



Gateway Apartments

Project No. PRJ12-00043, SDP15-00002

Site Development Permit
Development Commission Public Hearing
September 23, 2015



Overview



Overview

Concurrent Reviews

- SEPA (Environmental Review)
 - Revised MDNS published on August 20, 2015
 - Comment and appeal period ended on September 10, 2015
- Citywide road and crosswalk safety study

21. Process and Decision-makers

- Development Commission
- What is DC's review authority over:
 - Site ingress/egress from Newport Way
 - Traffic volume and improvements on Newport Way
- Can DC approve this project without the height amendment to the IMC?

1. Newport Way Traffic Volumes & Project Impacts

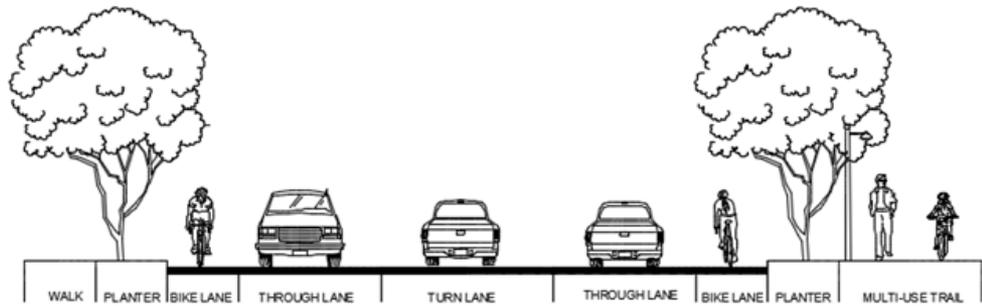
- Currently Newport Way is a 2-lane minor arterial carrying 10,000 vehicles per day.
- 40 mph posted speed limit reduced to 30 mph.
- City's long-term plan for Newport Way includes the Gateway development, and is consistent with the City traffic model and concurrency evaluation of the Newport corridor.
- Gateway Project will add 2,650 daily trips to Newport Way with an estimated 1,200-1,400 daily trips directionally, or about 10-12% increase in either direction, which is within the future planned capacity of a 3-lane arterial road section.



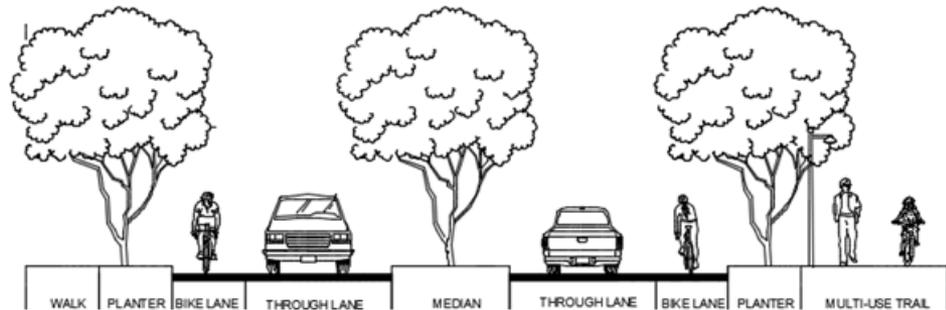
1. Newport Way Road Design

- Gateway Project will construct frontage improvements along Newport Way consistent with the *Central Issaquah Plan* for a “Parkway”, that will include a center turn lane, continuous bike lanes on both sides, planter strip, and a Multi-Use path.

- The frontage improvements will be designed and constructed to meet sight distance requirements for both pedestrians and vehicles.



PARKWAY SECTION WITH CENTER TURN LANE



PARKWAY SECTION WITH CENTER MEDIAN

1. Project Access & 16. Sammamish Pointe Condominium Access

- Gateway Project will provide a single access at the intersection of Newport Way and Pacific Elm Drive, with an emergency access through a private easement off NW Poplar Street.
- Gateway Project will construct intersection control on Newport Way with pedestrian crosswalks consistent with the recommendations from the City's Pedestrian Crossing Study.
- The intersection control will be designed to maintain the secondary Sammamish Pointe Condos access.



2. Services

- Transit and School bus service on Newport Way
- Fire and Emergency vehicle access

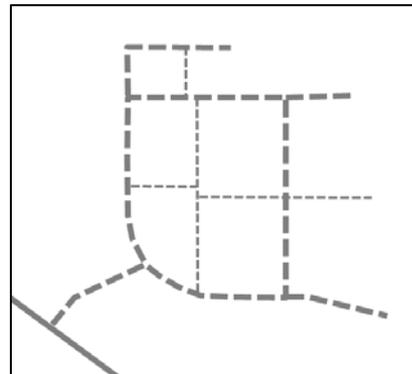
3. SR900 and Newport Way

- Concurrency rating of intersection
- Pedestrian and/or bike overpass to the transit center

4. Architecture & 23. Internal Streets

- Western Gateway vision
- Grid streets

“attractive gateway to Issaquah...well-designed moderate density residential...buildings that use natural materials such as timber and stone...”



4. Architecture

Character for the Western Gateway

“attractive gateway to Issaquah...well-designed moderate density residential...buildings that use natural materials such as timber and stone...”



4. Architecture – Response from VIA



5. Buildings 17 & 18 roofs

- Building Height
- Sloped roof vs. Flat roof



6. & 7. Vehicular and Bicycle Parking

- Required parking for Gateway Apartments
- Parking on Newport Way
- Bicycle Parking

Automobile Parking

Parking Required	Min. 400 spaces	Max. 655 spaces
Parking provided:	400 spaces	690 spaces

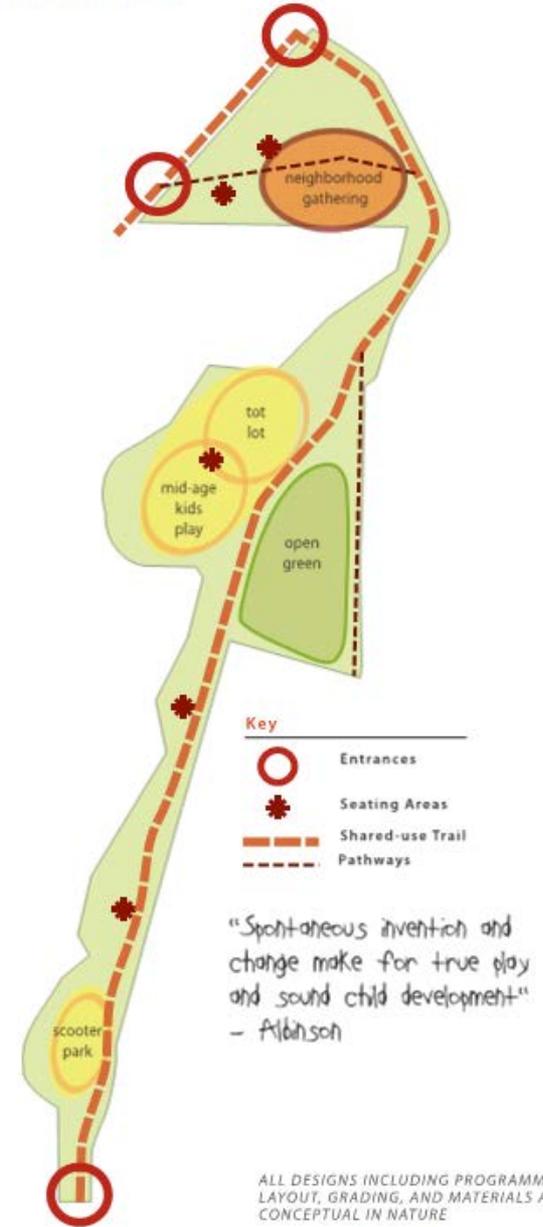
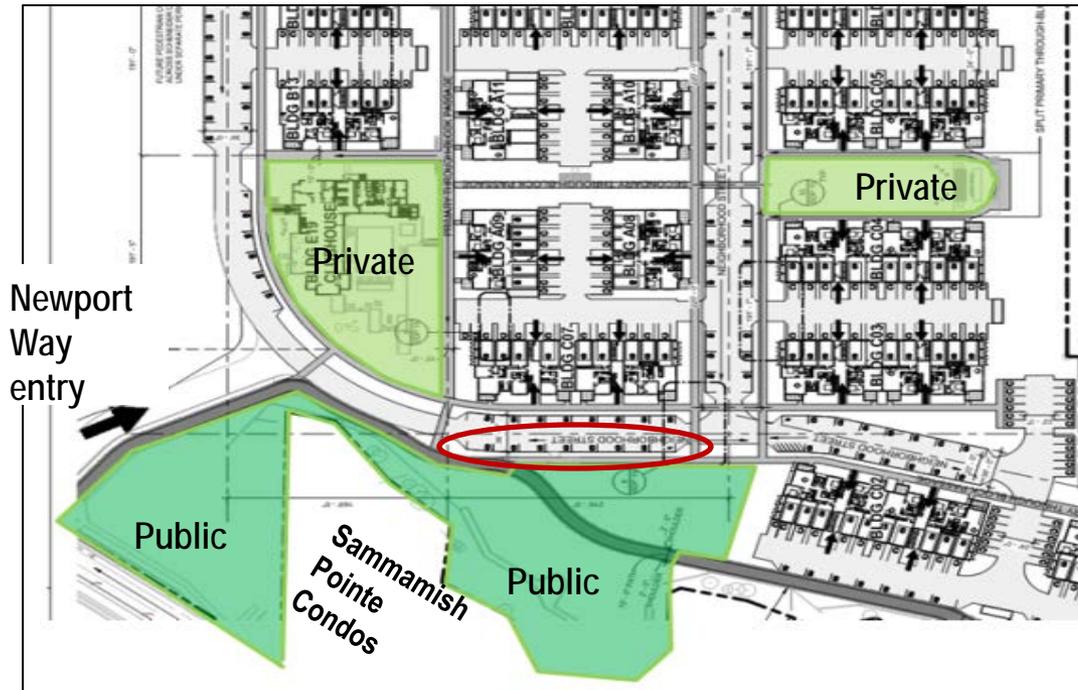
CIDDS required parking spaces applies to surface parking only (not in garages). The Applicant is providing a total of 690 spaces in a combination of surface and garage parking.

Bicycle Parking

Bike spaces Required	Min. 99
Bike spaces provided:	276 spaces

8. New Neighborhood Park

- Design and programming
- Location
- Parking for park users
- Ownership and Maintenance



9. Community Space Design

- Children's safety
- Shade



10. Affordable Housing

12. Mix of Uses

11. Plantings

Evergreen trees

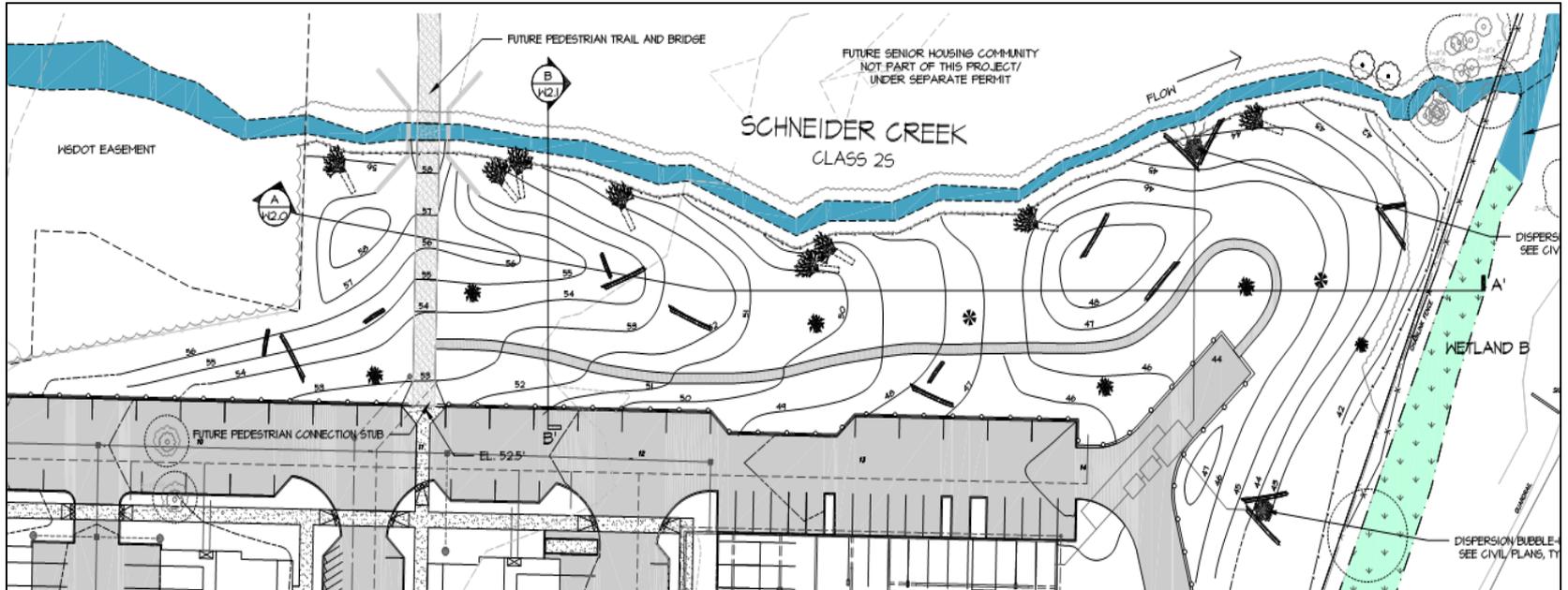
Native plants

Annuals and edibles

Staff recommends revision to condition #22:

“During landscape permit review, include annuals at strategic locations and edibles in the appropriate context such as the community center, the high volume pedestrian paths and at building entries” (renumbered as condition C.1 in Attachment 1 of Briefing Memo)

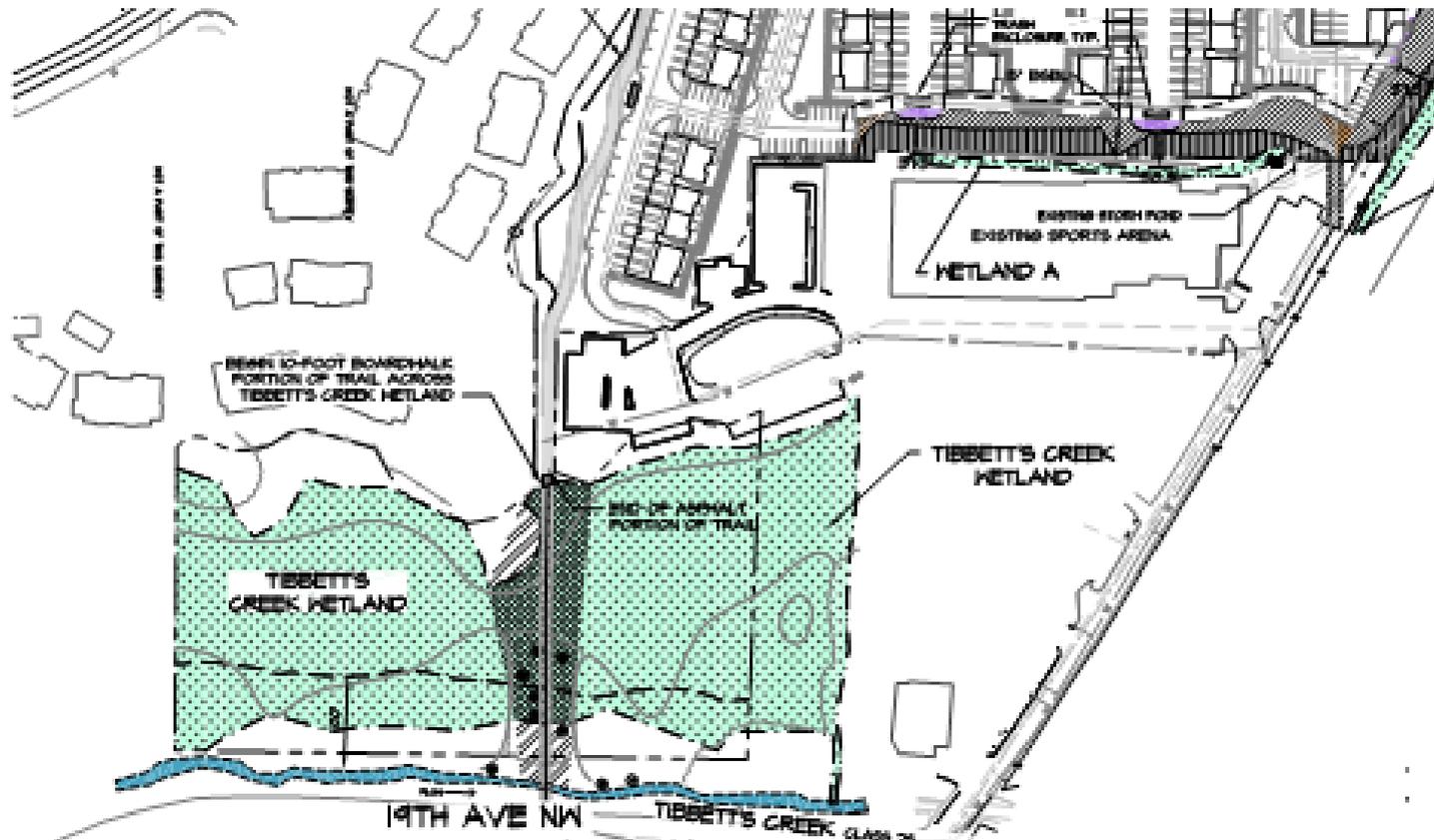
13. & 15 WSDOT mitigation site and Schneider Creek



Staff recommends adding a new condition:

“If changes to the fencing are allowed by the easement protecting the WSDOT wetland area and the existing fence is inconsistent with the CIDDS, the fence will be changed to comply with the standards.” (condition #41)

14. Boardwalk to Rowley Properties



Staff recommends a new condition to the revised Approval Conditions as follows:

“The boardwalk will be designed with adequate clearance to allow for wildlife passage.” (condition #42)

17. Impacts to existing City and its residents

- Community benefits
- Impacts to public services: fire, police and schools

18. Rental units

19. Wetlands



22. Density

What is the density of this project? Does it exceed the max. allowed? Is this consistent with the Central Issaquah “moderate density” vision? How did staff arrive at the density of 13.33 dwelling units/acre?

Min. F.A.R. required in VR, Village Residential: 0.75

Proposed F.A.R.: 0.78 = 425,618 / 544,565

Proposed developable area: 544,565 s.f.

Proposed gross floor area (total for all buildings): 425,618 s.f.

Conclusion: The project meets the min. required F.A.R.

Density

(not required by CIDDS):

Gross site area: 23.81 acres

Total number of units: 400

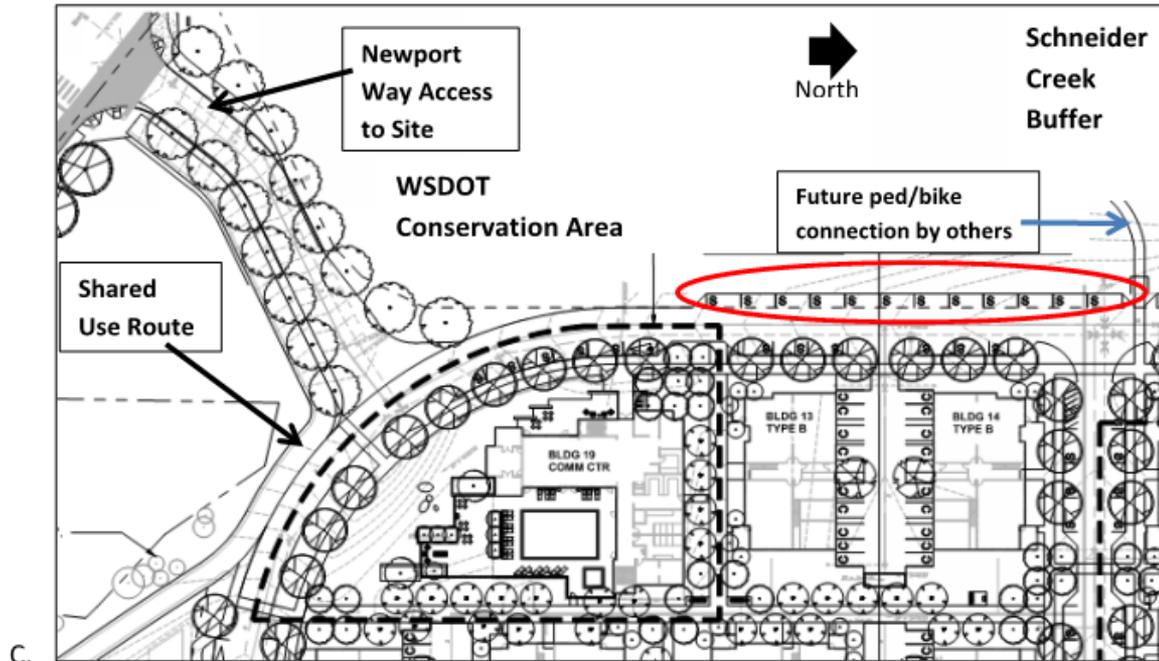
400 divided by 23.81 acres =
16.8 dwelling units per acre



Development Name	Density (du/acre)
Sammamish Pointe Condos	14.45
Spyglass Hill Condos	5.15
Bentley House	15.00
Gateway Apartments	16.8



24. Neighborhood Street #1



C. Figure 5. The Neighborhood Street that runs along the western edge of the property is missing street trees and sidewalks along the western half of the street.

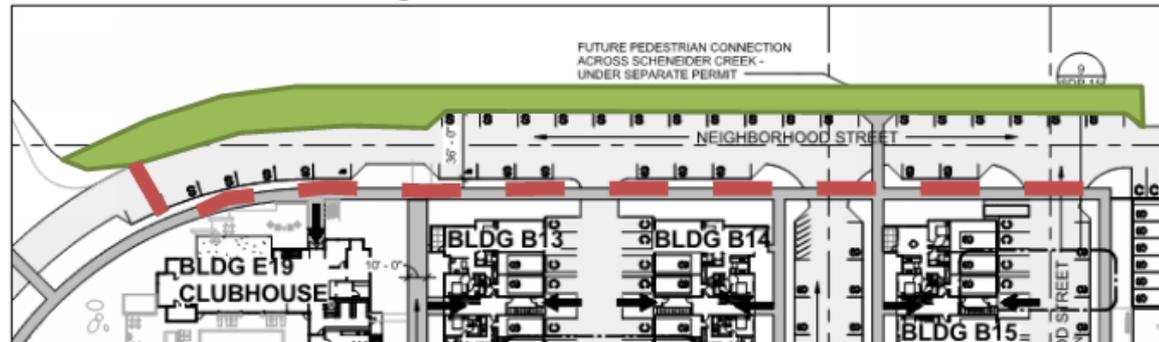


Figure 6. A 10-foot wide sidewalk (dash line) will be required for the eastern side of the Neighborhood Street in lieu of two 6-foot wide sidewalks on both sides of the street.

20. Off-site Sewer Main

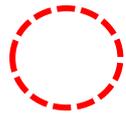
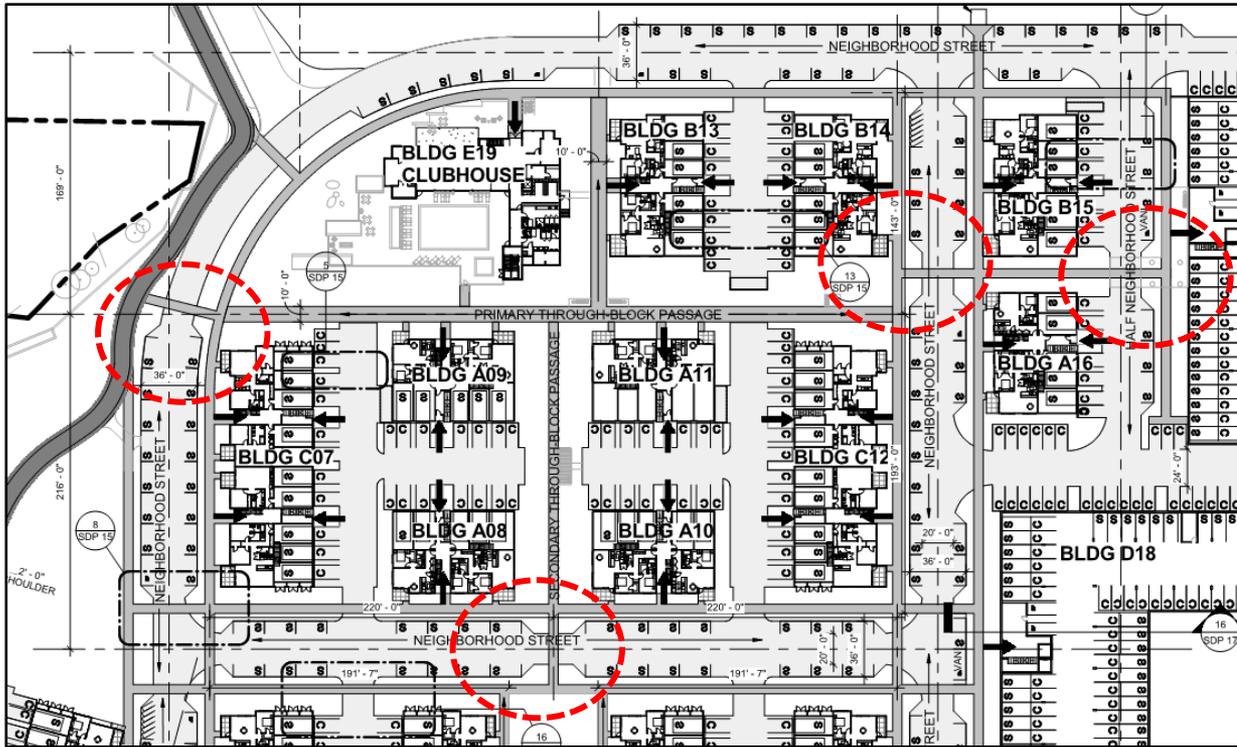
26. Dog park vs. dog run

Staff recommends deleting condition #41 “~~If the apartment community will rent out to people with dogs, a fenced dog run designed to industry standards, shall be provided on the property, as an amenity for the residents.~~”:

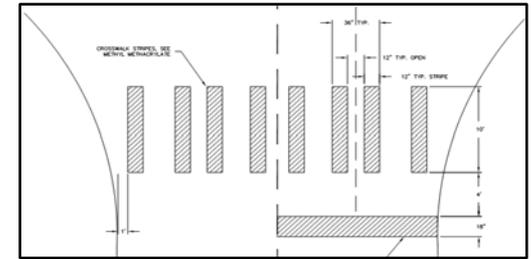
And revising condition #41:

“Provide pet waste receptacles on designated areas where residents’ pet activities are allowed.” (renumbered as construction condition C.3 in the Attachment 1 of the Briefing Memo)

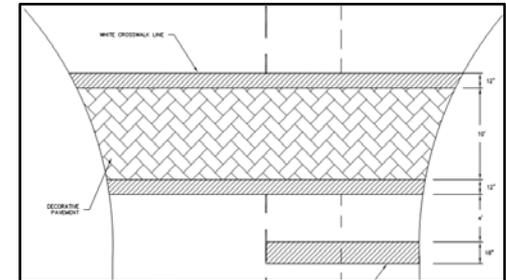
29. SDP Condition #19 and Construction Condition #22



Crossings that will use T-36 (special paving)



City Street Standard
Detail T-36



City Street Standard
Detail T-36

31. Roof Color

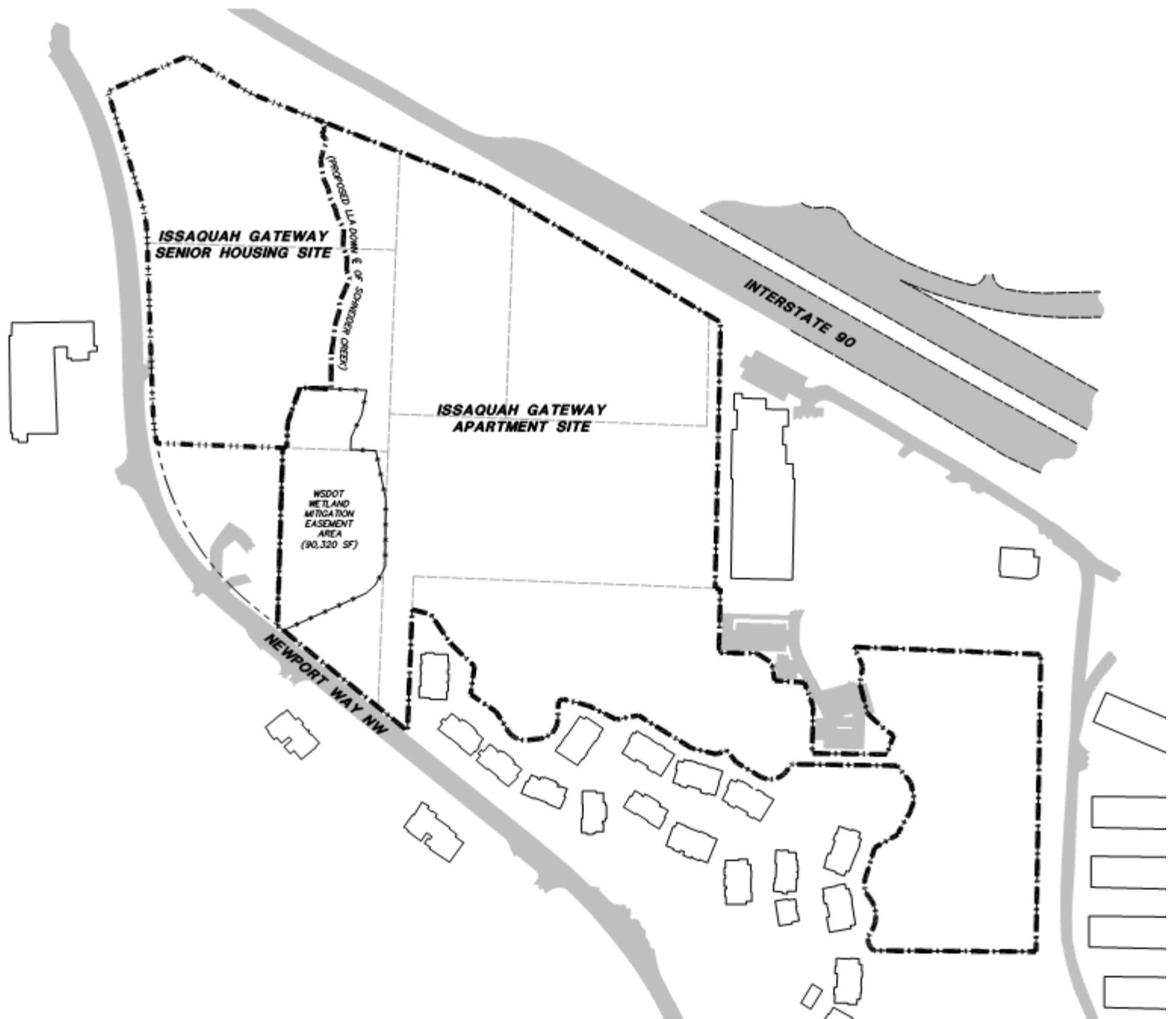
33. SDP Conditions

Recommendation

Based on the submitted application and plans, the Administration recommends that the Development Commission move to

- Approve the Site Development Permit for the Issaquah Gateway Apartments project, file Number SDP15-00002, as described and evaluated in the Staff Report dated August 5, 2015 with Attachments 1 – 10, and project drawings received August 1, 2015, Briefing Response memo, dated September 16, 2015 with Attachments 1 – 7, and subject to the conditions therein (and as amended tonight).
- Direct the Development Services Department to prepare Findings of Fact and conclusions for review and approval by the Development Commission Chair, affirming the Development Commission’s decision to approve the Issaquah Gateway Apartments project, file Number SDP15-00002, as described and evaluated in the Staff Report dated August 5, 2015 with Attachments 1 – 10, and project drawings received August 1, 2015, Briefing Response memo, dated September 16, 2015 with Attachments 1 – 7, and subject to the conditions therein (and as amended tonight).

- Staff Report Issued: April 10, 2014 (distributed to DC, Parties of Record, and regular distribution list)
Development Commission public hearing: April 16, 2014; 7 people signed up to speak
Briefing Response Memo Issued: May 2, 2014 (distributed to DC, Parties of Record, and regular distribution list)
Development Commission public hearing: May 7, 2014; 5 people signed up to speak
Notice of Decision mailed to Parties of Record: May 21, 2014
By the end of the land use permit review and comment: 69+ Parties of Record



**ISSAQUAH GATEWAY
SENIOR HOUSING SITE**

**ISSAQUAH GATEWAY
APARTMENT SITE**

WSDOT
WETLAND
MITIGATION
EASEMENT
AREA
(90,320 SF)

INTERSTATE 90

NEWPORT WAY NW

ISSAQUAH GATEWAY

Public Input Opportunities

Pre-application meetings (project information made available on city website for the public, in the “Active Project” list)

First meeting: **November 6, 2014**

Second meeting: **December 8, 2015**

SDP application:

Notice of Application mailed to property owners within 300 feet and to parties of record: **May 15, 2015**

Notice posted on city website: **week of May 15, 2015**

Sign posted on site: **June 16, 2015**

Rivers and Streams Board meeting: July 21, 2015

2 residents attended and provided comments

SEPA MDNS:

Initially issued on July 30, 2015

Re-issued and Published in Issaquah Press: August 20, 2015 (comment period ended on Sept. 10, 2015)

Stakeholder comments on SEPA MDNS: 3 from State agencies, 3 from residents and 1 from Applicant

Notice of Public Hearing of August 5, 2015

Notice of Public Hearing mailed to property owners within 300 feet and to parties of record: : **July 22, 2015 (no end date)**

Legal Notice published in Issaquah Press: **July 23, 2015**

Posted date, time and place of Public Hearing on site: **July 23, 2015**

Notice continuously made available on website: **starting the week of July 22**

Public comments received prior to August 5, 2015 hearing: 8 letters and emails from 7 citizens

Staff Report and Agenda issued: July 31, 2015 (distributed to DC, Parties of Record, and regular distribution list)

Public oral comments received during the public hearing: 9 citizens

Notice of Public Hearing of September 23, 2015

Notice of Public Hearing mailed to property owners within 300 feet and to parties of record: **Sept. 11, 2015 (no end date)**

Legal Notice published in Seattle Times, **September 13, 2015**; Issaquah Press, **September 17, 2015**

Notice posted on website: **week of September 11, 2015**

Posted date, time and place of meeting on site: **September 9, 2015**

Public comments received prior to Sept. 23, 2015 hearing: 12 letters and emails from 10 citizens

Briefing Memo and Agenda issued: September 17, 2015 (distributed to DC, Parties of Record, and regular distribution list)

6. & 7. Vehicular and Bicycle Parking

- Bicycle Parking
- Required parking for Gateway Apartments
- Parking on Newport Way

Required bicycle parking for this project:

<u>Bicycle Spaces Requirement</u>	<u>1 Bedroom</u>	<u>2 bedroom</u>	<u>3 bedroom</u>	<u>Total bike spaces reqd.</u>
No. of bedrooms	193	159 x 2 = 318 bedrooms	48 units x 3 = 144 <u>bedrms.</u>	
Min. Spaces required:	29	48	22	99
Spaces provided: 276				

Required parking for multifamily, as prescribed in Table 8.10-1. Table of Vehicular Parking Spaces is:

<u>Unit Type</u>	<u>Apts.</u>	<u>Minimum Stalls Required</u>	<u>Maximum Stalls Allowed</u>
1-Bedroom:	193	1.00 per unit = 193 stalls	1.25 per unit = 241.25 stalls
2-Bedroom:	159	1.00 per unit = 159 stalls	2.00 per unit = 318 stalls
3 -Bedroom	48	1.00 per unit = 48 stalls	2.00 per unit= 96 stalls
TOTAL:	400	400 parking stalls	655 parking stalls