



August 8, 2014

NOTICE OF APPLICATION, PUBLIC MEETING, PUBLIC HEARING NOTICE

Costco Development Agreement and Major Amendment to Pickering Place Master Site Plan **File Number: DA 14-00002**

The City of Issaquah is providing a Notice of an Application for a Development Agreement and a Major Amendment to the Pickering Place Master Site Plan with an opportunity for public comment on the following project:

Project Description: Costco Wholesale is requesting that the City of Issaquah enter into a Development Agreement for the future build out of their corporate campus over the term of 30 years. The Development Agreement would allow Costco Wholesale to expand its corporate campus by approximately 1.5 million square feet, which could include 250,000 square feet of non-office employment use. The applicant would partner with the City to construct a number of street improvements. A Major Amendment to remove Costco from the Pickering Place Master Site Plan is also required for this proposal.

Attached is a vicinity map and site plan. The proposed Development Agreement, file, and plans are available for review online at issaquahwa.gov/costco.

Location: Located generally south of NW Sammamish Road, north of I-90, west of East Lake Sammamish Parkway, and east of 11th Avenue NW.

Date of Application: August 1, 2014

Application Complete: August 6, 2014

Additional Permits Required: Environmental Review (SEPA Checklist and Determination)
Land Use and Construction Permits at future dates

Comment Period: Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your**

neighborhood who may be interested in this project. Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on August 22, 2014** to: Lucy Sloman, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to lucys@issaquahwa.gov.

In addition to this public comment period, public comments may be provided at the following public meetings or the public hearing:

Review Process:

The land plan proposal will be heard at a public meeting before the Development Commission on **August 20, 2014** and **September 3, 2014**. The Development Agreement proposal will be heard at a public hearing before the City Council on **September 15, 2014**. The above meetings and hearing will begin at 7:00 pm and will be held in the Council Chambers of City Hall South, located at 135 E. Sunset Way, Issaquah.

After the City Council makes a final decision on the application, a Notice of Decision will be issued. Please request to become a Party of Record if you would like to receive a copy of the decision.

Information Available for Review:

The file, and plans are available for review online at: issaquahwa.gov/costco, and at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3433 or by email at lucys@issaquahwa.gov or Keith Niven, Economic Development Director at (425) 837-3430 or by e-mail at keithn@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT


Lucy Sloman
Land Development Manager

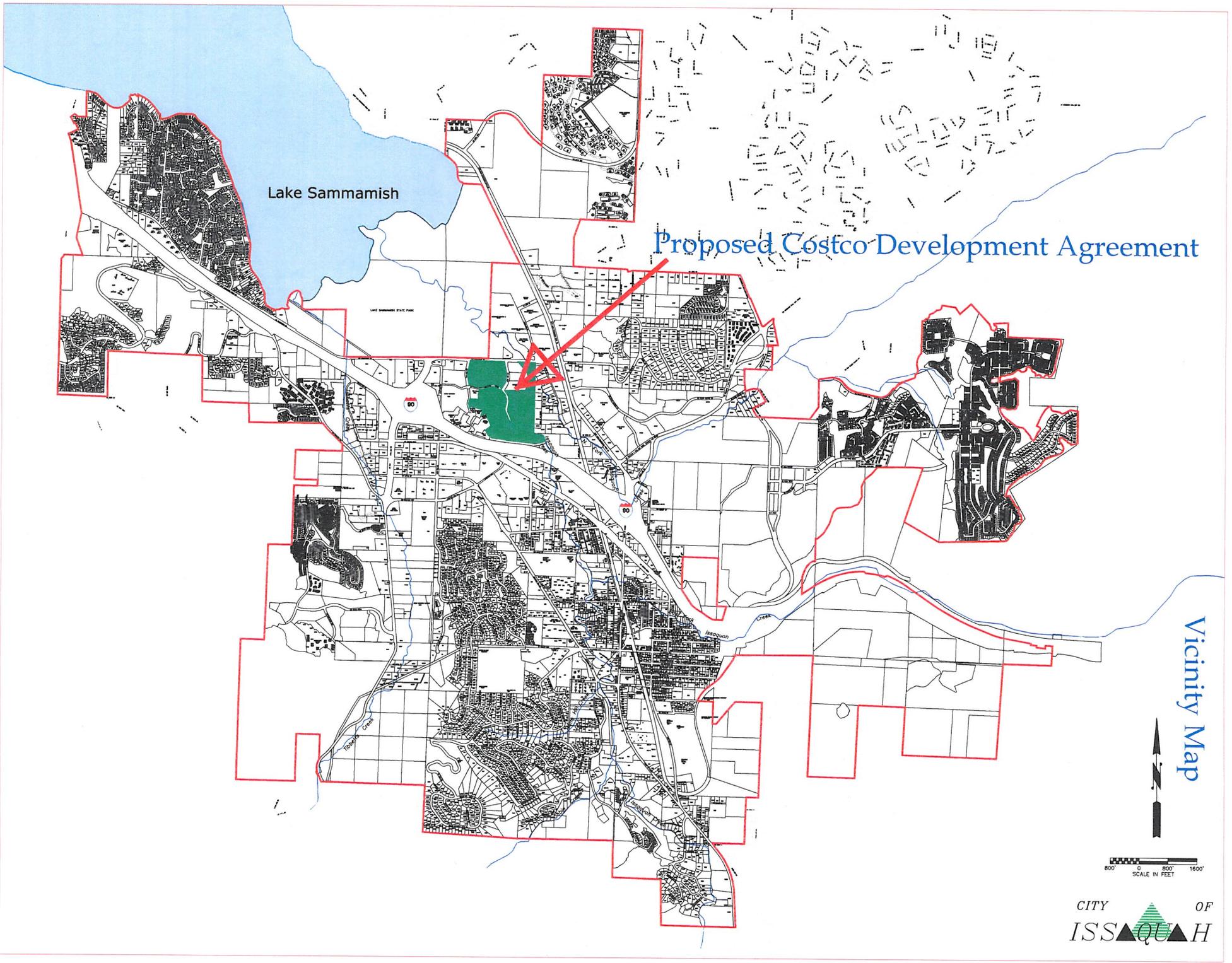
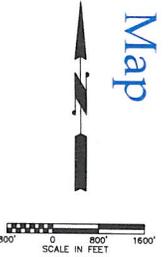
Enclosures: Vicinity Map, Site Plan

cc: Keith Niven, Economic Development Director (via email)
Sheldon Lynne, Public Works Director (via email)
Charlie Bush, DSD Director (via email)
David Favour, DSD Deputy Director (via email)
Christopher Wright, Project Oversight Manager, via email
Applicant, (via email)
File copy, DA14-00002

Lake Sammamish

Proposed Costco Development Agreement

Vicinity Map





CORPORATE CAMPUS

CONCEPTUAL SITE DEVELOPMENT PLAN

REVISED ON 07.24.2014

LEGEND

- PROPERTY LINE
- EXPANSION / DEVELOPMENT AREA
- 200' SHORELINE BOUNDARY
- 100' STREAM BUFFER
- WEST EDGE OF STREAM

Building numbers do not imply the order of construction.



- 1** BUILDING 1
EXISTING 3 STORY
- 2** BUILDING 2
EXISTING 3 STORY
- 3** BUILDING 3
EXISTING 3 STORY
- 4** PROPOSED BUILDING AREA 4
PROPOSED 3-10 STORY BUILDING
- 5** PROPOSED BUILDING AREA 5
PROPOSED 3-10 STORY BUILDING
- 6** PROPOSED BUILDING AREA 6
PROPOSED 3-10 STORY BUILDING
- T** TRADING BUILDING
EXISTING 2 STORY
- G** PARKING GARAGE
EXISTING 5 LEVELS EXPANDABLE TO 7
- 7** COSTCO WAREHOUSE
EXISTING 1 LEVEL