

CDM Exchange

From: Michael Matthias
Sent: Thursday, June 02, 2016 4:05 PM
To: 'Michael Lai'
Cc: Dan Brewer
Subject: Des Moines development

Hi Michael,

Good meeting this morning. As we mentioned here are some points that you may want to consider providing to the City in advance of the continuation of the Woodmont Commercial permitted uses proposed changes that City Council will review on July 7 (currently scheduled for that date).

The color rendering of the building

Suggested uses that you shared, hotel fronting Pac Hiway, market rate apartments behind the hotel –
Phase 1

Senior multi-family housing in Phase 2 to the west of the development

No building on the single family property at the far west of the property used for access and parking and bordering along 16th

Buffers to the neighborhood to the north where you proposed an access roadway

Explanation of the 5 over 2 design and the value of the 70' height increase

Overall cost of the investment

Job creation value, both direct and indirect (multiplier)

Site safety: hotel as 24/7; surveillance and security on rest of sight

Dan please feel free to add anything I may have missed.

Best,

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
206.870.6554
mmatthias@desmoineswa.gov

CDM Exchange

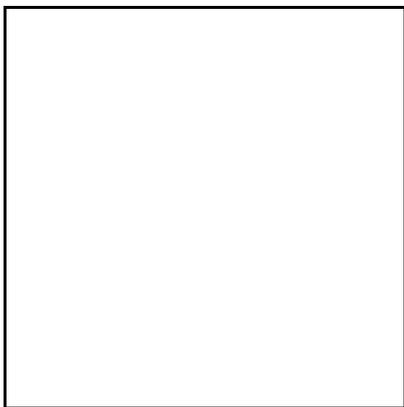
From: Michael Matthias
Sent: Wednesday, June 01, 2016 12:13 PM
To: 'Michael Lai'
Cc: Dan Brewer
Subject: RE: Des Moines Development

Unfortunately, City Hall is closed this Friday. How about sometime next week?

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
206.870.6554
mmatthias@desmoineswa.gov

From: Michael Lai [<mailto:michaellai@usasiapacific.com>]
Sent: Wednesday, June 01, 2016 12:11 PM
To: Michael Matthias <MMatthias@desmoineswa.gov>; Tony Piasecki <TPiasecki@desmoineswa.gov>
Cc: Dan Brewer <DBrewer@desmoineswa.gov>
Subject: Re: Des Moines Development

Michael,
I could come to the city hall this friday June 3th at 11AM ?



Michael Lai

CEO / Investing Partner

Error! Filename not specified.Error! Filename not specified.ML Companies,INC

USASIA Pacific EB-5 Investment | SML Seattle Modern Living,LLC

1700 21 Avenue S, Suite 100 Seattle, Washington, USA 98144

[206.838.5990](tel:206.838.5990) | Phone

[206.322.3315](tel:206.322.3315) | Facsimile

[206.310.3325](tel:206.310.3325) | Mobile

michaellai@usasiapacific.com

MLcompanies.co | usasiapacific.com

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On Wed, Jun 1, 2016 at 11:50 AM, Michael Matthias <MMatthias@desmoineswa.gov> wrote:

Good morning Michael,

I would like to set up a meeting with you and several City staff to discuss your plans for the property, review where we are and the plan to move the change of permitted uses on the property forward. Please let me know your availability in the next few weeks and we'll set up a time to meet.

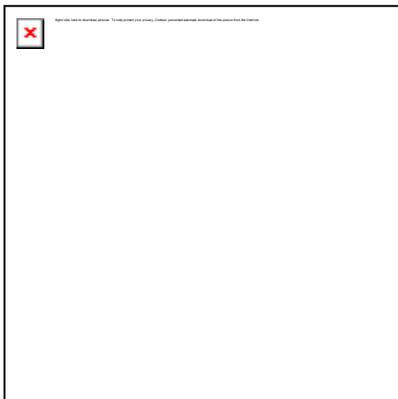
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Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
[206.870.6554](tel:206.870.6554)
mmatthias@desmoineswa.gov

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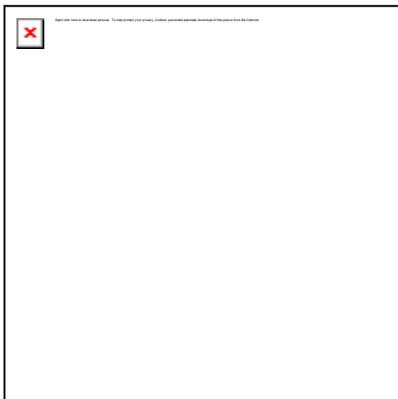
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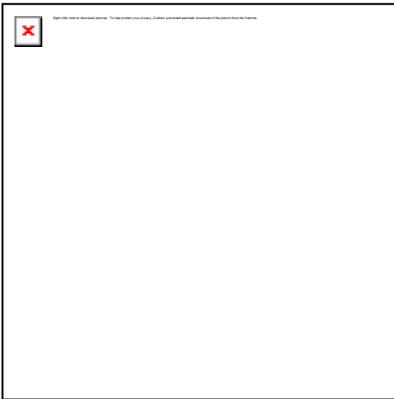
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mmatthias@desmoineswa.gov

CDM Exchange

From: Dan Brewer
Sent: Thursday, May 26, 2016 7:20 AM
To: Michael Lai
Cc: Michael Matthias; Tony Piasecki
Subject: Re: Property rezone

Yes. The council meeting will start at 7:00. There are a few items of business before the hearing. I'd say the earliest the hearing would start would be 7:30.

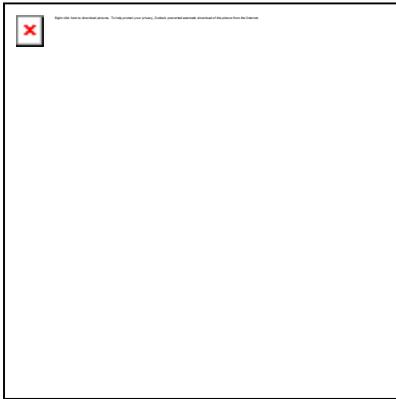
Dan

Sent from my iPhone

On May 26, 2016, at 5:23 AM, Michael Lai <michaellai@usasiapacific.com> wrote:

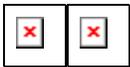
Good morning Michael, Dan and Tony,

Is the meeting scheduled for today at 7PM at city hall ?



Michael Lai

CEO / Investing Partner



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On Fri, May 20, 2016 at 10:51 AM, Michael Matthias <MMatthias@desmoineswa.gov> wrote:
Hi Michael,

Attached is the weblink for the rezone item that will be heard at the City Council meeting, May 26th, 2016. <http://www.desmoinesmail.com/WebPDF/Council/Packets/2016/052616/PH1.pdf>

You can also go on the City of Des Moines website to see the entire City Council agenda and packet for this meeting.

Best,

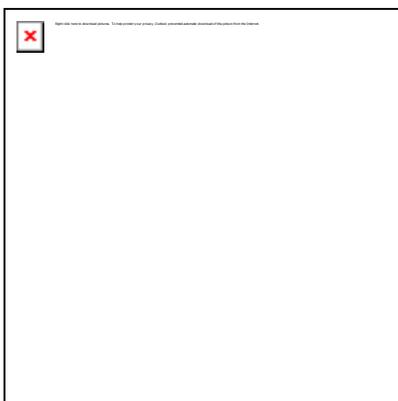
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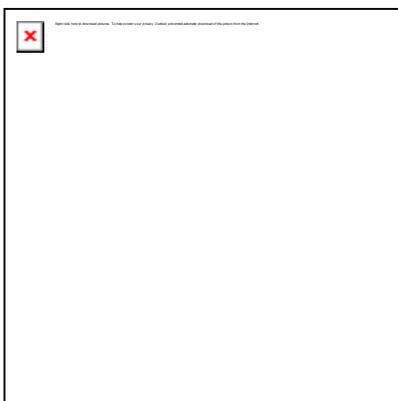
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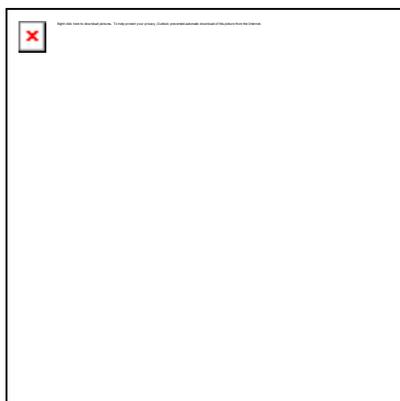
Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
[206.870.6554](tel:206.870.6554)
mmatthias@desmoineswa.gov

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[206.870.6554](tel:206.870.6554)
mmatthias@desmoineswa.gov

CDM Exchange

From: Michael Matthias
Sent: Wednesday, April 06, 2016 11:10 AM
To: 'Michael Lai'
Cc: Tony Piasecki; Paul Green; Tammy Sorensen; Veeny Van; Denise Lathrop; Dan Brewer
Subject: RE: Seattle Modern Living at Redondo, Project/ 26915 Pacific Highway S Des Moines, WA 98198

Hi Michael,

Regarding the rezone process- on March 31, 2016 the City Council set the Public Hearing For the Woodmont Commercial rezone for May 26. We have the comments you sent and will review them. We will also need to do SEPA for the rezone.

As I mentioned earlier we will be happy to meet with Paul and Tammy at any point.

Best,

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
206.870.6554
mmatthias@desmoineswa.gov

From: Michael Lai [<mailto:michaellai@usasiapacific.com>]
Sent: Tuesday, April 05, 2016 9:12 AM
To: Michael Matthias <MMatthias@desmoineswa.gov>
Cc: Tony Piasecki <TPiasecki@desmoineswa.gov>; Paul Green <Paul@mailagc.com>; Tammy Sorensen <Tammy@mailagc.com>; Att January 2016 <Michaellai@usasiapacific.com>; Veeny Van <veenyvan@yahoo.com>
Subject: Seattle Modern Living at Redondo, Project/ 26915 Pacific Highway S Des Moines, WA 98198

Good morning Michael and Tony,
Allow me to introduced to you Mr. Paul Green and Tammy Sorensen is our consultant on the project.
Mr. Paul would like to meet with you to continued help out with our project.

Paul Green, P.E.

paul@mailagc.com

Cell – [253.209.0571](tel:253.209.0571)

Tammy Sorensen

Cell- [253.686.8878](tel:253.686.8878)

AzureGreen Consultants, LLC

409 E Pioneer, Puyallup, WA 98372

[253.770.3144](tel:253.770.3144) (office) [253.7703142](tel:253.7703142) (fax)

tammy@mailagc.com

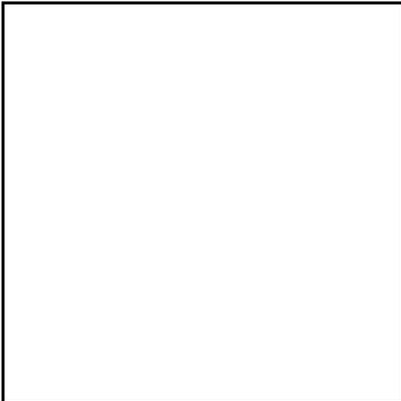
www.azuregreenconsultants.com

Radim Blazej

CEO principal | radim@caronarchitecture.com

a 2505 3rd ave suite 300c seattle wa 98121

p [206.367.1382](tel:206.367.1382) **w** caronarchitecture.com



Michael Lai

CEO / Investing Partner

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On Mon, Mar 21, 2016 at 2:38 PM, Michael Matthias <MMatthias@desmoineswa.gov> wrote:

Gentlemen,

The City of Des Moines is proposing a zoning code text amendment that would apply to Redondo Square, Valley Cities and King County Public Library properties on the west side adjacent to Pac Highway (99) and north of 272nd St. The draft ordinance is attached for your review. Changes to existing code are redlined in the margin of this document. We welcome any comments you may have and ask they be submitted within 10 business days – Close of Business April 1.

The Resolution to set a Public Hearing will be on the City Council agenda on March 31, 2016 and the ordinance will be reviewed by the City Council in final form on May 26, 2016. The gap between these dates is a function of certain regulatory requirements including SEPA review.

Please feel free to contact myself or Mr. Dan Brewer, Planning, Building and Public Works Director at the City ([206](tel:206.870.6581)) [870-6581](tel:206.870.6581) should you have any questions.

Best,

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
[206.870.6554](tel:206.870.6554)
mmatthias@desmoineswa.gov

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From: Michael Matthias
Sent: Tuesday, April 05, 2016 11:18 AM
To: Michael Lai
Cc: Tony Piasecki; Paul Green; Tammy Sorensen; Veeny Van; Dan Brewer
Subject: Re: Seattle Modern Living at Redondo, Project/ 26915 Pacific Highway S Des Moines, WA 98198

Thanks Michael
We'll look forward to meeting with them.

Best,

Michael

Sent from my iPhone

On Apr 5, 2016, at 9:13 AM, "Michael Lai" <michaellai@usasiapacific.com> wrote:

Good morning Michael and Tony,
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Paul ^{DM}, P.E.

paul@mailagc.com

Cell – [253.209.0571](tel:253.209.0571)

Tammy Sorensen

*** BCC:***

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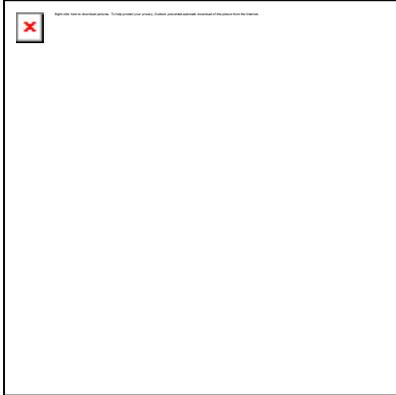
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Radim Blazej

CEO principal | radim@caronarchitecture.com

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Mr. Paul would like to meet with you to continued help out with our project.

Paul Green, P.E.

paul@mailagc.com

Cell – [253.209.0571](tel:253.209.0571)

Tammy Sorensen

Azure|Green Consultants, LLC

409 E Pioneer, Puyallup, WA 98372

[253.770.3144](tel:253.770.3144) (office) [253.7703142](tel:253.7703142) (fax)

tammy@mailagc.com

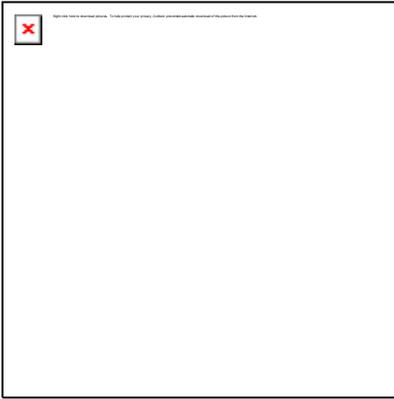
www.azuregreenconsultants.com

Radim Blazej

CEO principal | radim@caronarchitecture.com

a 2505 3rd ave suite 300c seattle wa 98121

p [206.367.1382](tel:206.367.1382) **w** caronarchitecture.com



Michael Lai

CEO / Investing Partner

ML Companies,INC

USASIA Pacific EB5 Investment | SML Seattle Modern Living,LLC

1700 21 Avenue S, Suite 100 Seattle,Washington,USA 98144

[206.838.5990](tel:206.838.5990) | Phone

[206.322.3315](tel:206.322.3315) | Facsimile

[206.310.3325](tel:206.310.3325) | Mobile

michaellai@usasiapacific.com

MLcompanies.co | usasiapacific.com

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On Mon, Mar 21, 2016 at 2:38 PM, Michael Matthias <MMatthias@desmoineswa.gov> wrote:
Gentlemen,

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Best,

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
[206.870.6554](tel:206.870.6554)
mmatthias@desmoineswa.gov

CDM Exchange

From: Michael Lai [michaellai@usasiapacific.com]
Sent: Tuesday, April 05, 2016 9:12 AM
To: Michael Matthias
Cc: Tony Piasecki; Paul Green; Tammy Sorensen; Att January 2016; Veeny Van
Subject: Seattle Modern Living at Redondo, Project/ 26915 Pacific Highway S Des Moines, WA 98198

Good morning Michael and Tony,
Allow me to introduced to you Mr. Paul Green and Tammy Sorensen is our consultant on the project.
Mr. Paul would like to meet with you to continued help out with our project.

Paul ^{Green}, P.E.

paul@mailagc.com

Cell – [253.209.0571](tel:253.209.0571)

Tammy Sorensen

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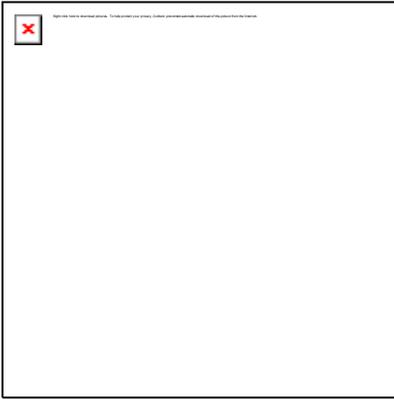
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CEO principal | radim@caronarchitecture.com

a 2505 3rd ave suite 300c seattle wa 98121

p [206.367.1382](tel:206.367.1382) **w** caronarchitecture.com



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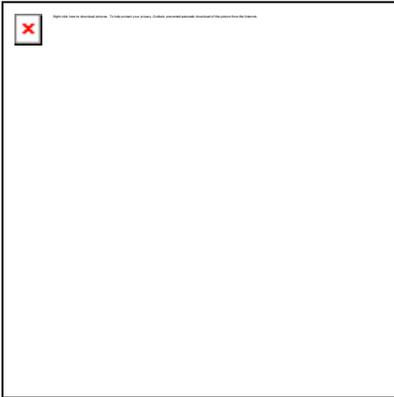
Best,

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
[206.870.6554](tel:206.870.6554)
mmatthias@desmoineswa.gov

CDM Exchange

From: Michael Lai [michaellai@usasiapacific.com]
Sent: Monday, April 04, 2016 12:26 PM
To: Michael Matthias
Subject: Re: Draft Ordinance for Zoning Code Text Amendment

Michael,
Could you please updated of the Rezoned.
Thanks Mike.



Michael Lai

CEO / Investing Partner

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Best,

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
[206.870.6554](tel:2068706554)
mmatthias@desmoineswa.gov

CDM Exchange

From: Michael Lai [michaellai@usasiapacific.com]
Sent: Monday, March 28, 2016 3:41 PM
To: Michael Matthias; Tony Piasecki; Att January 2016
Subject: Fwd: Draft Ordinance for Zoning Code Text Amendment
Attachments: Draft Ordinance 16-027_Woodmont CCommercial Zone.docx

Michael,

After reviewed the Zoning Draft Ordinance.
Here are the comment from our development team.

Page 4

ENR01718271000 Building and structures, south of 200th street may be built to 60'...

REVISION: replace 60' with 70' to allow flexibility for retail and grade.

Page 8

(3) Maximum floor area ratio

REVISION: adjust ratio 60-65' to 60-70'

Page 17

Mixed Use

(1) A minimum of 90% of street level floor area shall be occupied by retail trade and business services.

REVISION: address issue flexibility for lack of business uses and parking

(1) - 5' measured perpendicular to the property line.

REVISION: may be too deep Seattle requires 30' minimum. Also note where facing public right of way (internal block can have different orientation)

(4) A detached structure...

REVISION: Issue re facing the public right of way. Internal blocks may have difficulty to provide 90% of ground level retail use to be secure

OK to limit incidental uses on ground level, but security and parking OK

Page 18

(1) WC area parking

(1) for properties...

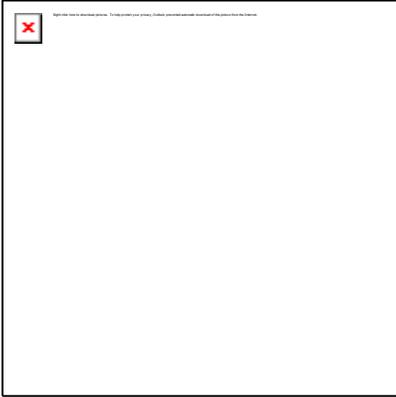
CLARIFICATION: can spaces be wider? Retail and business, project structures? Or?

Radim Blazej

CEO principal | radim@caronarchitecture.com

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Michael Lai

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From: **Michael Lai** <michaellai@usasiapacific.com>

Date: Wed, Mar 23, 2016 at 11:44 AM

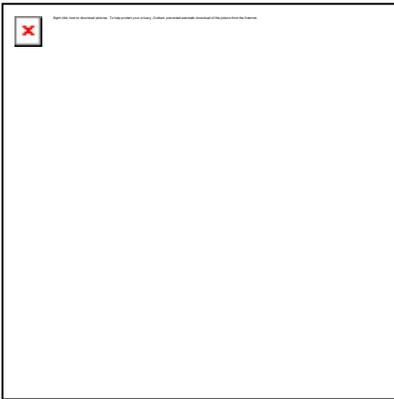
Subject: Fwd: Draft Ordinance for Zoning Code Text Amendment
To: Radim Blazej Caron Architecture <radim@caronarchitecture.com>
Cc: Att January 2016 <MichaelLai@usasiapacific.com>

Hi Radim,

How are you doing?

Could you please take a look at the changed of zoning to see that would meet our needs.

Could we meet this week thursday at discuss the agreement?



Michael Lai

CEO / Investing Partner

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From: **Michael Matthias** <MMatthias@desmoineswa.gov>

Date: Mon, Mar 21, 2016 at 2:38 PM

Subject: Draft Ordinance for Zoning Code Text Amendment

To: Michael Lai <michaellai@usasiapacific.com>, Ken Taylor <ktaylor@valleycities.org>, Chris Sloan <csloan@dougbean.com>, "gawasdin@kcls.org" <gawasdin@kcls.org>

Cc: Tony Piasecki <TPiasecki@desmoineswa.gov>, Dan Brewer <DBrewer@desmoineswa.gov>

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