

Appellant's Exhibit 57

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

From: Min Luo
To: [Deborah Farris](mailto:Deborah.Farris)
Cc: [Andy Chow](mailto:Andy.Chow)
Subject: FW: Andora Site Plan Entitlement - Transportation Impact Analysis Required
Date: Friday, April 14, 2017 2:48:21 PM
Attachments: [Part 4 Requirements for Traffic Study.pdf](#)

fyi

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Min Luo
Sent: Wednesday, April 12, 2017 4:52 PM
To: 'Vicki Orrico' <Orrico@jmmmlaw.com>; Gary Lee <GLEE@REDMOND.GOV>
Cc: Seth Bailey <seth@paylinedata.com>; Sean Miller <sean@paylinedata.com>; Lisa Rigg <LRIGG@REDMOND.GOV>
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Vicki,
See my responses in red below:

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico (<mailto:Orrico@jmmmlaw.com>)
Sent: Wednesday, April 12, 2017 12:48 PM
To: Min Luo <mluo@redmond.gov>; Gary Lee <GLEE@REDMOND.GOV>
Cc: Seth Bailey <seth@paylinedata.com>; Sean Miller <sean@paylinedata.com>
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Min

You are missing my point. My point is that the ITE trip generation manual does not have a separate trip generation rate for marijuana use. The City Attorney told me that an amendment to the ITE trip estimates, or similar level of information, would trigger a TIA. I am questioning your use of the article to require us to obtain our own TIA rather than rely on the ITE retail numbers. So I ask again:

- what is the basis for the City's request that we do a TIA? The basis includes Redmond Zoning Code 21.52.010, City of Redmond Municipal Code 3.10.130 (A) (3), and the attached *Requirements for Traffic Study*. A phase I traffic study is needed for the City to determine if transportation impact fee is triggered and if phase II traffic study is needed. Based on the basis, whenever we estimate or believe a project would generate 30 or more net PM peak hour trips and/or if the land use is not covered under the ITE Trip Generation Manual, the city will request a traffic study.
- What is the City's policy and past practice for requiring TIAs beyond the ITE manual. Please provide me with examples where you have used this type of article to require other applicants (retail marijuana or other) to conduct TIAs. The requirement is not beyond ITE Trip generation manual. Based on ITE Recommended Procedure for Selecting between Trip Generation Average Rates and Equations described in ITE Trip Generation Handbook, 2nd edition, Chapter 3, when a land use is not compatible with ITE land use code, collecting local data to derive trip generation rate is needed. ITE land use code does not have marijuana land use. this is why collecting local data to do a traffic study is needed. It is very common for any jurisdictions to request a traffic study. iv collecting local data if ITE Trip Generation does not have the land use category, such as highlighted and quoted in ITE Trip Generation Handbook, 3rd edition, Chapter 4, 4.1 "A local jurisdiction may wish to conduct its own trip generation study to validate use of ITE Trip Generation rates or equations in its community, establish its own rates reflecting unique conditions found in that community, or **establish rates for land use types not included in Trip Generation**"
- Why are you just deciding this now? It was not mentioned at our pre-app last year, or any time since. Firstly, I don't recall if Marijuana was proposed at the Pre-app meeting; secondarily, we just found out new trip generation survey data in Colorado or in City of Kirkland shows extremely high trip generation for Marijuana use. Based on this new information and the above basis, a traffic study is required now.
- Were the other retail marijuana applicants in Redmond required to do TIAs? Any other current, new/future Marijuana applications will be required to have a traffic study based on the new survey data and the above basis. Firstly, as I said previously, we didn't have the survey data to evidence a traffic study was triggered until recently; secondarily, one of the approved Marijuana use was a car wash/expresso use with 791 square feet and we figured out it didn't trigger the 30 or more net PM peak hour trips because expresso/car wash also has a very

high trip generation, so no traffic study or impact fee was required. The other one came in for business license only and it didn't require building permit or SPE.

- How much the other retail marijuana applicants in Redmond pay in impact fees? Both of them were not charged for impact fee.

Best Regards,

Vicki E. Orrico

Vicki E. Orrico

Johns Monroe Mitsunaga Kobuškova, PLLC

Bellefield Office Park

11201 S.E. 8th Street, Suite 120

Bellevue, WA 98004

(425) 467-9968 (direct)

(425) 417-3519 (cell/direct)

(425) 451-2818 (fax)

www.jmmlaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Min Luo (<mailto:mluo@redmond.gov>)

Sent: Wednesday, April 12, 2017 12:17 PM

To: Vicki Orrico; Gary Lee

Cc: Seth Bailey; Sean Miller

Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Vicki,

You don't need to use their data. It was just one example. The ITE trip generation manual does not have the trip generation rate for the Marijuana use and ITE guidance is to collect local data to derive the trip rate.

Thanks,

Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation | City of Redmond

☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov

MS: 25PL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico (<mailto:Vicki.Orrico@jmmlaw.com>)

Sent: Wednesday, April 12, 2017 12:09 PM

To: Min Luo <mluo@redmond.gov>; Gary Lee <GLEE@REDMOND.GOV>

Cc: Seth Bailey <seth@paylinedata.com>; Sean Miller <sean@paylinedata.com>

Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Min

The article you linked was entitled "[Musings of a Professional Engineer](#)". The article states, "Being able to accurately calculate the number of trips travelers make to specific destinations is the lifeblood of a transportation engineer. . . . the ITE Trip Generation Manual is the "go to" source for traffic engineers." This article is not the equivalent of the ITE trip generation manual, but rather the opinion of one blogging engineer. Is it established City policy to rely on such unofficial opinions? Please provide me with examples where you have used this type of information to require other applicants (retail marijuana or other) to conduct TIAs. I also look forward to receiving an answer from Mr. Lee as to whether the other retail marijuana applicants in Redmond were required to do TIAs, and if so, why you didn't ask my clients for this earlier? I would also like to know how much the other retail marijuana applicants in Redmond paid in impact fees?

Best Regards,

Vicki E. Orrico

Vicki E. Orrico

Johns Monroe Mitsunaga Kobuškova, PLLC

Bellefield Office Park

11201 S.E. 8th Street, Suite 120

Bellevue, WA 98004

(425) 467-9968 (direct)

(425) 417-3519 (cell/direct)

(425) 451-2818 (fax)

www.jmmlaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Min Luo [<mailto:mluo@redmond.gov>]
Sent: Wednesday, April 12, 2017 11:51 AM
To: Vicki Orrico; Gary Lee
Cc: Seth Bailey; Sean Miller
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

There are the links in my previous emails for the survey data.

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | mluo@redmond.gov | Redmond.gov
MS: 25PL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico [<mailto:Vicki.Orrico@mmmlaw.com>]
Sent: Wednesday, April 12, 2017 11:50 AM
To: Min Luo <mluo@redmond.gov>; Gary Lee <GLEE@REDMOND.GOV>
Cc: Seth Bailey <seth@paylinedata.com>; Sean Miller <sean@paylinedata.com>
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Gary, I will look forward to hearing back from you on this. Min, please send me the "survey data for Marijuana use regarding the trip generation rate" you referenced below. Thank you.

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) 467-9966 (direct)
(425) 417-3519 (cell/direct)
(425) 451-2818 (fax)
www.mmmlaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Min Luo [<mailto:mluo@redmond.gov>]
Sent: Wednesday, April 12, 2017 11:47 AM
To: Vicki Orrico; Gary Lee
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Vicki,

Please checked with Gary regarding the two recently licensed stores in Redmond. We just recently found out there are some survey data for Marijuana use regarding the trip generation rate and we will require Phase I traffic study for all new Marijuana use applications.

Thanks,

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | mluo@redmond.gov | Redmond.gov
MS: 25PL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico [<mailto:Vicki.Orrico@mmmlaw.com>]
Sent: Wednesday, April 12, 2017 11:12 AM
To: Min Luo <mluo@redmond.gov>; Gary Lee <GLEE@REDMOND.GOV>
Cc: Jim Haney Outside Address <jhaney@mmmlaw.com>; Seth Bailey <seth@paylinedata.com>; Sean Miller <sean@paylinedata.com>
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Min

You didn't answer my two questions.

- These do not appear to be official determinations such that they would rise to the level of ITE guidance. These are surveys taken by the 3rd largest producing store in the state with no competition in the vicinity. My client's location will have 4 other competing stores in the area sharing the limited Redmond market. Similarly situated stores in the larger Seattle market draw at most 15-20 people per hour. Moreover, I suspect the City would reject these studies if they were submitted by an applicant in support of traffic counts.
- Two other stores recently were recently licensed in Redmond. Did the City require them to do TIAs as well?

Best Regards,

Vicki E. Orrico

Vicki E. Orrico

Johns Monroe Mitsunaga Koloušková, PLLC

Bellefield Office Park

11201 S.E. 8th Street, Suite 120

Bellvue, WA 98004

(425) 467-9966 (direct)

(425) 417-3519 (cell/direct)

(425) 451-2818 (fax)

www.jmklaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL AND DESTROY THIS COMMUNICATION.

From: Min Luo (<mailto:mluo@redmond.gov>)

Sent: Wednesday, April 12, 2017 9:40 AM

To: Vicki Orrico; Gary Lee

Cc: Jim Haney Outside Address; Seth Bailey; Sean Miller

Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Vicki,

Here is some data:

Based on the survey data for four marijuana dispensaries in the Denver, Colorado conducted by the Spack Consulting located in St. Louis

Park, MN, the PM peak hour trip generation for Marijuana dispensary is as high as 56 trips per hour, refer to the link:

<http://www.mikeontraffic.com/trip-generation-data-marijuana-dispensaries/> for the trip generation in other time periods. In addition, a local

survey data for a Marijuana Boutique located at 12525 Willows Rd #60, Kirkland, WA 98052 shown in City of Kirkland Zoning Code Amendment-

Buffers from Marijuana Retail Use File No. CAM 16-00961 page 43 also indicates that the PM peak hour trips are ranging from 58 trips to 64 trips

per hour between 4 PM and 6 PM, refer to the link.

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Planning+Commission/Marijuana+Zoning+Code+Amendments+PC+06232016+WEB.pdf>

for the trip generation in other hours.

Thanks,

Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation | City of Redmond

☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov

MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico (<mailto:Vorrico@jmlaw.com>)

Sent: Wednesday, April 12, 2017 9:34 AM

To: Min Luo <mluo@redmond.gov>; Gary Lee <GLEE@REDMOND.GOV>

Cc: Jim Haney Outside Address <jhaney@omwlaw.com>; Seth Bailey <seth@navlinedata.com>; Sean Miller <sean@navlinedata.com>

Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Min

I spoke with the City attorney, Jim Haney, yesterday. He indicated that there would have to be some new substantiated evidence showing that retail marijuana uses would result in an increase during the PM peak hours of the magnitude you are describing— such as a change in the ITE manual— to support your request for an TIA. Please provide me with this support for your request. Please also tell me if the City required TIAs of the other two marijuana retailers in Redmond. Thank you.

Best Regards,

Vicki E. Orrico

Vicki E. Orrico
Johns Monroe Mitsunaga Koloušková, PLLC
Bellevue Office Park
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004
(425) 467-9968 (direct)
(425) 417-3519 (cell/direct)
(425) 451-2818 (fax)
www.jmmlaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Min Luo [<mailto:mluo@redmond.gov>]
Sent: Tuesday, April 11, 2017 1:46 PM
To: Vicki Orrico; Gary Lee
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Vicki,

Per City of Redmond Municipal Code 3.10.130 (A) (3) listed below:

Transportation Impact Fee Credit upon Change of Use. Except where exempt as provided below, where there is no increase in building or developed area (i.e., no increase in the gross floor area or gross leasable area as applicable), whenever the use of an existing building, structure, or parcel of land is changed in such a manner as to result in thirty or more net new p.m. peak hour vehicle trips over those generated by the existing use, the applicant shall receive a credit for the existing use of the building, structure, or portion of land and a transportation impact fee shall be paid for the additional or changed use. The impact fee shall be based upon the net increase in person miles traveled associated with the changed use over the person miles traveled associated with the existing use. The impact fee shall be calculated using the fee schedule set forth in RMC 3.10.100 unless an independent fee calculation study is submitted and approved as provided in RMC 3.10.120.

Gary indicated that the use will be changed to Marijuana; this is why we need to see if the change of use will trigger 30 or more PM peak hour trips. In order to determine the trips, we need a traffic study.

Thanks.

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov
MS: 25PL | 15670 NE 88th St | Redmond, WA 98052
NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42-56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico [<mailto:Orrico@jmmlaw.com>]
Sent: Tuesday, April 11, 2017 1:25 PM
To: Min Luo <mluo@redmond.gov>; Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Min

There has been no application to use the site for retail marijuana, so I don't see how that can trigger a TIA. What is the Code basis for requiring a TIA? Does it pertain to the site entitlement application? Would it pertain to a stand alone building permit to make interior tenant improvements?

Best Regards,
Vicki E. Orrico
Vicki E. Orrico
Johns Monroe Mitsunaga Koloušková, PLLC
Bellevue Office Park
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004
(425) 467-9968 (direct)
(425) 417-3519 (cell/direct)
(425) 451-2818 (fax)
www.jmmlaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Min Luo [<mailto:mluo@redmond.gov>]
Sent: Tuesday, April 11, 2017 1:14 PM
To: Vicki Orrico; Gary Lee
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Vicki,

We will need the traffic study to determine if we will charge transportation impact fee or not. Due to the rare use of Marijuana, the Institute of Transportation Engineers Trip Generation Manual does not have the land use category for Marijuana for trip generation purpose; therefore, we will require the applicant to collect local data to show how many trips will be generated from the proposed Marijuana use. In addition, it is good to have the traffic report ready in case of appeal from public regarding the traffic issue.

Thanks,

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov
MS: 259L | 15670 NE 85th St | Redmond, WA 98052
NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico [<mailto:Orrico@mmmlaw.com>]
Sent: Tuesday, April 11, 2017 9:26 AM
To: Min Luo <mluo@redmond.gov>; Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Which permit is triggering this, the building permit or the site entitlement permit? What is the Code authority?

Best regards,
Vicki E. Orrico
Vicki E. Orrico
Johns Monroe Mitsunaga Koloutkova, PLLC
Bellevue Office Park
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004
(425) 467-9968 (direct)
(425) 417-3519 (cell/direct)
(425) 451-2818 (fax)
www.mmmlaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Min Luo [<mailto:mluo@redmond.gov>]
Sent: Tuesday, April 11, 2017 7:39 AM
To: Vicki Orrico; Gary Lee
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Vicki,

Some national survey data shows that the trip generation for Marijuana use is extremely high. This is why we want the applicant to prepare a traffic study by collecting local data to derive the trip generation rate.

Thanks,

Min Luo, P.E., PTOE, PTP
Senior Engineer, Transportation | City of Redmond
☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov
MS: 259L | 15670 NE 85th St | Redmond, WA 98052
NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicki Orrico [<mailto:Orrico@mmmlaw.com>]
Sent: Monday, April 10, 2017 4:54 PM
To: Gary Lee <GLEE@REDMOND.GOV>; Min Luo <mluo@redmond.gov>
Subject: RE: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Gary and Min

What is the basis or trigger for the Transportation Impact Analysis?

Best Regards,

Vicki E. Orrico

Vicki E. Orrico

Johns Monroe Mitsunaga Kofoušková, PLLC

Bellefield Office Park

11201 S.E. 8th Street, Suite 120

Bellevue, WA 98004

(425) 467-9968 (direct)

(425) 417-3519 (cell/direct)

(425) 451-2818 (fax)

www.jmmlanduselaw.com

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Gary Lee (<mailto:GLEE@REDMOND.GOV>)

Sent: Thursday, April 06, 2017 4:47 PM

To: Sean Miller (sean@jaylinxata.com); Vicki Orrico

Cc: Jim Haney Outside Address; Daniel P. Kenny (dpkenny@omwlaw.com); Min Luo

Subject: Andora Site Plan Entitlement - Transportation Impact Analysis Required

Sean and Vicki,

Regarding the Site Plan Entitlement application, the Transportation Division has determined that they will need a Transportation Impact Analysis for the continued review of your application. As such, we will need to postpone the hearing again.

Please contact Min Luo, Transportation Engineer, at 425.556.2881 to see what she will need in the analysis. I have cc'd her on this email so you will have her email address.

I will be sending you a formal letter regarding this information request as well.

Gary Lee

Senior Planner

(425) 556-2418

City of Redmond, MS: 25PL PO Box 97010 Redmond WA 98073-0710

This message has been scanned for malware by Websense. www.websense.com

Click [here](#) to report this email as spam.