

Appellant's Exhibit 48

(as referenced in June 30, 2017

*Appellant WPDC Cleveland LLC's Witness and Exhibit List*)

**Laing, Aaron M.**

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**From:** Gary Lee  
**Sent:** Thursday, November 29, 2012 11:17 AM  
**To:** Deborah Farris; Debby Wilson; Dennis Brunelle  
**Cc:** Laura Pendergraft  
**Subject:** RE: 16390 Cleveland Street & Construction Impact - Please Read...

Thanks Deb

**From:** Deborah Farris  
**Sent:** Thursday, November 29, 2012 11:13 AM  
**To:** Debby Wilson; Gary Lee; Dennis Brunelle  
**Cc:** Laura Pendergraft  
**Subject:** RE: 16390 Cleveland Street & Construction Impact - Please Read...

I spoke with Mr. Hansen. He will be contacting the renter and letting him know that at the present time the only use allowed in the building is personal storage. He'll be getting back to me with the outcome of his conversation(s) and following up with an email. Mr. Hansen was unaware of the WA Dept. of Revenue database detail saying that the building was being used for a "Lessor of Mini-Warehouses and Self-Storage Units". The rental contract that the renter signed with Mr. Hansen only allows land uses permitted by the City.

As with all enforcement issues we deal with, Mr. Hansen has 30 days to bring the property into compliance. - Deb

**From:** Debby Wilson  
**Sent:** Thursday, November 15, 2012 8:58 AM  
**To:** Deborah Farris; Gary Lee  
**Subject:** FW: 16390 Cleveland Street & Construction Impact - Please Read...  
**Importance:** High

(Gary it looks like Deborah is out, anything you can find out would be appreciated.) There are some issues occurring at the property located at 16390 Cleveland. Although not in the e-mail below, the building owner has expressed that there is some activity taking place in the building and I was trying to do a little research before contacting the owner. Are you aware of a business in the building, or occupancy that may not need a license? There was some expression that there were vehicle repairs taking place in the building. Anything you can let me know would be appreciated.

P.S. the owner was made aware of the Project via his real estate agent, unlike what his note stated.

Debby

**om:** Dennis Brunelle  
**Sent:** Thursday, November 15, 2012 7:59 AM  
**To:** Debby Wilson  
**Subject:** FW: 16390 Cleveland Street & Construction Impact - Please Read...  
**Importance:** High

Debby,

Please let me know your thinking on this issue. I need to address this issue immediately so that I can proceed with construction.

Thank you,

Dennis

**From:** Eric Hansen [<mailto:ehansen@microsoft.com>]

**Sent:** Wednesday, November 14, 2012 8:33 PM

**To:** Dennis Brunelle

**Cc:** John Florio; Eric Hansen; [CommercialDevelopment@outlook.com](mailto:CommercialDevelopment@outlook.com); [shellidean87@gmail.com](mailto:shellidean87@gmail.com)

**Subject:** 16390 Cleveland Street & Construction Impact - Please Read...

**Importance:** High

Good evening, Dennis.

Earlier today, a tenant in my commercial building (located at 16390 Cleveland Street) notified me of his inability to ingress and egress the property due to the removal of the driveway servicing the building.

First, the property is an active commercial property this is leased to a business. The business is now unable to use the space due to the inability to ingress and egress the property.

Second, I / my partner / the LLC on record / etc. have *\*never\** received *\*any\** form of communication notifying us of any current and/or future impact to the property and/or my tenant.

This afternoon (at 4pm, 14-Nov), I was fortunate to meet with John Florio on the site. John was extremely professional, helpful, and took the time to share with me the impact to my property - thank you, John (cc'd).

While I'm very appreciate of John's dialog (and efforts), the current plan is simply not adequate to address the following:

1. Comparable (and unobstructed) ingress and egress to all 3 garage bays fronting (via Cleveland St) my property. We must maintain the ability to easily (and directly) drive vehicles in / out of the property at all 3 garage locations. The building is a 'split-level' structure with a concrete ramp to enable vehicles to transit from 'street grade' to the second level. This ramp is adjacent to the North wall of the building. Given the proposed design to limit ingress and egress, I (and my tenant) will be unable to use all 3 garage bays, including the ramp - as we can today.
2. Comparable frontage parking (parallel to Cleveland St). The new design REMOVES parallel parking space that originally enabled myself and/or tenants to park vehicles directly in front of the property. Again, this loss of parking is not acceptable.
3. Imminent need to replace the mechanism (e.g. - metal track / rail) that served as a guide for the 3 sliding garage doors. The mechanism was removed as part of the demolition. In doing so, the security of the building is compromised, as it's easy to pull the lower portion of the garage doors out (towards Cleveland) and gain access to the inside of the building. Please note, this is an active security concern. It's my expectation that the mechanism be replaced and fully-functional, both short and long-term. Additionally, the grade must be correct to enable all 3 doors to 'operate / glide' without interference and enable the ingress / egress of vehicles with low ground clearance.

Bottom line, the proposed design NEGATIVELY impacts the value and usefulness of my property. Clearly, this isn't acceptable to my partner or I. I'm very disappointed that I was never informed, consulted, and/or communicated with regarding any aspect of this project. If a dialog had been established, I'm confident we would not be in situation we are today.

As such, I'm asking the City of Redmond to address points 1-3 above *\*and\** return the property to it's 'pre-project state' with the new / proposed design.

Please do not hesitate to contact me directly to discuss this further. I look forward to an amicable solution.

All the best,

Eric Hansen (for Rain City Development, LLC)  
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*Director, Microsoft Advertising, Bing Ads*

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