

**City of Issaquah**  
**Development Commission**  
**RECOMMENDATION**

**Applicant:** Issaquah School District 411  
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565 NW Holly Street  
Issaquah, WA 98027

**Architects:** Mahlum Architects  
Greg Stewart  
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71 Columbia, Floor 4  
Seattle, WA 98104

**Subject:** Issaquah Middle School - Master Site Plan and Site Development Permit

**Permit Numbers:** Master Site Plan: MSP14-00002  
Site Development Permit: SDP14-00001

**Recommendation Date:** February 18, 2015

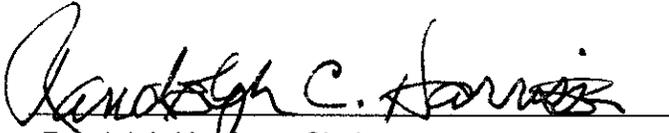
**Request:** Approval for a Master Site Plan (MSP) and Site Development Permit (SDP) to construct a new Issaquah Middle School at the current site of Clark Elementary School. The new middle school will include one, two and three story wings and provide approximately 131,161 square feet of academic, athletic and performing arts space on 32 acres. 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. The facility will be designed to serve an enrollment of approximately 1100 students and will have 39 classrooms. Portable classrooms are planned to accommodate an additional 8 teaching stations in the future.

The School District property includes three parcels with a total site area of 63 acres. It includes Issaquah High School, Clark Elementary School and Tiger Mountain High School. A Transportation Center for school buses is part of the site that is separated from the main school property by 2<sup>nd</sup> Avenue SE.

The project will be executed in a phased construction process in order to keep all students on site throughout the construction of the new facility. The existing Clark Elementary School and Tiger Mountain High School will remain in operation during the construction and then be relocated to the existing Issaquah Middle School after that site is renovated.

**I. RECOMMENDATION**

The Development Commission (DC) reviewed the proposed Site Development Permit application during a Public Hearing conducted on February 18, 2015. After reviewing the application, reviewing the staff report and supporting documents, and listening to presentations by the applicant and staff, and receiving public testimony, the Commission recommended approval of the application with Conditions. This recommendation is based on the Findings of Fact, Conclusions and is subject to the Conditions contained herein.



Randolph Harrison, Chair  
Development Commission

Feb. 17, 2015  
Date

This Recommendation has been executed by the Chairman of the Development Commission on the behalf of and in accordance with the direction of the Development Commission.

WHEREAS, pursuant to Chapter 18.04.410, Quasi-Judicial Land Use Actions, of the Issaquah Land Use Code, the Development Commission held a public hearing on February 18, 2015, to consider a Master Site Plan and Site Development Permit for the construction of the Issaquah Middle School.

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard,

THEREFORE, the Development Commission is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

## II. FINDINGS OF FACT

-1-

The Staff Report dated February 18, 2015 for Master Site Plan MSP14-00002 and Site Development Permit SDP14-00001 contains the Findings of Fact for these permits.

-2-

After reviewing the applications, plans received on May 16, 2014 and subsequent revisions, reviewing the staff report with attachments, supporting documents, and listening to representatives of the applicant, city staff and the public, the Development Commission makes these additional Findings of Fact to the Staff Report:

- A. The trail location, width, surface material east of the Middle School will be further discussed between the City and the School District prior to issuance of the Site Work Permit or Landscape Permit to ensure that the route is safe, pleasant, and protected from cars.
- B. To meet the requirements of the IMC, select elevations of the building will be revised for Council review, prior to their decision.

## III. CONCLUSIONS

Having rendered the above-cited Findings, the Development Commission draws the following Conclusions:

1. The Issaquah Middle School project was reviewed through a Level 5 Review process (Quasi-Judicial Land Use Action) of the Issaquah Land Use Code as required under Chapter 18.04.410. IMC 18.06.130, the Table of Permitted Land Uses, which indicates a "Middle School" is allowed through a Level 3 Review in the CF-F zone. Because the site is greater than 15 acres, however, a Level 5 Master Site Plan is also required. The Development Commission is responsible for reviewing and making a recommendation to the City Council, the decision maker on elements of the Master Site Plan, as required under IMC 18.07.600 (Review) and allowed under IMC 18.07.660 (Approval Criteria). In accordance with IMC 18.04.160 (Consolidated permit review process), concurrently, the Development Commission makes a recommendation (including design and technical) to the City Council regarding the Site Development Permit as required under Chapter 18.04.430 of the Land Use Code.
2. The public has been given ample opportunity for comment on the proposal.

3. The Development Commission, on February 18, 2015, conducted a public hearing for the Master Site Plan and Site Development Permit. City staff, the applicant team, and the public provided testimony. The public hearing was completed on the same evening.
4. The application contains adequate information for the Development Commission to render this recommendation.
5. The information provided during the public review process by the staff and the applicant has further assisted the Development Commission to fully comprehend the proposal.
6. The proposed action complies with the City of Issaquah Comprehensive Plan.
7. The Issaquah Municipal Code including Chapters 18.04 (Procedures), 18.07 (Development and Design Standards), 18.09 (Parking), 18.11 (Signs) and 18.12 (Landscaping) of the Issaquah Land Use Code contain the procedures for review, development and design standards, parking requirements, critical area standards and landscaping requirements for the site. These regulations were used to evaluate the development proposal within this "CF-F" zone. As submitted and conditioned, the project complies with the development standards of the zone and other development regulations applicable to the project.
8. The applicant is the lead agency for SEPA for this proposal and will issue the draft MDNS prior to the Council decision.
9. The proposal is consistent with 18.07.660 "Approval Criteria" for Master Site Plans.
10. The proposal is consistent with 18.07.480.E "Approval Criteria" for Site Development Permits.
11. The proposal is consistent with the design criteria established in IMC Chapter 18.07, Appendix 2 (Design Standards / Design Criteria Checklist).
12. The proposal is consistent with IMC 18.07.480.E, "Approval Criteria" for Nonutility Community Facilities.
13. Through traffic studies and the resulting requirements, traffic and non-vehicular safety issues related to the proposal will be adequately mitigated.
14. Any finding above which could be considered a conclusion is hereby incorporated as a conclusion.
15. The Issaquah Development Commission believes that the application for Site Development Permit for the Issaquah High School Reconstruction, as designed and conditioned, is consistent with the City's applicable zoning and development standards and review criteria, and that the development is compatible with the design and character of the surrounding area.
16. The applicant is required to obtain construction permits (Building Permit and Site Work Permit). Those permits will be reviewed to ensure that the conditions of this Master Site Plan and Site Development Permit are applied. Additional conditions of the construction permits may be imposed following their review and approval.

#### IV. CONDITIONS

Based on the findings and conclusions outlined above, the Development Commission recommends approval of the Master Site Plan and the Site Development Permit for Issaquah Middle School applications Master Site Plan: MSP14-00002 and Site Development Permit: SDP14-00001, as described in the Staff Report dated February 18, 2015, Exhibits 1 through 13, and the following Conditions of Approval:

##### A. Site Layout and Overall Design Concepts

1. **Building Location:** no conditions

2. **Energy Efficient Design:** no conditions

3. **Functional Site Design:**

A.1 *The new high school parking lot adjacent to the Issaquah Sportsmen's Club shall be provided with a safe and continuous walking path from the interior of the parking lot to the main entry of the Issaquah High School building. The route should be the shortest and most intuitive path for students to take, with consideration of other site constraints. Where walk routes cross vehicular traffic, special paving as required by IMC 18.07.080.B (1)(c) and additional signs to warn vehicles about pedestrians should be provided.*

4. **Lighting:**

A.2 *The applicant shall submit a lighting plan and site photometric measurements with the Landscape Plan and utility construction permit drawings. The lighting plan shall comply with the requirements in IMC 18.07.107, Outdoor Lighting. The lighting plan shall include:*

- *identification of specific lighting areas as required by the IMC,*
- *lighting type, including product specification sheets or representative photos of lighting fixtures proposed*
- *lighting photometrics for the entire site*
- *location, spacing and height of light fixtures in relation to trees, walkways and parking areas*
- *provisions to minimize glare and light spillover onto nearby properties.*

A.3 *Light fixture locations and clearance dimensions from parking spaces, trees and walkways shall be shown on the site construction plans and the Landscape Permit plans. Light fixture product specifications must be provided with the landscape plan submittal and all light fixtures shall be of a high quality material.*

5. **Natural Setting – Views:** no conditions

6. **Existing Vegetation/Topography Features:** no conditions

7. **Historical/Cultural Landmarks:** no conditions

##### B. Landscape Design and Use of Plant Materials

## **1. Design Elements**

- B.1 *Create a strong pedestrian sense of arrival at the main entrance by using architectural elements such as a canopy, special paving, and plant materials in the forecourt between the vehicle drop off area and the front door of the school.*
- B.2 *Use special paving that is integrated into the overall landscape design to delineate the gathering spaces in the courtyards, faculty patio, and the forecourt (outdoor area at the main entry).*
- B.3 *Locations of trash and recycling containers must be shown on the landscape plans. Color and style of the trash and recycling cans should match the ones used for the High School or complement the site furniture and architecture of the Middle School. The applicant should work with the City's Resource Conservation Office to determine the most appropriate management of garbage, recycling and food wastes. In addition, provide the following:*
- one recycling and one trash container at each entry gate to the sports fields,*
  - three sets in the courtyard and along the south façade of the school building, and*
  - wherever benches and bike racks are provided.*

## **2. Design Unity:**

- B.4 *Street tree along 2<sup>nd</sup> Avenue SE shall be Hedge Maple (Acer campestre), planted 30 feet on-center.*

## **3. Enhanced Design:**

- B.5 *In the Transportation Center, provide 100% native vegetation and appropriate plant materials adjacent to the wetlands and their associated buffers. Ensure that sheet flow from the parking lot will not enter the wetland area.*

## **4. Usable Open Space Design: no conditions**

## **5. Plant Materials – Selection:**

- B.6 *Plant materials and planting locations must be shown in conjunction with locations of utility lines as part of the Landscape Plans to be submitted with construction drawings in the Landscape Permit. Landscape Plans must show how proposed plant materials and planting locations comply with Sec.5b of Appendix 2, Design Criteria, of the Issaquah Municipal Code.*
- B.7 *Provide groundcover and landscape planting of adequate depth and density to minimize noxious and invasive plants.*

## **C. Design Harmony and Compatibility**

### **1. Accessory Structures**

- C.0 *Free standing storage structures visible from pedestrian walkways in the interior of the site and from public streets shall use materials and colors consistent with the main school*

*building. For instance, use the same type of siding used for the clerestory of the gym and the same type of concrete masonry unit used for the basketball court.*

**2. Building Materials/Components:** no conditions

**3. Compatibility:**

- **Building Mass and Architectural Design**
- **Noise**
- **Lighting**

C.1 *Exterior lighting for outdoor sports activities at night shall be full cut-offs and shall not cause glare and spill over to the adjacent natural trails and the residential neighborhoods.*

**4. Design Components**

a. **Colors**

C.2 *The portable classrooms and their required ADA ramps and handrails shall be painted in the same color palette as the main school building. Landscape and architectural screening must be provided at the base of the portable buildings.*

b. **Modulation:** no conditions

c. **Façade:** no conditions

d. **Ground level (blank walls)**

C.3 *The applicant shall work with City staff to identify an acceptable and suitable mitigation for all the retaining walls exceeding 4-feet in height prior to submittal of the landscape and site construction permit drawings. Approval of site construction permits is contingent on using one of the following techniques to mitigate the scale of the walls: 1) terracing and landscaping the walls; 2) integrating raised planter beds to the walls; or 3) using a decorative wall to obscure the wall's surface.*

C.4 *The applicant will work with City staff to identify an acceptable treatment for retaining walls over 4 feet, including retaining walls with chain link fencing set on top with an overall height exceeding 4.5 feet shall comply with IMC 18.12.135.B. In particular, concrete retaining walls adjacent to walkways and high traffic areas shall be designed as landscape amenities by incorporating artwork into the wall, installing a trellis and planted with vines, providing a message board or other creative treatment. (p.54)*

C.5 *The building design shall incorporate architectural treatments revised and acceptable to the City Council to mitigate the blank walls on all facades.*

- On the south elevation, the applicant shall mitigate the blank wall of the gym with the following option: 1) providing a covered walkway or arcade along the length of the gym wall to serve the parent/visitor/student drop off area, providing weather protection while also mitigating the blank wall effect of the gym. The covered walkway shall be of the same material and style as the walkway provided at the

courtyard. 2) Use windows, trellises, wall articulation, changes in materials or other architectural treatments

- If the Development Commission finds that additional mitigation should be required for the blank walls of the open basketball courts, staff suggests two options: 1) Incorporate the school logo and school name into the two walls since this is where the sports activities are concentrated. The logo and school name will be visible from the multipurpose sports field also. 2) To achieve continuity and compatibility with the architecture of the school building, paint the parapet yellow, and create a modernist composition with no architectural embellishment to distinguish this space as something complementary to the main building yet having a distinctly different treatment.
- On the north elevation, consider refining the widths of the walls to reflect the proportion used for the other facades, in particular, the Overall East Elevation, drawing A1. Given the strong asymmetrical roofline, the ribbon window section could be located off-center. Using the proportions of ribbon window and CMU wall widths of the other elevations as a guide, a narrower CMU wall could be aligned to the lower end of the roof, the ribbon window area expanded, and the wider CMU wall (approx. 2 times the width of the other wall) can be aligned to the taller end of the roof.
- On the east elevation, the blank wall of the servery shall be mitigated using windows, trellises, wall articulation, arcades, changes in materials, or other features. Acceptable alternatives include an herb garden or an art wall such as a permanent mural, sculpture or bas relief.

e. Large Structures (Modulation) – no conditions

## 5. Signage

- C.6 *The proposed colors, material and design of signs shall be complementary or compatible with the design and architecture of the new Issaquah Middle School.*
- C.7 *The existing readerboard shall comply with the standards set forth in IMC 18.11.165, Community facilities electronic readerboards as well as other applicable City standards and ordinances.*
- C.8 *A sign permit shall be required as part of the construction phase review of the Issaquah Middle School. Sign details, including but not limited to size, shape, graphics and color shall be shown graphically and provided with adequate text descriptions. The proposed signs shall meet the requirements of IMC 18.11.160, Community facilities/religious facilities signs and IMC Title 15, Sign Code.*

## 6. Transition

- C.9 *The chain link fence between the North Parking Lot and the north face of the classroom wing shall be screened with a hedge from street view along Evans Street. The hedge must grow to the full height of the chain link fence before the City will release the landscape*

*maintenance bond. Alternatively, consider using the same coniferous tree - Mountain Hemlocks - that are proposed to be planted along the courtyard entrance. If vegetative screening is not possible, use an ornamental fence comparable in character to a wrought iron fence or similar to the one used for the basketball court.*

## **D. Nonmotorized and Vehicular Areas**

### **1. Barrier-Free**

- D.1. *When walk surface is flushed with the drive lanes, truncated domes should be used to notify persons with physical limitations that they are crossing a vehicular route. Paint is not acceptable as a sole means of marking crosswalks. Other acceptable alternatives include a pedestrian speed table.*
- D.2. *Perpendicular barrier-free ramps shall be used for the crosswalks at the intersection of Evans and 2<sup>nd</sup> Avenue SE. All curb ramps must direct the user into the crosswalk (not the intersection or travel lanes) and generally point toward the curb ramp on the opposing side. The applicant is encouraged to use truncated domes per WSDPT and ADA guidelines.*

### **2. Circulation/Trail Access**

- D.3. *Where pedestrian paths cross the parking cross aisles and internal vehicular roadways, the path should use an alternative material (e.g. concrete), pattern, or be raised (e.g. speed table), and use truncated domes to notify persons with physical limitations that they are crossing a vehicular route. City Street Standards T-37, Typical Crosswalk Strip for Decorative Pavement, is an acceptable crosswalk treatment.*

### **3. Design – Parking Areas**

- D.4. *Drive aisle widths, parking lay-out, location of light fixtures, and barrier-free access for the Middle School parking lots and vehicular facilities shall be reviewed and approved as part of the site construction permits. Drawings for the Utility, Building and Landscape permits must be coordinated to reflect the same drive aisle, parking lay-out, landscape screening, pedestrian crosswalks, and walkway connections.*
- D.5. *Locate trees in parking lots to ensure their protection at maturity. This may mean repositioning trees, providing tree protection, and/or another solution. Final location of trees in parking lots will be reviewed with the utility and site construction permits.*
- D.6. *The proposed loading spaces for delivery trucks shall be reconfigured to provide maneuvering space of at least 52 feet. The revised configuration for the loading area should also take into consideration visual screening of the loading spaces from Evans Street. A 20-foot lane must be kept clear for fire truck access at all times.*

### **4. Public Access – Adjacent to Site (Trails and visual access)**

- D.7. *A 10-foot wide shared use trail shall be constructed by the Issaquah School District as part of the site improvements and must be completed prior to issuance of the Certificate of Occupancy for the new school building.*

- D.8. *The shared use trail shall connect from the existing Rainier Trail west of 2nd Avenue SE to the Issaquah Middle School main entry along the eastern side of 2nd Avenue SE. The shared use connection shall be designed according to the standards set forth in IMC 18.07.080.2, Bicycle and Shared Use Non-motorized Facilities.*
- D.9. *The existing section of the Rainier trail in the school district property will be replaced with a 6-foot wide gravel path, to be located from the point where the Trail forks, extending north up to the access road for the Issaquah Sportsmen's Club, then connecting back to the Rainier Trail north of the access road. Crosswalks will be provided where the trail crosses the access road. The applicant will work with City staff to identify final alignment of the gravel path and any additional parking for trail users along the access road. Final approval of the trail design by the City Parks and Recreation Department shall be required prior to approval of Site Work or Landscape Permit.*

**4. Public Access – Within Site:** no conditions

**5. Trail and Non-motorized Facility Design**

- D.10. *The School District shall provide additional bike racks near the entrance to the sports fields to account for non-school hour users of these facilities. The Transportation Management Plan should include an evaluation of the number of bike trips during games and other special events outside of regular school hours. The final number of additional bike racks will be determined as part of the Landscape Permit approval.*
- D.11. *The internal walkways and drive aisles shall be designed and constructed as follows:*
- a. *Safe sidewalks or walkways comparable to sidewalks shall be provided either in the interior or perimeter of the parking lots.*
  - b. *Additional locations for interior crosswalks and pedestrian crossings may be required as part of the construction drawing review phase to improve pedestrian connections between the new Middle School and the existing High School, and provide pedestrian refuge through the vehicular areas.*
- D.12. *Gravel and other loose materials are prohibited as a paving material for interior walkways connecting to City and public sidewalks.*

**6. Transition of Design Elements and Amenities:** no conditions

**E. Service and Storage Areas**

**1. Screening – Service Yards and Outdoor Storage**

- E.1. *Architectural plans and landscape plans shall address how the proposed loading dock meets the screening requirement under this design standard. At a minimum, provide a more substantial screening for the loading dock from Evans Street that is integrated into the landscape area, such as a wooden or metal trellis with opaque panels.*

**2. Screening – Mechanical Equipment**

- E.2. *The height of rooftop mechanical screening shall be at least equivalent to the height of the tallest mechanical equipment. Section details showing the mechanical equipment and the architectural screen dimensions, materials and colors, must be provided with the building permit plans.*

- E.3. *Ground mounted mechanical and electrical utility boxes shall be screened in accordance with the requirements of IMC 18.12.130.D. Access doors for large utility boxes shall not face high traffic pedestrian areas and public right-of-way. Ground-mounted mechanical and electrical utility boxes should be clustered together to the extent possible and screened with a fence and/or Type 1 landscape screening. Mechanical and electrical utility boxes should be located as far back from pedestrian paths and provided with adequate space for landscape screening. Final locations, sizes and types of mechanical and electrical utility boxes, including those to be installed in the public right-of-way, shall be shown graphically - with adequate notation regarding their heights, sizes and materials - on the Utility Permit and Landscape Permit plans. Approval of Utility and Landscape permits will be contingent on meeting the requirements of IMC 18.12.130.D.*

## I. PHASING

- Ph.1 *The future parking lot site at the northeast corner of the School District property that is adjacent to the Issaquah Sportsmen's Club shall be shown on all construction permit plans with its existing vegetated conditions. The Tree Plan shall be revised to show the total tree caliper removed without counting the trees on this site. When the School District is ready to develop this site, all site development elements will be evaluated for compliance with the Land Use Code and all applicable City standards and requirements.*
- Ph.2 *Adequate and safe pedestrian and vehicular access to the site, the schools and recreational facilities for the students, shall be maintained at all times at every phase of construction. With the exception of periodic lane closures (which may be needed to allow large delivery trucks to access the site), the existing interior roadways to the High School parking lots, and those that serve the existing Clark and Tiger Mountain school buildings shall remain open and in-service during construction of this facility. Closures following Certificate of Occupancy will require street use permits. This condition will be enforced during construction and inspection.*
- Ph.3 *Fire access shall be provided around Issaquah High School, Clark Elementary and Tiger Mountain High School during the interim phase and at all times during construction, including at early clearing and grading and demolition. Issuance of the Certificate of Occupancy for the new Middle School will be contingent on Fire Emergency Access Plan approval.*

## II. UTILITIES AND FIRE

- U.1 *Fire flow calculations shall be submitted as part of the site utility construction permit. The project shall demonstrate that water supply is adequate to meet fire flow requirements.*
- U.2 *Water mains that are not in the right-of-way will require easements. Buildings shall have a minimum 10-foot setback from water mains, and no trees are to be planted within easements or within 7.5 feet of City mains. Separation between water/sewer mains shall be 10-foot minimum. Irrigation systems should be separately metered.*

- U.3 *The above referenced conditions will be reviewed by the City of Issaquah Development Services Department and approved with the Site Work Permit prior to construction.*
- U.4 *A final tree preservation plan demonstrating how the project complies with the Tree Preservation provisions of the Issaquah Municipal Code sections 18.12.1370-18.12.1390 and 18.12.141 shall be submitted with the early clearing and grading permit and the Utility permit.*
- U.5 *The project shall submit a Hazardous Materials Inventory with the Building Permit, to be reviewed by Eastside Fire and Rescue.*
- U.6 *A construction staging and access plan must be included in each utility permit submittal.*
- U.7 *Required fire hydrants must be installed prior to any combustible material being placed or used on site.*
- U.8 *No clearing and grading permit shall be issued without an approved Technical Information Report and the Master Drainage Report. The Technical Information Report and the Master Drainage Report shall be updated to reflect consistency with the first site-related construction permit application submitted and approved by the Development Services Department prior to issuance of the first clearing and grading permit.*

### **III. LANDSCAPING and TREES**

- L.1 *In accordance with IMC 18.12.160(B), in order to insure that all plant materials used in landscapes shall be maintained in a healthy and growing condition, a cash deposit worth fifty (50) percent of the value of the landscaped plant material, cost of labor, irrigation and materials shall be posted with the City prior to receipt of a temporary or final Certificate of Occupancy. The cash deposit will be returned to the School District in three (3) years if the plants remain in a healthy growing condition and have achieved full coverage. The Planning Director/Manager may accept other suitable security as permitted in Chapter 18.04.*
- L.2 *All of the trees to be preserved that are shown within the "Limits of Construction" shall have protective chain link fencing installed around them prior to and throughout construction.*
- L.3 *All compact and accessible parking stalls shall be appropriately labeled in the Landscape Plans.*

### **IV. CONSTRUCTION REVIEW**

- CD.1 *During construction permit review, rockeries and retaining walls over 4 feet in height will require structural review.*
- CD.2 *Final plans must be reviewed by AESI to verify the rain garden design complies with the above references and recommendation in the letter-report.*

- CD.3 *A Landscape Permit is required to be submitted prior to approval and issuance of the first Building Permit associated with the project. The Landscape Permit plans shall demonstrate how the proposed landscape design, planting areas, plant types and site improvements meet the minimum standards established in IMC 18.12. The plans shall be drawn to scale and contain the information identified in IMC 18.12.050.B, Content at a minimum and comply with the submittal requirements in IMC 18.12.050.A.*
- CD.4 *Raingardens and bioretention facilities shall be designed and constructed to comply with the City of Issaquah LID Technical Guidance Manual.*
- CD.5 *In accordance with IMC 18.12.050(D), revised plans shall show all changes including different plant types, sizes, quantities, locations, irrigation, and all other landscape and irrigation elements. All revisions to landscape and irrigation plans shall be approved by the Development Services Department prior to installation.*
- CD.6 *A finalized Transportation Management Plan shall be required to be approved by the City of Issaquah prior to issuance of the Building Permit.*

## V. EXHIBITS

- Exhibit No. 1 Phasing Plan
- Exhibit No. 2 Building Material Board
- Exhibit No. 3 Site Circulation Diagram
- Exhibit No. 4 SEPA Environmental Checklist, Revised February 11, 2015
- Exhibit No. 5 Draft SEPA Mitigated Determination of Non-Significance
- Exhibit No. 6 Plans, Elevations and Details, Sheets G-004 thru LP-103, revised February 4, 2015.
- Exhibit No. 7 Comment Letters (Total of 4)
- Exhibit No. 8 Comments from Issaquah Sportsmen's Club
- Exhibit No. 9 Comments from David Kappler
- Exhibit No. 10 Comments from Issaquah Environmental Council
- Exhibit No. 11 Comments from Michelle Facciolla-Gipson
- Exhibit No. 12 Visual Survey of Steep Slopes Submitted on February 18, 2015 by Issaquah School District Engineers
- Exhibit No. 13 Second Ave. Street Sections Submitted on February 18, 2015 by Issaquah School District Engineers

