

Dear Neighbors!

As you might already know, there is a land use application to build **22,657 sq. ft. community complex** at **15252 NE 51st Street**. The complex will include a mosque prayer hall, classrooms, kitchen, assembly hall and parsonage and will provide **36 parking** stalls.

The City of Redmond is organizing a community meeting on

**Monday, February 27, 2017 at 6:45 PM**

**Redmond City Hall** (15670 NE 85th Street, Redmond)

The project application was originally submitted in 2014 and caused multitude of comments and concerns from the neighborhood residents, with the questions mainly related to scale of development, traffic, parking and future growth.

The community involvement caused the city and the applicant to pause project for re-evaluation, however now it is back and the city staff is confident that all questions are answered (please see the city document with answers at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=200548>).

Unfortunately, we do not believe that in two years since our engagement either the city or the applicant addressed the concerns expressed by the neighborhood as evident from the answers given by the city and the lack of changes to the project.

Friends of Overlake believes that the answers provided by the city are not satisfactory, and intends to hire professionals (in land use and traffic) to provide independent review of the project documentation.

**Please become informed by reading the city responses, and make sure to attend the meeting at the City Hall.**

We encourage you to make your opinion known to the city by contacting planner in charge Sarah Pyle at [spyle@redmond.gov](mailto:spyle@redmond.gov) or at **(425) 556-2426**.

*Friends of Overlake neighborhood group*

## Q & A

### Who and what is Friends of Overlake?

This is grass roots group of residents in Overlake dedicated to promoting information about the projects in the neighborhood to its residents and helping the city to make the right choice.

### How do I become involved with the group?

- Join our closed FB group and reach out to your neighbors  
<https://www.facebook.com/groups/nno51st>
- Check the website for the projects in the neighborhood at  
<http://www.friendsofoverlake.org/pages>
- Send email to [friendsofoverlake@outlook.com](mailto:friendsofoverlake@outlook.com) if you have questions or want to become involved in research
- Donate to support expert services on this and other project at  
<http://www.youcaring.com/friendsofoverlake>

### Why do you think the city responses are inadequate?

Development scale: At over 20,000 sq. ft. with maximum elevation of 50', the proposed building is at odds with surrounding single family homes. The city confirms violation of the design standards but argues that this is an allowed use per zoning code.

Traffic impact: The applicant believes that facility serving hundreds of people will not have impact on traffic now or later as congregation grows. The city believes that its duty is "*not eliminate conflicts on our roadways but to ensure that the conflicts are not creating safety hazards*" and that projected traffic demand is adequate

Parking impact: The city and the applicant believe that decreasing parking to 36 stalls from originally proposed 42 will adequately handle parking both for day to day use (up to 147 worshippers) and special events and will accommodate future growth.

Future growth: The city believes that building the facility with seating capacity of 147 for the congregation of 147 (with traffic and parking projections based off that number) is acceptable for future growth planning

### Do you object to the project because this is a mosque?

From the beginning of the project the concerns were about the scale of the development and its location. The project lot is singularly unfit for development of that size and attendance patterns and the religion has nothing to do with it (the church will have same set of problems).

### Why don't you talk to the city or the applicant?

From 2014 it took much effort for the residents to make sure their voice is heard. After all, some of us live in this neighborhood for 10-20-30 years. But so far *all* concerns raised and submitted to the city were deemed unfounded by the city, and that lead us to seek outside experts' help.