

Appellant's Exhibit 67

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

Laing, Aaron M.

From: Cameron A. Zapata
Sent: Friday, February 10, 2017 4:12 PM
To: Jozanne Moe; Michael T. Atwood
Subject: FW: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Hi,

I have added the impact fees to the building permit and the project.

Thank you,

Cameron Zapata // Planner
City of Redmond
Planning and Community Development

From: Andy Chow
Sent: Friday, February 10, 2017 10:09 AM
To: Cameron A. Zapata <cazapata@redmond.gov>
Subject: RE: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Hi Cameron,

Thanks for the corrections. I have approved it.

Andy

From: Cameron A. Zapata
Sent: Friday, February 10, 2017 10:01 AM
To: Andy Chow <kachow@redmond.gov>
Subject: RE: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Hi Andy,

Hopefully I got it right this time. Please let me know if you can sign off on this. Thanks ☺

Cameron Zapata // Planner
City of Redmond
Planning and Community Development

From: Andy Chow
Sent: Friday, February 10, 2017 9:15 AM
To: Cameron A. Zapata <cazapata@redmond.gov>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Hi Cameron,

Here are some question and comments.

- What do you mean for this note? - "Transportation Impact fees not calculated per RMC 3.10.130 (A)(3)"
- This note should be removed. "Credits from previous use of warehouse (2,799 sf)"
- Recommend to change this note "Credits will not be applied to 459 sf mezzanine addition" to "No credit apply to the transportation impact fees for the mezzanine additions"
- Building permit number should be 02092.

Thanks,
Andy

From: Cameron A. Zapata
Sent: Friday, February 10, 2017 8:02 AM
To: Andy Chow <kachow@redmond.gov>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Hi Andy,

I misread your email. I have corrected the mistake and cited the section of the RMC which exempts them from transportation impact fees in the hyperlink in the previous email. Please let me know if these are okay.

Thank you,

Cameron Zapata // Planner
City of Redmond
Planning and Community Development

From: Andy Chow
Sent: Thursday, February 09, 2017 1:03 PM
To: Cameron A. Zapata <cazapata@redmond.gov>
Cc: Gary Lee <GLEE@REDMOND.GOV>
Subject: RE: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Hi Cameron,

Your calculations showed that they are subject to transportation impact fees for the Change of Use. Have they provided you a trip generation report that the new use will generate additional 30 PM peak hours trip?

For reference purposes, please see my email sent to Gary on 2/1 in this email chain.

Thanks,
Andy

From: Cameron A. Zapata
Sent: Thursday, February 09, 2017 11:34 AM
To: Andy Chow <kachow@redmond.gov>

Cc: Gary Lee <GLEE@REDMOND.GOV>

Subject: FW: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Hi Andy,

I have generated the impact fees for this building permit. Please review and sign if appropriate.

<R:\EnerGovWorkingDocs\2016 Plan Cases\BLDG-2016-09802\2017 Impact Fee Worksheet.xls>

If you have any questions, please let me know.

Thank you,

Cameron Zapata // Planner
City of Redmond
Planning and Community Development

From: Gary Lee

Sent: Thursday, February 02, 2017 11:10 AM

To: Cameron A. Zapata <cazapata@redmond.gov>

Subject: FW: Origin Cannabis - 16309 Cleveland Street - BLDG-2016-09802

Cameron,

Here is an email from Andy Chow about how the Impact fee for this project should be calculated for this project. It should only apply to the mezzanine. Don't forget to change it, and have Andy approve the worksheet too.

Gary Lee,

Senior Planner

(425) 556-2418

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

From: Andy Chow

Sent: Wednesday, February 01, 2017 10:43 AM

To: Don Cairns <DCAIRNS@REDMOND.GOV>; Gary Lee <GLEE@REDMOND.GOV>; Lori Peckol <LPECKOL@redmond.gov>

Subject: RE: Origin Cannabis - 16309 Cleveland Street

Gary,

Based on our conversation, the additional mezzanine GFA will be in misc. retail. The additional GFA will be subject to transportation impact fees without credit. The impact fee for misc. retail in downtown area is \$14.69 per sq-ft. For 459 sq-ft additions, the transportation impact fee is calculated as \$6,742.71.

For the change of use, it will be subject to transportation impact fee if the new use will generate additional 30 peak hour vehicle trips compared to the existing use. Based on the ITE 9th Ed Trip Generation Manual for specialty retail center including office space, the new use will not exceed the threshold, and therefore only the additions in this project will be subject to the transportation impact fee.

Thanks,
Andy

From: Don Cairns
Sent: Tuesday, January 31, 2017 5:07 PM
To: Gary Lee <GLEE@REDMOND.GOV>; Lori Peckol <LPECKOL@redmond.gov>
Cc: Andy Chow <kachow@redmond.gov>
Subject: RE: Origin Cannabis - 16309 Cleveland Street

Andy can explain how to do that for transportation impact fees. . . Don

From: Gary Lee
Sent: Tuesday, January 31, 2017 2:53 PM
To: Don Cairns <DCAIRNS@REDMOND.GOV>; Lori Peckol <LPECKOL@redmond.gov>
Cc: Andy Chow <kachow@redmond.gov>
Subject: FW: Origin Cannabis - 16309 Cleveland Street

Don and Lori,

For this cinderblock building that was used as warehouse (not retail sales) should we charge them impact fees for retail sales for all of their square feet? And give them a credit for "warehousing/storage" for all of the existing square feet?

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

From: Gary Lee
Sent: Wednesday, January 25, 2017 11:24 AM
To: Patrick B. McGrath <pbmcrath@redmond.gov>; Jason Rogers <jrogers@redmond.gov>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: RE: Origin Cannabis

Patrick and Jason,
I have not yet been assigned to this building permit.

The address is 16309 Cleveland Street. The cinder block build was used for storage.

What category should we charge them for impact fees, and should they be given any credit for the existing storage use?

EXT ALT COMM TI - Change of Occupancy - Origins - Construction includes TI to divide the building into multiple retail suites, storage and offices, including the construction of a new 2nd story (459 sq ft) mezzanine. Total area of construction = 3268 sq ft.

From: Patrick B. McGrath
Sent: Wednesday, January 25, 2017 11:09 AM
To: Gary Lee <GLEE@REDMOND.GOV>
Subject: Origin Cannabis

Gary were you the planner for this change of occupancy project? Do you have an impact fee estimate?

BLDG-2016-09802

Origins Cannabis



Patrick McGrath
Planner | City of Redmond
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