

## Alex Baruch

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**From:** Jared Crews  
**Sent:** Tuesday, April 8, 2025 2:03 PM  
**To:** Alex Baruch; Robert Long  
**Subject:** RE: Public Comment - Parcel 12711110300 - Development project

Hello Robert,

This is Jared with the Transportation and Engineering Department. We are conditioning the Henderson Project to plan for an eventual connection to Durell Rd but because they do not own that additional property required to complete the connection to Durell Rd (your piece of property), we cannot require the Henderson Project to complete the connection at this time. If you were interested in willingly dedicating a portion of your property to the City as right-of-way then the City could potentially have the Henderson Project complete/construct the connection with their development.

A few things to consider:

The City looks to provide additional or secondary road connections where we can to help develop a more complete street system. This connect with Durell is one of those helpful connections as it will serve to pull traffic away from Henderson Blvd which is already a busy street and will only get busier as more properties develop/redevelop.

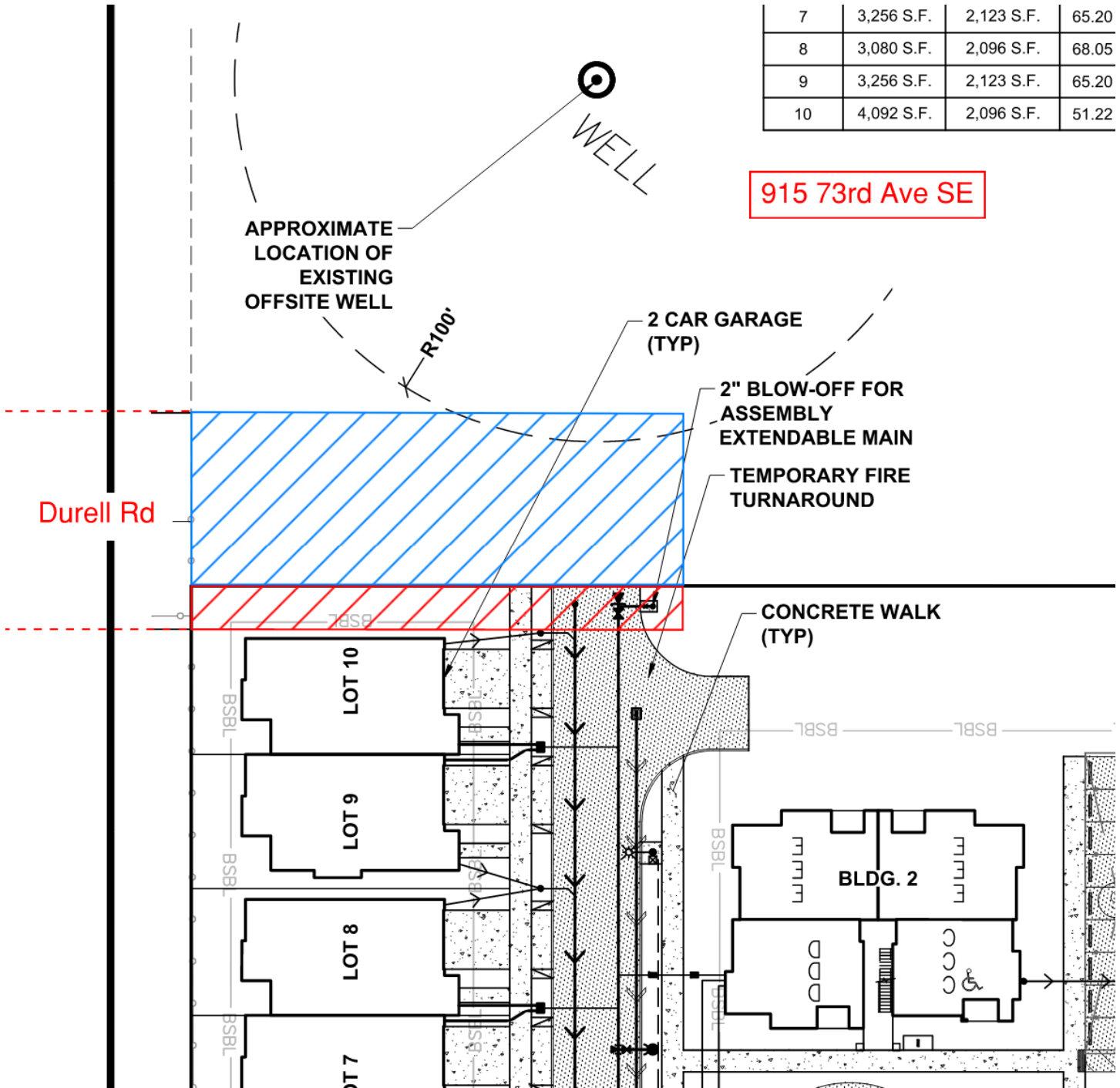
When a property develops or redevelops and there are street improvements identified across portions of the property, it is typically on the owner/developer to construct the street improvements. In the case of the Henderson project, since they are the first one to develop they are “carrying the burden” of constructing the majority of said street improvements. If you were to willingly dedicate a portion of your project to the City as right-of-way, the City could potentially condition the Henderson Project to construct street improvements across that portion of right-of-way and eliminating or reducing the street improvements that you (or a future owner) would need to construct if your property was ever redeveloped.

Having the Henderson Project construct street improvements and connecting to Durell Rd makes access to your property easier, and also makes your property more attractive from a redevelopment standpoint as you would have street access and access to City utilities (water and sewer).

In the exhibit below is a rough sketch of the area we would like to see dedicated in order to complete a road connection (section on your property is in blue, section in red is additional right-of-way the Henderson Project will be dedicating to the City). This dedication is a fairly straightforward process that the City completes with developers very often. We have standard forms and would do the majority of the “leg work” for compiling the agreements and necessary exhibits.

If this is something that you are potentially interested in, please let me know and I can discuss in further detail. Thanks,

7	3,256 S.F.	2,123 S.F.	65.20
8	3,080 S.F.	2,096 S.F.	68.05
9	3,256 S.F.	2,123 S.F.	65.20
10	4,092 S.F.	2,096 S.F.	51.22



**Jared Crews** | Engineer II  
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**From:** Alex Baruch <ABaruch@ci.tumwater.wa.us>  
**Sent:** Tuesday, April 8, 2025 12:43 PM  
**To:** Robert Long <rlong81666@gmail.com>  
**Cc:** Jared Crews <JCrews@ci.tumwater.wa.us>  
**Subject:** RE: Public Comment - Parcel 12711110300 - Development project

Hi Robert,

I hope you are doing well. Thank you for your email. I will forward your comments and questions to the applicant. Jared Crews from Transportation and Engineering will most likely be in touch about your question regarding the extension of Durell Road.

Sincerely,

**Alex Baruch | he/him**  
**Senior Planner**, Community Development  
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**From:** Robert Long <[rlong81666@gmail.com](mailto:rlong81666@gmail.com)>  
**Sent:** Friday, April 4, 2025 11:37 AM  
**To:** Alex Baruch <[ABaruch@ci.tumwater.wa.us](mailto:ABaruch@ci.tumwater.wa.us)>  
**Subject:** Public Comment - Parcel 12711110300 - Development project

You don't often get email from [rlong81666@gmail.com](mailto:rlong81666@gmail.com). [Learn why this is important](#)

Hi.

This is Robert Long and I own the property at 915 - 73rd Ave SE, which is adjacent to the property above.

I would like to request that the builder place a high fence along my property line to ensure that their residents do not have easy access to my property.

I would also like to know if I can expect any type of an easement application to tie Road A into Durell Road.

Thanks.