

Laing, Aaron M.

From: Gary Lee
Sent: Thursday, November 17, 2016 10:16 AM
To: Steve Fischer; Paulette M. Norman; Rob Odle
Cc: Janise M. Goucher; Carol Lewis; Gary Lee
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building - vs Building Department estimates

To summarize in an email, so you don't have to open the attachments:

Their appraisal is \$250,000

The Energov Valuation is \$198,140.40.
The Rebuild Estimate \$158,833.11

The estimated value of the improvements to the building (for their remodel) is \$131,977

The estimates that Janise provided are above their estimated cost of improvements. Thus, they will not be required to do any frontage improvements, or remove the front of their building to make way for the desired ROW, if we accept their appraisal.

Shall we accept their appraisal, or tell them we have confirmed that that our estimates are not as high as their appraisal, but they are higher than the estimated value of improvements – thus they will not be required to dedicate ROW or make frontage improvements?

Thoughts?

Gary Lee,

Senior Planner
(425) 556-2418
City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Janise M. Goucher
Sent: Wednesday, November 16, 2016 4:12 PM
To: Gary Lee <GLEE@REDMOND.GOV>; Carol Lewis <CLEWIS@REDMOND.GOV>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV>; Paulette M. Norman <pmnorman@redmond.gov>; Rob Odle <RODLE@REDMOND.GOV>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building - Link document

Gary,

Carol and I have worked out two valuations for you;

The first estimate is an Energov building valuation estimate based on the current occupancy (S-2) and the construction type IIIB. This is the estimate the King County tax assessor uses. This estimate is for the structure only. The second fee is from the Building Journal commercial cost estimate for a warehouse building (replacement value). This estimate is also for the structure only.

**Thank-you,
Janise Goucher**

Building Plans Examiner | City of Redmond
425.556.2464 | jmgoucher@redmond.gov
www.redmond.gov | Land.Redmond.gov (E-Track Portal)
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052



Redmond

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From: Gary Lee
Sent: Wednesday, November 16, 2016 1:05 PM
To: Carol Lewis <CLEWIS@REDMOND.GOV>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV>; Paulette M. Norman <pmnorman@redmond.gov>; Janise M. Goucher <jmgoucher@redmond.gov>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building - Link document

Carol,

This regarding the value of required improvements compared to the current assessed (or appraised) value of the existing building.

Short of getting an alternate appraisal, we want determine if their appraisal of the existing building is reasonable. Their appraisal says the existing building is worth \$250,000. We are hoping that you can tell us what a reasonable price would be to construct that building now to determine if their appraisal is reasonable, or if we need push back, or get an alternate appraisal.

Gary Lee,

Senior Planner
(425) 556-2418
City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Carol Lewis
Sent: Wednesday, November 16, 2016 12:14 PM
To: Gary Lee <GLEE@REDMOND.GOV>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV>; Paulette M. Norman <pmnorman@redmond.gov>; Janise M. Goucher <jimgoucher@redmond.gov>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building - Link document

Hello Gary,

I'm not sure what you're asking me to estimate. We can calculate a value of construction but I can't estimate how much it would cost to replace/rebuild a structure. Please help us understand what you're asking for and Janise and I will help you.

Thanks
Carol

From: Gary Lee
Sent: Wednesday, November 16, 2016 12:10 PM
To: Carol Lewis <CLEWIS@REDMOND.GOV>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV>; Paulette M. Norman <pmnorman@redmond.gov>
Subject: FW: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building - Link document

Carol,

Please have someone come up with an estimate on how much it would cost to replace the existing concrete block building, as it is constructed today. We need to know if it is truly around the \$250,000 that the appraisal (linked below) says it is.

Let me know if you have any questions.

Gary Lee,

Senior Planner
(425) 556-2418
City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Paulette M. Norman
Sent: Wednesday, November 16, 2016 11:58 AM
To: Gary Lee <GLEE@REDMOND.GOV>; Steve Fischer <SFISCHER@REDMOND.GOV>
Cc: Min Luo <mluo@redmond.gov>; Carol Lewis <CLEWIS@REDMOND.GOV>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building - Link document

Min and I discussed and I am comfortable with what has been presented.

Paulette

From: Gary Lee
Sent: Tuesday, November 15, 2016 3:33 PM
To: Steve Fischer <SFISCHER@REDMOND.GOV>; Paulette M. Norman <pmnorman@redmond.gov>
Cc: Min Luo <mluo@redmond.gov>; Carol Lewis <CLEWIS@REDMOND.GOV>; Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building - Link document

Here is a link the appraisal.

<R:\EnerGovWorkingDocs\LAND-2016-01420\16390 Cleveland Appraisal. pdf.pdf>

From: Gary Lee
Sent: Tuesday, November 15, 2016 12:41 PM
To: Steve Fischer <SFISCHER@REDMOND.GOV>; Paulette M. Norman <pmnorman@redmond.gov>
Cc: Min Luo <mluo@redmond.gov>; Carol Lewis <CLEWIS@REDMOND.GOV>
Subject: FW: 16390 Cleveland St. Parcel number: 7198800085 - Appraised value of concrete block building

Steve and Paulette,

Please see the appraisal that is linked below. The appraised value of the cinder block building is \$250,000. Do we agree with that? What do we think about that? Should we take this to T.C.?

Gary Lee,

Senior Planner
(425) 556-2418
City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Min Luo
Sent: Tuesday, November 15, 2016 11:21 AM
To: Gary Lee <GLEE@REDMOND.GOV>
Subject: FW: 16390 Cleveland St. Parcel number: 7198800085

Gary,

Here is the email including the link.

Thanks,

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov

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From: Sean Miller [mailto:sean@paylinedata.com]
Sent: Wednesday, November 09, 2016 2:32 PM
To: Min Luo <mluo@redmond.gov>
Subject: Re: 16390 Cleveland St. Parcel number: 7198800085

Yes I sent it on Monday your firewall may have stopped it. Here it is again.
<https://www.dropbox.com/s/8tos2sx9u7wdoc0/16390%20Cleveland%20Appraisal.%20pdf.pdf?dl=0>

Can you confirm you received and were able to open the file.

Sean Miller
Partner

payline

Inc.
50

#208 in 2016

225 W Wacker Drive Suite 1565 •
Chicago, Illinois 60606 • USA
P: 206.551.1309 F: 206.299.4800
E: sean@paylinedata.com
W: www.paylinedata.com

From: Min Luo <mluo@redmond.gov>
Date: Wednesday, November 9, 2016 at 2:06 PM
To: Sean Miller <sean@paylinedata.com>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Sean,

Did you send it somewhere?

I didn't see that.

Thanks,

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov

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From: Sean Miller [mailto:sean@paylinedata.com]
Sent: Wednesday, November 09, 2016 12:04 PM
To: Min Luo <mluo@redmond.gov>
Subject: Re: 16390 Cleveland St. Parcel number: 7198800085

Min, were you able to open the dropbox file to see the appraisal?

Sean Miller
Partner

payline

Inc.
50

#208 in 2016

225 W Wacker Drive Suite 1565 •
Chicago, Illinois 60606 • USA
P: 206.551.1309 F: 206.299.4800
E: sean@paylinedata.com
W: www.paylinedata.com

From: Min Luo <mluo@redmond.gov>
Date: Tuesday, November 8, 2016 at 8:27 AM
To: Sean Miller <sean@paylinedata.com>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Sean,

Yes, you can drop down a hard copy.

Thanks,

Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov
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From: Sean Miller [mailto:sean@paylinedata.com]
Sent: Tuesday, November 08, 2016 8:16 AM
To: Min Luo <mluo@redmond.gov>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: Re: 16390 Cleveland St. Parcel number: 7198800085

Min, thank you. I tried to attach the appraisal but it is very large and kept bouncing back. Do you have a mechanism for me to share large files with you?

If not I can drop off a hard copy of the appraisal.

Sean Miller
Paylinedata.com
Sent from my iPhone

On Nov 8, 2016, at 8:12 AM, Min Luo <mluo@redmond.gov> wrote:

Sean,

I believe we need to know the value of the existing building. This is the basis to determine if the frontage requirement is triggered. We need want to see the appraisal report too.

Thanks,

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
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From: Sean Miller [mailto:sean@paylinedata.com]
Sent: Monday, November 07, 2016 2:33 PM
To: Gary Lee <GLEE@REDMOND.GOV>; Min Luo <mluo@redmond.gov>
Subject: Re: 16390 Cleveland St. Parcel number: 7198800085

Gary, I hope you had a nice weekend. Following our pre-app meeting we ordered a commercial appraisal on 16390 Cleveland to determine the replacement cost of the building. The replacement value for just the building came back at \$250,000. We have also ordered all of our estimates to understand what it will take to bring the building up to 2015 IBC standards. Estimates are coming back at between 120-135K which is far below the threshold set by the appraisal. We would like to submit for permits and need to know if there is anything special we should be doing while submitting for the permits?

I appreciate your time and help.

Best regards,

Sean Miller
Partner

<image001.png>

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Chicago, Illinois 60606 • USA
P: 206.551.1309 F: 206.299.4800
E: sean@paylinedata.com
W: www.paylinedata.com

From: Gary Lee <GLEE@REDMOND.GOV>
Date: Wednesday, July 20, 2016 at 2:54 PM
To: Vicki Orrico <Orrico@jmmlaw.com>
Cc: Sean Miller <sean@paylinedata.com>, Min Luo <mluo@redmond.gov>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Vicki,

We prefer that you come in for a pre-application meeting so you can talk to all of the relevant disciplines at one time. The meetings are free, but they only occur on Thursdays and we are currently booked out to September 15th. We do not make reservations. You need to submit your application to get on the calendar.

You can submit your application at the Planning counter any time, you do not need an appointment to submit for a Pre-Application meeting.

Pre-Application meeting filing requirements.
<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=90602>

Gary Lee,

Senior Planner
(425) 556-2418
City of Redmond, MS: 25PL PO Box 97010 Redmond WA 98073-9710

From: Vicki Orrico [<mailto:Orrico@jmmlaw.com>]
Sent: Wednesday, July 20, 2016 2:42 PM
To: Gary Lee
Cc: Sean Miller; Min Luo
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Thanks Gary. Could we please come in and meet with you and Min to discuss all the parameters and requirements for our proposed remodel?

Best Regards,

Vicki E. Orrico

Vicki E. Orrico
Johns Monroe Mitsunaga Koloušková, PLLC
Bellefield Office Park
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004
(425) 467-9968 (direct)
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From: Gary Lee [<mailto:GLEE@REDMOND.GOV>]
Sent: Wednesday, July 20, 2016 2:40 PM
To: Vicki Orrico
Cc: Sean Miller
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Vicki,

That code section is now RZC 21.76.100. F.9. Yes this applies too. However, parking has been grandfathered for the existing square footage of the building.

See the link below the new Zoning Code, and that section.

<http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx#secid-3080>

The anticipated exterior modifications to the building will require an Administrative Modification application review approval (prior to the issuance of a building permit), which also requires Design Review by the Design Review Board. The Fee for that application is \$5,953.05. Below is a link to the filing requirements.

Administrative Modification filing Requirements

<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=90430>

Gary Lee,

Senior Planner
(425) 556-2418
City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Vicki Orrico [mailto:Orrico@jmmlaw.com]
Sent: Wednesday, July 20, 2016 11:40 AM
To: Gary Lee
Cc: Sean Miller; Min Luo
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Thank you Gary. I understand that it falls under RZC 21.17.010.F.1.d. My question is whether it is also considered a nonconforming structure under 20F.10.50-090.

Best Regards,

Vicki E. Orrico

Vicki E. Orrico
Johns Monroe Mitsunaga Koloušková, PLLC
Bellefield Office Park
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004
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From: Gary Lee [mailto:GLEE@REDMOND.GOV]
Sent: Wednesday, July 20, 2016 8:23 AM
To: Vicki Orrico
Cc: Sean Miller; Min Luo
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Vicki,

Yes, this is a nonconforming structure, sidewalk, etc. The codes section that could trigger the requirement is RZC 21.17.010.F.1.d. (Screenshot below). If you have any questions about this, please contact Min Luo. I cc'd her on this email, so she will know what you may be contacting her about.

RZC 21.17.010.F.1 below

F. **Adequate Streets, Sidewalks, and Trails.** Except as provided in RZC 21.17.010.B.3, it shall be approval for development permits that public improvements, including paving curbs, side drainage, street lights, and underground utilities (except as provided for in RZC 21.17.020), conform standards adopted by the Technical Committee shall be installed by the applicant prior to final occupancy as follows:

1. This subsection shall apply to:
 - a. New commercial, industrial or residential construction (multifamily and new single-family except for accessory dwelling units)
 - b. New subdivisions
 - c. Dedication of private streets
 - d. Remodeling or additions to existing commercial, industrial, or multifamily residential conversions to these uses that increases gross floor area by 20 percent or greater, or any repairs which exceed 100 percent of the value of the previously existing structure.
 - e. Remodeling or additions to existing single-family residential buildings that increases the g by 100 percent or more, or any alterations or repairs which exceed 100 percent of the previously existing structure. The decision maker may waive this requirement if any of the forth in subsection 21.17.010.B.3 are present.

Gary Lee,

Senior Planner
(425) 556-2418

City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Vicki Orrico [<mailto:Orrico@jmmlaw.com>]
Sent: Tuesday, July 19, 2016 4:35 PM
To: Gary Lee
Cc: Sean Miller
Subject: 16390 Cleveland St. Parcel number: 7198800085

Hi Gary

I am working with Sean Miller on the above-referenced project. He shared your email (below) with me. What is triggering the infrastructure requirements – is this a nonconforming structure?

Best Regards,

Vicki E. Orrico

Vicki E. Orrico
Johns Monroe Mitsunaga Koloušková, PLLC
Bellefield Office Park
11201 S.E. 8th Street, Suite 120
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From: Gary Lee <GLEE@REDMOND.GOV>
Date: Tuesday, July 5, 2016 at 11:36 AM
To: Sean Miller <sean@paylinedata.com>
Cc: Min Luo <mluo@redmond.gov>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Sean,

This property has been grand-fathered regarding parking in the past. Thus no parking will be required for this building, for general retail/office use.

As mentioned by Min previously, you will need to do property frontage improvements, including new curb, gutter and sidewalk – according to City plans, if your improvements to the building equal or exceed the current assessed value of the improvements.

If the cost of the improvements to the building (with your project) equal or exceed \$23,500 (as assessed below) you will need to remove approximately 10' of the east side of the building (fronting 164th and the intersection) and build a new, wider, sidewalk as shown below. All of the costs associated with improving the building will be included.

Our general thinking is that you will be spending at least \$23,500 to make the building suitable for retail/commercial use, which will trip the requirement for the removal of the east side of the building and widening of the sidewalks. I think that this is very important for you to aware of.

<image003.png>

Plans for this intersection call for the widening of the sidewalk as shown below. See arc through the building.

<image004.png>

Gary Lee,

Senior Planner

(425) 556-2418

City of Redmond, MS: 2SPL

PO Box 97010

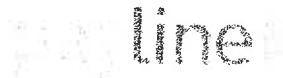
Redmond WA 98073-9710

From: Sean Miller [<mailto:sean@paylinedata.com>]
Sent: Thursday, June 30, 2016 11:42 AM
To: Min Luo; Zheng Lu
Cc: Gary Lee
Subject: Re: 16390 Cleveland St. Parcel number: 7198800085

Min, here is the site plan with a basic traffic pattern to show how a car will back into the parking space. Please let me know your thoughts. As I shared in my last email we plan to reduce the retail space sqft to 1500 to remove one parking space which will make the spaces larger and easier to access.

Best regards,

Sean Miller
Partner



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P: 206.551.1309 F: 206.299.4800
E: sean@paylinedata.com
W: www.paylinedata.com

From: Min Luo <mluo@redmond.gov>
Date: Wednesday, June 29, 2016 at 2:16 PM
To: Sean Miller <sean@paylinedata.com>, Zheng Lu <zlu@redmond.gov>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Sean,

Could you sketch out the path how the vehicle entering and exiting the parking stalls?

Thanks,

Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov
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From: Sean Miller [<mailto:sean@paylinedata.com>]
Sent: Wednesday, June 29, 2016 11:42 AM

To: Min Luo; Zheng Lu
Cc: Gary Lee
Subject: Re: 16390 Cleveland St. Parcel number: 7198800085

Min and Gary, here is the proposed site plan showing 4 parking stalls inside the building. We will have sub 1500sqft of interior retail space so technically we should need 3 parking stalls which will leave additional room.

We would like to get confirmation it is ok to move forward with back in parking to accommodate the parking requirements.

Please let me know if you have any further questions. Thank you for your time and patience.

Sean Miller
Partner

line

225 W Wacker Drive Suite 1565 •
Chicago, Illinois 60606 • USA
P: 206.551.1309 F: 206.299.4800
E: sean@paylinedata.com
W: www.paylinedata.com

From: Min Luo <mluo@redmond.gov>
Date: Thursday, June 16, 2016 at 1:24 PM
To: Sean Miller <sean@paylinedata.com>, Zheng Lu <zlu@redmond.gov>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Sean,

I will need to see your site plan to determine if there any issue regarding the vehicles back into the parking stalls.

Regarding the transportation impact fee, it would be the net difference before and after land use changed.

The link below shows the impact fee schedule and hopefully it is straight-forward and you can do an estimate by yourself.

<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=178122>

Thanks,

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
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From: Sean Miller [<mailto:sean@paylinedata.com>]
Sent: Monday, June 13, 2016 5:06 PM
To: Min Luo; Zheng Lu
Cc: Gary Lee
Subject: Re: 16390 Cleveland St. Parcel number: 7198800085

Thank you Min I appreciate your response. You mentioned that Cleveland will be turning into a 2 way street. Do you know when this is scheduled to happen? How would I get additional information on if we can back into the building? There is currently a two parking stall cut out and no curb at the street to access the building. I envision that the cars could pull into the cut out and then back into the stalls located under the existing building roof. Do you see any issues with this?

As to the trip volume I estimate approximately 60-75 customers per day would be entering the facility. It will be used for retail purposes. The building currently is used for warehouse space and office space. It has two separate units. I estimate it currently has less than 20 trips per day. So it will be converting to warehouse to retail. Can you provide an estimate on what the impact fee would be for this change?

Thank you again for your help and time.

Best regards,

Sean Miller
Partner

<image007.png>

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P: 206.551.1309 F: 206.299.4800
E: sean@paylinedata.com
W: www.paylinedata.com

From: Min Luo <mluo@redmond.gov>
Date: Tuesday, June 7, 2016 at 8:45 AM
To: Sean Miller <sean@paylinedata.com>, Zheng Lu <zlu@redmond.gov>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: 16390 Cleveland St. Parcel number: 7198800085

Sean, see the responses in red for transportation. Zheng will respond to the water and sewer.

Min Luo, P.E., PTOE, PTP

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From: Sean Miller [mailto:sean@paylinedata.com]
Sent: Monday, June 06, 2016 4:05 PM
To: Shirley Lu; Min Luo
Cc: Gary Lee
Subject: 16390 Cleveland St. Parcel number: 7198800085

John and Min, I'm local resident of Redmond and was given your information from the planning desk this morning regarding a use change and remodel we are looking to begin. We have until June 30th to gather all relevant information on the property before we close. I'm submitting for a pre-intake but understand appointments are booked out until August. I was hoping you could help clarify a few topics prior to my June 30th deadline. Below is a list of questions I have that I hope you can help clarify. If any of the questions, fall outside your domain it would be wonderful if you could point me in the right direction on whom could help answer the questions.

1. The property does not currently have water or sewer inside the building. Is water and sewer available and what will be the approximate fees to bring them to the site?
2. For a use change from warehouse to retail are Water and Sewer required?
3. We are looking to keep the same building foot print and during the remodel we would like to open up the front of the building to allow for parking accessible via Cleveland st. The building roof would remain and would overhang the 4-5 car parking stalls. We envision it will be back in parking given the one way street.

Per ZRC 21.40.010.E.6, Backing Into Streets Generally Prohibited. Parking facilities shall be designed so exiting vehicles are not required to back into streets, except for residential uses of less than four dwellings per lot on local access streets. However, Cleveland St will be converted into a two-way street and you may be able to back into the garage?

4. Assuming the parking as described will work the building sqft will reduce to 1800. Will the parking requirements thus reduce to the 1800sqft versus the original 2800sqft (current building)? I believe so, Gary Lee to confirm.
5. Which impact fees do you anticipate being charged I need to know what specific use of the building before and after and I will use the before and after use to estimate the new trips. If the new net new trips are more than 30 trips, it will trigger new impact fee. The net impact fees would be the new impact fee offset by the impact fee resulting from the existing use.
6. We are looking to remodel the exterior to include either new barn doors, reclaimed wood exterior (possibly repaint portions of the cinderblock). Which permits and or architectural committee involvement will be needed? Check with planer or building department.

Thank you in advance for your help.

Best regards,

Sean Miller
Partner

line

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EXHIBIT I