



February 3, 2025

Scott A. Koppelman  
PPF AMLI Redmond Way, LLC  
141 W Jackson Blvd, STE 300  
Chicago, IL, 60604-2992

***Subject: Letter of Agreement RE: 16771 Redmond Way, Redmond WA - Access and Surface Improvements***

Dear Scott Koppelman:

By this Letter of Agreement (“Agreement”), Sound Transit approves PPF AMLI Redmond Way, LLC, a Delaware limited liability company (“Licensee”)’s application to access and install surface improvements on property occupied by the Sound Transit Link Light Rail System (“Link System”) in the public right of way in the vicinity of 16771 Redmond Way, WA 98052 (the “License Area,” as depicted on **Exhibit A**) for the purposes described and pursuant to the conditions set forth in this Agreement.

The City of Redmond (the “City”) owns the License Area and Sound Transit has the non-exclusive right to construct, operate, maintain, and own its Link light rail transit system for the Downtown Redmond Link Extension project (the “Project”) thereon pursuant to that certain “Transit Way Agreement for the Downtown Redmond Link Extension Project City of Redmond, Washington,” authorized by the Redmond City Council on July 16, 2019, as amended (the “Transit Way Agreement”) and that certain “Light Rail Easement Agreement (Redmond Spur Rail Corridor—Downtown City Segment)” recorded in King County under Recording Number 20120411001176, as amended (the “Easement”). The City has issued permit no. SITE-2023-02147, dated December 7, 2023, to Licensee (the “City Permit”) for the purpose of installing Licensee’s Facilities, as defined below in this Agreement.

Pursuant to the April 2019 “Intergovernmental Agreement between Sound Transit and King County for the Operations and Maintenance of the Link Light Rail System,” King County, through its Metro Transit Department (the “County”), operates and maintains the Link System on Sound Transit’s behalf.

Consistent with the foregoing, Sound Transit and Licensee agree as follows:

1. Use of License Area. Licensee may use the License Area as a construction access “haul route” and to install fire safety, landscaping, pedestrian pathway, and other surface improvements (the “Facilities”) as further depicted and described on **Exhibit B** (the “Permitted Activities”) for as long as this Agreement remains in effect. Licensee agrees that its use of the License Area shall not interfere with the normal operations of the License Area, Sound Transit, or any portion of the Link System. Without limiting the foregoing, Licensee shall, at no time during its use of the License Area, interfere with general purpose vehicular ingress and egress to and from the License Area. Licensee agrees that its use of the License Area shall not interfere with electrically controlled light rail signals, telephone, or other circuits of the Link System, or with any telephone or other company or person operating circuits on the License Area or along the tracks. All of Licensee’s activities within the License Area under this Agreement shall comply with any standards imposed on those activities by the City.
2. Term; Termination. The rights and obligations conferred by this Agreement shall commence on the effective date of the City Permit and shall terminate immediately upon the earlier of: (1) termination of the City Permit; or (2) Licensee’s removal of the Facilities from the License Area. Notwithstanding the foregoing, Sound Transit may terminate this Agreement upon 30 days’ advance written notice to

Licensee.

3. Conditions of Use.

- a. Licensee (including Licensee's duly authorized representatives, employees, and agents) will not permit any other party, except Licensee's independent contractors performing the Permitted Activities on the License Area ("Contractors") to enter or use the License Area. Licensee will be responsible for its Contractors' compliance with the terms of this Agreement and shall provide such Contractors with written notice of the requirements contained in this Agreement prior to their entry onto the License Area. Licensee shall be responsible for its Contractors' compliance with all terms and conditions of this Agreement.
- b. Licensee shall coordinate the proposed work schedule with Sound Transit Property Management at [propertymanagement@soundtransit.org](mailto:propertymanagement@soundtransit.org) and, if the License Area is being used for Link operations at the time of the request, Sound Transit's Link Control Center ("LCC") at [LinkTrackAccess@soundtransit.org](mailto:LinkTrackAccess@soundtransit.org) or 206.205.8177 to avoid any conflicts with Sound Transit's construction and/or operations.
- c. Licensee shall not, and shall prohibit its Contractors from, parking any vehicles, placing any equipment, or storing any materials on the License Area within 10 feet of the track.
- d. Licensee shall not, and shall prohibit its Contractors from, parking any vehicles, placing any equipment, or storing any materials on the License Area without first obtaining Sound Transit's prior written approval, which approval Licensee shall obtain by contacting Sound Transit Property Management at [propertymanagement@soundtransit.org](mailto:propertymanagement@soundtransit.org) and, if the License Area is being used for Link operations at the time of the request, LCC at [LinkTrackAccess@soundtransit.org](mailto:LinkTrackAccess@soundtransit.org) or 206.205.8177.
- e. Licensee shall contact the applicable one-number locator service and Sound Transit Facilities at 206.553.3789 or [LinkFacilitiesST@soundtransit.org](mailto:LinkFacilitiesST@soundtransit.org) to locate existing underground utilities, transmission lines, and private fiber optics communications lines. Licensee shall be responsible for any damage to any utility caused by Licensee or its Contractors in violation of Chapter 19.122 RCW.
- f. Licensee shall be responsible for the proper removal and disposal of any debris and trash resulting from its or its Contractors' use of the License Area. Materials such as mud, soils, cutting slurry, etc. shall be collected and disposed of at an appropriate disposal site. Neither Licensee nor its Contractors shall dispose of hazardous materials on the ground surface of the License Area. Licensee shall be responsible for cleaning and remediating damage to the Licensee arising from any source arising out of its use of the License Area.
- g. Licensee will not engage in, and shall prohibit its Contractors from engaging in, any loud or objectionable behavior in the License Area.
- h. All activities on the License Area pursuant to this Agreement shall comply with all federal, state, and local laws and all Sound Transit rules and regulations. Illegal activities are prohibited under this License.
- i. Licensee shall be responsible for any damage done to the License Area by Licensee or its Contractors. Prior to commencing and while performing the Permitted Activities, Licensee shall identify and protect all existing improvements within the License Area.
- j. Neither Licensee nor its Contractors will interfere with Sound Transit, the County, or those entities' authorized representatives' access to the License Area.

- k. Licensee accepts the License Area in an “as-is” condition. Sound Transit has no obligation to provide HVAC, water, sewer, or other utilities. Sound Transit has no obligation to provide restroom facilities or restroom supplies.
  - l. Licensee and its Contractors are not permitted to block any fire safety system component, emergency exits, security cameras, maintenance access points, ticket vending machines, information boards or emergency call boxes. Licensee must conduct the Permitted Activities a minimum of 15 feet from any stairway, escalator, elevator, entrance, or customer service counter.
  - m. Licensee will keep the License Area secured at all times when not in use to prevent access by anyone other than Licensee.
4. Contractor Approval / Track Access. Prior to Licensee’s exercise of any rights under this License, Licensee must, and shall require its Contractors to:
- a. If the License Area is in the care, custody and control of Sound Transit’s contractor: Obtain written approval from Stacy and Witbeck/Kuney by contacting Gavino Rodriguez at [grodriquez@stacywitbeck.com](mailto:grodriquez@stacywitbeck.com), or such other contact as Sound Transit may hereinafter designate (the “Sound Transit Contractor”). Licensee shall coordinate with the Sound Transit Contractor to schedule Licensee’s access to the License Area and shall comply with any reasonable conditions imposed by the Sound Transit Contractor on Licensee’s performance of the Permitted Activities in the License Area.
  - b. If the License Area is being used for Link light rail operations: Apply for a Link track access permit by contacting [LinkTrackAccess@soundtransit.org](mailto:LinkTrackAccess@soundtransit.org).
5. Construction of Facilities. The Facilities shall be constructed by a licensed contractor in accordance with drawings approved in advance by Sound Transit and in accordance with all laws, rules, regulations, ordinances, and requirements of governmental agencies, offices, and boards having jurisdiction.
6. As-Built. An engineered plan including the project location, applicable notes, survey control, and the full extent of work, including sections and applicable details shall be submitted to [propertymanagement@soundtransit.org](mailto:propertymanagement@soundtransit.org) prior to engaging in any of the Permitted Activities on the License Area. Plans not readable as determined by Sound Transit shall be rejected.

Within 90 days of work completion, “as-built” documents based on the plans earlier provided, shall be submitted to [propertymanagement@soundtransit.org](mailto:propertymanagement@soundtransit.org) that show the Facilities as constructed.

The as-built documents shall:

- a. Include, at a minimum:
  - i. Project Cover Sheet.
  - ii. Plans, profiles, and details.
  - iii. Abbreviations and symbols sheet.
  - iv. Horizontal and vertical control notes and plans. (Note: For substantial projects occurring primarily within Sound Transit Right-of-Way, Licensee shall coordinate with a Sound Transit utility engineer regarding use of Sound Transit datum standards.)
  - v. Northing and Easting calls on each drawing sheet. Indicate Northing and Easting calls for all angle points, 3 points on any curve and a minimum of two calls on a sheet with a straight line.

- vi. Combined conversion factors to convert as-built data to Washington State Plan Coordinate system (US. Foot Coordinates).
  - vii. Identification of size, material, quantity, and type (water, sewer, storm power, fiber optics) of facility.
  - b. Be submitted as full-size, single sheet PDFs, at 300dpi min. and in the current version AutoCAD format and include all files needed to reproduce the drawings from CAD.
7. Permits and Licenses. Licensee is solely responsible for securing, and for requiring its Contractors to secure, any and all required permits, franchises, and licenses (“Permits”) at Licensee’s expense. Consistent with Licensee’s indemnity obligations in this License, Licensee shall be solely responsible for and any costs, damages, or liabilities arising from Licensee or its Contractors’ failure to obtain any Permits.
8. Entry by Licensee.
- a. At least three days prior to commencing any Permitted Activities on the Property, Licensee shall notify Sound Transit’s Property Management Department at [propertymanagement@soundtransit.org](mailto:propertymanagement@soundtransit.org) to coordinate its work schedule with Sound Transit and to submit a copy of any required Link Track Access Permit(s).
  - b. After the initial entry during any period of construction, Licensee shall notify Property Management at [propertymanagement@soundtransit.org](mailto:propertymanagement@soundtransit.org) each morning prior to its or its Contractors’ entry onto the Property, or at other such interval as may be mutually agreed upon by the Parties.
  - c. After initial construction of the Facilities, when Licensee or its Contractors perform non-emergency work on the Facilities, Licensee shall notify Sound Transit Property Management at [propertymanagement@soundtransit.org](mailto:propertymanagement@soundtransit.org) at least 48 hours in advance of the desired access and shall coordinate its work schedule with Sound Transit. If Licensee must make emergency repairs to its Facilities, Licensee shall contact LCC at 206-205-8177 to obtain immediate access and to initiate coordination with Sound Transit in response to the emergency. Licensee may make emergency repairs to its Facilities as described herein only in instances when there is immediate danger to human health and safety.
  - d. Sound Transit may implement other reasonable conditions for Licensee’s and its Contractors’ access to the License Area.
9. Safety. Licensee shall conduct, and require its Contractors to conduct, their activities in the License Area in a safe manner. Licensee shall be solely responsible for the safety of all persons and property during its and its Contractors’ use of the License Area. Licensee shall maintain the Facilities in conformity with all applicable laws and regulations.
10. Restoration and Removal. Licensee shall, after any installation, construction, maintenance, repair, relocation, Permitted Activities, or removal of the Facilities, promptly restore the License Area to as good or better condition than that which existed prior to the commencement of such work and consistent with any additional City or Sound Transit standards hereinafter identified by those entities. Upon termination of this License, or if Licensee abandons the Facilities, Licensee shall remove the Facilities at its own expense. If Licensee fails to remove the Facilities consistent with its obligations contained herein, Sound Transit may remove the Facilities and charge Licensee for the cost of same.
11. Reservation of Rights; Relocation and Removal of Facilities. Sound Transit reserves unto itself the right to license, lease, or otherwise grant rights within the License Area to others and this Agreement shall not prohibit or prevent Sound Transit from using the License Area. Licensee agrees that Sound Transit may, for any reason, including, but not limited to, its own proposed use of the License Area, require Licensee to relocate or remove the Facilities upon 30 days’ advance written notice. Such relocation or removal shall be



conducted at Licensee's sole expense and shall be subject to the restoration provisions of the foregoing section.

12. Indemnification. Licensee agrees to defend, indemnify, and hold harmless Sound Transit and its officers, directors, agents, and employees and the County and its officers, directors, agents, and employees (the "Indemnified Parties") from and against any and all claims, demands, or causes of action and the resulting losses, costs, expenses, reasonable attorney's fees, liabilities, damages, orders, judgments, or decrees ("Claims") arising out of the acts, errors, or omissions of Licensee or its Contractors related to or in any way arising out of the Permitted Activities; the installation, operation, maintenance, repair, or removal of the Facilities; Licensee's or its Contractors' failure to obtain necessary property rights and/or permission to install, operate, or maintain the Facilities or to use the License Area; or Licensee's breach of this License. To the extent that RCW 4.24.115 applies, the indemnity provisions provided herein shall be valid and enforceable only to the extent of the negligence of Licensee and/or its Contractors and shall not apply in the event that any Claims arise out of Sound Transit's sole negligence. Licensee specifically assumes potential liability for any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents against the Indemnified Parties. FOR THIS PURPOSE, LICENSEE, BY MUTUAL NEGOTIATION, HEREBY WAIVES, WITH RESPECT TO THE INDEMNIFIED PARTIES ONLY, ANY IMMUNITY THAT WOULD OTHERWISE BE AVAILABLE TO LICENSEE AGAINST SUCH CLAIMS UNDER THE INDUSTRIAL INSURANCE PROVISIONS OF TITLE 51 RCW OR ANY APPLICABLE INDUSTRIAL INSURANCE, DISABILITY, OR EMPLOYEE BENEFIT ACT OF ANY JURISDICTION THAT WOULD BE APPLICABLE IN CASE OF SUCH A CLAIM.

In addition to all other indemnities provided in this License, Licensee agrees to protect, defend, and indemnify and hold the Indemnified Parties harmless for any Claims associated with the presence, removal, or remediation of any Hazardous Substance (including petroleum and gasoline products) that are released onto or from the License Area, or otherwise come to be located on the License Area as a result of Licensee's or its Contractors' use of the License Area, including the construction, reconstruction, alteration, maintenance, operation, repair, removal, or relocation of Licensee's Facilities, whether such Claims are made, commenced, or incurred during the term of this Agreement or after the expiration or termination of this Agreement as a result of events occurring during the term of this License. "Hazardous substances," for purposes of this section, include, but are not limited to, those substances included within the definition of "hazardous substances," "hazardous materials," "toxic substances," "hazardous wastes" or solid wastes in any federal, state, or local law, statute, ordinance, regulation, order, or rule pertaining to health, industrial hygiene, environmental conditions, or hazardous substances. "Costs" shall include, but not be limited to, all response or remediation costs, disposal fees, investigation costs, monitoring costs, civil or criminal penalties, attorney's fees, and other litigation costs incurred in connection with such response or remediation.

This indemnification section shall survive the expiration or earlier termination of this License.

13. Insurance.

- a. Licensee shall procure and maintain, and shall require its Contractors to procure and maintain, at their respective expense, applicable to all activities of Licensee and its Contractors during the Term of this License, and provide proof to Sound Transit that Licensee and its Contractors have secured, the following insurance policies or their equivalent by means of self insurance:
  - i. Commercial Liability insurance in amounts of not less than a combined single limit of \$2,000,000 or in such other amounts as Sound Transit may from time to time reasonably require, insuring Licensee and its officers, directors, agents, and employees; Licensee's Contractors and their officers, directors, agents, and employees; Sound Transit and its officers, directors, agents, and employees; and the County and its officers, directors, agents, and employees against all liability for injury to or death of a person or persons or damage to property arising from the use and occupancy of the License Area, and including coverage for

Bodily Injury and Property Damage Liability, Personal Injury Liability, and containing endorsements covering Contractual Liability, Fire Legal Liability, and Stop-Gap coverage endorsements sufficient to cover Licensee's indemnity obligations hereunder.

- ii. Automobile Liability insurance in amounts of not less than a combined single limit of \$1,000,000 covering Licensee's and its Contractors' owned, non-owned, leased or rented vehicles and naming Sound Transit and its officers, directors, agents, and employees and the County and its officers, directors, agents, and employees as additional insureds.
- iii. All-risk Property insurance covering the full value of Licensee's and its Contractors' property and improvements (including all initial improvements), and other property (including property of others), in the License Area.
- iv. Workers' Compensation and Employers' Liability in accordance with the provisions of Title 51 of the Revised Code of Washington and covering Licensee's employees' industrial accidents and injuries.
- v. Railroad Protective Liability coverage either by: (1) endorsing the General Liability policy with an ISO form CG 24 27 10 01 – Contractual Liability – Railroads endorsement, of equivalent; or (2) obtaining a separate Railroad Protective Liability policy. This insurance shall name Sound Transit and its officers, directors, agents, and employees and the County and its officers, directors, agents, and employees as additional insureds with coverage of at least \$2,000,000 per occurrence and \$6,000,000 in the aggregate. The policy shall be issued on a standard ISO form CG 00 35 10 93, or equivalent.
- c. Unless approved by Sound Transit in advance and in writing, the insurance coverages required herein shall not be subject to any deductible or self-insured retentions of liability greater than \$25,000 per occurrence. The payment of any such deductible or self-insured retention of liability amounts remains the sole responsibility of Licensee.
- d. Prior to entering the License Area, Licensee shall furnish Sound Transit with certificates of insurance executed by a duly authorized representative of each insurer or, if Licensee is self-insuring pursuant to subsection (i), below, other acceptable evidence of insurance as determined by Sound Transit, in its sole discretion, showing compliance with the insurance requirements set forth above and naming Sound Transit and the County as additional insureds, consistent with above-described requirements. Insurance coverage shall be primary with respect to Sound Transit and the County, and any other insurance maintained by Sound Transit and the County shall be excess and not contributing. Licensee and its Contractors and their respective insurers shall require that the applicable insurance policies be endorsed to waive their right of subrogation against Sound Transit and the County. A copy of the Additional Insured Endorsements, Primary and Non-Contributory Endorsements and Waiver of Subrogation Endorsements for both General Liability and Auto Liability must be attached to the required Certificates of Insurance.
- e. Licensee may otherwise meet the insurance requirements herein if Sound Transit determines, in its sole discretion, that Licensee's financial condition is adequate to meet the insurance obligations contained in this Section. If Sound Transit approves Licensee's self insured status for purposes of this License, Licensee shall submit a letter signed by a corporate officer stating that Licensee is a qualified self-insurer, and setting forth the limits of any policy of excess insurance.
- f. Sound Transit reserves the right to reasonably modify the required insurance coverage to reflect the then-current risk management practices and underwriting practices in the insurance industry.

14. Federal Interest.

- a. Notwithstanding anything to the contrary contained in this License, Licensee acknowledges that Sound Transit is the recipient of Federal Transit Administration (FTA) grants which, in part, funded the Project. Licensee further acknowledges that pursuant to FTA grant requirements, Sound Transit must demonstrate and retain “satisfactory continuing control” over the use of the Project property, which is defined as the legal assurance that FTA-funded property will remain available to be used for its originally authorized purpose throughout its useful life or until disposition. Licensee agrees that it will not exercise any right under this License in a manner that compromises or otherwise diminishes the federal interest in the Project property or Sound Transit’s satisfactory continuing control over Project property.
  - b. Licensee further acknowledges that Sound Transit must comply with all applicable federal statutes, regulations, orders, certification and assurances, or other federal law including, but not limited to, those set forth in the current FTA Master Agreement governing transit projects supported with federal assistance awarded through the FTA.
15. Liens. Licensee shall pay for all materials and labor used in the License Area and shall not allow any liens to attach to the License Area. In the event that the License Area becomes subject to any lien arising out of Licensee’s use of the License Area under this License, Licensee shall promptly, and in any event within 30 days, cause such lien to be discharged or released of record (by payment, posting of bond, court deposit, or other means), without cost to Sound Transit, and shall indemnify Sound Transit against all costs and expenses (including attorney’s fees) incurred in discharging and releasing such lien. If any such lien is not so discharged and released, Sound Transit may pay or secure the release or discharge thereof at Licensee’s expense.
  16. Attorney’s Fees. In the event that either Party commence litigation or arbitration proceedings against the other Party relating to the performance or alleged breach of this License, the prevailing Party shall be entitled to all costs, including reasonable attorney’s fees incurred, relating to such litigation, including those incurred in the event of any appeal.
  17. Jurisdiction and Venue. Any litigation filed by either Party arising out of or relating to this Agreement shall be filed in King County Superior Court, except as to matters that are exclusively within the jurisdiction of the federal courts and, as to such matters, venue shall be in the Western District of the United States District Court at Seattle, Washington.
  18. Notice. Unless expressly otherwise agreed between the Parties, every notice or response required by this Agreement to be served upon Sound Transit or Licensee shall be in writing and shall be deemed to have been duly given to the required Party: (a) five business days after being posted in a properly sealed and correctly addressed envelope when sent by mail, postage prepaid; (b) upon receipt when sent by overnight delivery through a nationally recognized courier service that provides a receipt of delivery; (c) upon receipt when hand delivered; or (d) upon delivery when sent by email with delivery receipts enabled. The notices or responses to Sound Transit shall be addressed as follows:

Sound Transit  
Union Station  
401 S. Jackson Street  
Seattle, WA 98104  
Attn: Property Management Manager  
propertymanagement@soundtransit.org

The notices or responses to Licensee shall be addressed as follows:

AMLI Development Co  
425 Pontius Ave N #400  
Seattle, WA 98109

Attn: Matt Ellay  
melley@amli.com

Either Party may, from time to time, replace the notice addresses contained herein with alternative notice addresses by giving written notice of same to the other Party, but in no event shall notice be required to be delivered to more than one address.

19. Assignment. This Agreement and the rights, duties and obligations given hereunder may not be assigned, transferred, or otherwise conveyed by Licensee
20. Reservation of Rights. Nothing in this Agreement is intended to modify the provisions of the Transit Way Agreement or to in any way limit Sound Transit's rights thereunder.

Please acknowledge your agreement with the foregoing terms by signing in the space provided below and returning one copy of this Agreement to my attention.

Sincerely,

Clint Dameron  
Acting: Director-Real Property

**ACCEPTED AND AGREED:**  
PPF AMLI Redmond Way, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form:

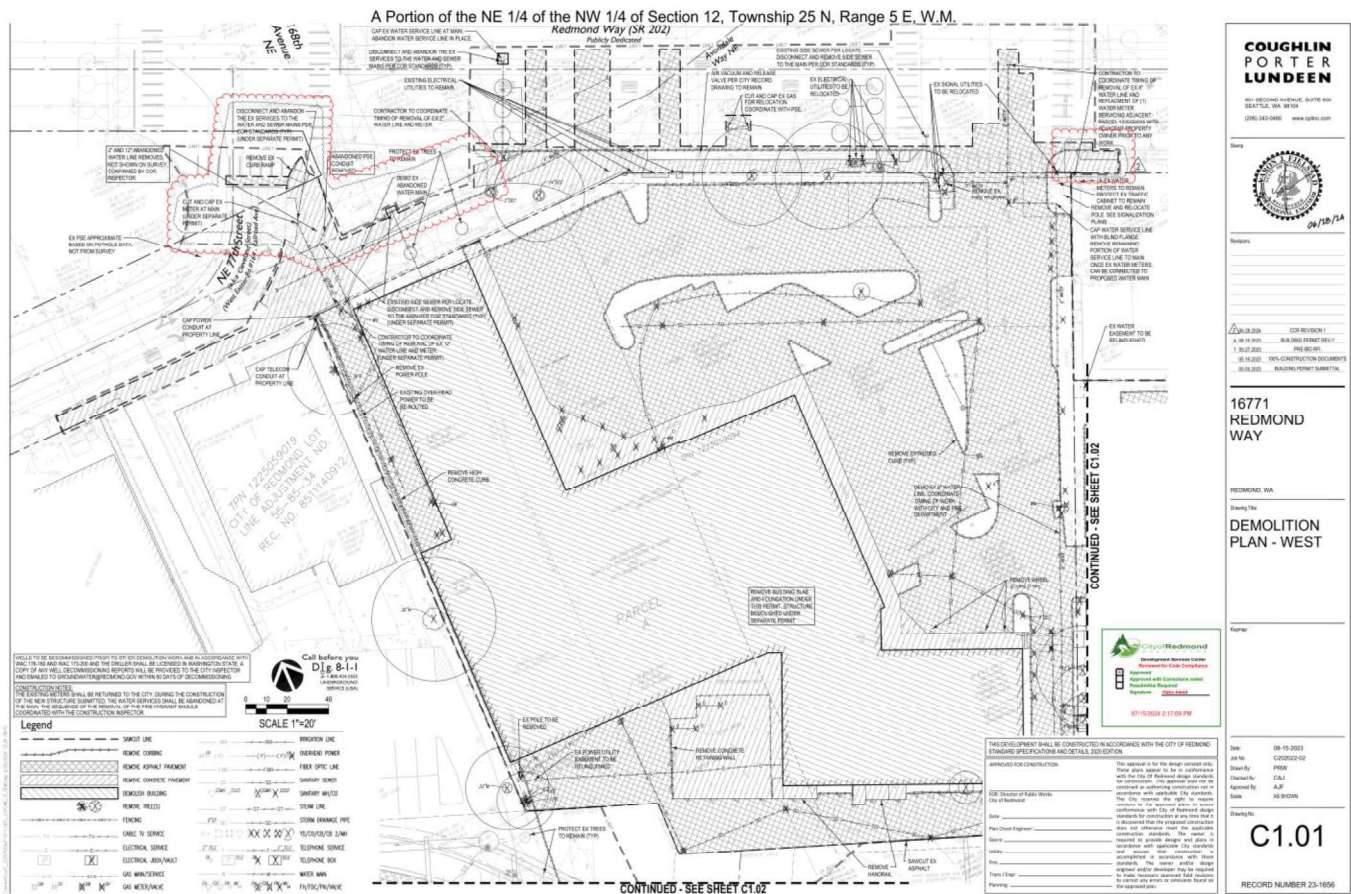
Natalie Moore Digitally signed by Natalie Moore  
DN: cn=Natalie Moore, o=Sound Transit, ou=Legal,  
email=natalie.moore@soundtransit.org, c=US  
Date: 2023.02.05 15:22:35 -0800

Sound Transit Legal Counsel

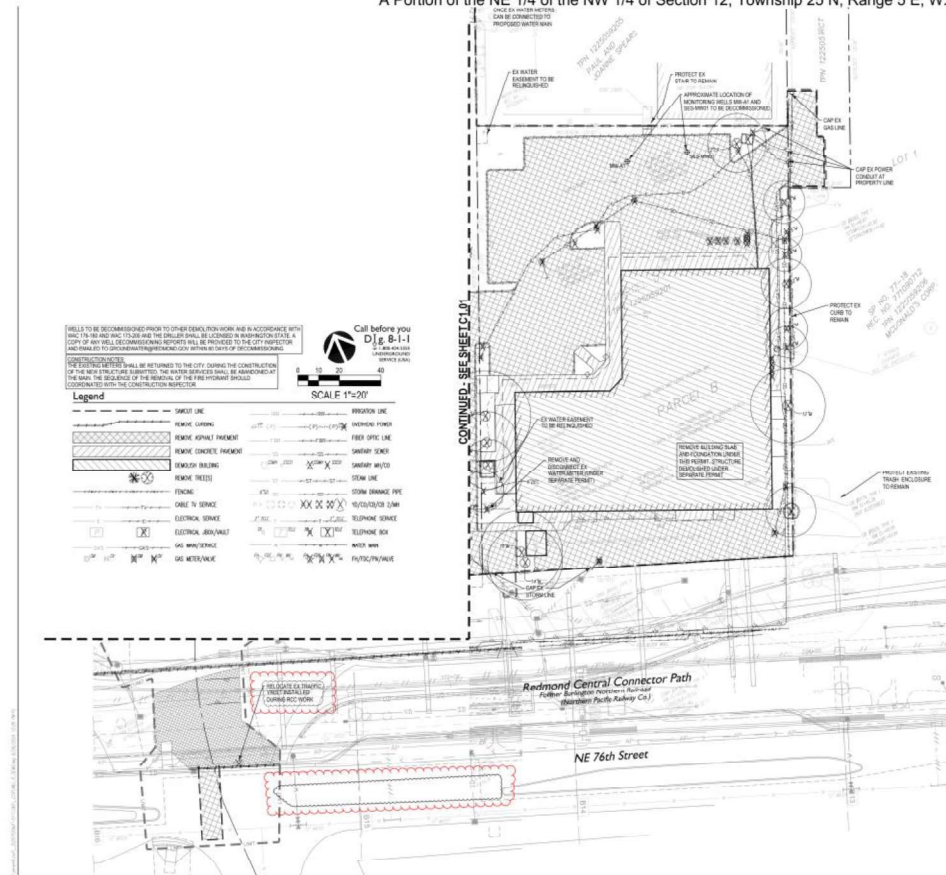






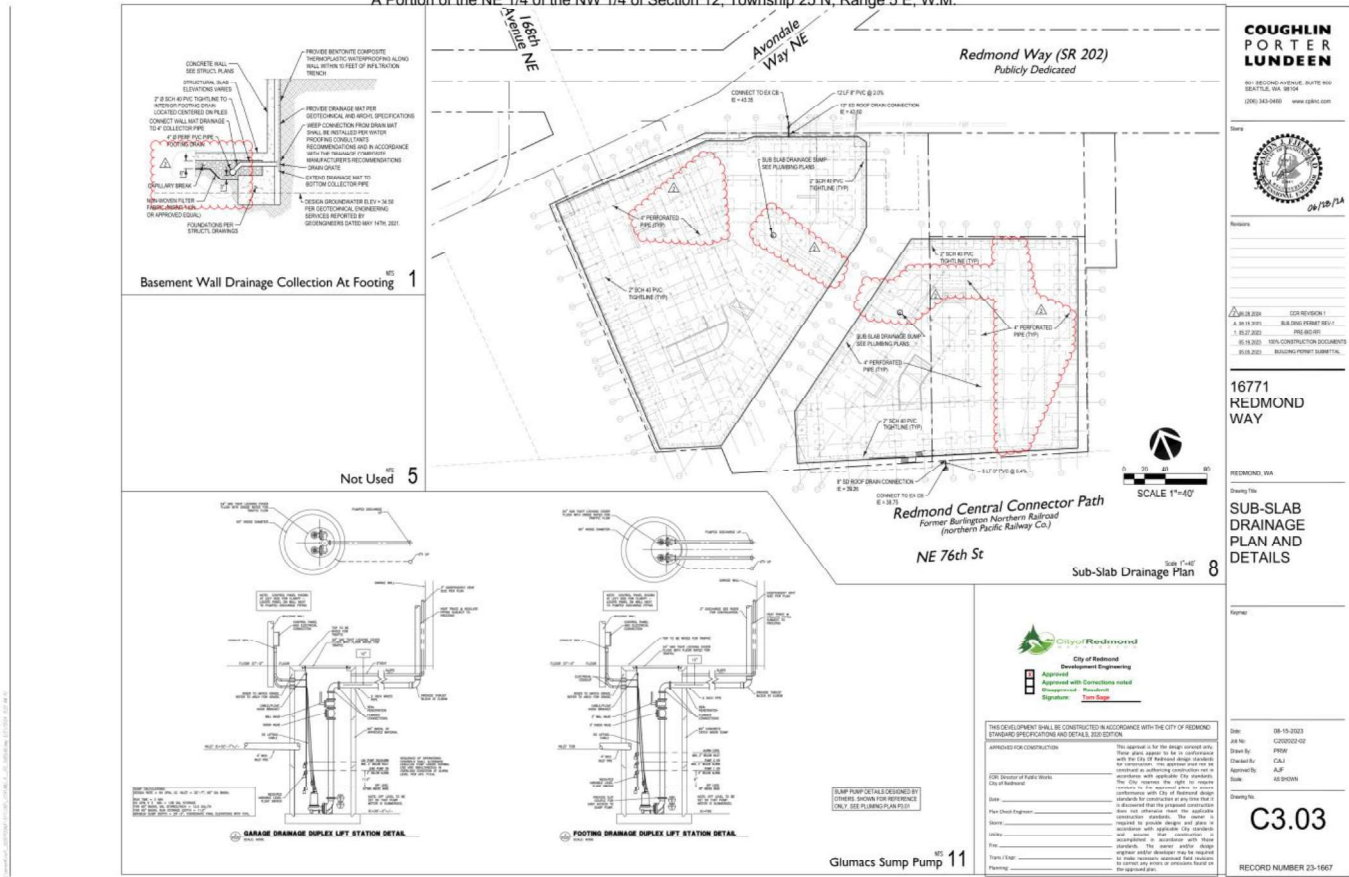


A Portion of the NE 1/4 of the NW 1/4 of Section 12, Township 25 N, Range 5 E, W.M.

[illegible]







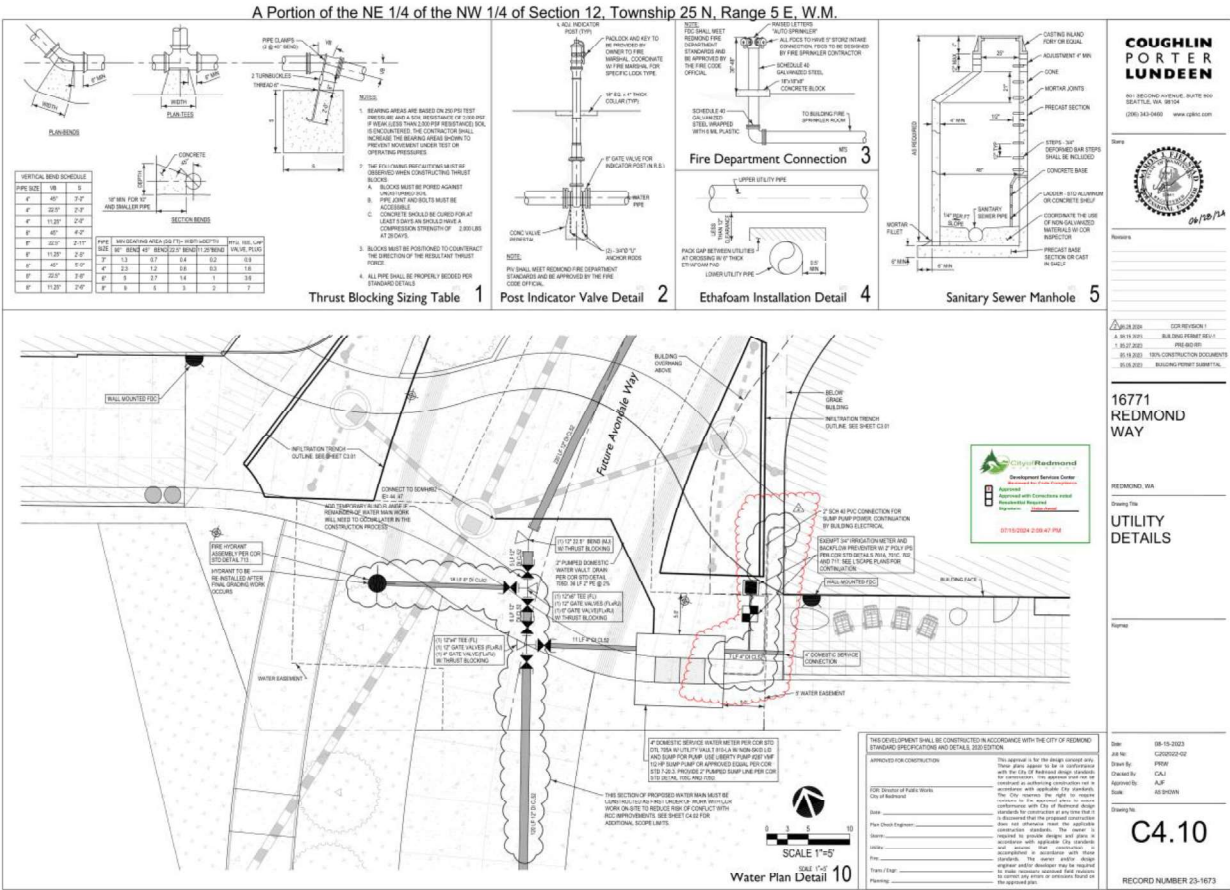


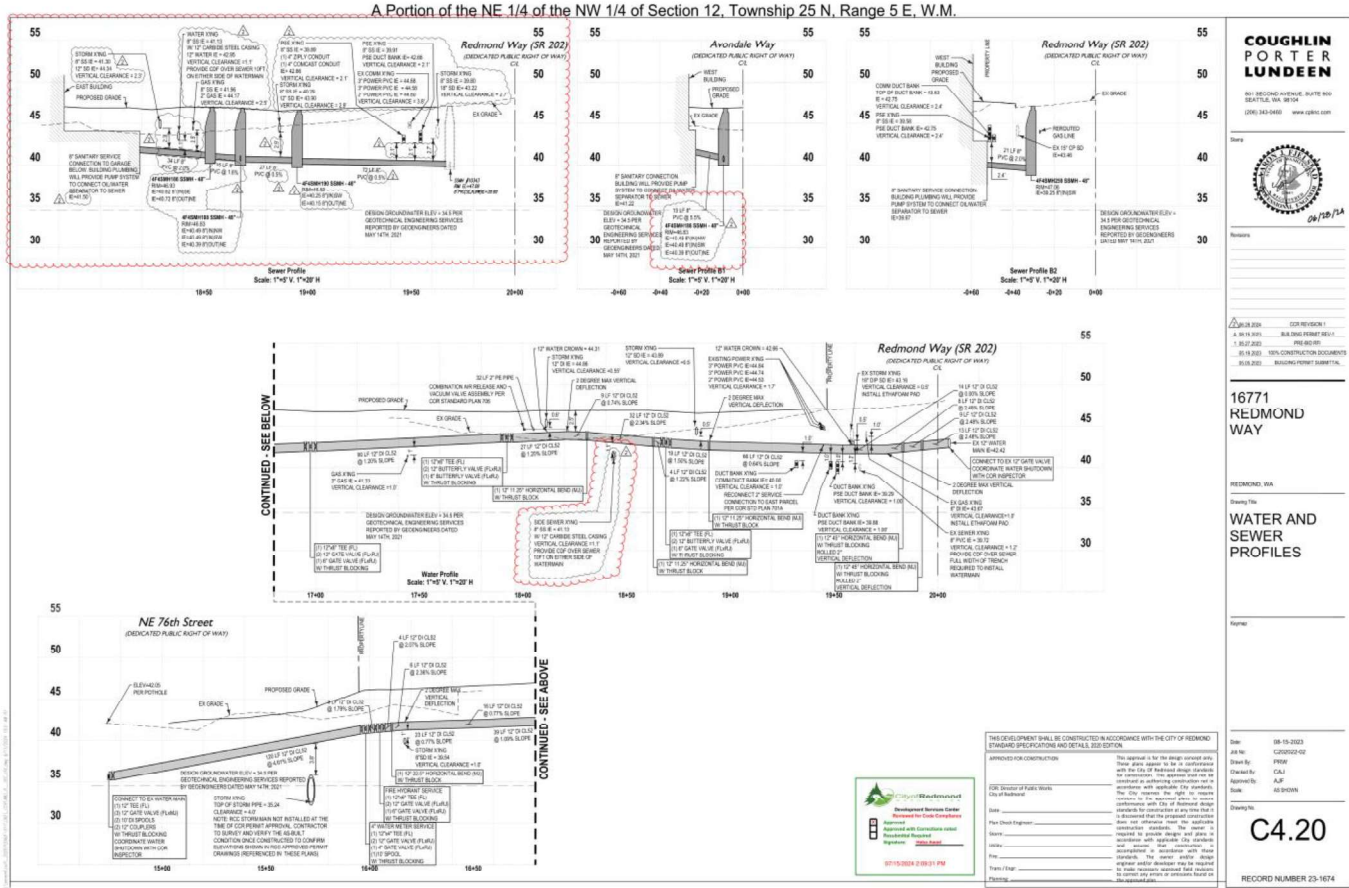




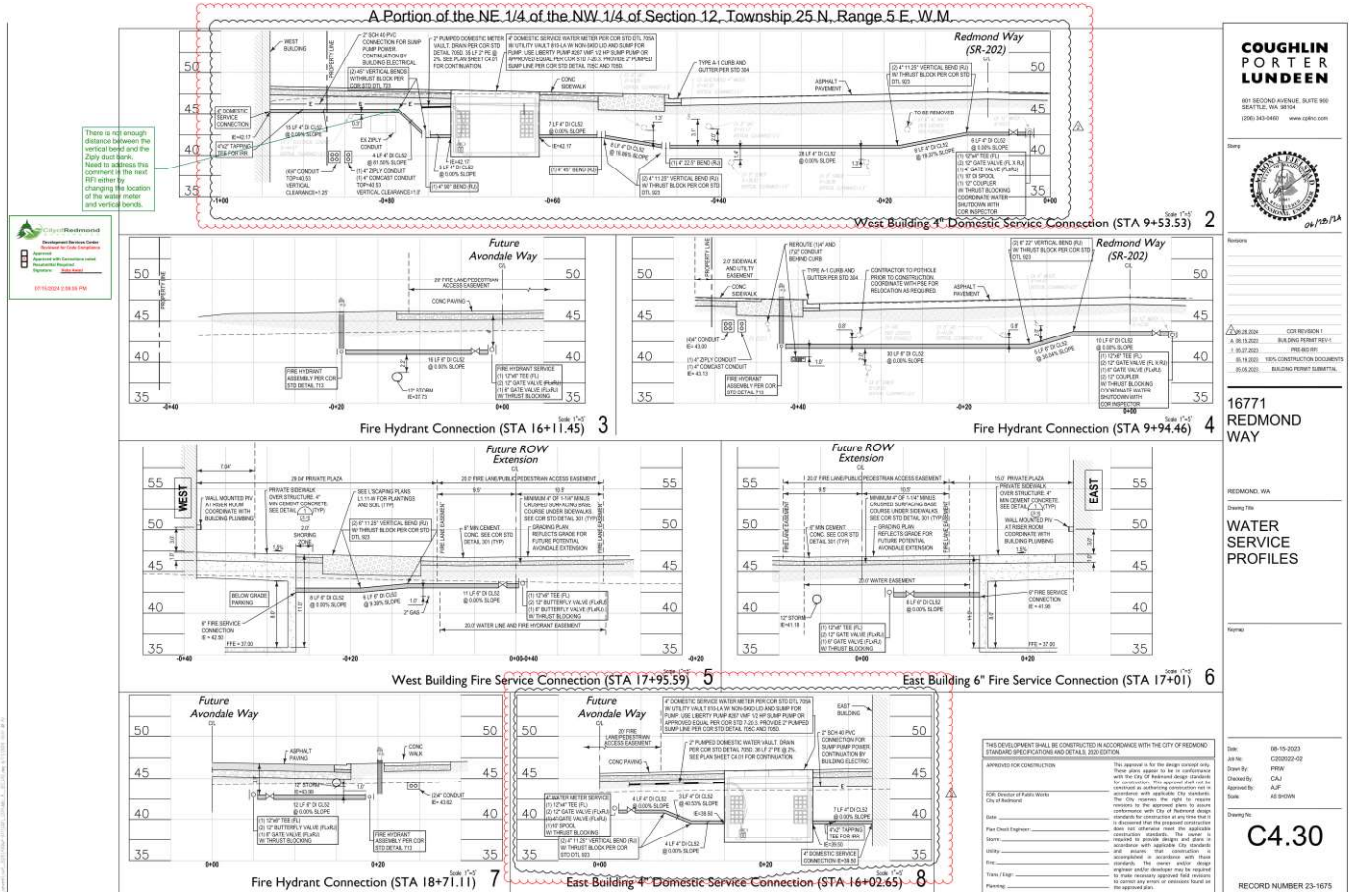
RECORD NUMBER 23-167





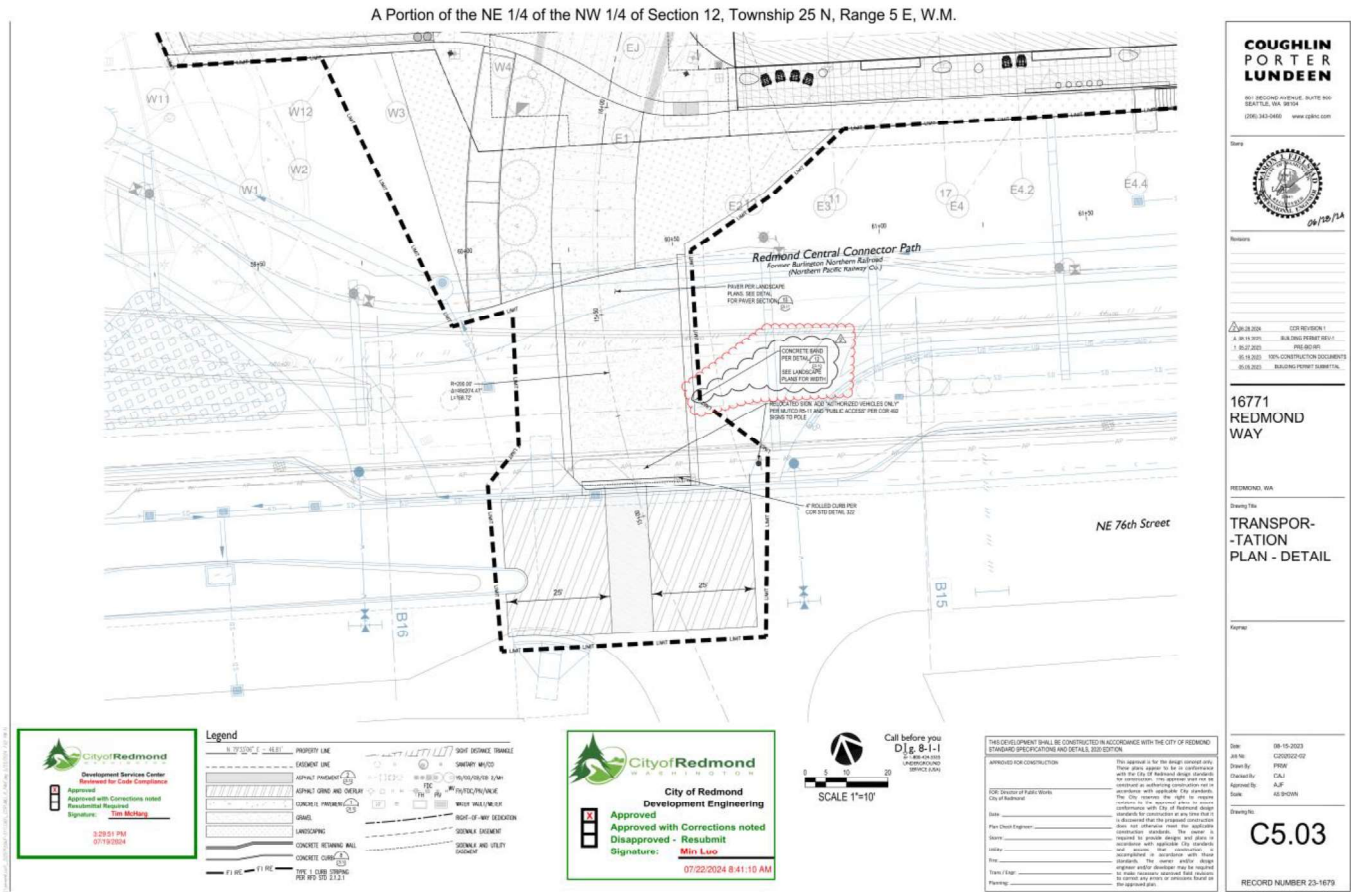






















Call before you  
Dig. 8-1-1  
1-800-KIM-5555  
UNDERGROUND  
SERVICE JAPAN

**THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEORIA'S STANDARD SPECIFICATIONS AND DETAILS, LATEST EDITION.**

**APPROVED FOR CONSTRUCTION:**

This approval is for the design contained on the sheets attached hereto. It shall conform with the City of Peoria standard specifications and details, latest edition, and all other applicable codes and regulations. The engineer shall be responsible for obtaining all necessary permits from the appropriate city departments and agencies. The engineer shall also be responsible for obtaining all necessary approvals from the appropriate city departments and agencies. The engineer shall also be responsible for obtaining all necessary approvals from the appropriate city departments and agencies.

**FOR Director of Public Works  
City of Peoria**

Date \_\_\_\_\_  
Print/Design Engineer \_\_\_\_\_  
State \_\_\_\_\_  
License \_\_\_\_\_  
Firm \_\_\_\_\_  
Title/Type \_\_\_\_\_  
Phone \_\_\_\_\_

RECORD NUMBER 23-1684









A Portion of the NE 1/4 of the NW 1/4 of Section 12, Township 25 N, Range 5 E, W.M.

LANDSCAPE ZONES - GROUND LEVEL		TOTAL PLANTING AREAS PER LANDSCAPE ZONE	
Zone Name	TOTAL AREA	Zone	TOTAL PLANTING AREA
EAST BUILDING ENTRY	474 SF	EAST BUILDING ENTRY	461 SF
EAST BUILDING FRONTAGE	1566 SF	EAST BUILDING FRONTAGE	1352 SF
EAST BUILDING SOUTH SETBACK	3702 SF	EAST BUILDING SOUTH SETBACK	1895 SF
PEDESTRIAN WALKWAY	120 SF	PEDESTRIAN WALKWAY	114 SF
SERVICE AREA	4557 SF	SERVICE AREA	1037 SF
SIDEWALK AREA	12906 SF	WEST BUILDING ENTRY	129 SF
WEST BUILDING ENTRY	254 SF	WEST BUILDING FRONTAGE	1821 SF
WEST BUILDING FRONTAGE	2065 SF	WEST BUILDING SIDE SETBACK	1408 SF
WEST BUILDING SIDE SETBACK	1289 SF	WEST BUILDING SOUTH SETBACK	284 SF
WEST BUILDING SOUTH SETBACK	1254 SF	Grand total: 27	8502 SF
Grand total: 28	28187 SF		

LANDSCAPE ZONES - UPPER LEVELS		TOTAL PLANTING AREAS PER LANDSCAPE ZONE - UPPER LEVELS	
Zone Name	TOTAL AREA	Zone	TOTAL PLANTING AREA
EAST BUILDING - FAMILY DECK	7013 SF	EAST BUILDING - FAMILY DECK	595 SF
EAST BUILDING - L2 PLAY COURTYARD	8430 SF	EAST BUILDING - PLAY COURTYARD	1533 SF
EAST BUILDING - SOLARIUM DECK	496 SF	EAST BUILDING - SOLARIUM DECK	151 SF
WEST BUILDING - L2 CLUBHOUSE COURTYARD	6075 SF	WEST BUILDING - CLUBHOUSE COURTYARD	1400 SF
WEST BUILDING - L2 WEST COURTYARD	5228 SF	WEST BUILDING - L2 WEST COURTYARD	2567 SF
WEST BUILDING - TREEHOUSE DECK	5294 SF	WEST BUILDING - TREEHOUSE DECK	619 SF
WEST BUILDING PET AREA	766 SF	Grand total: 43	6865 SF
Grand total: 7	33301 SF		



**LANDSCAPE AND TREE AREAS CODE COMPLIANCE**

LANDSCAPE AREA  
COMMON OPEN SPACE REQUIRED  
LANDSCAPE TO MAKE UP 50% MAX OF REQUIRED OPEN SPACE:  
LANDSCAPE (PERVIOUS) TO MAKE UP 50% MIN OF REQUIRED OPEN SPACE:  
PROVIDED LANDSCAPE AREA GRAND TOTAL AREAS SHOWN ABOVE:

26,334 SF (PER ARCH CALCULATIONS 40.31)  
13,167 SF (26,049 ÷ 50%)  
13,167 SF (26,049 ÷ 50%)  
6,582 ÷ 4,885 ÷ 13,367 SF

**TREE REPLACEMENT**

ON SITE SIGNIFICANT TREES REMOVED UP TO 30% ON SITE SIGNIFICANT TREES REMOVED OVER 30% ON SITE TOTAL REPLACEMENT REQUIRED	SIGNIFICANT 11 8	REPLACEMENT RATIO 1:1 3:1	REPLACEMENT REQUIRED 11 24
OFF SITE ROW TREES REMOVED OFF SITE ROW TREES IMPACTED OFF SITE TOTAL REPLACEMENT REQUIRED	1 2 3	1:1 1:1 3	1 2 3

REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION ON TREE IMPACTS

NOTE:  
OFF SITE ROW TREE QUANTITIES ABOVE EXCLUDES TREES THAT WERE NOT IDENTIFIED IN SURVEY OR ARBORIST REPORT DUE TO THEIR SMALL SIZE. THERE IS ONE EXISTING UNSURVEYED ROW TREE ON REDMOND WAY THAT WILL NEED TO BE REMOVED AND REPLACED DUE TO ADJACENT UTILITY WORK. REFER TO L0.11 FOR LOCATION AND L0.11-W FOR REPLACEMENT.

OK: GIVE NEW TREES PROPOSED: 18 (INCLUDES NEW TREES IN POTENTIAL FUTURE AVOIDABLE WAY)

**REPLACEMENT TREES NATIVE QUANTITY CALCULATIONS**

TOTAL ON SITE REQUIRED REPLACEMENT TREES = 29  
TOTAL NATIVE REPLACEMENT TREES EAST BUILDING = 19  
TOTAL NATIVE REPLACEMENT TREES WEST BUILDING = 10  
OVERALL TOTAL NATIVE REPLACEMENT TREES = 29 OUT OF 29 = **89%**

**SHORT-TERM BIKE PARKING COUNT: 26 SPACES**

**ECOLOGICAL SCORE:**

TECHNIQUES

- 25% OF THE PLANTS INSTALLED ARE NORTHWEST ADAPTIVE AND 25% OF THE PLANTS INSTALLED ARE NATIVE  
TOTAL PLANT SPECIES = 26  
NORTHWEST ADAPTIVE PLANT SPECIES = 13 (50%)  
NORTHWEST ADAPTIVE PLANT SPECIES = 25 (89%)  
**5 POINTS**
- 10% INCREASE OVER THE MINIMUM NUMBER OF REQUIRED REPLACEMENT TREES, STREET TREES, OR PARKING LOT TREES  
MINIMUM REQUIRED REPLACEMENT TREES (ON SITE) = 29  
10% X 29 = 3.1  
PROPOSED NEW TREES OVER MINIMUM REQUIRED = 16  
16 / 3.1 = 5.15 = 5.1 10% INCREASE OVER REQUIRED IS ADDITIONAL POINTS)  
**3 POINTS = 5 POINTS**
- VEGETATED WALLS THAT HAVE A MINIMUM AREA OF 300 SQUARE FEET  
LINEAR FEET OF VEGETATED VINE WALLS = 111' (NOTE: SEE MATERIALS PLAN FOR LOCATION)  
ANTICIPATED HEIGHT OF VINE GROWTH = 8 FT (MINIMUM - WILL POTENTIALLY BE TALLER)  
TOTAL SQUARE FEET OF VINE WALL = 111' x 8ft = 888 SF = 300 SF (3 PTS) + 300 SF (3 PTS) = 288 SF  
**5 POINTS = 3 POINTS**
- GREEN ROOFS THAT PROVIDE 10% OF ROOF COVERAGE  
TOTAL ROOF AREA = 54,300 SF  
TOTAL GREEN ROOF AREA = 3212 + 7194 + 8421 = 18,827 SF (34.7% OF TOTAL ROOF AREA)  
**5 POINTS**

**TOTAL POINTS = 26  
REQUIRED SCORE = 26**

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS, CURRENT EDITION

APPROVED FOR CONSTRUCTION	The applicant is for the design concept only. These plans require to be in a conference with the City of Redmond design standards. The applicant must not be involved in any other construction or other construction.
FOR Review of Public Works City of Redmond	The City of Redmond design standards. The applicant must not be involved in any other construction or other construction.
Signature: _____	Signature: _____
Date: _____	Date: _____
For Check Engineer: _____	For Check Engineer: _____
Signature: _____	Signature: _____
Date: _____	Date: _____
City: _____	City: _____
State: _____	State: _____
County: _____	County: _____
Project: _____	Project: _____



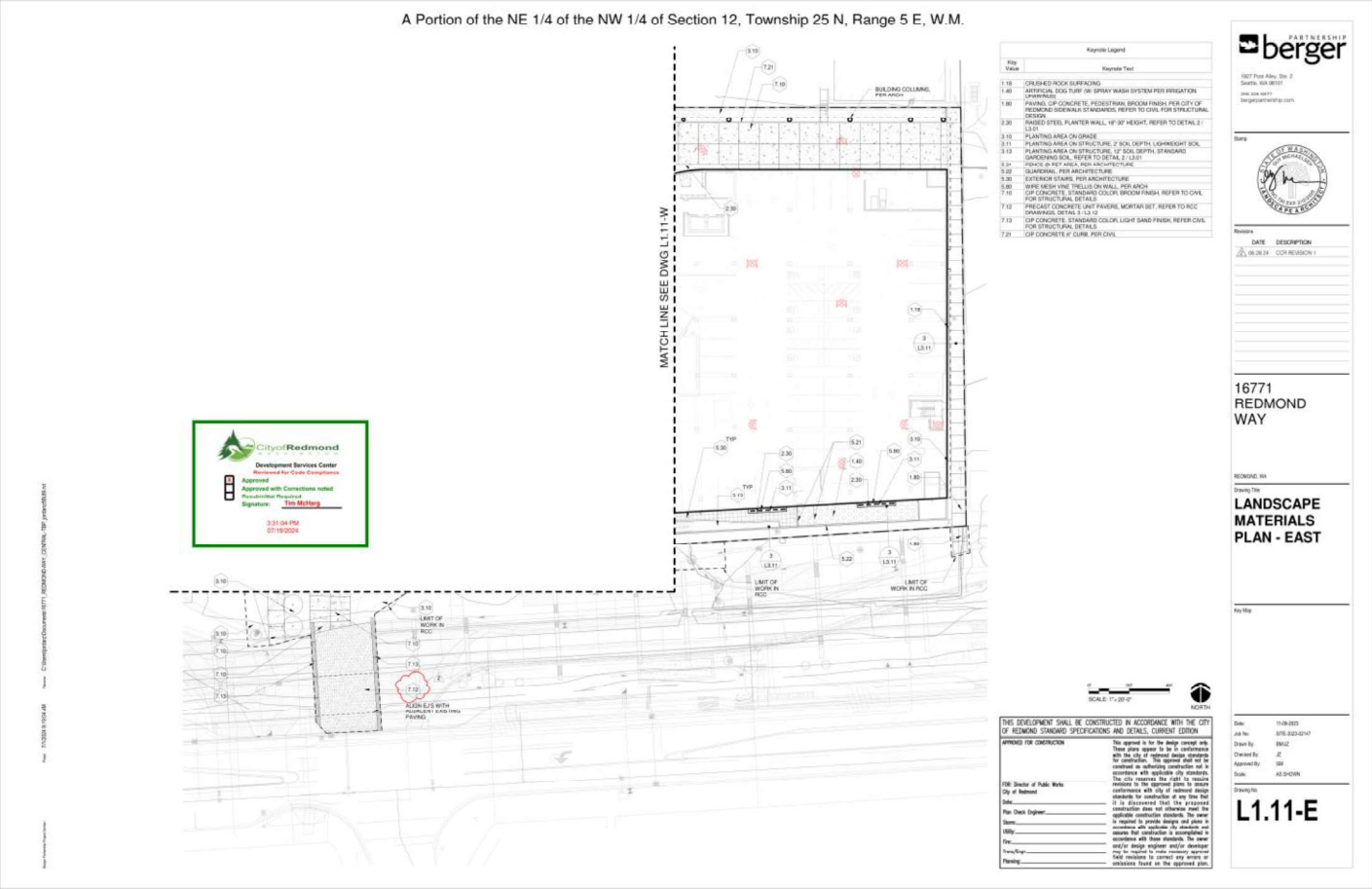
Revised	DATE	DESCRIPTION
1	07/18/24	CON REVISION 1

16771  
REDMOND  
WAY

REDEMPTION, WA  
**CODE COMPLIANCE -  
LANDSCAPE  
QUANTITIES &  
ECO SCORE**

Drawn By:	11/04/2023
Job No:	476-2023-02147
Drawn By:	BAU/2
Checked By:	2
Approved By:	081
Date:	03/15/2024
Drawn By:	

**L0.12**









PLAYING STRINGS, LEVEL 1				PLAYING STRINGS, LEVEL 2			
Symbol	Species Name	Common Name		Symbol	Species Name	Common Name	
	ACHILLEA MOONSHINE	YAKMOH			NAKHOA MEPUOJA	DMAB GRASS	
	ASARUM CAUDATUM	WILD GINGER			NAKHOA REPENS	GRASS	
	ASPLENIUM TRICHOMES	WANDYMAN SPLENDOR			MICRATHIS SPENSIS GRABIELLA	CRABFLY SAMBERRY	
	BLEDHARRIA SPERMATOPHYTES	DEER FERN			MOLINA GRABIELLA	PURPLE MOE	
	CALAMAGROSTIS ACUTIFLORA FINE FORTUNE	FEATHER REED GRASS			MULHBERGIA CAPILLARIS LENCE	PAK PINK	
	CALAMUS VILLARSII	WEATHER SPRING CLOVE			NERTIA WALKERS	ROSE	
	CENTIS & SHAMBERG	KOCHIKO			PENTHEDONUS THROPTICATA	TOOTHIN VINE	
	CLIMATE ARABIAN CLIMATE	EVERGREEN CLIMATE			PHANETIS TIGRIS	FOLIANT GRASS	
	CORNUS CANADENSIS	SUNBERRY			PHO VICTORIAN ALMANT	SHOCK FERN	
	DESHONIA SPERMATOPHYTES	TUFFED DESHONIA			RUSSONIA RUSSONIA	ORANGE CROPPED	
	FRAGARIA CHAMBERS	BEACH STRAWBERRY			SABODICHA HOOKERIANA VARI	BREED BUSH	
	GALLIATERRA SPERMATOPHYTES	SALAL			SELEN CROSSLAND	GRASS STONK	
	IRIS TEXAS	ORCHID SP			SELIUMA ALFUMALIS	ALFUMAL MOOR	
	LEAVONIA NAKHOA	LAENBER			TEUCHAR CHAMBERS	WALL CHAMBERS	
	LEAVONIA & ALTERNATIA VINE BOUTTE	WALL BOUTTE			TRACHYDORUM JAMADESSES	STAY JAMADES	
	LIROPE EPICATA	LYLUTE			VACCINIUM DANTUM THROPTICAT	EVERGREEN & KOOKER	
	LORENSIA PILATA MOSS GREEN	MOSS FLOW (MOSS)					

[illegible]

DATE	DESCRIPTION
06/26/24	CCR REVISION 1

16771  
REDMOND  
WAY

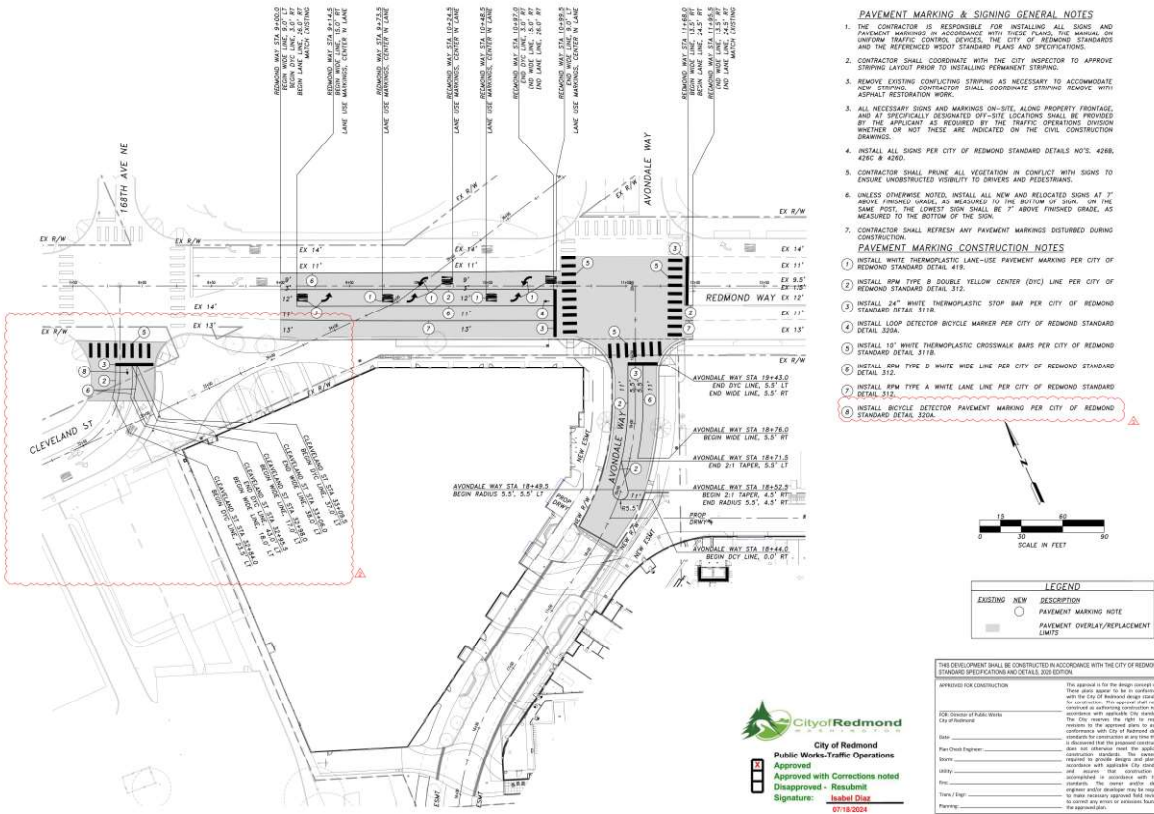
RECONSTRUCTION  
Drawing Title  
**PLANTING  
PLAN - WEST**


543

Date:	11-08-2023
Job No:	5/ITE-2023-0274
Drawn By:	BM/2
Checked By:	JZ
Approved By:	QW
Scale:	AS SHOWN


**L4.11-W**

A Portion of the NE 1/4 of the NW 1/4 of Section 12, Township 25 N, Range 5 E, W.M.





TENW  
TRANSPORTATION ENGINEERING NORTHWEST  
10000 NE 28th Ave, Suite 100, Portland, OR 97228  
Phone: (503) 253-1171  
Fax: (503) 253-1172



00-25-2024

16771  
REDMOND  
WAY

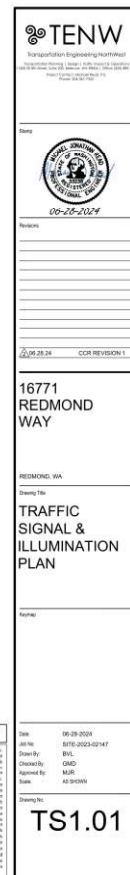
REDMOND, WA

PAVEMENT  
MARKING  
PLAN

Date: 06-29-2024  
Drawn By: BVL  
Checked By: GMD  
Signed By: MJD  
Scale: AS SHOWN

PM1.01







Certificate Of Completion

Envelope Id: 4EDC4EF0-0E78-4D91-A0CD-005784800B32		Status: Sent
Subject: !Action Required! - Sound Transit - Property Management - Request for Signature - Redmond AMLI LoA#3		
Source Envelope:		
Document Pages: 38	Signatures: 0	Envelope Originator:
Certificate Pages: 2	Initials: 0	Taylor Clawson
AutoNav: Enabled		401 S Jackson St
Envelopeld Stamping: Enabled		Seattle, WA 98104
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		c-taylor.clawson@soundtransit.org
		IP Address: 64.207.219.135

Record Tracking

Status: Original	Holder: Taylor Clawson	Location: DocuSign
2/7/2025 8:45:59 AM	c-taylor.clawson@soundtransit.org	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Sound Transit	Location: Docusign

Signer Events

Signature	Timestamp
Scott A. Koppelman	Sent: 2/7/2025 9:43:58 AM
skoppelman@amli.com	Viewed: 2/7/2025 12:34:20 PM
Security Level: Email, Account Authentication (None)	

Electronic Record and Signature Disclosure:  
Not Offered via Docusign

Clint Dameron  
clint.dameron@soundtransit.org  
Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:  
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Aaron B. Noble	<div>COPIED</div>	Sent: 2/7/2025 9:44:00 AM
abnoble@redmond.gov		Viewed: 2/7/2025 9:50:20 AM
Security Level: Email, Account Authentication (None)		
<b>Electronic Record and Signature Disclosure:</b> Not Offered via Docusign		

Carol Helland	<div>COPIED</div>	Sent: 2/7/2025 9:43:59 AM
chelland@redmond.gov		Viewed: 2/7/2025 4:45:25 PM
Security Level: Email, Account Authentication (None)		
<b>Electronic Record and Signature Disclosure:</b> Not Offered via Docusign		

Carbon Copy Events	Status	Timestamp
Joshua Hamilton Joshua.Hamilton@soundtransit.org Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	<div>COPIED</div>	Sent: 2/7/2025 9:43:59 AM Viewed: 2/7/2025 9:44:36 AM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/7/2025 9:44:00 AM
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Payment Events	Status	Timestamps
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