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January 22, 2021

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

Re: *PSUB2019-00561-Extension Request*

Dear Mr. Pyle:

As staff suggested in our last meeting, I am writing to request an extension of the 90-day period to reply to the City's letter and comments provided on November 13, 2020. We request an additional 30 days, until March 13, 2021, to complete our responses for the reasons summarized below:

- Meetings with Staff on 12/16/2020 and 01/05/2021 have proven beneficial in further clarification of Staff comments noted on the 6/22/2020 resubmitted application. However, these meetings have also highlighted the need for additional correspondence, collaboration, and meetings for both the Applicant and Staff. Based on the issues discussed in the 01/05/2021 meeting, Staff recommended filing for an additional 30-day extension to continue productive research and conversations between Staff and Applicant to resolve noted application issues.
- 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. On December 30, 2020, Governor Inslee announced the continuation of certain prohibitions, restrictions and limitations, that will endure until certain

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epidemiological metrics are met. *See* Washington State Gubernatorial Proclamation 20-25.11. These restrictions require, among other things, that we continue to work from home when possible. These requirements materially limit STCA's ability to conduct the face-to-face internal team meetings necessary to work effectively, efficiently, and collaboratively. This in turn creates inefficiencies as STCA works with multiple team members and consultants spread across the State to respond to City comments, many of which are highly technical in nature and require collaborative approaches to adequately address.

At the conclusion of our meeting with Staff on 1/5/20, Staff acknowledged that the requirements of the Sammamish Municipal Code, 2016 Public Works Standards and 2010 Interim Town Center Street Standards reflect different and to some extent competing priorities, leading to a potential need for deviations and/or departures as allowed and under applicable rules.

As requested at the meeting, Applicant will provide an additional site plan option for discussion with City Staff in response to comments we received from the City at our 1/5/20 meeting. We can then arrange a meeting with Staff to discuss the site plan along with the items Staff indicated it would consider further regarding design priorities. After this meeting occurs, we are hopeful that both Staff and Applicant feel a mutually agreeable direction will have been established for our next response to the City. Assuming we achieve this direction, we anticipate being able to complete our responses to the City's November 13th letter by March 13, 2021.

If the City has a specific concern about an extension, we would appreciate understanding what it is as soon as possible. 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 January 29<sup>th</sup>, and if you have any questions or concerns in the meantime, please do not hesitate to contact me.

Sincerely,  
Innovation Realty Partners, LLC

By Peter Brennan, V.P.

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