

**From:** [Doug Schlepp](#)  
**To:** [Mary Lynch](#)  
**Cc:** [Amy Tarce](#); [Lucy Sloman](#)  
**Subject:** RE: Request of Attachment not found and Update Gateway Apartment Traffic Study  
**Date:** Wednesday, January 27, 2016 1:56:23 PM

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Mary,

For clarification the request for the Gateway Apartments intersection control at Newport Way NW/Pacific Elm Dr is outside the scope of the Gateway Sr. Housing project.

As you know we are in the permitting and construction phase for the apartment project and are still working with the applicant to finalize the reports and design of the intersection. We have not yet formally approved any plan or report for the roundabout at the Newport Way NW/Pacific Elm Dr intersection, but it is my understanding that this is the method by which they intend to provide intersection control. At this time I don't know when will receive such documents but will be happy to make them available for your review once received. Please feel free to check in with me in a few weeks if I haven't contacted you regarding this matter.



**Doug Schlepp P.E.** | **DSD Consultant - RH2** | T: 425-837-3432 | [Issaquah, WA - Official Website](#)

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**From:** Amy Tarce  
**Sent:** Wednesday, January 27, 2016 10:52 AM  
**To:** Doug Schlepp  
**Subject:** RE: Request of Attachment not found and Update Gateway Apartment Traffic Study

Doug,

Can you respond to Mary's comment/question ASAP? I need to include this in the staff report.

2. As my email stated in item 2 Doug Schlepp stated that the traffic analysis for the Gateway Apartments was not longer looking a traffic light for the entrance. So there must be some report / study that is available to support his statement and what is being planned for the Gateway Apartments. The current Senior traffic study is based on stop light at that entrance so the Gateway Senior Traffic need to reflect this new decision and the new speed limit on Newport Way.

**Amy Tarce**, AICP, Assoc. AIA  
Senior Planner  
City of Issaquah  
425.837.3097 direct

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**From:** Amy Tarce  
**Sent:** Friday, January 22, 2016 8:44 PM  
**To:** 'M Lynch'  
**Subject:** RE: Request of Attachment not found and Update Gateway Apartment Traffic Study

Mary,

Did you want an answer for clarification or you want your email below included in the public comments?

Simple response to no. 1. This is an apartment for active seniors. Some of them will still be fit to drive, others are not. I understand your concern that there may be other non-seniors living in this facility in the future. However, the CIDDS does not get down to that level of detail in the parking requirements.

Second question – I will check why the TIA for the Gateway Senior was not updated to account for the roundabout.

**Amy Tarce**, AICP, Assoc. AIA

Senior Planner

City of Issaquah

425.837.3097 direct

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**From:** M Lynch [<mailto:melynchwa@yahoo.com>]

**Sent:** Friday, January 22, 2016 8:27 PM

**To:** Amy Tarce

**Cc:** Christopher Wright; Hart Sugarman; Tina Conforti; Joe Verner; Connie Marsh; Carol Lopez; Jesse Hartman

**Subject:** Re: Request of Attachment not found and Update Gateway Apartment Traffic Study

Amy

1. Thanks for the clarification on item one.

That bring up another question what is the real intent for this development is it "assisted living or memory care" or 55 year old or plus apartments?

There is a big difference in today's conditions where people are working until they are into their 70's and driving into their 90's. I do not see any thing in the project which clarifies the type of market this apartment project is are going after. Bentley house across the street was originally proposed as an up scale senior living complex and now is open to all including families with children. So traffic studies needs to reflect the actual type of residents. Is it -- Residents who no longer drive on a daily bases to work etc and may not have cars? Or 55 years or older residents who still commute to work and who may have adult children living with them.

2. As my email stated in item 2 Doug Schlepp stated that the traffic analysis for the Gateway Apartments was not longer looking a traffic light for the entrance. So there must be some report / study that is available to support his statement and what is being planned for the Gateway Apartments. The current Senior traffic study is based on stop light at that entrance so the Gateway Senior Traffic need to reflect this new decision and the new speed limit on Newport Way.

Mary Lynch

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**From:** Amy Tarce <[AmyT@issaquahwa.gov](mailto:AmyT@issaquahwa.gov)>  
**To:** Mary Lynch <[melynchwa@yahoo.com](mailto:melynchwa@yahoo.com)>  
**Sent:** Friday, January 22, 2016 6:44 PM  
**Subject:** FW: Request of Attachment not found and Update Gateway Apartment Traffic Study

Mary,  
Please see Christopher's email below. Hopefully, the attached documents are the right documents you are requesting.

**Amy Tarce**, AICP, Assoc. AIA  
Senior Planner  
City of Issaquah  
425.837.3097 direct

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**From:** Christopher Wright  
**Sent:** Friday, January 22, 2016 5:12 PM  
**To:** Amy Tarce  
**Subject:** RE: Request of Attachment not found and Update Gateway Apartment Traffic Study

Here are all of the documents we have for the Gateway Senior TIA.

The highlighted section below means that is the category for "Attached Senior Housing". It is not saying that there is an "attachment".

I don't know if there is a "final approved design for the Gateway Senior Apartment Project", is there?

**-CW**

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**From:** Amy Tarce  
**Sent:** Friday, January 22, 2016 4:45 PM  
**To:** Christopher Wright  
**Subject:** FW: Request of Attachment not found and Update Gateway Apartment Traffic Study

Can you find these? I'm trying to finish the draft report so we can send it to Wolff before end of the day.

**Amy Tarce**, AICP, Assoc. AIA  
Senior Planner  
City of Issaquah  
425.837.3097 direct

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**From:** M Lynch [<mailto:melynchwa@yahoo.com>]

**Sent:** Friday, January 22, 2016 10:01 AM

**To:** Amy Tarce

**Cc:** Hart Sugarman; Joe Verner; Tina Conforti; Jim Lippincott; Carol Lopez; Jesse Hartman; Connie Marsh

**Subject:** Request of Attachment not found and Update Gateway Apartment Traffic Study

Amy

1. Could you please provide me with the Attachment reference in this report for the Gateway Senior Housing?

Note: Trip Generation Estimates The trip generation estimate for the proposed Newport Way Senior Housing development was based on the methodology included in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th edition for Land Use Code (LUC) 252 (Senior Housing attached). I do not see it in the attachment in TIA15-00002/PRE15-000062RNewport-Senior-Housing-Tra.pdf on the website.

2. Could you please provide with the updated Traffic and Entrance study and final approved design for the Gateway Apartment Project that the Senior Housing report basis some of it assumptions on?

Doug S. mentioned at the Bergsma Public Hearing that at stop light was not going to work for that project.

Thank you the soon the better so I can complete my comments for the Feb 3 hearing.

Mary Lynch