



## Department of Community Development

801 228<sup>th</sup> Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: [www.sammamish.us](http://www.sammamish.us)

December 11, 2020

Peter Brennan  
Innovation Realty Partners, LLC  
5335 Meadows Road STE #10  
Lake Oswego, OR 97035  
[pete@innovationrealtypartners.com](mailto:pete@innovationrealtypartners.com)

RE: Brownstone West Resubmittal Extension Request (PSUB2019-00561)

Dear Mr. Brennan,

The City of Sammamish Department of Community Development has received your letter dated December 10, 2020 via electronic email transmittal (**Attachment 1**). In the letter you present a revised submittal deadline extension request for an additional 30 days past the 60 day timeframe to resubmit your application in response to the City's Plan Review Summary Letter dated November 13, 2020. **The City grants the 30 day extension request and as a result the revisions resubmittal deadline has been updated from January 12, 2021 to February 11, 2021.**

Meanwhile, per standard procedure, please remember to submit required corrections and supplemental supporting documentation through the City's Permit Center by email at [permittech@sammamish.us](mailto:permittech@sammamish.us) no later than 5 PM on February 11, 2021. Otherwise, your application (file # referenced in subject line) will be subject to cancellation in accordance with SMC 20.05.100(1)(a)(ii).

Best Regards,

**SENT VIA EMAIL**

Kellye Hilde, Deputy Director of Community Development  
City of Sammamish  
(425) 295-0582  
[khilde@sammamish.us](mailto:khilde@sammamish.us)

cc: Dave Rudat, City Manager  
David Pyle, Director of Community Development  
Jeff Elekes, Director of Public Works  
Anjali Myer, Director of Parks and Recreation  
Chris Hankins, Senior Planner  
Peter Eglick, Eglick and Whited, PLLC  
Lisa Marshall, Kenyon Disend, PLLC

Attachments:

1 – Resubmittal Extension Request Letter dated December 10, 2020



**INNOVATION**  
*Realty Partners, LLC*

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December 10, 2020

David Pyle  
Director of Community Development  
City of Sammamish  
801 228th Avenue SE  
Sammamish, WA 98075

Re: *PSUB2019-00561-Extension Request*

Dear Mr. Pyle:

I am writing to request an extension of the 60-day period to reply to the City's letter and comments provided on November 13, 2020. We request an additional 30 days, until February 11, 2021, to complete our responses for the reasons summarized below:

- A number of comments in this second round from the City are substantial in nature and raise questions we would like to discuss with Staff at our December 16th meeting.
- In prior Notices of Exceedance of the 120-day Clock Exceedance for Brownstones West, the City has referred to the complex nature of the development proposal. This same factor is an issue as STCA reviews and develops responses to the City's 2nd round of comments, requiring coordination with technical consultants to address the comments that the City has been developing in the 5-month period since we submitted our 1st round of responses on June 22.
- Recent loss of a key team member, Kevin Jones, who tragically passed away unexpectedly. Kevin worked for our transportation engineering company, Transpo Group. The City has come back with several transportation-related comments on this second round. We are working

**Peter J. Brennan**  
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with Transpo to get his replacement up to speed on the project and the City's comments.

- Thanksgiving, Christmas, and New Year's holidays all fall within the 60-day response period identified by the City from 11/13/2020 – 1/12/2021 which poses availability challenges for project team personnel.
- Continued challenges posed by COVID-19 in relation to social distancing, limits on collaboration and renewed stay at home orders due to the recent spikes in confirmed cases. The Governor announced the resumption of tighter restrictions on November 15 that have now been extended until at least January 4. These restrictions require, among other things, that professional service providers continue to work from home when possible. This poses an inability for STCA to conduct face-to-face internal team meetings to work collaboratively. This in turn creates inefficiencies as STCA works with multiple team members and consultants to respond to City comments, many of which are highly technical in nature.
- The Code specifically allows the City to grant the Applicant a 90-day time period for responding to each round of comments. SMC 20.05.100(1)(a)(i). Particularly given the factors above, we believe this 90-day time period is reasonable for STCA to respond to the City's November 13, 2020 comments.

As the next step forward, we have a meeting on the calendar for December 16<sup>th</sup>, 2020 with Staff. We look forward to this meeting to review clarifying questions regarding City comments to ensure our Applicant responses accurately address City concerns. Once this meeting occurs, we feel that an additional 30 days beyond the January 12th date will be required to complete our response to the City. Again, based on our discussions with the project team, we currently anticipate being able to complete our responses to the City's November 13th letter by February 11, 2021.

If the City has a specific concern about an extension, we would appreciate understanding what it is in advance. We can discuss alternative ways to address that concern so our limited extension request may be approved.

Thank you very much. We would appreciate hearing from the City by December 18<sup>th</sup>, and if you have any questions or concerns in the meantime, please do not hesitate to contact me.

Sincerely,  
Peter Brennan

**Peter J. Brennan**  
*Vice President and Senior Project Manager*  
*Innovation Realty Partners, LLC*

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