

**Laing, Aaron M.**

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**From:** Sean Miller <sean@paylinedata.com>  
**Sent:** Wednesday, June 15, 2016 3:06 PM  
**To:** Gary Lee; Min Luo; Zheng Lu  
**Subject:** Re: 16390 Cleveland St. Parcel number: 7198800085

Thank you for inquiring Gary,

I live in Redmond and am excited to help beautify the old town area by updating one of the eye sores of the old town sector. We are not looking to change the exterior footprint or build up. We are simply looking to remodel the interior and exterior. We are looking to improve the property by bringing in water/sewer and installing a bathroom. We envision keeping the old town theme and putting a reclaimed and or wood/brick exterior façade. We are looking to set the building up for retail sales, it will be an open floor plan with one storage room and one bathroom (basically the same as it is now). The building currently has two separate spaces and we would look to keep the two units.

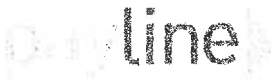
The major dilemma we are trying to deal with is the parking. We have toyed with the notion of removing the three large barn doors that are currently on the building, reinforcing the opening and creating 4-5 parking stalls under the overhang. Doing this would reduce the enclosed foot print from 2800 to approximately 1800 sqft. I believe it could be a beautiful feature and provide under cover parking. To make this work we suggest that the parking stalls be stalls that are backed into from Cleveland but we are open to any and all ideas.

I have drawings getting drafted and hopefully will have some basic concepts in the next few weeks.

Please let me know your thoughts and if I'm missing any critical considerations.

Best regards,

Sean Miller  
Partner



225 W Wacker Drive Suite 1565 •  
Chicago, Illinois 60606 • USA  
P: 206.551.1309 F: 206.299.4800  
E: [sean@paylinedata.com](mailto:sean@paylinedata.com)  
W: [www.paylinedata.com](http://www.paylinedata.com)

**From:** Gary Lee <GLEE@REDMOND.GOV>  
**Date:** Tuesday, June 14, 2016 at 3:52 PM  
**To:** Sean Miller <sean@paylinedata.com>, Min Luo <mluo@redmond.gov>, Zheng Lu <zlu@redmond.gov>  
**Subject:** RE: 16390 Cleveland St. Parcel number: 7198800085

Sean,

Because I have been getting cc'd on these emails, I would like to know exactly what you are proposing to do with, and to, the building, and what the proposed use is, as I have not been involved in any of the previous discussions, so I can make sure all of the Planning issues have been addressed, or not.

Please also tell me what the other Planners have already told you. Can you send me a proposed plan?

*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:** 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

The logo for payline, featuring the word "payline" in a lowercase, sans-serif font. The "y" is stylized with a horizontal line through it. To the right of the text is a small graphic element consisting of a vertical line and a horizontal line forming a right-angled shape.

225 W Wacker Drive Suite 1565 •

Chicago, Illinois 60606 • USA

P: 206.551.1309 F: 206.299.4800

E: [sean@paylinedata.com](mailto:sean@paylinedata.com)

W: [www.paylinedata.com](http://www.paylinedata.com)

**From:** Min Luo <[mluo@redmond.gov](mailto:mluo@redmond.gov)>  
**Date:** Tuesday, June 7, 2016 at 8:45 AM  
**To:** Sean Miller <[sean@paylinedata.com](mailto:sean@paylinedata.com)>, Zheng Lu <[zlu@redmond.gov](mailto:zlu@redmond.gov)>  
**Cc:** Gary Lee <[GLEE@REDMOND.GOV](mailto: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**

Senior Engineer, Transportation | City of Redmond  
☎: 425.556.2881 | ✉: [mluo@redmond.gov](mailto:mluo@redmond.gov) | [Redmond.gov](http://Redmond.gov)  
MS: 2SPL | 15670 NE 85<sup>th</sup> St | Redmond, WA 98052

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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 30<sup>th</sup> 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 30<sup>th</sup> 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 RZC 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 planner or building department.

Thank you in advance for your help.

Best regards,

Sean Miller  
Partner



225 W Wacker Drive Suite 1565 •  
Chicago, Illinois 60606 • USA  
P: 206.551.1309 F: 206.299.4800  
E: [sean@paylinedata.com](mailto:sean@paylinedata.com)  
W: [www.paylinedata.com](http://www.paylinedata.com)

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