

**North Issaquah Roadway Network Improvements
Shoreline Substantial Development Permit and Administrative Site Development Permit
Additional Information**

1. Application Forms

Attached

2. SEPA Environmental Checklist

Attached

3. Fees

Provided by City

4. Legal description of the property:

The proposed project is a series of road improvements located with the following ¼ sections:

1. T.24N R.06E S.20 SE
2. T.24N R.06E S.21 SW
3. T.24N R.06E S.21 SE

5. Narrative Description:

The City of Issaquah is proposing to construct a new roadway and crossing of Issaquah Creek (Mainstem and North Fork) along with other various roadway improvements to mitigate existing congestion and enhance the network's future capacity to provide for vehicle and non-motorized use. A vicinity map is provided with the SEPA Checklist.

Proposed Road Improvements

The transportation improvements proposed are known as the North Issaquah Transportation Network. This package of improvements is identified and included in the City's Transportation Improvement Program (TIP) 2013-2018. A project vicinity map is provided in the SEPA Checklist.

1. Constructing a new extension of SE 62nd from 221st Place SE to the south east portion of Lake Drive. The new roadway would include two vehicle travel lanes with curb, gutter and sidewalks, landscaping and bicycle facilities along with construction of a bridge with the same improvements except landscaping crossing Issaquah Creek and the North Fork Issaquah Creek. The roadway would provide an additional point of access to the Pickering Park area and relieve congestion on the SR 900, SE 56th Street, and East Lake Sammamish Parkway corridors.
2. Widening East Lake Sammamish Parkway SE to add a second southbound vehicle through lane, bicycle lane, curb, gutter and sidewalk between Black Nugget Road and just north of Issaquah-Fall City Road. Landscaping will be added from south of Coho Restaurant to just north of Issaquah-Fall City Road. These improvements will help alleviate a traffic bottleneck getting to I-90 and Downtown Issaquah along with providing for non-motorized use where currently there are no facilities.

3. Widening SE 62nd Street to up to five lanes from East Lake Sammamish Parkway to 221st Place SE. Improvements would include a bike lane, sidewalks, landscaping and curb and gutter improvements. A new one to two lane roundabout would be constructed to connect to 221st Place SE and the extension of SE 62nd Street.
4. Improving 221st Place SE to complete sections of curb, gutter, and sidewalk where no sidewalk exists, add landscaping pockets where parking currently exists, and add stormwater improvements from SE 56th Street to SE 62nd Street. Adding a second left turn lane on 12th Ave NW approaching the intersection at SR 900. This improvement would reduce queues during the AM and PM peak periods.
5. Adding a northbound right turn lane on SR 900 approaching the intersection at 12th Ave NW. This improvement would reduce queues from the intersection at peak hours. It would improve roadway operations and access to the Pickering Place retail center.

Issaquah Creek is the only shoreline of the state that would be potentially affected by the proposed project. The proposed roadway improvements include a bridge that would cross Issaquah Creek north of Emily Darst Park connecting the Pickering Park area with East Lake Sammamish Parkway and 221 Place SE. The current shoreline designation in the vicinity of the proposed project is Conservancy Recreational. The shoreline jurisdiction is shown on the attached plan set. Anticipated impacts and proposed mitigation are included in the Critical Areas Report and Conceptual Mitigation Plan in the SEPA Checklist.

6. Adjacent Land Uses:

Most of the roadway improvements will take place within City-owned rights-of-way. The project will connect East Lake Sammamish Parkway to the Pickering Park area. Land use in project area are predominantly commercial (retail and office), parking, open space and very limited residential. Land uses adjacent to the proposed project elements are summarized below:

17th Ave NW (SR 700) and 12th Ave NW

Land uses adjacent to this project element include a café and parking to the north and a hotel and restaurant to the south. To the east is more parking supporting big-box retail development in Pickering Place and corporate offices.

East Lake Sammamish Parkway and 221 Ave NW

Land uses immediately east of East Lake Sammamish Parkway include big box and strip development including major retailers such as Fred Meyer, Home Depot, health clubs, restaurants, a lumber yard and surface parking. The East Lake Sammamish Trail is located immediately west of the Parkway. Between the Parkway and 221st Place SE, there are several auto repair and self storage businesses. East of 221 Pl SE, there is limited low-density residential development and undeveloped open space, some of which is a mitigation site for Costco development and the I-90 undercrossing.

Roadway and Bridge Connecting 221st PL SE and Lake Drive

The proposed roadway would include a new connection from Eastlake Sammamish Parkway to a new round-about intersection at 221 Pl SE. This portion of the project would be located on portions of properties occupied by Eastside Auto Sales, Issaquah Mini Storage, Clark's Towing and existing rights-of-way. The round-about would connect to a bridge crossing Issaquah Creek and then connecting to Lake Drive. Lands adjacent to the proposed bridge are primarily undeveloped and include mitigation sites and

open space to the north owned by the Pickering Place Owner's Association and Darst Park to the south. The bridge connects to Pickering Place with a round-about at Lake Drive. Land use in that area includes surface parking, landscaping, and a trail (which will be relocated to accommodate the round-about).

7. Zoning Designations:

As noted in the SEPA Checklist, zoning in the project area includes the following districts:

- R (Retail)
- MF-H (Multifamily High – 29 DU/Acre)
- IC Intensive Commercial
- PO Professional Office

8. Land Use Designations:

As noted in the SEPA Checklist, comprehensive plan land use designations include:

- Retail
- Multifamily Residential
- Commercial
- Conservancy

