

RE: Anjuman E-Burhani and ST3 design

Sarah Pyle <spyle@redmond.gov>

Wed 5/23/2018, 3:37 PM

To: Eugene Zakhareyev <eugenez@outlook.com>; Steve Fischer <SFISCHER@REDMOND.GOV>;

Erika Vandenbrande <EVandenbrande@REDMOND.GOV>

Good Afternoon,

Thank you for your email concerning the Sound Transit easement. Staff will look into this matter.

Thank you,
Sarah Pyle

From: Eugene Zakhareyev [mailto:eugenez@outlook.com]

Sent: Wednesday, May 23, 2018 9:02 AM

To: Sarah Pyle <spyle@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>

Subject: Re: Anjuman E-Burhani and ST3 design

Hello,

In addition to my previous email please find attached ST3 preliminary plan for AEB property.

Would appreciate if you could acknowledge the correspondence.

Yours truly,

Eugene

From: Eugene Zakhareyev <eugenez@outlook.com>

Sent: Sunday, May 20, 2018 11:09:02 PM

To: Sarah Pyle; Steve Fischer; Erika Vandenbrande

Subject: Anjuman E-Burhani and ST3 design

Dear Ms. Pyle,

Hope my email finds you well.

In the past the residents brought up the question of potential ST3 effect on Anjuman E-Burhani project. The response provided by the city staff was as follows (Feb 2017):

3.5.4 Q: Sound Transit East Link Light Rail project identified this area as potential location for ST3 development, so any development on the site may compromise the future expansion of light rail. What impact the development and/or drainage to WSDOT ditch may have on the

viability of the Light Rail development project at that location? Did the city contact Sound Transit regarding proposed development?

A: The City has a High Capacity Corridor which maps out areas set aside for Sound Transit development and this proposal is not within the corridor needed by Sound Transit for their future expansions

However, few of my neighbors alerted me that Sound Transit will require 20 feet easement for all properties in our neighborhood that border SR-520 WSDOT ROW. After checking with Sound Transit, I have found that Anjuman E-Burhani property is also included in that plan, so as of today the staff response is no longer correct.

Acc. to Sound Transit, the required 20' easement will consist of 10' permanent easement (where the soundproofing wall will be built) and 10' vegetation easement (providing vegetation access buffer for the wall).

Anuman E-Burhani project plan includes vehicle driveway on western side of the property (where the easement will be). Proposed Sound Transit easement will require repositioning of said driveway, the building as well as potentially adjusting the building setbacks (due to the wall location 10' into the property). The failure to address this requirement during planning may cause delays both to the project in question build out (should it be approved) and to Sound Transit design.

Would appreciate the planning department updating its response considering the new information available.

Thanks much!

Yours very truly,

Eugene

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