetland area. Establishing the primary egress for this development at the 124th Place SE would preserve a critical wetland.

Again, as stated in my previous letter addressed to you in December 2013, I oppose the timeline of the development. I believe that developing the area in stages would have less adverse impact on existing neighborhoods.

Again, we appeal to the City of Renton to help us by not allowing this project to destroy what has been a visibly beautiful greenbelt that also grants the homeowners a serene and peaceful atmosphere.

Signature

Lee & Adrienne V. Lawrence

Rocale Timmons

From: Roenicke <risingr@integrity.com>
Sent: Friday, August 08, 2014 4:37 PM
To: Rocale Timmons
Cc: Renate Beedon; Dave Beedon; Bob Garlough; Cynthia Garlough; Larry Gorg; Sue Dahlberg
Subject: Tiffany Park Woods / Housing Issue
Attachments: A Better Heritage.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Rocale Timmons,

I have several questions, concerns, which I am submitting today relative to the Tiffany Park Woods / Housing Issue:

Question 1: The school system and city has noted the woods property is not suitable for development of a school due to its limited access and even published that information in a city news letter a few months back. That being the case, why is it now logical to locate a residential neighborhood where the woods now is located, which will provide school traffic, commuter traffic, and convenience traffic? One can expect this traffic to total an even greater volume of traffic than just school traffic. By an actual count of traffic we did on several intersections, on two separate occasions, during valid time periods, we concluded the first traffic study submitted by the builder was significantly low. Due to other commitments I have not had an opportunity as of this writing to review the new recently submitted formal traffic study. I am requesting an explanation as to why the housing development is not a contradiction to the governing bodies published words, rational.

Question 2: The housing development has been presented as the only apparent money answer to some unexplained financial school need. I find it very hard to accept that response as it seems like the message is, "this fast money is the only fix." To me the answer lacks wisdom and foresightedness. I and others did not come here to live seeking wall-to-wall concrete such as Chicago or other eastern cities, to live where all of the great surrounding views are blocked off by the neighbor's wall or some other adjoining building. Further, the European model which it appears that government planners here are using has not proven to be a success for happy, peaceful living neighborhoods in Europe. Would you live in the midst of London? What a shame that planners here are pursuing what appears to be the same mistakes. I am requesting an explanation as to why another answer to the school's money need is not possible? Why is the housing project the only answer? Why does this have to be government only solution? By our system of government this should this be a government of the people, where the views and happiness of us who live here are included, are represented. Why are the resident citizen goals and opinions not in the solution?

Question 3: The apparent excessive traffic on SE 18th Street that a housing development will, by the information we have been able to gather, suggests that our home values will take a considerable drop. In conventional just business practices, justice requires compensation. Why is the city, or more likely the builder, both who beneficially gain by that value loss, not in any way responsible to those home owners for that loss, required to compensate?

Question 4: Safety for the residents on SE 16th Street and the drivers who use that street - we learned during the our traffic studies, to our surprise, that SE 16th street is the route-of-choice to most car, truck and bus

drivers - not Royal Hills Drive, which is the Bus Route.

By City Records SE 16th Street has had its share of accidents, more than I believe the City Records will show, as some drivers have been observed able to drive away from the accident scene.

I do not know what the city records show, but I believe the downhill slope is about 9%. Visibility over the brow of the hill is very limited. We have done a photographic visibility study showing the visibility problem. The time to brake for a child or dog is seconds, not much longer for a person four or six feet tall, or a car backing out of a driveway. The visibility problem is the same whether going up or down the slope. For those vehicles going up the slope, there are many pipeline walkers (pipeline is parallel to Beacon Way SE) crossing SE 16th Street. While the visibility distance is still limited. In the driver's favor, an uphill stop is shorter than a downhill stop. But, there are many drivers who travel in both directions, moving right along.

This morning I discovered I printed the wrong set of photographs, and do not have time before 5:00 PM today to reprint and identify those pictures. My goal is to reprint, identify and provide the pictures and explanation to Rocale Timmons, Monday 08/11/14. The photographs will not change or alter this question, only provide photographic evidence of and clarify the problem described here.

This street is especially dangerous when icy. Once over the brow of the hill going downhill on the ice there is no correction. The vehicle operator is powerless, an accident is just waiting for completion.

If the housing development goes forward the traffic on this street will likely significantly increase. Accordingly, the problem of safety for both vehicles and pedestrians will become greater. What are the city's plans to promote, improve safety on this street?

Question 5: A very busy intersection around the water-tower - Puget Drive SE / Royal Hills Drive SE / Beacon Way SE / SE 16th Street / Edmonds Way SE / Edmonds Avenue SE / and two City Bus stops (one on each side of Edmonds Avenue SE) all come together within a very short distance (approximately 200-300 feet), occur in this same very limited area. There are no pedestrian marked crossings at the bus stops. Vehicle passes occur less than 5 seconds apart for lengthy periods. We have actual counts available. Vehicle operators trying to enter Edmonds Avenue SE from Edmonds Way SE have long-standing entry complaints. If the housing development goes forward, this problem will become even significantly more intense. What are the plans to alleviate this very major traffic congestion problem?

Question 6: The storm sewer lines are in question. It is assumed that the existing sewer lines will handle a 10 year storm. If the housing development goes in will they still handle a 10 year storm? Will the sewer lines handle a 100 year storm? This does not imply 100 years between the storms, it may be two storms close together, as has been happening across the country, even in the past few months. If the storm sewer lines flood, where will the excess water go? In the recent past Lake Youngs Way has flooded, overflowing into the street adjacent to Tiffany Park. I'm advised it flooded nearly to the point of going into the houses on that street. If the housing development goes forward, will the storm sewer handle a 100 year storm? What corrections will be made?

Question 7: "A Better Heritage", being out of the area I had intended that this attachment was to be presented in my behalf at the City Council Meeting, Monday 08/04/14. As that did not happen I am presenting it here as an Attachment. After seeing wooded areas, parks, in the past few weeks from Heritage Sites on the East Coast to Vancouver Island on the West Coast I am even more convinced that giving up the woods in our midst to a housing development is a very near-sighted action. Again I ask why is a housing development the only answer? Will you give us some time to go back and put some real serious thought into this decision, provide a more quality answer?

Question 8: Safety for students at and around the Tiffany Park School will be a greater problem. All the vehicle traffic from the development (except some small amount traveling east) will likely enter Lake Youngs Way at the Tiffany Park School. It appears quite likely that traffic will be continuous and backed up. Safety will probably be a much greater challenge. We have asked the school administration to evaluate and respond to this question. What measures will be taken to provide school pedestrian safety at the school, as well as safety from reckless / mischief issues on streets in the area?

Respectfully Submitted,

William L. Roenicke
3112 SE 18th Street
Renton, Washington 98058
425-271-7785

Attachment: A Better Heritage

A Better Heritage

City of Renton
Planning Division

I am unable to attend the Renton City Council meeting tonight, August 4, 2014 AUG 9 6 2014
My
appreciation to Dave Beedon for his willingness to deliver my comments to you in my
behalf.

RECEIVED

Let's keep all of the Tiffany Park Woods as an oasis of enjoyment in the midst of our busy community.

The Tiffany Park Woods has 40 to 60 years of old trees and other natural growth right here where it can be enjoyed by the public. Consider, we have a small parcel of untouched wooded nature with its seasonal changes right here in our midst. Schools can provide lab trips to the local woods to educate students about nature and the environment. It is a popular playground for today's and hopefully for tomorrow's youth as evidenced by the well traveled paths by those who walk it regularly. Our out-of-state visitors (08/01/14) have noted how well kept it is. Further consider what it might look like if this small 21-acre woods parcel is left untouched and nature is allowed to mature it for another 60 years. In those same 60 years the proposed housing development will be showing its age, while the woods will grow to an even greater value than it is today.

Future generations will talk of the wisdom and forethought of their ancestors, who are sitting here today, and they will say, "They chose not to trade this valuable natural beauty, right here in our midst for immediate money. If they had chose immediate money these woods would have been lost forever."

I have talked to over 100 of the households in the Tiffany Park area and not a single one is in agreement with the decision to populate that tract of woods with houses. The decision to change the woods into a housing development is very, very unpopular. Surely this "immediate money" is not the only way you can solve the school boards financial need. Lets apply more forethought and wisdom to this issue. Give us the time a chance, and the freedom to work with you on this problem.

A Better Heritage

Let us function as a government of the people, by the people, and for the people.

I submit these thoughts and photographs you will be provided of the woods, thoughts and photographs of leaving a legacy. Let us leave something superior to another expensive park constructed over a downtown freeway.

One additional concern: It is very disconcerting to learn that the city leaders will so freely devalue the homes of Tiffany Park property owners for the benefit of a special interest group. The 16 property owners whose property abuts SE 18th Street bought into a relatively quiet neighborhood years ago. A member of the TPWAG has researched property values and it is apparent that our homes will lose 6% to 16%, (approximately \$30,000 more or less) of their value because of the new excessive traffic load on SE 18th Street and neighboring streets. Upon inquiry we understand that the city expects the property owners "to eat that loss" to the benefit of the builder.

Respectfully submitted,

William L. Roenicke
3112 SE 18th Street
Renton, Washington 98058

425-271-7785 (h)
risingr@integrity.com

City of Renton
Planning Division

Subject: "Reserve At Tiffany Park", LUA13-001572

AUG 06 2014

Rocale Timmons,
I have many concerns regarding the subject development.

RECEIVED

Environment:

As planned, most of the significant trees are to be destroyed. This includes large, old, cedar trees, even some within the wetland buffer zones. How can this be considered environmentally acceptable? I am opposed to this destruction.

I'm opposed to any reduction in wetland areas. Installing artificial "runoff pits" only addresses the issue of storm sewer capacity and does not mitigate the true environmental issues. I oppose the proposed "Critical Area Exemption". Any such Exemption would have a further detrimental impact on sensitive wetland areas.

I'm opposed to granting a critical ordinance exemption within any wetlands or wetland buffer areas. Furthermore, I request copies of e-mails, letters, notes, or other forms of communication regarding the "recent discovery" of the wetlands on SE 18 Street.

Traffic & Safety:

I'm opposed to the development because of the additional traffic burden it will place on roads ill-designed and ill-equipped to handle it. No major arterial exists to handle the additional traffic that this development would produce. This will unavoidably place a heavy additional burden on many of the neighborhood streets - but none more so than SE 18th Street. This street was designed and constructed as a narrow little neighborhood street, bounded private residences having relatively short driveways. This street will see an undue amount of additional traffic pressure. Access onto the street from these houses will become dangerous. Additionally, if SE 18th Street is opened through to 124th Place SE, as is proposed by this development, non-residents will use the new development as a shortcut, placing even more pressure onto this little narrow street.

SE 16th Street already sees quite a bit of traffic. The proposed development will also make access onto the street from these residents' driveways more hazardous.

Schools:

I'm opposed to the number of homes within the development. The local schools are at maximum capacity for our existing neighborhoods.

Additional Expenses:

I support requiring the developer to pay for the many related expenses which this project will create for the city. These expenses should include expansion of the school through construction or the use of "Portables", construction of pedestrian walkways, lights & signage to protect the children, as well as road adjustments (construction) and potential traffic lights. I also support the developer being required to purchase the homes on SE 18th (reserving the owners' choice of refusal), at prices which reflect their value BEFORE this project causes their inevitable drop in value.

In summary, I encourage the denial of this project as proposed.

Sincerely,

Phillip Schaefer
3301 SE 20th Ct, Renton

#35

August 8, 2014

City of Renton
Planning Division

Renate Beedon

AUG 08 2014

1725 Pierce Avenue SE

Renton WA 98050

RECEIVED

Subject: Reserve at Tiffany park, LUA13-001572, ECF, PP

Dear Ms. Timmons – below are my comments and concerns about the proposed subject development:

Traffic Impact

1. The Revised Transportation Impact Analysis does not include the area South East of the proposed development, i.e. Pierce Avenue S.E., and the roads going from there to Fairwood, Maple Valley and Kent.

These areas will be affected by the additional traffic and Pierce Avenue will have additional traffic going up and down the road.

I request that a traffic impact study be done for the area S.E. of the proposed development.

2. The proposal by the developer to limit parking on the narrow streets directly surrounding the proposed development is unacceptable.

The homes on these streets are approximately 30-year old (and older) middle class houses. The people living in these homes have had 30 years of peace and quiet and have settled into a tranquil lifestyle. If the City of Renton permits the development to proceed as proposed, it is discriminating against the middle class home owners in favor of more affluent residents. That is unacceptable. The Tiffany Park area has been neglected by the City of Renton for many years – there has been very little effort to include us in community and comprehensive planning or to provide any amenities. Now, to make money, they city is considering to approve a development that will benefit a small number of new residents over the existing residents. Not only will it favor the new

residents, the approval of limited parking on the existing streets is a slap in the face to the residents who live there.

The 4-year plan for the construction of this development will significantly reduce the value of the homes around it. Homeowners will not be able to sell their homes for the appraised value because of all the construction traffic, noise, and dirt. Not to mention that we will have to live with that for four years. Will our property taxes for the duration of the project be reduced to compensate us?

I vehemently oppose any restrictions to existing neighbors in favor of the proposed development.

3. Nowhere in the study do I see provisions for the traffic created by and impacting the Tiffany Park Elementary School.

I request that a study is conducted to determine traffic created by and impacting Tiffany Park Elementary.

Environmental Impact

1. The developer proposes a time schedule of approximately four years for the development. That is an unacceptable amount of time to expose the existing neighbors to all the noise, dirt and traffic. Again, this is discriminating against the existing middle class neighbors in favor of a more affluent development.
2. **Aquifer** - I have not seen any mention of what the impact of this development will mean to the Cedar River Aquifer. It is my understanding that the property is in the Aquifer protection zone and will therefore be affected by this development. Have any studies been done or are planned to be done to ensure that the Aquifer is not damaged? Have the appropriate agencies been involved in the planning of affecting the aquifer? I request a study of the impact to the aquifer on the property.
3. There are many old growth trees on the property. According to the developer's plan, all trees will be removed, except for those in wetland areas. I oppose the removal of healthy old trees just because it's in the way of a house. There are at least two Cedar Groves on the property that should be preserved. There are several big Douglas Firs that should be protected – they were there long before us and should be long after us. Once these trees are chopped down, they can't be replaced, especially not by the saplings the developer is proposing. I request the city is a careful environmental caretaker when it comes to the removal of healthy older trees. The existing process for determining how many trees to save needs to be revised to allow more trees to be saved.
4. I request that wetlands C and E be revisited and changed from category 3 to category 2. I don't see any significant differences that would make these two wetlands category 3. I understand they are small wetlands, but that does not mean they are not as important to the environment.

5. I request that the city not allow plots to encroach on any wetland buffers. On the revised plans, every wetland appears to be encroached upon by some plots. Mitigating the encroachment will not preserve the wetlands and again, once they're gone, they're gone.
6. Wildlife - the Technical Memorandum, File # 1219.0001, dated June 12, 2014, states that no sensitive or priority species were identified.

There are several species of woodpeckers in these woods. There is a large murder of crows; eagles and herons fly over the property and use it as a resting place during their flight from the Black River Riparian Forest in Renton to the Lake Youngs Reservoir.

There is a bobcat on that property. There are mountain beavers, deer and other small animals on the property. There are numerous rodents on the property.

What is the plan to ensure that all the rodents from the property will not be forced out into the surrounding neighborhoods? This could be a huge problem for us – again, the big developer against the small existing neighbors.

7. Sewer

Are the requirements for the storm sewer drainage adequate for a 100-year flood? If not, I request that such a standard be used for the upgrading of the sewer system. Are the neighboring properties protected adequately from flooding? Many of the neighbors already have problems with flooding which will be made worse with inadequate storm sewer design.

8. Impact to Existing Homeowners

I request that the existing home owners surrounding the access points for the new development be provided with a detailed plan on how the developer will mitigate all the disruption caused by the construction. Please make available to the public a description of the city's requirements for minimizing the disruption of construction, such as noise, dust and traffic. We, the homeowners should not suffer any inconvenience so the city and a developer can make profits. If the city decides to approve this development, we, the surrounding neighbors should be compensated for the noise, dirt, traffic impact and loss to home values.

I request the city deny approval of this development as proposed.

Renate Beedon

(206)-715-3785

City of Renton
Planning Division

AUG 08 2014

RECEIVED

Subject: "Reserve At Tiffany Park", LUA13-001572

Rocale Timmons,

The subject development has a number of disturbing aspects, & I oppose it.

Most of the significant trees are to be destroyed, even some within the wetland buffer zones.

It reduces the natural wetland areas, and even proposes a "Critical Area Exemption". Any such Exemption would have a further detrimental impact on sensitive wetland areas.

It will place additional traffic burden onto neighborhood streets that are not able to safely handle it. This is especially true of SE 18th Street. It was designed and constructed as a narrow neighborhood street, whose houses have short driveways. Street access from these houses will become dangerous or impossible. Additionally, if SE 18th Street is opened through to 124th Place SE, non-residents will use the new development as a shortcut and put even more cars onto this little narrow street. The danger to pedestrians and residents of SE 18th Street will become very real. Many other neighborhood streets will likewise be negatively impacted. People will build their own new "preferred routes", impacting nearly every home in the surrounding neighborhoods.

The local schools are already at maximum capacity for our existing neighborhoods. It's hardly reasonable to add 98 homes and their children into the system, and then require extensive bussing of these children.

The city needs to consider the many related expenses that this project will demand, and bill the developer accordingly. These expenses include expansion of the local schools, construction of pedestrian features to protect our children, and road construction (e.g. perhaps widening SE 18th) and any new traffic lights that might be required. I also support requiring the developer to purchase the homes on SE 18th at prices which reflect their value BEFORE this project causes their inevitable drop in value. (The current owners should, of course, be allowed to refuse this and stay in their homes.)

In summary, I encourage the denial of this project as proposed.

Sincerely,

Tammy Schaefer
3301 SE 20th Ct, Renton

Friday, August 8, 2014

From: Robert Garlough
3203 SE 18th Street
Renton, WA 98058

City of Renton
Planning Division

AUG 08 2014

RECEIVED

To: Rocale Timmons, Senior Planner
City of Renton
CED - Planning Division
1055 South Grady Way
Renton WA 98057

Subject: Comments to Proposed Land Use Action entitled, "Reserve at Tiffany Park," LUA13-001572, ECF, PP

I cannot believe that the City of Renton is seriously considering a proposal to pack 98 houses on a sensitive wetland with little egress.

The developer will make an obscene profit and then walk away from the mess that they caused. The Renton School District will make over \$10 million on the sale of property that they themselves said lacked sufficient access. The City of Renton will make the property tax revenue from the new homes. But at what cost to the local environment and nearby families?

The developer will mow down virtually all of the trees on the property, scrape the topsoil (making more profit by selling both), destroy flourishing local wildlife populations (including deer and woodpeckers) and offer in return the flimsy promise to plant more trees in their place. More what? Immature trees planted along streets with inadequate surface area and topsoil - non-native species that are subjected to disease and death (if the new residents don't cut them down first)?

The developer will pave over the buffers near the identified wetlands in violation of the law, and the City has told us that it won't even challenge them. Could you at least make them use pervious pavement?

The developer will install a storm sewer that is just barely capable of handling the flow from a 10-year storm at a time when global climate change is making 100-year storms common-place. Where will the developer be when the local residents are bailing out flooded basements and are trapped at home due to flooded roads?

The developer will not provide adequate egress, such that the lion's share of the traffic (over 1,000 cars per day) will buzz constantly past the once-quiet Cul-De-Sac on SE 18th Street, endangering local pets and children, causing traffic snarls during school hours, and costing *each* nearby household an estimated \$30,000 in lost property value.

Local residents volunteered many hours of their time to count traffic at several nearby intersections. The results showed that the developer's paid "experts" had underestimated traffic at SE18th Street and Lake Young's Way (one of the most heavily impacted intersections by the development) by **more than a third!** Coincidentally, the people who were paid by the developer produced a study that was biased in favor of the developer.

As "mitigation" for traffic, the developer recommends prohibiting parking and adding stop signs (at someone else's expense). These measures will only make the traffic back-ups worse, and *increase* (not mitigate) the impact on local families.

I respect the rights of property owners to do as they please on their private property, but when their plans cause grievous harm to the local environment and local families only to make excessive profit for off-shore corporations, then I expect the City government to arbitrate to ensure that the rights of the existing residents are also protected. As such, I ask that you deny this proposal in its current form. I think that a proposal to add at least one more road in and out, and/or to reduce the number of houses in half (leaving more land in its natural state) would be a more equitable solution. It would still allow the developer a handsome profit (A local developer told me that he would jump at the chance to put 50 homes there - and he could do so profitably.) while protecting the environment and the rights of the local families.

Please insist on equitable mitigation and responsible development.

I wish I had more time. I could share our traffic study data, and meeting notes (such as the local developer's comments), but this letter is the best that I can do in the short time allotted. Thank you for your consideration.

Robert D. Garlough
Treasurer - Tiffany Park Woods Advocacy Group
bob@garlough.org
425-227-0090

Rocale Timmons

From: Belinda M <belindakm@gmail.com>
Sent: Wednesday, August 06, 2014 9:03 PM
To: Rocale Timmons
Subject: Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Timmons:

I am writing you in regard to the Tiffany Park addition which is being considered in our neighborhood. I've got several concerns regarding this:

- 1) The high density of the proposed development - putting that many homes on the property would definitely impact our neighborhood. Traffic is already heavy coming in and out of Tiffany Park. We have had several accidents on Lake Youngs Way and SE 16th Street and with more traffic including the heavy equipment over the next four years, then the additional residential daily traffic, it will surely get worse.
- 2) The newly built Tiffany Park Elementary School is at capacity - how would the additional students be accommodated?
- 3) The wetlands and environmental concerns really need to be addressed before any housing project can go further. Our community will be forever changed with the additional impacts on this beautiful area which currently has old growth trees.

There are many more concerns that residents have about this project such as police coverage, bus transportation issues, but I am sure you have heard and are considering the entire picture of how this proposed development will affect our neighborhood.

If a development is going to take place on this property, I would hope the size of the lots is revisited and the plans are changed to larger lot sizes which would result in fewer homes being built. The developer can still make money off his purchase and it would not have as much impact on our neighborhood if the houses were not so crowded into the available space.

Please help our neighborhood maintain its integrity by not packing so many houses on this beautiful property.

Sincerely,

Belinda Mathers
2806 SE 16th St
Renton WA 98058

Rocale Timmons

From: Jane Worden <janelworden@gmail.com>
Sent: Thursday, August 07, 2014 9:36 AM
To: Rocale Timmons
Subject: Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, I'm writing to **deny** this project as proposed. Below are the main reasons:

- 1) I enjoy and use this area almost daily as do many of my neighbors. this is a huge loss to us.
- 2) 90% of trees will be destroyed.
- 3) negative impact on wetlands areas
- 4) project is too large, adversely impacting our traffic congestion
- 5) proposed lots are smaller than existing lots, packing in more homes in less space.
- 6) schools in area are already full.
- 7) there would be less impact on existing neighborhoods if this was done in stages rather than all at once.

Thank you for your consideration.

~ Jane
Jane L. Worden
15624 129th Place SE
Renton, WA 98058
206.271.2675

Rocale Timmons

From: Barbi Smith <barbiandlance@live.com>
Sent: Friday, August 01, 2014 5:23 PM
To: Rocale Timmons
Subject: Public Comment

Follow Up Flag: Follow up
Flag Status: Flagged

August 1, 2014

Rocale Timmons
City of Renton - Current Planning
Senior Planner
1055 South Grady Way
Renton, WA 98057

Re: Tiffany Park Reserve LUA 13-001572

As per your email dated 7/25/14, I am providing this written statement regarding the Tiffany Park Reserve Proposed Development. Per you, I am allowed this statement be submitted via email versus regular postal service mail.

My opposition to this development remains unchanged. I remain steadfast in my position that this development will destroy the very quality of life that we have come to enjoy and for the quality of life for the generations to come. And when I say "we" I mean not only us homeowners and families impacted but all the wildlife that lives IN those woods. If I had my way, those woods would be designated as "unbuildable" or "undevelopable". That is what was originally told to me when I purchased my home here 34 years ago.

There is no **study** in the world that could be done that would make me change my mind because no study in the world will ever realize or capture the devastation that destroying these woods for the sake of development will cause.

WILDLIFE

In my 34 years of living here, I've seen it all and continue to see it all each and every day. It's a daily part of life seeing all that lives in those woods.

When those woods surrounding the water tower at the top of the hill were destroyed like a thief in the night some years back, all that wildlife migrated to our Tiffany Park woods. It is just totally mind boggling to me that not one public official gives a care about where they will go or what will ultimately become of all of them. No one cares about wildlife preservation anymore? Some **study** said there would be no impact? Maybe I grew up in a different time or maybe it's just being a person of faith, that it runs in the roots of my very being to respect life – that means **ALL LIFE**.

It appears in this world of increased revenue and making money and then more and more money, that the most basic principals of doing what is good and right is ignored and is not relevant or important. Not important to the developers, not important to the city, not important to those that do the studies. Money is what has become of utmost importance. Sad – very sad situation.

The propose buffer does nothing – serves no purpose except to give lip service and avoid the real issue at hand.

THE WOODS

My home is different than others up here. I am on the greenbelt – the Mercer Island Pipeline road. Other homes on this greenbelt have the back of their homes facing the woods that are to be developed. Mine, however, is configured on the lot so that one entire side and a part of the front of my home faces those woods. My primary view is that of the

woods. Additionally, when going out on the back upper deck off the dining room, the view is that primarily of these woods.

A property with a view, even though it's JUST a view of the woods, and the privacy it offers, is going to be able to sell at a higher price than a traditional box lot with a view of nothing but other homes.

The buffer referenced in the proposed plat means nothing in that regard either. If those woods are destroyed, so is part of the homes' value. Who will pay for that difference for me?

OTHER IMPACTS

Traffic:

Given the proposed access routes to this development, there is going to be a significant and detrimental impact to the surrounding area – not to mention folks living on those access routes. Have any of you actually seen this area in person so you will know what kind of a nightmare this will be? With cars parked on both sides of the street in today's world, it's tricky to navigate when opposing traffic is coming but if this development is allowed? It will be tremendously unsafe.

Drainage:

Given I have had drainage issues in the easement I have on my property by the city, I'm concerned about the impact the proposed homes will have.

When the city was here a few months ago to unclog a severely backed up storm drain (under the direction of Stan Jobe), the workers told me they did not even know there was some sort of feed pipe into this easement that was causing my property to become totally saturated. They said it had not ever been cleaned out as far as they could tell (because they didn't know it was there). While I truly appreciate the city taking care of this issue, it does not give me a great deal of confidence that the city truly knows where all these drains go and what possible negative and damaging impact this development could cause in that regard.

Wetlands:

When the last group of (least I think it was the last group) of surveyors/engineers came to identify and mark the wetland areas, one of them called me a "tree hugger" because he said people don't want to see homes go up. Mind you this person did not know me or know I was even in the know about houses going up. I thought they were here to fix the drainage problem in my easement since I'd called the city the day before letting them know it was flooding. I find it difficult to take seriously the merit of their evaluation of the wetlands given their demeanor.

SUMMARY

At the meeting that was held up at Tiffany Park Elementary School some months back, we asked Randy Corman if visits were ever made to areas such as this that are about to be destroyed. His response was that they generally do not do that. We strongly encouraged him to do so but I do not know if anyone ever did. Likewise I do not know if anyone has extended an invitation to Mr. Corman or anyone else involved in this decision. I would personally like to invite whomever would like to come, to please do so. I will need to know at least a couple days in advance so I can get the day off from work.

I would like for you all to experience what a day is like up here. I'm probably dreaming but I think you would find it quite remarkable.

Here is what you would see: Right at the crack of dawn, you can hear all the bird chirping being. Robins, towhees, sparrows and swallows --- even the crows. The deer wander in and out of the woods into the greenbelt – given all the blackberries on the greenbelt road, they like to nibble early in the day. The squirrels begin dismounting their trees and scamper over to see what food they may have missed the day before – then they get their drinks out of the birdbath. You would hear the absolute peace and calm of nothing more than an occasional plane in the distant sky, a random car on Pierce Avenue SE and footsteps of folks and their dogs jogging on the greenbelt. You should see the sun shine through the trees in those woods as it makes it's way across the sky. As dusk approaches, the chicken hawks (I think they are actually called Ring Tail Hawks) may come perch on the fence – up to 3 at a time sometimes. Pigeons come get their last drinks of the day from the birdbaths, and you can look up and see birds heading back to their roosts in the woods. Now and then you see a pair of coyotes trolling down the greenbelt – not bothering anyone – just on a mission to get home, I guess. And then a couple hours after dark, you can hear the owls do their night song off and on.

At the end of it all, my comment comes to this:

"We" did not create these woods. They were here when we all got here and they have been there for years beyond imagining. The only person that can destroy these woods is the creator of them and that is God. And for whatever reason, he has seen fit for all these years to keep them intact. No one else should play God and destroy them. Not the developer, not the city, not the school district that is trying to sell these woods, NO ONE.

Thank you,

Barbara Smith
3619 SE 19th Ct
Renton, WA 98058
425.917.9769
barbiandlance@live.com

Tiffany Park Reserve LUA 13-001572

Rocale Timmons

From: Barbi Smith <barbiandlance@live.com>
Sent: Thursday, August 07, 2014 5:36 PM
To: barbiandlance@live.com; Rocale Timmons
Subject: Re: Public Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Tiffany Park Reserve LUA 13-001572
ADDITIONAL COMMENT TO BE A PART OF THE BELOW PUBLIC COMMENT OF MINE REGARDING THIS DEVELOPMENT.

Reviewed some additional information in the proposed plan and I have additional concerns/comments/opinion:

The impact this development will have as a 4 year plan is yet another reason (in addition to those stated below) that this development cannot proceed.

4 years?

1 year to cut all the woods down and then all the traffic for a few years to get the big trucks in and out of here? This area cannot support/handle that activity. Has anyone actually considered this impact?

As I indicate below, I live on that green belt and a good stretch of the woods to be destroyed are right out my window. The dirt, the dust, the noise? How can the city even think about approving this development? That is going to significantly cause a decline in our quality of life having to deal with all that at all – let alone for that many years? There’s arsenic in that soil. 20.01 – 40.00 ppm per the King County website. Stirring all that up to destroy the woods?

Seriously, this development cannot proceed.

Thank you for adding this to my original comments below.

Barbi Smith

From: barbiandlance@live.com
Sent: Friday, August 01, 2014 5:22 PM
To: Rocale Timmons
Subject: Public Comment

August 1, 2014

Rocale Timmons
City of Renton - Current Planning
Senior Planner
1055 South Grady Way
Renton, WA 98057

Re: Tiffany Park Reserve LUA 13-001572

As per your email dated 7/25/14, I am providing this written statement regarding the Tiffany Park Reserve Proposed Development. Per you, I am allowed this statement be submitted via email versus regular postal service mail.

Rocale Timmons

From: Elizabeth Frisch <frimama@gmail.com>
Sent: Thursday, August 07, 2014 8:32 PM
To: Rocale Timmons
Subject: Proposed Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Follow Up Flag: Follow up
Flag Status: Flagged

My family and I have several of concern regarding the proposed development. We have lived in Renton adjacent to the development, raised our children here, and were looking forward to retirement in our quiet, peaceful neighborhood. The woods behind our house contributes a great deal to the atmosphere of our neighborhood.

The potential destruction of the great majority of the trees in this area, especially the large (old cedar?) trees within the wetland buffer will potentially destroy sensitive wetland areas.

We would hope that all development in these area retain a protective buffer to assure the integrity of the wetlands. Development negatively impacts sensitive areas and an adequate buffer will help reduce the disturbance of critical areas.

We are also concerned that the Critical Area Exemption for the extension of SE 18th street will further disturb these wetland areas.

Further, we believe the size and magnitude of the proposed development will only have a negative traffic impact on our peaceful neighborhood streets. There is NO EXISTING arterial to relieve the substantial traffic increase. Traffic speeding through our street (Pierce Ave. SE) is bad enough without the proposed development.

We are also concerned that the R6 zoning as compared to the R4 zoning in the existing neighborhood will impact our neighborhood.

We are also wondering how the existing (at capacity) Tiffany Park Elementary School will handle the influx of students that this will bring, including the increase in traffic on Lake Youngs Way during the school year. Speaking from years of experience the traffic before and after school is a mob/nightmare of children walking and parents picking up/dropping off their children. I am not sure how a monetary contribution to the school district will help mitigate the reality of traffic conditions.

We well as these concerns, we greatly fear that that the development as proposed will have a negative impact on our quiet neighborhood, our quality of life, we well as impacting the desirability of living in Renton.

We encourage the denial of this project as proposed.

Elizabeth Frisch
Douglas Frisch
Michael Frisch
1717 Pierce Ave. SE
Renton, 98058

Rocale Timmons

From: Larry Gorg <lpgorg@comcast.net>
Sent: Thursday, August 07, 2014 10:49 PM
To: Rocale Timmons
Subject: Proposed Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Follow Up Flag: Follow up
Flag Status: Flagged

Rocale Timmons:

Let me say this first, that I am biased in this new development in that it will negatively impact my quality of life. I live next to SE 18th Street which means both Lake Youngs Way and SE 18th street will become more busy, not just during commute times, but 7x24, on all days of the year.

I also want to note that both the original timing and this later open period leaves much to suspect. The Original development was open for comments during Christmas, when everyone is busy. This new comment period is in August, when people are off on holiday before school starts in September. I have to wonder about the scheduling as it seems that you don't want any comments, at least you don't want any meaningful comments.

I have not delved very deep into the documents, so my comments will not be very lengthy. From some of the others of the Tiffany Park Woods Advocacy Group, it appears that after Otak made their comments, that the developer simply restaked the wetlands in the same place as before. I am one of those who frequent that area two or three times in a given week. It does not appear to me that the wetlands "moved" or were enlarged. I also am opposed to granting any reduction in wetlands, especially the one I believe is labeled critical for the extension of SE 18th Street.

On the positive side, I do like the layout of the development better than the previous. However, I will still stand by my original statement that there are too many homes on that plot of land. More street access should be required for the amount of homes. This development does not have any major arterials that can absorb traffic the additional traffic. Thus, anyone who lives in the area will have degraded quality of life. Once this development is started, we will never be able to get that quality of life back. The problems that are created by this development remain long after the builder has left, and those problems will have to be solved by others. It is easiest to resolve those problems now, while they are on everyone's mind.

From the little I've seen of this project, I can honestly state that I believe that the lots are too small and do not fit into the pattern of the neighborhood. I believe that lots that are slightly larger than the house, do not serve the occupants very well. Homeowners should have something more than 3 feet on a side and a 5 foot front and back yard. Most of the existing homes in the neighborhood have substantial side or back yards.

Finally, I will retreat back to the wetlands and vegetation. I have not looked into the documents concerning the number of trees, but will base my comments on what some of the others have stated. Wet lands should retain those trees that surround them. The wet lands are impacted by what surrounds them. Just because a tree grows three feet outside a wet land boundary, does not mean that its disappearance will not be felt. Vegetation surrounding a wetland is just as important as the vegetation inside the wet land boundary. The more trees saved, the better, in my opinion.

Rocale Timmons

From: Dave Beedon <davebeedon@comcast.net>
Sent: Friday, August 08, 2014 12:10 PM
To: Rocale Timmons
Subject: Traffic mitigation for the Reserve at Tiffany Park

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Reserve at Tiffany park, LUA13-001572, ECF, PP

To: Rocale Timmons, Senior Planner
CED - Planning Division
1055 South Grady Way
Renton WA 98057

Ms. Timmons,

I have read in documents related to the development of the Reserve at Tiffany Park that the developer (or the developer's agent) has proposed mitigating the increase in traffic on SE 18th Street by eliminating parking on the north side of the street. I might also have read somewhere of a suggestion to widen the street. I find these ideas to be illogical and unfair to residents.

It's my belief that parking on both sides of the street has been permitted since the street was created over 30 years ago. It is an amenity of the neighborhood that is used and appreciated by residents and visitors.

The development will raise the traffic volumes dramatically on SE 18th Street. The increase in traffic alone will make the street less attractive to buyers of houses there, thus taking away some value from properties along that street.

Any restriction on parking will reduce the present convenience enjoyed by residents and visitors and further reduce property values.

Widening the street would also reduce property values by placing curbs closer to sidewalks, increasing the danger to pedestrians.

In each of these cases, the developer, who has no interest in the neighborhood except as a vehicle for making money, gains at the expense of the existing residents. Because the proposed development is hurting the existing neighborhood, the developer should bear the burden of any mitigation for increasing traffic there. But the proposals I've mentioned place no burden on the developer: in each case the residents bear the burden.

Restricting parking on SE 18th Street (or on any street outside the development) is no burden for the developer.. Widening the street is no burden for the developer unless the developer pays for it. But even if the developer pays for it, the burden is miniscule because of the developer's great financial resources. By contrast, the existing property owners, with far fewer financial resources, suffer much more, and for as long as they own the property.

Long after the developer sells the lots and is gone, the residents will continue to suffer the consequences of such "mitigation." That might be legal, but it is not fair.

To levee a traffic impact fee on the developer might help the City justify the size of the development, but does absolutely nothing for the people who live on SE 18th Street, whose property values will drop. The only sensible mitigation for the increase in traffic is to limit the amount of traffic going to and coming from the development. This can be accomplished by reducing the number of lots that can be built. Rather than allowing the developer to create 97 lots, the number of lots should be limited to a much smaller number.

City government exists primarily to serve its residents. Fostering a good business climate is also important, but should not override concerns for the people who live in the City, the people who vote government officials into office. An overwhelming majority of residents oppose the development in any form.

My suggestion for traffic mitigation conflicts with the way things are done but it places the burden for the development where it belongs---on the developer.. I hope the City will reject the types of mitigation I have read about and significantly limit the number of lots that can be built at the Reserve at Tiffany Park.

Dave Beedon
1725 Pierce Avenue SE
Renton WA 98058

Rocale Timmons

From: Mary&Jim <jmhbr@aol.com>
Sent: Friday, August 08, 2014 2:03 PM
To: Rocale Timmons
Subject: Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Flagged

Aug. 8, 2014

Subject: Tiffany Park Woods Development (Tiffany Park Reserve LUA 13-001572)

ATTN: Rocale Timmons, Senior Planner

We are opposed to the development of this area.

Our main concern is the retention ponds you are proposing. They will, without question, add additional drainage problems to already existing water coming from the wetland area behind our home during the rainy season. Any more water could lead to seepage under and into our house, which would cause the house to settle, the foundation to crack, or the structure itself to be damaged.

Also, we opposed the entrance on SE 18th Street. We live less than one block from the proposed entrance. The construction vehicles, parking, dust, and dirt over the four years that you are projecting, and the heavy volume of traffic once the project is complete, will have a severe impact on us and all our neighbors.

Please reconsider this project due to the negative affect it will have on this community.

Thank you.

Jim and Mary Haber

1716 Monroe Ave. SE.
Renton, WA 98058
425-271-0147
jmhbr@aol.com

Rocale Timmons

From: John Knutson <john.knutson@rentonschools.us>
Sent: Friday, August 08, 2014 3:08 PM
To: Rocale Timmons
Cc: Barbara.Yarington@mainvuehomes.com
Subject: FW: Response for: Permission to bring an independent wetland specialist on to the property owned by the Renton school district, LUA13-001572, ECF, PP, CAR

Follow Up Flag: Follow up
Flag Status: Flagged

Rocale,

Re: Reserve at Tiffany Park, Project LUA13-001572, ECF, PP, CAR

For your files: Renton School District's response to Ms. Renate Beedon's request for permission for an independent wetlands review.

Let me know if you have any questions regarding this matter.

John Knutson, CPA
Assistant Superintendent, Business Operations Renton School District
(425) 204-2387

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

From: Merri Rieger
Sent: Friday, August 08, 2014 1:49 PM
To: rentonwa1@gmail.com
Cc: Randy Matheson; John Knutson; Al Talley; Denise Eider; Lynn Desmarais; Pam Teal; Sandy Dolph; Todd Franceschina
Subject: Response for: Permission to bring an independent wetland specialist on to the property owned by the Renton school district, LUA13-001572, ECF, PP, CAR

Dear Ms. Beedon,

I received your request of August 6, 2014 for access to the District's undeveloped land near the Tiffany Park neighborhood for the purpose of conducting an independent wetlands review.

After determining that the property was no longer necessary for school purposes, Renton Schools Board of Directors decided in 2012 to offer it for sale and dedicate the proceeds toward school construction. To that end, the Board approved a purchase and sale agreement on May 22, 2013 putting into motion the sales process. The agreement authorized the purchaser to assess the property's suitability for the intended development, and to take steps to obtain the necessary approvals in compliance with City of Renton ordinances and regulations.

The purchaser has submitted environmental and wetlands surveys as required by the City, and is currently working with the City to obtain the approval necessary to finalize the sale. Unless required by the City of Renton, additional surveys

will not serve to advance the district's interest to finalize the sale on the terms contained in the purchase and sale agreement.

For this reason I am denying your request as it is not in the best interest of the district, its students, taxpayers and its educational mission.

Sincerely,

Merri Rieger
Superintendent

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

From: rentonwa1@gmail.com [<mailto:rentonwa1@gmail.com>]

Sent: Wednesday, August 6, 2014 12:40 PM

To: Merri Rieger

Cc: Randy Matheson; John Knutson; Lynn Desmarais

Subject: Permission to bring an independent wetland specialist on to the property owned by the Renton school district, LUA13-001572, ECF, PP, CAR

Dear Dr. Rieger,

We hereby request permission from the Renton school district to bring an independent wetland specialist onto the subject property to review the wetlands therein.

Thank you.

Renate Beedon,
President
Tiffany Park Woods Advocacy Group

Sent from my iPad

Rocale Timmons

From: Alaine Ikuta <bzlenny@icloud.com>
Sent: Friday, August 08, 2014 4:06 PM
To: Rocale Timmons
Subject: Proposed Reserve at Tiffany Park: LUA13-001572, ECF, PP, CAR

Follow Up Flag: Follow up
Flag Status: Flagged

To: Rocale Timmons

I have been a homeowner in Tiffany Park since 1981 and live on Pierce Avenue SE. I have many concerns regarding the development of the woods that is directly behind my home. The destruction of almost all the trees, displacement of all the wildlife and the building of approximately 90+ homes in close proximity to sensitive wetlands is unacceptable. The proposed development will cause increased traffic in our neighborhood that is currently already experiencing high traffic. I oppose the current timeline of the development/construction of the woods. I have concerns about the noise, dust, traffic and construction traffic delays in my neighborhood. I am hopeful that the City of Renton and the developer will keep Tiffany Park residents in mind when making decisions that impact our existing neighborhood. I encourage the denial of the proposed project.

Alaine Ikuta

Sent from my iPad

Rocale Timmons

From: Georgerock <georgerock518@comcast.net>
Sent: Friday, August 08, 2014 4:54 PM
To: Rocale Timmons
Subject: Tiffany Park, LUA13-001572, ECF, PP, CAR

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Proposed Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Dear Rocale Timmons:

After living in Tiffany park since 1976 this area and the school can't handle this or any other new housing development. The whole Renton SE hill not only has this development but several others that will bring in hundreds of people to the area.

The roads cant handle the traffic know in Tiffany Park area and the whole hill.

I know from the past that this is going to pass and all the correspondences will not even be considered and/or read.

It maybe time to sell and move or rent the single family house to KC multiply families.



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

Rocale Timmons

From: Rachael Mandy <rachael.mandy@aggiemail.usu.edu>
Sent: Friday, August 08, 2014 5:12 PM
To: Rocale Timmons
Subject: Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rocale Timmons:

I oppose the development of the Tiffany Park woods. We visit these woods everyday and it will simply be heartbreaking to see the destruction of this beautiful landscape. It will also be a tragic loss of habitat for many wildlife creatures (coyotes, deer, raccoons, owls, woodpeckers, moles, birds, squirrels, etc.) We currently see this type of wildlife almost weekly behind our home and know this will all be gone after the woods are destroyed.

I also have STRONG concerns about the influx on students at the local elementary school. We have a one year old that will be attending this elementary school in a few years. We know the school is already at capacity and we will be moving if we are forced to bus to a different school even though we live two blocks away.

We also have concerns about the increased traffic. We currently have such a quiet street and I allow my child to run freely on the sidewalks without much concern. I also use the public transit and know my park and ride and bus will be even more full (already over capacity) with all of the new developments. I am forced to stand even when arriving 15 minutes early for my bus. I know of several hundred apartments units being built in our area which will also put a strain on these resources.

Please explain how this development will actually benefit our current community? I know they say an increase in tax revenue but that is clearly not going to the schools because they were forced to sell this land (Tiffany Park Woods) in the first place. I also don't think these new houses will increase the value of our home as it will make traffic worse, schools more crowded, and there is now less space for recreation (one of the main reasons we moved into this neighborhood).

Please take my comments into consideration for the denial of this application. Please look at these woods as more than just revenue for the city; they are a place for our children to explore nature, a little piece of heaven and untouched by urban sprawl. I strongly encourage you to take the time and actually VISIT these woods before you decide to tear them all down (maybe watch Fern Gully or the Lorax) as good reminder of how quickly and carelessly we destroy beautiful things.

Thank you for your time,

Rachael Bell

Please add this to the official record.

#8

Rocale Timmons

From: Caroline Fawcett <cmcfawcett@hotmail.com>
Sent: Wednesday, September 10, 2014 5:26 AM
To: Rocale Timmons
Subject: *

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rocale

As you looked around the room I am sure you may have noticed that most of those who attended the meeting this evening were senior citizens with a few that were in their fifties. In my cul de sac, SE 19th Ct, alone out of 14 houses, 7 of them are owned by people who are home during the day. The demographics show that there are about 500 residents in the Tiffany Park area who are over the age of 50. In other words many of those people no longer work outside the home and are in very close proximity to the forest and the noise pollution caused by the construction. Many at that age deal with stress and anxiety related issues, and this stress and anxiety will be increased by the noise pollution that will be ongoing day after day for a very long time. Much research has been done to show how harmful noise pollution is both to the body and the mind. It can have severe consequences. I will gladly send you links to articles outlining research that has been doing proving all that I have said and more.

That said, if this project needs to go through, what will the city or the construction company do for those in the area who are being affected like this by the constant noise of the project?

I personally want to move, but will not be able to for a few more years because the funds are not available yet to buy the type of property I want.

Just the thought of the destruction of our beautiful forest and the ongoing noise that will be caused by it is causing me stress and anxiety. It will only get worse once the destruction starts. I can only imagine how bad it will be for those seniors whose houses back right onto the forest.

In one of the articles it also mentions the affect that noise pollution has on the wildlife in the area. There is a lot of wildlife in that forest. Not only will they be seriously affected by the noise but their habitat will be destroyed. Keeping the noise between certain hours will not be of any help to those who are at home during those hours as there will be no escape for them.

Caroline Fawcett
3207 SE 19th Ct.
Sent from my Verizon Wireless 4G LTE DROID

Rocale Timmons

From: Caroline Fawcett <cmcfawcett@hotmail.com>
Sent: Tuesday, September 09, 2014 10:00 PM
To: Rocale Timmons
Subject: Articles on Noise Pollution

Follow Up Flag: Follow up
Flag Status: Flagged

<http://www.conserve-energy-future.com/causes-and-effects-of-noise-pollution.php>

<http://www.symptomfind.com/health/causes-of-noise-pollution-and-its-effects-on-health/>

<http://www.psychologytoday.com/blog/changepower/201309/what-did-you-say-how-noise-pollution-is-harming-you>

Rocale Timmons

From: Helen Pacheco <helenmrenton@msn.com>
Sent: Wednesday, September 10, 2014 12:04 PM
To: carguy97@aol.com; sclynn@comcast.net; secmast@aol.com; yburgess@gmail.com; ladyjanecody@gmail.com; et; sueart@msn.com; anthony.kranz@hotmail.com; bill@cwdesigninc.com; clarkjessica65@yahoo.com; mmelonson@msn.com; lsilbernagel@comcast.net; rachael.mandy@USU.edu; kristina.jaramillo@rentonschools.us; manuella.york@comcast.net; robinhj@msn.com; dxswasskb@yahoo.com; tgschaefer@aol.com; dwarfalope@yahoo.com; thorkildson3@gmail.com; kathleen.butler.kb@gmail.com; asherforrenton@gmail.com; lpgorg@comcast.net; anderson7836@comcast.net; Shawn_Hill_70@Yahoo.com; frimama@gmail.com; patty@getintouchtherapy.com; marina.higgins@comcast.net; dma@seanet.com; nhonhaque@yahoo.com; jfornalski@comcast.net; pcarino@comcast.net; bertchgirl@yahoo.com; bob@garlough.org; bzlenney@live.com; barbiandlance@live.com; sclynn@comcast.net; byrdjmb@aol.com; georgerock518@comcast.net; joanfrome@comcast.net; dajones89@comcast.net; cajones52@comcast.net; renton-opposites@comcast.net; davebeedon@comcast.net; risingr@integrity.com; jmhbr@aol.com; ednsusanbaker@comcast.net; lynn-desmarais@comcast.net; mikeandkelliejh@hotmail.com; janelworden@gmail.com; pkplmarcie@comcast.net; Helen Pacheco; maureh@u.washington.edu; mrseix@aol.com; fennell.t@comcast.net; belindakm@gmail.com; sarahbrendehl@gmail.com; pamelaschmidt1@comcast.net; lobias618@comcast.net; silvestreceg@hotmail.com; running4renton@msn.com; thedonnelly@oo.net; slo1111@live.com; zapo008@live.com; Rocale Timmons

Subject: Concerns about the reserve development from last night's meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Timmons:

Thank you for your clear presentation of the steps towards the development of the Reserve and the explanations of when the community members may be heard. I understand that you and the other city officials are doing your jobs according to state and local laws and set occupational duties so your powers are extremely limited by legal constraints. Saying this, I will go on record to voice my concerns about the negative impact this development will have on our entire neighborhood.

Sadly, the city government and state regulations must balance the rights of private property owners to their own properties and the neighborhoods that these actions impact but developments do not take place without great sacrifice to the existing community. There are NO benefits of this development to the local community, just damage to be mitigated. As the plans of this development show clearly to any thinking person, the damages are almost impossible to mitigate and those closest to the development are to sacrifice their property values, quality of life, and the character of the neighborhoods that they live in. Their only effective recourse is to retain legal counsel and take action against the city government to recover the monetary damages caused by their decreased property values and if possible, sell those homes and move someplace else that will not be affected by constant noise, dirt, rumbling equipment up residential roads and overall disruption taking place for up to five years during construction.

Stressing that damages can be mitigated for everyone is really an empty statement because this development MUST have two outlets for traffic somewhere in the surrounding neighborhood. In the present plan, all those on 118th will have the quiet cul-de-sac that they live on turned into a major traffic nightmare when all those people exit in the morning and come back at night from work. Nobody wanting a quiet neighborhood will buy a house in that location. All of these cars will then be sent through a neighborhood of winding neighborhood streets towards 116th which is the only road intersecting with Puget Drive. Already, Puget Drive is loaded with all the traffic from this hill going down to the freeways. On the top of this hill, we do not even have a cross walk to cross either 16th or 116th. With increased traffic, this intersection will become even more dangerous, especially for people like the blind person who gets off at the bus stop on top of the hill. The intersection of 116th, 16th and Edmonds Wy is already impassable much of the day so many people, including us use the only other decent route out of our neighborhood, turning on 157th and then on to 116th. People in the neighborhood on Beacon Way also will be almost trapped in their neighborhood as they have only ONE exit onto 116th at the top of a major blind hill that is dangerous even under the best of circumstances.

Traffic impact cannot also be judged in isolation from a single development. Many other developments are currently being planned that will also dump massive amounts of traffic onto 116th and funnel down Puget Drive. The Reserve Development must be considered in context of these other developments so that our hill won't "die a death of a thousand cuts" with traffic decreasing the quality of the neighborhoods on this hill. Increased traffic also makes our neighborhood so much less "walkable" as the wait to cross streets can effectively cut the access our hill has to Phillip Arnold Park. Walkers and cyclists making mad dashes across 116th are accidents waiting to happen. Many of us also walk in the neighborhood streets as Ponderosa Estates even lacks sidewalks. Increased traffic will increase risk for that activity. Many children walk down the hill to Tiffany Park Elementary from our hill as well. The increased traffic around that school and all through the walking routes to get there will definitely increase risk to all the children.

Schools all over the district do not have "extra" space and capacity. Cascade Elementary is obviously way over capacity as they were forced to place all those portables in the field to accommodate all the students attending. The school district's statement that the Reserve piece of land was unsuitable for their development but suitable to sell for residential development is confusing given the current crowding of local schools and planned developments. Unfortunately, the Renton School district added to their own woes with this decision to sell this parcel to a developer so when the next educational referendum comes around asking for more money for expanding the existing schools before they are inundated with the flood of students from all of these developments put together, my friends and I will be in active opposition to any tax increases. The school district will be forced to cram more sardines into their existing cans while those of us unsatisfied with that situation support private schools and other schooling options in this area with our dollars. That certainly will not lead to more "equitable" education or situation for Renton as more of us put our effort into structures we DO have control over because we are active consumers instead of attending meetings "hoping to be heard".

I'm sorry that the neighboring residents have so little real power or say in the Renton planning of new developments and people like you are doing your job well within the powers you have, but the hearings need to focus on whether the new developments are putting Renton "ahead of the curve" or throwing its neighborhoods full of long time involved homeowners "under the bus".

Sincerely,

Helen Pacheco,
concerned resident

Rocale Timmons

From: Barbi Smith <barbiandlance@live.com>
Sent: Wednesday, September 10, 2014 2:43 PM
To: Rocale Timmons
Subject: Tiffany Park Reserve

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Tiffany Park Reserve/Additional Comment

Hi Rocale,

Thank you for having the meeting last night. I left after your presentation and I can only imagine how bombarded you were with questions. I hope you truly understand that we are very passionate about those woods and what the destruction of them will mean for us to have to deal with. I actually followed the two folks that I believe were the developer out to the parking lot and they scampered away quickly. Can't say I blame them.

Anyways, I'm taking you up on your offer to add a few more comments after hearing what I heard last night.

Given I've lived in my home for 34 years, I've seen it all up here and driven the in-roads up here day in and day out. I have real concerns about the access for the construction vehicles, dump trucks, equipment hauling trucks – all the huge trucks involved in that undertaking and I simply cannot fathom what their access will be. They cannot use the existing pipeline roads as that kind of weight repeatedly over a very lengthy period of time will damage what the pipeline road is there to protect. 'NO MOTORIZED VEHICLES' is clearly posted at all entrance gates. Given the damage I had here back in April, it's clearly a volatile issue. For them to even travel on say Pierce SE to and from whatever their in-route to those woods are is going to be a dangerous thing to do given the cars parked up and down both sides of Pierce. As it is, there is barely room for 2 cars to pass each other now. Adding all those large trucks to the mix is going to create some hazards that are likely to turn into bad, bad accidents.

As far as traffic goes as well, up on the top of the hill getting out of here is going to be a nightmare beyond imagination with all the increased traffic this development, when completed, will bring.

I truly do have a question and concern about how our lowered property values will be addressed by the city? With the market finally coming back, those of us that have the woods as a privacy screen stand to lose resale value if/when selling our homes. (I'm sure you don't remember but I'm the only house on the greenbelt that has the side of my home (versus the rear) facing the direction of the woods.)

I do understand that the city has to balance development within the footprint of the regulations but somewhere along the line it has to become apparent how much of a negative impact this

development will have on the community of Tiffany Park, the homeowners and the good citizens who have called Renton their home.

The city website seems to contradict itself in this regard.
Specifically:

Welcome to Renton

Renton is the center of opportunity where families and businesses thrive.

My comment is that families cannot thrive when they and everything they have worked for are sacrificed for the sake of a development.

Neighborhoods

The City of Renton's vision is to create a vibrant place to live, work and play. **It is not vibrant if the place where "we" live no longer becomes a place that we can enjoy to live, work and play in our neighborhood.** Renton offers a wide range of neighborhoods from historic homes to well-established areas to brand new developments, all with easy access to shopping, parks and schools. Renton's diverse neighborhoods remain the foundation of our city and we continue to witness positive improvements in many of our unique neighborhoods. **We are not witnessing any positive improvements with regards to this development. Quite the opposite.** The City supports the vitality and positive appearance of neighborhoods through community involvement which is one of the primary reasons Renton residents enjoy such a high quality of life. **Given what we are experiencing with this developments' potential impacts, the city has no regard for our quality of life.**

Thanks, Rocale – I look forward to getting the emails you send you were going to send. (The powerpoint from last night with the dates and the how to for the testimony at the public hearing.)

Regards,

Barbi Smith

Rocale Timmons

From: Mary & Jay Ahlbeck <Jayag@comcast.net>
Sent: Friday, September 12, 2014 7:34 AM
To: Rocale Timmons
Subject: Re: Tiffany Park PP - Community Meeting Followup

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Rocale,

Thank you for the information addressed in the meeting.

Thank you also for the opportunity to submit comments / questions - until just recently we had not received any information in the mail about the proposed construction.

Comment #1: Water Drainage

Background: We own a home adjacent to the woods - just west of Tract A (3228 SE 19th Court).

After we moved into our home in 1980, we discovered that a significant amount of water from the wooded area behind our house drained into our yard - creating a "swamp" during the winter months.

In 1981 I installed a drainage ditch at my own expense to evacuate water from my backyard.

The ditch runs along my back property line, and carries water from my back yard between my house and my nebohor's house to the street (19th Court)

In the winter, the drainage ditch carries enough water to the street - that water can be seen running down the street for a day after the rain stops.

Question: Will the proposed construction eliminate the water flow into my yard?

Comment #2: Trees

Background:

There are ~5 very tall trees just behind my backyard property line. Some have large branches that were broken during previous storms.

These broken branches are hanging down (parallel to the trunk of the tree) and seem like they could fall at anytime.

Questions:

2a. Can anything be done now to remove the broken limbs and avoid damage when they fall?

2b. If some of these trees are cut down and others are left, I believe that we will be at greater risk of these trees falling down in strong winds (since the protection of surrounding trees will be removed).

— Can you tell me if the construction plan includes the removal of the trees adjacent to my property (on the west perimeter of Tract A)

Best Regards,

Jay Ahlbeck

On Sep 10, 2014, at 3:46 PM, Rocale Timmons <RTimmons@Rentonwa.gov> wrote:

Hello Interested Parties,

Thank you to those of you who participated in last night's Community Meeting for Tiffany Park Preliminary Plat. In response to requests made at the meeting I have attached the following:

- Power Point Presentation from last night (pdf)
- Revised Preliminary Plat Plan
- Instructions for Commenting on Proposed Development
- Land Use and Appeal Process Information
- Instructions on Testifying at a Public Hearing

Additionally, I will hopefully be sending out responses to those of you who submitted comments during, and since, the last comment period soon. Please feel free to contact me with questions and/or requests for additional information.

Thank you.

Rocale Timmons
City of Renton - Current Planning
Senior Planner
1055 South Grady Way
Renton, WA 98057
Tel: (425) 430-7219
Fax: (425) 430-7300
rtimmons@rentonwa.gov

<Tiffany Park Neighborhood Meeting II.pdf><Commenting on Proposed Development.doc><Land Use_Appeal Process.doc><Testifying at a Public Hearing.doc><16055-D-Tree Cutting Land Clearing-2014-08-20.pdf>

#54

Rocale Timmons

From: Craig & Jill Jones <cajones52@comcast.net>
Sent: Monday, September 15, 2014 8:50 AM
To: Rocale Timmons
Subject: Subject: Development proposal of Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Development proposal of Tiffany Park Reserve LUA 13-001572

Dear Ms Timmons:

Thank you for the information you have provided about the city's process in regard to the proposed development in our neighborhood.

I have previously expressed concerns about the safety and traffic issues the construction of this development will create on SE 18th St. and around Tiffany Park Elementary School. But there are also traffic considerations beyond the immediate area of the development.

As a Tiffany Park resident of 28 years I am very familiar with the traffic patterns in and around my neighborhood. There is only one route out of the greater Tiffany Park neighborhood that leads directly to the freeways and downtown Renton: Puget Drive. Already, access to Puget Drive via SE 16th Street and 116th Avenue SE gets backed up in the mornings and there are usually several cars waiting to turn into the neighborhood at SE 16th St. in the evenings.

The intersection at SE 16th St. and 116th Avenue SE is further complicated by cars from Ponderosa Estates exiting by Edmonds Way SE. Those cars already have long waits yielding to 16th St. traffic.

In addition, Traffic at the bottom of Puget Drive as it empties onto Talbot Rd S. (Hwy 515) is already heavy and backed up at a long traffic signal. This traffic will be worsened by additional traffic from Tiffany Park Reserve development and the many new apartments going up around Benson Rd. S.

Heavy construction vehicles will be using the Puget Drive/116th and 16th route to access the construction site off SE 18th St. Construction vehicles are not likely to use a different route to the 124th Pl. SE access point, as they would have to use a round-about route through the Cascade Vista neighborhood and over many speed bumps.

It would be irresponsible for city planners to ignore such traffic issues while granting permits for denser development.

Sincerely,

Jill M. Jones
1413 Newport Ct. SE
Renton, WA 98058

#56

City of Renton



Tiffany Park Preliminary Plat COMMUNITY MEETING, 9/9/14 PUBLIC COMMENTS

RECEIVED
SEP 10 2014
CITY OF RENTON
PLANNING DIVISION

<u>Name</u>	<u>Address</u>	<u>Telephone/email</u>
Daniel Goldman	1608 Glennwood Ave SE	425-271-6058 dgoldman@ehdp.com

Comments:

There is a significantly unsafe and noisy traffic situation on SE 16th St. The neighborhood previously approached the city on this issue and were basically ignored. There is a steep hill on that street. It is one of the main arterials, if not the main, for entry and exit from the neighborhood. There is also a lot of cut-through traffic to the Fairwood neighborhood, because there is no traffic calming on the street. In contrast, other of the few ways to get to Fairwood, have speed bumps that work very well. Cars and trucks speed up and down SE 16th, and continue on Glennwood Ave SE at a high speed. Mail boxes have been knocked down, fences destroyed. It is very noisy. A city staff person could ask any resident, or directly observe the traffic. Since the new development will significantly increase traffic on SE 16th, and since this problem should have been addressed and taken care of before, it would only be fair to put in traffic calming on SE 16th or take other steps to take care of this problem. If this kind of problem existed on Renton Hill or Kenny Dale, it would have been corrected many years ago. Of course, that traffic will be

Written comments can be sent to: MUCH worse during construction. Renton Hill can totally block off a street. We can't get even minimal remediations

Ms. Rocale Timmons, Senior Planner
 Department of Community & Economic Development
 Planning Division
 1055 S Grady Way
 Renton, WA 98057

email: rtimmons@Rentonwa.gov

City of Renton



Tiffany Park Preliminary Plat
COMMUNITY MEETING, 9/9/14
PUBLIC COMMENTS

RECEIVED
SEP 10 2014
CITY OF RENTON
PLANNING DIVISION

<u>Name</u>	<u>Address</u>	<u>Telephone/email</u>
Bolinda Mathers	2806 SE 16 th St.	belindakm@gmail.com

Comments:

Traffic concerns:

1) Intersection of SE 16th & Lake Youngs Way has had several accidents w/ current traffic. It will be much increased with additional traffic. Many children cross these streets.

2) Top of SE 16th St & Edmonds which turns into Puget Drive. Right at that intersection Edmonds Way crosses SE 16th to get to Edmonds. It is currently a traffic jam - what will happen when 900 more cars use the road daily?

3) SE 16th St. is only road out/in to this area. We need additional routes to accommodate all this traffic.

School Overcrowding: Tiffany Park & Cascade currently use additional modules due to overcrowding. These are both new schools - how will the new students be accommodated?

Thank you for putting together this meeting. I am worried about the impact of this development on our neighborhood.

Written comments can be sent to:

Ms. Rocale Timmons, Senior Planner
Department of Community & Economic Development
Planning Division
1055 S Grady Way
Renton, WA 98057

email: rtimmons@Rentonwa.gov

From: Susanne Swanson <swansonbsa@gmail.com>
Sent: Friday, November 29, 2013 1:44 PM
To: Rocale Timmons
Subject: Tiffany Park Reserve property - land use # LUA13-00152,ECF, PP

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for informing us of the Notice of Application & Proposed Determination concerning the property next to our home. We understand it is in the process of being surveyed with a view to building homes on the property. Can you please answer the following questions?

1. Do you know the possible timeline related to the clearing of the land? How noisy this would be? During what days and hours it would be allowed? We assume evenings and weekends this would not be allowed.
2. Do you know the timeline surrounding building of home? We assume this will be very noisy and painful to those next to this property..
3. Can you help us understand the survey marks on the property that we see, including stakes with white flags, stakes with pink flags and trees with blue painted on? Can we assume that large evergreens near the fence will be kept?
3. Can we assume if we have not heard otherwise, our property line is fine as it is?
4. There is currently a chain link fence between our home and the property. Do you know whether the fence will remain as is, or whether a new fence may be placed between properties?
5. Is there any truth to rumors that the builder might be looking into subsidized or low income housing or does the current residential single family dwelling designation preclude this?
6. How will resident animals and birds in the woods be handled during this project? There are large populations of both.

Please keep us informed of the progress of the sale of this property. As you can imagine, we are very concerned about the noise level and our quality of life during the time land is cleared and housing may go up.

thank you,

Susanne Swanson
3307 S.E. 20th Ct.

City of Renton
Planning Division

NOV 29 2014

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Renton, WA 98058

1819 Ferndale Ave SE
Renton, WA 98058
December 2, 2013

Rocale Timmons
Senior Planner
City of Renton
1055 South Grady Way
Renton, WA 98057

Dear Ms. Timmons,

Please consider the following comments regarding the "Reserve at Tiffany Park" development (LUA13-001572, ECF, PP):

We appreciate the passages enabling pedestrian access between houses to the pipeline right-of-way along the east edge of the development. Many current residents walk or jog along that right-of-way. It is to the benefit of all to have "good guys" out there to discourage vandalism.

Some of the local pipeline right-of-ways are just fenced corridors and those fences are covered with graffiti and shed/garage windows are often broken. Right-of-ways with softer edges - that is, fence lines with native plant boundaries outside the fence both look better and suffer less damage. A good example of such planting is the eastern half mile of Puget Dr SE as well as the water tower at Puget Dr SE and Edmonds Ave SE. Little maintenance is required, the property looks nice and attracts little attention from hoodlums.

Perhaps the "Reserve" would benefit from such a soft edge along its eastern boundary.

Thank you for your attention,

Greg & Jenny Swanson

Greg & Jenny Swanson

RECEIVED
DEC 03 2013
CITY OF RENTON
PLANNING DEPARTMENT

#60

To: Timmons, Senior Planner
Planning Division
1055 Grady Way
Renton 98057

Reference plat # 2123059061, 2123059051, and 2123059044

Dear Senior Planner:

I would like to go on record as being opposed to the development of the Tiffany Park Reserve as currently planned. The cutting of the woods, grading of the land, building of roads, utilities and residences would have a negative impact on wildlife, the environment, property values, neighbors and the citizens of Renton.

Some, but not all, of the negative aspects are listed here:

1. Reduction of wildlife habitat. These woods are home to Bobcats, many birds including owls and the occasional eagle, deer, raccoons and others. The development would reduce or eliminate their presence. It could also result in an increase certain pests such as rats and mice in the area as a result of the reduction in predators.
2. Impact to the environment by the removal of trees. Taking down 21 acres of forest would reduce the production of oxygen and the consumption of the greenhouse gas carbon dioxide. The wetlands would be affected, even if buffered, by the change in water flows from grading the land and the introduction of impermeable surfaces. And pollution of the air and water would increase.
3. Reduction of property values. The development of the site would reduce the value of the surrounding residences in several ways. The view from each house would go from one of peaceful nature to rows of closely spaced houses and fences. The noise levels would increase with all the additional dogs, cars and yard maintenance. The general traffic level would increase, and the houses on the two entrance roads would see a large increase.
4. Reduction of the quality of living here. The presence of the woods provides a great amount of pleasure to the people that live next to them. Even people that are not direct neighbors benefit by having a nice place to walk and play. The site serves as a kind of undeveloped park for the area.
5. Possible damage to surrounding properties. The woods on the site serve as a windbreak for a large number of surrounding properties. A lot of these properties have a significant number of large trees on them. Removal of the woods will

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DEC 09 2013

CITY OF RENTON
PLANNING DIVISION

expose trees to more wind during storms, which may lead to property damage from falling trees.

I submit that there has not been enough study and evaluation of the sale of the property and the development plan. I would like to see alternative uses for the property proposed and evaluated. My proposal would be to keep it as an undeveloped park owned by the city and kept as a refuge for wildlife and recreation. Thank you for your consideration.

Doug, Elizabeth and Michael Frisch

1717 Pierce Ave SE

Renton, WA 98058

425-228-2346

#61

10415 – 147th Avenue SE
Renton, WA 98059
July 28, 2014

Ms. Rocale Timmons, Planner
City of Renton
1055 S. Grady Way
Renton, WA 98057

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AUG 04 2014
CITY OF RENTON
PLANNING DEPARTMENT

RE: Tiffany Park Reserve

Dear Ms. Timmons:

I would like to submit these comments on the above referenced proposed plat.

According to the statement, this property has 1,305 trees and the developer proposes to "save" 147. According to Renton's tree ordinance, at least 30% of the trees must be retained. In the Renton Reporter, you stated that all the trees would be coming down. As an employee of Renton, why didn't you say something about the tree ordinance?

b. Residential:

i. RC, R-1, R-4 and R-8 Zones: Thirty percent (30%) of the trees shall be retained in a residential or institutional development.

ii. R-10, R-14, RM-F, RM-T, RM-U and RMH: Ten percent (10%) of the trees shall be retained in a residential or institutional development.

c. All Other Zones: Five percent (5%) of the trees located on the lot shall be considered protected and retained in commercial or industrial developments.

How will Renton officials protect the "protected" trees? One of the people wanting to develop this property is Wayne Potter – who is also involved with Windstone. The contractor in this project also allowed all the trees to be cut – now they are putting in "replacement trees". Replacement trees take years to grow to the point to where the trees cut down are. Why not make them replace the removed trees with "big trees"? Also, who will stop the clear cutting like what took place on the "protected trees" of Piper's Bluff? I will be providing pictures later.

According to the preliminary plat report for Piper's Bluff, there are 211 trees on site. The developer **must retain** at least 47 trees on site. All of the trees are gone. I've been told that higher caliper trees will be planted to "replace" said trees. That remains to be seen for the future. How many of the 1305 will be mitigated or replaced?

A third concern would be the stormwater detention pond that is proposed to be built. How will the developer protect the wetland from yellow water? At Windstone, the detention pond broke in August 2004 and spilled yellow water into May Creek. At Piper's Bluff, the detention pond broke 3 different times and spilled yellow water into a wetland and Honey Creek. How will the City of Renton protect the wetland close to this proposed development when Renton officials don't work on the weekends? Renton doesn't have a very good track record in protecting wetlands. I have spoke to residents of the Tiffany Park area and they know about yellow water.

Also, Renton has an ordinance that talks about hours of construction. How does Renton officials propose to enforce that ordinance so that neighbors aren't bothered by the noise? In addition, Renton is supposed to have an ordinance keeping dirt off the road and protecting streams. How do you propose to keep the dirt off the road? Saying that the developer is supposed to keep the roads clean and actually seeing it done are 2 different things. This ordinance also says no construction on Sundays --- but they don't enforce it.

- b. **Commercial, Multi-Family, New Single Family and Other Nonresidential Construction Activities:** Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

Another concern is that Renton officials don't require the contractor to get the necessary NPDES permit required by DOE before works starts. In addition, the city doesn't require erosion control fences to go up to protect wetlands or other people's property or streams before clearing starts. They also don't make contractors to have the necessary permits before clearing starts -- from Renton. In the late 1990s, a developer -- at Stonegate -- cleared 3 lots without having the necessary permits. They didn't do anything to the developer.

Thank you, in advance for any consideration you give these topics.

Sincerely,

Claudia Donnelly

Claudia Donnelly

Recall copy

62

3112 SE 18th Street
Renton, Washington
August 11, 2014

City of Renton
Planning Division

AUG 11 2014

RECEIVED

Rocale Timmons, Senior Planner
1055 South Grady Way
Renton, Washington 98057-3232

Ref: Reserve At Tiffany Park LUA13-001572

Rocale Timmons,

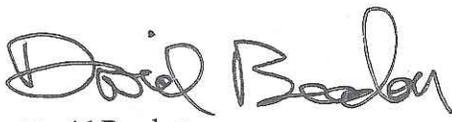
We gathered this SE 16th Street slope / visibility data twice. Upon examining the completed information from the first effort back in the February-March time period, it was obvious that some meaningful detail was missing from the photos. Thus, we took a second set of photos. Friday, August 8, 2014, I (Bill) mistakenly copied the first set of photos. Upon discovering my error I realized there was not enough time to redo and make the August 8, 2014, deadline. Additionally, I did not realize then that some of the explanatory information also needed a little rework.

We appreciate your allowing us to submit the supporting data August 11, 2014 (or now August 12, 2014), to **Question 4** I did submit on August 8 2014. The attached information does not add to, or subtract from, the question noted In Friday's submittal. I can submit the attached to you digitally if you so prefer. My thoughts are that the safety question is easier to understand if one can view more than one page of information at a time, thus this hard copy submittal. Thank you.

I noticed this morning that the top of the layout sketches is to the south, which makes the view momentarily a little confusing. As I visualized and prepared the sketches, the desk I was sitting at looks south, and I apparently mentally made the sketch as I sat.

The concern in this matter is one of safety, principally due to limited visibility down, or up, the slope of SE 16th Street until one is at the precipice break point. As we gathered traffic data we discovered that SE 16th Street is the vehicle drivers route-of-choice for those entering or leaving the Tiffany Park neighborhood area, not Royal Hills Drive the designated bus route. That choice holds for automobiles, delivery trucks and many busses.

Respectfully Submitted ,


David Beedon


William L. Roenicke

SE 16th Street Slope Visibility Study

- Speed is assumed to be 25 MPH, 36.66 feet / second. Greater than 25 mph speeds are even more likely to provide an accident.
- 2' tall is assumed to be a small child or animal. Taller is assumed to be a grade school child or fully grown person.
- The initial top 1st block of the SE 16th Street appears to be 12% slope. The below data is for maximum 9% slope.
- Recognition / reaction time for an attentive driver assumed to be 2 seconds. Distance traveled during the 2 second reaction time is 73'.
- Without measurement, it is difficult to believe a multitude of the drivers drive 15 mph down hill, or uphill.

Photo – From the Indicated “A” More Distant Location on the Flat Top Area	Distance to Person	Available Braking Distance to Impact	DOT Braking Distance for 9% Slope	Anticipated Result
A1 2' tall person	137'	54'	173'	Injury / Accident
A2 4' or taller person, shorter than 3' not readily visible	184'	111'	173'	Injury / Accident
A3 5' or taller person, shorter than 4' not visible.	196'	123'	173'	Injury / Accident
A4 6' tall person, shorter than 5' not visible.	208'	135'	173'	Injury / Accident
A5 6' tall person slightly visible, 5' or shorter not visible	212'	139'	173'	Injury / Accident
A6 6' tall person slightly visible, 5' or shorter not visible	217'	144'	173'	Injury / Accident

Photo – From the Indicated “B” More Distant Location on the Flat Top Area	Distance to Person	Available Braking Distance to Impact	DOT Braking Distance for 9% Slope	Anticipated Result
B1 2' tall person	111'	54'	173'	Injury / Accident
B2 4' or taller person, shorter than 3' not readily visible	137'	64'	173'	Injury / Accident
B3 5' or taller person, shorter than 4' not visible.	149'	76'	173'	Injury / Accident
B4 6' tall person, shorter than 5' not visible.	157'	84'	173'	Injury / Accident
B5 6' tall person slightly visible, 5' or shorter not visible	175'	102'	173'	Injury / Accident
B5 6' tall person slightly visible, 5' or shorter not visible	187'	114'	173'	Injury / Accident

One wonders why the Hazardous Road Sign (#10) was removed sometime last winter?

Or, would a more informative replacement sign be: “Avoid When Icy”?

1260.03(2) Effects of Grade

The grade of the highway has an effect on the stopping sight distance. The stopping distance is increased on downgrades and decreased on upgrades. Exhibit 1260-2 gives the stopping sight distances for grades of 3% and steeper. When evaluating sight distance with a changing grade, use the grade for which the longest sight distance is needed.

Design Speed (mph)	Stopping Sight Distance (ft)					
	Downgrade			Upgrade		
	-3%	-6%	-9%	3%	6%	9%
25	158	165	173	147	143	140
30	205	215	227	200	184	179
35	257	271	287	237	229	222
40	315	333	354	289	278	269
45	378	400	427	344	331	320
50	446	474	507	405	388	375
55	520	553	593	469	450	433
60	598	638	686	538	515	495
65	682	728	785	612	584	561
70	771	825	891	690	658	631
75	866	927	1,003	772	736	704
80	965	1,035	1,121	859	817	782

Design Stopping Sight Distance on Grades
Exhibit 1260-2

For stopping sight distances on grades between those listed, interpolate between the values given or use the equation in Exhibit 1260-3.

$$S = 1.47V(2.5) + \frac{V^2}{30 \left[0.347826 \pm \left(\frac{G}{100} \right) \right]}$$

Where:
 S = Stopping sight distance on grade (ft)
 V = Design speed (mph)
 G = Grade (%)

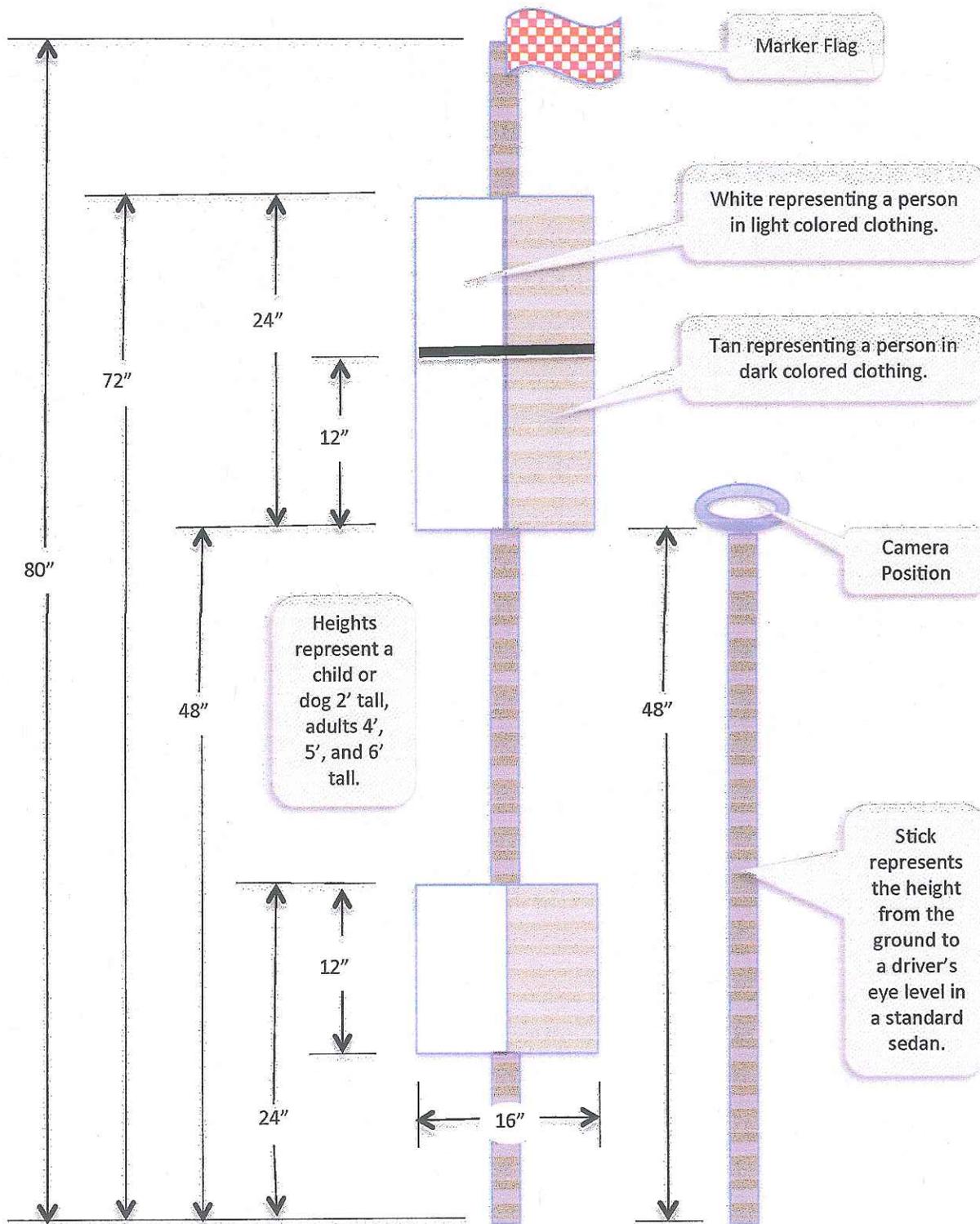
Stopping Sight Distance on Grades
Exhibit 1260-3

1260.03(3) Crest Vertical Curves

When evaluating an existing roadway, refer to 1260.03(7).

Use Exhibit 1260-4 or the equations in Exhibit 1260-5 to find the minimum crest vertical curve length to provide stopping sight distance when given the algebraic difference in grades. Exhibit 1260-4 does not show the sight distance greater than the length of curve equation.

Visibility Marker Details



Observer	P. E.
Printed: <u>William L. Roenicke</u>	Printed: _____
Signed: <u>William L. Roenicke 2/11/14</u>	Signed: _____

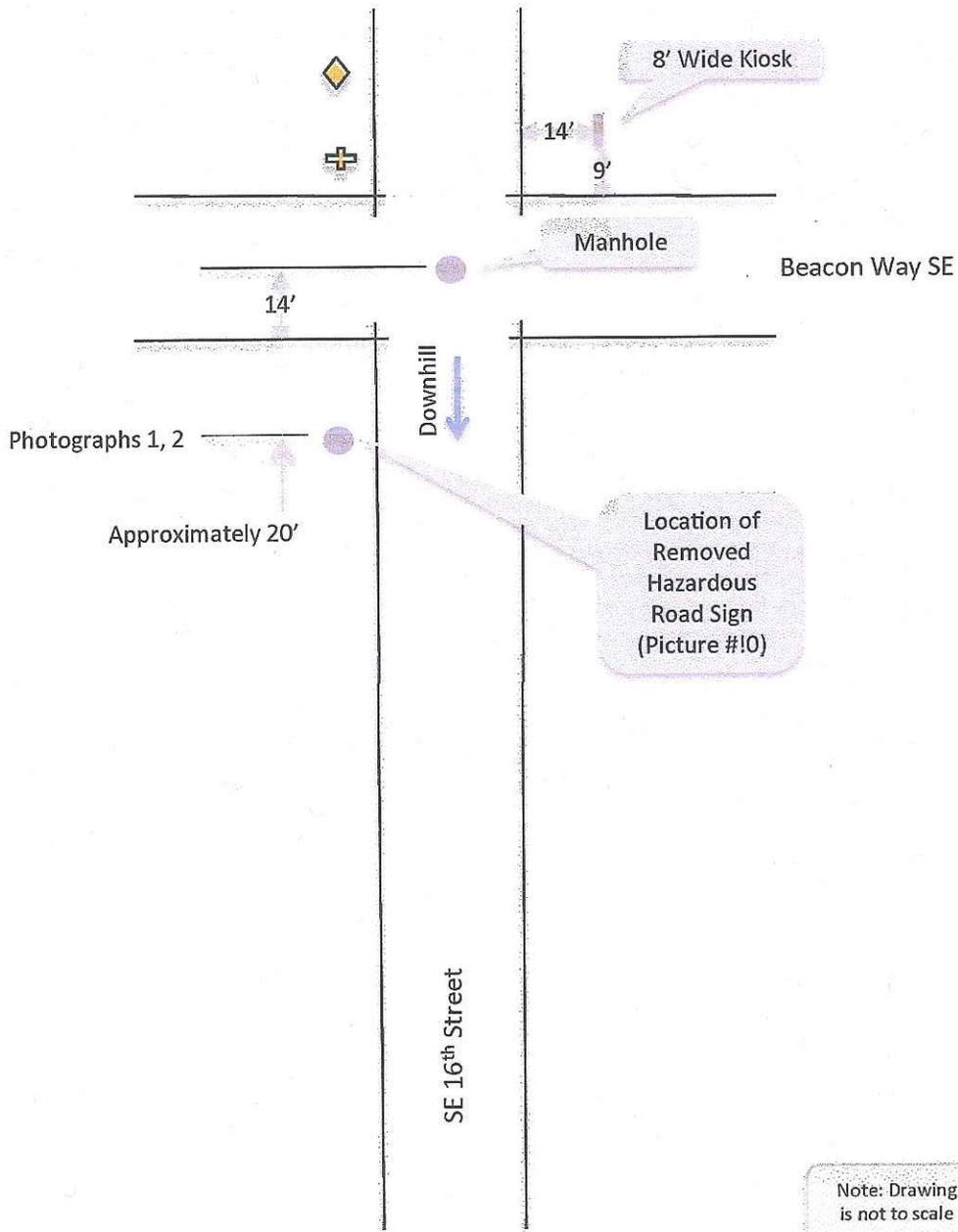
Slope Visibility – SE 16th / Beacon Way SE

Measurements taken on 04/03/14, a somewhat sunny day.

South



Note: For this study the slope of the hill breaks at the center of the manhole.



Observer

Printed: WILLIAM L. ROENICKE

Signed: William L. Roenicke 04/14

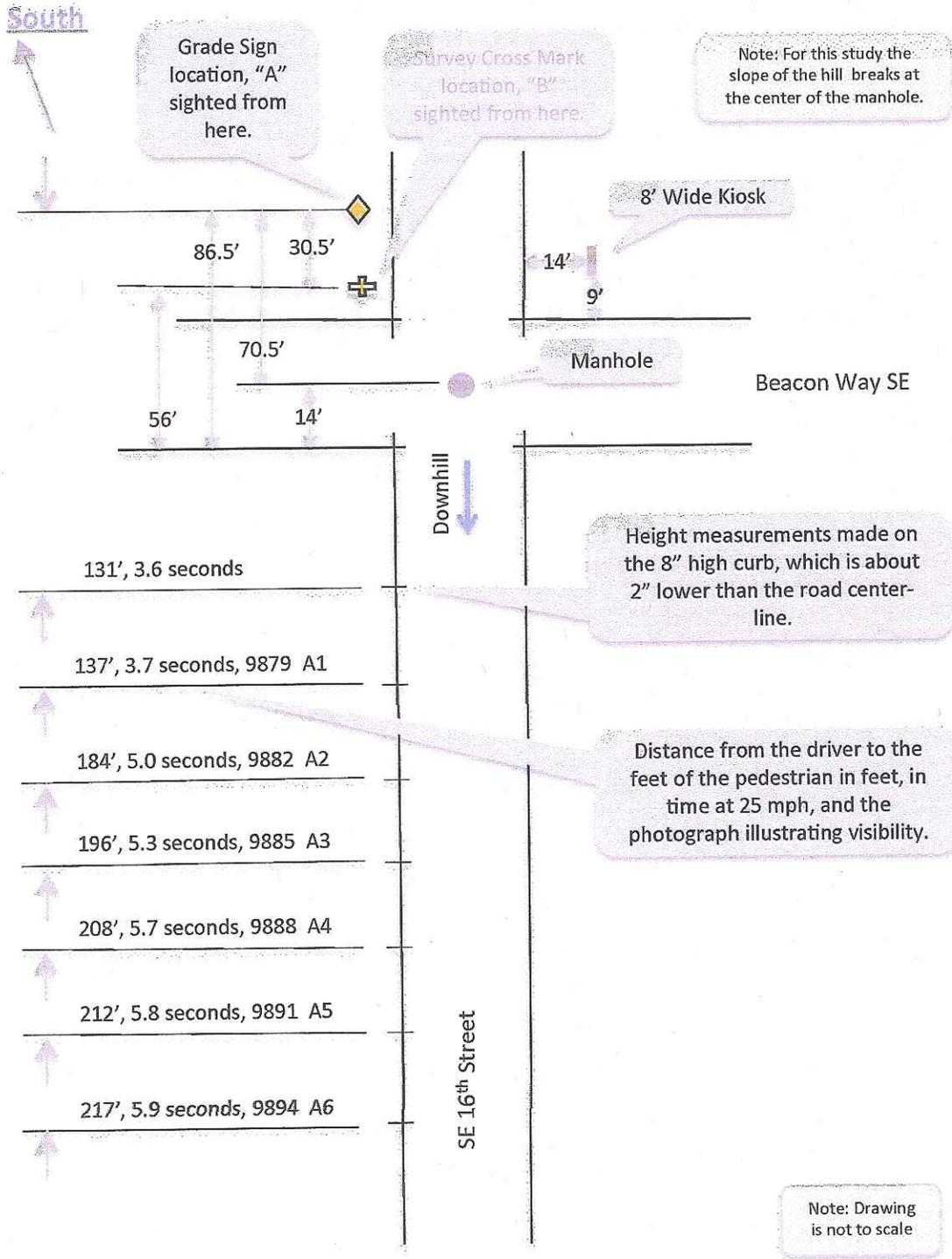
P. E.

Printed: _____

Signed: _____

"A" Slope Visibility – SE 16th / Beacon Way SE

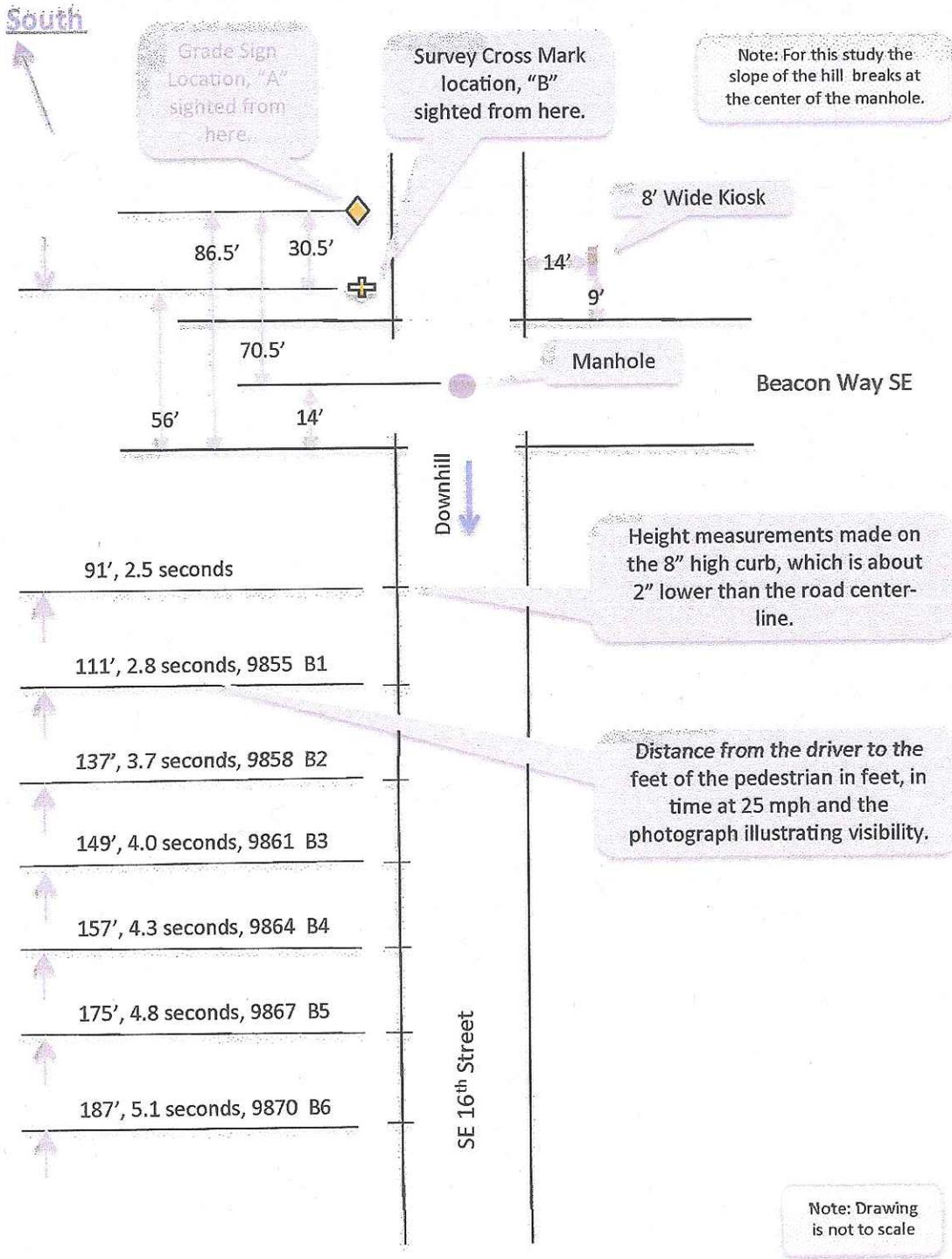
Measurements taken on 04/03/14, a somewhat sunny day.



<u>Observer</u>	<u>P. E.</u>
Printed: <u>WILLIAM L. ROENICKE</u>	Printed: _____
Signed: <u>William L. Roenicke 04/03/14</u>	Signed: _____

"B" Slope Visibility – SE 16th / Beacon Way SE

Measurements taken on 04/03/14, a somewhat sunny day.



<u>Observer</u>	<u>P. E.</u>
Printed: <u>WILLIAM L. ROENICK</u>	Printed: _____
Signed: <u>(William L. Roenick) 05/11/14</u>	Signed: _____

Sight Distances for Motorists Along SE 16th Street
(in Renton, Washington)

CAMERA POSITION 1 (PAINTED SURVEY LINE)

(Distance from camera to "zero point" [a reference point] on pavement is 65 feet)

SIGN MARK	DISTANCE IN FEET FROM "ZERO POINT" TO SIGN	SIGHT DISTANCE IN FEET (FIGURE IN PREVIOUS COLUMN + 65 FEET)	PHOTO FILE NAME (PREFACED BY "DSC_")
1	13	78	none
2	18	83	9855
3	36	101	9858
4	42	107	9861
5	46	111	9864
6	55	120	9867
7	61	126	9870

Sight Distances for Motorists Along SE 16th Street

(in Renton, Washington)

CAMERA POSITION 2 (METAL UTILITY LID IN GROUND)

(Distance from camera to "zero point" [a reference point] on pavement is 128 feet)

SIGN MARK	DISTANCE IN FEET FROM "ZERO POINT" TO SIGN	SIGHT DISTANCE IN FEET (FIGURE IN PREVIOUS COLUMN + 128 FEET)	PHOTO FILE NAME (PREFACED BY "DSC_")
1	36	164	none
2	42	170	9879
3	89	217	9882
4	101	229	9885
5	113	241	9888
6	117	245	9891
7	122	250	9894

Sight Distances for Motorists Along SE 16th Street

(in Renton, Washington)

REV LEVEL	DATE	REVISIONS
NEW	3 Apr 2014	Created file.

3112 SE 18th Street
Renton, Washington 98058
April 20, 2014

Renton City Government

The following is offered as an added observation to the slope study with safety in mind.

As the information has been stated by observers . . .

As you are aware, on February 8, 2014, Renton experienced a snowfall beginning about dusk, which totaled a couple of inches. Roads became very slick, perhaps treacherous is an appropriate description.

During the evening a young woman driving a recent Honda Accord with a California license plate heading north when over the brow of SE 16th Street. Once on the slope there was no hope of maintaining control of the car. At Glennwood the automobile slid sideways into the curb and the wheels, suspension system on the right side of the car were folded under the body. The condition of the driver is unknown to the observers who provided information for this letter.

And as in the past the neighbor who lives on that corner usually suffers non-recovered damage to their fence.

A few moments later a second car came down the slope and crashed into the first car. This driver was able to back up and drive off.

This was repeated again as a third and shortly later a fourth car came down the slope crashing into first car.

Value of the total damage loss is unknown but probably around \$70,000. Injury damage is unknown.

There was a sign at the top of the hill warning of the slope danger, but sometime in the past sign was removed, only the posthole remains (see photograph).

25 months ago the TPNA suggested some simple improvements be incorporated this slope / intersection and at the hairpin turn around the water tower. It is our understanding that the Renton traffic department was generally in agreement with our suggestions, even offered a couple of additional improvements not in our suggestions. But, to date there has been no action. Several more cars have crashed into Ginger Creek Park.

New observation:

With the Renton School District and City considering developing the Tiffany Park Reserve by adding 97 homes, with probable considerable added traffic to this street, accident potential is likely to increase - and the accident that Saturday evening, probably to unsuspecting drivers, again brings this issue to the forefront.

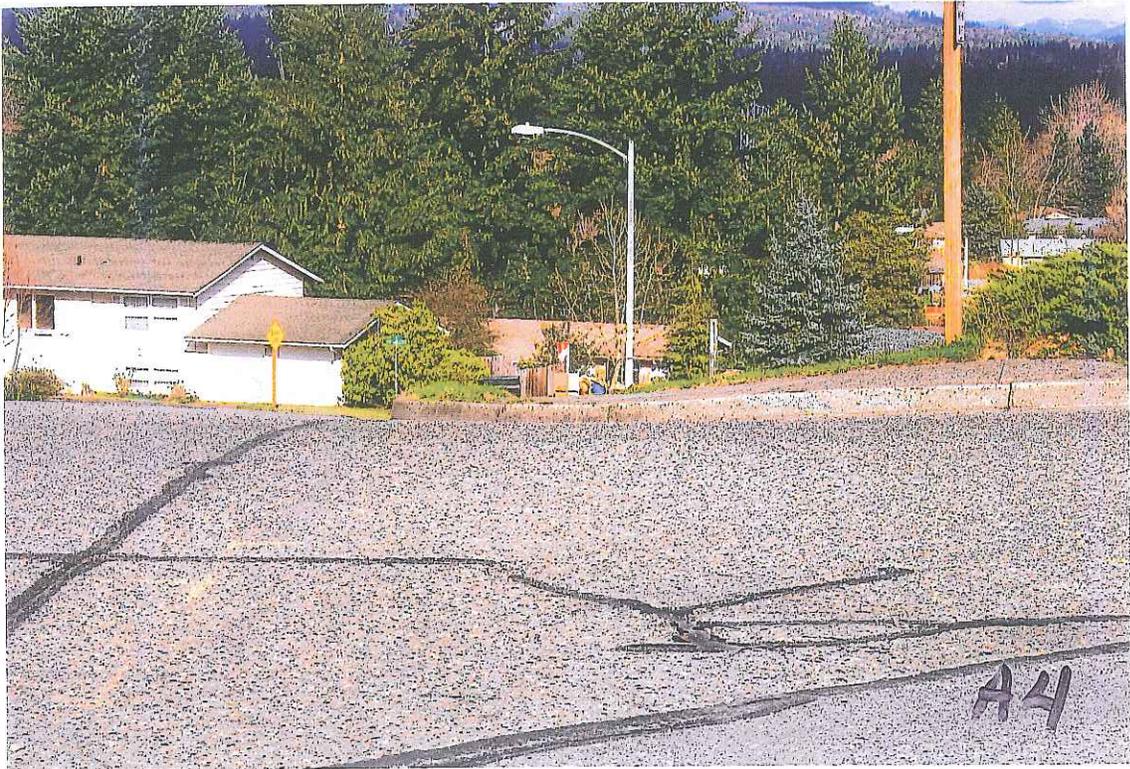
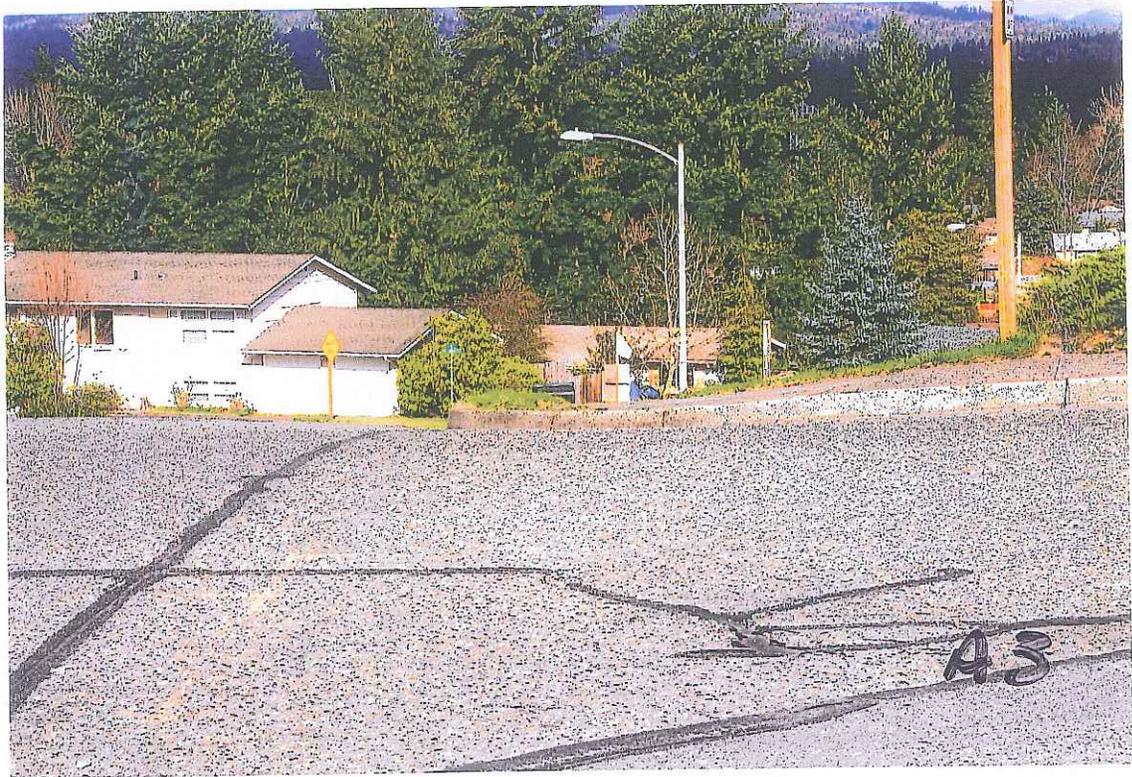
The above comment letter was prepared as dated above, noting the hazardous condition of the street when icy. The intent was to submit it with the SE 16th Street slope study. I submit it for information purposes.

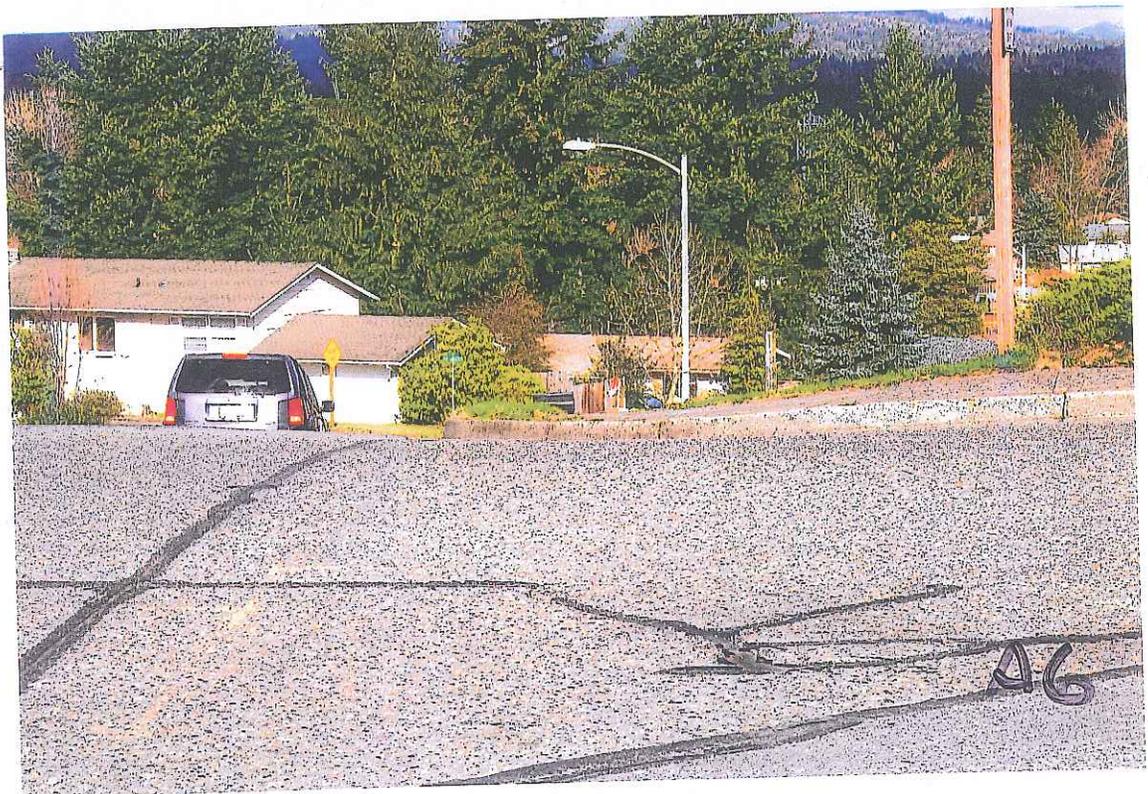
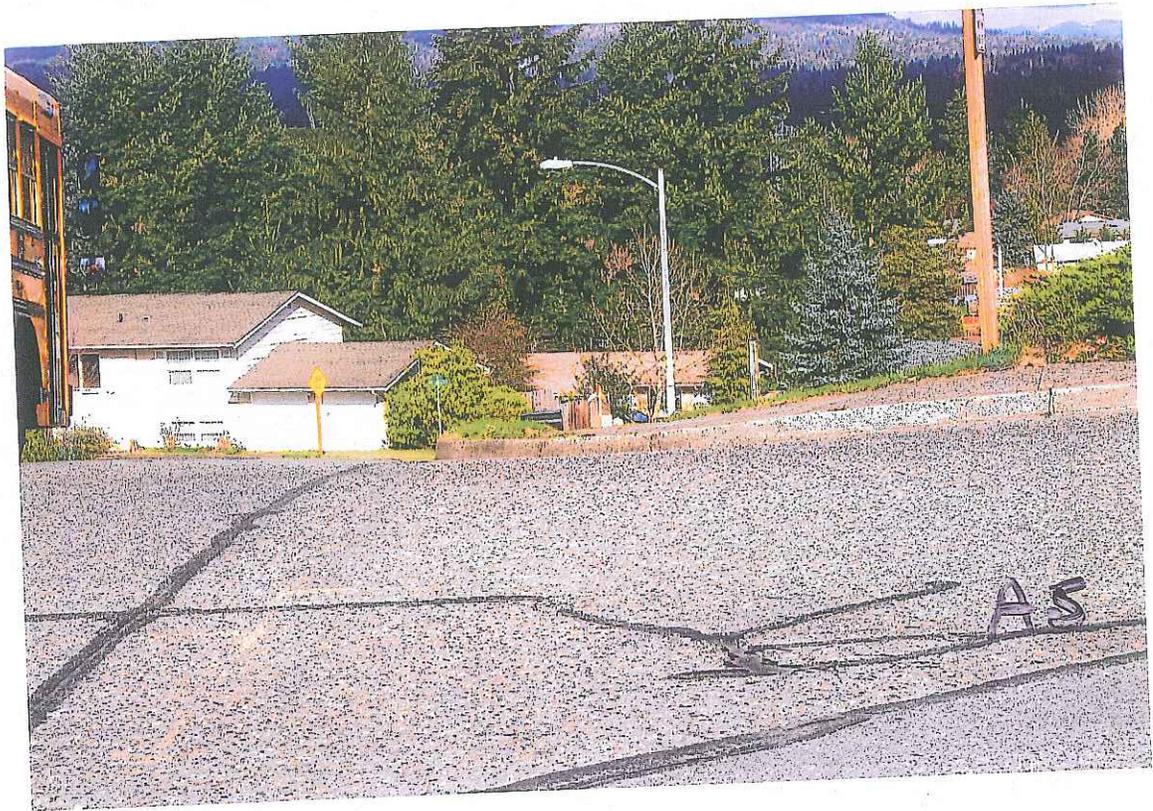
Sincerely,

Bill Roenicke 08/11/14

William L. Roenicke

















August 6, 2014

Rocale Timmons
City of Renton
CED - Planning Division
1055 S. Grady Way
Renton, WA 98057

Re: SEPA Comments - Tiffany Park Reserve - LUA13-001572, ECF, PP, CAR

Dear Ms. Timmons:

As you know, we are the applicant for the Reserve at Tiffany Park Subdivision, LUA13-001572 ("Henley"). I was pleased to see that the August 25 date for ERC consideration of the project has been set, and that the following proposed/sample SEPA DNS-M conditions were listed in the City's Notice, dated July 25, 2014:

- The applicant will be required to protect valuable environmental amenities and ensure the development is as compatible as possible with the ecological balance of the area.
- The applicant will be required to provide adequate mitigation for Transportation Impacts.

I am concerned that members of the public, who are not accustomed to the permitting and SEPA process, might question what those general conditions really mean. Provided below is a set of conditions that address, in more specific terms, the mitigation associated with wetlands, trees, and traffic, as reflected in the expert reports for the project. I presume you will be preparing conditions to propose to the ERC and that these general conditions may be part of that. Instead of the general conditions stated in the City's July 25 Notice, we think it may be more appropriate if the City were to impose the following specific conditions:

1. WETLANDS
 - a. The five on-site wetlands A, B, C, D, and E, shall be undisturbed and shall be protected via location within designated Open Space Tracts.
 - b. Impacts to wetland buffers for the five on-site wetlands shall be mitigated pursuant to RMC 4-3-050, including buffer averaging in the locations described in the revised buffer averaging plan and wetland report prepared by C. Gary Schulz dated February 28, 2014 and amended June 3, 2014. In addition, and as described in those reports, a permanent buffer impact to Wetland E of 14 square feet is associated with the required road extension of SE 18th Street, and under RMC 4-3-

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CITY OF RENTON
PLANNING DIVISION

050.C.5.e.ii, that small impact is exempt under the Specific Exemptions— Critical Areas and Buffers, for “the construction of new trails, streets, roads, rights-of-way and associated appurtenances, facilities and utilities where no alteration or additional fill materials will be placed other than the minimum alteration and/ or fill needed...”

- c. Temporary buffer impacts consisting of minor intrusions or disturbance from construction activities around the perimeter of wetland buffers are allowed subject to restoration with appropriate grading, soil amendments, and planting of native species, thus bringing the impacted areas to similar or better conditions than what existed prior to construction. Prior to construction, specific vegetation in the temporary buffer impact areas shall be noted, so that appropriate vegetation is planted in the restoration areas.
- d. Although mitigation is not required by City Code for the 14 square feet of wetland buffer impact associated with the extension of SE 18th Street, as a further mitigation measure, the use of wetland buffer averaging across the entire project site shall result in a larger overall total wetland buffer area, than the amount of buffer area that would be set by Renton Municipal Code for wetlands A, B, C, D, and E.

2. TREE PROTECTION

- a. Based on the current site plan, the Applicant is proposing to retain 147 significant trees within 10 open space tracts, and plant a total of 246 replacement trees. This tree protection plan coupled with 72 additional trees in the wetlands and buffers will substantially preserve the forested character of the area. The precise number of trees to be retained and to be replanted is subject to change due both to the passage of time and due to minor changes during engineering design, review, and construction.
- b. A list of techniques for tree protection, pruning and thinning, and hazard tree inspection is included in the Final Tree Protection Plan, prepared by Washington Forestry Consultants, Inc., dated June 6, 2014; at the time of construction, one or more of those techniques shall be followed, as necessary, to minimize impacts to significant trees.

3. TRAFFIC

- a. A stop sign and stop bar shall be installed on southbound Monroe Avenue SE at SE 18th Street.
- b. A stop sign and stop bar shall be installed on southbound 124th Place SE at SE 158th Street.
- c. The City’s Transportation Impact Fee amount shall be paid at the time set by City Code.

Rocale Timmons
August 6, 2014
Page 3

Thank you for your consideration of these comments. We look forward to working with you.

Very truly yours,


Barbara Yarrington

cc: Wayne Potter

August 6, 2014

City of Renton
Planning Division

AUG 03 2014

RECEIVED

City of Renton
Community & Economic Development Dept.
1055 South Grady Way
Renton, Wa 98057

Ref: Reserve at Tiffany Park, LUA13-001572, EC, PP, CAR

Attn: Rocale Timmons, Senior Planner

Thank you for providing the information and documents related to the Tiffany Park Project. I am a neighbor to the Tiffany Park Woods. My home is directly next to the woods, separated only by a chain link fence. Thus, I am privileged to receive many visitors to my backyard, who live in the woods, particularly the avian neighbors. What a wonderful assortment of unique birds currently inhabit these beautiful woods! As I reviewed the Fish & Wildlife Habitat Assessment Study, together with the SEPA checklist, I noticed that many important birds were missing from their inventory. I would like to take this time to list some of the many birds I have observed (or heard) in or near these woods.

Woodpeckers – Pileated, Downey, Flickers

The Wildlife study seemed to indicate that the pileated woodpecker was not present in the woods. They definitely are present as I and my family have seen them on various occasions. In fact, this is the only place I have seen them. Though I have lived in Washington my entire life, mostly in the Seattle area, and have visited many city parks, state parks and national parks and forests, I have only seen these beautiful birds since moving to my home next to the Tiffany Park Woods 5 years ago. I have had pileated woodpeckers in my backyard and also saw one just last week on a street near the woods. I am attaching pictures that although fuzzy, still show the bird. I have no doubt these were pileated woodpeckers as they were large and had a beautiful flaming red crest. I have also seen many flickers and downey woodpeckers, but did not take pictures of them.

Songbirds and other small birds— I have seen all types of sparrows, chickadees, nuthatches, wrens, bushtits, hummingbirds, juncos, goldfinch, and most recently golden crowned kinglets. I have especially enjoyed the visiting of the kinglets to my backyard, as these are birds I had never seen before living next to the Tiffany Park woods in Renton.

Larger birds – Robins, stellar jays, towhees, hawks, and owls - in particular I have enjoyed hearing at night, the deep loud call of what I believe is the great horned owl.

I am taking the time to write this letter, because I believe these are special woods that should be preserved. They are full of a large variety of trees and shrubs that provide habitat for all of the beautiful birds I mentioned above, as well as deer, rabbits and other small wildlife. They also provide a lovely place for people to walk, explore and enjoy the peace and quiet they provide. Once the woods are gone, they are gone forever. Houses can be built anywhere. I wish that there could be some way to preserve them for generations to come.

Thank you,

Susanne Swanson
3307 S.E. 20th Ct.
Renton, WA 98058

Rocale Timmons

From: Lanissa Youngquist <ladyjanecody@gmail.com>
Sent: Friday, August 08, 2014 9:01 AM
To: Rocale Timmons
Subject: Oppose to the Tiffany Park Woods Development

Subject: Proposed Reserve At Tiffany Park, LUA13-001572, ECF, PP, CAR

Hello Ms. Timmons,

As we are in the final days to save the woods in our cozy neighborhood, I hope that all concerns and efforts are taken into account to revoke this development. We are joined in such strong forces as a friends and neighbors to stop the loss of this nature habitat.

There are so few nature habitats and nature parks in our area. Parks where trees tower over its guests with a canopy of seclusion, where trails weave into humble sanctuaries for peaceful breaks, where our furry friends can explore and be free to what is home to hundreds of forest creatures and protected wetlands. This is so much more than just a small clump of trees to the locals here. We have respected its territory and embraced this nature area for all that it offers each of us.

I have a young daughter. I have taken her on walks to these woods where we discovered nature, sought out Geo-caches, and I have taught her the respect of the land. We have talked about not just stepping on a bug because its a life, and how a tree's leaves turn to mulch and the circle of life. I know we are not seeking to save every bug, and unfortunately our circle of life is growing with the human population and they need homes too. But to cram roads and houses and people into every surface of a neighborhood- it leaves people with no where to escape to nature and too high of traffic. Where will all of these children of this new development go to school? What parks will they play on? Where will they ride their bikes? The answer is that if these woods are gone and more people are added- we will suffer with over-population in such a strong way for our neighborhood community. I understand that the school system is already at its max. There is only one park within walking distance (that is not a private park) that I feel safe taking my daughter to. If this development goes forward, not only will this be excessively over-crowded, but we will also have no route to the park. The construction of this plan is going to be a long, destructive, noisy interruption for YEARS.

The mess and traffic on our TINY roads with small spaces will be so impactful. We can't even imagine the suffering for the folks on the SE 18th. There peaceful homes at the end of their quaint road will never feel the same. Every single vehicle that enters and leaves this housing development will be driving right through. Speeding will increase, litter will increase, and traffic infractions will increase. I also understand that there is a recent discovery of new wetlands near 18th Court. How can a road and all this traffic be constructed right throw this sensitive area?

I oppose the development for this amount of homes and families added to our neighborhood and school system. I oppose the destruction of fragile natural wetlands, nature resources, and natural park/trail area. I oppose the single entry through SE 18th Court where traffic will increase immensely. I oppose the construction and destruction of tearing a messy, noisy hole right through the heart of our neighborhood and taking away our walkways and safe areas to play, commute and live.

This entire project should be denied or extremely decreased.

Regards,
Lanissa Youngquist

Rocale Timmons

From: Renate Beedon <renton-opposites@comcast.net>
Sent: Thursday, September 04, 2014 1:49 PM
To: Rocale Timmons
Cc: Dave Beedon; Bob Garlough; 'Cynthia Garlough'; risingr@integrity.com
Subject: Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Timmons –

I request that the City of Renton not schedule the Hearing Examiner meeting concerning this project because important information regarding a wetland swap that enabled the construction of Tiffany Park Elementary School needs to be obtained and researched so that we can determine how that swap affects the sale of the property and it's proposed development.

As you know, I have been looking for land use documentation about the original construction of Tiffany Park School back in the late 1960s / early 1970s and have not been able to obtain that information.

Obtaining this information is important because it could affect the sale or development of the property.

Thank you,

Renate Beedon

Rocale Timmons

From: Renate Beedon <renton-opposites@comcast.net>
Sent: Thursday, September 04, 2014 1:52 PM
To: Rocale Timmons
Subject: FW: Response to Public Records Request / Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Timmons,

I am forwarding the attached correspondence to you and request that this is made part of the public records concerning this project.

Renate Beedon

From: Sheryl Moore [<mailto:sheryl.moore@rentonschools.us>]
Sent: Thursday, September 04, 2014 12:25 PM
To: Renate Beedon; Sandra Case
Cc: Merri Rieger; John Knutson
Subject: RE: Response to Public Records Request

Dear Ms. Beedon: Your statement is correct. The District has many documents and records pertaining to the site at Tiffany Park; however, none of those records pertain to the "District's decision to not build on the property" as explained in the prior email. This email concludes the District's response to your public records request. Thank you.

Sheryl A. Moore, J.D.

Assistant Superintendent Human Resources

sheryl.moore@rentonschools.us

Office: 425.204.2362

Fax: 425.204.2383

Cell: 206.406.0613



Launching Learning To Last A Lifetime

300 Southwest 7th Street

Renton, WA 98057-230

From: Renate Beedon [<mailto:renton-opposites@comcast.net>]
Sent: Thursday, September 4, 2014 12:05 PM
To: Sandra Case
Cc: Merri Rieger; John Knutson; Sheryl Moore
Subject: Re: Response to Public Records Request

Dear Ms. Moore,

Let me understand this correctly: the Renton School District is not in possession of any documentation such as meeting minutes (including school board minutes) maps, survey data, egress limitations, topography concerns, or other relevant material pertaining to the decision to not build on the property? Thank you your review and confirmation.

Renate Beedon

Sent from my iPad

On Sep 3, 2014, at 11:04 AM, Sandra Case <sandra.case@rentonschools.us> wrote:

This formal response to your public records request is being sent to you on behalf of Sheryl Moore, Assistant Superintendent

Dear Ms. Beedon:

This email is in response to the public records request you made on August 14, 2014, regarding documentation pertaining to the District's decision to not build on the property located in Tiffany Park.

We have researched our records, and confirm that the District did not hold any formal meetings or prepare documents or records pertaining to the District decision to not build a new middle school on the property. There are no public records that are responsive to your request.

We would like to note that the District's conclusion that the site was not useful or necessary for school purposes was developed over time, in light of staff knowledge and expertise concerning the needs of the District for a new middle school and the City's building requirements. The primary consideration was that the proximity of the site (1.2 miles) to the existing Nelsen Middle School mitigated against that site for this purpose, and that the population growth, over time, has occurred in the north portion of the District. This growth resulted in the need for a third middle school at the site of the old Hazelwood Elementary School in Newcastle. Other considerations that mitigated against the use of the Tiffany Park property included the lack of arterial street access to the site, and resulting difficulties in accommodating school bus, staff, service and community traffic, and more stringent current wetlands regulations as compared to regulations in place in the 1960's for school site construction.

This response concludes the Renton School District's response to this public records request. Thank you.

Sheryl A. Moore, J.D.

Assistant Superintendent Human Resources
sheryl.moore@rentonschools.us

Office: 425.204.2362

Fax: 425.204.2383

Cell: 206.406.0613

<image001.jpg>

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300 Southwest 7th Street

Renton, WA 98057-230

Rocale Timmons

From: Renate Beedon <renton-opposites@comcast.net>
Sent: Thursday, September 04, 2014 1:53 PM
To: Rocale Timmons
Cc: Dave Beedon; 'Cynthia Garlough'; Bob Garlough; risingr@integrity.com
Subject: FW: Request for Documentation /Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Timmons,
I request that the attached e-mail be made part of the public record for the subject project.
Thank you,
Renate Beedon

From: Renate Beedon [<mailto:renton-opposites@comcast.net>]
Sent: Thursday, September 04, 2014 1:30 PM
To: merri.rieger@rentonschools.us
Cc: Dave Beedon; risingr@integrity.com; 'Cynthia Garlough' (cynthia.garlough@comcast.net); Bob Garlough (bob@garlough.org)
Subject: Request for Documentation

Dear Dr. Rieger

The Tiffany Park Woods Advocacy Group (TPWAG) respectfully requests under the Freedom of Information Act all documentation pertaining to the School District's decision to surplus the property located in Tiffany Park (LUA13-001572, ECF, PP, CAR). This includes meeting minutes, e-mail messages, internal and external reports, memos, handwritten notes, drawings, etc.

Sincerely,

Renate Beedon

President,

TPWAG

Rocale Timmons

From: Renate Beedon <renton-opposites@comcast.net>
Sent: Thursday, September 04, 2014 1:58 PM
To: Rocale Timmons
Cc: Bob Garlough; Dave Beedon; 'Cynthia Garlough'; risingr@integrity.com
Subject: FW: response to public records request / Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Timmons,
I request that the attached e-mail be made part of the public record for the subject project.
Thank you,
Renate Beedon

From: Rosemary Quesenberry [mailto:running4renton@hotmail.com]
Sent: Thursday, September 04, 2014 1:27 PM
To: Renate Beedon
Subject: FW: response to public records request

They can not respond until October 4. Can you please ask Ms. Timmons to postpone the public hearing date so that we can access this information and review it?

From: sheryl.moore@rentonschools.us
To: running4renton@hotmail.com
Date: Thu, 4 Sep 2014 13:12:39 -0700
Subject: FW: response to public records request

Forwarding; I had the incorrect email address. Thank you.

Sheryl A. Moore, J.D.
Assistant Superintendent Human Resources
sheryl.moore@rentonschools.us
Office: 425.204.2362
Fax: 425.204.2383
Cell: 206.406.0613



From: Sheryl Moore
Sent: Thursday, September 4, 2014 1:10 PM
To: 'running4rernton@hotmail.com'
Cc: Merri Rieger (Merri.Rieger@rentonschools.us); John Knutson; Sandra Case
Subject: response to public records request

Dear Ms. Quesenberry: this email responds to your public records request related to the Tiffany Park property. We estimate that it will take us 30 days to research and respond to your two requests. You may expect a full response from the District by on or about October 4, 2014. Thank you.

Sheryl A. Moore, J.D.

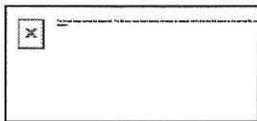
Assistant Superintendent Human Resources

sheryl.moore@rentonschools.us

Office: 425.204.2362

Fax: 425.204.2383

Cell: 206.406.0613



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Renton, WA 98057-230

Rocale Timmons

From: Craig & Jill Jones <cajones52@comcast.net>
Sent: Monday, September 15, 2014 8:50 AM
To: Rocale Timmons
Subject: Subject: Development proposal of Tiffany Park Reserve LUA 13-001572

Follow Up Flag: Follow up
Flag Status: Completed

Subject: Development proposal of Tiffany Park Reserve LUA 13-001572

Dear Ms Timmons:

Thank you for the information you have provided about the city's process in regard to the proposed development in our neighborhood.

I have previously expressed concerns about the safety and traffic issues the construction of this development will create on SE 18th St. and around Tiffany Park Elementary School. But there are also traffic considerations beyond the immediate area of the development.

As a Tiffany Park resident of 28 years I am very familiar with the traffic patterns in and around my neighborhood. There is only one route out of the greater Tiffany Park neighborhood that leads directly to the freeways and downtown Renton: Puget Drive. Already, access to Puget Drive via SE 16th Street and 116th Avenue SE gets backed up in the mornings and there are usually several cars waiting to turn into the neighborhood at SE 16th St. in the evenings.

The intersection at SE 16th St. and 116th Avenue SE is further complicated by cars from Ponderosa Estates exiting by Edmonds Way SE. Those cars already have long waits yielding to 16th St. traffic.

In addition, Traffic at the bottom of Puget Drive as it empties onto Talbot Rd S. (Hwy 515) is already heavy and backed up at a long traffic signal. This traffic will be worsened by additional traffic from Tiffany Park Reserve development and the many new apartments going up around Benson Rd. S.

Heavy construction vehicles will be using the Puget Drive/116th and 16th route to access the construction site off SE 18th St. Construction vehicles are not likely to use a different route to the 124th Pl. SE access point, as they would have to use a round-about route through the Cascade Vista neighborhood and over many speed bumps.

It would be irresponsible for city planners to ignore such traffic issues while granting permits for denser development.

Sincerely,

Jill M. Jones
1413 Newport Ct. SE
Renton, WA 98058

Rocale Timmons

From: Georgerock <georgerock518@comcast.net>
Sent: Saturday, September 20, 2014 11:09 AM
To: Rocale Timmons
Subject: Re: Tiffany Park PP - Community Meeting Followup

Follow Up Flag: Follow up
Flag Status: Flagged

Rocale Timmons
City of Renton - Current Planning
Senior Planner

To all, Tiffany Park

The new planned 96-lot subdivision does not 'fit in' with the rest of the homes in the Tiffany Park neighborhood.

The site now has 1,305 significant trees and the applicant has revised the proposal to retain 30% of the protected trees on site meaning wet lands only.

This meaning that all lots will be clear-cut in order to build 96 homes in this sub-division.

When the constructing of the Tiffany Park neighborhood, the builder was required to leave two trees per lot. The lots sizes were from 7,000 to 8,500 square feet within the existing Tiffany Park and if the lot had no trees the builder had to plant two trees.

The new planned 96-subdivision average lot size will be approximately 5,215 square feet with no trees.

The Hearing Examiner should not approve this new devolvement and the City Council should not issue permits.

The whole neighborhood is against this development being built in Tiffany Park neighborhood.

The area should be left as a wildlife preserve. The woods in Renton are slowly disappearing.

Sincerely

Spero G Rockas
Tiffany Park since 1976

September 19, 2014

From: Rocale Timmons
Sent: Wednesday, September 10, 2014 3:46 PM
To: <mailto:renton-opposites@comcast.net> ; <mailto:kgill20@gmail.com> ; <mailto:lpgorg@comcast.net> ; <mailto:anderson7836@comcast.net> ; <mailto:risingr@integrity.com> ; 'Geoff and Meredith Erickson' ; 'Dave Beedon' ; 'Adrienne Lawrence' ; 'Robin Jones' ; <mailto:lsilbernagel@comcast.net> ; <mailto:KWalter@muckleshoot.nsn.us> ; Sandra J Pilat ; <mailto:swansonbsa@gmail.com> ; <mailto:rvo7@comcast.net> ; <mailto:barbiandlance@live.com> ;

<mailto:stvnwhite@yahoo.com> ; <mailto:ednsusanbaker@comcast.net> ; <mailto:asherforrenton@gmail.com> ;
<mailto:georgerock518@comcast.net> ; <mailto:jmhbr@aol.com> ; <mailto:kathleen.butler.kb@gmail.com> ;
<mailto:running4renton@hotmail.com> ; <mailto:cynthia.garlough@comcast.net> ; <mailto:rentonwa1@gmail.com> ; 'Craig & Jill Jones' ; 'Belinda M' ; 'Jane Worden' ; 'Derek Jones' ; 'Elizabeth Frisch' ; 'Karen Walter' ; 'Lanissa Youngquist' ; 'Donna Thorkildson' ; 'Mary&Jim' ; <mailto:john.knutson@rentonschools.us> ; 'Geoff and Meredith Erickson' ; 'Alaine Ikuta' ; 'Phillip Schaefer' ; 'Rachael Mandy' ; <mailto:thedonnelys@oo.net> ; <mailto:rachael.mandy@aggiemail.usu.edu> ;
<mailto:dgoldman@ehdp.com> ; <mailto:belindakm@gmail.com> ; <mailto:tgschaefer@aol.com> ; <mailto:jayag@comcast.net> ;
<mailto:jrockas@hotmail.com> ; <mailto:sclynn@comcast.net> ; <mailto:lynndesmarais@comcast.net> ;
<mailto:marina.higgins@comcast.net> ; <mailto:running4renton@hotmail.com> ; <mailto:cmcfawcett@hotmail.com> ;
<mailto:kyleigh.s.jones@gmail.com> ; mailto:emma_2@q.com ; T Compton ; <mailto:patty@getintouchtherapy.com> ;
<mailto:mail@dougfawcett.com> ; <mailto:ladyjanecody@gmail.com> ; <mailto:asherforrenton@gmail.com> ;
<mailto:harveye@mail.com> ; <mailto:slollll@live.com> ; <mailto:anderson7836@comcast.net>

Cc: <mailto:wpotter@novastardev.com>

Subject: RE: Tiffany Park PP - Community Meeting Followup

Hello Interested Parties,

Thank you to those of you who participated in last night's Community Meeting for Tiffany Park Preliminary Plat. In response to requests made at the meeting I have attached the following:

- Power Point Presentation from last night (pdf)
- Revised Preliminary Plat Plan
- Instructions for Commenting on Proposed Development
- Land Use and Appeal Process Information
- Instructions on Testifying at a Public Hearing

Additionally, I will hopefully be sending out responses to those of you who submitted comments during, and since, the last comment period soon. Please feel free to contact me with questions and/or requests for additional information.

Thank you.

Rocale Timmons
City of Renton - Current Planning
Senior Planner
1055 South Grady Way
Renton, WA 98057
Tel: (425) 430-7219
Fax: (425) 430-7300
rtimmons@rentonwa.gov



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