# 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 24th day of March, 2016, 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 Public Hearing
Sunrise Assisted Living
SDP15-00006

Jennifer A. Woods
Signed by

SUBSCRIBED AND SWORN to before me this 24th day of March, 2016

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

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

# Notice of Public Hearing

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 Issaquah-Fall City Road

**FILE NO:** SDP15-00006

**APPLICANT:** James Brown
Wattenbarger Architects
2100 112th Ave NE, Suite 100
Bellevue, WA. 98004

## PUBLIC HEARING INFORMATION

**City of Issaquah Development Commission**

**DATE:** Wednesday, April 6, 2016

**TIME:** 7:00 P.M.

**LOCATION:** Issaquah City Council Chambers
135 E. Sunset Way
Issaquah WA, 98027

## PROJECT INFORMATION

**Project Description:** Proposal to construct an 82-unit, 5-story, 96,500 SF assisted living building with 50 below-building parking stalls and 2 surface stalls. The total site area is 2.32 acres; the developable site area is limited to 1.09 acres because steep slopes and the buffer of the North Fork Issaquah Creek constrain the east and south portions of the site.

The site would be accessed from driveways off SE Issaquah-Fall City Road and SE Black Nugget Road. **(See attached Site Plan)**

**Project Location:** 23599 SE Issaquah-Fall City Road **(See attached Vicinity Map)**

**Size of Subject Area in Acres:** 2.32 acres

**Required Permits:** SEPA Review, Site Development Permit (SDP), Administrative Adjustment of Standards (AAS), Building and Site Works Permit

**Required Studies:** Geotechnical, Drainage, Wetlands, Critical Areas, SEPA Checklist

## REGULATORY INFORMATION

**Zoning:** Multifamily 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 HEARING 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), 9 am – 5pm. An appointment with the Project Planner is suggested.

Comments will be accepted up to and during the Public hearing. 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

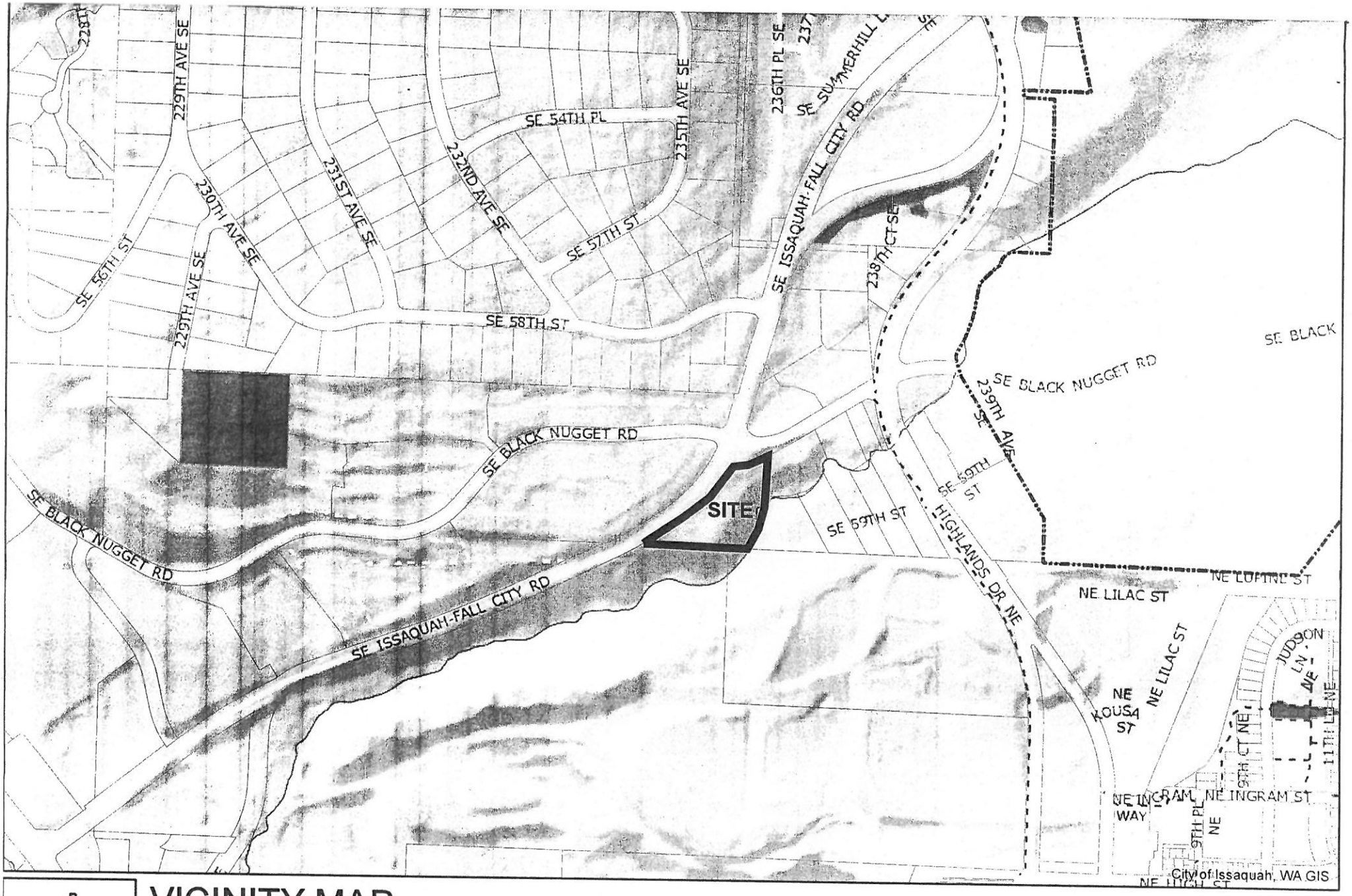
To receive further public notices on this project, please provide your name, address and e-mail to the Project Planner and request to become a Party of Record.

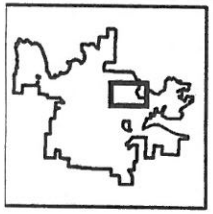
*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants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

## CITY CONTACT INFORMATION

**Project Planner:** Peter Rosen
**Phone Number:** 425-837-3094
**E-Mail:** peterr@Issaquahwa.gov

**Development Services Department:**
**Phone Number:** 425-837-3100
**E-Mail:** DSD@issaquahwa.gov



# VICINITY MAP

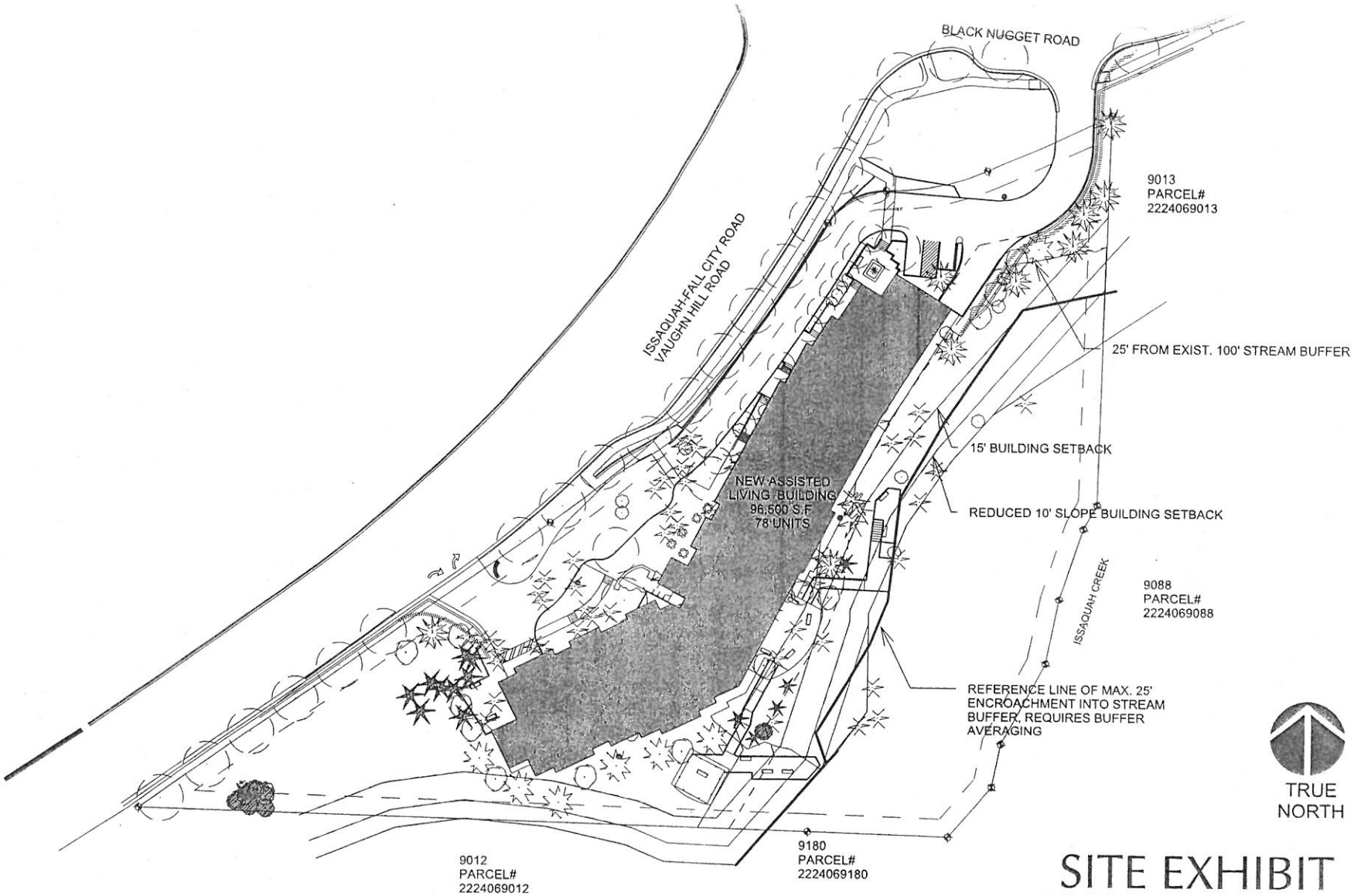
N
W E
S

0 275 550 1,100
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

3/16/2016




# SITE EXHIBIT

1" = 80'-0"

## PROJECT NAME: SUNRISE ISSAQUAH:
## PROJECT ADDRESS: 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029

PROJECT DESCRIPTION:
THE EXISTING SITE CONSISTS OF 100,908 SF. (2.31 ACRES). THE SITE IS CURRENTLY VACANT AND CONSISTS OF DENSE VEGETATION AND TREES. THE SITE SLOPES OFF SIGNIFICANTLY IN EXCESS OF 40% TO THE S.E. TO THE NORTH FORK OF ISSAQUAH CREEK. THE MAJORITY OF THE PARCEL IS ZONED MF-M, WITH A SECTION OF THE EASTERN PORTION OF THE PARCEL ZONED SF-SL. ADJACENT USES CONSISTS OF MULTIFAMILY ALONG THE NORTH AND WEST. SINGLE FAMILY ALONG THE EAST, AND MINING TO THE SOUTH. THE SOUTHERN PORTION OF THE SITE IS ALMOST ENTIRELY CLASSIFIED AS CRITICAL AREAS, DO TO THE STEEP SLOPES AND CREEK. THIS ALSO SERVES TO PROVIDE A BUFFER FROM THE MINING USE TO THE SOUTH. THE SCALE AND USE OF THE PROJECT ARE CONSISTENT WITH OTHER RESIDENTIAL AND MULTIFAMILY USES.

THE PROPOSED ASSISTED LIVING BUILDING WILL BE A 5 STORY, APPROXIMATELY 96,500 SF. STRUCTURE, I-2 OCCUPANCY, TYPE IB CONSTRUCTION. THE BUILDING WILL BE AN ASSISTED LIVING COMMUNITY LICENSED BY THE STATE OF WASHINGTON UNDER RESIDENTIAL BOARD AND CARE. THE BUILDING WILL CONTAIN 78 SLEEPING UNITS AND INCLUDING SUITES IS INTENDED TO SERVE AT LEAST 100 RESIDENTS. THE LOWER LEVEL WILL CONTAIN PARKING AND SOME STORAGE AND MECHANICAL ROOMS. THE FIRST FLOOR CONTAINS COMMUNITY SPACES FOR RESIDENTS, KEY ADMINISTRATION, SUPPORT SPACES AND A WING OF RESIDENTIAL UNITS. THE SECOND FLOOR CONTAINS TYPICAL RESIDENTIAL UNITS. FLOORS 3RD AND 4TH ARE DESINED TO ACCOMODATE RESIDENTS WITH MEMORY CARE NEEDS, AND ALSO CONTAIN DINING AND ACTIVITY SPACES FOR THOSE RESIDENTS. THERE IS A LOADING SPACE FOR DELIVERIES AT THE NORTH SIDE OF THE BUILDING.

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 #A-30
2
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 #A-30
4
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 #A-30
5
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 # B-1
04
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 # C20
2
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 #A-10
2
ISSAQUAH, WA 98029

MENON ANUPAMA
23420 SE BLACK NUGGET RD #B-10
2
ISSAQUAH, WA 98029

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

GARCIA GEORGIA N
23420 SE BLACK NUGGET RD #A-20
4
ISSAQUAH, WA 98029

BREAUX BARBARA
23420 SE BLACK NUGGET RD #B-20
3
ISSAQUAH, WA 98029

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

CARTER ALISON A
23420 SE BLACK NUGGET RD #A-20
5
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-10
1
ISSAQUAH, WA 98029

HALIM EDDY
23420 SE BLACK NUGGET RD #C-10
2
ISSAQUAH, WA 98029

FORSELIUS GRANT S
23420 SE BLACK NUGGET RD #C-10
4
ISSAQUAH, WA 98029

BERGER JILL L
23420 SE BLACK NUGGET RD #C-30
1
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 10
2
ISSAQUAH, WA 98029

KADALI NAREN
23420 SE BLACK NUGGET RD #D-10
1
ISSAQUAH, WA 98029

ANDERSON STUART P+STACEY J
23420 SE BLACK NUGGET RD #D-20
4
ISSAQUAH, WA 98029

SULLIVAN MICHELLE
23420 SE BLACK NUGGET RD #D-30
2
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
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KELLY KEVIN
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ISSAQUAH, WA 98029

KANUNGO GOHAR K+WALGUDE SHR
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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 30
2
ISSAQUAH, WA 98029

HARRIS MOLLY R
23420 SE BLACK NUGGET RD #F-10
2
ISSAQUAH, WA 98029

MATHIAS CHRISTOPHER T
23420 SE BLACK NUGGET RD #F-30
3
ISSAQUAH, WA 98029

TREAT GREG
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COPENHAVER ARTHUR+JOY
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23420 SE BLACK NUGGET RD #F103
ISSAQUAH, WA 98029

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

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ISSAWUAH, WA 89029

LILY FNU
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23420 SE BLACK NUGGET RD UNIT
B
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37020 SE GALA CT
SNOQUALMIE, WA 98065

PUSZKIEWICZ PIOTR M
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3
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4107 E RAKESTRAW LN
GILBERT, AZ 85297

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23520 ISSAQUAH-FALL CITY RD
ISSAQUAH, WA 98027

ERNST JACK C
710 RIO SINAGUA
SEDONA, AZ 86351

HIGGINS JAY+CHERYL K
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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