



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

January 28, 2021

Peter Brennan
Innovation Realty Partners, LLC
5335 Meadows Road STE #10
Lake Oswego, OR 97035
pete@innovationrealtypartners.com

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

Dear Mr. Brennan,

The City of Sammamish Department of Community Development has received your letter dated January 22, 2021 via electronic email transmittal (**Attachment 1**). In the letter you present a revised submittal deadline extension request for an additional 30 days, until March 13, 2021. A previous extension request was granted for an additional 30 days past the 60-day timeframe on December 11, 2020 to resubmit your application in response to the City's Plan Review Summary Letter dated November 13, 2020. **The City grants this second 30-day extension request and as a result the revisions resubmittal deadline has been updated from February 11, 2021 to March 13, 2021.**

In your request you state that during the January 5, 2021 meeting "Staff acknowledged that the City's requirements reflect different and to some extent competing priorities, leading to a potential need for deviations and/or departures as allowed and under applicable rules." To clarify, the City's expectation is for an ***applicant to meet all applicable Public Works design standards and Town Center Development Codes as adopted***. There may be development standards which an applicant believes preclude development due to a range of circumstances. In these situations, an applicant can apply for a deviation and/or departure from said requirements.

As stated in the City's letter to STCA issued on January 20, 2021, to address the criteria outlined in the development code and public works standards a deviation and departure request should address: how the proposed design alternative provides a public benefit, considers environmental protections (ex. maximize tree retention, minimize soil disturbance, minimize impervious surfaces, etc.), health, safety and welfare concerns, harmonizes development regulations and existing standards to facilitate beneficial innovative design, and does not set a precedent or create a new development standard by default.

In the interim, please remember to submit required corrections and supplemental supporting documentation through the City's Permit Center by email at permittech@sammamish.us no later

than 5 PM on March 13, 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

Chris Hankins, Senior Planner
City of Sammamish
(425) 295-0582
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 January 22, 2021