

Issaquah Gateway, LLC

Project Narrative for Pre-Application

July 10, 2013

Project Description

The Wolff Company is pleased to present our preliminary site plan for the development of a 432 unit apartment complex at 2290 Newport Way. Phase 1 of the development will occur on a 16.2 acre portion of the 28.9 acre site that we are in the process of acquiring. Phase 1 consists of 5 parcels east of Schneider Creek. Approximately 3 acres of land will be dedicated to a public park, details of which have yet to be developed. Land area totaling 12.7 acres that will not be developed is included in the purchase transaction. Most of this land area is classified as wetlands, critical areas, or stream buffer. The two parcels of land west of Schneider Creek totaling 8.05 acres along the northern part of Newport Way will be developed in a future phase. Area totals are noted in more detail on the attached site plan.

Our team has worked with The City of Issaquah Planning Department to understand the new code criteria included in the Central Issaquah Plan (CIP). Based on our understanding of the code, we have developed a site plan that meets the new minimum density requirement of 0.75 FAR that is required by the new CIP. Buildings heights range from 3 to 5 stories and will be of wood framed construction over concrete pile supported foundations. 648 parking stalls, resulting in a parking ratio of approximately 1.5 stalls per unit, will be provided in surface parking lots, some of which will be covered with carports and potentially enclosed garages.

Buildings will be designed in a Northwest style of architecture and will include natural materials. Well lit pedestrian paths connect all buildings and our current plan is to connect these paths to the Rowley property to the east. A dedicated pedestrian and bike path will run along the north property line and will connect the public park with Newport Way.

Two main vehicle entrances serve the property as depicted on the Site Plan. Traffic concurrency has already been modeled and run and a full traffic study has been started by Gibson Traffic Consultants.

Unit finishes will be of high quality including, modern lighting, laminated wood flooring and carpet, high quality cabinet systems, and tall windows that create open naturally lit spaces. Unit sizes may include open 1 bedroom 1 bath units, 1 bedroom 1 bath units, 2 bedroom 2 bath units, and 3 bedroom 2 bath units.

A modern clubhouse will include an exercise facility, wi-fi, artwork, leasing offices, guest parking, a party/common room, a full kitchen, and restrooms.

Site Description - development on site, topography, right of way improvements, and special easements

LOCATION

The property is located 15 miles east from downtown Seattle just off I-90. The Property consists of five irregular shaped tax parcels that cover a combined total of approximately 16.2 acres of land (King County Parcel Nos. 202406-9030,-9119, -9064, -9066, -9107). The Property is east of the intersection of Newport Way Northeast and Northwest Pinecone Drive, approximately 2 miles northwest of downtown Issaquah, Washington. The Property elevation varies from approximate elevation 40 to elevation 95 feet above mean sea level.

The Property lies at the furthest western boundary of Central Issaquah and is designated within the Western Gateway District in the new Central Issaquah Plan. The neighborhood has a “Walk Score” of 38, and is considered “car-dependent”.

TRUCTURES AND IMPROVEMENTS

The Property is currently occupied by two residences originally constructed in 1915 and 1922. Additional improvements include a detached garage, an abandoned guest house and an abandoned storage shed.

Potable water service is provided to the Property by the City of Issaquah. According to the City of Issaquah Utility Manager, the Property has not been connected to the sanitary sewer and the existing residences at the Property are connected to private septic systems. Puget Sound Energy provides electricity to the residences.

CURRENT PROPERTY USE

The current Property use is single family residential.

Adjacent Uses Surrounding the Property

Development in the vicinity of the Property is a mix of residential and commercial with some undeveloped spaces.

North: Interstate 90, a multiple-lane freeway, lies adjacent to the north of the west and central portions of the Property. Sammamish Cove Park and Sammamish State Park area are located farther to the north.

East: An undeveloped and forested strip of land that includes northerly-flowing Tibbett’s Creek comprises the east-adjoining property. 19th Avenue Northwest is located farther to the east with Rowley commercial storage structures beyond.

South: The south-adjoining properties are occupied by the Sammamish Pointe townhomes and an undeveloped forested area.

West: A 1961-vintage residence/former veterinary clinic is located on an inset parcel adjacent to the west of the Property. Newport Way Southeast and Newport Way Northwest are adjacent to the west of the remaining western Property boundary. Farther to the west is a development of new residences, the Bentley House (luxury apartments), Northwest Pinecone Drive, and a single- family residence. Spyglass Hill Townhomes are located to the southwest beyond Newport Way Northwest.

Geology and Topography

The Property is underlain by alluvial deposits. These deposits generally consist of sand and gravel, which typically are characterized by highly variable vertical hydraulic conductivity. Review of a geotechnical report revealed that soil types encountered in several subsurface borings at the Property in 2004 included silt, peat, silty sands, sand and gravels, and organic silts.

The topography of the Property is sloping downward toward to the northeast. This sloping is abrupt, near cliff-like, just east off of Newport, and more gradual towards the east. Schneider Creek flows in a northerly direction through the western portion of the Property. Tibbett's Creek flows in a northerly direction just to the east of the Property. Both of these streams eventually discharge into Lake Sammamish to the north of the Property.

Easements

There are several easements on site which will be addressed through the planning period. Please find attached an ALTA Survey of the site.

Critical Areas

Wetlands have been previously delineated by the Army Corps of Engineers. Conditions on the property have not significantly changed since the previous delineation. Our team met with the Army Corps of Engineers and Department of Ecology on July 10th to review the property conditions as assessed by Talasaea, our wetlands biologist. Jurisdictional re-approval is pending review by The Army Corps of Engineers.

Schneider Creek runs north to south along the west edge of the property. A 100-foot buffer will be provided as required and as indicated on the Site Plan. No construction activity will occur in the 100ft creek buffer other than a vehicle crossing where an existing crossing already exists and a new pedestrian and bike path that will serve the public park.

Tibbett's Creek runs through a wetland portion of the site that will not be developed.

A WSDOT easement for critical areas is also in place along a portion of Schneider Creek and is included in the 100ft buffer as indicated on the Site Plan. This area will not be developed.

Indication of Water/Sewer Availability

Existing water main is available to the south and west in Newport Way, to the east in the narrow easement, and in Poplar Way, next to the Sammamish Athletic Club. Per Dan Ervine, the City does not issue Water or Sanitary Sewer availability certificates because Water is regionally supplied.

Based on the ALTA survey, a sewer manhole is available onsite, near Poplar Way, at the low end of the site and available for use. City is to confirm that this is a public, not private sewer, there may be limited capacity with a private sewer.