



CITY OF  
**ISSAQUAH**  
WASHINGTON

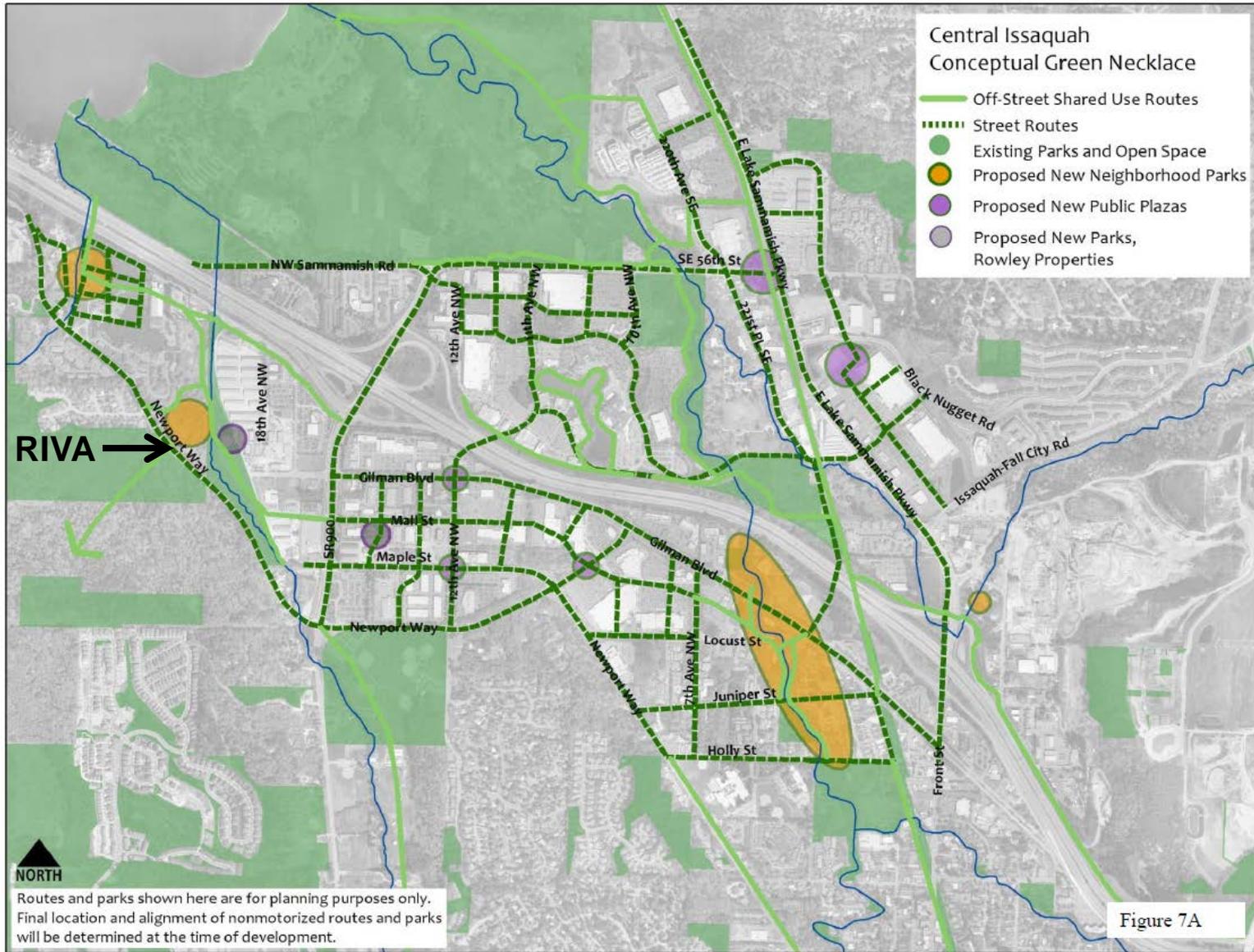
# Riva Townhomes

Project No. PRJ14-00023, SDP15-00004

Site Development Permit  
Development Commission Public Hearing  
September 7, 2016



# Regional Trail System





# Shared Use Route on Riva property

## Replace Condition 9 with new condition:

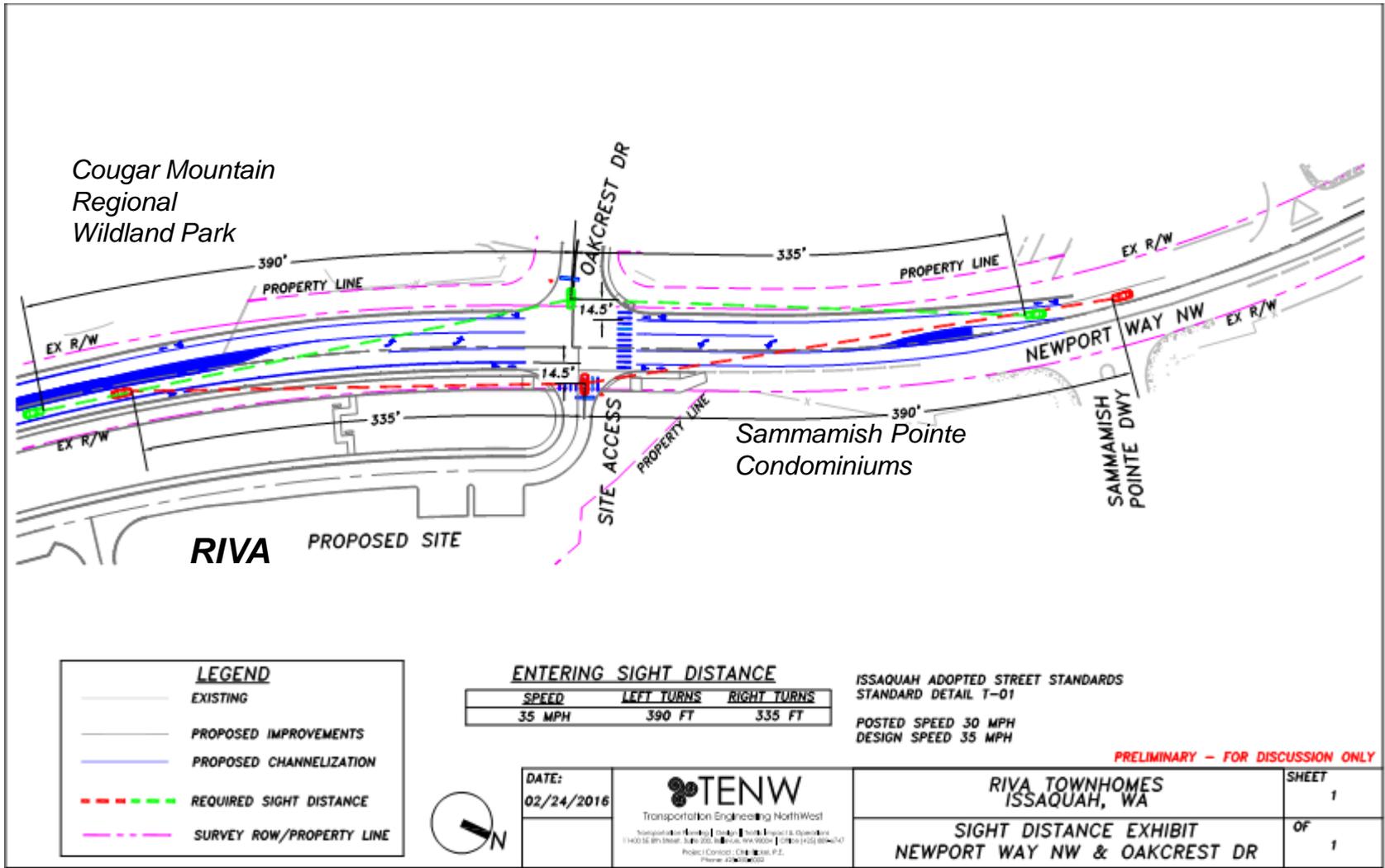
In lieu of constructing the Shared Use Route,

- pay the applicable Park Impact Fees
- provide a relocatable public access easement, with a width of 20 feet, for the entire length of the Shared Use Route
- Signage

Delete conditions 2.c, 10 and 11



# Newport Way Median



| LEGEND |                          |
|--------|--------------------------|
|        | EXISTING                 |
|        | PROPOSED IMPROVEMENTS    |
|        | PROPOSED CHANNELIZATION  |
|        | REQUIRED SIGHT DISTANCE  |
|        | SURVEY ROW/PROPERTY LINE |

| ENTERING SIGHT DISTANCE |            |             |
|-------------------------|------------|-------------|
| SPEED                   | LEFT TURNS | RIGHT TURNS |
| 35 MPH                  | 390 FT     | 335 FT      |

ISSAQUAH ADOPTED STREET STANDARDS  
STANDARD DETAIL T-01  
POSTED SPEED 30 MPH  
DESIGN SPEED 35 MPH

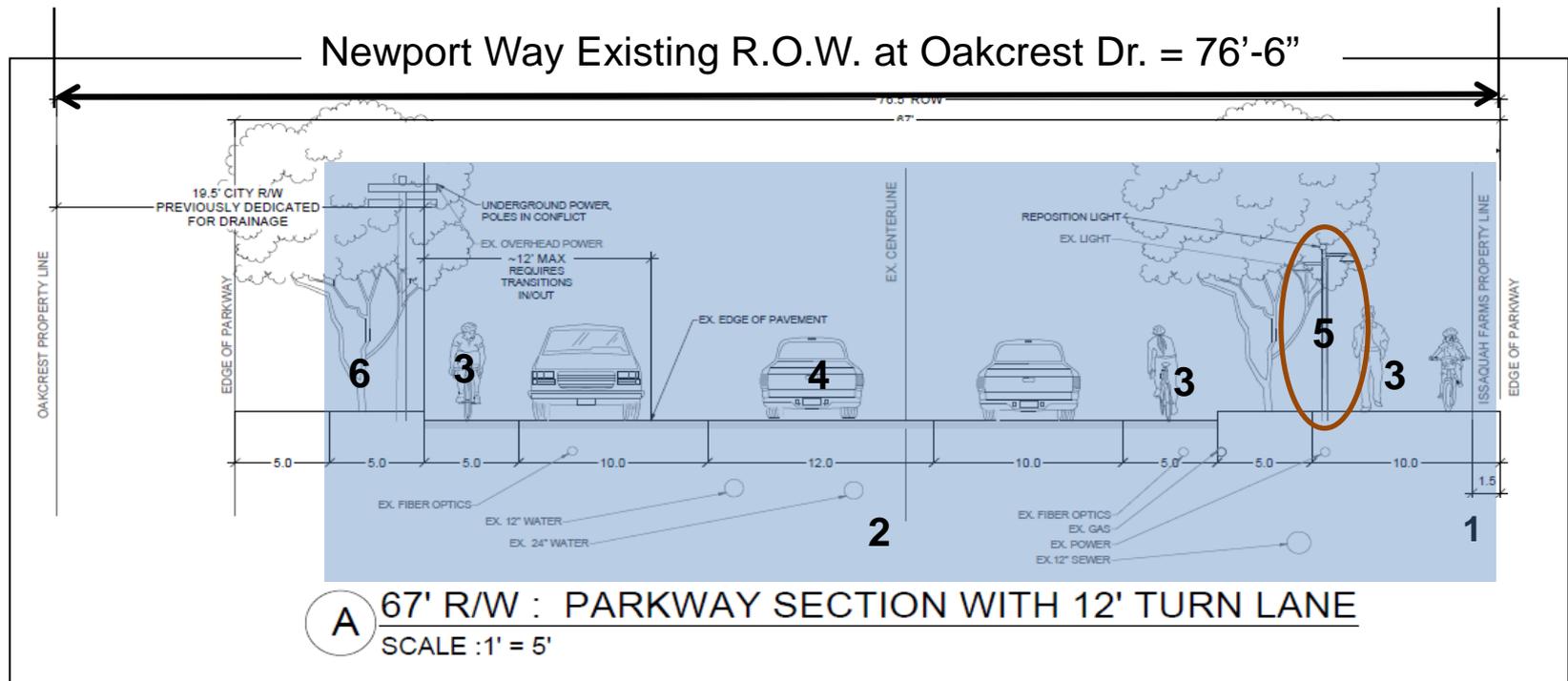
PRELIMINARY - FOR DISCUSSION ONLY

DATE: 02/24/2016

**TENW**  
Transportation Engineering NorthWest  
Transportation Planning | Design | Construction Operations  
 11400 SE 8th Street, Suite 202, Issaquah, WA 98027 | Office (425) 884-4747  
 Project Contact: Chris Hill, P.E.  
 Phone: 425-884-4747

|  |  |            |
|--|--|------------|
| RIVA TOWNHOMES<br>ISSAQUAH, WA                         |  | SHEET<br>1 |
| SIGHT DISTANCE EXHIBIT<br>NEWPORT WAY NW & OAKCREST DR |  | OF<br>1    |

# Circulation Facilities: Newport Way



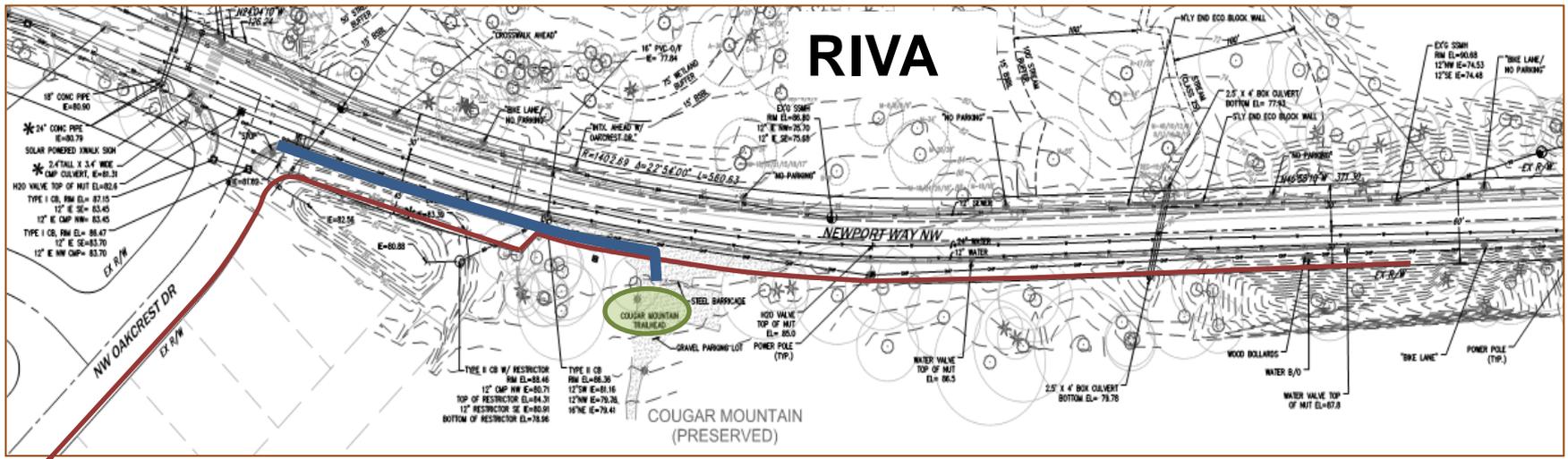
## Frontage Improvements

1. R.O.W. Dedication of 1.5 feet at Riva street frontage
2. Paving for full width of roadway with curbs and gutters
3. Commuter bike lanes and Shared Use Route
4. Center turn lane or landscape median
5. Reposition existing street lights
6. Temporary 5' gravel walkway to Cougar Mountain Trailhead

# Newport Way R.O.W. Improvements

## New condition 29:

The applicant shall provide a 5-foot wide compacted gravel path within the existing street right-of-way on the southwest side of Newport Way NE, opposite side of the street from the proposed development, adjacent to the curb face, extending from NW Oakcrest Drive southeast to the Precipice Bottom Trailhead (aka Cougar Mountain Trailhead). This is required to replace the existing gravel shoulder which would be removed due to project road improvements.



# Proposed Motion

Based upon the applications, submitted plans and technical reports received on October 16, 2015 through February 26, 2016; Staff Report dated March 3, 2016 with Attachments 1 – 17; Briefing Response Memo dated March 30, 2016 and Attachments 1-5, and Briefing Response Memo dated August 31, 2016, with Attachments 1 – 3 and Exhibits 1 - 4, the Administration recommends that the Development Commission move to:

- Approve the Site Development Permit for the project known as Riva Townhomes, File No. SDP15-00004, with plans and technical reports received on October 16, 2015 through February 26, 2016; Staff Report dated March 3, 2016 with Attachments 1 – 17; Briefing Response Memo dated March 30, 2016 and Attachments 1-9, and Briefing Response Memo dated August 31, 2016, with Attachments 1 – 3 and Exhibits 1 - 4, subject to the conditions of the Staff Report dated March 3, 2016, as revised in the Briefing Response Memo dated July 31, 2016 (and as amended tonight).

# Proposed Motion (continued)

- Direct the Development Services Department to prepare the Findings of Fact and Conclusions which affirm the Development Commission’s decision to approve the Site Development Permit for Riva Townhomes, File No. SDP15-00004, with plans and technical reports received on October 16, 2015 through February 26, 2016; Staff Report dated March 3, 2016 with Attachments 1 – 17; Briefing Response Memo dated March 30, 2016 and Attachments 1-9, and Briefing Response Memo dated August 31, 2016, with Attachments 1 – 3 and Exhibits 1 - 4, subject to the conditions of the Staff Report dated March 3, 2016, as revised in the Briefing Response Memo dated July 31, 2016 (and as amended tonight).



# Shared Use Route

IMC18.10.610.B, *Activities Allowed in Wetland Buffers*: “In wetland buffers, regulated activities which have minimal adverse impacts within the buffers and no adverse impacts on wetlands may be allowed...provided they are conducted using best management practices and restoration. “

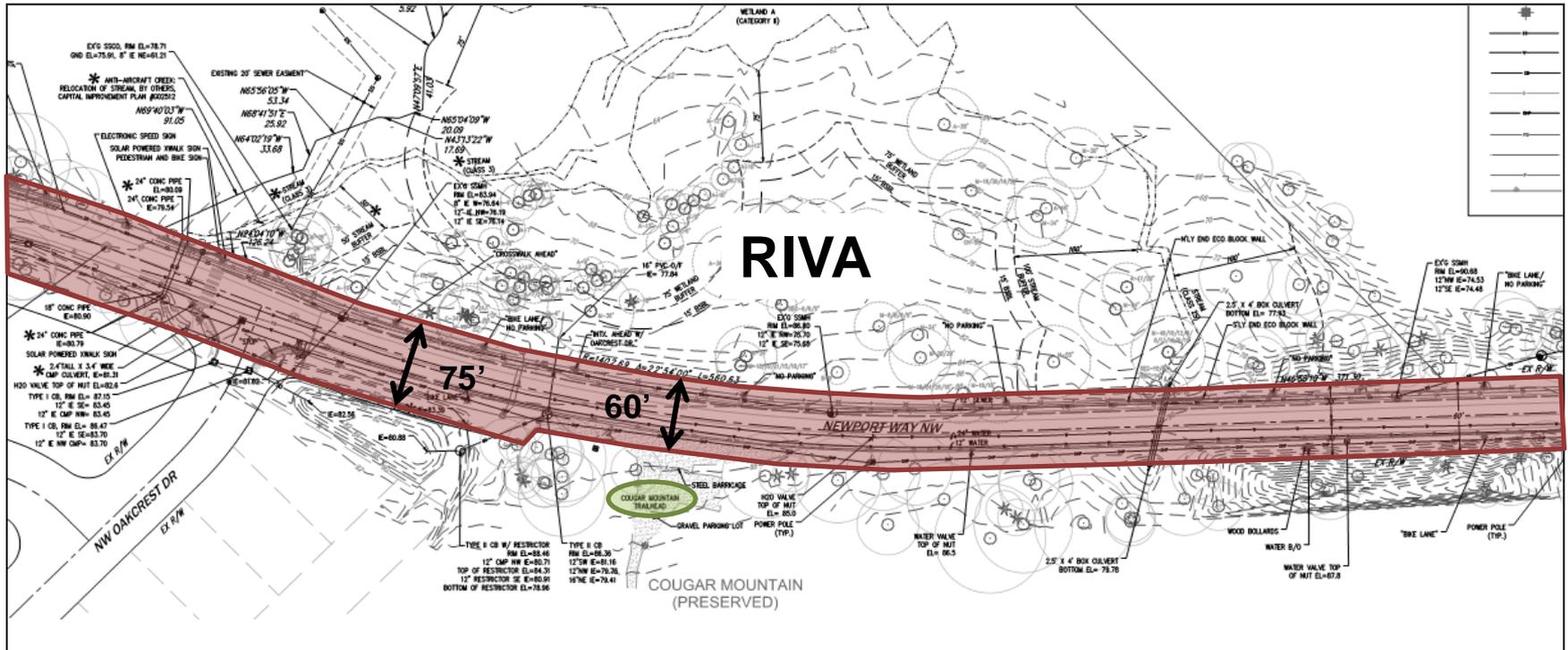
#5 Trails are allowed in wetland buffers with critical areas study documenting no loss of buffer functions and values. Additional buffer width equal to the width of the trail tread and the cleared trail shoulders shall be required...

## **SEPA Identified Mitigation for Riva Shared Use Route:**

The proposed trail on the Riva townhouse site would go through the wetland (226 LF) and wetland buffer (82 LF). It is proposed to be an elevated boardwalk through the wetland area, using a pin pile or diamond-pier construction technique, to avoid direct wetland fill impacts. The indirect shade impacts of the trail would be mitigated with enhancement of the wetland at a 1:1 ratio of the trail area. The trail through the wetland buffer area would be mitigated by buffer averaging, providing additional buffer area equal to the trail area inside the buffer. The trail alignment has been selected where the dominant plant cover is non-native Himalayan blackberry. Therefore, the proposed trail alignment is not expected to result in a loss of buffer functions. The final mitigation plans shall include the mitigation, as described above, for the public shared use trail.

# Newport Way R.O.W. Improvements

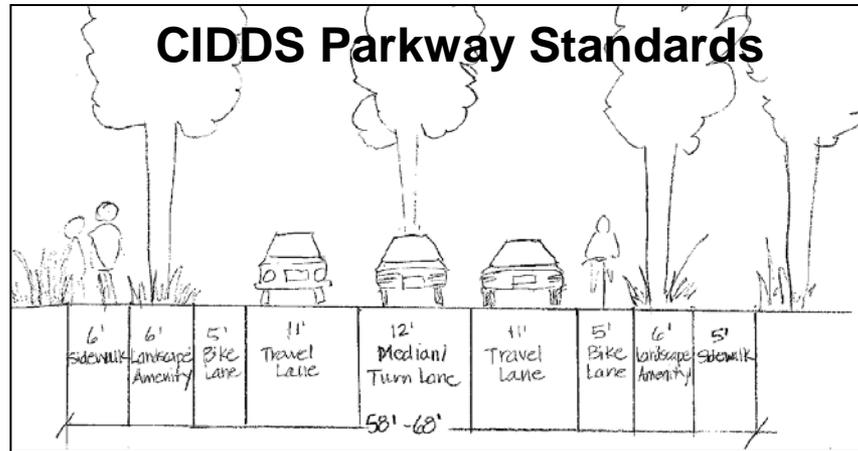
## Newport Way Existing Right-of-Way Widths



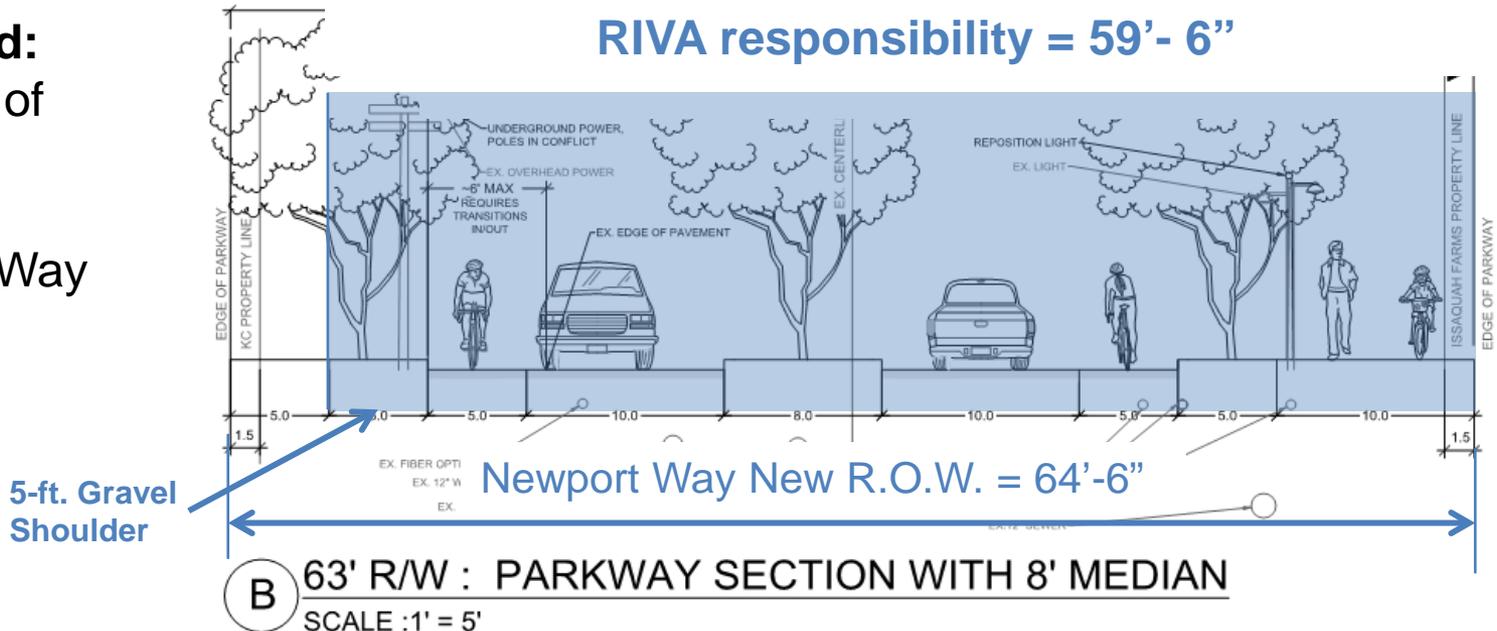
# Newport Way R.O.W. Improvements

Parkway Standards allows for a range, from 58' to 68'

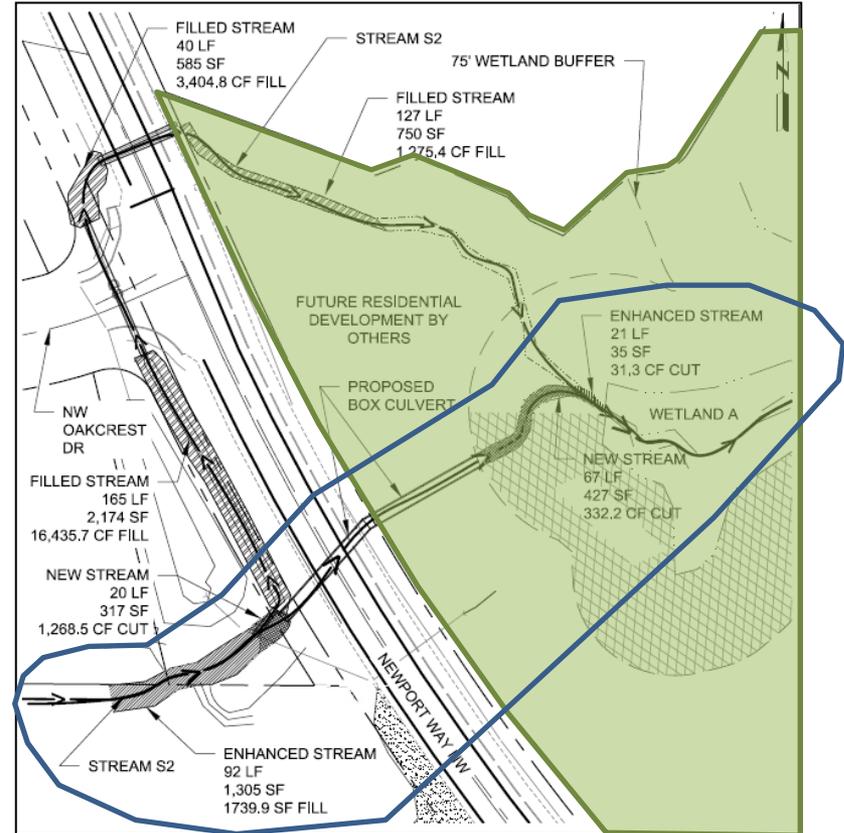
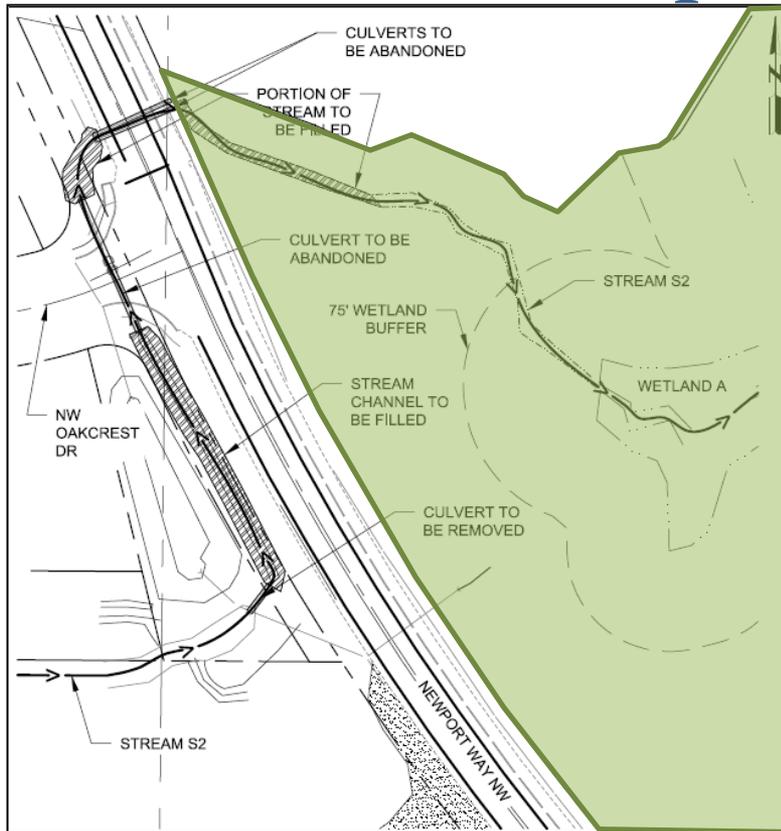
New R.O.W. widths: 63' and 67'



**Proposed:**  
58-ft. out of the 63-ft. r.o.w. of Newport Way



# Background: Anti-Aircraft Creek Culvert Project on project site



Current alignment of Creek

# Green Necklaces



**Tibbets Creek wetlands, streams and buffers**



**Shared Use Route**



**Mountains-to-Sound Bike Trail and Newport Way Streetscape**



**Through Block Passages**



**Community Spaces**



# Lighting for Trails in Critical Area

| Pedestrian Circulation |  | Minimum average (initial) illumination on the finished surface (fc) | Vertical Illuminance (fc)* |
|------------------------|--|---|----------------------------|
|                        | Pedestrian and Bicycle Trails with a vehicular component (Pedestrian Priority) | 1.3   | 0.9**                      |
|                        |  | Same as vehicular   | 70% of horizontal value    |
|                        | Pedestrian and Bicycle Trails without a vehicular component                    | 0.65  | 0.65                       |
|                        | Critical Area Trails   | no lighting   |                            |

\* Measured in a vertical plane, 5'0" above grade.

\*\* Where security is a concern use 2x the horizontal illuminance level.

## 18.10.660 Performance standards.

 SHARE

Development on sites with a wetland or wetland buffer shall incorporate the following performance standards to minimize the impacts of the proposed land use, as applicable:

- A. Lights shall be directed away from the wetland. Lighting levels shall meet the outdoor lighting standards for spillover into critical areas, per IMC [18.07.107](#).

## 18.07.107

|   |  |
|---|--|
| <b>Critical Area Light Spillover Limit</b><br>(in any district) | To avoid unintended light impacts to environmentally critical areas regulated in Chapter <a href="#">18.10</a> IMC; light spillover is limited to 0.3 footcandles in any district at the beginning boundary of any required critical area buffer so that light diminishes further toward the applicable critical area. |
|---|--|

# Required Community Space: On-site Amenity



## Revise Condition 7 to add new text (red text)

An On-Site Amenity, with a minimum size of 400 s.f., shall be provided. The nature-based play area may partially or completely fulfill this requirement. To qualify as an on-site amenity, the nature-based play area shall be designed for multi-generational use. For example, logs and boulders may be used for climbing by children, but can also be arranged as a picnic area for families.

Replace condition 4 in the staff report, which requires a 10-foot wide walkway to serve units 34 to 36, with : The Primary Through Block Passage walkway serving units 34 – 36 shall be 6 feet wide.