

From: [Thara Johnson](#)
To: [Rob Crittenden](#)
Cc: [Kurt Seemann](#)
Subject: RE: Anjuman E Burhani Mosque
Date: Friday, June 22, 2012 12:23:37 PM

The parking ratio gets a little more involved with mosque uses. Essentially they would require a minimum of 50 spaces or maximum of 83 spaces, if they use our parking ratio which allows fixed seats or 7 square feet per person as the unit. I would say they should probably add more spaces since they are pretty close to the minimum.

From: Rob Crittenden
Sent: Friday, June 22, 2012 10:34 AM
To: Thara Johnson
Cc: Kurt Seemann
Subject: RE: Anjuman E Burhani Mosque

Yes, I am okay with the trip generation estimate. I think the traffic flow will be fine as long as they have a right in/right out driveway, and the sight lines are clear.

Parking on site will be a concern, since overflow parking would end up on neighborhood streets. I see the traffic analysis states that there will 58 parking spaces provided, which seems low for 249 worshippers. What does City Code require for this use?

From: Thara Johnson
Sent: Friday, June 22, 2012 8:54 AM
To: Rob Crittenden
Subject: FW: Anjuman E Burhani Mosque

Hi Rob

Happy Friday☺ I'm wondering if you had reviewed this? Just wanting to follow up with the applicants.

Thank you,

**Thara Johnson - Associate Planner,
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Planning & Community Development
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From: Donn Stone [<mailto:donn@RolludaArchitects.com>]
Sent: Thursday, June 07, 2012 8:33 AM
To: roberri@wsdot.wa.gov; Kurt Seemann
Cc: Alex Rolluda; pazookr@wsdot.wa.gov; Palisoc, Felixberto; Thara Johnson
Subject: Anjuman E Burhani Mosque

Rick and Kurt,

Attached is our traffic analysis for the site at 15252 NE 51st Street, Redmond. As you will find on review, the expected traffic impact is below the WSDOT threshold for a Traffic Impact Analysis. For that reason, as I understand, our traffic engineer in his words, "did not collect traffic data and conduct intersection operational analysis due to the site traffic generation being less than WSDOT's criteria for this level of analysis. Plus the access is right in/out only."

If this reasoning is not sufficient please let us know and we will contract with him for complete verification if necessary. Thank you.

In the meantime, the City of Redmond has provided us with a list of approved appraisers and we are only waiting on further instructions from them as to the specific format and contents of the appraisal before contracting with an appraiser and moving the project forward.

Looking forward to your comments.

Donn Stone

Architect | Principal

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