

EXHIBIT A-10

From: Sarah Pyle spyle@redmond.gov
Subject: FW: Cottages follow-up e-mail
Date: February 8, 2017 at 9:30 AM
To: greg.wilmoor@gmail.com
Cc: Will Greene wgreene@tollbrothersinc.com, Aaron Hollingbery ahollingbery@tollbrothersinc.com

Good Evening,

Per our conversation today:

Your current entitlement for Rosehill Cottages Approval will remain in effect until at which time you voluntarily request for them to be withdrawn and they are followed a new application approval for Entitlements for the parcel or at which time the current entitlements expire.

The work with Toll Brothers on the site and feasibility analysis with staff regarding a possible new SPE proposal would substantiate as working to resolve unanticipated construction or design problems and substantial effort to make progress on the entitlements/ project towards a single one year extension. This would need to be revisited for each additional year an extension is requested.

Your current entitlements expire two years from the date of final approval.

I heard back from Long Range Planning on if you may do a ULS to gain fee simple individual units. I did find a section of code I believe Thara may have been referencing when she previously said "no". Long Range confirmed today that the intention was to allow all cottages to be fee-simple and go through the subdivision process (ULS) and that they would communicate that they are in support if that is the way the project chooses to go.

Tentative schedule (for picture perfect application with no engineering deviation factored in) Adjust timelines for deviation requests, applicant turnaround times, holidays and other elements you may anticipate coming up

IF PREP PROCESS IS USED

PREP: (this timeline is assuming you go through PREP and do two rounds of reviews/meetings)

DAY 1 submit documents

DAY-14-20 (Approx/ providing a range of dates depending on available meeting dates) First debrief PREP meeting

DAY 28-35 applicant resubmits

DAY 28 Neighborhood Meeting Notice goes out.

DAY 42-49 Second Debrief PREP meeting

EXHIBIT 3

Applicant works with reviewers to resolve all outstanding comments

Day 56-Once all Reviewers have given the thumbs up that the comments have been satisfied you may submit for Formal.

FORMAL following PREP:

Day 1 submit best and final of all documents

Day 2-3 staff confirms final completeness and issues invoice to be paid online or in-person.

Day 7 goes before Tech for approval

Day 7 NOA goes out

Day 28 NOA comment period ends

Day 29 amended SEPA goes out

Day 43 SEPA period over

Day 45-55 NOD issued.

IF JUST FORMAL PROCESS IS USED

FORMAL

Day 1 submit best and final of all documents

Day 2-3 staff confirms final completeness and issues invoice to be paid online or in-person.

Day 7 NOA goes out

Day 16/17 first round of review comments provided to applicant

Day 28 NOA comment period ends

Day 29 SEPA amendment goes out

Day 29 Neighborhood Meeting Notice goes out

Day 30/31 applicant resubmits plans (this is assuming you resubmit within 2 weeks)

Day 43 SEPA ends

Day 45/46 second round of comments provided to applicant

Day 50 Neighborhood Meeting held

Day 46-60 Applicant resolves final comments per code and uploads best and final of all application documents.

Day 50-70 taken before Tech for final approval and NOD issued.

Please let me know if you have any additional questions

Thanks you,

Sarah Pyle