

From: [DAVID T ARAKAKI](#)
To: [EIS](#)
Cc: [Summer Meadows Association](#)
Subject: Comments to Draft EIS BLUMA
Date: Tuesday, September 21, 2021 6:23:01 PM
Attachments: [Sammamish Draft EIS Summer Meadows HOA Comments.docx](#)

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Attached please find comments to the Draft EIS provided by the Summer Meadows Homeowners Association.

Please contact Lynn Arakaki at 425-269-7469, d.arakaki@comcast.net or summermeadows@hotmail.com if you have any questions or concerns.

Thank you.
Summer Meadows HOA

Please be aware that email communications with members of the City Council, City Commissioners, or City staff are public records and are subject to disclosure upon request.

To: City of Sammamish
From: Summer Meadows HOA Board
contact – Lynn Arakaki (425-269-7469)

Summer Meadows HOA (SMHOA) is a community of 83 homes bounded approximately by Issaquah Pine Lake Rd (IPLR) on the west, 239th Pl SE on the east, SE 39th Pl on the north and SE 41st Pl on the south. The frontage of this development is included in Segment 31 – Issaquah Pine Lake Rd Corridor/SE 32nd Way to SE Klahanie Blvd.

The proposed road construction project in Alternative 4, Segment 31, shows construction along IPLR, which includes the frontage of the Summer Meadows development. The project improvements discussed in this alternative will require a 94-foot ROW along IPLR to be constructed. The existing ROW is 60 feet. There are existing homes on both the east (Summer Meadows) and west (Meadowleaf) sides of IPLR. In addition, significant evergreen trees planted over 30 years ago delineate the eastern side along the SMHOA frontage. According to the arborist report titled, Analysis of Selected Trees in relation to the Issaquah Pine Lake Road SE Improvements Phase 1, by Gilles Consulting, dated April 16, 2020, there are over 150 evergreen trees ranging from 12”-20” in diameter along this stretch of roadway.

In order for the road project in Segment 31 to be built, additional ROW will need to be secured from both the Summer Meadows and Meadowleaf HOAs. Each development has existing recorded Open Space Tracts along IPLR that are owned by the respective HOAs. The additional 34-foot of ROW needed for the road project would significantly impact the existing homes along IPLR in the vicinity of these developments.

The proposed project would:

- Increase the impervious surface in the area which would likely decrease the water quality of the adjacent streams and wetlands due to an increase in street runoff;
- Reduce the tree canopy along IPLR by cutting down over 150 evergreen trees to construct the proposed roadway section;
- Increase the road noise and decrease the air quality for the existing homes adjacent to IPLR, as well as the homes in the surrounding area;
- Decrease the property values of those homes due to the close proximity to a principal arterial;
- Adding additional travel lanes will likely increase the vehicle speeds on IPLR, despite the posted 35 mph signs;
- Increase the danger and difficulty of turning left from SE 40th Pl (entrance of Summer Meadows) onto IPLR due to the impeded sight distance caused by the slight hill south of the intersection and the lack of a signalized intersection.

The proposed IPLR Widening Project that is currently under design shows a different cross section and ROW width. The project shows a 72-foot ROW versus a 94-foot ROW with Alternative 4. There is a major discrepancy between the two projects despite the fact the current widening project is already at the 60% design stage. Will the IPLR Widening project be mothballed until a final decision is made on which alternative is selected from the BLUMA?

The SMHOA Board would strongly like to voice our concern regarding Alternative 4. The construction project proposed for Segment 31 will adversely affect our development, especially the homes fronting IPLR. The Board respectfully recommends the City work with us before a final Alternative is selected.