



CITY OF  
**ISSAQUAH**  
WASHINGTON

**Development Services**  
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Issaquah, WA 98027  
425-837-3100  
[issaquahwa.gov](http://issaquahwa.gov)

May 31, 2013

**SUBJECT:** **Issaquah Plaza 221**  
Site Development Permit: PLN12-00066  
Shoreline Substantial Development Permit: PLN12-00065  
Administrative Adjustment of Standards: PLN12-00067

Dear Interested Person:

Enclosed is the City of Issaquah's recently finalized "Notice of Decision" approving the above referenced project. The City's conditions of approval are under the section "Decision Made" and the explanation for the decision is under the section "Reasons for Decision."

This decision can be appealed. Appeals of this decision shall follow the procedures set forth in IMC 1.32 and Chapter 18.04 of the Issaquah Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$300 filing fee that is required of appeals. All appeals shall be filed with the Permit Center of the Building Department by 5:00 PM on June 14, 2013. Please contact the Development Services Department at (425) 837-3100 for further information on the appeal procedure.

Please note this is not an approval to begin construction. The State Shoreline Development Permit must be finalized and construction permits must be issued before construction may begin. If you have any questions regarding this Notice of Decision, you may call me at (425) 837-3090 or I can be reached by email at: [davef@issaquahwa.gov](mailto:davef@issaquahwa.gov).

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

David Favour  
Deputy Director

DF/

Attachment: Notice of Decision and Findings of Fact

cc: John Minato, Director  
Lucy Sloman, Land Development Manager  
Christopher Wright, Project Oversight Manager  
Project File

**CITY OF ISSAQUAH  
DEVELOPMENT COMMISSION  
NOTICE OF DECISION**

**TO:** Derek Doke  
238 246<sup>th</sup> Way SE  
Sammamish, WA 98074

**SUBJECT:** Issaquah Plaza 221  
Site Development Permit: PLN12-00066  
Shoreline Substantial Development Permit: PLN12-00065  
Administrative Adjustment of Standards: PLN12-00067

**DECISION DATE:** May 1, 2013: (Decision made by Development Commission)  
May 29, 2013: (Findings of Fact signed by Development Commission Chair)  
May 31, 2013: (Notice of Decision signed by Deputy Director)

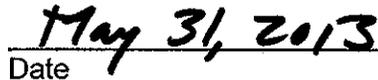
**REQUEST:** Construction of two commercial buildings - One building will have approximately 2,700 square feet with a drive-through. The second building will consist of approximately 11,000 square feet. Two existing single family homes will be demolished. An existing wetland will be preserved and the stream and wetland buffers will be enhanced with native plantings. The project is located within the shoreline jurisdiction of Issaquah Creek.

**LOCATION:** The site is located at 5611 221<sup>st</sup> Place SE

**DECISION MADE:** The Development Commission reviewed the proposal during a public hearing conducted on May 1, 2013, and approved the Site Development Permit: PLN12-00066; Shoreline Substantial Development Permit: PLN12-00065; Administrative Adjustment of Standards: PLN12-00067, Exhibits 1 through 26, with conditions. **Approval of this application is based on the attached Findings of Fact, Reasons for Decision, and Decision Made, and is subject to the conditions therein.**



David Favour, DSD Deputy Director



Date

Attachment: Findings of Fact

DF/df



-4-

The site has a Comprehensive Plan Land Use Designation of "Commercial"; Comprehensive Plan amended November 3, 2008. The property site is located within the "North Issaquah" subarea of the Comprehensive Plan.

-5-

The property is subject to the Central Issaquah Plan adopted by the City Council on December 17, 2012. The Central Issaquah Plan became effective on April 29, 2013, the effective date of the Central Issaquah Development and Design Standards. The goal of the Central Issaquah Plan is to guide the evolution of Central Issaquah from a collection of strip malls and office buildings into a more livable, sustainable and balanced mixed use urban area serving everyday essentials to residents, employees and visitors.

-6-

The property is subject to the Central Issaquah Development and Design Standards that implement the policy direction of the Central Issaquah Plan. The Central Issaquah Development and Design Standards (referred to as CIP Chapter "XX.X") were adopted by the City Council on April 15, 2013 and became effective on April 29, 2013.

-7-

The property is zoned "Mixed Use" or "MU" based on the Central Issaquah Plan zoning. The uses of General Retail and Restaurant/Café/Coffee Shop with Drive-Through Window are permitted uses in the "MU" zone according to the Table of Permitted Land Uses, 4.3 B in CIP Chapter 4.0. According to CIP Table 4.3 A. Levels of Review, the review process is a Level 3 Review because the site is greater than three (3) acres. The decision is made by the Development Commission according to CIP Chapter 3.0, Table 3.2-1 Levels of Review.

-8-

The site is flat, 146,361 square feet in size. The site contains two single family homes that will be demolished as part of this development. The site contains a Category II wetland in the north central portion and is bordered on the west by the North Fork of Issaquah Creek and the main stem of Issaquah Creek. The eastern portion of the site is mostly covered in shrubs and grasses while the western portion is vegetated with deciduous trees and shrubs with some evergreen trees. The northeastern portion of the site housed a Christmas tree lot in November and December for the past several years.

-9-

On April 24, 2013, a Certificate of Transportation Concurrency for the project was issued, Application No. CON10-00011. The project was determined to generate 70 new PM peak hour trips.

-10-

The Central Issaquah Development and Design Standards, Chapters 1 -17 contain the procedures for review, development and design standards. These regulations were used to evaluate the development proposal within this "MU" zone, including floor area ratio, building height, Build-To-Lines and building setbacks, impervious surface ratios, parking requirements, landscaping requirements, building design, pedestrian circulation etc. The project complies with the development standards of the "MU" zone and other development regulations applicable to the project as proposed. The project signage

(wall and monument signs) was conceptually identified with the project proposal and will be reviewed by staff at a later date after sign permit applications are submitted.

-11-

The environmental impacts of the development on this site were evaluated and measures conditioned to mitigate the impacts. A Mitigated Determination of Nonsignificance (MDNS) was issued for the project by the City on April 24, 2013. A 14-day comment period was established that was followed by a 2-week appeal period that ended on May 22, 2013. No public comments or appeals of the environmental determination were received.

-12-

Storm water facilities will be required to be in compliance with the Surface Water Design Manual in effect at the time of construction permitting submittal.

-13-

The Issaquah Plaza 221 buildings will be adequately served with utilities, including water and sanitary sewer by the Sammamish Plateau Water & Sewer District. The applicant entered into a Developer Extension Agreement with the District.

-14-

Improvements to 221<sup>st</sup> Place are anticipated and will consist of half-street improvements as conditioned. Frontage street improvements are already in place along SE 56<sup>th</sup> Street, including a concrete sidewalk.

-15-

CIP Chapter 8.0 contains the parking standards for the project. The proposal is allowed no more than 84 parking stalls as conditioned. A total of four (4) barrier-free parking stalls are required and provided. Approximately 49% of the stalls will be compact stalls. The stall dimensions are conditioned to be adjusted prior to building permit issuance to comply with this chapter. Stacking spaces totaling 8 spaces are provided as required for the restaurant drive-up window. Motorcycle and bicycle parking are required and are conditioned to be shown on plans prior to building permit issuance.

-16-

The Issaquah Plaza 221 buildings have been designed in an attractive manner and in compliance with requirements of the Central Issaquah Development and Design Standards as conditioned. The two buildings are designed to be oriented and attractive as seen from just about all sides, there are few "back sides" to these buildings. A continuous street wall is provided along 221<sup>st</sup> in a combination of the buildings and alternative trellis elements. The buildings are situated at the 221<sup>st</sup> sidewalk to provide the opportunity for public engagement. Conditions are placed to improve the building design with respect to CIP 14.3 "Building Mass and Design", 14.4 "Ground Level Details", 14.5 "Weather Protection", and 14.6 "Roofs and Parapets".

The buildings are functional, and include visual modulation of the facades using varied textural elements in the building materials including hardi-board siding, rock siding, storefront windows, trellises and canopies, and varied colors. A material and color board is included as Exhibit #21.

-17-

The site contains two existing single family homes that will be demolished. The eastern portion of the site, around the buildings, consists of yards associated with the houses. The western portion of the site contains an existing wetland that will be preserved and stream and wetland buffers that will be enhanced with native plantings. The North Fork of Issaquah Creek and the main stem of Issaquah Creek both flow along the western portion of the site. The western portion is undeveloped and contains a fair number of deciduous and evergreen trees as well as shrubs and other groundcover. The site will be landscaped with a combination of native and ornamental landscape materials as shown with the landscaping plan. The buffers in the western portion will be enhanced with native trees and shrubs. The eastern portion will be landscaped to buffer and accent these areas including the new buildings, parking lot, pedestrian routes, and community spaces. The landscaping will be irrigated. A landscaping maintenance bond will be required for a period of 3 years after the landscaping is completed and approved by the City.

-18-

A Pre-Application meeting for Issaquah Plaza was held with the applicant and City staff on April 7, 2010, Application No. PLN10-00018, to discuss the project and related issues. Another Pre-Application meeting was held on October 19, 2011, Application No. PLN10-00067.

-19-

The Development Commission held a Community Conference meeting for the project on April 20, 2011, Application No. PLN10-00064. The purpose of the meeting was to gain comments and concerns from the public and the Development Commission on the project proposal early in the project review process. Comments were received from City staff, the applicant, and the Development Commission.

-20-

A "Notice of Application" was provided for the Site Development and Shoreline Substantial Development Permit, and Administrative Adjustment of Setback Standards on February 27, 2013.

-21-

On March 5, 2013 the River and Streams Board Meeting held a Public Meeting to discuss the proposal including the Shoreline Substantial Development Permit. Their comments regarding buffer enhancement planting, potentially invasive plant removal, and other issues are incorporated into this decision.

-22-

Public Hearing notice was provided by: Notice to Parties of Record and property owners within 300 feet was mailed out on April 17 2013. Notice on the city website and electronic subscription notices were provided on April 24, 2013. A 4-foot x 4-foot notice board was posted by the applicant on March 21 2013. Legal Notice was published in the Issaquah Press on April 17, 2013.

-23-

A notice of the public hearing date was mailed on September 2, 2009, to the parties of record and to property owners within 300 feet of the subject site. The applicant also

placed a 4 x 4 foot sign on the site facing SE 56<sup>th</sup> Street providing public notice of the project including a brief description of the project and the date of the scheduled public hearing.

-24-

The City of Issaquah Administration recommended approval of the Site Development Permit, with conditions.

-25-

On May 1, 2013, the Development Commission conducted the public hearing for the Site Development Permit and Shoreline Substantial Development Permit. The public hearing was completed on that date. Public testimony and written correspondence was provided by the public that focused on the need for a bike lane on 221<sup>st</sup> Place adjacent to the project. Testimony was provided by the applicant team for the presentation and for questions raised by the Development Commission.

## II. REASONS FOR DECISION

Having made the Findings set forth above, the Development Commission makes the following conclusions:

-1-

The Issaquah Plaza 221 project was reviewed through a Level 3 Review process (Quasi-Judicial Land Use Action) of the Central Issaquah Development and Design Standards as required under Chapter 3.0 Procedures and Chapter 4.0 Table 4.3 A. Levels of Review. The Development Commission is responsible for reviewing and making the decision on development and design elements for Site Development Permits including the Central Issaquah Development and Design Standards.

-2-

Each Site Development Permit application is reviewed for compliance with the Central Issaquah Development and Design Standards, Chapters 1 – 17. The Development Commission determined that Long's Plaza was consistent with the applicable standards each chapter and subject application as follows:

### A. District Standards Summary:

Following is a discussion of how the project meets the elements in the District Standards Summary Table:

FAR: Approximately .05. This is well under the Base FAR of 1.0 and meets the requirement.

Building Height: 26'6" (Northern building); 20'9" (southern building). These are below the Base Height of 40' and meet the requirement.

Setbacks: The southern Side Yard setback is 81'. This is much greater than the 7' minimum setback and meets the minimum requirement. The rear setback towards Issaquah Creek is over 200 feet. This is much greater than the 7' minimum and meets the requirement.

Build-To-Line: The street frontages of 221<sup>st</sup> and 56<sup>th</sup> Street qualify for Build-To-Line requirements. The buildings are located on 221<sup>st</sup> at between 4' and 5' from the property line. These fall within the range of 0' – 10' and meet the requirement. The 56<sup>th</sup> frontage of the northern building ranges from 8' to 35'. This frontage meets the Build-To-Line requirement by providing a Community Space along the 56<sup>th</sup> Street frontage. This is discussed in more detail in Community Space Chapters 7.0 and 13.0.

Maximum Impervious Surface: Due to the critical areas of wetlands and creek buffers the site falls well below the maximum impervious surface ratio of 80% and meets the maximum requirement.

#### B. Circulation Facilities:

Chapters 6.0 and 12.0 contain the Circulation development and design standards.

221<sup>st</sup> Street: The Map designates 221<sup>st</sup> as a Core Street. The applicant will be required to provide half-street improvements of this section along their 221<sup>st</sup> frontage. The improvements consist of: 8' sidewalk; 6' planter strip; 8' parallel parking; 10' travel lane. To keep the option open for a future bike lane on this street, the Development Commission added a condition requiring that sufficient right-of-way be provided to accommodate a bike lane now or in the future. Regarding design of this street, the applicant provided a landscape plan showing attractive, detailed, pedestrian-oriented design of the planter strip.

56<sup>th</sup> Street: The Map designates 56<sup>th</sup> Street as a Boulevard. There are no plans at this time to improve this street. It is preferable to provide sufficient room for future expansion but not complete the improvements at this time so as to maintain a continuous 56<sup>th</sup> Street roadway. Section 6.2 provides the City with authority to require dedication of right-of-way or to reserve portions of the site for future right-of-way dedication. The section shows that 90 feet of right-of-way will be required to build the full section. City maps show there is approximately 103 feet of right-of-way, therefore dedication of right-of-way nor road improvements is not anticipated at this time.

The landscape plan shows a regular street tree pattern, with a mixture of shrubs and groundcover at the base. Additionally the 221<sup>st</sup> strip shows boulders for seating and walkway openings for pedestrians through the planter. A narrow paved strip is shown along the street edge for pedestrians to step out of the parallel parked vehicles. Prior to building permit issuance, the landscaping of the 221<sup>st</sup> and 56<sup>th</sup> planter strips shall be reviewed for compliance with the code including section 12.6 "Landscaping of Circulation Elements".

Regarding non-motorized facilities, nonmotorized routes are provided with a new public sidewalk on 221<sup>st</sup>, connection to 56<sup>th</sup> Street to the buffer trail, and likely connection to the Community Space at the street corner. Continuous pedestrian routes are provided through the site, however more detailed review should occur to look for opportunities for continuity such as to continue the sidewalk from the southern building north to the Taco Time building. These standards require attention to detail with respect to crossings so that material differs from the parking lot, crossings are at the sidewalk grade not dipping down to the vehicle grade, etc. Prior to building permit issuance, the pedestrian routes shall be reviewed for compliance with the code including section 12.4.D & E "Pedestrian Routes" and "Pedestrian Crossings" and 15.2.E "Pedestrian Friendly Techniques", and section 15.4 "Standards for Surface Parking".

Regarding motorized facilities, the project is designed to contribute to a designed to contribute to, rather than driving the design and dominating or detracting from, a pedestrian-friendly, small scale, mixed-use urban environment by locating the buildings toward the streets, and subordinating the parking and drive-through largely to the rear. The driveway widths at 221<sup>st</sup> should be reviewed during the construction permit process and plans revised as needed to reduce the widths to the minimum necessary.

#### C. Community Space:

Chapters 7.0 and 13.0 contain the Community Space development and design standards. Opportunities to enhance the Green Necklace are available on this site by enhancing the critical areas west of the developed portion of the site. At least three elements are anticipated to occur:

- 1) Establishment of an NGPE (Native Growth Protection Easement) to permanently preserve these areas;
- 2) Enhancement with native trees, shrubs and groundcover of the degraded portions of the buffers near the development;
- 3) Installation of trails and lookouts to allow for public access to this area.

The southwest plaza of the southern building meets the minimum dimension requirement. While the spaces around the northern building do not meet the minimum size, in combination, and due to the smaller scale of the building, they fulfill the minimum dimension intent. It appears possible to enlarge the northern plaza to meet the minimum 20 x 20 foot dimension, and should be considered prior to issuance of the building permit. The locations of the Community Spaces appear logically oriented to the pedestrian access points to the buildings. The Preliminary Landscape Plan, Sheet 4 of 6, shows many of these elements requested by "Requested Design Elements" CIP 7.3.B.1.f. However prior to building permit issuance the plans shall be revised as needed to ensure the elements are provided to enable creation of Community Spaces compliant with this code including section 7.3.B.1.f. The general standard requirements are being addressed by integrating with the location and scale of adjacent streets, buildings, and uses. The Community Spaces are located at or close to ground level and are visible from the public streets. There is an opportunity to better integrate the 56<sup>th</sup> Street Circulation Facility better with the northern Community Space of Taco Time. The outdoor areas surrounding the Taco Time building show promising details to encourage attractive outdoor spaces such as the trellises to provide enclosure, seating, and nearby landscaping. Some portion of the Community Space must be usable year round and the weather protection elements may address this issue.

#### D. Parking:

Chapters 8.0 and 15.0 contain the Parking development and design standards. Conditions are placed to address Chapter 8.0 Parking Development Standards including number and dimension of stalls. Regarding design, the surface parking has been located to minimize their detrimental impact on pedestrian facilities and Community Spaces. The combination of parking location, landscaping, and trellis structures achieve the intent of minimizing parking appearance. Due to the site configuration it is not possible to locate the narrow width of the parking lot adjacent to 221<sup>st</sup>, however on this corner lot the narrow width is adjacent to the busier 56<sup>th</sup> Street. Conditions are placed in this decision to require pedestrian friendly techniques throughout the surface parking areas. Conditions are placed in this decision to ensure pedestrian connections are provided. Where possible, pedestrian routes are buffered with landscape beds and large, broad canopy trees are requested elsewhere in the report.

#### E. Site Design:

Chapter 11.0 contains the Site design standards. The project has been designed to integrate at the west of the site with nature and the surroundings by providing a trail with look outs, enhancement of the critical areas, and protection through an NGPE. Pedestrian facilities are woven throughout the site design. The Community Spaces and sidewalk frontage will help to create a Sense of Place. The applicant is encouraged to meet with city staff and look to other resources to incorporate the most effective and innovative sustainable green building program measures possible. Principles of Universal Design will be addressed through compliance with the Americans with Disabilities Act and other elements as possible. Detailed review of the construction plans will look for opportunities for multi-functionality such as in the interaction between the Community Spaces, public sidewalk, and parking lot landscaping as well as the specific site amenities and street furniture and special paving material opportunities.

The applicant has been cooperative in locating the buildings toward the public streets to establish the presence along the street. Additionally trellises are shown along much of the remainder of 221<sup>st</sup> parking to continue the building frontage feel. The specific requirement of a 60% Building Frontage is met along 221<sup>st</sup> through a combination of buildings and alternative elements such as the trellis. However the plans do not show landscaping between the building and sidewalk as required in section 11.3.F.1 and this will have to be addressed with revised plans prior to building permit issuance. The portion of the surface parking lot adjacent to 221<sup>st</sup> is screened behind a low hedge along with trellis while the remainder of the parking lot is located at the rear. The applicant and staff worked together through several site plan alternatives to arrive at the drive-through located as much to the rear and minimizing pedestrian conflicts.

The site plan shows less Building Frontage along 56<sup>th</sup> Street and this frontage should be reviewed during construction permit review to better meet this requirement. The Community Space at the street corner with the trellis element and landscaping can be reviewed in more detail to find more ways to link this to 56<sup>th</sup> while considering the heavy traffic impacts. The landscape buffer of the drive-through lane adjacent to 56<sup>th</sup> Street should also be closely reviewed to confirm sufficient screening. There are existing utility vaults on this property and the adjacent 56<sup>th</sup> right-of-way that interfere with creating a good integration between this street and the Community Space. The applicant and staff must work together to find ways to move the utilities if at all possible. Prior to construction permit issuance, the plans shall be revised as needed to address section 11.3.F "Establish Streetwall (Build-To-Line)".

Recycling, garbage, and yard waste facilities are provided at two locations along the west boundary. Prior to building permit issuance the applicant shall confirm that the enclosure sizes and locations meet city standards as well as the waste hauler, and the specific design and landscape screening of the enclosures shall be submitted to and approved by the city.

#### F. Environmental Review

The project contains several environmental elements including the buffers of the Main Fork and North Fork of Issaquah Creek, and a wetland. Staff worked with the applicant's environmental consultant to define the wetland classification and the creek and wetland buffer locations that are shown on the plans. Furthermore the River and Streams Board

reviewed the project at a meeting on March 5, 2013 and provided comments. The results of these reviews are included in the SEPA determination.

In summary, the mitigations require:

- A review of stream buffer impacts that may result in modification of the southwest corner of the parking lot to remove approximately 4 stalls from the stream buffer;
- Final wetland and stream buffer enhancement plans prepared by a qualified professional prior to issuance of construction permits. The plans need to address elements including a review of the specific trail and look-out areas, signage, enhancement planting with performance standards, recording of a Native Growth Protection Easement, and a minimum 5 year monitoring period with posting of a bond.
- Temporary erosion and sedimentation control measures to be approved prior to issuance of the construction permits.
- Tree protection measures to protect existing trees to remain from construction damage.
- Payment of fees to mitigate for impacts to General Government and Police services.

#### G. Building Design

The two buildings are designed to be oriented and attractive as seen from just about all sides, there are few “back sides” to these buildings. A continuous street wall is provided along 221<sup>st</sup> in a combination of the buildings and alternative trellis elements. Conditions are placed in this decision to enhance the streetwall of 56<sup>th</sup> with additional trellis and Community Space elements.

The buildings provide some surface relief, depth and shadows to the façade and create a consistent street wall by: recessing or projecting elements of the façade, especially windows, changing character, materials, color or height. However it appears that greater surface relief and variation in the build-to-line of another 6” to 12” may better fulfill this standard. With additional relief there is room for outdoor seating, planters, or other elements in the small recesses. Also to increase the building’s architectural detail and level of interest, it should be confirmed during building permit review that windows shall be:

- a. Divided light windows, or
- b. Operable (in accordance with the Building Code), or
- c. Trimmed around framed openings, or
- d. Recessed or projecting from the building façade and not flush.

Building corners adjacent to 221<sup>st</sup> and 56<sup>th</sup> Street need added detail, design, and building form.

Prior to building permit issuance, the plans shall be revised as needed to comply with section 14.3 “Building Mass and Design”.

The buildings have oriented the retail faces toward the public streets with numerous entrances that reinforce a traditional main street design with repeated architectural elements. To further enhance the ground level detail the project must address the following elements:

- a. Provide landscaping along the 221<sup>st</sup> frontage of each building in accordance with section 14.4.A.11” Landscaping including evergreen plantings to maintain year-round interest, shall be located between the property line and the building to soften hardscape spaces and contribute to the Green Necklace. Plantings may

- be located in at-grade or raised planters, containers, window box planters, upon trellises, etc. Where the building is located at the property line, plantings may be located in building bays such as required in Section 14.3.A.3 Building Mass and Design”;
- b. Northern Building (Taco Time) - Emphasize the building corner at the street intersection. One suggestion is to locate the proposed tower element to this corner along with the entrance and maintain weather protection at this entrance. The adjacent Community Space should be incorporated with this corner element;
  - c. Provide a minimum first floor building height of 15 feet for both buildings;
  - d. Southern Building: Increase the bottom of the windows above grade to approximately 24” above the sidewalk from the proposed approximately 9” height to provide a more traditional “kick plate” area under the windows, similar to the Taco Time elevations.

Prior to building permit issuance, the plans shall be revised as needed to comply with section 14.4 “Ground Level Details”.

Both buildings are complying with the requirement to provide weather protection across at least 75% of the frontage facing 221<sup>st</sup> with solid canopies. The depth of the protection must be increased from 4 feet to at least 6 feet. The building design and the interior spaces would benefit from this section discussion regarding transom or clerestory windows above the canopies. Prior to building permit issuance, the plans shall be revised as needed to comply with section 14.5 “Weather Protection”.

Both buildings show parapets that appear to meet the requirements of this section. The building permit plans will need to show a “white roof” with a Solar Reflectance Index (SRI) of seventy-eight (78) or greater. Screening of rooftop equipment will be necessary at the building permit stage as well. Prior to building permit issuance, the plans shall be revised as needed to comply with section 14.6 “Roofs and Parapets”.

#### H. Lighting

The plans show conceptual lighting fixtures however more detailed plans, manufacturers’ specification sheets, photometric plans, etc. will be required and reviewed during construction permit review. Prior to building permit issuance, the plans shall be revised as needed to comply with section 17.0 “Lighting”.

-3-

The proposal includes an application for Administrative Adjustment of Setback Standards, Application No. PLN12-00067. This application was made to reduce the required 30 foot front yard setback under the former zoning of “PO” to the proposed 0 feet. However when the Central Issaquah Development and Design Standards became applicable on April 29, 2013, the front setback requirement changed to a 0’ – 10’ Build-To-Line. The project complies with the Build-To-Line requirement. Therefore this application is no longer required.

-4-

This development is subject to the requirements of the Shoreline Master Program adopted in February 2013. This newly adopted Program provides for a shoreline environment designation of Issaquah Creek Urban Conservancy and allows the proposed Commercial uses, including both water-oriented and non-water oriented commercial development. The proposal complies with the General Shoreline Policies

and Regulations including public access. The proposal complies with Chapter 7, Issaquah Creek Shoreline Policies and Regulations including buffers and setbacks.

The main stem of Issaquah Creek is located off-site, approximately 250 feet from the proposed development. The 100-foot stream buffer of Issaquah Creek doesn't extend onto the subject site. The North Fork of Issaquah Creek is located on the west portion of the site. A 100-foot buffer and 15-foot building setback is required from the ordinary high water mark (OHWM) of the North Fork. The proposed development meets the buffer and building setback requirements, except along the south boundary of the where the applicant has proposed reducing the 100-foot buffer to a 75-foot buffer width (1,807 SF of buffer reduction area) and to enhance the reduced buffer area with native vegetation. Several parking stalls are proposed in the reduced stream buffer area. The Issaquah Critical Areas Regulations require that an applicant first demonstrate that a site plan avoids and minimizes a stream buffer reduction. The proposed amount of parking exceeds code requirements and therefore the stream buffer reduction area along the south part of the property could be eliminated without impacting the site plan. The site plan should be revised to provide a 100-foot buffer width from the North Fork of Issaquah Creek. The decision contains conditions to address these items.

-5-

The proposed Issaquah Plaza 221 is consistent with the requirements of the Central Issaquah Development and Design Standards, and the zoning designation of "Mixed Use" for the property, and with the Comprehensive Plan's designation of "Commercial."

-6-

Issaquah Plaza 221, as conditioned, is not detrimental to the public interest, and is consistent with the City's standards and regulations applicable to the project.

-7-

Approval of the Site Development Permit and Shoreline Substantial Development Permit, as proposed and conditioned, is consistent with the intent and purpose of the development review process established in the Central Issaquah Development and Design Standards, including the Level 3 Review procedures and review process.

-8-

The Issaquah Development Commission believes that the application for the Site Development Permit and the Shoreline Substantial Development Permit, as designed and conditioned, is consistent with the City's applicable zoning, development and design standards, and that the development is compatible and acceptable with the design and character of the surrounding area.

### III. DECISION MADE

It is for these reasons that the Issaquah Development Commission approved the project for the "Issaquah Plaza 221," application numbers PLN12-00065-67, Exhibits 1 - 26 and subject to the following conditions:

-1-

A Building Permit and other required construction permits shall be issued prior to beginning construction of the site work and buildings.

-2-

The applicant shall comply with the SEPA Determination of Nonsignificance issued on April 24, 2013.

-3-

Impact fees shall be paid at issuance of the Building Permit(s) unless otherwise required.

-4-

Prior to issuance of the Building Permit or other construction permits, the plans shall be revised as needed to ensure compliance with Chapter 7.0 Community Spaces including section 7.3.B.1.f.

-5-

Prior to issuance of the Building Permit or other construction permits the Applicant shall revise plans as needed to meet ADA requirements. All compact and accessible parking stalls shall be appropriately labeled. All accessible parking stalls shall be ADA compliant with the dimensional requirements.

-6-

Prior to issuance of the Building Permit or other construction permits, the plans shall be revised to provide two (2) motorcycle parking spaces and meet bicycle parking requirements including section 8.11 and section 15.5 "Standards for Bicycle Parking".

-7-

Prior to installation of any signs, the applicant shall submit a sign permit application and receive approval from the Development Service Department for any requested signage.

-8-

Prior to issuance of the Building Permit or other construction permits, the landscape plans shall be revised, as needed, to:

- a. Provide the appropriate tree species throughout the site that provide as broad, canopy shade as possible and are appropriate street tree selections;
- b. Meet the specific parking lot landscape requirements of section 10.4;
- c. Consider the possibility of revising the plans to save the evergreen tree near 221<sup>st</sup>;
- d. Replace the Japanese holly and Japanese barberry shrubs with a less invasive species that still meets the landscape purpose these shrubs provide;
- e. Modify the landscape plan with additional trees, as needed, to meet the minimum tree density requirement;
- f. Comply with the planting and irrigation general requirements and details.

-9-

Prior to issuance of the Building Permit or other construction permits, left turn circulation in and out of the northern driveway should be confirmed with respect to proximity to the intersection of 56<sup>th</sup> and 221<sup>st</sup>.

-10-

Prior to issuance of the Building Permit or other construction permits, the applicant shall provide plans showing water and sewer improvements approved by the Sammamish Plateau Water and Sewer District.

-11-

Prior to issuance of the Building Permit or other construction permits, storm water facilities for the project shall be in compliance with the Surface Water Design Manual in effect at the time of construction permitting submittal and stamped and signed by a Washington State Registered Professional Engineer.

-12-

Prior to issuance of the Building Permit or other construction permits, the plans shall be revised as needed to address specific measures in Site Design section 11.3.D.7 & 8 "Recommended Design Elements" and "Prohibited".

-13-

Prior to issuance of the Building Permit or other construction permits, the plans shall be revised as needed to address section 11.3.F "Establish Streetwall (Build-To-Line)". The 56<sup>th</sup> Street frontage shall look at ways to remove the utility structures or otherwise work them into the adjacent Community Space and landscaping, and connect the adjacent 56<sup>th</sup> Street sidewalk with the adjacent Community Space.

-14-

Prior to issuance of the Building Permit or other construction permits, the landscape buffer of the drive-through lane adjacent to 56<sup>th</sup> Street shall be enhanced as needed to provide sufficient screening of vehicles in the drive-through and the 56<sup>th</sup> Street sidewalk.

-15-

Prior to issuance of the Building Permit or other construction permits, the applicant shall confirm that the waste enclosure sizes and locations meet city standards as well as the waste hauler, and the specific design and landscape screening of the enclosures shall be submitted to and approved by the city.

-16-

Prior to issuance of the Building Permit or other construction permits, the pedestrian routes shall be reviewed for compliance with the code including section 12.4.D & E "Pedestrian Routes" and "Pedestrian Crossings" and 15.2.E "Pedestrian Friendly Techniques", and section 15.4 "Standards for Surface Parking".

-17-

Prior to issuance of the Building Permit or other construction permits, the driveway widths shall be reduced to the minimum width necessary.

-18-

Prior to issuance of the Building Permit or other construction permits, the landscaping of the 221<sup>st</sup> and 56<sup>th</sup> planter strips shall be reviewed for compliance with the code including section 12.6 "Landscaping of Circulation Elements".

-19-

Prior to issuance of the Building Permit or other construction permits, the plans shall be revised as needed to comply with section 14.3 "Building Mass and Design", 14.4 "Ground Level Details", 14.5 "Weather Protection", and 14.6 "Roofs and Parapets".

-20-

Prior to issuance of the Building Permit or other construction permits, the trellis and waste enclosure plans shall be revised as needed to comply with section 16.3 "Fence Standards".

-21-

Prior to issuance of the Building Permit or other construction permits, the plans shall be revised as needed to comply with section 17.0 "Lighting".

-22-

Prior to issuance of the Building Permit or other construction permits, the plans shall be revised as needed to comply with any outstanding requirements of the city code concerns letter dated December 7, 2012.

-23-

Prior to issuance of the building permit, the applicant shall revise plans to include appropriate right-of-way width to include a bike lane or future bike lane by reducing or eliminating the street parking, by reducing the landscape median and or reducing the sidewalk width.

-24-

Prior to issuance of the building permit, revise parking in the southwestern corner of the site to maintain the 100' stream buffer, with an exception in the drive lane where necessary to ensure safe vehicle circulation.

-25-

Prior to issuance of the building permit, the applicant shall reduce the number of parking stalls to the maximum allowed per section 8.0.

-26-

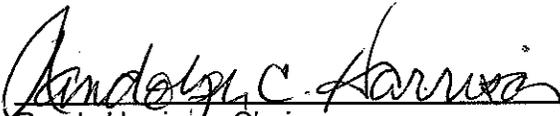
Prior to issuance of the building permit, the applicant shall include markings for a pedestrian crossing from the southernmost extension of the trail to the community area on the south side of the southern building.

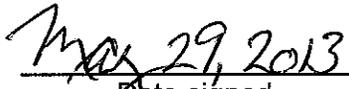
-27-

The applicant shall provide a greater use of native plants in the transition between the native and built environment.

**EXHIBIT LIST:**

1. Permit applications, PLN12-00065, PLN12-00066, PLN12-00067
2. Vicinity Map
3. Written Narrative, received 10-12-2012
4. Existing Site Survey, Sheet 1 of 6, revised 2-1-2013
5. Drainage/Grading Plan, Sheet 2 of 6, revised 2-1-2013
6. Utility Plan, Sheet 3 of 6, revised 2-1-2013
7. Preliminary Landscape Plan, Sheet 4 of 6, revised 2-1-2013
8. Preliminary Plant Schedule & Notes, Sheet 5 of 6, revised 2-1-2013
9. Preliminary Landscape Details, Sheet 6 of 6, revised 2-1-2013
10. Building 2 (southern building), Elevations, Sheet 3.2, dated 12-6-2011
11. Building 2 (southern building), Elevations, Sheet 4.2, dated 12-6-2011
12. East & North Elevations (Taco Time), Sheet A3.1, dated 10-1-2012
13. West & South Elevations (Taco Time), Sheet A3.2, dated 10-1-2012
14. Certificate of Transportation Concurrency, No. CON10-00011, issued 4-24-2013
15. Mitigated Determination of Nonsignificance, issued 4-24-2013
16. Staff Code Concerns Letter, dated 12-7-2012
17. East & North Bldg Elevations Taco Time (8.5" x 11")
18. Site & Landscape Plan (8.5" x 11")
19. South Building Image (8.5" x 11")
20. Preliminary Storm Drainage Study by Dean Furr, CORE, dated September 2012
21. Material/color board, received 6-25-2009
22. Connie Marsh e-mail, received 5-1-13
23. Dave Kappler e-mail, received 5-1-13
24. Jeff Tanka e-mail, received 5-1-13
25. Sharon Anderson e-mail, received 5-1-13
26. Barbara Shelton e-mail, received 5-1-13

  
Randy Harrison, Chair  
Issaquah Development Commission

  
Date signed