



INNOVATION
Realty Partners, LLC

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April 7, 2020

Chris Hankins
Senior Planner
City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075

Re: *UZDP2019-00562, PSUB2019-00563, PSUB2019-00561, and BSP2019-00564.*

Dear Mr. Hankins:

We are writing to request an extension of time to respond to the City's initial review of comments, as authorized under SMC 20.05.100(1)(a)(i). Under that provision, the City may grant an extension "upon written request by the applicant providing satisfactory justification for an extension . . .". As described below, the unprecedented circumstances relating to COVID-19 necessitate an extension of the deadline to respond.

The above applications were submitted on November 4, 2019, and deemed complete on November 27, 2019. We received the City's comments on March 10, 2020. The next day, on March 11, Sammamish City Hall was closed to the public, precluding any in person meetings with the City which is such a critical part of any application process. On that same day, Governor Inslee announced the first significant round of community strategies and dramatic social distancing plans. These were followed with additionally restrictive orders on March 13 and March 16. On March 23, the Governor announced an expansive stay-at-home order. On April 2, that order was extended to May 4.

We are diligently reviewing the City's comments and working with our team of consultants to develop responses and revisions. However, the impact of the

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emergency orders is significantly hampering our ability to coordinate the necessary work to respond to the City's comments, work that involves several consultants working from various locations in the Puget Sound area and beyond. We are doing as much as possible through phone calls and various forms of video conferencing, but progress is delayed despite best efforts and we cannot achieve anywhere near the same efficiencies and turnaround as would be the case if consultants were able to meet in person and were not juggling the various additional responsibilities that come from school and business closures throughout the region.

One of our local consultants, CORE Engineering, compiled the following list of the unique challenges and demands they are currently facing due to COVID-19:

- *Office Closures.* Having been deemed non-essential by the Governor, our office is essentially closed. All office staff is working remotely, which is working but communication takes longer than normal.
- *Layoffs.* We've put 90% of our field staff on stand-by, plus 3 office staff—a total of 19 employees to date. This number will grow for our survey staff with the lack of field work.
- *Regulatory Compliance and Federal Programs.* We are digesting new information daily. Currently this includes new federal programs, state unemployment, as well as potential changes to 401(k) and profit sharing plans. I'm spending a lot of time reading and working with our attorney, CPA, and HR consultant, to make sure we are applying programs correctly.
- *Unemployment Claims.* We are spending time processing unemployment paper work to make sure our employees get approved.

With the closure of City Hall to the public since March 11, and staff currently unable to conduct in-person meetings, the application process has been dramatically impacted. Among other things, these circumstances preclude an in-person meeting with City staff about key issues identified in the City's March 10 letter, such as the road network and the green spine, where it is imperative to have site plans and other illustrations in front of us. Some of the comments are also unclear to us. An in-person meeting allows for the back and forth discussion that is needed to gain clarity, which is needed before we can respond to the comments received.

All of these challenges are magnified given the complexities of executing a project in the Town Center. In light of these extraordinary circumstances beyond anyone's control—with closures and social distancing orders that started literally the day after we received the City's comments—we ask that the 90-day period for a response to the City's comments be tolled from the day we received the letter on

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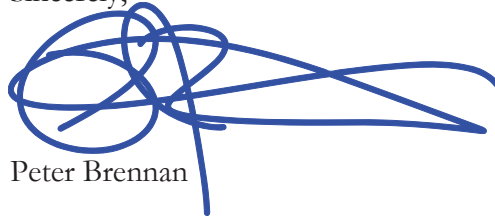
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March 10 until the date that the Governor's stay-at-home order is lifted and City Hall is again open to the public. We hope that by that date our consultants will be operating again at closer to normal capacity, and we will be able to proceed with the task of responding to the City's comments and corrections. At that point we can also schedule a meeting with City staff to discuss a limited number of high-level clarifying questions that have emerged as we continue to review the City's comments.

We hope you can agree to this reasonable accommodation in the timeframe for our response to the City's comments.

Thank you, and please let me know if you have any questions regarding this extension request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Brennan", with a long horizontal stroke extending to the right.

Peter Brennan

cc: David Pyle, Director
Kellye Hilde, Deputy Director

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