

# Notice of Public Hearing



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

**Project Name: Issaquah Middle School  
Master Site Plan and Site Development Plan**

**Time: Wednesday, May 6, 2015 at 7:00 pm**  
**Place: City Council Chambers, City Hall South  
135 E. Sunset Way**  
**By: Development Commission (DC)**

## PROJECT INFORMATION

**File Number(s):** MSP14-00002, SDP14-00001

**Project Description:** Redevelopment of the current site of the Clark Elementary and Tiger Mountain High School site for a new middle school with athletic fields and gymnasium. The new school will include approximately 131,161 s.f. of academic, athletic and performing arts space in one building on a 63 acre site that includes the existing Issaquah High School. The project involves circulation improvements for both the new middle school and the existing Issaquah High School, including the relocation of the bus drop off and parking for the latter. Drainage design will accommodate the additional impervious area. The existing high school grandstands, softball field and track will not be altered. Construction will be executed in phases to keep all students on site throughout the construction of the new facility.

**Project Location:** 500 2<sup>nd</sup> Avenue SE (See Attachment A.2, Site Plan at full buildout)

**Size of Subject Area in Acres:** 63 Sq. Ft.: 2,744,280

**Applicant:** Greg Stewart, Mahlum Architects, 71 Columbia St., #400, Seattle, WA 98104

**Process Type:** Level 5

**Required Permits:** Master Site Plan, Site Development Plan, State Environmental Policy Act (SEPA)

**Required Permits, Not Part of this Application:** Building Permit, Site Work Permit, Landscape Permit

**Required Studies:** Drainage and Stormwater, Traffic Impact Study, Tree Plan

**Existing Environmental Documents Relevant to this Application:** Environmental Checklist, Technical Information Report, Traffic Impact Study

## PUBLIC HEARING INFORMATION

This public hearing is limited to the Development Commission's review of four new information submitted by the Applicant after the February 18, 2015 public hearing. The additional items for discussion are the Traffic Study, the SEPA Mitigated Determination of Non-Significance, blank walls of the school building facades, and the reconfigured parking along the access road east of SE Evans. Items and information that are part of February 18 public hearing record will not be re-opened at this public hearing. The application and the new information, is available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. An appointment with the Project Planner is suggested.

Comments will be accepted up to and during the Public Hearing. Written comments should be directed to:

**Development Services Department  
P.O. Box 1307, Issaquah, WA 98027  
Attn: Amy Tarce, Senior Planner**

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

Please see reverse side of this sheet for additional information.

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## REGULATORY INFORMATION

**Zoning:** CF-F, Community Facilities-Facilities

**Comprehensive Plan Designation:** Community Facilities

**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** City of Issaquah Comprehensive Plan Land Use Code (Chapter 18 of the Issaquah Municipal Code) , (Online at: [issaquahwa.gov/codes and plans](http://issaquahwa.gov/codes%20and%20plans))

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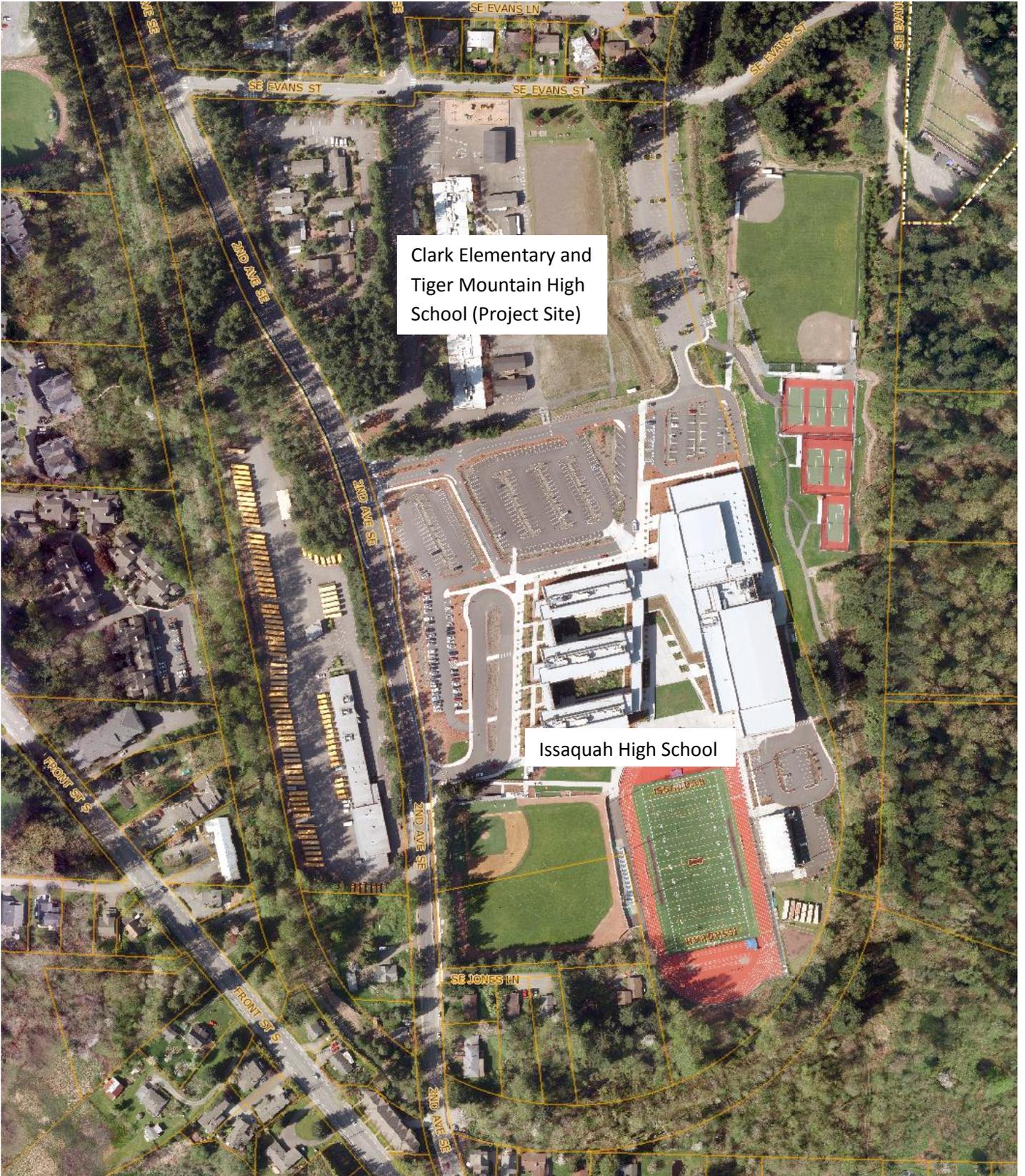
## CITY CONTACT INFORMATION

**Project Planner:** Amy Tarce, Senior Planner  
**Phone Number:** 425-837-3097  
**E-Mail:** [amyt@issaquahwa.gov](mailto:amyt@issaquahwa.gov)

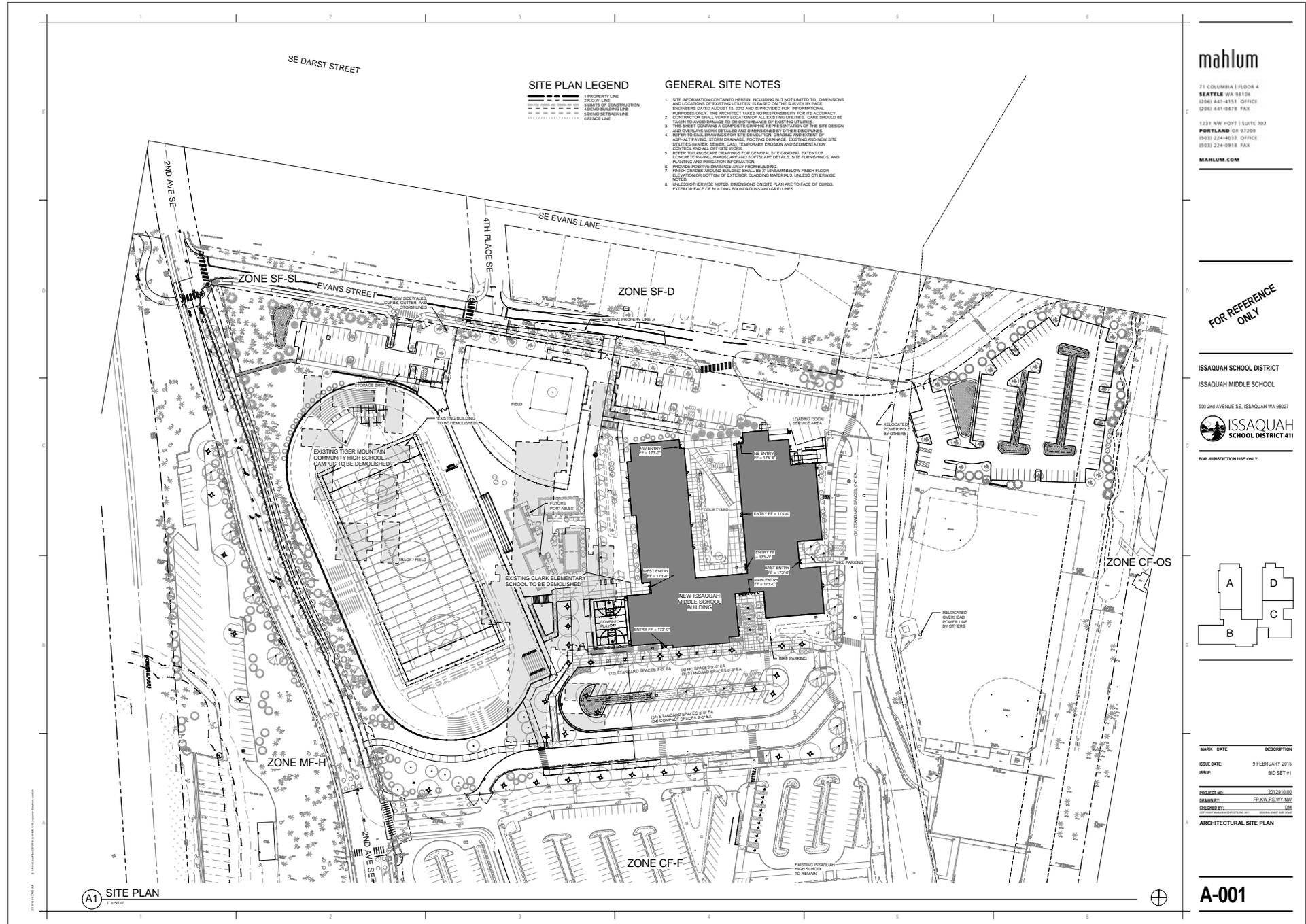
**Development Services Department:**  
**General Phone Number:** 425-837-3080  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

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**ATTACHMENT A.1, Aerial Photo of Existing Conditions**



# ATTACHMENT A.2, Proposed Issaquah Middle School Building and Site Improvements



### SITE PLAN LEGEND

- 1 PROPERTY LINE
- 2 AS-BUILT
- 3 LIMITS OF CONSTRUCTION
- 4 EXISTING CONCERNING LINE
- 5 DEMO DETRACKLINE
- 6 REFERENCE LINE

### GENERAL SITE NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATION OF EXISTING UTILITIES, IS BASED ON THE SURVEY BY PAUL ENGINEERS DATED AUGUST 14, 2014 AND IS PROVIDED FOR INFORMATION PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO THE SURROUNDINGS OF EXISTING UTILITIES.
2. THIS SHEET CONTAINS A COMPOSITE GRAPHIC REPRESENTATION OF THE SITE DESIGN AND OVERLAYS FROM DETAILS AND DIMENSIONS BY OTHER CONTRACTORS.
3. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, GRADING AND EXTENT OF EXISTING PAVING, STORM DRAINAGE, POSTING DRAINAGE, EXISTING AND NEW SITE UTILITIES (WATER, SEWER, GAS), TEMPORARY EROSION AND SEDIMENTATION CONTROL AND ALL OFF-SITE WORK.
4. REFER TO ARCHITECTURAL DRAWINGS FOR GENERAL SITE GRADING, EXISTING AND NEW SITE UTILITIES (WATER, SEWER, GAS), TEMPORARY EROSION AND SEDIMENTATION CONTROL AND ALL OFF-SITE WORK.
5. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE PAVING, HARDSCAPE AND SOFTSCAPE DETAILS, SITE FURNISHINGS, AND PLANTING AND IRRIGATION INFORMATION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. FINISH GRADES AROUND BUILDING SHALL BE A MINIMUM BELOW FINISH FLOOR ELEVATION ON BOTTOM OF EXTERIOR CLADDING MATERIALS, UNLESS OTHERWISE NOTED.
8. UNLESS OTHERWISE NOTED, DIMENSIONS ON SITE PLAN ARE TO FACE OF CURBS, EXTERIOR FACE OF BUILDING FOUNDATIONS AND GRID LINES.

**mahlum**

71 COLUMBIA | FLOOR 4  
SEATTLE WA 98104  
(206) 441-4151 | OFFICE  
(206) 441-0878 | FAX

1231 NW HOYT | SUITE 103  
PORTLAND OR 97209  
(503) 224-4032 | OFFICE  
(503) 224-0918 | FAX

MAHLUM.COM

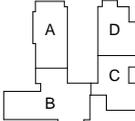
FOR REFERENCE ONLY

ISSAQUAH SCHOOL DISTRICT  
ISSAQUAH MIDDLE SCHOOL

500 2nd AVENUE SE, ISSAQUAH WA 98027



FOR JURISDICTION USE ONLY:



MARK	DATE	DESCRIPTION
ISSUE	9 FEBRUARY 2015	
ISSUE		BIO SET #1
PROJECT NO.	20120300	
DESIGNED BY	FP, JV, SS, WY, MZ	
CHECKED BY	DM	

ARCHITECTURAL SITE PLAN

**A-001**

**A1 SITE PLAN**  
1" = 50'-0"