

Appellant's Exhibit 45

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

Laing, Aaron M.

From: Dan Stansbury <danstans@gmail.com>
Sent: Wednesday, December 02, 2015 4:37 PM
To: Gary Lee
Subject: Re: Fee in lieu parking program?

Gary,

Thank you so much for all the great info! This is a difficult piece but thank you for helping me dial in the possibilities a little bit. I appreciate it.

Sincerely,
Daniel Stansbury
NOVELTY HILL DEVELOPMENT LLC
www.noveltyliving.com
(206) 390-5865
danstans@gmail.com

On Wed, Dec 2, 2015 at 4:12 PM, Gary Lee <GLEE@redmond.gov> wrote:

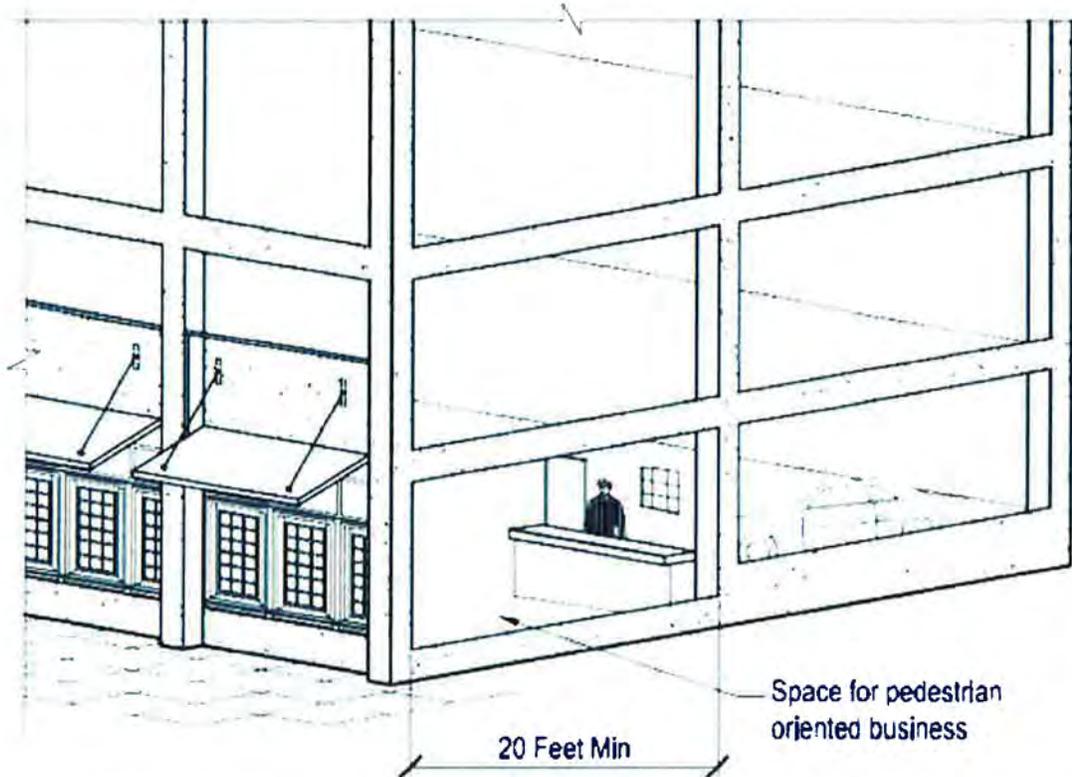
Dan,

The fee in-lieu of parking program is not in existence yet, unfortunately. The site does not have any alleys, so the site would not qualify for 2 DUs. Yes, you will have to take access from one of the streets.

Any parking that can be achieved on the property (in a garage) would need to be separated from both streets, by usable commercial space.

Figure 21.40.010A

Parking Area Location and Design Criteria in the Downtown Neighborhood



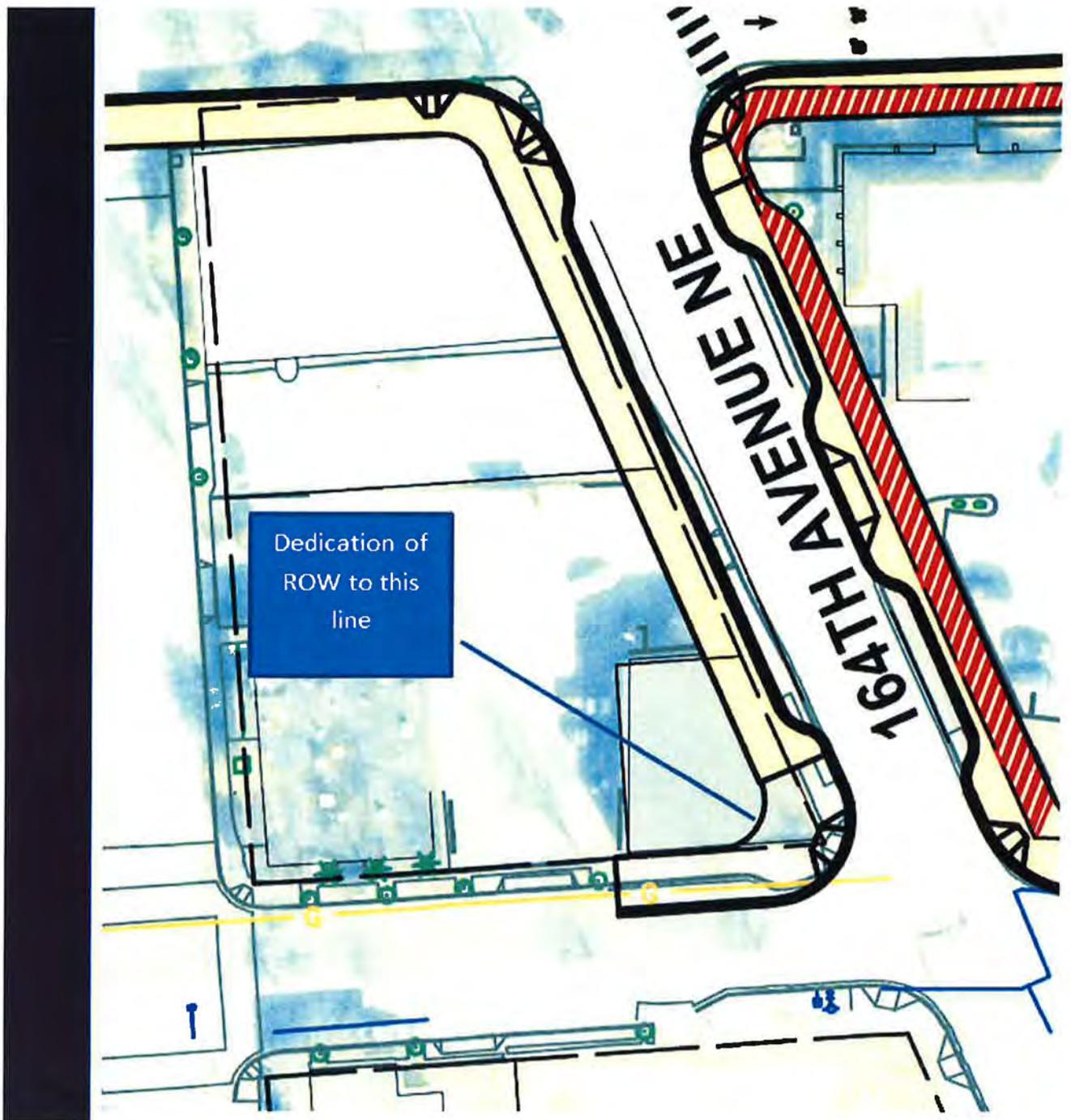
Providing space for pedestrian-oriented business along parking garage frontage facing pedestrian-oriented streets

The cars would need to be able to go in and out of the garage, without backing into the street too. I don't think that is possible on that parcel.

Additionally, improvements to the building (include complete demolition and new development) that cost as much as the current assessed value of the building will require that the entire building be brought up to code, which would trigger the dedication of significant amounts of footage along 164th Ave. See the diagram below, which is the conceptual future improvements, required for new development. If you build a new building, or modify the existing building (beyond the value of the current assessed value) you will need to set the front of the building back to the heavy black line that the diagram is point to, which basically means that about 10 feet of the building (property) along 164th would

need to be removed/dedicated, and you would need to improve the frontage with new curb, gutter and sidewalk, like shown in the diagram below.

The zone allows the mini-suite residential units, with no density limit, but you need to provide 0.5 parking stalls per unit, and meet the standards I mentioned above about not backing into the street, and separating the garage from the street with commercial use (which would provide no real space for parking and maneuvering).



Before you buy the property, I highly suggest that you draw up some conceptual plans, to scale, and apply for a pre-application meeting to verify the things I mentioned above, with other departments, and to find out if there are other

costly issues, and to see if what you are conceptualizing can actually work and be approved, and are not going to be too costly. I don't think the building/property has any water and sewer utilities either.

See the link below for the Pre-Application filing requirements. The Pre-application meeting times only occur on Thursdays, and are all booked up for the rest of the year.

<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=90602>

Gary Lee,

Senior Planner
[\(425\) 556-2418](tel:(425)556-2418)

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

From: Dan Stansbury [mailto:danstans@gmail.com]
Sent: Wednesday, December 02, 2015 2:54 PM
To: Gary Lee
Subject: Fee in lieu parking program?

Hi, Gary! I talked to you yesterday about a property ([7198800085](#) - 16390 Cleveland St) in Old Town zoning that is 3,140 sq ft.

I was wondering about the structure of the fee in lieu parking program? How does it work and what are the fees? It will be tough to provide parking for a site this small.

Also, if you recall this parcel is surrounded by the parking lot of the Prime Steakhouse. What constitutes "alley access" to get to those 2 DUs this property would allow in Old Town zoning? The owner says they do not have access rights through the Prime parking lot so we would probably have to take access off the street.

Sincerely,

Daniel Stansbury

NOVELTY HILL DEVELOPMENT LLC

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