CITY OF
ISSAQUAH
WASHINGTON

Development Services
1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

January 31, 2014

NOTICE OF APPLICATION

Seventh At Gilman
Site Development Permit: SDP13-00005
Shoreline Substantial Development Permit: SHO13-00014

The City of Issaquah Development Services Department is providing Notice of an Application for a: 1) Site Development Permit and a 2) Shoreline Substantial Development Permit and an opportunity for public comments on the following project:

Project Description: Seventh At Gilman: The applicant, Lennar Multifamily Communities, requests approval of a Site Development Permit application and a Shoreline Substantial Development Permit for a project comprised of 343 stacked flat apartments constructed in 3 buildings on a site containing 6.09 acres. The buildings are 5 stores in height above below grade structured parking. Some surface parking will also be provided. Approximately 460 parking spaces will serve the project. The project will include outdoor recreational spaces connected by pedestrian friendly paths, and a community garden adjacent to the Issaquah Creek.

Attached are a vicinity map, site plan, landscaping plan, and 3 building perspective drawings.

Location: Located south of NW Gilman Boulevard and north of NW Locust Street and east of 7th Avenue NW and west of Issaquah Creek.

Date of Application: December 18, 2013

Application Complete: January 31, 2014

Permits Required:

1) Certificate of Transportation Concurrency
2) Environmental Review (SEPA Checklist)
3) Site Development Permit
4) Shoreline Substantial Development Permit
5) Flood Hazard Permit
6) Lot Line Adjustment (consolidation of lots within the project)
7) Construction Permits

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 February 14, 2014** to:

Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@issaquahwa.gov

Permit Process: All comments received will be documents in the project file and reviewed by staff. Following the comment period, the proposal will go to the Development Commission for a public hearing. You will be notified once the date of the public hearing has been scheduled.

The public's comments may be provided at the public hearing to assist the Commission with its decision. After the Commission makes a final decision on the SDP 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 applications with full-size plans are available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerryl@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Jerry Lind

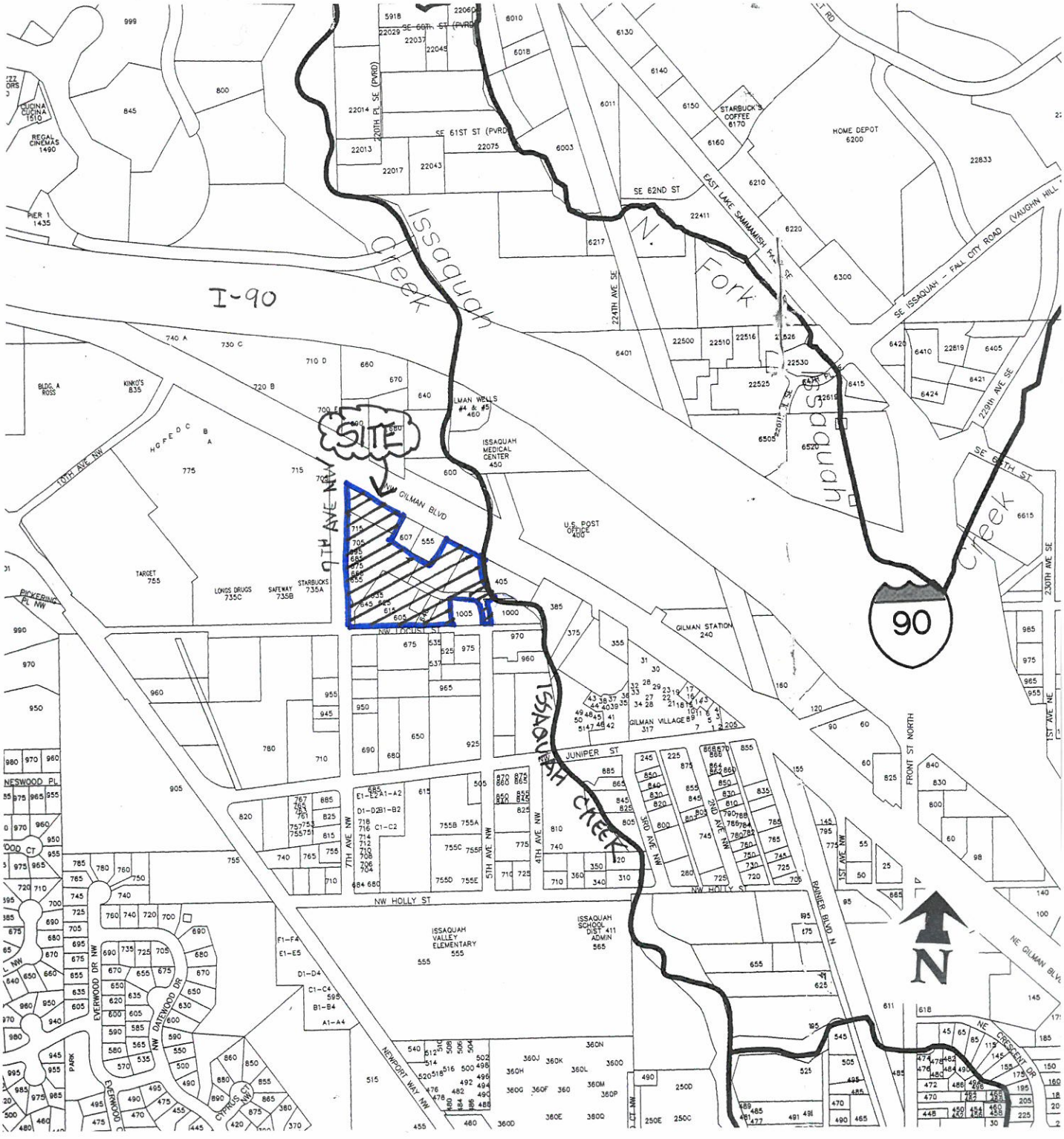
Jerry Lind
Senior Planner

Enclosures (6): Vicinity Map, Site Plan, Landscaping Plan, 3 Building Perspectives of buildings A, B & C

cc: John Minato DSD Director (via email)
David Favour, DSD Deputy Director (via email)
Lucy Sloman, Land Development Manager (via email)
Christopher Wright, Project Oversight Manager, via email)
Tom Bartholomew, (via email)
File copy, SDP13-00005,SHO13-00014

VICINITY MAP

Seventh At Gilman



1 RENDERED SITE PLAN
1" = 30'-0"

LEGEND

1. Rooftop Courtyard A
2. Rooftop Courtyard B
3. Rooftop Courtyard C
4. Surface Parking Lot
5. Street Parking
6. 10' Trail
7. Meadow Lawn
8. Pea Patch with Picnic Shelter and Tool Shed
9. Play Area
10. Bio-Retention Swale
11. Alley Courtyard
12. Riparian and Buffer Enhancement (by others)
13. Existing Foot Bridge
14. Proposed Foot Bridge
15. Vehicular Bridge Culvert
16. 5' Path
17. Bus Stop
18. Stoops, typ.
19. Public Art Location
20. Existing Trees to Remain
21. Planted Swale
22. Garage Entry
23. Building Entry

0 30' 60' PLAN NORTH

12/18/2013

GGLO
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-5827
Email: ggla@ggla.com
http://www.ggla.com

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK F. SINDELL
NO. 892

PROJECT:
SEVENTH AT GILMAN

PROJECT ADDRESS:
BUILDING A: 1050 7TH AVE NW
BUILDING B: 1060 7TH AVE NW
BUILDING C: 940 NW LOCUST ST.
ISSAQUAH, WA 98027

OWNER:
LENNAR MULTIFAMILY
720 3RD AVE
SUITE 1420
SEATTLE, WA 98104

MARK	DATE	DESCRIPTION
REVISIONS		
B	12/18/2013	SITE DEVELOPMENT PERMIT
A	12/13/2013	SCHEMATIC DESIGN

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PLOT DATE:

PROJECT NO.: 2013030.0
DRAWN BY: Aut
CHECKED BY: Chec
GGLO PRINCIPAL IN CHARGE: Alan Gras
GGLO PROJECT MANAGER: John Bas
OWNER APPROVAL:

SHEET TITLE
RENDERED SITE PLAN

SHEET NO.
L-112

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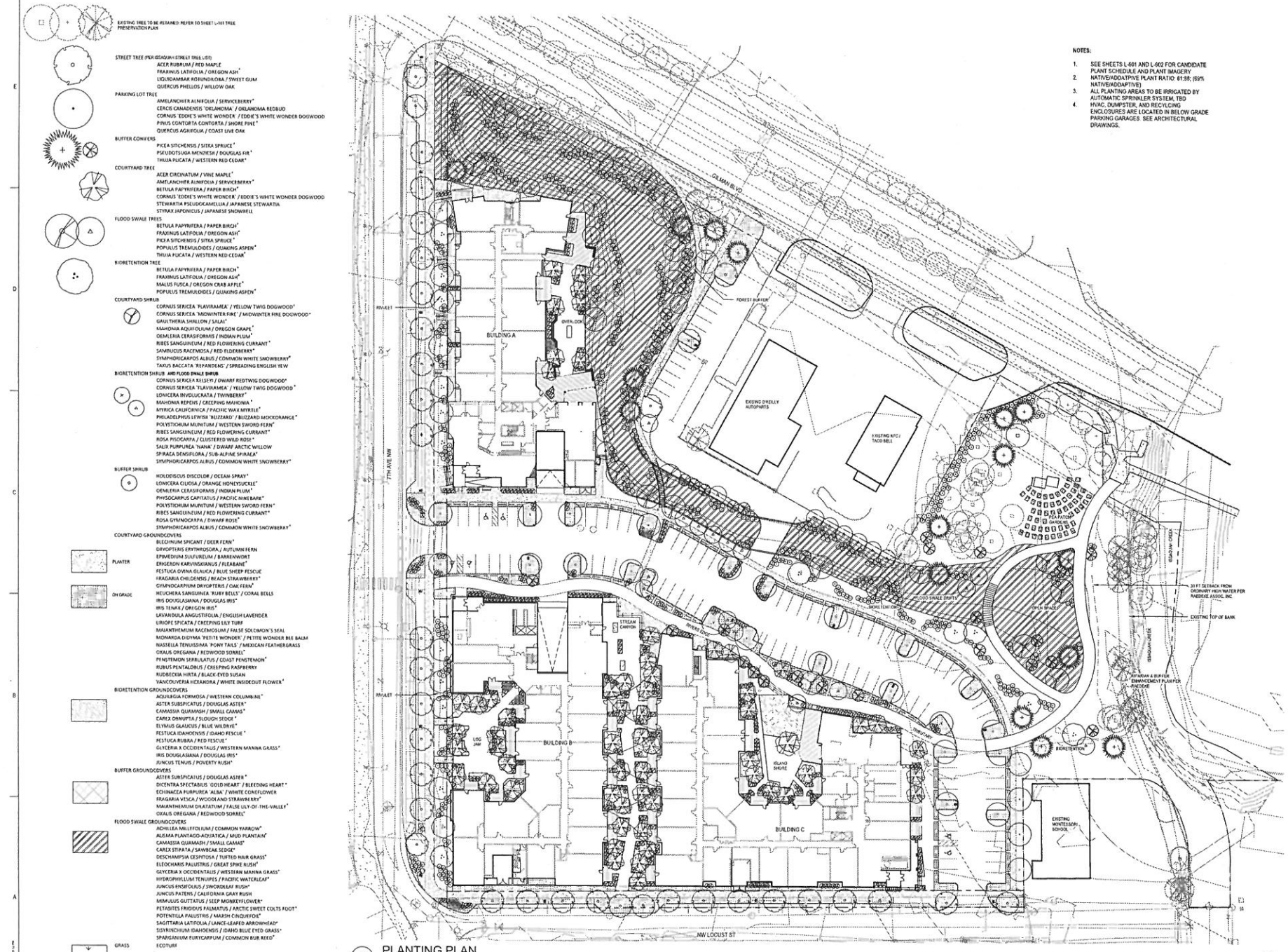

1 PLANT LEGEND
1/2" = 1'-0"

A1 PLANTING PLAN
1" = 30'-0"

GGLO
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email: ggloinfo@ggloinc.com
http://www.ggloinc.com

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK F. SINDELL
NO. 892

PROJECT
SEVENTH AT GILMAN

PROJECT ADDRESS:
BUILDING A: 1050 7TH AVE NW
BUILDING B: 1060 7TH AVE NW
BUILDING C: 640 NW LOCUST ST.
ISSAQUAH, WA 98027

OWNER:
LENNAR MULTIFAMILY
720 3RD AVE
SUITE 1420
SEATTLE, WA 98104

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MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PLOT DATE: 12/18/2013

PROJECT NO.	2013030.0
DRAWN BY:	Ass
CHECKED BY:	Chec
GGLO PRINCIPAL IN CHARGE	Alec Cren
GGLO PROJECT MANAGER	John Bish
OWNER APPROVAL	

SHEET TITLE
PLANTING PLAN

SHEET NO.
L-111

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ORIGINAL SHEET SIZE 24" X 36"

BUILDING A SW CORNER

BUILDING A NE CORNER

BUILDING A NW CORNER

12/18/2013

GGLO
1301 First Avenue
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Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0827
Email: gglo@gglo.com
http://www.gglo.com

REGISTERED ARCHITECT
ALAN GRAINGER
STATE OF WASHINGTON
12/18/2013

PROJECT:
SEVENTH AT GILMAN

PROJECT ADDRESS:
BUILDING A: 1050 7TH AVE NW
BUILDING B: 1060 7TH AVE NW
BUILDING C: 640 NW LOCUST ST.
ISSAQUAH, WA 98027

OWNER:
LENNAR MULTIFAMILY
720 3RD AVE
SUITE 1429
SEATTLE, WA 98104

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
B	12/18/2013	SITE DEVELOPMENT PERMIT
A	12/13/2013	SCHEMATIC DESIGN

ISSUE INFORMATION

PLOT DATE:

PROJECT NO.:	2013030.0
DRAWN BY:	Ast
CHECKED BY:	Chas
GGLO PRINCIPAL IN CHARGE:	Alan Grain
GGLO PROJECT MANAGER:	John Bald
OWNER APPROVAL:	

SHEET TITLE
PERSPECTIVES - BUILDING A

SHEET NO.
A-910-A

BUILDING B SW CORNER

BUILDING B SW CORNER

BUILDING B ALLEY

GGLO
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0827
Email: gglo@gglo.com
http://www.gglo.com

4202 REGISTERED ARCHITECT
ALAN GRAINGER
STATE OF WASHINGTON
12/18/2013

PROJECT:
SEVENTH AT GILMAN

PROJECT ADDRESS:
BUILDING A: 1050 7TH AVE NW
BUILDING B: 1060 7TH AVE NW
BUILDING C: 640 NW LOCUST ST.
ISSAQUAH, WA 98027

OWNER:
LENNAR MULTIFAMILY
720 3RD AVE
SUITE 1420
SEATTLE, WA 98104

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REVISIONS		

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CHECKED BY:	Chas
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GGLO PROJECT MANAGER:	John Bald
OWNER APPROVAL:	

SHEET TITLE
PERSPECTIVES - BUILDING B

SHEET NO.
A-910-B

12/18/2013

BUILDING C SE CORNER

BUILDING C NE CORNER

BUILDING C ALLEY

GGLO
1301 First Avenue
Suite 201
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-5827
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http://www.ggllo.com

REGISTERED ARCHITECT
12/9/2013

PROJECT:
SEVENTH AT GILMAN

PROJECT ADDRESS:
BUILDING A: 1050 7TH AVE NW
BUILDING B: 1060 7TH AVE NW
BUILDING C: 940 NW LOCUST ST,
ISSAQUAH, WA 98027

OWNER:
LENNAR MULTIFAMILY
720 3RD AVE
SUITE 1420
SEATTLE, WA 98104

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GGLO PRINCIPAL IN CHARGE: Alan Gras
GGLO PROJECT MANAGER: John Bold
OWNER APPROVAL:

SHEET TITLE
PERSPECTIVES - BUILDING C

SHEET NO.
A-910-C

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