



March 18, 2014

NOTICE OF APPLICATION

1010 NW Lake Drive – Costco Parking Structure Additional Floors Application No. MSP-A14-00001

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on a Master Site Plan- Minor Amendment (Level 2 Review) application for the following project:

Project Description: Costco Parking Structure Additional Floors: Costco has an approved Site Development Permit and Building Permit for a 5 level parking garage, which is currently under construction. Since the time of approval, Costco has determined that an additional two floors of parking will be necessary to accommodate future growth.

For this development within Pickering Place, there is a Master Site Plan that currently limits this structure to 3 stories/5 levels of parking. The Minor Amendment will review the change in allowed height, at this location, up to 7 levels of parking.

The review of the Master Site Plan Minor Amendment is administrative. The application is reviewed under the Central Issaquah Development and Design Standards.

Location: 1010 NW Lake Drive. See attached Vicinity Map.

Date of Application: March 13, 2014

Application Complete: March 13, 2014

Permits Required: Master Site Plan- Minor Amendment
Revised Building Permit

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 Friday, April 2, 2014** to:

Lucy Sloman, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to lucys@issaquahwa.gov

Next Step:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with plans and colored renderings, is available for review 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 with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT


Lucy Sloman
Land Development Manager

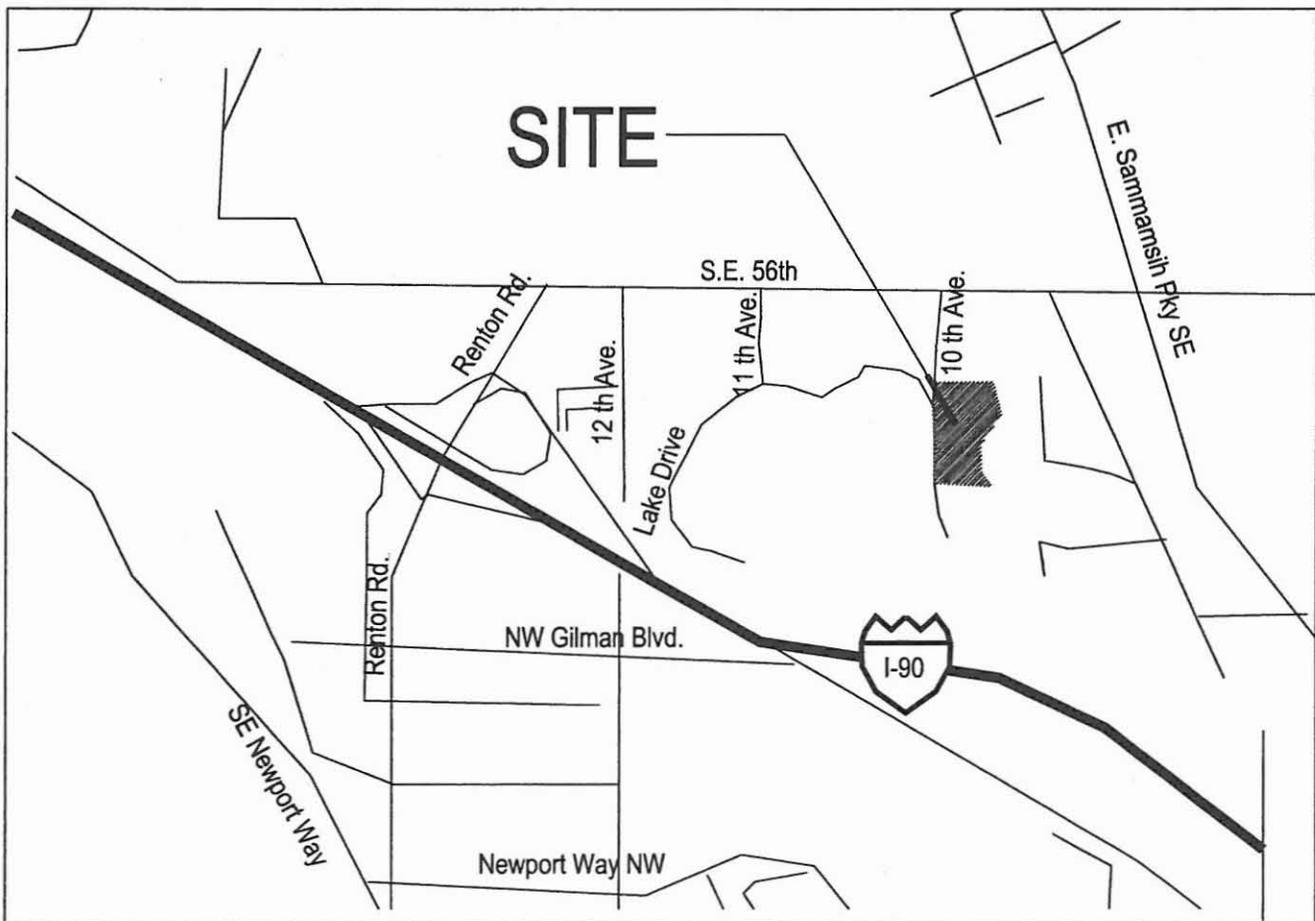
Attachments (4): vicinity map, site plan, perspective rendering

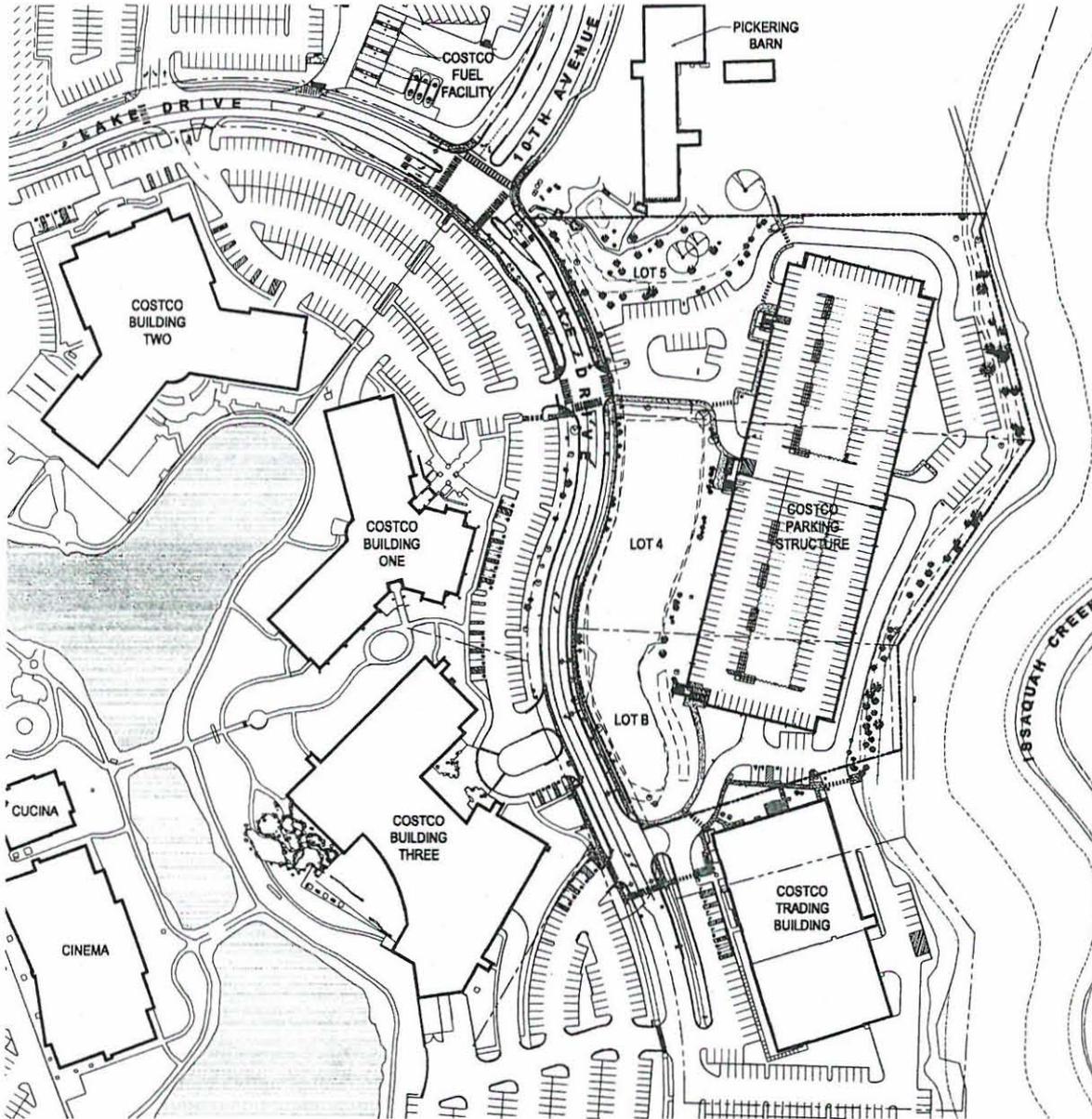
cc: **David Favour, DSD interim Director** (by email)
Christopher Wright, Project Oversight Manager (by email)
Steve Bullock, Mulvanny G2, 1110 112th Ave. NE, Bellevue, WA 98004
Kim Katz, Costco Wholesale, 999 Lake Drive, Issaquah, WA 98027
File Copy, MSPA14-00001

MSPA14-00001, 1050 NW Lake Drive Notice of Application 3-18-14

RECEIVED
MAR 13 2014
CITY OF ISSAQUAH

VICINITY MAP





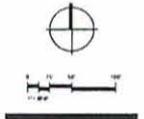
PROJECT DATA

CLIENT: COSTCO WHOLESALE
 998 LAKE DRIVE
 ISSAQUAH, WA 98027
PROJECT ADDRESS: COSTCO WHOLESALE
 800 LAKE DRIVE
 ISSAQUAH, WA 98027
ZONING: R-RETAIL
SITE AREA: 7.44 ACRES (324,115 S.F.)
(LOTS 3,4,5)
IMPERVIOUS / PERVIOUS AREA REQUIREMENT: 65% / 35% (210,675 SF / 113,440 SF)
IMPERVIOUS / PERVIOUS AREA PROVIDED: (171,781 SF / 152,334 SF)
JURISDICTION: CITY OF ISSAQUAH
SETBACKS: 10' FRONT, 5' SIDE, 10' REAR

PROPOSED PARKING STRUCTURE	
TYPICAL AREA PER LEVEL	100,271 S.F.
TOTAL BUILDING AREA	743,887 S.F.

PARKING DATA (STALLS)	
LEVEL P-1 (BELOW GRADE)	339
LEVEL P-2	330
LEVEL P-3	330
LEVEL P-4	330
LEVEL P-5	330
LEVEL P-6	330
LEVEL P-7 (ROOF)	256
PARKING STRUCTURE TOTAL	2245
NEW ONSITE PARKING	70
EXISTING PARKING REMOVED	-575
NET PARKING	1740

20 HANDICAP STALLS AND 8 VAN ACCESSIBLE STALLS WILL BE ADDED NEAR THE ENTRANCES OF THE EXISTING COSTCO OFFICE BUILDING. THIS PARKING STRUCTURE WILL BE SERVING. SEE SHEET #1102. THOSE STALLS AND LOADING ZONES WILL REPLACE EXISTING NON-AADA COMPLIANT STALLS.



MULVANNY_G2

1110 11TH AVE NE ISSAQUAH, WA
 BELLEVUE, WA 98004
 1-206-885-7888 • 1-206-885-7889
 www.mulvanny.com

07-Q086-01
 MARCH 12, 2014
 CONCEPT
 SITE PLAN

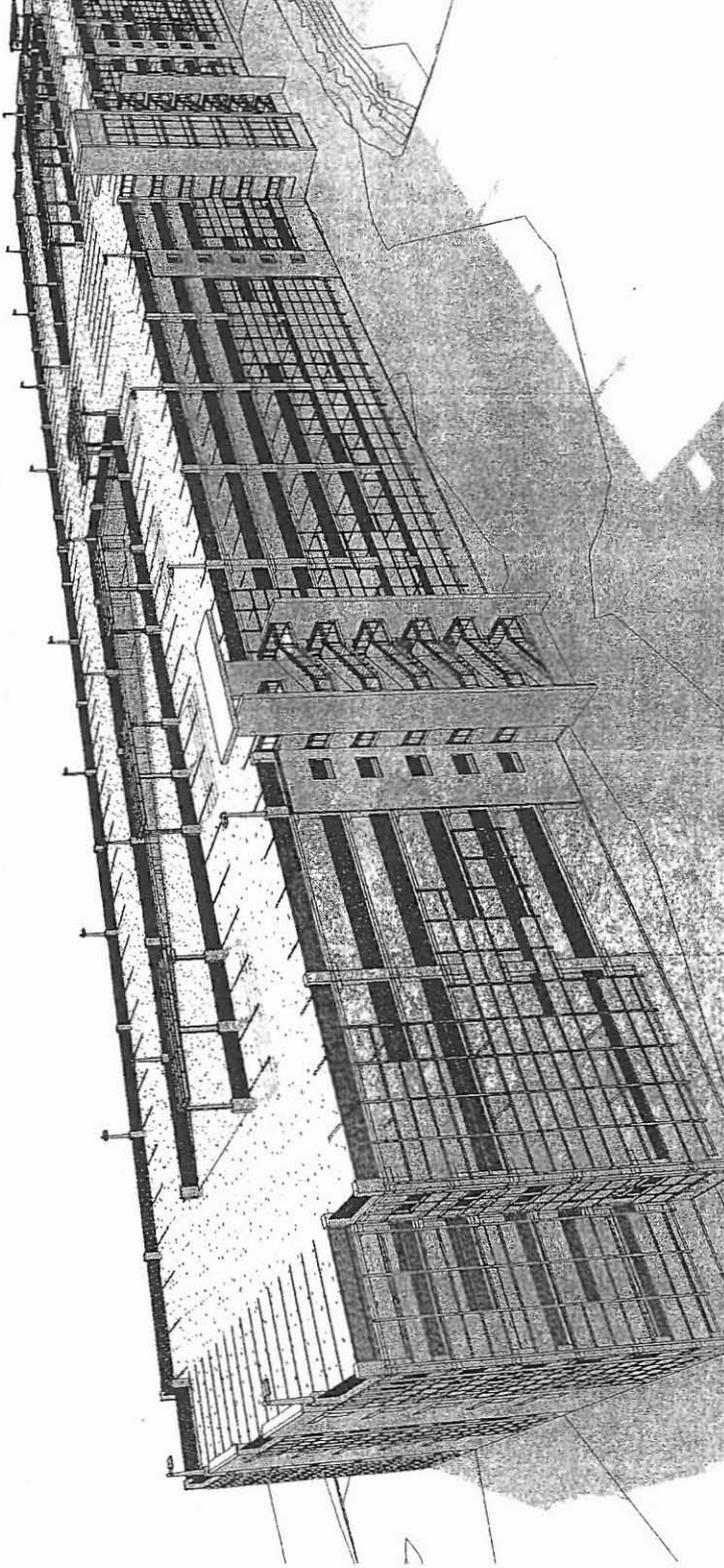
COSTCO WHOLESALE

ISSAQUAH, WA

CONCEPT SITE PLAN

MARCH 12, 2014

DD1.1-11



COSTCO
WHOLESALE
ISSAQUAH, WA
PARKING GARAGE

MULVANNY G2

1000 10TH AVENUE, SUITE 100
ISSAQUAH, WA 98257
PH: 509.207.1100 | FAX: 509.207.1101

07.0086.01
MARCH 13, 2014
ROOFTOP TRELLIS
VIEWS

DD4.1-06

COSTCO WHOLESALE **ROOFTOP TRELLIS VIEWS**

ISSAQUAH, WASHINGTON MARCH 13, 2014

