Notice of Public Hearing

CITY OF ISSAQUAH WASHINGTON
Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 *DSD@issaquahwa.gov*

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

Time: **Wednesday, April 1, 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 2nd Avenue SE (See Attachment A, 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 12th 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.

REGULATORY INFORMATION

Zoning: CF-F, Community Facilities-Facilities

Comprehensive Plan Designation: Community Facilities

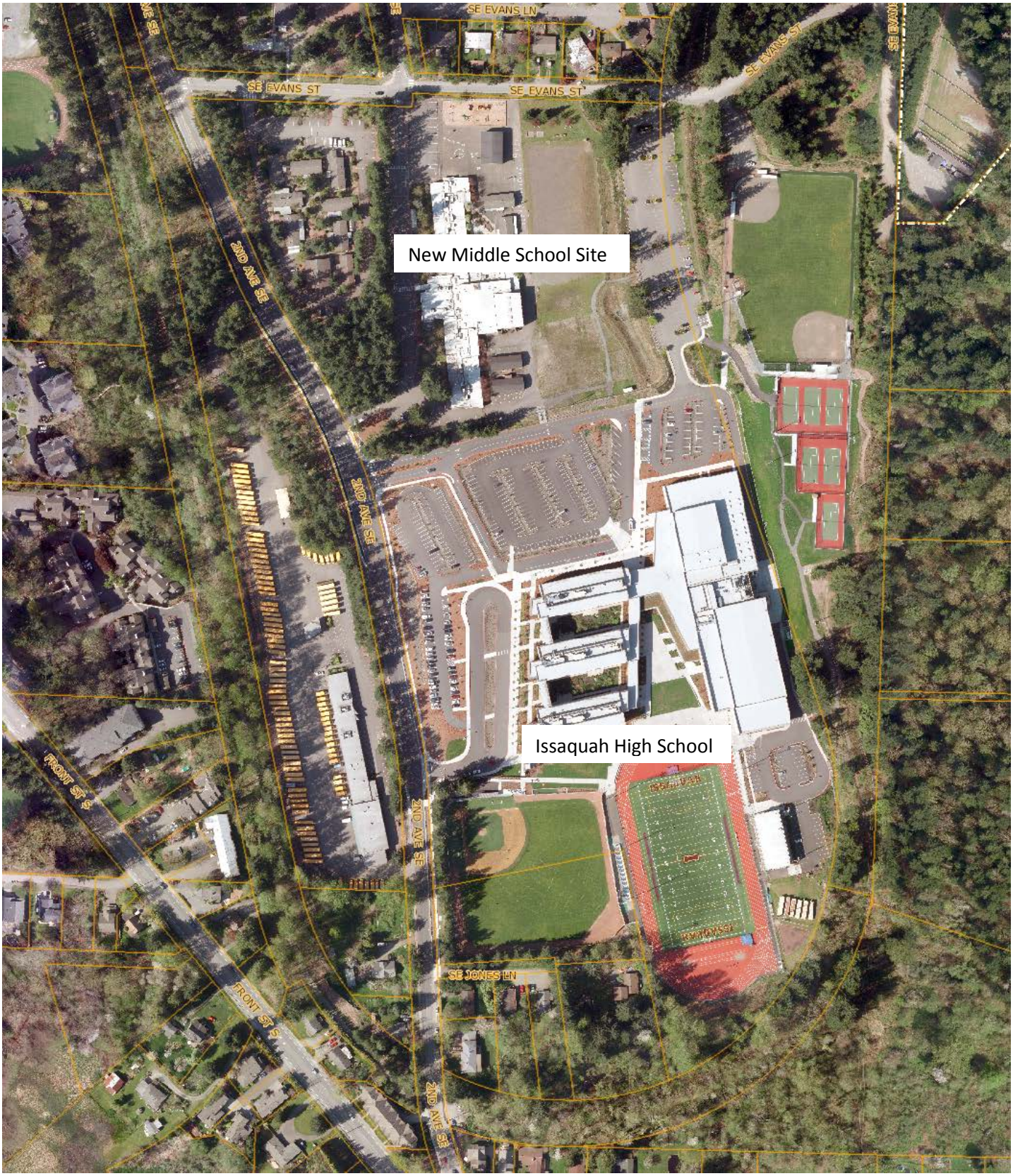
Consistent With Comprehensive Plan: Yes

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)

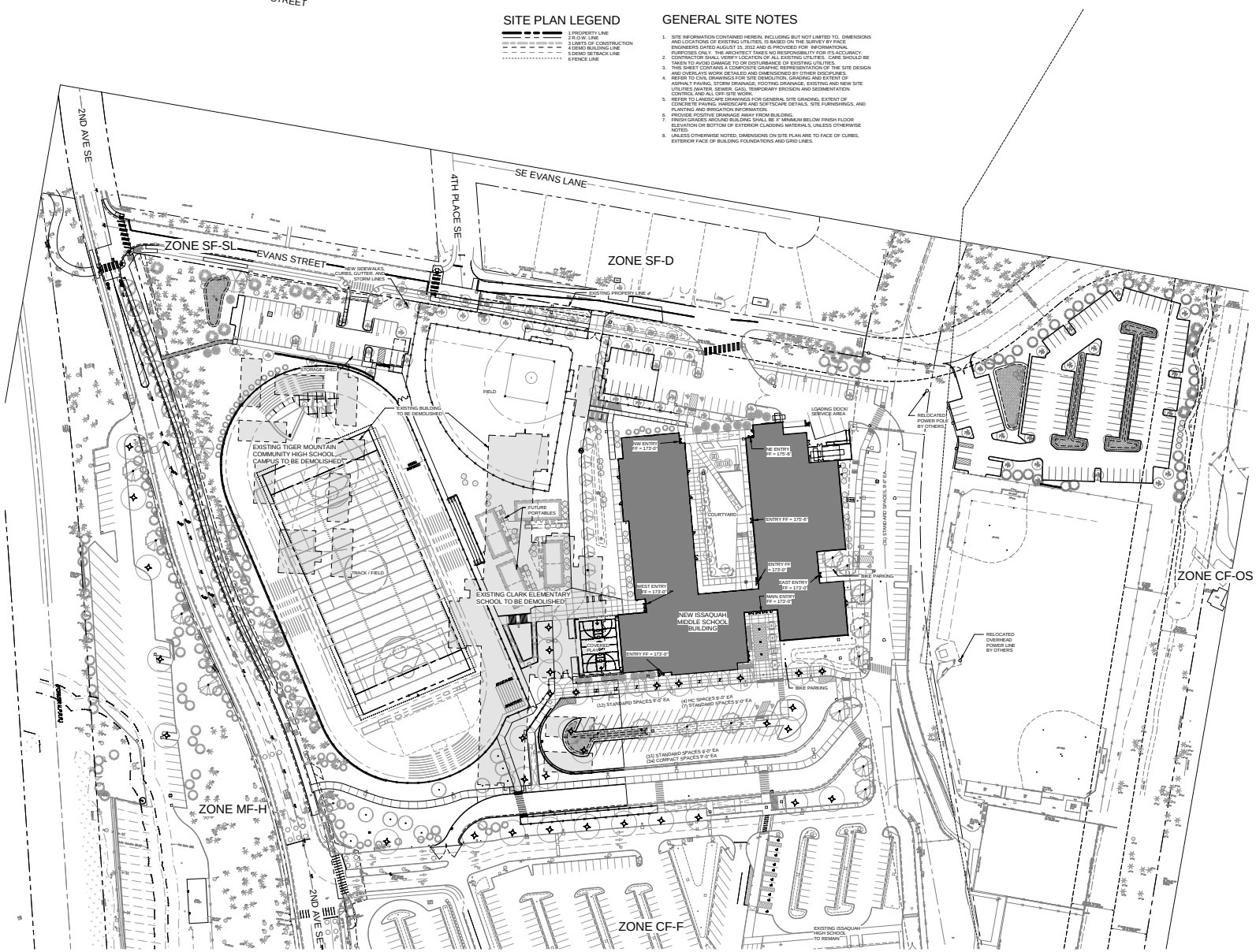
CITY CONTACT INFORMATION

Project Planner:	Amy Tarce, Senior Planner	**Development Services Department**:	
Phone Number:	425-837-3097	**General Phone Number:**	425-837-3080
E-Mail:	amyt@Issaquahwa.gov	**E-Mail:**	DSD@issaquahwa.gov

ATTACHMENT A.1, Aerial Photo of Existing Conditions



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



A1 SITE PLAN
1" = 50'-0"

SITE PLAN LEGEND

1 PROPERTY LINE
2 R.O.W. LINE
3 LIMITS OF CONSTRUCTION
4 DEMO BUILDING LINE
5 DEMO SETBACK LINE
6 FENCE LINE

GENERAL SITE NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY BY FACE ENGINEERS DATED AUGUST 15, 2012 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
3. THIS SHEET CONTAINS A COMPOSITE GRAPHIC REPRESENTATION OF THE SITE DESIGN AND OVERLAYS WORK DETAILED AND DIMENSIONED BY OTHER DISCIPLINES.
4. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, GRADING AND EXTENT OF ASPHALT PAVING, STORM DRAINAGE, FOOTING DRAINAGE, EXISTING AND NEW SITE UTILITIES (WATER, SEWER, GAS), TEMPORARY EROSION AND SEDIMENTATION CONTROL AND ALL OFF-SITE WORK.
5. REFER TO LANDSCAPE DRAWINGS FOR GENERAL SITE GRADING, EXTENT OF 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 6" MINIMUM BELOW FINISH FLOOR ELEVATION OR 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.

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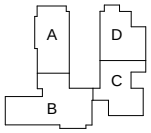
FOR REFERENCE ONLY

ISSAQUAH SCHOOL DISTRICT
ISSAQUAH MIDDLE SCHOOL
500 2nd AVENUE SE, ISSAQUAH WA 98027

ISSAQUAH SCHOOL DISTRICT 411

FOR JURISDICTION USE ONLY:



MARK	DATE	DESCRIPTION
ISSUE DATE:		9 FEBRUARY 2015
ISSUE:		BID SET #1

PROJECT NO: 2012910.00
DRAWN BY: FP,KW,RS,WY,NW
CHECKED BY: RM
COPYRIGHT MAHLUM ARCHITECTS, INC. 2011 ORIGINAL SHEET SIZE: 30"x42"

ARCHITECTURAL SITE PLAN

A-001