From:	Amy Tarce
To:	"Joe Verner"
Cc:	Lucy Sloman
Subject:	RE: Issaquah Gateway Senior Housing Apartments Development - Public Comment
Date:	Wednesday, January 13, 2016 5:12:45 PM

Mr. Verner,
Per your request, I forwarded your email to the City Council and our staff. I copied you on the email that was sent to the City Council.

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

From: Joe Verner [mailto:joev@maryhammerlylaw.com]
Sent: Wednesday, January 13, 2016 3:04 PM
To: Amy Tarce
Cc: Lucy Sloman; Doug Schlepp; Mayor
Subject: RE: Issaquah Gateway Senior Housing Apartments Development - Public Comment

Wed Jan 13th

Thanks, Amy, for your follow up on the Gateway Senior Housing Apts deveolpment plans regarding the number of parking stalls / spaces.currently planned to be allowed.

Based on your commentary about the City Council approving a CIDDS specification of 1/2 car per unit, I am incredulous, and, in my opinion, the city development planners *and* the City Council must have been napping when they came up with and approved a specification of half a car per unit for senior living (including 2 bdrm units), especially in a "55 and older" living complex that is not a nursing home.
I recommend the city planning staff designers and the City Council review and re-evaaluate the CIDDS as it applies to allowable parking paces to be provided for senior housing complexes.

Secondly, it is obvious to this "average citizen of Issaquah" that the project is "underplanned for parking spaces"; and, as such, since Newport Way NW will not have shoullder parking allowed, it appears that the city planning staff is planning that overflow parking will take place on adjacent side strees, such as Pine Cone, for instance.

Please relate my comments back to the responsible city planning department designers as well as the entire City Council.

Thanks,

Joe Verner, Summerhill HOA Board Member
1230 Oakwood Pl NW

joev@maaryhammerlylaw.com

From: Amy Tarce [mailto:AmyT@issaquahwa.gov]
Sent: Tuesday, January 12, 2016 5:37 PM
To: Joe Verner <joev@maryhammerlylaw.com>
Cc: Lucy Sloman <LucyS@issaquahwa.gov>; Doug Schlepp <DougS@issaquahwa.gov>
Subject: RE: Issaquah Gateway Senior Housing Apartments Development - Public Comment

Mr. Verner,
Thank you for your interest in the Gateway Senior project. I forwarded your comments to the applicant.
As you know, the City Council approved the Central Issaquah Development and Design Standards (CIDDS). The parking required for senior housing per the CIDDS is 0.5 per unit plus 1 space per employee at peak times. The maximum of 2 spaces per unit is the cap and is not required to be provided. At 146 units, the applicant is complying with the CIDDS requirement, as demonstrated on sheet A0100 of the SDP plan set.

Overflow parking will be unlikely on Newport Way because on-street parking is not allowed on the street. The half street improvements will ensure that the current situation of people parking on the shoulder of Newport Way will no longer happen, since a new multi-use bike/pedestrian sidewalk will be built, with street trees and a 5 foot planter strip, on what is currently the gravel shoulder of Newport Way.

This email will be included in the public hearing staff report for consideration of the Development Commission.
Thank you again for submitting your comments.

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

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

From: Joe Verner [mailto:joev@maryhammerlylaw.com]
Sent: Tuesday, December 29, 2015 2:59 PM
To: Amy Tarce
Subject: Issaquah Gateway Senior Housing Apartments Development - Public Comment

Dec 29th, 2015

Amy Tarce:

Hi Amy. I am doing a "public commentary" during the alloted public response timeframe for the pending Issaquah Gateway Senior Housing Apartment development project. My comments concern the alloted parking spaces; and, my conclusion is that there is not enough parking places provided in the plans that were reviewed at the Field & Streams meeting at the Issaquah Development Center building on Dec 15th.

So, let's examine the published facts:

- The site is planned for 146 living units comprised of 92 one bedroom units and 53 two bedroom units.
- The site is classified for age-55 and above.
- There are 110 parking stalls planned including 78 surface stalls and 32 stalls located within a parking structure below the housing units. The developer commented that the 32 covered stalls were for the senior housing staff. So, this means that 78 parking stalls are for residents and visitors.
- The developer plans, besides complex management and staff, that the project will have a dining room, exercise facilities, and support spaces, plus a salon, wellness center, theater, art room and swimming pool, all of which presumably with have staff or contracted individuals to run these facilities.
- And then, there will be visitors to the complex.

Doing some "reasonable math", and based on the fact this is an age 55 and older facility, not a nursing home, one could make a case that there could be a maximum of 92 vehicles for the 92 one bedroom units and a maximum of two vehicles for each of the 53 two bedroom units, totaling a maximum of (92+ 53 x 2 = 198 vehicles). However, only 78 surface parking stalls are planned. And extra staff and visitors need parking spaces, too.

Okay, so maybe I am being overly presumptuous envisioning 198 resident vehicles. Let's say there is only one vehicle for each of the 53 two bedroom units….this makes 53 vehicles. Further, let's say that only half of the one bedroom units has one vehicle per unit….this makes 46 vehicles……(53 + 46 = 99 vehicles). However, only 78 surface parking stalls are planned. And extra staff and visitors need parking spaces, too. *We certainly hope the City and the developer are not planning overflow parking will occur on surface streets such as Newport Way NW or Pine Cone or SE 54th or in the Sammamish Pointe Condo's or the Spyglass Condo's or in the Summerhill subdivision.*

For the City or the developer to make an assumption that residents are not going to be vehicle drivers because they will walk to their destinations is erroneous and illogical. For starters, the site is just under a half mile from the IssaquahTransit Center let alone any businesses.

For the City or the developer to make an assumption that residents are not going to be vehicle drivers because they will use public transportation is also erroneous and illogical. There is not currently nor is there planned public transportation to serve this

part of Issaquah.

I invite the City Development staff and the developer, The Wolff Company, to re-examine the parking space requirements.

And lastly, it is a known fact that car prowls / break-in's have been on the increase on Issaquah's streets and driveways; for which law enforcement in incable of keeping up with or even capturing and prosecuting said peretrators.
Considering the Gateway Senior Housing complex is for seniors it would seem reasonable that the developer and the City Development Office would want to plan for resident covered parking like the covered and gated garage parking of the Bentley House across the street from where the Gateway Senior Housing complex is to be constructed.

I am looking forward to your personal response regarding my commentary. Thank you,

Joe Verner & Mary Hammerly
1230 Oakwood Pl NW
Issaquah, WA 98027
206-972-6990
joev@maryhammerlylaw.com