

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT**

NOTICE OF DECISION

TO: Steve Barnes
Cornerstone Architecture Group
6161 NE 175th Street, Suite 101
Kenmore, WA 98028

Issaquah School District
565 NW Holly Street
Issaquah, WA 98027

SUBJECT: Issaquah Valley Elementary School Addition (ASDP13-00003)

DECISION DATE: June 14, 2013

REQUEST: The Issaquah School District proposes to add approximately 17,568 square feet to the existing elementary school building by enclosing part of an existing courtyard and expanding the existing building to the west. This addition would add 8 classrooms and associates support spaces. Minor alterations to existing school office space are also proposed. No changes to site improvements or development standards, or additional impervious surface are proposed.

LOCATION: 555 NW Holly Street
See Vicinity Map, Exhibit No. 2

DECISION MADE:

On June 14, 2013, the Development Services Department conditionally approved the Administrative Site Development Permit for the above proposal. Approval of this application is based on the submittal of March 1, 2013, and is subject to the following conditions:

1. This decision is NOT permission to begin construction or occupy the building. Prior to any construction activity, the applicant shall obtain the required Public Works Permit and Building Permit for any site work or building construction associated with this proposal.
2. Clarify the impervious surface calculations. Show the existing and proposed breakdown of building coverage, hard surface (i.e. asphalt, concrete, etc.), and other covered areas (such as the covered play area).
3. Construction sites that disturb more than one acre are required to obtain a Construction Stormwater General Permit from the Department of Ecology.
4. Pursuant to the City of Issaquah approved impact fee ordinances (Chapter 3.74 IMC), impacts to Police and General Government Services are to be determined through the environmental review process and paid at the time of Building Permit issuance.

General Government Mitigation Fee: \$46.67 / 1,000 square feet
Police Mitigation Fee: \$466.73 / 1,000 square feet

NOTE: Based on the current mitigation fee calculations, the General Government Mitigation Fee will be approximately \$819.90 and the Police Mitigation Fee will be approximately \$8,199.51.

5. The School District will be required to pay Impact Fees for the increase in square footage for the Elementary School. Impact fees would only apply to the addition and not to the existing square footage. The estimated impact fees for the 77,903 square foot facility (an addition of 17,568 square feet; a credit is applied for the existing square footage of 60,335 square feet) would be approximately \$16,067.17 for the Fire Impact Fee and \$15,438.72 for the City’s Transportation Impact Fee. The Impact Fees are required to be paid at the time of Building Permit issuance.

REASONS FOR DECISION:

1. The site is zoned Community Facilities – Facilities (CF-F). Elementary school uses are permitted in this zone, in accordance with the Table of Permitted Land Uses, IMC 18.06.130.
2. The building addition is authorized to be reviewed as a Level 1 (ASDP) Review according to IMC 18.04.360, Thresholds – Level 1.
3. Compliance with Development Standards:

Per IMC 18.07.360, District Standards Table, development standards for the Community Facilities zones are determined by the most restrictive contiguous zoning, in this case Multifamily – Medium (MF-M)¹. The table below summarizes how the project is meeting the development standards of the Multifamily – Medium zone:

Item	Proposed	City Criteria
Minimum lot size	841,186 sq. ft.	2,500 sq. ft.
Maximum density	N/A	14.52 du/ac
Maximum impervious surface	23.0%	50%
Minimum pervious surface	77.0%	50%
<u>Setbacks</u>		
Front (Newport Way NW)	180 ft. (from School, no change)	10 ft.
Rear (east)	60 ft. (from Admin Bldg., no change)	20 ft.
Side (north)	28 ft. (from portable, no change)	7 ft.
Side (south)	105 ft. (from School, no change)	7 ft.

4. Public schools are exempt from the City’s Transportation Concurrency regulations per IMC 18.15.240.
5. The Issaquah School District was the SEPA lead agency for the project and completed SEPA review of the Issaquah Valley Elementary School Addition. The School District determined that the project is categorically exempt from SEPA requirements under WAC 197-11-800(1)(b).

¹ The project site is bordered by the MF-M zone to the west and south, the CF-R zone to the east, and the MUR zone to the north. The MF-M and MUR zones have identical development standards, although MF-M is more restrictive of allowed uses.

6. The project meets the parking requirements per IMC 18.09.050, Table of Off-street Parking Standards. Elementary Schools require 3 stalls per classroom, and Government Office Buildings require 1 stall per 300 SF of gross floor area. There are 26 existing classrooms, requiring 78 stalls; the addition would add 8 classrooms, requiring 24 stalls; and the Administration Building is 28,694 square feet, requiring 96 stalls. In total the required parking is 198 stalls. There are currently 203 stalls on the site, shared between the elementary school and the district's Administration Building, therefore sufficient parking currently exists. Further, there are 32 marked spaces in the City right-of-way of NW Holly Street between 5th Ave NW and 7th Ave NW, and additional gravel shoulder which is used as parking east of 5th Ave NW.
7. The application was routed to other City departments for review and comment. Those comments are incorporated in this Notice of Decision.



6/13/2013

Jason Rogers, Associate Planner

Date Signed

JR/

EXHIBIT LIST

1. File and application ASDP13-00001, received March 1, 2013
2. Vicinity Map
3. Site Plan, received March 1, 2013
4. Letter from Issaquah School District concerning SEPA review, dated June 7, 2013



Dr. Steve Rasmussen, Superintendent

June 7, 2013

Jason Rodgers, Associate Planner
City of Issaquah
1775 – 12th Ave. NW (P.O. Box 1307)
Issaquah, WA 98027

SUBJECT: Letter of Determination of SEPA Requirement for Issaquah Valley Elementary Project

Mr. Rogers,

The Issaquah School District is the lead SEPA agency for the proposed Issaquah Valley Elementary School Project located at 555 Holly Street NW in Issaquah, Washington. The plans for construction include an addition of new classrooms and remodel of a portion of the existing school building. Based on WAC 197-11-8001 (b), it has been determined that the project is exempt from SEPA requirements (the gross floor area of the addition and quantity of earthwork are below the threshold values) that would mandate a SEPA.

Should you have any questions regarding this letter, please call me at 425-837-7040.

Sincerely,

Steve Crawford
Director of Capital Projects

Cc: Ed McCarthy, Steve Barnes

Board of Directors

Brian Deagle • Marnie Maraldo • Alison Meryweather • Anne Moore • Suzanne Weaver