AFFIDAVIT OF SERVICE OF MAILING

State of Washington)
County of King)
City of Issaquah)

Jennifer A. Woods, being first duly sworn, upon oath, deposes and states:

That on the 15 day of January, 2014, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

Notice of Application - Sunrise Assisted Living
SDP15-00006

Jennifer A. Woods
Signed by

SUBSCRIBED AND SWORN to before me this 15th day of January, 2014

LISA D. LAINE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
10-07-17

Lisa D Laine
Notary Public in and for the State of Washington
residing at Lammamish, therein.

Notice of Application

CITY OF ISSAQUAH WASHINGTON
Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

PROJECT NAME: SUNRISE ASSISTED LIVING

LOCATION: 23599 SE Black Nugget Road
Corner of SE Issaquah Fall-City Rd and SE Black Nugget Rd
(See Attached Vicinity Map)

APPLICANT: James Brown
Wattenbarger Architects
2100 112th Ave NE
Bellevue, WA 98004

FILE NO: SDP15-00006

PROJECT INFORMATION

Project Description: Construction of a 5-story, approximately 96,500 SF building for an assisted living community. The building has a total of 78 sleeping units and includes activity/community spaces and administrative support. The lower building level would contain a garage with 52 parking stalls. There are 2 additional surface parking stalls, a loading area and passenger drop-off included. (See attached Site Plan)

The total site area is 2.32 acres. The developable area of the site is approximately 1.09 acres because the east portion of the site is encumbered with steep slopes (over 40%) and stream buffer, critical areas which cannot be developed. The site is located at the top of a steep ravine down to the North Fork of Issaquah Creek.

Required City Permits: Site Development Permit (SDP);

Administrative Adjustment of Standards (AAS) to reduce building setback from stream buffer from 15 feet to a minimum of 5 feet.

Administrative Adjustment of Standards (AAS) to increase building height from 40 feet to 50 feet.

Decision Maker: Development Commission

Required Studies: Geotechnical, Critical Areas, Stormwater, Traffic, Arborist, SEPA Checklist

REGULATORY INFORMATION

Zoning: Multi-Family Medium (MF-M), Single-Family Small Lot (SF-SL)

Comprehensive Plan Designation: Multifamily Residential, Low Density Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
Issaquah Municipal Code (IMC), Comprehensive Plan
(Online at: issaquahwa.gov/codes and plans)

PUBLIC COMMENT

There is a 14-day public comment period associated with this Notice of Application: from January 15, 2016 to January 29, 2016.

Written comments should be sent to:
Development Services Department
P.O. Box 1307
Issaquah, WA. 98027

Comments may also be e-mailed to the Project Planner:
Peter Rosen at peterr@issaquahwa.gov

Comments may be accepted up until the final decision is issued, however submittal of comments during the Notice of Application comment period will ensure comments are considered prior to issuing a decision and allows for staff and the applicant to address comments early in the permit process.

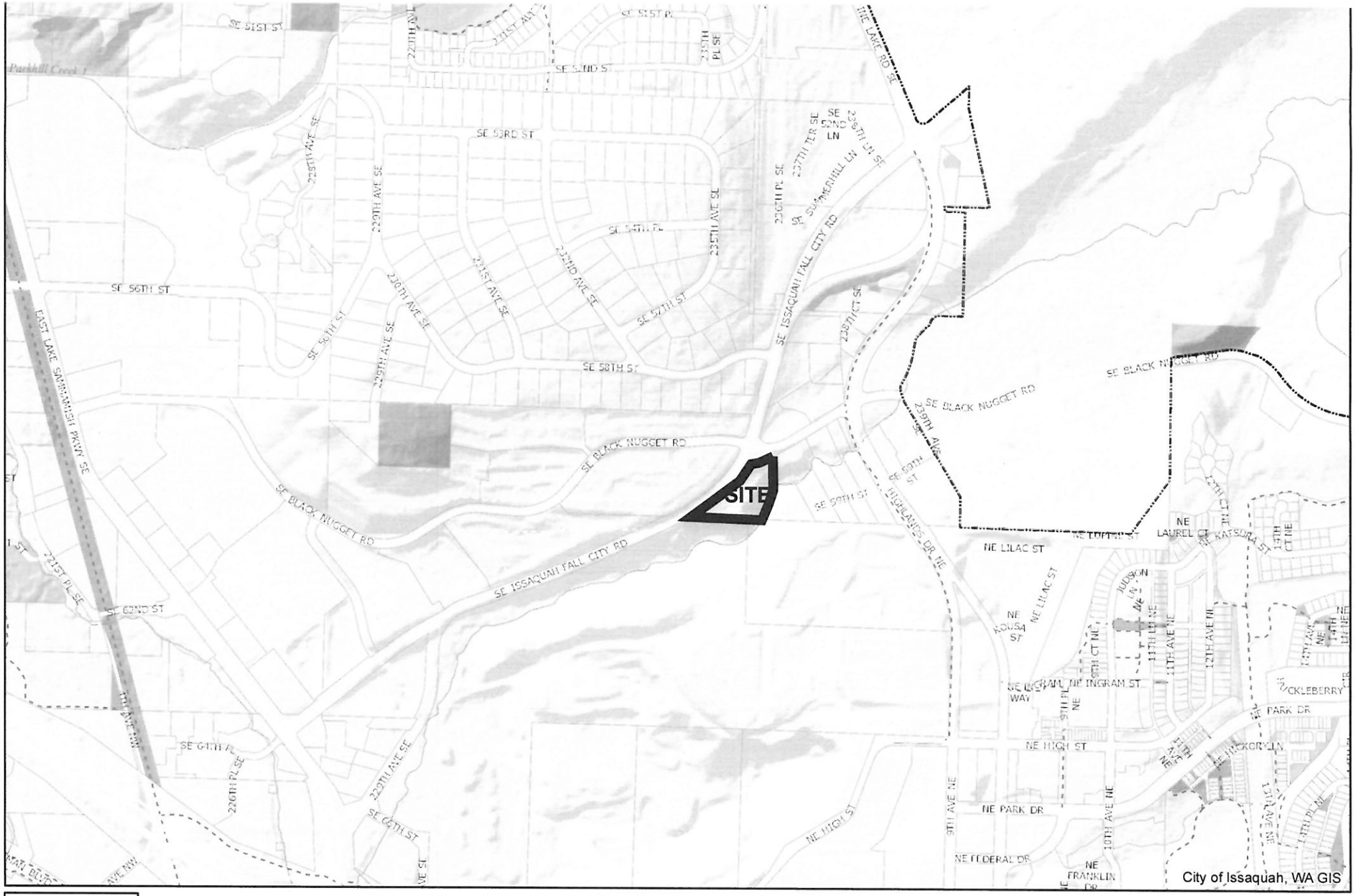
To receive further public notices and information on this project, please provide your name, address and e-mail to the Project Planner and request to become a Party of Record.

Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

The Development Commission will hold a public hearing on this proposal. A separate notice will be sent when the date and time of the public hearing is determined.

MORE INFORMATION

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9am – 5pm. An appointment with the Project Planner is suggested.



VICINITY MAP

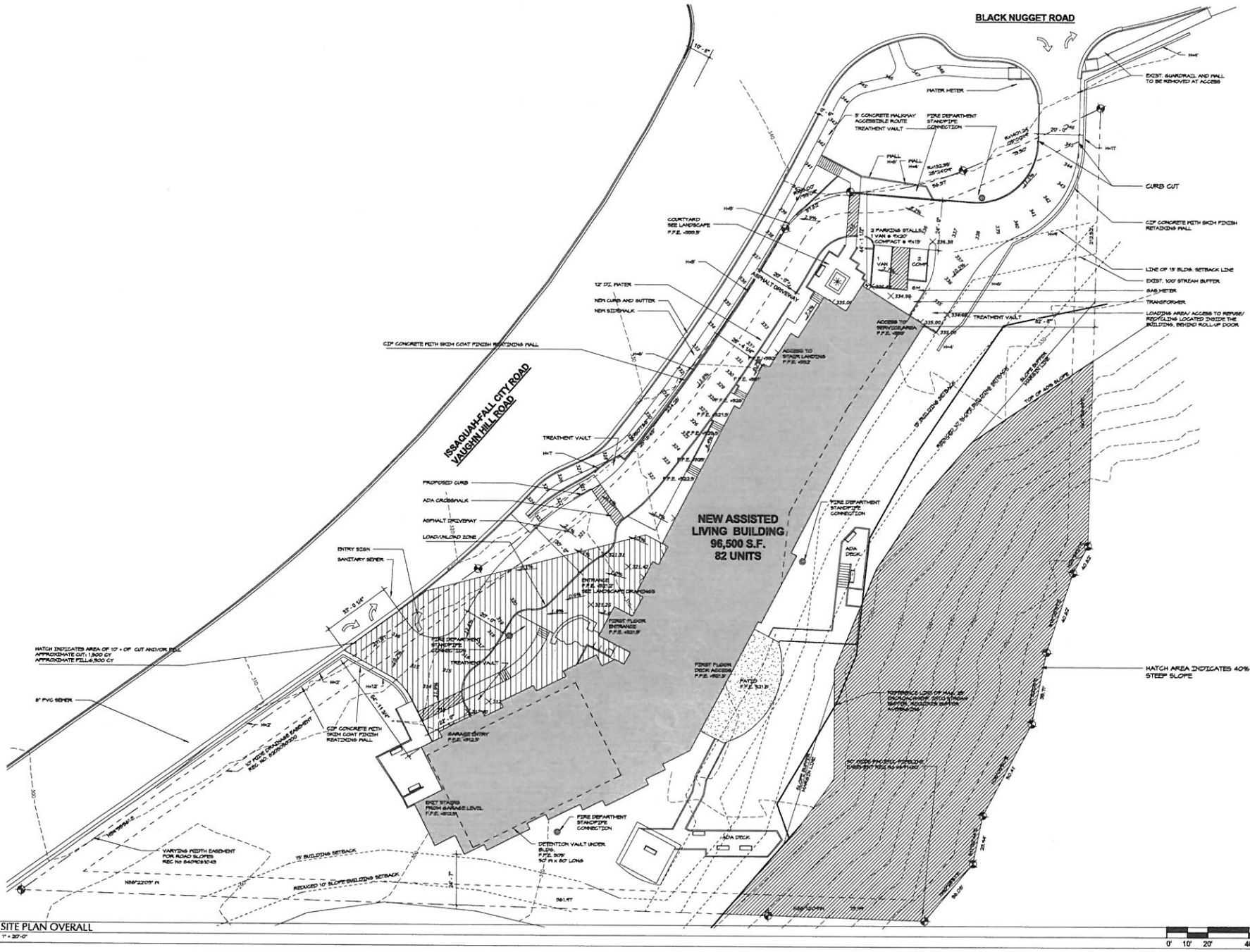
N
W E
S

0 412.5 825 1,650
Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained hereon.

CITY OF ISSAQUAH
GEOGRAPHIC INFORMATION SYSTEMS

1/14/2016



1 SITE PLAN OVERALL
A1/A2 1" = 20'-0"

C:\Users\jamesb\Documents\I521504_cd_central_jamesb.rvt

WATTENBARGER Architecture

SITE PLAN OVERALL

SUNRISE - ISSAQUAH
23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029
SUNRISE DEVELOPMENT INC.

JOB NO.: I8215
PLOT DATE 18/11/2015 3:36:
DATE: 11/25
SCALE: 1" = 20'
DRAWN: Auth
CHCKD: Check
SHEET NO
A-2

ZHANG JIJIAN+AIWEN GUO
1312 270TH WAY SE
SAMMAMISH, WA 98075

GOPALAN RAJASEKHAR
23420 SE BLACK NUGGET #E104
ISSAQUAH, WA 98029

HWANG MICHAEL DAE WON
23420 SE BLACK NUGGET RD #A302
ISSAQUAH, WA 98029

PLATEAU ISSAQUAH LLC
1645 BROADMOOR DR E
SEATTLE, WA 98112

DESAI POOJA
23420 SE BLACK NUGGET RD
ISSAQUAH, WA 98029

SHEAFFER ROBIN L
23420 SE BLACK NUGGET RD #A304
ISSAQUAH, WA 98029

FITZGERALD DANIEL D
17025 110TH PL SE
RENTON, WA 98055

SMITH JASON D
23420 SE BLACK NUGGET RD
ISSAQUAH, WA 98029

STERLING MICHALENE A
23420 SE BLACK NUGGET RD #A305
ISSAQUAH, WA 98029

YEN BERNARD+YIN PENG WONG
17711 NE 139TH CT
REDMOND, WA 98052

YANEZ-GALVEZ NELSON R+ELIZA
23420 SE BLACK NUGGET RD # B104
ISSAQUAH, WA 98029

ANDERSON TODD H+DALGARDNO A
23420 SE BLACK NUGGET RD #A103
ISSAQUAH, WA 98029

SCELZI JEROME
191 SKYVIEW DR
ELLENSBURG, WA 98926

BERDE JOSHUA+CANDACE
23420 SE BLACK NUGGET RD # C202
ISSAQUAH, WA 98029

ASSIH ERIC P
23420 SE BLACK NUGGET RD #A104
ISSAQUAH, WA 98029

BROECKELMANN ROBERT+FENG DO
2 ABELARD ST
LAKE OSWEGO, OR 97035

LEATHERS PAUL A+KRISTEN B
23420 SE BLACK NUGGET RD #101
ISSAQUAH, WA 98029

KAMP SUZANNE T
23420 SE BLACK NUGGET RD #A105
ISSAQUAH, WA 98029

IRAJ BEHPOUR
2156 272ND WAY SE
SAMMAMISH, WA 98075

WEAVER JAMIE K
23420 SE BLACK NUGGET RD #104
ISSAQUAH, WA 98027

SARGESON SHARON K
23420 SE BLACK NUGGET RD #A206
ISSAQUAH, WA 98029

VALENTINE LLC
2302 122ND ST NW
GIG HARBOR, WA 98332

ZHANG JIJIAN+AIWEN GUO
23420 SE BLACK NUGGET RD #A102
ISSAQUAH, WA 98029

MENON ANUPAMA
23420 SE BLACK NUGGET RD #B102
ISSAQUAH, WA 98029

BYBEE MICHELLE
23420 BLACK NUGGET RD #F101
ISSAQUAH, WA 98029

GARCIA GEORGIA N
23420 SE BLACK NUGGET RD #A-204
ISSAQUAH, WA 98029

BREAUX BARBARA
23420 SE BLACK NUGGET RD #B-203
ISSAQUAH, WA 98029

REEVE SUZANNE
23420 SE BL NUGGET RD #B-103
ISSAQUAH, WA 98029

CARTER ALISON A
23420 SE BLACK NUGGET RD #A-205
ISSAQUAH, WA 98029

WALKER MARSHA K
23420 SE BLACK NUGGET RD #B101
ISSAQUAH, WA 98029

FOYE MARY K
23420 SE BLACK NUGGET RD #B204
ISSAQUAH, WA 98029

FLYNN ASHLEY
23420 SE BLACK NUGGET RD #B301
ISSAQUAH, WA 98029

MILLS ROBERT E
23420 SE BLACK NUGGET RD #B303
ISSAQUAH, WA 98029

WILKERSON GABRIELLEM
23420 SE BLACK NUGGET RD #C-101
ISSAQUAH, WA 98029

HALIM EDDY
23420 SE BLACK NUGGET RD #C-102
ISSAQUAH, WA 98029

FORSELIUS GRANT S
23420 SE BLACK NUGGET RD #C-104
ISSAQUAH, WA 98029

BERGER JILL L
23420 SE BLACK NUGGET RD #C-301
ISSAQUAH, WA 98029

PINKSTON PAMELA M
23420 SE BLACK NUGGET RD #C103
ISSAQUAH, WA 98029

HEATON TERESA
23420 SE BLACK NUGGET RD #C201
ISSAQUAH, WA 98029

ABRAHAM LIJU K
23420 SE BLACK NUGGET RD #C203
ISSAQUAH, WA 98029

LAMNIN ARTEM D
23420 SE BLACK NUGGET RD #C204
ISSAQUAH, WA 98029

DIRKS SANDRA
23420 SE BLACK NUGGET RD #D 102
ISSAQUAH, WA 98029

KADALI NAREN
23420 SE BLACK NUGGET RD #D-101
ISSAQUAH, WA 98029

ANDERSON STUART P+STACEY J
23420 SE BLACK NUGGET RD #D-204
ISSAQUAH, WA 98029

SULLIVAN MICHELLE
23420 SE BLACK NUGGET RD #D-302
ISSAQUAH, WA 98029

MESSINA ERICA
23420 SE BLACK NUGGET RD #D103
ISSAQUAH, WA 98029

GIBBONS BRANT C
23420 SE BLACK NUGGET RD #D14
ISSAQUAH, WA 98029

SJOLANDER PARKER
23420 SE BLACK NUGGET RD #D201
ISSAQUAH, WA 98029

ERICKSON PHILLIP J+LAURIE W
23420 SE BLACK NUGGET RD #D202
ISSAQUAH, WA 98029

DANIELS SCOTT R+DEBORAH A
23420 SE BLACK NUGGET RD #D303
ISSAQUAH, WA 98029

HUDSON KIMBERLEE J
23420 SE BLACK NUGGET RD #D304
ISSAQUAH, WA 98029

FRANCIS DEREK A+HALEY
23420 SE BLACK NUGGET RD #E-102
ISSAQUAH, WA 98029

KELLY KEVIN
23420 SE BLACK NUGGET RD #E103
ISSAQUAH, WA 98029

KANUNGO GOHAR K+WALGUDE SHR
23420 SE BLACK NUGGET RD #E202
ISSAQUAH, WA 98029

DURRANI SHAHID ALI+QURAT UI
23420 SE BLACK NUGGET RD #E203
ISSAQUAH, WA 98029

KIM CHUNGEUN
23420 SE BLACK NUGGET RD #E301
ISSAQUAH, WA 98029

KIRKHAM ROBERT K
23420 SE BLACK NUGGET RD #E303
ISSAQUAH, WA 98029

HATFIELD JESSE LANE+SARA BU
23420 SE BLACK NUGGET RD #E304
ISSAQUAH, WA 98029

MILLER SCOTT G
23420 SE BLACK NUGGET RD #F 302
ISSAQUAH, WA 98029

HARRIS MOLLY R
23420 SE BLACK NUGGET RD #F-102
ISSAQUAH, WA 98029

MATHIAS CHRISTOPHER T
23420 SE BLACK NUGGET RD #F-303
ISSAQUAH, WA 98029

TREAT GREG
23420 SE BLACK NUGGET RD #G202
ISSAQUAH, WA 98029

COPENHAVER ARTHUR+JOY
23800 SE 59TH ST
ISSAQUAH, WA 98029

MCKINNEY CAMILLE
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ISSAQUAH, WA 98029

FORTIER SEAN W
23420 SE BLACK NUGGET RD #G204
ISSAQUAH, WA 98029

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ISSAQUAH, WA 98029

FANG TIANYU
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ISSAQUAH, WA 98029

GITLIN JAVIER ARPUPEA
23420 SE BLACK NUGGET RD C203
ISSAQUAH, WA 98029

SOTO AMY+FRANK
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ISSAQUAH, WA 98029

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ISSAWUAH, WA 89029

LILY FNU
23420 SE BLACK NUGGET RD G-302
ISSAQUAH, WA 98029

SOTO FRANK J+AMY L
25002 SE 40TH DR
ISSAQUAH, WA 98029

GRAHAM JENNIFER D+CONDON PA
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ISSAQUAH, WA 98029

TORRES FREDERIC JEREMY AND
23420 SE BLACK NUGGET RD UNIT B
ISSAQUAH, WA 98029

COLINROY PROPERTIES LLC
3333 CASCADIA AVE S
SEATTLE, WA 98144

CELLI MEGAN
23420 SE BLACK NUGGET RD #F301
ISSAQUAH, WA 98029

SRICHARAN MUTYALA
23420 SE BLK NUGG RD #F202
ISSAQUAH, WA 98029

GETMANETS SERGIY
351 E 84TH ST #10A
NEW YORK CITY, NY 10028

ALUZAS KURT+SYLVIA HO
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ISSAQUAH, WA 98029

SAILING MICHAEL DEAN
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ISSAQUAH, WA 98029

GIBSON STACEY B+STALWICK MA
37020 SE GALA CT
SNOQUALMIE, WA 98065

PUSZKIEWICZ PIOTR M
23420 SE BLACK NUGGET RD #G-303
ISSAQUAH, WA 98029

FIX BRANDON+KUNTICHA KOMONW
23420 SE BLK NUGGET RD #A101
ISSAQUAH, WA 98029

MORRISON KENNETH M+STACEY B
37020 SE GALA CT
SNOQUALMIE, WA 98065

CIELO FABIAN+GENESSA V
23420 SE BLACK NUGGET RD #G101
ISSAQUAH, WA 98029

DONAHOE MICHAELA M
23420 SE BLK NUGGET RD #B201
ISSAQUAH, WA 98029

REA RICHARD D
4107 E RAKESTRAW LN
GILBERT, AZ 85297

CHEN CHAOLI+LIN MI
23420 SE BLACK NUGGET RD #G104
ISSAQUAH, WA 98029

BONE RICHARD E
23520 ISSAQUAH-FALL CITY RD
ISSAQUAH, WA 98027

ERNST JACK C
710 RIO SINAGUA
SEDONA, AZ 86351

HIGGINS JAY+CHERYL K
758 MAALAHI ST
WAILUKU, HI 96793

CHRYST DAVID+JANAE
PO BOX 726
ISSAQUAH, WA 98027

HUFFMAN GREGORY J
78-6972 WALUA RD
KAILUA KONA, HI 96740

SRP 1 TIMBERS LLC
8110 E UNION AVE #200
DENVER, CO 80237

SOUTH RIDGE APARTMENTS L L
8110 EAST UNION AVE SUITE 200
DENVER, CO 80237

ISSAQUAH CITY OF
P O BOX 1307
ISSAQUAH, WA 98027

PJH ENTERPRISES LLC
P O BOX 378
PRESTON, WA 98050

LINNERTZ DONALD L
P O BOX 937
TWISP, WA 98856

HOANG PILLARE
PO BOX 112
ELEELE, HI 96705

ENTRUST NW LLC
PO BOX 69
CHELAN, WA 98816

LAKESIDE INDUSTRIES
PO BOX 7016
ISSAQUAH, WA 98027