

Appellant's Exhibit 92

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

Laing, Aaron M.

From: Andy Chow
Sent: Wednesday, February 01, 2017 10:43 AM
To: Don Cairns; Gary Lee; Lori Peckol
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 <pbumcgrath@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?

EnerGov

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
☎: 425.556.2870 | ✉: pbumcgrath@redmond.gov | Redmond.gov
MS: 4SPL | 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.