

Appellant's Exhibit 70

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

Laing, Aaron M.

From: Gary Lee <GLEE@REDMOND.GOV>
Sent: Friday, April 07, 2017 12:32 PM
To: Laing, Aaron M.
Cc: Steve Fischer
Subject: RE: Andorra Project, LAND-2017-00290 -- Design Review Comments

The City did not revoke the permit, but issued a correction to stop working on the mezzanine.

Gary Lee,

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

From: Laing, Aaron M. [mailto:ALaing@SCHWABE.com]
Sent: Friday, April 07, 2017 12:28 PM
To: Gary Lee <GLEE@REDMOND.GOV>
Cc: Anderson, James C. <JAnderson@SCHWABE.com>; Kevin Wallace <kwallace@wallaceproperties.com>; Courtney Skony <CSkony@wallaceproperties.com>
Subject: RE: Andorra Project, LAND-2017-00290 -- Design Review Comments

Thanks for clarifying, Gary!

My understanding is that the City already approved the mezzanine in the permit we appealed. Is the City withdrawing that permit?

Schwabe Williamson & Wyatt

Aaron M. Laing
Shareholder
Direct: 206-407-1553
alaing@schwabe.com

Ideas fuel industries. Learn more at:
www.schwabe.com



From: Gary Lee [mailto:GLEE@REDMOND.GOV]
Sent: Friday, April 07, 2017 12:27 PM
To: Laing, Aaron M.

Cc: Anderson, James C.; Kevin Wallace; Courtney Skony
Subject: RE: Andorra Project, LAND-2017-00290 -- Design Review Comments

Aaron,

Not officially. That will be a condition of approval of the additional mezzanine square footage.

Gary Lee,

Senior Planner

(425) 556-2418

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

From: Laing, Aaron M. [mailto:ALaing@SCHWABE.com]

Sent: Friday, April 07, 2017 12:22 PM

To: Gary Lee <GLEE@REDMOND.GOV>

Cc: Anderson, James C. <JAnderson@SCHWABE.com>; Kevin Wallace <kwallace@wallaceproperties.com>; Courtney Skony <CSkony@wallaceproperties.com>

Subject: RE: Andorra Project, LAND-2017-00290 -- Design Review Comments

Importance: High

Gary,

You stated last evening that the City required the applicant to have at least one parking space for the mezzanine. Did the City put that requirement in writing anywhere?

Best regards,

Schwabe Williamson & Wyatt

Aaron M. Laing

Shareholder

Direct: 206-407-1553

alaing@schwabe.com

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www.schwabe.com

From: Gary Lee [mailto:GLEE@REDMOND.GOV]

Sent: Friday, April 07, 2017 10:21 AM

To: Laing, Aaron M.

Cc: Anderson, James C.; Kevin Wallace; Courtney Skony

Subject: RE: Andorra Project, LAND-2017-00290 -- Design Review Comments

Aaron,

Attached is the inspection report. See the comment.

Gary Lee,

Senior Planner

(425) 556-2418

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

From: Laing, Aaron M. [mailto:ALaing@SCHWABE.com]

Sent: Friday, April 07, 2017 9:20 AM

To: Gary Lee <GLEE@REDMOND.GOV>

Cc: Anderson, James C. <JAnderson@SCHWABE.com>; Kevin Wallace <kwallace@wallaceproperties.com>; Courtney Skony <CSkony@wallaceproperties.com>

Subject: Re: Andorra Project, LAND-2017-00290 – Design Review Comments

Good morning, Mr. Lee!

Thank you again for your collegiality and professionalism last evening.

I would like a copy of the recording of last night's Design Review Board hearing at the City's earliest convenience. I will separately submit a formal public records request, but I wanted to apprise you and ask you directly as the clerk told me to contact you. I can stop by today to pick up a CD.

Also, you referenced a revision / correction to the issued permit--please provide us a copy of that decision as we have not seen it.

We will be submitting additional comments. In the meantime, as a follow up to your comments last night, it appears that we need to apprise the Hearing Examiner ASAP that the scheduled hearing and other dates will need to change. I seem to have misplaced the City attorney's contact info'--can you loop him in?

Thank you again!

Aaron M. Laing

Attorney

Schwabe, Williamson & Wyatt, PC

Sent from my iPhone

206.450.0950

On Apr 6, 2017, at 9:27 AM, Gary Lee <GLEE@REDMOND.GOV<<mailto:GLEE@REDMOND.GOV>>>> wrote:

Mr. Laing,

Thank you for your comment. With your comment, WPDC Cleveland LLC has been made a Party of Record and you will receive a copy of the Notice of Decision for this application. As a Party of Record, you will have the right to appeal the Decision, within the prescribed appeal period - beginning with the issuance of the Notice of Decision.

Thank you again for your comment.

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

From: Laing, Aaron M. [<mailto:ALaing@SCHWABE.com>]
Sent: Wednesday, April 05, 2017 2:57 PM
To: Gary Lee <GLEE@REDMOND.GOV<<mailto:GLEE@REDMOND.GOV>>>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV<<mailto:SFISCHER@REDMOND.GOV>>>; Anderson, James C. <JAnderson@SCHWABE.com<<mailto:JAnderson@SCHWABE.com>>>; Kevin Wallace <kwallace@wallaceproperties.com<<mailto:kwallace@wallaceproperties.com>>>; Courtney Skony <CSkony@wallaceproperties.com<<mailto:CSkony@wallaceproperties.com>>>
Subject: Andorra Project, LAND-2017-00290 -- Design Review Comments
Importance: High

Dear Mr. Lee,

We hope this finds you well.

We write on behalf of our client, WPDC Cleveland LLC, to provide the following initial comments on the Andorra project's Design Review -submission for permit file number LAND-2017-00290. We ask that you share these comments with the Design Review Board prior to its discussion tomorrow evening. We also ask that our client, WPDC Cleveland LLC, be made a party of record for this matter and for any ancillary or related permits.

As a preliminary point, please note that our client owns the adjacent abutting property located at 16330 Cleveland Street, which property abuts and surrounds the Andorra project site on two sides (west and north). Our client's property is currently leased by the Prime Steakhouse restaurant. Our client's parking lot physically abuts the exterior of the project site on those two sides. The project site has no onsite parking or trash / recycling area. Our client will not lease parking spaces or a trash / recycling area to the project site's owner.

We have reviewed the applicant's Design Standards Checklist and the code and provide the following initial comments:

1. The site is within the Downtown area and subject to RZC 21.62.020.D. (Corner Lots – Building Design). The proposed improvements do not comply with the Design Criteria for buildings on corner lots as the entrance and improvements are not oriented toward the corner of 164th Avenue NE and Cleveland Street, the required landscaping and street trees are not provided and the proposed exterior finishes and treatments are out of character for the adjacent and surrounding street-scape.

2. For the same reasons, the proposed improvements also fail to meet the landscaping, façade treatment and street-orientation criteria in RZC 21.60.020.D.&E, RZC 21.60.040.C. and RZC 21.60.040.F. Additionally, it appears that there is no awning provided along the site's eastern building face, contrary to the requirements of RZC 21.60.030.C.

3. The building will have at least three blank walls (west, north and east) that do not meet the requirements of RZC 21.60.040.B.6.

4. The applicant's statement on page 8 that "One parking space is provided in adjacent lot" is factually inaccurate, to the extent it references the adjacent property owned by our client. Regardless, even with one space the site fails to meet the City's mandatory parking requirements under RZC Chapter 21.40 and creates issues for adjacent and nearby properties.

5. The applicant's statement on page 24 that "Owner will lease garbage area" is factually inaccurate, to the extent it references the adjacent property owned by our client. In addition to failing to meet the criteria of RZC 21.60.040.D.1., it is a violation of RZC 21.38.020 that the proposed building has no onsite garbage / recycling enclosure.

We ask that the Design Review Board reject the Andorra project as proposed and / or condition the project on meeting code-mandated onsite parking, landscaping, glazing, and onsite garbage / recycling requirements.

Please confirm receipt of these comments and confirm that they have been transmitted to the Design Review Board.

Respectfully yours,

Schwabe Williamson & Wyatt

Aaron M. Laing <<http://www.schwabe.com/attorneys-9105>>
Shareholder
Direct: 206-407-1553
alaing@schwabe.com <<mailto:alaing@schwabe.com>>

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www.schwabe.com <<http://www.schwabe.com>>

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INSPECTION WORKSHEET (INSP-2017-07904)

City of Redmond

Case Number:	BLDG-2016-09802	Case Module:	Permit
Inspection Date:	03/08/2017	Inspection Status:	Correction Required
Inspector:	Brett Shepard	Inspection Type:	BLDG Other
Job Address:	16390 CLEVELAND ST REDMOND, WA 98052	Parcel Number:	7198800085

Contact Type	Company Name	Name
Lender		[Lender]
Applicant		[Andorra Ventures] Miller, Sean
Contractor		[WAYNE CONSTRUCTION LLC]
Owner		[Rain City Development LLC]
Architect		[Morris Architects Inc] Morris, Tom

Checklist Item	Passed	Comments
Inspection Comments - Inspection Comments	NO	An Administrative Modification application for the additional square footage must be applied for and approved prior to continuing work on the mezzanine. ?Please contact Gary Lee at 425-556-2418, or glee@redmond.gov if you have any questions.



Shepard, Brett (Inspector)