

The submitted plans are not near enough to determine or effectively predict the future damages to adjacent properties. One cannot determine the proposed wall heights given the height contradictions, and there are no sections or details in the plan set to review and provide comments. The construction of features of work and the methods that might be used are indeterminate given the lack of detail. The methods used may cause damage to my property and I ask for consideration of these factors in your findings.

In accordance with 17.60.00 the potential for flood damage to adjacent properties from improper drainage of the retaining walls and run off from the proposed impermeable surfaces is likely. The proposed drainage is not supported by the appropriate calculations. In addition, the maintenance access is not shown in the plans.

17.66 The variances applied here are only more convenient and they are not more efficient. Many other permutations for property use exist. They are listed in section 17.44 (C-2). A 4-story apartment building is not required to be built here and may not even be an efficient use of the property, certainly not relative to other commercial use ideas that provide more jobs for the area and improve Sandy economics. A multi-use commercial space that includes restaurants, fitness space, office and retail space would most certainly be a more efficient use of the property. Further the retaining wall does not promote innovation or allow for flexibility that would promote innovation. The location of the walls and the size of the wall don't conserve energy. None of the listed adjustments in 17.66 are relevant to a retaining wall in this situation.

In 17.66.70 the circumstances necessitating the variance are in fact the making of the applicant. In D of that same section the construction of this wall on the north side has the potential to cause harm to my property. There is effectively no gap between the proposed wall and my existing fence on my property line. Traditionally a retaining wall has a 'heel' and a 'toe'. The footing and the toe extend to the non-retaining side of the wall and its length is greater than the available space shown on sheet 7/11 "Grading and ESC Plan". This 'toe' side would then extend onto my property and there is no easement currently agreed upon. In addition, the construction of the wall would require construction workers to be on both the north and south side of the wall to install/remove snap ties/formwork and currently the available space shown does not provide for that. How does the designer propose the wall will be built without damaging my property (fence) or needing to be on my property to construct it?

I currently do not experience flooding or water conveyance issues from the adjacent property in review. When the wall is constructed, it will likely require weep holes to be installed to relieve the hydrostatic pressure on the wall. And while there is stormwater management onsite and an impermeable surface on top, water will make its way through to the soil below through joints, cracks, and seams, and it will need to be planned for. This water will make its way to the wall and potentially through the weep holes in the wall. This water will likely make its way on to my property and by code should not be burdened with managing this water. I would like to request more details and information concerning the proposed wall before making final comments.

Bicycles are not allowed on sidewalks for the safety of pedestrians. The proposed 'nature path' is narrow and does not provide safe clearance for pedestrians and cyclists. In addition, it encourages cyclists to break the law to cross onto this path by riding on the sidewalk.

15.30 I am concerned about the potential light pollution from the parking area lights and the exterior lighting on the building. The current property does not provide light pollution to the area and the proposed project may not meet the dark sky code. There isn't enough information to tell if the exterior illumination will be overwhelming or not. There is no mention of reflectors or shields to prevent light

spilling over into the adjacent properties. I would request that we receive more information and time to review the plans and specifications concerning 15.30.

15.44.40 I would like to add my own emphasis on this section to plead that if this project is to be constructed that the erosion control will be tightly monitored. There will be 1000's of yards of nonnative soil imported to this site and the runoff concerns and mobilization of sediment is real. I am a downhill recipient of this potential material, and I would like it to stay on their side of the fence.

In speaking with the resident where the storm water would be sent an easement has not yet been agreed upon.