



## AGENDA

### Development Commission

**7:00 PM - Wednesday, July 6, 2016**

Council Chambers, 135 East Sunset Way, Issaquah WA

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**1. CALL TO ORDER 7:00 PM**

- a) Commission Membership

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**2. APPROVAL OF MINUTES 7:05 PM**

- a) Minutes of June 8, 2016

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**3. AGENDA ITEMS 7:10 PM**

- a) **Sunset 7 Apartments - Site  
Development Permit - SDP16-00004**

*Presented by:*

*Amy Tarce, Senior Planner*

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Attachments

**4. OTHER BUSINESS / ANNOUNCEMENTS 9:00 PM**

**5. ADJOURNMENT 9:15 PM**

#### INQUIRIES

Please contact Christopher Wright (425)  
837-3093 or [ChrisW@issaquahwa.gov](mailto:ChrisW@issaquahwa.gov).

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*Meeting room is wheelchair accessible.*

*American Disability Act (ADA)*

*accommodations available upon request.*

*Please phone (425) 837-3000 at least two  
business days in advance.*

*Note: Times listed for meeting topics are  
approximate and items are subject to being  
shifted from the original order.*



## Development Commission

### About

Created in 1983, this commission reviews all land use actions requiring a Level 3 review. The Commission further serves as an advisory board to the City Council on land use actions requiring council approval (Level 5 review).

The appearance of fairness doctrine prohibits Development Commission members and City Council members from discussing the merit of specific land use development applications outside of the formal public meeting process. Citizens, however, may discuss any issue with the City's Development Services Department. Written comments are also welcome.

### Membership

The Development Commission is comprised of seven regular members, with four-year terms; and several alternates, with two-year terms. All members are appointed by the Mayor and subject to confirmation by the City Council. Terms expire April 30 of the year listed. For more information, see [IMC 18.03](#).

### Staff Liaison

Christopher Wright,  
Project Oversight Manager

[Email](#)

### Regular Members

2018 - Vacant  
2018 - Raymond Leong  
2018 - Richard Sowa  
2019 - Michael Brennan  
2019 - Randolph Harrison  
2020 - Melvin Morgan  
2020 - Kevin Price

### Alternate Members

2017 - TJ Ginthner  
2017 - Vacant  
2018 - Robert Bakh  
2018 - Carl Swedberg

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### Meetings

Unless otherwise posted:

#### When

7 p.m. the first and third  
Wednesday of each month

#### Where

Council Chambers, 135 E. Sunset  
Way



Development Commission  
6-8-16

**CITY OF ISSAQUAH  
DEVELOPMENT COMMISSION  
MINUTES  
June 8, 2016**

City Hall South  
Council Chambers

135 E. Sunset Way  
Issaquah, WA 98027

**COMMISSIONERS PRESENT**

Randy Harrison, Chair  
Michael Brennan  
Raymond Leong  
Mel Morgan, Jr.  
Richard Sowa  
Kevin Price

**STAFF PRESENT**

Emily Moon, Deputy City Administrator  
Lucy Sloman, Land Development Manager  
Christopher Wright, Project Manager

**APPLICANTS/OTHERS PRESENT**

Jim Bodoia, VIA Architecture

**CALL TO ORDER**

HARRISON, Chair, called the meeting to order at 7:02 PM.

**APPROVAL OF MINUTES:** Minutes from March 2, 2016 were approved with no changes.

**UPDATE:** Wright explained that the Commission Members will be sent a link to a video regarding Public Records, Open Public Meetings, Records Management, Anti-Harassment, Ethics, Public Meetings and Quasi-Judicial Decisions.

Wright also explained that the training on Commission Purview and Purpose will be presented at the next Development Commission Meeting. The Hearing for the Silverado Development Agreement was also postponed.

**PRESENTATIONS:**

Moon presented "Go Issaquah: City's Transportation Efforts."

Sloman presented a minor revision to the Gateway Site Development Permit. The change involves reducing/eliminating tandem parking within a parking structure, reducing the footprint of a building, and adding surface parking. The minor revision will be reviewed administratively, but staff wanted to give the Development Commission and the Public an opportunity to comment.

**PUBLIC COMMENT:**

Two members of the public, Connie Marsh and Mary Lynch spoke to the Gateway Revision, including concerns about process, SEPA review, and impacts of the revision to critical areas and stormwater runoff.

**ELECTION OF OFFICERS:**

HARRISON announced that the election of officers will take place at the next Development Commission meeting.

With no further business to conduct, HARRISON adjourned the meeting at 8:16 PM.



**CITY OF ISSAQUAH  
DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT COMMISSION**

**STAFF REPORT**

**July 6, 2016**

**FILE NO.:** SDP16-00004

**PROJECT:** **SUNSET 7 APARTMENTS**

**OWNER:** DJ Loveridge  
Thick Brick, LLC  
19538 SE 51<sup>st</sup> Street,  
Issaquah, WA 98027

**APPLICANT:** Rick Gulstrom  
GMS Architectural Group  
1804 136<sup>th</sup> Place NE, Ste. 1  
Bellevue, WA 98005

**STAFF CONTACT:** Amy Tarce, Senior Planner  
Development Services Department, (425) 837-3097

**REQUEST:** Site Development Permit APPROVAL for redevelopment of an existing residential lot into a 7-unit 4-story multi-family apartment (See Attachment 5 for plans and elevations).

**SITE ADDRESS:** 355 E. Sunset Way

**EXISTING LAND USE:**

<u>Subject Property:</u>	Single-family.
<u>North:</u>	Office
<u>South:</u>	Single family residential
<u>East:</u>	Single family residential
<u>West:</u>	Fourplex (2 duplex buildings)

**EXISTING ZONING:** The site is zoned MF-H, Multi-family, High density. It is also a receiving site for Transfer Development Rights.

**COMPREHENSIVE PLAN:** The site is designated “Multi-family Residential”.

- SUBAREA:** East Sunset Way Development Area in Olde Town
- BACKGROUND:** March 18, 2015 The City’s Project Review Team held a Pre- Application Conference with the applicant.
- November 18, 2015 A Community Conference was held by the Development Commission to identify land use issues early in the review process. No decision about the project proposal was made.
- PUBLIC NOTICE:** As part of the Public Hearing process, public notice is required to be provided to all property owners within 300 feet of the exterior boundaries of the proposal site at least 10 days prior to the meeting. Notice of the Public Hearing was mailed out to 66 property owners on June 24, 2016. Notice of the Public Hearing was also posted on the City’s web site calendar and the site sign.

**LIST OF ATTACHMENTS**

1. Design Standards Checklist
2. Vicinity Map
3. Project Narrative, dated 3/15/2016
4. SEPA Checklist and Mitigated Determination of Nonsignificance
5. Plans, elevations and renderings, dated 4/15/16.

**I. DEVELOPMENT PERMIT REVIEW**

**Purpose:** Per IMC 18.07.410, the purpose of the Level 3 Site Development process is to ensure public input and review by the Development Commission, the Development Services Department and other departments for consistency with the development regulations, Design Criteria Checklist (see Chapter 18.07 IMC) and other approval criteria. A Level 3 review is required because the site’s primary access and/or street frontage are located on and/or the site abuts Sunset Way, per the criteria for Level 3 review, where a proposal is a Level 2 land use review but located in one of the streets identified in the “Permitted Use & Level of Review Key” in IMC18.06.130.

**Review Process:** The Issaquah Municipal Code (IMC) Section 18.04.450 states that Site Development Permits shall be reviewed through the Level 3 Review process. The flow chart in Section 18.04 for Level 3 Review requires a Site Development Permit to be approved at a Public Hearing by the Development Commission.

**II. SEPA Environmental Review**

An Environmental Checklist and compliance with the WA State Environmental Policy Act is required prior to approval of the Site Development Permit. The City of Issaquah is the lead agency for SEPA review of the project. Based on the proposed multi-family development, the Applicant is required to provide bicycle and pedestrian mitigation fees, as well as impact fees and general services fees.

The City issued the Mitigated Determination of Non-Significance (See Attachment 5, *SEPA Checklist and Mitigated Determination of Nonsignificance*) on June 9, 2016. The 21-day public comment and appeal period ran from June 9, 2016 to June 29, 2016, No public comments were received.

**Condition 1: *The Applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The City may approve a voluntary payment in lieu of other mitigation. The current mitigation fee is \$78.56/multi-family unit for general government, \$154.35/multi-family unit for the police mitigation fee, and \$462.75/apartment unit for the bicycle/pedestrian mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.***

### III. FINDINGS OF FACT

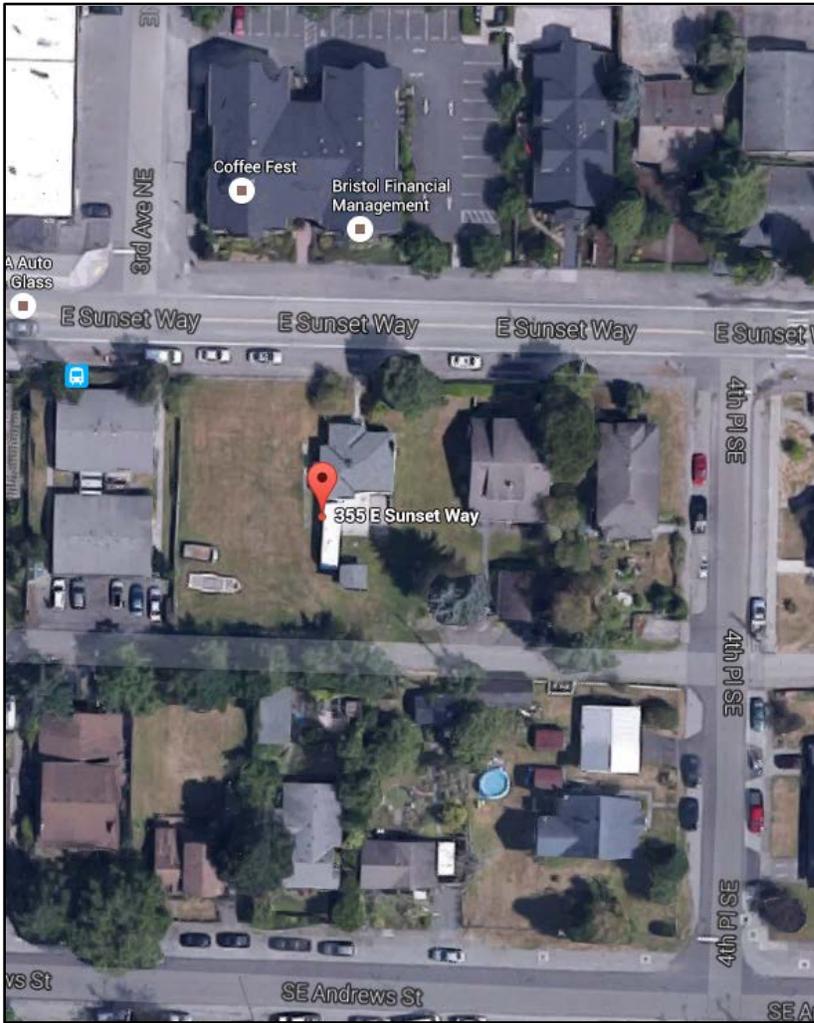
#### A. PROJECT DESCRIPTION

**Project Overview** (See Attachment 5, Plans, Elevations and Renderings)

The project consists of a 7-unit four-story apartment building on a single lot with a lobby accessed off of Sunset Way and from a ground level garage. The building has undulating bays and roof heights, as well as recesses for balconies on all sides. The tallest element is the elevator/stair tower at the northeast corner of the site, while the lowest section is at the rear, next to the alley. Front, side and rear yards are provided with vegetation and resident community spaces, including a pea patch at the southeast corner and an open lawn at the southwest section of the side and back yard. Street trees are proposed along the front yard.

#### **Existing Conditions**

The project site is on Sunset Way, one of the main connection from the I-90 freeway to downtown Issaquah. A one-story single-family structure currently sits on the site. A chain link fence provides enclosure of the property frontage along Sunset Way (see Fig. 2). The site has no critical areas. Approximately two thirds of the site is pervious. A carport and a garage in the rear of the house is accessed off of an existing alley; however, there is no paved driveway (see Fig. 3.A). There are no existing trees on the property. One large tree sits very close to the eastern property line, but is located on the neighboring property.



A single-family house sits on the adjacent east property and a 4-plex sits on the west neighboring property. A small scale office building is across Sunset Way and single-family homes are found across the alley. The houses across the alley has their primary entries facing SE Andrews Street. (See Attachment 5 for additional Existing Conditions Photographs)

**Fig. 1. Existing Adjacent Uses**



**Fig. 2. View of Project Site from Sunset Way**



**Fig. 3.A View of Alley Facing West, approaching the Project Site** (The project site is in the background, shown as open green area with small roofed structure.)



**Fig. 3.B View of Alley with Project Site shown on the right**



**Fig. 3.C Streetscape along Sunset Way with Office Building on right and one-story 4-plex on the left. Behind the 4-plex is a 4-story apartment building.**

## **B. APPLICABLE LAND USE STANDARDS**

### **1. CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

The project site is in the East Sunset Way Development Area of Olde Town. The Comprehensive Plan Land Use Element describes the vision for this area below:

*East Sunset Way offers the most significant potential for change and transition to a pedestrian friendly, mixed-use activity area, developed to be served conveniently with transit. Sunset Way is targeted for landscaping and streetscape improvements, this will encourage pedestrian activity, transit accessibility and buffer residential areas. These improvements will enhance the neighborhood quality not only from residents in the area, but also visitors that are encouraged to explore the area for small shops or specialty services. Multifamily units above ground floor retail and services, or courtyard multifamily will keep the streets pedestrian friendly and accessible.*

In Chapter 4, Circulation and Parking Element, Figure IV-A, Circulation Network identifies Sunset Way as a minor arterial and a bikeway. Figure IV-D, Trails Plan, also reinforces the bikeway along Sunset Way. More recently, a cycle track along the south side of Sunset Way has been identified by the Walk and Roll Study. Chapter 4 also noted that Sunset Way streetscape improvement was a high priority for capital improvements at the time of the adoption of the Comprehensive Plan in 1999.

In Chapter 5 of the Comprehensive Plan, the Urban Design concept for development can be found in the following subsections:

*Sunset Way Activity Area (p.V-14)*

*East Sunset Way from the edge of the CBD to the Sunset Interchange will continue the transition towards multifamily units. The Olde Town Plan will direct, to the Sunset Way corridor, small-scale high density multifamily residential and neighborhood commercial as mixed use developments. New commercial within mixed use residential will expand both the availability of local services the neighborhood population who will use the local services. The consolidation of small lots may be required to make redevelopment feasible.*

*Urban Design Focus: Use Sunset Way development to provide additional housing opportunities within Olde Town and support the CBD as a livable pedestrian-friendly and accessible activity area.*

*Strategy: Assure that new development is a sufficient size and density to economically support the desired local services, transit and pedestrian activity. New multifamily will utilize courtyard and other pedestrian-friendly designs. This area will include small scale offices and other neighborhood-oriented commercial uses to supplement the anticipated multifamily. Integrated into Sunset Way will be distinct landscaping to soften the environment to offset increasing traffic and land use intensity. Specific design guidelines for Sunset Way will be used to encourage courtyard housing and building articulation to break up building mass and reflect the surrounding small scale. New development along Sunset Way will enhance walkway links for residents to parks, open space, and trails. Sunset Way development will maintain direct connection to Front Street and improve the streetscape to emphasize that connection. The Transit Center along Sunset Way will be supported by transit friendly development that eases use of transit services.*

*Staff Analysis:*

To summarize, the key principles embodied in the Comprehensive Plan policies and design concept for East Sunset Way are as follows:

- Small-scale high density mixed-use development with neighborhood-oriented commercial uses
- As a transition/buffer for single-family residential area
- Pedestrian-friendly streetscape
- Multi-family units with ground-floor commercial
- Pedestrian connection to Front Street, parks, open space and trails

The intent for the East Sunset Way Development Area is to allow for small-scale office and higher density multi-family developments to co-exist side by side within the whole subarea and not necessarily within one development. This is reinforced by the way the Permitted Uses Table identifies single-use land uses as allowed in the CBD. It is expected that treatment of massing and height, as well as landscaping, will be used to minimize the impact of the more intense uses from the single-family uses in the CBD.

There is also a strong emphasis in creating a pedestrian-friendly streetscape and including ground floor retail in multi-family developments to encourage walking and transit use. The buildings are to be scaled down through the use of articulation and modulation to break the building mass.

The Transit Center mentioned in the Comprehensive Plan does not exist today but the City maintains its interest in locating a transit center in Olde Town in the future.

***Conclusion: Consistent with the Comprehensive Plan at this phase of review.***

## **2. COMPLIANCE WITH THE DEVELOPMENT AND DESIGN STANDARDS (Issaquah Municipal Code Article 18)**

**2.1 Zoning District (IMC 18.06)** The review of this project for compliance with the Land Use Code will be based on its designation of the property in a Multifamily- High (MF-H) zoning district. In addition to standards found in IMC 18.06.100, this project is subject to the Multi-family and Duplex development standards in IMC 18.06 and 18.07.440.

- A. Intent.** IMC 18.06.100.H establishes the intent of the Multi-family High Density zoning district as follows:

The primary purpose of this zoning district is to provide for high density multifamily neighborhoods, in direct proximity to a variety of urban services and commercial uses. Duplexes and multifamily units are permitted uses. Senior housing, recreational uses, small scale retail, and lower intensity urban services are permitted as governed by the Table of Permitted Land Uses; provided, that traffic and other related impacts are not detrimental to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:

1. Provide opportunities for high density multifamily dwellings in direct proximity to commercial and retail services while preserving open space areas;
2. Require landscape buffers which separate neighboring land uses and arterial roadway from dwelling units;
3. Locate housing in close proximity to a range of urban services, to facilitate transportation alternatives and encourage pedestrian access;
4. Require that traffic generated from high density multifamily use will not pass through single family neighborhoods; and
5. Provide opportunities for limited scale retail, office, and service uses as part of a mixed use development. (Ord. 2462 § 17, 2006; Ord. 2447 § 31, 2005; Ord. 2108 § 6.3.4, 1996).

**B. General Standards**

<u>ITEM</u>	<u>CRITERIA</u>	<u>PROPOSED</u>	<u>Analysis</u>
Maximum Density:	29 du/acre	23.33 du/acre (7 units in 0.3 acre)	Complies
Minimum Lot Size:	None	NA*	
Max. Impervious surface:	50%	50%	Complies
Min. Pervious surface:	50%	50%	Complies
Max. Base Building Height:	40 feet	46 feet 6 inches	Complies through Admin. Adjustment of Standards

<u>SETBACKS</u>	<u>CRITERIA</u>	<u>PROPOSED</u>	<u>Building Setback Proposed</u>
Front Yard (North)	10 feet	10 feet	11 feet
Rear Yard (South)	20 feet	20 feet	20 feet
Side Yard (East)	5 feet	5 feet	16 feet 6 inches
Side Yard (West)	5 feet	5 feet	17 feet 6 inches

*Staff Analysis:*

The application complies with the development standards, as shown in the table above.

***Conclusion: Complies with Standards at this phase of review.***

**C. Building Height (IMC18.07.060)**

The proposed height, at approximately 46 feet 6 inches, exceeds the maximum base height of 40 feet allowed for the zoning district. An Administrative Adjustment of Height Standards to allow the building to exceed the base height was approved and the Notice of Decision issued on June 15, 2016. The elevator and stair tower is included in the height exceptions, specifically called out in IMC 18.07.060.4 (g) & (h).

*Staff Analysis:*

The Notice of Decision for the Administrative Adjustment of Height Standards includes the staff analysis, conclusion and a condition of approval, which states: ***The exterior design of the elevator and stair tower shall be further refined to architecturally integrate with the rest of the structure and reinforce the pedestrian-scale elements of the building.***

***Conclusion: Complies with Standards, with conditions, at this phase of review.***

**2.2 Nonmotorized facilities (IMC 18.07.080)**

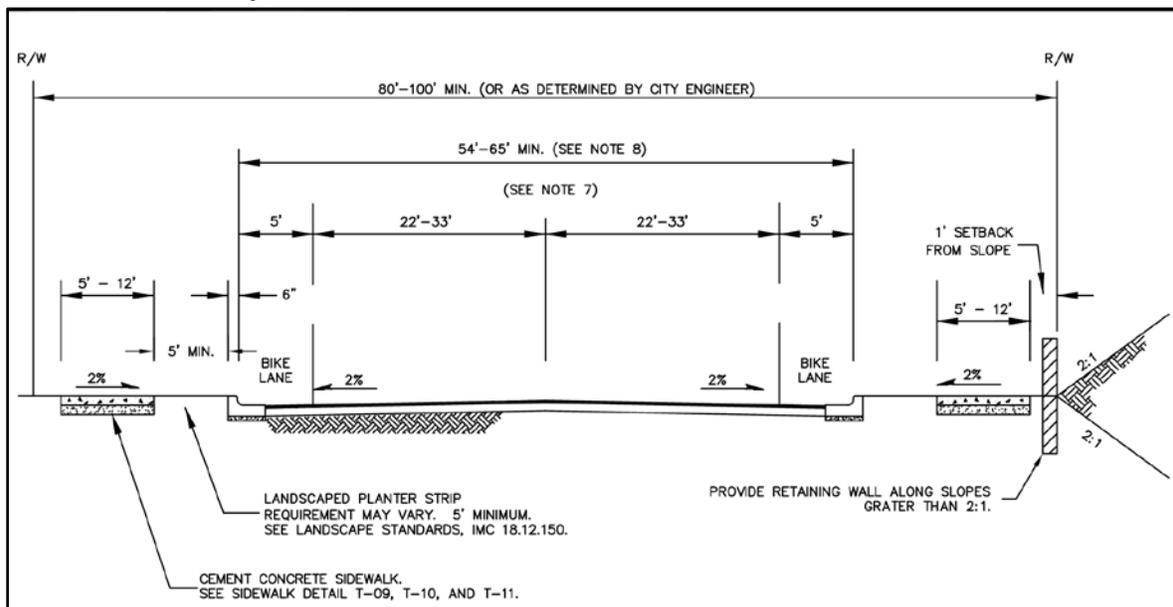
All new multifamily residential and nonresidential developments are required to provide nonmotorized facilities in accordance with IMC 18.07.080 B. These developments shall provide connections of required facilities with any existing public nonmotorized facility and/or provide a stub for future connection to any proposed public nonmotorized facility as documented in the Issaquah Comprehensive Plan.

**A. Pedestrian Facilities:**

1. Sidewalks: Any required sidewalks in public rights-of-way shall be provided consistent with the adopted and/or amended Issaquah Standards and Specifications: Streets and Related Work.

*Staff Analysis:*

The existing sidewalk along the south side of Sunset Way is 6-foot wide and flushed with the roadway grade. This configuration does not meet the City’s Streets Standards for Sunset Way, which is classified as a minor arterial. A minor arterial consists of:



Based on the section drawing above (see Section Detail No. T-13 of the City's Street Standards) a 5 – 12 foot wide raised sidewalk and at least 5-foot wide planter strip is required on each side of the minor arterial.

The Applicant will be required to provide a fee-in-lieu of constructing new sidewalks on Sunset Way (Please see Street Improvement staff discussion at the end of this Staff Report for a detailed explanation of this requirement, and the associated condition of approval.)

The Applicant is also required to pay the non-motorized facility mitigation fees, as stated in the SEPA Mitigated Determination of Non-Significance, to contribute to the development of systemwide bicycle and pedestrian facilities.

Please see staff discussion and recommended conditions for Street Improvements, at the end of this report.

2. Walkways: Barrier-free walkways providing the most direct route through a development shall be provided between public entrances and the nearest public sidewalk, trail, or shared use corridor.
  - (1) Walkway Connection Frequency: One walkway from a nonresidential or multifamily building to a public sidewalk is required in all instances with at least one (1) additional walkway required to the public sidewalk for each two hundred fifty (250) feet of street frontage.
  - (2) Multiple Building Walkway Systems: Not applicable to this proposal
  - (3) Large Building Walkway Systems: Subsections (B)(1)(b)(2)(A), (B), (E), (F) and (G) of this section apply to individual buildings of fifteen thousand (15,000) square feet or greater in addition to other requirements of this section.
  - (4) Size: All walkways must be at least five (5) feet wide, excluding vehicular overhang, displays, and storage.
  - (5) Materials: All walkways must be composed of materials that are permanent and visually distinctive from parking lot paving. Said materials shall also be consistent with ADA access.
  - (6) Safety: All walkways must be physically separated from vehicular area by grade, landscaping strips, berms, barriers, curbs or similar means, provided in a manner that retains pedestrian visibility.
  - (7) Lighting: See IMC 18.07.107, Outdoor lighting, for minimum lighting requirements.
  - (8) Transit Access: A walkway connection to the public sidewalk must be made within one hundred fifty (150) feet of an adjacent bus stop.

*Staff Analysis:*

The Walkways standards are meant to ensure pedestrian facilities are provided within the site to encourage walking and pedestrians have safe, convenient and easy access to the building/s from the street. The proposed multi-family building has one entrance from Sunset Way and one entrance from the garage. The street entrance is provided with a 5-foot wide walkway. The project will not be required to provide an additional connection to a bus stop. The Sunset Way sidewalk provides connection to the existing bus stop a block east, in front of the multi-family building at 487 Sunset Way. Sidewalks and walkways will be further reviewed for compliance with the above standards as part of the construction permit review.

**B. Bicycle and Shared Use Nonmotorized Facilities:**

1. **Bicycle Lanes:** Any required bicycle lanes in public rights-of-way shall be provided consistent with the adopted and/or amended Issaquah Standards and Specifications: Streets and Related Work and the Comprehensive Plan Bicycle and Shared Use Corridor Map.
2. **Shared Use Corridors:** All shared use corridors shall comply with all applicable requirements for walkways in subsection (B)(1)(b) of this section. Shared use corridors shall be marked with directional signs to indicate shared use in a manner consistent with IMC [18.11.170](#). Shared use corridors shall be at least ten (10) feet wide.
3. **Bicycle Parking:** Bicycle parking shall be provided consistent with IMC [18.09.030\(I\)](#), Bicycle Parking. (see staff analysis under "Parking")

*Staff Analysis:*

As shown on the street section for a minor arterial (see Pedestrian Facilities section above), a five-foot wide on-grade bike lane is required on both sides of Sunset Way. The existing on-street parking along Sunset Way is not consistent with the standard for minor arterials, since the location is supposed to be used for the bike lanes. Since the adoption of the Street Standards, new non-motorized transportation priorities were established for Olde Town through the Walk and Roll study. The Comprehensive Plan Transportation Element has been updated to include a multi-use trail along Sunset Way. However, the implementation of this multi-use trail has yet to be evaluated in light of other needs and conditions along Sunset Way, including the need for on-street parking.

City staff has been tasked by the City Council to look at the feasibility of locating a bike lane on Sunset Way. It is unlikely that the Applicant will be required to construct the bike lane for their portion of Sunset Way since a bike route along Sunset Way needs to be continuous and consistent in design in order to be functional. However, the Applicant will be required to pay a fee-in-lieu of improvements (see Condition 10).

### 2.3 Multi-family Development Standards (IMC 18.07.440)

- A. **Purpose and Intent:** The purpose and intent of requiring specific standards for multifamily and duplex development are to:
1. Ensure multifamily and duplex residential development which is compatible with the scale and character of the neighborhood or community in which it is located;
  2. Provide a safe source of housing for residents of the City which includes amenities such as usable open space;
  3. Provide the opportunity for urbanized lifestyles that would be located close to a range of urban services;
  4. Encourage a sense of community within each cluster and within each overall development; and
  5. Provide that impacts to public services and facilities are mitigated.

*Staff Analysis:*

Design standards in the Olde Town for Multi-family development and the development standards for the MF-H will ensure that the proposal will be compatible in scale and character to the multi-family zone along Sunset Way and the properties across the alley from the project. The 50% pervious area will be designed as usable open space and will contribute to the sense of community for the residents of the apartment. The site plan shows a lawn for passive recreation along the southwestern half of the property and a pea patch at the southeast corner of the lot (see Preliminary Landscape Plan, sheet L.1).

Item 3 above implies that the character of the multi-family zones is intended to be more urban. The design of the ground floor of the building and the Sunset Way streetscape provide ground-floor architectural elements to create a more urban character such as the provision of large windows and a glass entry to the residential lobby, the location of the building with minimal setback from the sidewalk, providing parking under the building and orienting the façade of the building to the street instead of a parking lot or the interior of the site.

B. **Diversity:**

1. **Unit Type:** Diversity of unit types is encouraged, including, but not limited to, senior housing, special needs and the low income rental market as defined by current King County Standards [Countywide Planning Policies];
2. **Location:** Multifamily shall be considered a desirable component of mixed use developments and shall be encouraged.

*Staff Analysis:*

The proposed apartment is a mix of one-, two-, and three-bedroom units. Given the size of the development, the proposal provides a relatively diverse mix of units.

- C. **Permitted Locations and Review Required:** The permitted locations and review required for multifamily and duplex development are governed by the ***Table of Permitted Land Uses*** (IMC 18.06.130).

*Staff Analysis:*

The proposal for a 7-unit multi-family apartment building is consistent with the zoning district for the property. The properties along Sunset Way between the I-90 ramp and Front Street in downtown Issaquah has been evolving into a more intense land use from its former single-family use, as intended by the Comprehensive Plan vision for this area.

- D. **Approval Criteria:** Approval for all proposals for multifamily or duplex developments shall be permitted only if all the following approval criteria are met:

1. Access and Circulation:

- a. Motorized: Vehicular access shall be provided such that it does not negatively impact adjacent land uses. Internal circulation shall also be provided, such that it does not interfere with pedestrian access or internal circulation;
- b. Nonmotorized: Pedestrian walkways shall be provided within a project and as linkages to adjacent projects.

*Staff Analysis:*

Motorized Circulation: Vehicular access is through an existing alley (See sheet A2.2, Circulation Site Plan). The driveway width is reduced to the minimum required, at 17 feet (see Sheet C2.0 of plans), and has a length of 20 feet, allowing for ample depth for a vehicle parked on the surface parking space to back out, if necessary. The driveway will be paved in concrete and connect directly to the alley.

The alley right-of-way width, which spans 20 feet, is not clearly demarcated with a paved surface. Currently, adjacent properties encroach into the 20-foot right-of-way, using the edge of the alley for storage of garbage bins or parallel parking (see Fig. 3A above). The Applicant will be required to pave the full-width of the alley as part of mitigation for transportation impacts to the adjacent properties.

Nonmotorized Circulation: Pedestrian walkways to the building from Sunset Way and the alley are limited due to the impervious area limitations of the site. There is an existing 6-foot wide sidewalk along Sunset Way that leads directly to the building entry from the street.

(See the City’s future plans for Sunset Way improvements above, under the Pedestrian Facilities section and below, under Street Improvements.)

**Condition 2: *The alley shall be repaved to provide unobstructed passage for the full 20-feet width required, from the western property line of the Sunset 7 project to the edge of the right-of-way of 4<sup>th</sup> Place SE.***

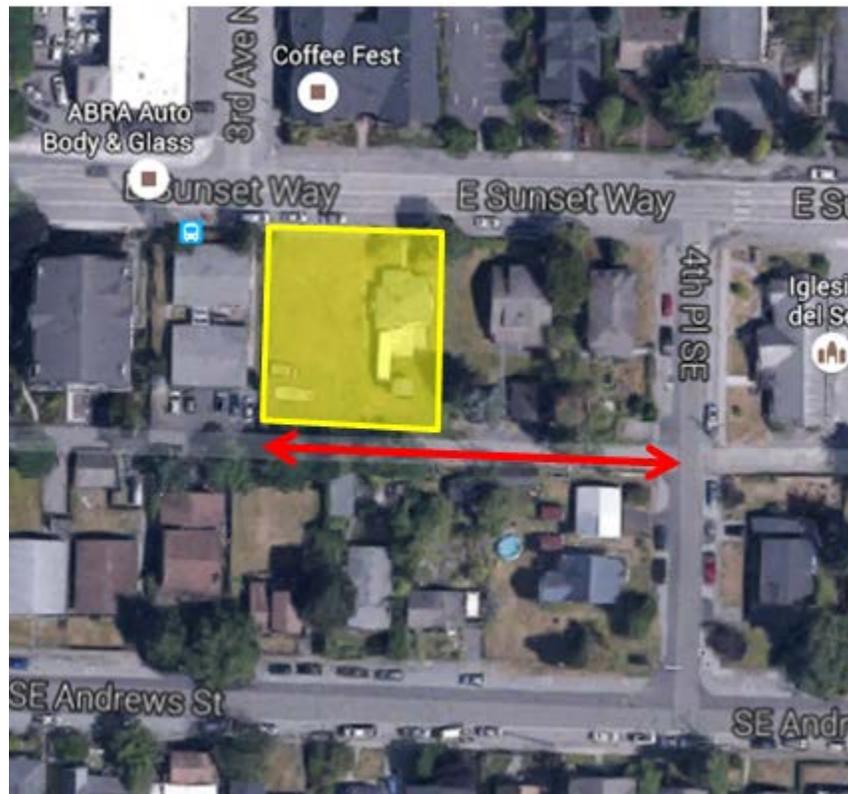


Fig. 4. Red arrow shows length of alley to be repaved by Applicant. Yellow square delineates the project site.

2. Building Modulation: Building modulation shall occur on all multifamily structures, including townhouses and residential development associated with residential mixed use development and is intended to break up the overall bulk and mass of the exterior of a multifamily building. Modulation should also add character to the overall building exterior as well as to individual units.

- a. Building facade modulation should occur at every twenty-five (25) feet of wall length. The modulation can take the form of decks, balconies, indentations, extrusions and other various forms; and
- b. Minimum modulation depth shall be approximately three (3) feet; and
- c. Minimum modulation width shall be approximately eight (8) feet.

*Staff Analysis:*

The building design meets the dimensional requirements for modulation. This will be reviewed again during Building Permit as details are developed (See sheets A 4.1 and A4.2 of the attached plan set for elevation drawings).

**Criteria 3 is for duplexes and does not apply to this project.**

4. Parking: Parking shall be determined for multifamily developments, as established in the Table of Off-Street Parking Standards (IMC [18.09.050](#)).

*Staff Analysis:*

The proposal complies with the parking requirement. Table of Off-Street Parking Standards (IMC 18.09.050) indicates that multi-family residential projects with units other than studio apartments are required to provide 2 spaces per unit. The project proposes 7 dwelling units; 13 spaces are provided in a garage, including one van accessible stall, and one space located outside of the garage, for a total of 14 parking spaces.

Per IMC 18.09.090.H, Compact Stalls, 60% of parking spaces provided may be compact stalls. This project is proposing a total of 14 spaces; therefore, up to 8 stalls can be compact spaces. Currently, the site plan shows 6 compact stalls inside the garage and one in the rear yard.

Bicycle parking is required per IMC 18.09.030.I at the ratio of 5% of the required automobile parking spaces for the first 300 required auto stalls. Therefore, a minimum of 1 bicycle space is required. Bike parking is provided in the garage, next to the workshop.

Per 18.09.110, no loading spaces are required for multi-family developments. However, a space for moving trucks near the elevator should be provided. It is expected that moving trucks will park on the street. However, when the new Sunset Way cycletrack is constructed, parking along the south side of the street will be removed. The applicant should identify an alternative plan for moving trucks to park and access the elevator.

5. Private or Common Usable Outdoor Space: Every multifamily development, including townhouses, shall provide private outdoor space for individual units or a larger common, outdoor space for the residences. The purpose of requiring usable open space is to provide this amenity for the residents of these developments. The usable outdoor space, whether provided on an individual or community basis, may consist of pervious and impervious surfaces.
  - a. Common Outdoor Space: Common outdoor space shall be provided in the form of one or several outdoor balconies, patios, decks or gardens. Common outdoor space shall be easily accessible to all residents of the complex and no common outdoor space shall be attached to any individual unit.
  - b. Containment of Activity Areas: Activity areas shall be designed so that they do not interfere with incompatible on-site uses; for example, children's play areas shall not overflow into parking lots or pedestrian pathways.
  - c. Minimum Outdoor Space per Unit: At a minimum, each unit shall have a total of forty-eight (48) square feet of outdoor space, whether provided for individual units as private outdoor space or as common open space.
  - d. Private Outdoor Space: Private outdoor space shall be provided in the form of private outdoor balconies, patios, or decks attached to individual units. Minimum length and width of each private outdoor space shall be eight (8) by six (6) feet.

*Staff Analysis:*

Each residential unit is provided with a balcony ranging in size from 60 s.f. to 70 s.f., with a standard depth of 6 feet. The balconies are located where they will not be impacted negatively by any activities that are incompatible with the residents' enjoyment of the outdoors from their units. Each unit is provided with a minimum size of 6' x 10' of balcony space.

6. Roofline Variation: Roofline variation is intended to break up the overall bulk and mass of a multifamily building. Roofline variation shall occur on all multifamily structures with rooflines which exceed fifty (50) feet in length. Roofline variation shall be achieved using one (1) or more of the following methods:
  - a. Vertical off-set ridge line;
  - b. Horizontal off-set ridge line;
  - c. Variations of roof pitch; or

- d. Any other technique approved by the Planning Director/Manager which achieves the intent of this section.

*Staff Analysis:*

The roof is well-modulated and broken into smaller roofs. The required rear setback from the property line for building height above 35 feet also created a cascading roof form along the alley side of the property (see staff discussion about height and setbacks).

7. Screening:

- a. Parking Area: The parking area shall be screened to visually buffer areas within the project complex and adjacent properties;
- b. Structures: Screening of structures from adjacent properties shall be provided, such as landscaping, fences, berms or other similar materials and/or designs. (Ord. 2471 § 5, 2006; Ord. 2108 § 7.4.8, 1996).

*Staff Analysis:*

Screening of garage walls along the east and west facades from adjacent properties consist of 6-foot tall fences along the property lines. Screening of the garage from resident views is more critical on the west elevation since the side yard is used as a lawn for recreational use of residents. The east side yard is primarily vegetated and less accessible to the residents (see Landscape Plan, sheet L1 of Attachment 5). The two ventilation openings visible from Sunset Way are recessed from the street and behind the extended porch area. The garage ventilation openings are provided with vertical grills, which are prohibited in the Olde Town Design Standards. The Applicant will be required to provide a refined design of the garage openings at the construction permit phase. Examples



of acceptable garage opening designs are provided here. The designs of these garage opening grills complement the architectural style of the building and provide aesthetic interest at the pedestrian level.

One parking space outside of the garage is screened with an evergreen hedge and a low wall. It shows the hedge within the sight clearance triangle. The hedge is considered a sight obstruction within the sight triangle and is prohibited by the City Street Standards.

**Condition 3:** *The garage openings shall be provided with decorative grills, such as the examples included in the staff report, that complement the character of the building or the community spaces that are adjacent to it.*

**Condition 4:** *The parking space visible from the alley shall be screened with architectural and landscape elements.*

**Conclusion:** **Complies with the Criteria for Multi-family Development Standards, with conditions, at this phase of review.**

### 2.3 Design Standards

The design standards that govern the project site is Appendix 3 of IMC 18.07, Design Guidelines for the Cultural and Business District of Issaquah

Staff analyzed the proposal for compliance with the design standards at the Community Conference phase. Initial review of the proposed building design showed that the design has met most of the requirements in the Design Standards, including:

1. Building modulation and application of architectural details to reduce the scale of the building
2. Clearly-defined building entry
3. Pitched roofs with a min. 4/12 slope and gabled roof facing a street
4. Driveway and garage access in the alley (driveways are prohibited from Sunset Way)
5. Screening of parking space from residential units across the alley
6. Walls facing Sunset Way shall be modulated with bays and recesses at least 8 ft. wide and no more than 25 ft. wide and at least 3 ft. deep.
7. Windows facing street have substantial trips and vary in size
8. Durable exterior materials include concrete masonry units at the base and fiber cement board for siding. The lap siding and board and batten siding provide texture, pattern and articulation to the building façade

The Applicant has revised the design to meet the outstanding items identified during the Community Conference, particularly the pedestrian-scale treatment of the ground floor facing Sunset Way. One detail required that is not provided is the special paving for the

walkway to the building entry at Sunset Way. Under the Front Yard Treatment section of the Design Standards, front yards are required to have an entrance element between the sidewalk and the building, limited to 6 items listed (see p.1 of Attachment 1, Design Standards Checklist). None of the six items are provided on this project. In another section of the Design Standards, pedestrian-scale lighting is required, which is also identified as one of 6 entrance elements acceptable for this project.

**Condition 5: *Pedestrian-scale lighting shall be provided along the walkway, from the public sidewalk to the building entry. Lighting style shall complement and reinforce the architectural style of the building.***

Staff detailed analysis and conclusions can be found in Attachment 1, *Design Standards Checklist*.

**Conclusion: Complies with the Design Standards, with conditions, at this phase of review.**

#### **2.4 Exterior Lighting**

The project will need to meet the requirements of the Outdoor Lighting Standards, IMC 18.07.107 with regard to exterior lighting of the walkway to the building entry on Sunset Way, the driveway and garage entry, and other exterior landscaping proposed by the Applicant, which has not been identified at this time. The requirements for Low Density Residential/Multifamily Residential would apply. A lighting plan, meeting the submittal requirements of IMC 18.07.107(D) will need to be submitted.

*Staff Analysis:* The Design Standards for Multi-family Development in Olde Town require pedestrian-scale lighting for building entries, between the public sidewalk and the front door. The proposal has not provided any information about pedestrian-scale lighting. Exterior lighting photometrics shall be reviewed for compliance with the Exterior lighting standards at construction permit.

**Conclusion: Compliance to lighting standards will be reviewed in detail at construction permit.**

#### **2.5 Landscaping and Tree preservation**

The landscape plan will need to meet the requirements of the City's Landscape Code, IMC 18.12. Some of these requirements include an evaluation of the worthiness to preserve existing trees and other landscaping on site; a soil analysis and evaluation of the practical use of the existing soil; a water budget analysis and irrigation system design.

The landscaping should complement the views and focal points of the building and site and the parking garage should be enhanced with landscape areas to buffer the views of the garage from abutting residential properties. Right-of-way landscaping will also be required.

IMC 18.12.1370 requires multi-family development to provide 4 significant trees for every 5,000 s.f. of lot area and IMC 18.12.1285 prescribes the Tree Retention requirements for a multi-family development at 25% of the total caliper of significant trees in the developable area.

IMC18.12.105 prescribes landscape screening requirements for parking garages. It includes 100% coverage with shrubs and groundcover for the area set aside as landscape screening of the parking structure. Perimeter screening also requires either a 10-foot wide planting area with Type 1 Landscaping or a 5-foot wide planting area with Type 2 Landscaping and trellis with climbing vines.

IMC18.12.100 prescribes landscape requirements for surface parking areas. For parking areas with less than 25 spaces, perimeter screening shall be either a 6-foot high fence or an evergreen hedge with shrubs spaced 3-feet on center.

*Staff Analysis:*

A preliminary landscape plan has been provided with the Site Development Permit submittal (see Sheet L1). No existing trees are found on the property so the Applicant does not have to meet the Tree Retention rate of 25%. One large tree on Sunset Way sits outside of the project property line. However, the Applicant is required to meet the Tree Density requirement. With a lot area of 13,200 s.f., a total of 11 trees are required. Thirteen trees, exclusive of the 3 street trees, are proposed. On-site trees are meant to provide visual screening of the building from adjacent neighbors and consist of evergreen and deciduous trees. Site amenities are provided in the side and rear yards. A pea patch is proposed at the southeast corner and an open lawn on the southwest section of the side yard. Based on the Design Standards (see Attachment 1), additional landscape details will be required at construction permit to determine whether the project complies with all the standards.

The Landscape Plan shows vegetation along the east and west parking garage walls but none for the southwest corner. Additional landscape screening will be required for this area. The proposed screening for the one parking space in the rear yard is shown as a combination of a 42-inch wall and vegetation, but no details of the height. While the plans show a sight triangle for the driveway, the City Streets Standards do not have sight triangle requirements for alleys and driveways connecting to alleys. Therefore, the screening for this parking space shall be required to meet the standards prescribed in IMC18.12.100.

**Condition 6:** *Additional Type 1 or Type 2 landscape screening shall be provided along the south property line to screen views of the parking garage from residential uses across the alley.*

**Condition 7:** *The Plant Schedule of the Landscape Plan shall include the following information for each plant species, in addition to planting size and spacing:*

- *Size of plant at maturity, including height and width/spread*
- *Plant category, whether deciduous or evergreen/coniferous*
- *Additional plant characteristics required to meet the standards, such as drought resistance and which plants will provide year-round color*

**Condition 8:** *Trees proposed for the side yards shall have a mature size that will not create an overcrowded condition for the tree roots and maintenance issues for the apartment building in the future. A combination of deciduous and evergreen trees with longer life span is preferred and should take into consideration the livability of residents and neighbors.*

**Conclusion:** **Complies with the Landscape Standards, with conditions, at this phase of review.**

## **2.6 Waste Facilities & Recycling**

The waste and recycling containers are shown to be stored inside the garage. They will be rolled out to the edge of the alley during trash pick-up days, similar to the manner waste is picked up for other properties along the alley.

**Condition 9:** *A location within the lawn area shall be designated for temporary storage of trash containers to ensure that containers do not stored in the alley right-of-way during pick-up days.*

**Conclusion:** **Complies with the Waste Facilities Standards, with condition, at this phase of review.**

## **3. OTHER CITY REQUIREMENTS**

### **A. STREET IMPROVEMENTS**

The Applicant is required to provide half-street improvements; however, the streetscape design for Sunset Way has not been determined. Sunset Way is currently being considered for one of 4 capital improvement projects that the City Council identified for bond funding consideration this Fall, as part of a ballot measure. The Council has instructed staff to develop a conceptual design for Sunset Way by October 2016, after which time the Council will make a final decision

whether Sunset Way will be included among the capital projects to be put forth to the public for consideration. Given the timing of the approval for this Site Development Permit ahead of the Council's decision for Sunset Way, the motorized, bike and pedestrian facilities required for Sunset Way may not be determined until after this project has an approved Land Use Permit and Building Permit. Therefore, in lieu of building the half-street frontage improvements on Sunset Way, the Applicant will be required to pay a fee-in-lieu. For this review, the current Streets Standards for a minor arterial and the Comprehensive Plan Transportation Element will be used as the basis for the determination of the fee-in-lieu amount. The Applicant's Traffic Impact Fees will be credited with the fee-in-lieu.

**Condition 10: *The Applicant shall pay a fee-in-lieu for street frontage improvements equivalent to constructing sidewalks, curbs and gutters, planter strip along the south side of Sunset Way and half of the roadway width based on the City's streets standards for a minor arterial. The fee-in-lieu shall include cost for design up to final construction of a typical City capital project.***

***The Applicant shall receive credit on their Traffic Impact Fees for paying the fee-in-lieu. The Applicant shall provide the City with an order of magnitude cost estimate for the half-street frontage improvements with the construction permit application. In order to receive the Traffic Impact Fees credit, the cost estimate shall be approved by the City.***

**B. Storm Drainage**

Storm drainage will be required to follow the applicable King County Surface Water Design Manual. All runoff from the site will be infiltrated onsite. The site is within the mapped area where stormwater Low Impact Development must be incorporated into the site design. Roof runoff will be collected in downspouts and conveyed to underground storage facility. Water quality requirements shall be met for all runoff from all driving surfaces.

**C. Utility Improvements (Water and Sewer):**

The project will be required to meet all current City of Issaquah standards. Location of existing utilities, as well as proposed new utilities will need to be shown on the civil drawings submitted with the Site Development Permit. Compliance with the City's standards will be determined during the Site Development Permit. None of the utility improvements will have a big impact on the site plan, as proposed.

- A. Power: Existing powerline shall be relocated underground.
- B. Sewer: Since the project has less than 10 units, the existing sewer may be used if it is a 6-inch diameter line and in good working condition.
- C. Water. Water supply for fire department use and for the residential units will be required.

**D. Fire access:** Fire trucks can park on Sunset Way or access the rear of the building through an existing alley. A concrete walkway from Sunset Way allows access to the sprinkler room located near the front of the building. Therefore, no additional on-site fire vehicle access is required for this project.

**E. Impact and Mitigation Fees:**

The developer will be required to pay Impact and Mitigation Fees. Impact fees are required at the Issuance of Building Permits and by the mitigation/impact fee schedule in effect at that time.

#### **IV. PUBLIC COMMENTS AND STAFF RESPONSES**

The City did not receive any written comments for the Site Development Permit but received 2 comments for the Administrative Adjustment of Height Standards. One citizen who lives next door called staff twice and expressed her concerns about the construction impacts to her quality of life; however, she did not submit a written comment. The public comments and staff responses are included in the Administrative Adjustment of Height Standards Notice of Decision, and available on the City website, in the Active Project list of the Development Services Department.

#### **V. STAFF RECOMMENDATIONS**

Based on the submitted application and plans, the Administration recommends that the Development Commission move to:

- A. Approve the Site Development Permit for Sunset 7 Apartments, SDP16-00004, with plans, architectural drawings and technical studies submitted on April 21, 2016, the staff report dated July 6, 2016, with Attachments 1 through 7, and the conditions of approval recommended below.
- B. Direct the Development Services Department to prepare the Findings of Fact which affirm the Development Commission's decision to approve the Site Development Permit for Sunset 7 Apartments, SDP16-00004, based on plans, architectural drawings and technical studies submitted on April 21, 2016, the Staff Report dated July 6, 2016, with Attachments 1 through 7 and conditions of approval as adopted (or amended, if applicable) by the Development Commission on July 6, 2016. The staff analysis and conclusions in the Staff Report shall serve as the Findings of Fact.

#### **STAFF RECOMMENDED CONDITIONS OF APPROVAL**

Nothing in this set of Recommended Conditions of Approval shall be interpreted to excuse the applicant from meeting all of the requirements of the City of Issaquah Comprehensive Plan, the

Issaquah Land Use Code, the International Building Code, the City's Street Standards and other regulatory instruments used by the City to ensure public welfare, health and safety.

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- 1 The Applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The City may approve a voluntary payment in lieu of other mitigation. The current mitigation fee is \$78.56/multi-family unit for general government, \$154.35/multi-family unit for the police mitigation fee, and \$462.75/apartment unit for the bicycle/pedestrian mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.
  - 2 The alley shall be repaved to provide unobstructed passage for the full 20-foot width required, from the western property line of the Sunset 7 project to the edge of the right-of-way of 4th Place SE.
  - 3 The garage openings shall be provided with decorative grills, such as the examples included in the staff report, that complement the character of the building or the community spaces that are adjacent to it.
  - 4 The parking space visible from the alley shall be screened with architectural and landscape elements without encroaching into the sight clearance triangle required by the City's Streets Standards.
  - 5 Pedestrian-scale lighting shall be provided along the walkway, from the public sidewalk to the building entry. Lighting style shall complement and reinforce the architectural style of the building.
  - 6 Additional Type 1 or Type 2 landscape screening shall be provided along the south property line to screen views of the parking garage from residential uses across the alley.
  - 7 The Plant Schedule of the Landscape Plan shall include the following information for each plant species, in addition to planting size and spacing:
    - Size of plant at maturity, including height and width/spread
    - Plant category, whether deciduous or evergreen/coniferous
    - Additional plant characteristics required to meet the standards, such as drought resistance and which plants will provide year-round color
  - 8 Trees proposed for the side yards shall have a mature size that will not create an overcrowded condition for the tree roots and maintenance issues for the apartment building in the future. A combination of deciduous and evergreen trees with longer life span is preferred and should take into consideration the livability of residents and neighbors.
  - 9 A location within the lawn area shall be designated for temporary storage of trash containers to ensure that containers do not stored in the alley right-of-way during pick-up days.

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- 10 The Applicant shall pay a fee-in-lieu of street frontage improvements equivalent to constructing sidewalks, curb and gutters, planter strip and half of the roadway based on the City's streets standards for a minor arterial and may include a transition area extending east and west outside of the project's frontage to connect back to the existing street conditions.

The Applicant shall receive credit on their Traffic Impact Fees for paying the fee-in-lieu. The Applicant shall provide the City with an order of magnitude cost estimate for the half-street frontage improvements with the construction permit application. In order to receive the Traffic Impact Fees credit, the cost estimate shall be approved by the City.



**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
FRONT YARDS - DEPTH	To enhance street face as a pedestrian friendly environment by reinforcing the historic building pattern in downtown	New buildings shall be sited close to the sidewalk, with shallow front yards.	Yes
		Street facing façade shall be modulated no more than 10 ft. deep and include recessed entries, gardens or plazas. (see illustration for Sunset Way setbacks)	Yes. The façade is well-modulated with recessed front porch, balconies and extended bays at various floors.
		Setbacks may be increased for developments that dedicate front yards to public plazas.	This is not the right location for a public plaza.
FRONT YARD - TREATMENT	To provide a feeling of separation between buildings and public pedestrian realm so that front yards function as usable outdoor spaces.	Front yards shall include at least two of the following transitional elements:	
		a. steps	
		b. low fences, less than 3 ft. high	
		c. Trellises	Yes
		d. Site furnishings	Encouraged
		e. Low hedges, less than 3 ft. high	Yes
		f. Landscaped borders	
		At least one of the following entrance elements between the sidewalk and the buildings:	No
		a. Gateways	
		b. Archways	
		c. Walkway covers	
		d. Arbors	
		e. Variety of paving materials	
	f. Pedestrian lighting	See condition of approval for pedestrian lighting in Section F of the Staff Report.	

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
ENTRIES FACING THE STREET	To provide a clearly defined, welcoming and safe entry for pedestrians, from the sidewalk into the building.	Architectural elements shall be used to provide a clearly identifiable and defensible entry visible from the street.	Yes
		Development shall include at least 2 of the following:	
		a. recesses	Provided
		b. balconies	Provided
		c. articulated roof forms	Provided
		d. front porches	Provided
		e. arches	Not necessary
		f. trellises	Provided
		g. glass at sides and/or above entry doors	Provided
		h. awnings and/or canopies	For commercial storefront, if provided
		Pedestrian scale lighting and/or lighted bollards shall be provided.	Not shown. Will be condition of approval.
PRIVATE OUTDOOR SPACE	To provide private outdoor spaces that encourage a sense of ownership by residents.	Low walls, fences, hedges and landscaping shall be used to define and visually shield outdoor spaces such as yards, decks, terraces, and patios from each other and from the street.	Yes
*Defensible space is clearly associated with an individual dwelling unit and controlled by its occupants, but which may be viewed by the public.		Apply defensible space and clear entry way principles.	Yes, low hedge and other vegetation used as a natural barrier to define public space (sidewalk) from private front yard and porch.
SITE LANDSCAPE AREAS	To reinforce the character of Olde Town and the surrounding natural environment through site landscaping.	All areas not devoted to landscape required by these standards, the Issaquah Municipal Code, parking, structures or other site improvements shall be planted, or remain in existing native, non-invasive	N/A

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
		vegetation.	
		Where new landscape areas are provided, plant materials shall be a mixture of drought tolerant deciduous and evergreen varieties. A minimum 20% of plant varieties shall provide year-round color, texture and/or other special interest.	To be reviewed at Landscape Permit
LOCATION OF PARKING LOTS	To maintain a contiguous, active pedestrian street front along Primary Pedestrian Streets by locating parking lots behind buildings.	Redevelopment -- Parking lots shall be relocated behind buildings when feasible. Where parking lots are allowed to remain in front of or beside buildings, parking lots shall:	N/A . 1 parking space in the rear yard is provided but this standard applies to parking lots, not parking space.
		All parking lots (new development and redevelopment) shall comply with the parking lot standards set forth in the Issaquah Municipal Code including, but not limited to interior landscape areas, wheel stops, plant material requirements, and number of stalls.	N/A but parking spaces and garage design are required to meet Parking Standards
LOCATION OF DRIVEWAYS	To maintain a contiguous, uninterrupted sidewalk by minimizing, consolidating and/or eliminating driveway access off Primary Pedestrian Streets.	All vehicular driveways shall be located off side streets and alleys	Yes, driveway is in the rear of the yard and accessed off the existing alley.
PARKING LOT LANDSCAPE	To reduce the visual impact of parking lots through landscape areas, trellises and/or other architectural features.	Parking lot landscape shall be used to reinforce pedestrian and vehicular circulation, such as:	N/A, this applies to pedestrian circulation in a large parking lot.
		a. parking lot entrances;	
		b. ends of driving aisles; and	

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
		c. to define pedestrian walkways through parking lots.	
		Low walls (minimum 3 feet high) used to screen parking lots shall be made of concrete, masonry or other similar material. Wood fences may be used provided they reflect the historic character of Olde Town. Where walls and/or fences are provided, landscape planting areas may be reduced to a minimum 5 feet and shall be located adjacent to the public right-of-way.	Yes. A 42-inch garden wall made of Concrete Masonry Unit is provided.
		The combination of walls, fences and shrubs/ground cover shall not exceed a maximum height of 4 feet, unless all of the following are provided:	No wall or landscape treatment above 4 feet is proposed.
		a. wall/fence/landscape treatment does not create a safety hazard;	
		b. portion of wall/ fence/ landscape treatment that is above 4 feet in height is a minimum 75% transparent (i.e. see-through metal railing, trellis, or other similar treatment); and	
		c. portion of wall/ fence/ landscape treatment that is above 4 feet in height provides added visual interest, detail and character suitable to the historic nature of Olde Town.	

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
		For any wall or fence above 6 feet total height, the entire wall/fence facade shall comply with the building design standards set forth in this document for ground level details, materials, color, etc.	
		A minimum 5 foot wide landscape planting area shall be provided between parking lots and adjacent developments to include a year-round sight barrier and meeting the requirements for parking lot landscape provided in the Issaquah Municipal Code, except where parking lots have been consolidated.	Yes
		Signage on walls or fences will not be permitted.	Yes. No signage is proposed.
		Chain link fencing will not be allowed to screen parking lots.	Yes. No chain link fencing is proposed.
PEDESTRIAN CONNECTIONS	To create a network of linkages for pedestrians, including locating building entrances adjacent to sidewalks.	1. Clearly defined pedestrian connections shall be provided:	
		a. between a public right-of-way and building entrances when buildings are not located directly adjacent to the sidewalk; and	Yes
		b. between parking lots and building entrances.	N/A. This applies to internal pedestrian circulation in a large parking lot. There is only 1 parking space proposed for this project that is outside the building.
		2. Pedestrian connections shall be separated from vehicular traffic in a combination of 2 or more of the following ways:	N/A This applies to internal pedestrian circulation in a large parking lot. There is only 1 parking space proposed for this project that is outside

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
			the building.
		3. Pedestrian connections shall be reinforced with pedestrian scale lighting (maximum 14 ft height), bollard lighting, accent lighting or a combination thereof to aid in pedestrians way-finding.	Not provided. See condition in Lighting section of staff report.
		Pedestrian walkways shall include clear sight lines to building entrances and shall not be less than 5 feet wide.	Yes, a 5-foot wide walkway is provided directly from the public sidewalk on Sunset Way to the building main entry.
		Where landscape areas are provided, plant material shall consist of a mixture of evergreen and deciduous trees and shrubs. A minimum 20% of plant varieties shall provide year-round color, texture and/or other special interest. Shrubs shall be maintained at a maximum 3 foot height for visibility. Ground cover shall be evergreen varieties.	To be reviewed at Construction Permit.
		Rocks, pebbles, sand and similar nonliving materials may not be used as ground cover substitutes, but may be allowed as accent features within landscape planting areas so long as the area covered by such features does not exceed 5% of the total landscape planting area.	Yes. The pea patch at the southeast corner of the lot is provided with wood chips, which is not considered ground cover, but necessary for access to the raised planter beds. Wood chips is considered pervious by IMC definition of impervious areas.
		Chain link fence may not be used to separate pedestrians from vehicular traffic.	Yes. No chain link fence is proposed.

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

<b>Standard</b>	<b>Intent</b>	<b>Requirement</b>	<b>Complies</b>
COMMUNITY GATEWAYS	To highlight gateway areas as an entrance to the community.		N/A This location is not identified as a Community Gateway in the Olde Town Design Standards Subarea Map.
CREEKSIDE TREATMENT	To integrate Issaquah Creek into the site design as an amenity while still complying with environmental regulations.		N/A
ARTICULATION AND OVERALL MASSING/BULK OF BUILDINGS	To reduce the apparent bulk of buildings by breaking them down into smaller components that are visually consistent with the scale of Olde Town.	1. Walls facing streets shall be modulated with bays and recesses at least 8 ft. wide and no more than 25 ft. wide and at least 3 ft. deep.	Yes, see sheets A3.1 to A3.2 for dimensions demonstrating how the proposal meets this standard.
		2. Modulation shall extend to the roof, except at balconies. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.	Yes
	To provide visual variety along the street face.	1. Buildings shall include articulation along the façades facing and visible from public rights-of-way. Flat blank walls are discouraged	Yes. See main staff report for description of articulation applied to the building.
ARTICULATION AND OVERALL MASSING/BULK OF BUILDINGS (continued)	To provide visual variety along the street face. (continued)	2. Horizontal façades longer than 25 ft. shall be articulated into smaller units, reminiscent of the residential scale of the neighborhood. At least two of the following methods shall be included: a. distinctive roof forms b. changes in materials c. window patterns d. and color differentiation	N/A No horizontal facades greater than 25 feet is proposed.
ADDRESSING THE CORNER	To provide a reference point at the end of a block of facades and to mark intersections, further providing visual interest to the street fabric	Developments at street intersections shall emphasize this unique site aspect with one or more of the following methods:	N/A
PITCHED ROOF FORMS	1. To maintain and continue the historic image of Olde Town and its residential neighborhoods.	1. Structures shall incorporate pitched roof forms having slopes between	Yes

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
		4:12 and 12:12.	
		2. Flat roofs shall have parapets or edge details that provide visual interest	N/A
		<b>ENCOURAGED, NOT REQUIRED</b> 3. Each façade facing a street should have a gabled form roof	Yes
ENTRIES & FRONT PORCHES	To provide a safe and welcoming entry and to encourage social interaction among neighbors.	1. All entries shall have a weatherproof roof covering, appropriate to the size and importance of the entry but at least 4 ft. deep and 4 ft. wide.	Yes, weather protection is 4 feet deep and 6 feet wide.
		2. Primary entries shall provide secure access directly to dwelling units or through elevator lobbies, stairwells, and corridors.	Yes
		3. Front porches are encouraged and should include architectural features to enhance their appearance and functionality:	Yes, front porch with decorative trussed columns and stone base is provided
WINDOWS AND DOORS	To maintain a lively and active street face.	1. Windows facing streets shall be transparent. Public spaces adjacent to the street or sidewalk are encouraged to have more and larger areas of transparent glass.	Yes
		<b>ENCOURAGED, NOT REQUIRED</b> 2. Façades should include windows of varying size, shape, and number of panes.	Yes
		3. Cantilevered bay windows are encouraged and may be allowed to project up to 18 inches into required setbacks.	Not provided
		4. Divided windows are encouraged, appropriate to	Yes

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
		the architectural style of the building.	
MATERIALS/ARCHITECTURAL DETAILS	<p>1. To encourage creative expression through diversity of architectural style that enlivens the street.</p> <p>2. To ensure a standard of quality that will be easily maintained and cared for over time.</p> <p>3. To encourage the use of materials appropriate to residential development and details that reduce the bulk of larger buildings.</p>	<p>Exteriors shall be constructed of durable and maintainable materials. Materials that have texture, pattern or lend themselves to quality detailing include:</p> <ul style="list-style-type: none"> <li>a. Brick</li> <li>b. Stone</li> <li>c. Wood</li> </ul>	<p>Yes, materials used include fiber-cement board for board and batten and lapping, which is the dominant material. Other materials include concrete masonry units. Wood, metal and stone veneer are used for decorative architectural elements such as trusses, garage opening grills, and masonry base.</p>
		<p>PROHIBITED</p> <p>Materials that give the appearance of heavy industrial uses, such as:</p> <ul style="list-style-type: none"> <li>a. reflective glass</li> <li>b. corrugated metal siding</li> </ul>	<p>Yes, no reflective glass or corrugated metal siding is proposed.</p>
GROUND LEVEL DETAILS (WHEN GROUND FLOOR IS COMMERCIAL)	<p>To ensure that mixed-use buildings that have commercial use on the ground floor display the greatest amount of visual interest and reinforce the character of the streetscape.</p>	<p>Building located along a Primary Pedestrian Street shall incorporate at least 4 of the following elements into the ground floor, street-facing façade:</p>	<p>N/A</p>
CONCEALING STRUCTURED PARKING	<p>To integrate parking structures with the surrounding character.</p>	<p>1. The ground level of parking structures shall be screened from view to the greatest extent possible. At least two of the following shall be used to screen the structure:</p>	<p>Yes</p>
		<ul style="list-style-type: none"> <li>a. Residential uses or lobbies</li> </ul>	<p>Provided</p>
		<ul style="list-style-type: none"> <li>b. Ornamental grillwork (plain vertical or horizontal</li> </ul>	<p>Will be required as a condition of approval</p>

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
		bars are not acceptable)	
		c. Decorative artwork, such as metal panels, murals, or mosaics	Not provided
		d. Landscape features described in the Site Design Guidelines.	Not provided
		e. Retail / commercial use, where appropriate	Not provided
SCREENING BLANK WALLS	To mitigate blank walls by providing visual interest and reinforcing the historic character of Olde Town.	1. Walls within public view shall have windows, reveals, architectural detail, etc. as already described in the standards. However, if an uninterrupted expanse of blank wall (longer than 30 feet) portions of a blank facade or a building foundation is unavoidable, two or more of the following shall be used:	Yes
COLORS	The color of an individual building should not overpower the consistency of Olde Town, rather it should be an integral part of the Olde Town character.	1. Colors shall be selected from the color palette shown in Appendix A. If colors selected are not within the color system (Appendix A) then a Level 1 Review will be required.	Colors proposed have different names but same shades as the colors in the Color System.
		2. No more than 4 colors shall be used on a structure. Sheer stains and natural materials are not included in the color count. More than four colors may be used if approved through a Level 1 Review.	Complies. The color palette consists of 3 shades of grey and red as an accent color.
		3. Solid colors with a matte	N/A

**ATTACHMENT 1 DESIGN STANDARDS: OLDE TOWN MULTI-FAMILY  
SDP16-00004 Sunset 7 Apartments**

Standard	Intent	Requirement	Complies
		finish shall be used on awnings. See Design Standards for additional info.	
		4. Bright colors shall not be used for commercial purposes to draw attention to a building.	Yes
		5. Awnings shall not be designed as signs; their principal purpose is weather protection. An awning sign may display only the name of the business, its business logo and address.	N/A No awnings proposed.
		6. Trim colors shall not be used for awnings.	N/A No awnings proposed.
SIGNAGE: INTEGRATION WITH ARCHITECTURE		To ensure that signage is a part of the overall design approach to a project and not added as an afterthought element.	N/A None proposed. If signage is proposed, a sign permit will be required and reviewed for compliance to design standards.







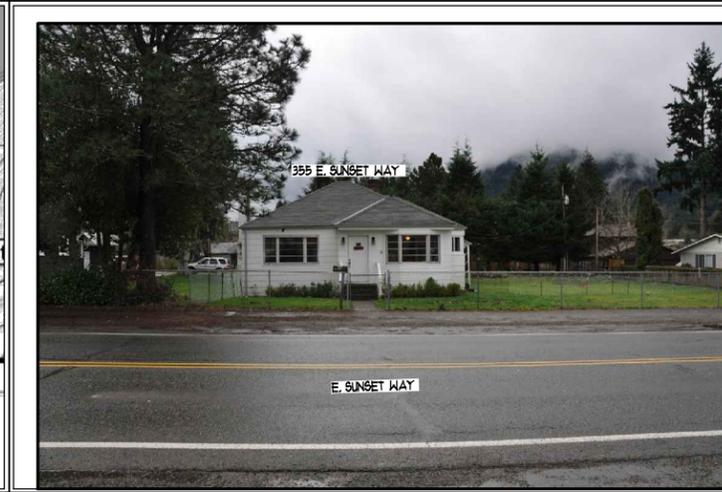
# 355 E. SUNSET WAY, ISSAQUAH WA.

ISSAQUAH      ▶      WASHINGTON

**VICINITY PLAN**



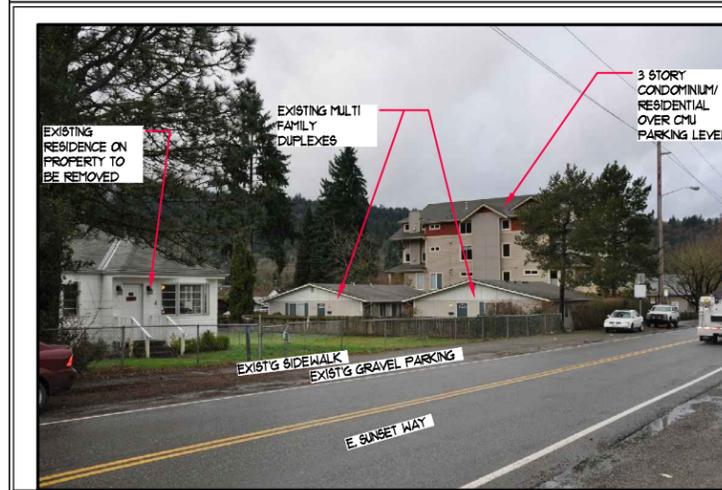
**3 EXISTING PROPERTY ELEVATION**



**1 AERIAL PHOTO OF PROPERTY**



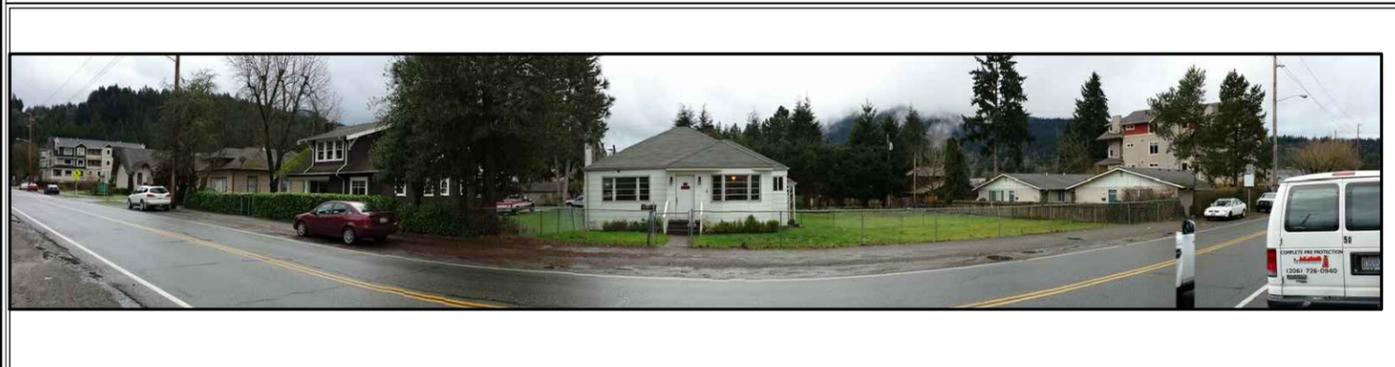
**4 EXISTING STREET PERSPECTIVE**



**2 AXONOMETRIC PHOTO OF EXISTING PROPERTY**



**5 PANORAMIC STREET SCAPES OF EXISTING PROPERTY**



**6 PANORAMIC STREET SCAPES OF EXISTING PROPERTY ACROSS THE STREET**



**SUNSET 7 APARTMENTS**

PROJECT ADDRESS: 355 E. SUNSET WAY  
ISSAQUAH, WASHINGTON

CLIENT: THICK BRICK, LLC  
19538 SE 51ST STREET  
ISSAQUAH, WA 98021

CONTACT: D.J. LOVERIDGE

**EXISTING PHOTOGRAPHS AND AERIAL VIEWS**

DATE: 3/15/2016

SHEET NUMBER

SCALE: N.T.S.

JOB #: X1422\_12 EIC\_MF-ISSAQUAH/ISSAQUAH APARTMENTS/SHEETS/SITE DEVELOPMENT PERMIT SUBMISSION/11 COVER SHEET

1804 136th Place NE Ste. 1, Bellevue, WA 98005 PH (425) 644-1446 Fax 644-1921

E-mail: OFFICE@GMSARCH.COM

Architecture ♦ Design ♦ Planning ♦



AGENDA ITEMS  
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**CITY OF ISSAQUAH**  
**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

**Description of Proposal:** Construct a 4-story 7-unit multi-family development with 14 off-street parking spaces on a 13,200 s.f. lot. There are no critical areas on site.

A single-family home that currently occupies the site will be demolished. Adjacent properties are single-family homes and two similar multi-family developments within a block of the site.

Vehicle access to the site is through an existing alley in the rear of the property. The main building entry faces Sunset Way.

**Proponent:** Rick Gulstrom  
 1804 136th Pl. N.E., Ste. 1  
 Bellevue, WA. 98005

**Permit Number:** SDP16-00004 (Sunset 7 Apartments)

**Location of Proposal:** 355 E. Sunset Way, Issaquah, WA 98027

**Lead Agency:** City of Issaquah

**Determination:** The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**Comment/Appeal Period:** This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **June 2 to June 23, 2016**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW, Issaquah, WA 98027.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

**Notes:**

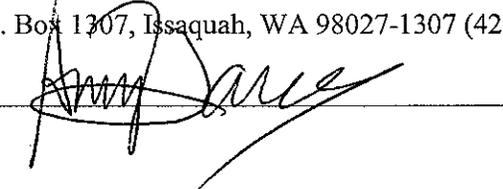
1. This threshold determination is based on review of the Plan Set including civil, architecture, landscape, and Preliminary Storm Drainage Report - TIR (dated 2/2/16) received on April 21, 2016; Geotechnical Report (GeoGroup Northwest, Inc., dated October 28, 2014); SEPA environmental checklist prepared on February 12, 2015 and revised on May 5, 2016; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the project proposal. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, City of Issaquah Streets Standards, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

**Findings:**

1. Land Use: The site is zoned Multi-family High Density (MF-H). It is located in the East Sunset Way Development Area of Olde Town, as designated by the Comprehensive Plan. The proposed multi-family development is consistent with the Comprehensive Plan vision and land use policies for this subarea of Olde Town. The proposal will be evaluated in detail for compliance with the Central Issaquah Plan policies and standards under the Site Development Permit.
4. Stormwater – The Preliminary Drainage Report is provided as part of the TIR (Technical Information Report, dated 2/2/16)
5. Traffic: The proposal would generate approximately 47 daily weekday trips; with 4 trips during the weekday AM peak hour and 5 trips during the weekday PM peak hour. With the City's traffic concurrency system, development projects mitigate their impacts with payment of traffic mitigation fees. The City utilizes traffic impact fees to construct identified road improvements to maintain adopted level of service (LOS) standards on a City-wide basis. The primary access would be through an existing 20-foot wide alley in the rear of the property. The existing alley is partially paved and will be repaved up to the full width, and from the property to 4<sup>th</sup> Place SE as part of the required frontage improvement.
6. Bicycle and Pedestrian Facilities – The *Nexus Study for Bicycle and Pedestrian Facilities Mitigation Fees* (Henderson Young & Company, December 10, 2014) was adopted by the City Council, Ordinance #2733, effective February 2, 2015. The study quantifies the direct impact of new development on the current system of bicycle and pedestrian facilities and the additional demands from future growth to maintain the adopted level of service. The report uses trip generation rates based on the different land use types to quantify the impacts of new development. It also identifies 16 specific bicycle and pedestrian projects that are needed to support the City's level of service standard. Payment of mitigation fees as determined in the study may satisfy a development's requirement to mitigate their project impacts on the level of service standard. If the developer doesn't voluntarily use the methodology and mitigation fees as determined in the report, the developer may choose other methods to quantify and mitigate their impact including conducting a study of its impacts and identifying alternate means of mitigating impacts to achieve the adopted standards. The mitigation fee is presently \$462.75/apartment unit. The mitigation fee will be assessed with issuance of building permits and the actual cost of the mitigation fee will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.
7. Public Services - The proposal would have a potential impact on public services, including police and general government buildings. IMC Chapter 3.74, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings are included in IMC 18.10.260 as the City's SEPA policy base. The rate studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with the proposed land use and project impacts. The current mitigation fee is \$78.56/multi-family unit for general government and \$154.35/multi-family unit for the police mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual cost of the mitigation fee will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.

**Mitigation Measures:** The Mitigated Determination of Nonsignificance is based on the SEPA environmental checklist (prepared on February 12, 2015 and revised on May 5, 2016) and supplemental technical information and plans listed above. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The City may approve a voluntary payment in lieu of other mitigation. The current mitigation fee is \$78.56/multi-family unit for general government, \$154.35/multi-family unit for the police mitigation fee, and \$462.75/apartment unit for the bicycle/pedestrian mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.

**SEPA Responsible Official:** Amy Tarce  
**Position/Title:** Senior Planner  
**Address/Phone:** P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094  
**Date:** 6/2/16      **Signature:** 

cc: Washington State Department of Ecology  
 Muckleshoot Indian Tribe  
 U.S. Army Corps of Engineers  
 Washington State Department of Fish and Wildlife  
 Washington State Department of Archeology and Historic Preservation (DAHP)  
 Parties of Record  
 Issaquah Development Services Department  
 Issaquah Parks and Public Works Engineering Departments



## **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

**A. background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Sunset 7 apartments

2. Name of applicant: [\[help\]](#)

Thick Brick, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

19538 SE 51<sup>st</sup> Street

Issaquah, WA 98027

4. Date checklist prepared: [\[help\]](#)

February 12, 2015 (Revised on May 5, 2016)

5. Agency requesting checklist: [\[help\]](#)

City of Issaquah, WA

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction Start Fall, 2016

Construction Ends Fall, 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Yes, Submittal and Review of structural engineering plans and Civil plans

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Clearing and Grading permits

Building permits (Structural)

Right of Way permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This parcel is 13,200 square feet (0.30-acres) and is zoned MF-H. Land owner proposes to construct a multi-family residence with access drive from the alley and new utility services.

Demolition and removal of all existing improvements on proposed lot. Clearing and grading of lot prior to installation of building foundation. Drainage will be onsite multiple dry wells.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Located in Issaquah, Washington 98027. Parcel number 342406-9096 at 355 E. Sunset way. More generally at the northwest quadrant of township 24n, section 34 and range 06 east

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other                     

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

2 percent

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Everett Gravelly, Sandy Loam 0 to 5 percent

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Minimal grading required, the lot is flat and level. Any soils excavated from the foundation excavation will be spread onsite

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 50%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
 Typical TESC controls, silt fences, small sediment trap in low point of site

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Diesel exhaust during construction hours

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No, residential area

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No

## 3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, to the north about 1200-feet is the North Fork of Issaquah Creek. To the west about 1800-feet is Issaquah Creek. These two creeks join about 3200-feet to the northwest. The main creek then eventually enters Lake Sammamish about 2.25-miles to the north

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

## b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N/A

## c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Storm water runoff from rooftop, will be directed into a system of eight drywells surrounding the new structure. Peak runoff from the 2-year storm event is 0.106 cfs (48 gallons per minute). Which is about 6 gallons per drywell. Each dry well has over 30 gallons of void space to fill

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Doubtful

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, there is no drainage conveyance system in the area

## d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

It is proposed that the storm water run-off for the site be allowed to infiltrate through the installation of multiple dry basins as there are no existing storm sewer system located near the site to drain into.

4. Plants [\[help\]](#)a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.

- \_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 \_\_\_ water plants: water lily, eelgrass, milfoil, other  
 \_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Remove lawn grasses

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Plant small bushes, shrubs and resod. Street trees will be planted along Sunset Way. Proposed landscaping will comply with the Landscape Standards, IMC 18.12

- e. List all noxious weeds and invasive species known to be on or near the site.

Common lawn weeds (to be removed)

## 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Eagle, Hawks

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Pacific Flyway

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

- e. List any invasive animal species known to be on or near the site.

None Known

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric, Possibly gas

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

Possibly, adjacent structure to east is a single story residential house

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Multi pane windows, wall insulation, weather stripping

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

1) Describe any known or possible contamination at the site from present or past uses.

Existing house is old, therefore Asbestos could be onsite

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None Known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Diesel Fuel, Gasoline

4) Describe special emergency services that might be required.

Fire, police

5) Proposed measures to reduce or control environmental health hazards, if any:

Spill control kit onsite, weekly safety meetings, conventional dust suppression measures.

Limit usage of chemicals & Fertilizer. Safety measures must be used (i.e. – spill pans, safety cans for rags used with chemicals/fuels).

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic from Sunset Way

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short term, typical construction noise. Long-term, car engines, lawn service

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

This site has a single-family residence on it. To the west and south are multi-family and single-family residences. To the east exists a single-family residence

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not in the near term (last 20-years)

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site. [\[help\]](#)

One small single family residence

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, all structures will be removed

- e. What is the current zoning classification of the site? [\[help\]](#)

MF-H, Multi-Family High Density

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

City of Issaquah

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

7 new apartments are proposed – with 4 people per unit – 28 people

- j. Approximately how many people would the completed project displace? [\[help\]](#)

4 people

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
 Proposal will be reviewed by the City of Issaquah to meet current standards
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
 N/A

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
 7 apartments – middle income
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
 1 unit – low income
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
 None

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
 50-feet (measured to roof ridge) – Hardi-plank wall coverings and paint
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
 Possibly some views of the hillsides would be reduced for homes on all sides
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
 Architectural review by City of Issaquah

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
 Normal interior lighting if the window shades are open. Parking lot 24-hours safety lighting (internal)
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
 No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
 None known
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
 Light shields on safety lighting in parking area. Low wattage LED's for front door lights

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Many local parks, community center, local restaurants and bars, Tiger mountain hang-gliding, local hiking trails (Poo Poo Point among many others)

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

**13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Gilman Town Hall Museum (approx. 700 feet from the site), Old Downtown Issaquah (approx. 1100 feet from the site)

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known locally

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Researched Issaquah Treasures & Historic Structures Map (Figure III-B of Olde Town Subarea Plan)

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Interstate 90, State Highway 900, Issaquah-Hobart Road, Front Street and many local streets are potentially affected. Primary vehicle access to the site would be provided via an alley located along the southern edge of the site, between 2nd Ave NE & 4th Pl SE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, Issaquah Transit Center and local transit busses

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

13 car spaces (full and compact) and 1 handicap space. Eliminate 2 parking spaces

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

New sidewalk, curb & gutters within the public right-of-way may be required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Issaquah Transit Center for public transportation, closest international airport is Sea Tac

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

70 vehicle trips per day would be generated by this development. Peak volumes would occur during am/pm communte times.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Bike and Pedestrian mitigation fees & Traffic Impact fees will be paid.

## 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, police, fire, public transport possibly, school bus stop

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Pay increased taxes to offset future need for services; Pay general government and fire/police impact fees.

## 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)

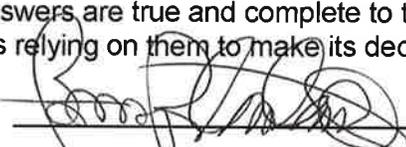
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

- Public Water – City of Issaquah
- Sanitary Sewer service – City of Issaquah
- Electricity – PUD
- Gas – PSE
- Telephone - Centerlink
- Cable – Comcast – Centerlink – Direct TV – Dish TV and many more

**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  38764 \_\_\_\_\_

Name of signee Barry Constant, PE

Position and Agency/Organization SENIOR ENGINEER

Date Submitted: \_\_\_\_\_

**D. supplemental sheet for nonproject actions** [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M. CITY OF ISSAQUAH, STATE OF WASHINGTON

355 E. SUNSET WAY, ISSAQUAH WA.

ISSAQUAH WASHINGTON



1804 136th Place NE Ste. 1  
Bellevue Washington 98005  
425.644.1446 - Fax 644.1921  
office@gmsarch.com

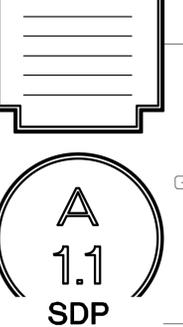
Architecture ♦ Design ♦ Planning  
Members of the American  
Institute of Architects



**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 355 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
19539 SE 513 STREET  
ISSAQUAH, WA 98027  
CONTACT: D.J. LOVERIDGE

**COVER SHEET**

Date: 04-15-16  
Drawn: RAG  
Job #: 1422  
Revisions:



## SITE DATA

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE) OLDE TOWN DESIGN
MAX DU/ACRE	29 DU / 0.303 ACRES = 8.787 UNITS
GROSS FLOOR AREA	4,578 SQ. FT. + 13,694 SQ. FT. = 18,272 SQ. FT.
FLOOR AREA RATIO	18,272 / 13200 = 1.38

## PARKING REQUIREMENTS PER TABLE 18.09.050

LAND USE	REQUIRED PARKING
RESIDENTIAL	
MULTIFAMILY: STUDIO APARTMENT	1 SPACE PER UNIT <sup>3</sup>
MULTIFAMILY: OTHER THAN STUDIO	2 SPACE PER UNIT <sup>3</sup>

## PARKING SPACES REQUIRED FOR PROPOSED BUILDING

	REQUIRED * OF STALLS
1 UNITS	14 STALLS
2 SPACES PER UNIT	28 STALLS
<b>TOTAL</b>	<b>42 STALLS</b>

## PARKING SPACES PROVIDED FOR PROPOSED BUILDING

GARAGE PARKING	STANDARD STALLS 9'-0"X20'-0"	COMPACT STALLS MIN. 9'-0"X15'-0"	VAN HANDICAPPED STALL 16'-0"X20'-0"	TOTAL
	6 STALLS	6 STALLS	1 STALL	13 STALLS
<b>ON SITE PARKING</b>				
COMPACT STALLS 9'-0"X15'-0"	1 STALL			1 STALL
<b>TOTAL</b>				<b>14 STALLS</b>

## IMPERVIOUS SURFACE

REQUIREMENTS PER 18.07.360 TABLE 1	
SITE AREA	13,200 SF
IMPERVIOUS PER MF-H	6.600 SQ. FT.
PROVIDED IMPERVIOUS AREAS	
ENTRY SIDEWALK	16.47 SQ. FT.
BUILDING FOOTPRINT	56.73 SQ. FT.
FRONT EXIT SIDEWALK	187 SQ. FT.
REAR DRIVEWAY/PARKING	505 SQ. FT.
<b>TOTAL</b>	<b>653.17 SQ. FT.</b>
	49.48%

## PERVIOUS SURFACE (OPEN SPACE AND/OR COMMUNITY SPACE)

REQUIREMENTS PER 18.07.360 TABLE 1	
SITE AREA	13,200 SF
PROVIDED PERVIOUS AREAS	
NORTH END OF SITE	149 SQ. FT.
WEST SIDE OF PROPERTY	2,891 SQ. FT.
EAST SIDE OF PROPERTY	3,008 SQ. FT.
<b>TOTAL</b>	<b>6,048 SQ. FT.</b>
	50.41%

## OPEN SPACE REQUIREMENTS

REQUIRED MIN. OUTDOOR SPACE PER UNIT (6'-0"X8'-0" MIN. DIM.) (PRIVATE OR COMMON OPEN SPACE) PER 18.07.440	48 SF / UNITS	7 UNITS	336 SQ. FT.
PROVIDED (PRIVATE OPEN SPACE)			
1ST FLOOR	U1513(1) U1468(1) U1023-HC U1431 U2093(2) U1431 U1023	7 UNITS	495 SQ. FT.
DECK AREA	11 SQ. FT. 102 SQ. FT. 60 SQ. FT. 11 SQ. FT. 60 SQ. FT. 11 SQ. FT. 60 SQ. FT.		

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE 110 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 110 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## CODE INFORMATION

ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
OCCUPANCY	R-2 (MULTI-FAMILY) RESIDENTIAL / S-2 PARKING
SEISMIC ZONE	D1
WIND DESIGN EXPOSURE	85 MPH
SOIL BEARING CAPACITY	2000 PSF (ASSUMED)
CONSTRUCTION TYPE:	TYPE I-A (NON COMBUSTIBLE)_PARKING STRUCTURE
CONSTRUCTION TYPE:	TYPE V-A (WOOD FRAMED)_RESIDENTIAL
BUILDING CODE:	I.B.C. 2012
MECHANICAL CODE:	I.M.C. 2012
PLUMBING CODE:	U.P.C 2012
ENERGY CODE:	W.S.E.C. 2012 ED.
ELECTRICAL CODE:	2008 N.E.C. (NFPA 70)
FIRE CODE:	I.F.C. 2012
SETBACKS	FRONT 10 FT., SIDE 5 FT., REAR 20 FT
BUILDING HEIGHT	40 FT (ADMINISTRATIVE ADJUSTMENT REQUESTED 50 FT MAX.)

## UNIT SUMMARY

DWELLING UNITS ALLOWED 18.07.360 TABLE 1  
29 DU / 0.303 ACRES = 8.787 UNITS

UNIT NAME	UNIT DESCRIPTION	UNIT COUNT	AREA	TOTAL UNIT AREA
U1023-HC	1 BEDRM+ DEN/ 1 BATH	1	1,023 SQ. FT.	1,023 SQ. FT.
U1468(1)	2 BEDRM+ DEN/ 2 BATH	1	1,468 SQ. FT.	1,468 SQ. FT.
U1431	3 BEDRM/ 2 BATH	2	1,431 SQ. FT.	2,814 SQ. FT.
U1513(1)	3 BEDRM/ 2 BATH	1	1,513 SQ. FT.	1,513 SQ. FT.
U2093(2)	3 BEDRM+ DEN/ 2 BATH	1	2,093 SQ. FT.	2,093 SQ. FT.
<b>TOTAL</b>		<b>7 UNITS</b>		<b>10,954 SQ. FT.</b>

TYPE 'A' ACCESSIBLE UNITS	1 UNIT (PER 2012 IBC TABLE 107.6.11)
TYPE 'B' ACCESSIBLE UNITS	6 UNITS (PER 2012 IBC 107.6.2.12)

## BUILDING SUMMARY

PARKING STRUCTURE CODE REVIEW	
BUILDING AREA TOTAL	4578 SQ. FT.
BUILDING HEIGHT	1 STORY
TYPE OF CONSTRUCTION	TYPE I-A
BUILDING CLASSIFICATION	GROUP S-2
SPRINKLERED:	YES (FULL NFPA 13 DRY SPRINKLER SYSTEM PER 2012 I.B.C. SEC. 402.4 + 903.3)
ALLOWABLE BUILDING AREA:	UNLIMITED
OCCUPANCY SEPARATION	2 HOUR (TABLE 302.3.2 2012 I.B.C.)

## RESIDENTIAL CODE REVIEW

BUILDING AREA TOTAL	13,694 SQ. FT.
BUILDING HEIGHT	3 STORY
TYPE OF CONSTRUCTION	TYPE V-A (WOOD FRAME)
BUILDING CLASSIFICATION	GROUP R-2
SPRINKLERED:	YES (NFPA 13R SPRINKLER SYSTEM PER 2012 I.B.C. SEC. 402.4 + 903.3)
ALLOWABLE BUILDING AREA:	12,000 SQ. FT. PER FLOOR PER IBC 2012 TABLE 503
AREA INCREASE PER I.B.C. 506.3	100% PER FLOOR (AUTOMATIC SPRINKLER INCREASE) + 24,000 SQ. FT.
TOTAL ALLOWABLE BLDG. AREA	12,000 SQ. FT. (3 FLOORS)
TOTAL DWELLING UNITS	1 DWELLING UNITS
TYPE 'A' ACCESSIBLE UNITS	1 UNITS PER 2012 IBC TABLE 107.6.11)
TYPE 'B' ACCESSIBLE UNITS	6 UNITS PER 2012 IBC 107.6.2.12)
OCCUPANCY SEPARATION	1 HOUR BETWEEN UNITS

## BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)

	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT. 113 SQ. FT.*	4968 SQ. FT.*	4339 SQ. FT.	* 3291 SQ. FT.	13,322 SQ. FT.

## BUILDING DECK AND STORAGE SQUARE FOOTAGE AREA

	U1513(1) U1468(1) U1023-HC U1431 U2093(2) U1431 U1023	
DECK AREA	11 SQ. FT. 102 SQ. FT. 60 SQ. FT. 11 SQ. FT. 60 SQ. FT. 11 SQ. FT. 60 SQ. FT.	495 SQ. FT.
STOR. AREA	16 SQ. FT. 19 SQ. FT. 16 SQ. FT.	66 SQ. FT.
<b>BLDG AREA TOTAL</b>		<b>13,694 SQ. FT.</b>

## AERIAL PHOTOGRAPH



## OCCUPANT LOAD

FLOOR AREA GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION. (NOT INCLUDING VENT SHEETS AND COVERS INCLUDING CORRIDORS, STAIRWAYS, CLOSETS AND INTERIOR WALL THICKNESS COLUMNS OR OTHER FEATURES. ALSO INCLUDES THE USABLE AREA UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE. (IE: PRIVATE OPEN SPACE/ DECKS)  
\*\* FLOOR AREA NET: THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.

## OCCUPANT LOAD CALCULATIONS BY FLOOR (TABLE 1004.1.2)

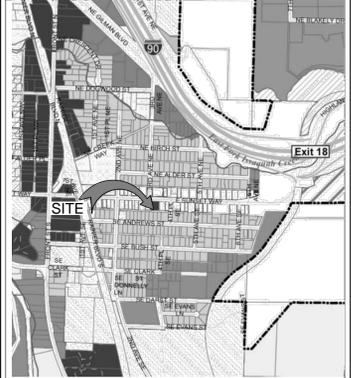
PARKING GARAGES	OCCUPANT LOAD FACTOR	* FLOOR AREA	NUMBER OF OCCUPANTS		
200	GR05 5	4978 SQ. FT.	23 OCCUPANTS		
<b>RESIDENTIAL GARAGE FLOOR</b>					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	NUMBER OF OCCUPANTS		
200	GR05 5	361 SQ. FT.	2 OCCUPANTS		
<b>RESIDENTIAL FIRST FLOOR</b>					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	DECK	STORAGE	NUMBER OF OCCUPANTS
200	GR05 5	4968 SQ. FT.	733 SQ. FT.	35 SQ. FT.	1 OCCUPANTS
<b>RESIDENTIAL SECOND FLOOR</b>					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	DECK	STORAGE	NUMBER OF OCCUPANTS
200	GR05 5	4339 SQ. FT.	131 SQ. FT.	16 SQ. FT.	22 OCCUPANTS
<b>RESIDENTIAL THIRD FLOOR</b>					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	DECK	STORAGE	NUMBER OF OCCUPANTS
200	GR05 5	3291 SQ. FT.	131 SQ. FT.	16 SQ. FT.	11 OCCUPANTS
<b>TOTAL</b>					<b>65 OCCUPANTS</b>

## PROPOSED SITE AND ARCHITECTURAL CONCEPTS

TREE PRESERVATION: NO SIGNIFICANT TREES LOCATED ON SITE  
MINIMUM TREE DENSITY REQUIRED PER SECTION IMC 18.12.1370(A): Minimum Tree Density Requirements = MULTIFAMILY DEVELOPMENT  
SIGNIFICANT TREES: 4 \* PER 5,000 SQ. FT. = 13,200/5,000 = 2.64x4=10.56 = 11 REQUIRED  
ADMINISTRATIVE ADJUSTMENT OF STANDARDS FOR HEIGHT TO ALLOW AN INCREASE OF 5'-10" +/- TO THE OVERALL HEIGHT. THE CURRENT CONCEPTUAL DESIGN FOR THE BUILDING GIVES A MORE DOMINANT 4 STORIES (NORTH ELEVATION) FRONTING E. SUNSET WHICH FITS IN TO THE NEIGHBORING PROJECTS BUILT IN THE LAST DECADE WHILE DECREASING THE HEIGHT AT THE REAR TO 2 STORIES OFF THE ALLEY WHICH SEPARATES THE MULTIFAMILY ZONE FROM SINGLE FAMILY DUPLEX ZONE (SF-D 7.26 DU/ACRE). THE MAXIMUM BUILDING HEIGHT FOR THE FIRST 30 FEET FROM THE ALLEY PROPERTY LINE IS UNDER THE 30 FOOT MAX BUILDING HEIGHT OF THE ADJOINING LOWER DENSITY RESIDENTIAL ZONE PER IMC 18.07.300.  
SUN & SHADOW ANALYSIS HAS BEEN PROVIDED AND SHOWS ADDITIONAL HEIGHT WOULD HAVE NO NEGATIVE AFFECT ON NEIGHBORING PROPERTY

LANDSCAPE CONCEPTS SEE LANDSCAPE DESIGN SHEET L1.1  
VEHICLE PARKING WILL BE PRIMARILY LOCATE IN GARAGE. GUEST PARKING WILL BE ON-STREET LOCATED PARALLEL TO E. SUNSET WAY.  
BICYCLE PARKING: 18.09.030 PROVISION OF REQUIRED PARKING.  
BICYCLE PARKING SPACES EQUAL TO FIVE (5) PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES FOR THE FIRST THREE HUNDRED (300) REQUIRED AUTO STALLS PROVIDED SPACES 16x5% = 1 BICYCLE STALL REQUIRED/ PROVIDED (SPACE TO BE LOCATED IN GARAGE)  
CONCEPTUAL GRADING AND UTILITIES (CORRIDORS, LOCATION & APPROXIMATE CAPACITY) TO BE DETERMINED  
WASTE FACILITIES- PRELIMINARY SIZE CALCULATIONS, LOCATIONS (WITHIN 200' OF EACH UNIT)  
1.5 CU.YD. PER UNIT PER MONTH X 7 UNITS = 10.5 CU.YD. PER MONTH  
10.5 CU.YD. / 4 WEEKS = 2.625 CU.YD. A WEEK  
25% FOOD WASTE = .656 CU.YD. = (2) 64 GAL. CART (1/3 CU.YD.)  
37% RECYCLABLES = .97125 CU.YD. = (2) 96 GAL. CART (1/2 CU.YD.) OR (1) 1.5 CU.YD. ON ROLLERS  
37% GARBAGE = .97125 CU.YD. = (2) 96 GAL. CART (1/2 CU.YD.) OR (1) 1.5 CU.YD. ON ROLLERS  
WASTE FACILITIES SHALL BE PROVIDED IN THE GARAGE NEAREST THE ALLEY FOR ROLL OUT BY APARTMENT MANAGER WEEKLY AND PICK UP BY RECOLOGY CLEANSCAPES  
LOCATION OF VAULTS, EQUIPMENT, METERS, ETC...WHICH ARE OUTSIDE OF THE BUILDING AS WELL AS SCREENING TECHNIQUES: (TO BE DETERMINED)  
ELECTRICAL PANELS WILL BE PROVIDED IN THE SW CORNER OF PARKING GARAGE ANY ELECTRICAL VAULTS ON PROPERTY SHALL BE SCREENED WITH VEGETATION.

## VICINITY MAP



## PROJECT TEAM

**OWNER:**  
THICK BRICK, LLC  
19539 SE 513 STREET  
ISSAQUAH, WA 98027  
FAX: (425) 922-3489  
CONTACT: D.J. LOVERIDGE  
EMAIL: mbsport19@msn.com

**ARCHITECT:**  
GMS ARCHITECTURAL GROUP  
1804 136th PL N.E., SUITE #1  
BELLEVUE, WA 98005  
FAX: (425) 644-1921  
TEL: (425) 644-1446  
CONTACT: RICHARD GULLSTROM  
EMAIL: office@gmsarch.com

**SURVEYOR:**  
ENCOMPASS ENGINEERING & SURVEYING  
165 NE JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
FAX: (425) 391-3055  
TEL: (425) 392-0250  
CONTACT: JOE FORKNER  
EMAIL: jforkner@encompasses.net

**CIVIL ENGINEER:**  
ENCOMPASS ENGINEERING & SURVEYING  
165 NE JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
FAX: (425) 391-3055  
TEL: (425) 392-0250  
CONTACT: BARRY CONSTANT, P.E.  
EMAIL: bconstant@encompasses.net

**LANDSCAPE ARCHITECT:**  
GLENN TAKAGI LANDSCAPE ARCHITECT  
18550 FIRLANDS WAY N.  
SHORELINE, WA 98133  
FAX: (206) 542-6100  
CONTACT: GLENN TAKAGI  
EMAIL: glenco1029@earthlink.net

## STRUCTURAL ENGINEER:

## INTERIORS:

## MECHANICAL ENGINEER:

## SITE SERVICES

<b>WATER DISTRICT:</b>	CITY OF ISSAQUAH (425) 837-3070
<b>SEWER DISTRICT:</b>	CITY OF ISSAQUAH (425) 837-3070
<b>ELECTRICAL POWER:</b>	PUDGET SOUND ENERGY (425) 452-1234
<b>NATURAL GAS:</b>	PUGET SOUND ENERGY (425) 452-1234
<b>TELEPHONE:</b>	CENTURYLINK (866) 603-6588
<b>SCHOOL DISTRICT:</b>	ISSAQUAH DISTRICT #411 (425) 837-7000
<b>FIRE DISTRICT:</b>	EASTSIDE FIRE AND RESCUE #71 (425) 313-3200 / 911
<b>POLICE:</b>	ISSAQUAH POLICE DEPARTMENT (425) 837-3200 / 911
<b>REFUSE PICK-UP:</b>	CLEANSCAPES 425 837-1234
<b>CABLE:</b>	COMCAST 1-800-266-2278

## DEV ADJUSTMENTS

IMC 18.07.300 BUILDING HEIGHT-INCREASE TO 50FT FROM MF-H ZONING OF 40FT MAXIMUM.  
CURRENT DESIGN AS PROPOSED WILL REQUIRE AN ADMINISTRATIVE ADJUSTMENT OF STANDARDS FOR HEIGHT TO ALLOW AN INCREASE OF 5'-10" +/- TO THE OVERALL HEIGHT. THE CURRENT CONCEPTUAL DESIGN FOR THE BUILDING GIVES A MORE DOMINANT 4 STORIES (NORTH ELEVATION) FRONTING E. SUNSET WHICH FITS IN TO THE NEIGHBORING PROJECTS BUILT IN THE LAST DECADE WHILE DECREASING THE HEIGHT AT THE REAR TO 2 STORIES OFF THE ALLEY WHICH SEPARATES THE MULTIFAMILY ZONE FROM SINGLE FAMILY DUPLEX ZONE (SF-D 7.26 DU/ACRE). THE MAXIMUM BUILDING HEIGHT FOR THE FIRST 30 FEET FROM THE ALLEY PROPERTY LINE IS UNDER THE 30 FOOT MAX BUILDING HEIGHT OF THE ADJOINING LOWER DENSITY RESIDENTIAL ZONE PER IMC 18.07.300.  
SUN & SHADOW ANALYSIS HAS BEEN PROVIDED AND SHOWS ADDITIONAL HEIGHT WOULD HAVE NO NEGATIVE AFFECT ON NEIGHBORING PROPERTY

## REVISIONS

NO.	DATE	PER	DESCRIPTION(S)



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Bellevue Washington 98005  
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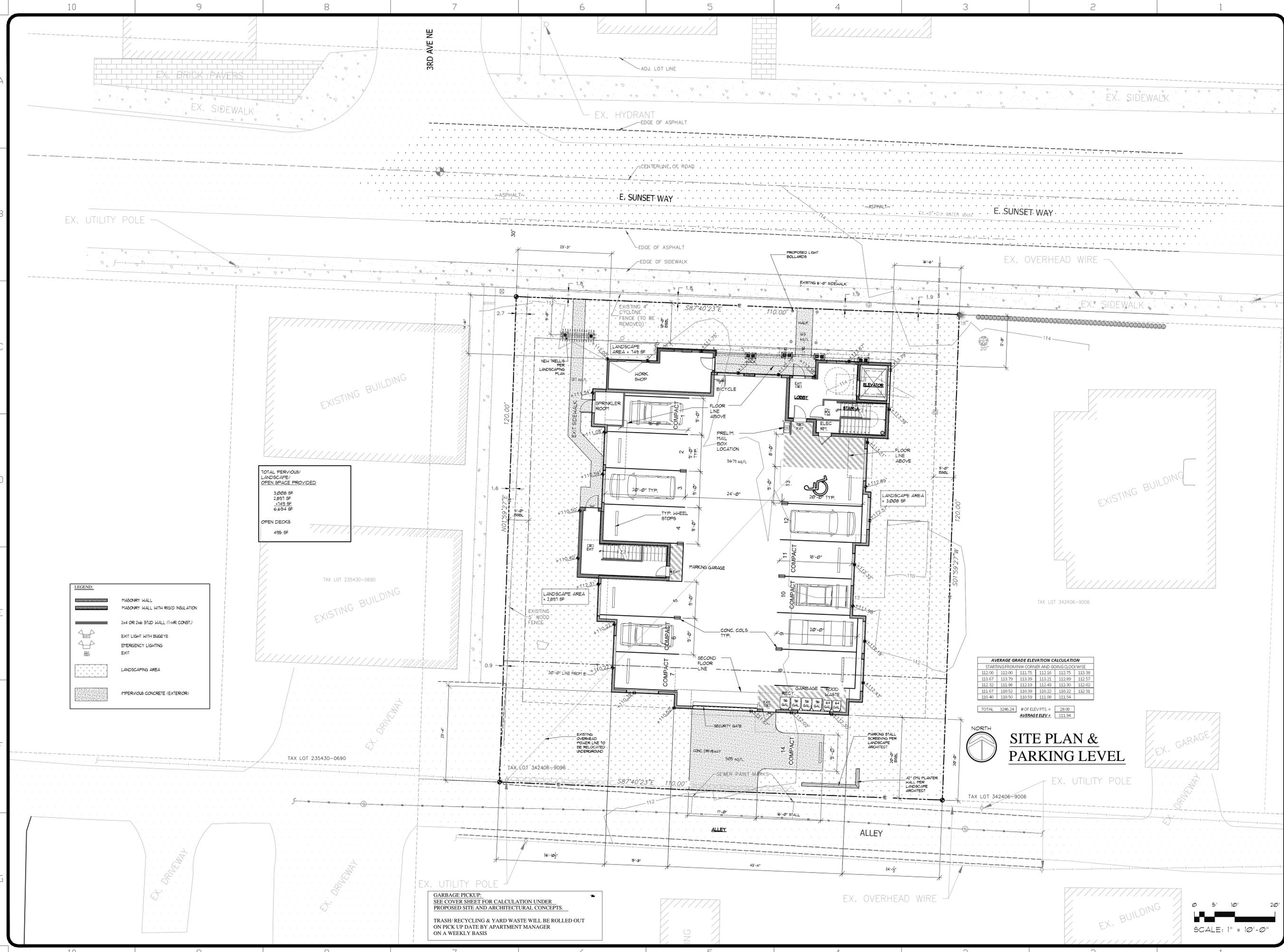


**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 385 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
19538 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: DJ LOVERIDGE

**PRELIMINARY SITE PLAN**

Date: 04-15-16  
Drawn: RAG  
Job #: 1422  
Revisions:

**A**  
**2.1**  
**SDP**



TOTAL PERVIOUS/  
LANDSCAPE/  
OPEN SPACE PROVIDED:

3,026 SF
1,143 SF
6,654 SF

OPEN DECKS  
495 SF

LEGEND:

	MASONRY WALL
	MASONRY WALL WITH RIGID INSULATION
	2x4 OR 2x6 STUD WALL (1-HR CONST.)
	EXIT LIGHT WITH BUGEYE
	EMERGENCY LIGHTING
	EXIT
	LANDSCAPING AREA
	IMPERVIOUS CONCRETE (EXTERIOR)

AVERAGE GRADE ELEVATION CALCULATION

STARTING FROM NW CORNER AND GOING CLOCKWISE

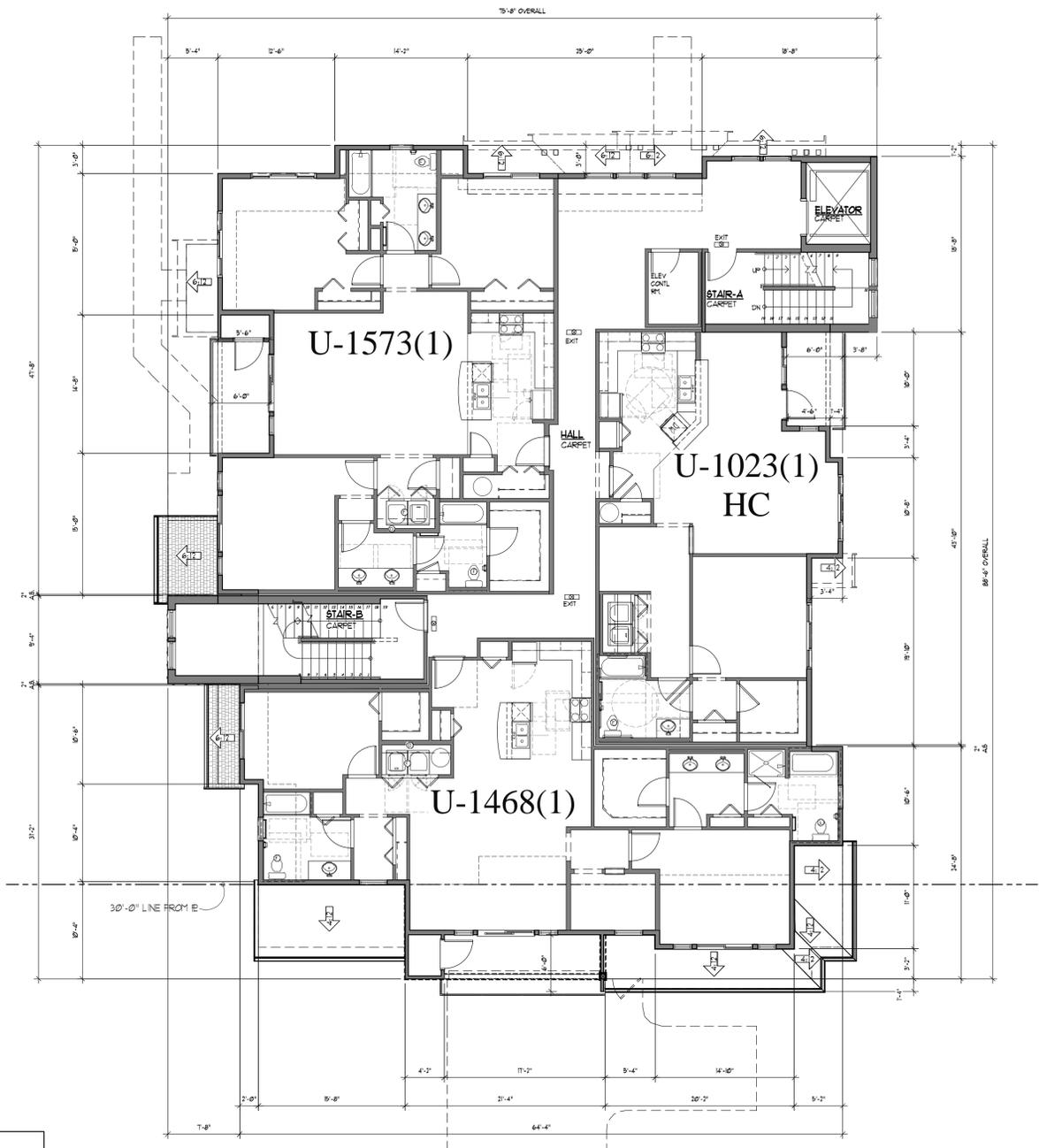
112.00	112.00	111.75	112.15	112.75	113.38
113.67	113.79	113.39	113.21	112.89	112.57
112.32	111.98	112.19	112.43	112.30	112.02
111.67	110.52	110.39	110.22	110.22	112.31
110.40	110.50	110.59	111.08	111.54	

TOTAL: 3246.24    # OF ELEV. PTS. = 29.00  
AVERAGE ELEV. = 111.94

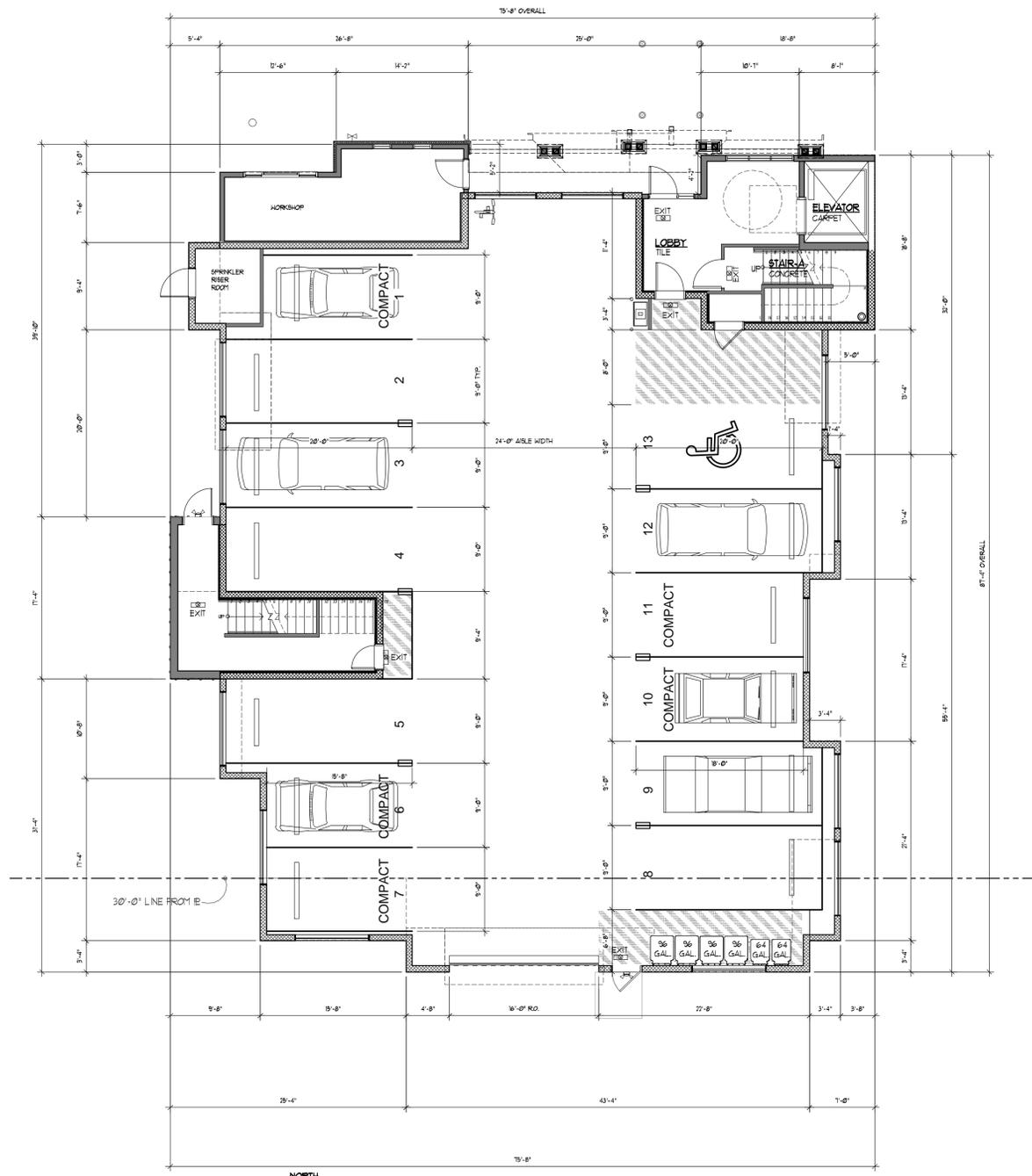
GARBAGE PICKUP:  
SEE COVER SHEET FOR CALCULATION UNDER  
PROPOSED SITE AND ARCHITECTURAL CONCEPTS.  
TRASH/RECYCLING & YARD WASTE WILL BE ROLLED OUT  
ON PICK UP DATE BY APARTMENT MANAGER  
ON A WEEKLY BASIS

4/15/2016 2:52 PM 4715/2016 2:52 PM PRELIMINARY SITE PLAN/ISSAQUAH APARTMENTS SHEETS SITE DEVELOPMENT PERMIT SUBMISSION/21

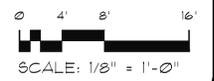




**FIRST FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**GARAGE FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



WALL ASSEMBLIES SEE SHEET AXXX  
DOOR SCHEDULES SEE SHT. AXXX  
WINDOW SCHEDULES SEE SHT. AXXX  
MASONRY WALLS WITH RIGID INSULATION



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PLOTTED BY: REID  
K:\1422\_12\_18C\_MF-ISSAQUAH\ISSAQUAH APARTMENTS\SHEETS\2. PRELIM SECOND AND THIRD FLOOR\HEADINGS.PLT

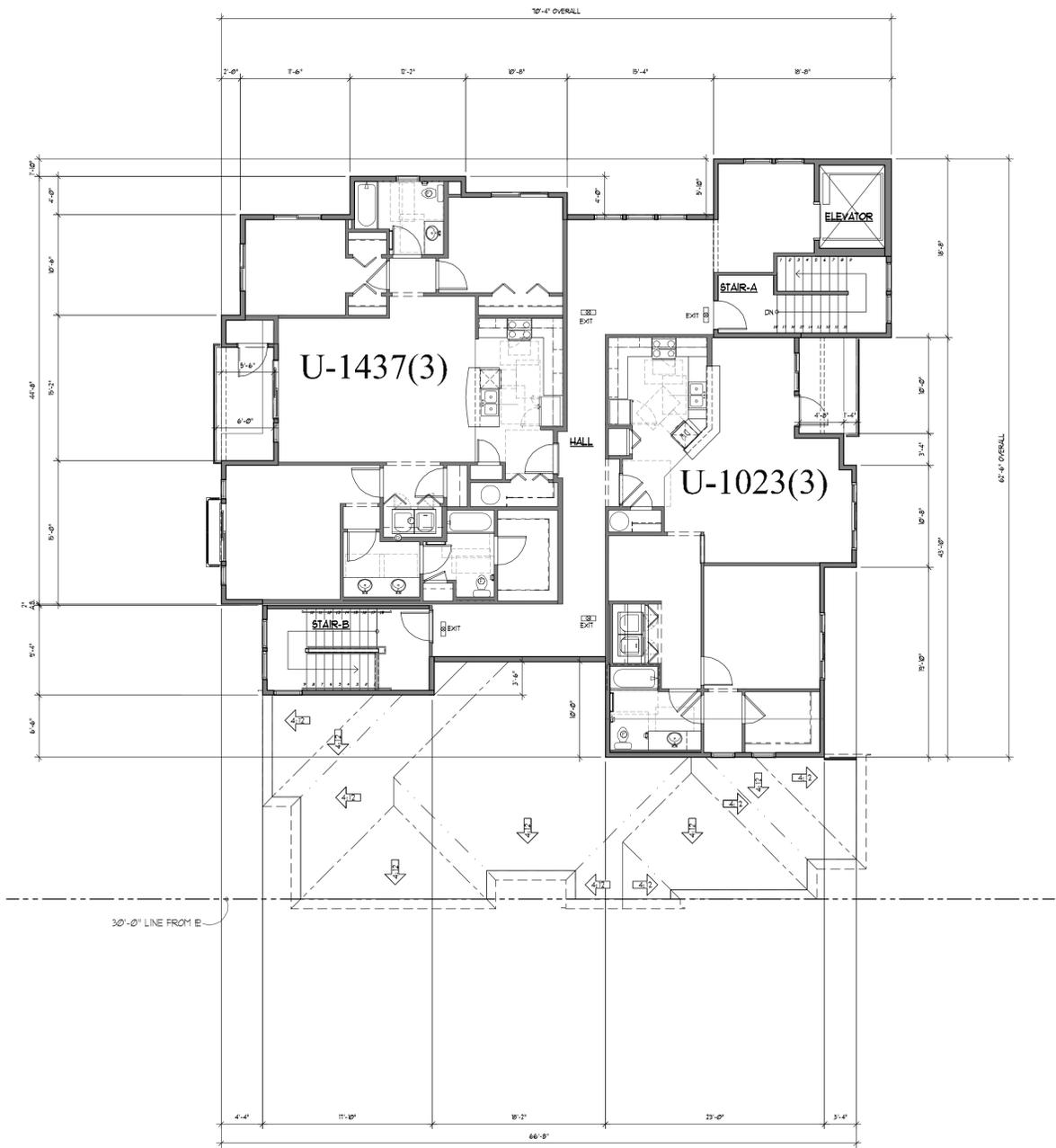
**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 385 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
19530 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: DJ LOVERIDGE

**SECOND & THIRD FLOOR BUILDING PLAN**

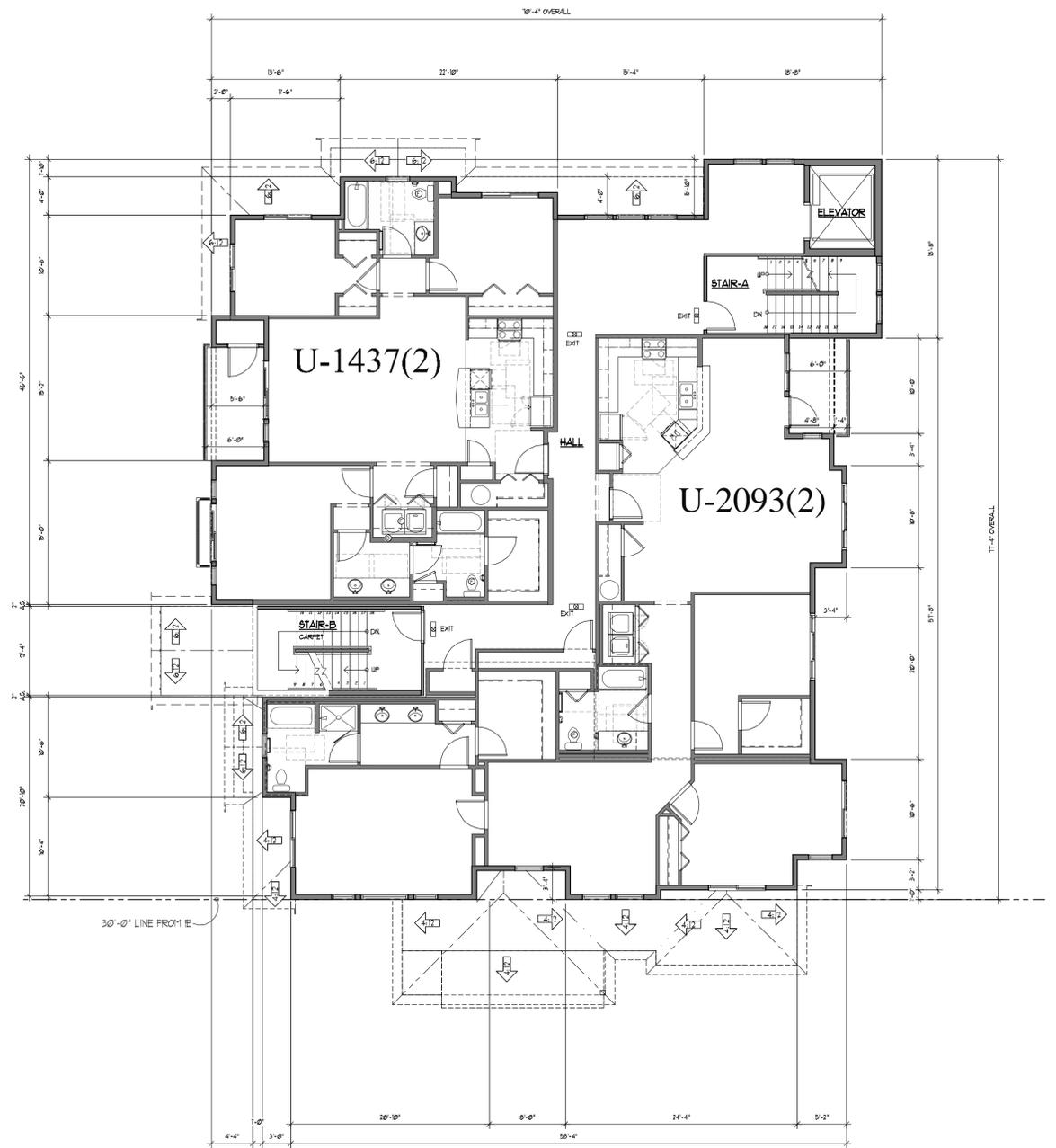
Date: 04-15-16  
Drawn: RAG  
Job #: 1422  
Revisions:



AGENDA ITEMS



**THIRD FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND:**

- WALL ASSEMBLIES SEE SHEET AXXX
- DOOR SCHEDULES SEE SHT. AXXX
- WINDOW SCHEDULES SEE SHT. AXXX
- MASONRY WALL
- MASONRY WALL WITH RIGID INSULATION
- IMPERVIOUS CONCRETE (EXTERIOR)

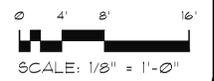
BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)

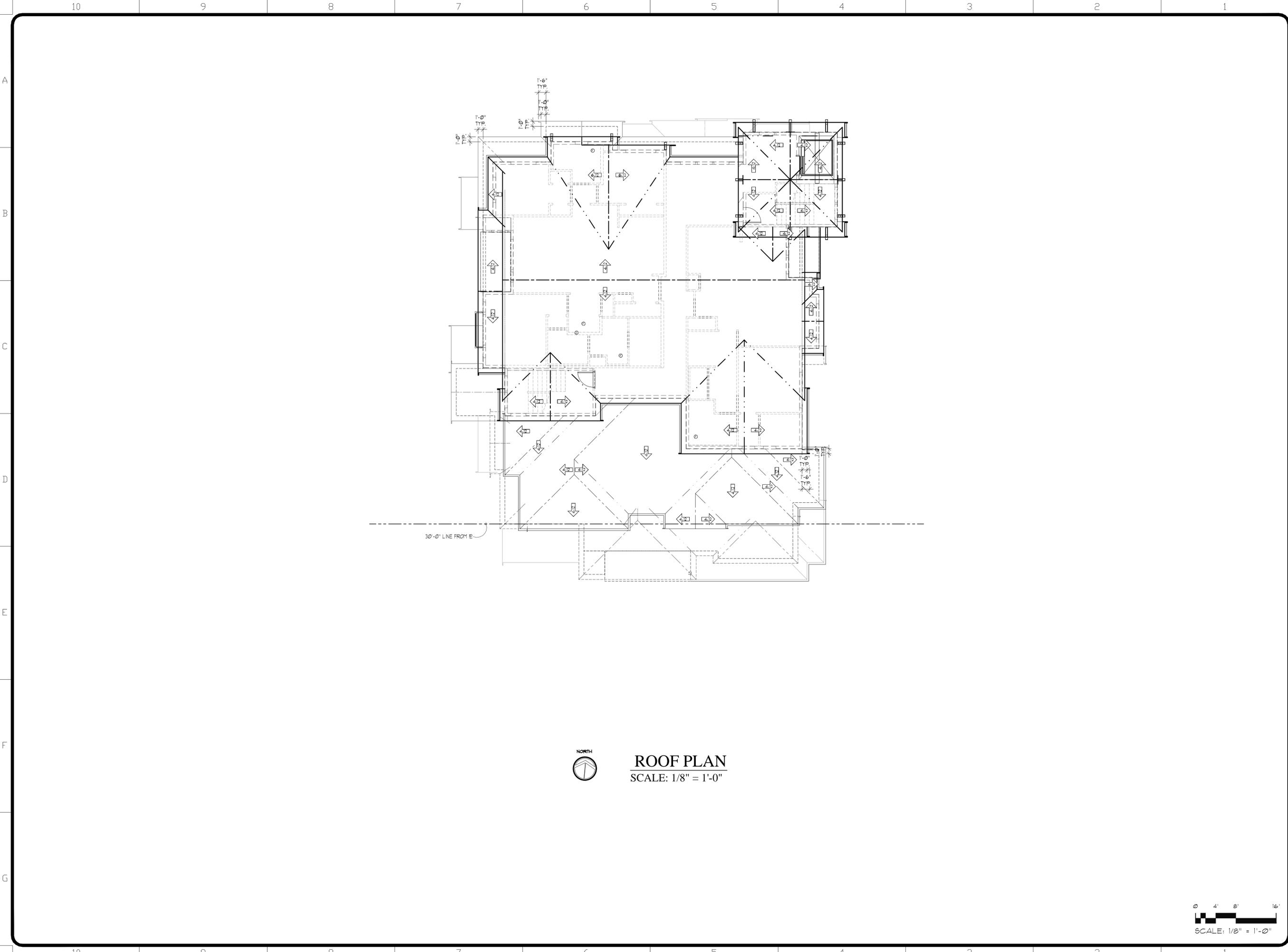
	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT.	4968 SQ. FT.*	4339 SQ. FT.	3251 SQ. FT.	13,322 SQ. FT.

BUILDING AREA THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE.

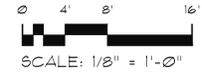
**25% REDUCTION OF THE GROSS AREA FROM 2ND FLOOR TO 3RD FLOOR**

4339 x 25% x 3 = 3254.3 SF  
3251/4339 = 74.92%  
= 25.08% REDUCTION PROVIDED





**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 385 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
19538 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: D.J. LOVERIDGE

**ROOF PLAN**

Date:	04-15-16
Drawn:	RAG
Job #:	1422
Revisions:	





40'-0" BLDG HEIGHT FOR MF-H ZONING

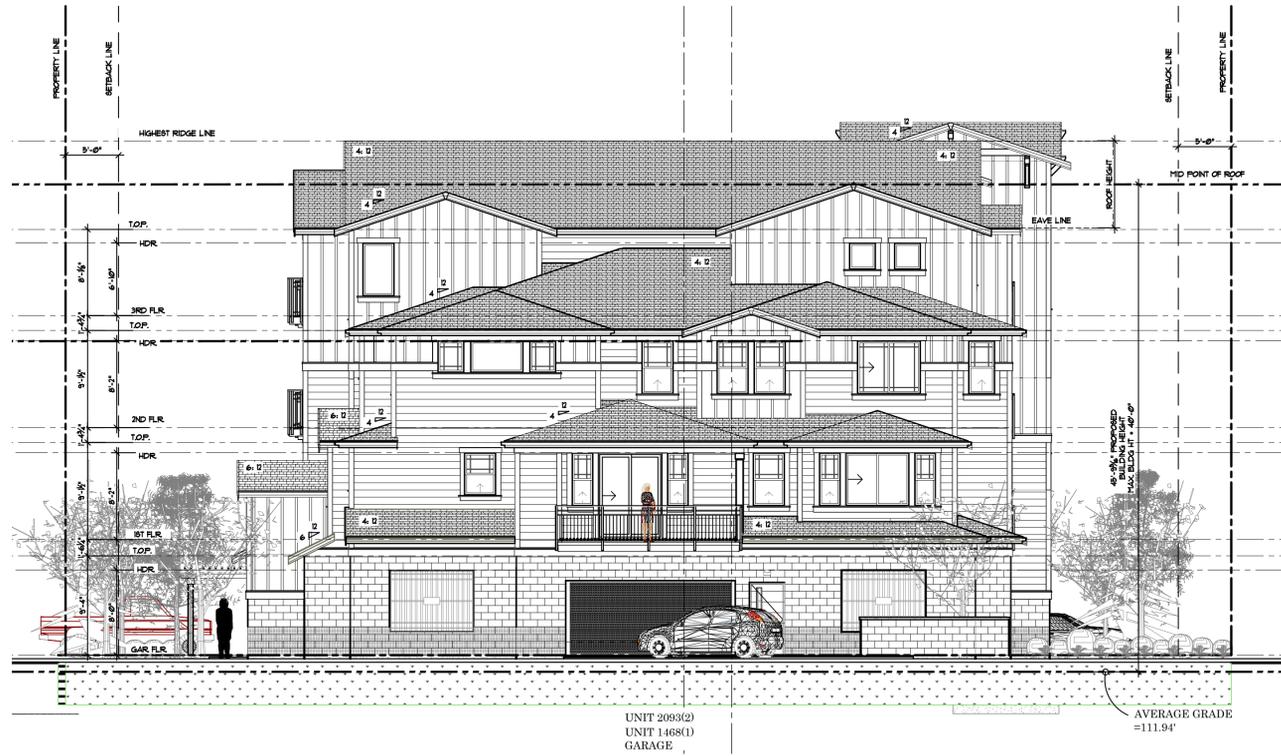
30'-0" BLDG HEIGHT FOR SF-D ZONING



WEST ELEVATION

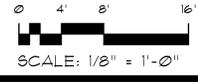
SCALE: 1/8" = 1'-0"

ELEVATION SIDING LEGEND			
	ASPHALT COMP SHINGLES BRAND: FABCO PREMIER COLOR: FEATHER GREY		STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	BOARD & BATTEN SIDING 16" HARDIE PANELS W/1"x3" BATTS SPACED @16" O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SN 2846		SMOOTH FACE CONCRETE COLOR: GREY
	"HARDIBOARD" BEVELED SIDING 1/8" EXPOSURE COLOR: SHERWIN WILLIAMS DOWNING STONE SN 2821		SPLIT FACE CONCRETE COLOR: GREY



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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4/15/2016 2:55 PM  
**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 385 E. SUNSET WAY  
**ISSAQUAH, WASHINGTON**  
CLIENT: THICK BRICK, LLC  
18538 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: P.J. LOVERIDGE

**BUILDING ELEVATIONS**

Date:	04-15-16
Drawn:	RAG
Job #:	1422
Revisions:	





40'-0" BLDG HEIGHT FOR MF-H ZONING

30'-0" BLDG HEIGHT FOR SF-D ZONING



UNIT 1437(3)  
UNIT 1437(2)  
UNIT 1573(1)  
GARAGE

STAIR B

UNIT 2093(2)  
UNIT 1468(1)  
GARAGE

AVERAGE GRADE = 111.94'

**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



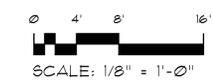
UNIT 2093(2)  
UNIT 1468(1)  
GARAGE

**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

**ELEVATION COLOR SIDING LEGEND**

	ASPHALT COMP SHINGLES BRAND: PARCO PREMIER COLOR: FENTER GREY		STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	BOARD & BATTEN SIDING 16" HARDIE PANELS 1/4"x3" BATTIS SPACED @16" O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846		SMOOTH FACE CONCRETE COLOR: GREY
	"HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOWNING STONE SW 2821		SPLIT FACE CONCRETE COLOR: GREY
	CORNER/ WINDOW/ ACCENT TRIM AND ROOF FASCIA & GUTTERS COLOR: SHERWIN WILLIAMS SAGE GREEN LIGHT SW 2851		METAL GARAGE ACCENT COLOR: RED
			ELASTOMERIC DECK COATING COLOR: SHERWIN WILLIAMS POPULAR GREY SW 6071



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4/15/2016 3:02 PM  
4/15/2016 3:02 PM  
SUNSET 7 APARTMENTS  
PROJECT ADDRESS: 385 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
18538 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: D.J. LOVERIDGE

**BUILDING ELEVATIONS  
COLOR SCHEME**

Date: 04-15-16  
Drawn: RAG  
Job #: 1422  
Revisions:



# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M. CITY OF ISSAQUAH, STATE OF WASHINGTON

355 E. SUNSET WAY, ISSAQUAH WA.

ISSAQUAH



WASHINGTON



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE

ELEVATION COLOR SIDING LEGEND	
	ASPHALT COMP SHINGLES BRAND: PABCO PREMIER COLOR: FETTER GREY
	BOARD & BATTEN SIDING 16" HARDIE PANELS W/1X3" BATTIS SPACED #16" O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846
	"HARDIBOARD" BEVELED SIDING W/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOHNING STONE SW 2821
	CORNER/ WINDOW/ ACCENT TRIM AND ROOF FASCIA & GUTTERS COLOR: SHERWIN WILLIAMS SAGE GREEN LIGHT SW 2821
	STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	SMOOTH FACE CONCRETE COLOR: GREY
	SPLIT FACE CONCRETE COLOR: GREY
	METAL GARAGE ACCENT COLOR: RED
	ELASTOMERIC DECK COATING COLOR: SHERWIN WILLIAMS POPULAR GREY SW 6071



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



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4/15/2016 3:03 PM  
**SUNSET 7 APARTMENTS**  
 PROJECT ADDRESS: 355 E. SUNSET WAY  
**ISSAQUAH, WASHINGTON**  
 CLIENT: THICK BRICK, LLC  
 19530 SE 51ST STREET  
 ISSAQUAH, WA 98021  
 CONTACT: DJ LOVERIDGE

**PERSPECTIVES OF  
PROPOSED BUILDING**

Date: 04-15-16  
 Drawn: RAG  
 Job #: 1422  
 Revisions:



# SUNSET 7 APARTMENTS

355 E. SUNSET WAY, ISSAQUAH WA.  
SUN AND SHADOW ANALYSIS

SUN STUDY BASED ON -MAY 5



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Bellevue Washington 98005  
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office@gmsarch.com

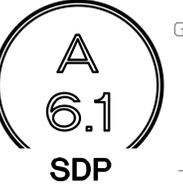
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**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 355 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
19538 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: D.J. LOVERIDGE

**SUN AND SHADOW ANALYSIS**

Date:	04-15-16
Drawn:	RAG
Job #:	1422
Revisions:	
	6-15-16 PER CITY



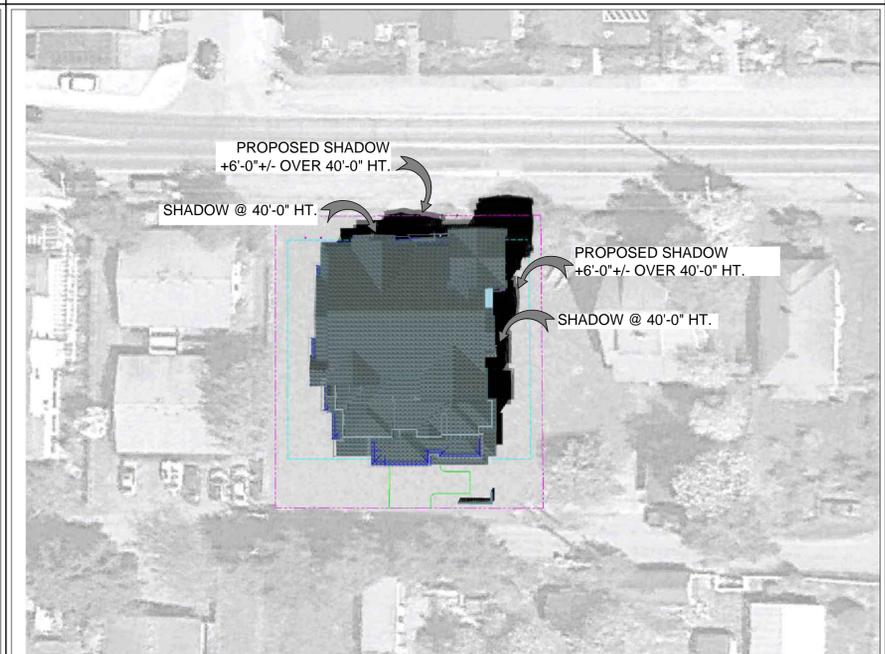
4 SUN AND SHADOW @ 3:00 PM  
SCALE: NTS



2 SUN AND SHADOW @ 11:00 AM  
SCALE: NTS



5 SUN AND SHADOW @ 5:00 PM  
SCALE: NTS

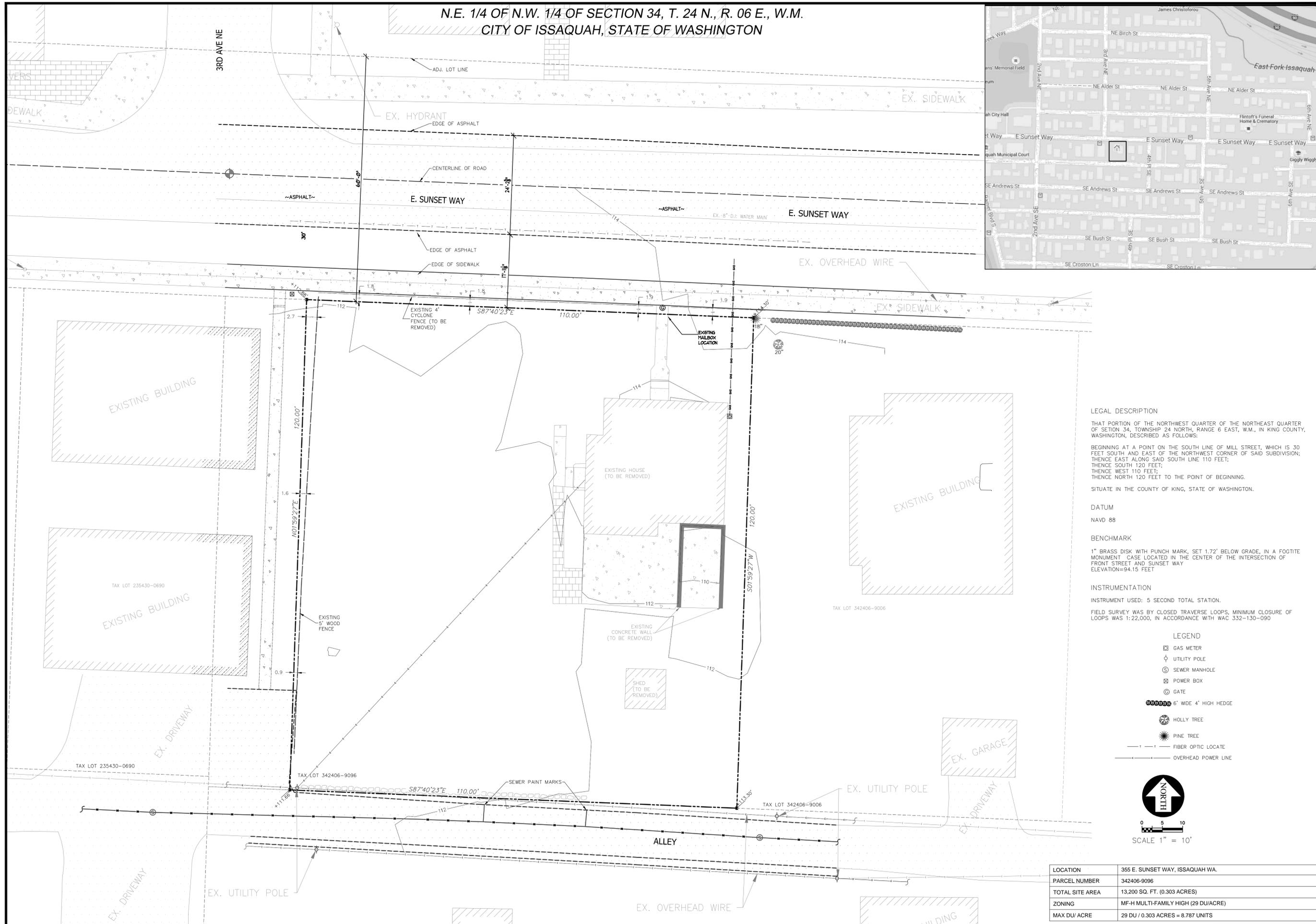


3 SUN AND SHADOW @ 1:00 PM  
SCALE: NTS



1 SUN AND SHADOW @ 9:00 AM  
SCALE: NTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
CITY OF ISSAQUAH, STATE OF WASHINGTON



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE 110 FEET; THENCE SOUTH 120 FEET; THENCE WEST 110 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DATUM

NAVD 88

BENCHMARK

1" BRASS DISK WITH PUNCH MARK, SET 1.72' BELOW GRADE, IN A FOGTITE MONUMENT CASE LOCATED IN THE CENTER OF THE INTERSECTION OF FRONT STREET AND SUNSET WAY  
ELEVATION=94.15 FEET

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.  
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090

LEGEND

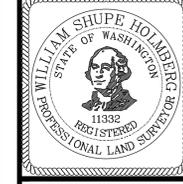
- ⊗ GAS METER
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- ⊠ POWER BOX
- ⊚ GATE
- ▬ 6' WIDE 4' HIGH HEDGE
- ⊙ HOLLY TREE
- ⊙ PINE TREE
- ⊙ FIBER OPTIC LOCATE
- ⊙ OVERHEAD POWER LINE



SCALE 1" = 10'

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9006
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
MAX DU/ACRE	29 DU / 0.303 ACRES = 8.787 UNITS

REVISIONS	BY	DATE



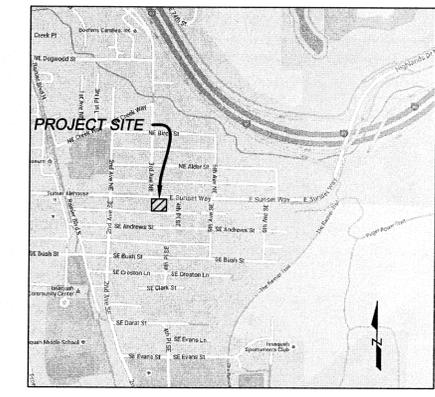
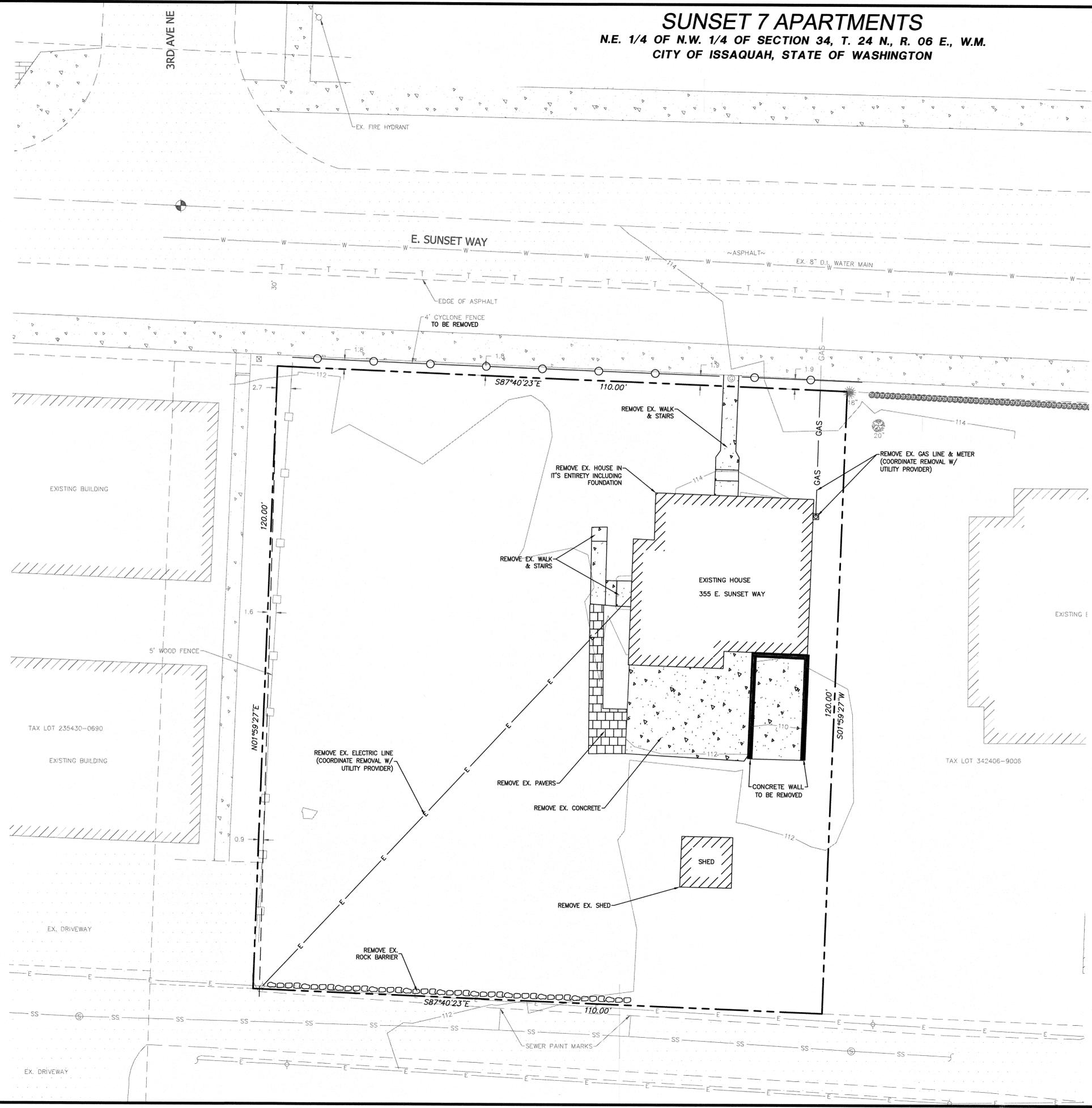
DJ LOVERIDGE  
355 E. SUNSET WAY  
BOUNDARY/TOPOGRAPHY PLAN

**ENCOMPASS**  
ENGINEERING & SURVEYING  
Western Washington Division  
185 NE Juniper Street, 2nd Fl. - Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street - Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	14642
DATE	9/24/14
SCALE	1"=10'
DESIGNED	WSH
DRAWN	JEF
CHECKED	WSH
APPROVED	WSH
SHEET	1 OF 1

# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
CITY OF ISSAQUAH, STATE OF WASHINGTON



**VICINITY MAP**  
N.T.S.

**LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE 110 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 110 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**VERTICAL DATUM:**

NAVD 88

**BENCHMARK:**

1" BRASS DISK WITH PUNCH MARK, SET 1.72' BELOW GRADE, IN A FORTITE MONUMENT CASE LOCATED IN THE CENTER OF THE INTERSECTION OF FRONT STREET AND SUNSET WAY  
ELEVATION=94.15 FEET

**CONTRACTOR RESPONSIBILITY:**

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**DISCREPANCIES:**

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

**PROJECT INFORMATION:**

**OWNER:** WHICH IS PROMISE, LLC  
19338 SE 51st STREET  
ISSAQUAH, WA 98027  
(425) 453-2088  
CONTACT: PAUL LOVERIDGE

**ENGINEER:** ENCOMPASS ENGINEERING & SURVEYING  
165 NE JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
(425) 392-0250  
CONTACT: BARRY CONSTANT, P.E.

**TAX PARCEL NUMBER:** 3424069096

**GROSS SITE AREA:** ±13,200 S.F. (0.30 AC.)

**PROPOSED USE:** MULTI-FAMILY (HIGH) RESIDENTIAL

**WATER & SEWER SERVICE:** CITY OF ISSAQUAH

**SITE DATA:**

**PROPOSED BUILDING SETBACK:**

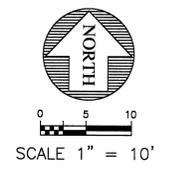
FRONT YARD: 10' (20' TO GARAGE)

SIDE YARD: 5'

REAR YARD: 20'

**PROPOSED SITE CONDITION:**

NEW IMPERVIOUS AREA: 6,546 S.F. (0.15 AC.)

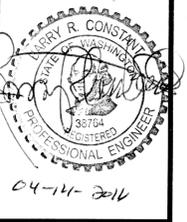


**SHEET INDEX:**

TITLE	
COVER / EX. CONDITIONS / DEMO. SHEET	C1.0
TESC & GRADING PLAN	C2.0
DRAINAGE & UTILITY PLAN	C3.0
DETAILS	C4.0



REVISIONS	DESCRIPTION	BY	DATE
1	INITIAL SUBMITTAL	BRC	02/07/2016



**SUNSET 7 APARTMENTS**  
THICK BRICK, LLC

**COVER / EX. CONDITIONS / DEMO. SHEET**

**Encompass**  
ENGINEERING & SURVEYING

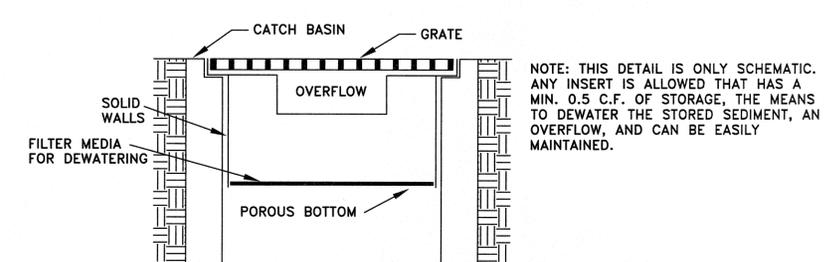
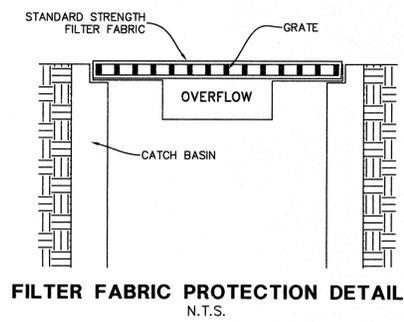
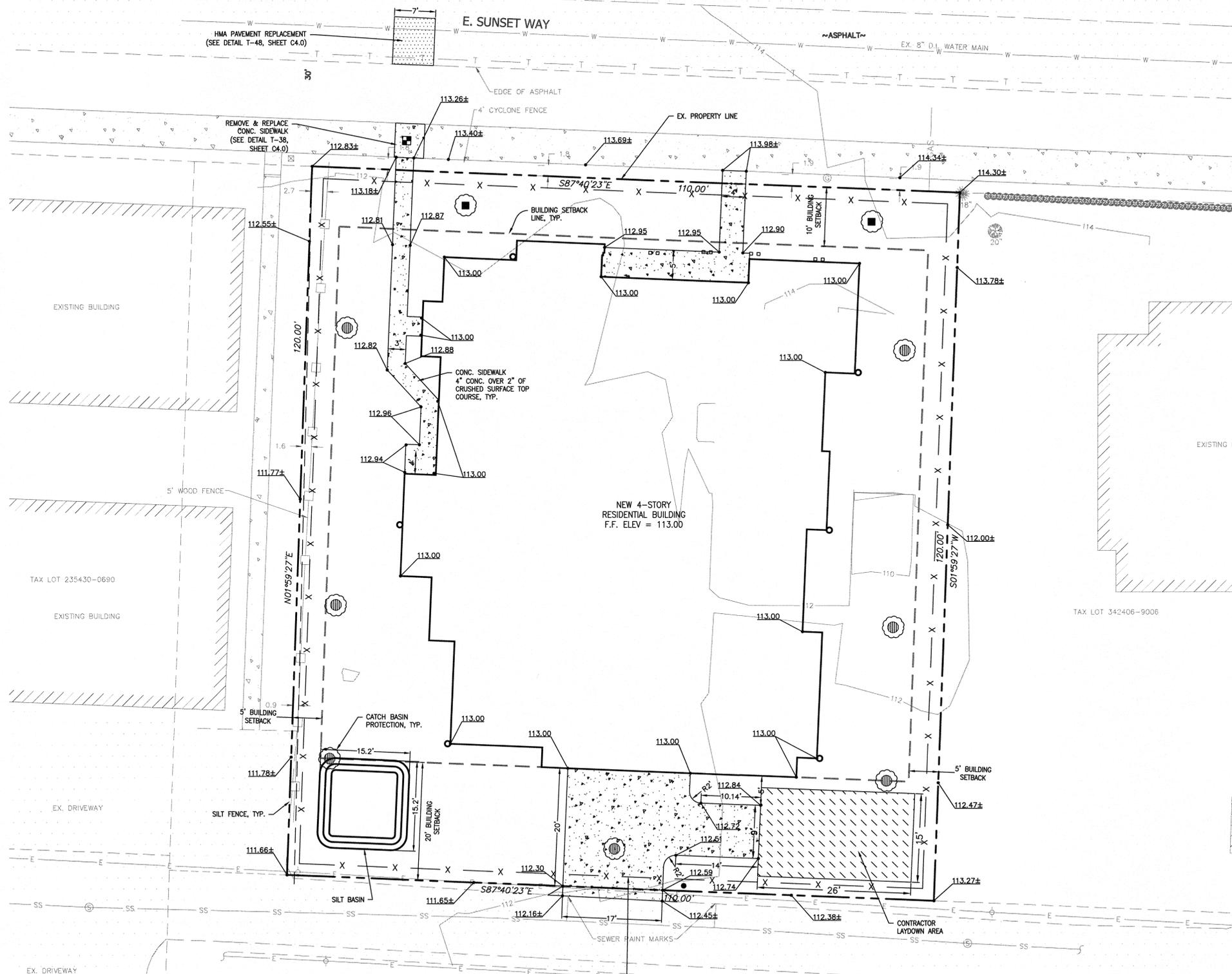
Western Washington Division  
165 NE JUNIPER STREET, SUITE 201 • ISSAQUAH, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-13055  
Eastern Washington Division  
407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	C1.0

AGENDA ITEMS

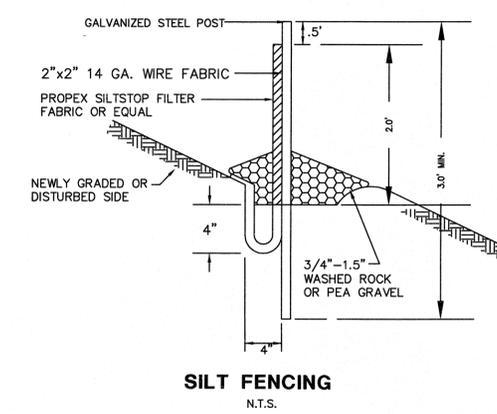
# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
CITY OF ISSAQUAH, STATE OF WASHINGTON



- MAINTENANCE STANDARDS**
1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
  2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
  3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.
  - 4.

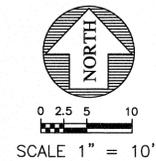
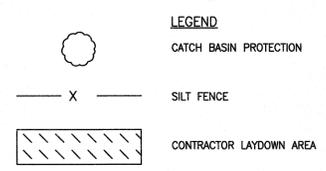
NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.



**RECOMMENDED CONSTRUCTION SEQUENCE:**

- (1) PRE-CONSTRUCTION MEETING.
- (2) FLAG OR FENCE CLEARING LIMITS.
- (3) POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
- (4) INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- (5) GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- (6) INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- (7) CONSTRUCT SEDIMENT PONDS AND TRAPS.
- (8) GRADE AND STABILIZE CONSTRUCTION ROADS.
- (9) CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- (10) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF ISSAQUAH STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- (11) RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY OF ISSAQUAH EROSION AND SEDIMENT CONTROL STANDARDS.
- (12) COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- (13) STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- (14) SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- (15) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

**NOTE:**  
ALLEY LOCATED ALONG SOUTH PROPERTY LINE SHALL BE SOLE ACCESS ROAD FOR SUNSET 7 APARTMENTS CONSTRUCTION HAUL AND WORKER TRAFFIC TO ACCESS THE SITE, UNLESS THE APPLICANT CAN SHOW USE OF THIS ROAD IS NOT PHYSICALLY FEASIBLE OR IS HAZARDOUS DUE TO WEATHER AND/OR ROAD CONDITIONS FOR EQUIPMENT AND THE CITY APPROVES AN ALTERNATE ROUTE. CONTRACTORS WILL BE REQUIRED TO GIVE NOTICE TO CITY DURING PERMIT APPLICATION AND REVIEW PROCESS SHOULD THE USE OF E. SUNSET WAY FOR SITE ACCESS BE DEEMED NECESSARY AND APPROPRIATE DURING CONSTRUCTION; HOWEVER, ADDITIONAL CONTRACTOR REQUEST AND CITY REVIEW MAY OCCUR DURING CONSTRUCTION. NO CONSTRUCTION PARKING SHALL BE ALLOWED ON E. SUNSET WAY.



REVISIONS	DATE	BY	DESCRIPTION
INITIAL SUBMITTAL	02/07/2016	BRC	



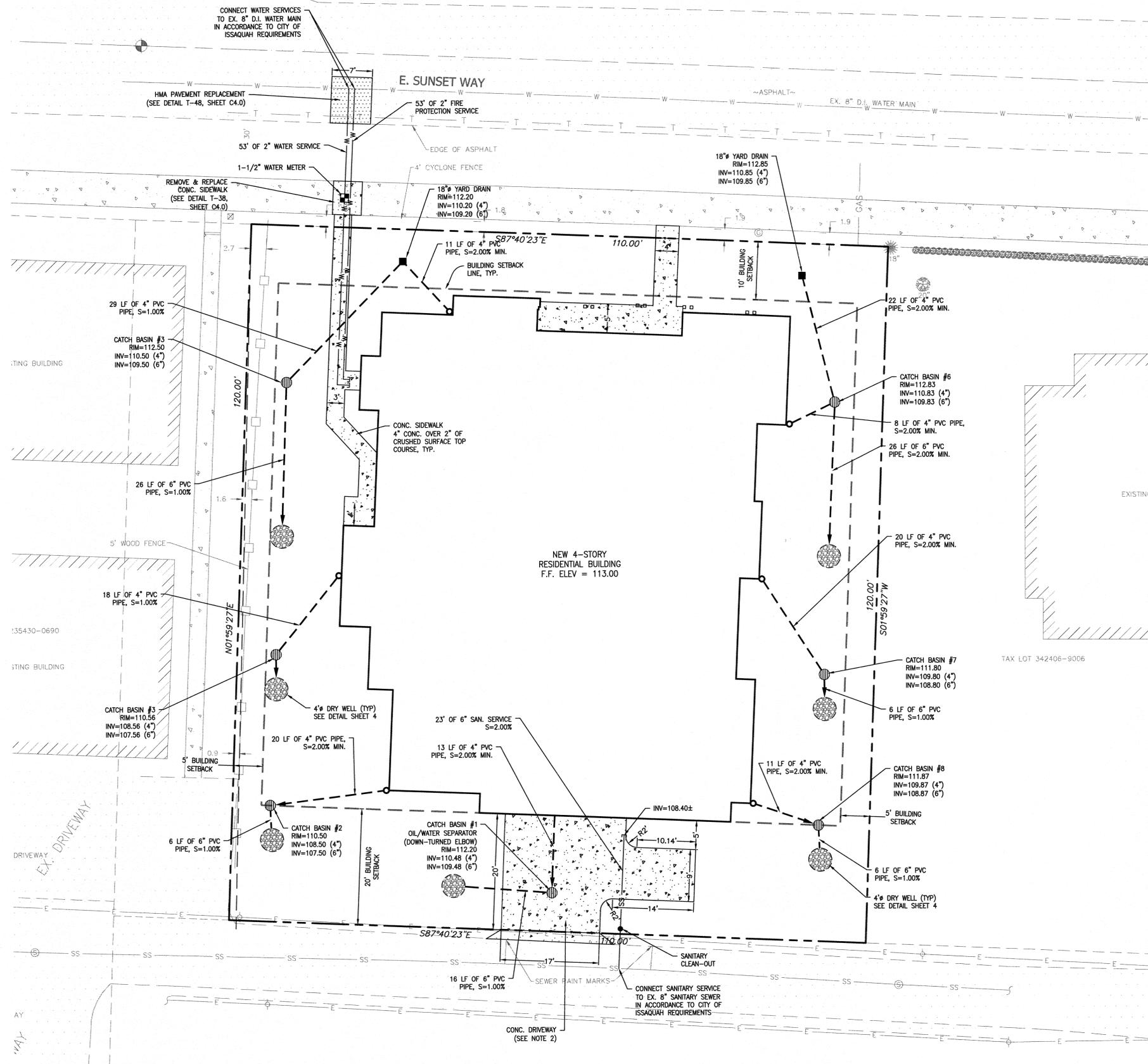
**SUNSET 7 APARTMENTS**  
THICK BRICK, LLC  
**TESC & GRADING PLAN**

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 - Issaquah, WA 98022 • Phone: (509) 674-7433 • Fax: (509) 674-7419  
Eastern Washington Division  
407 Swiftwater Blvd. - Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	C2.0

**SUNSET 7 APARTMENTS**  
 N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
 CITY OF ISSAQUAH, STATE OF WASHINGTON



**CONSTRUCTION NOTES:**

- HMA PAVEMENT REPLACEMENT SHALL BE OF THE SAME COMPOSITION AND THICKNESS AS THE EXISTING PAVEMENT IT ABUTS. ALL HMA ASPHALT SHALL BE COMPACTED TO 95% MAX. DENSITY. ALL SUBGRADE AND BASE FOR THE INSTALLATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
- CONCRETE DRIVEWAY PAVEMENT SHALL BE P.C.C. CLASS 3000 (AIR ENTRAINED) OVER 4\"/>



SCALE 1" = 10'



REVISIONS	DATE	BY	DESCRIPTION
INITIAL SUBMITTAL	02/01/2016	BRC	



**SUNSET 7 APARTMENTS**  
 THICK BRICK, LLC  
**DRAINAGE & UTILITY PLAN**

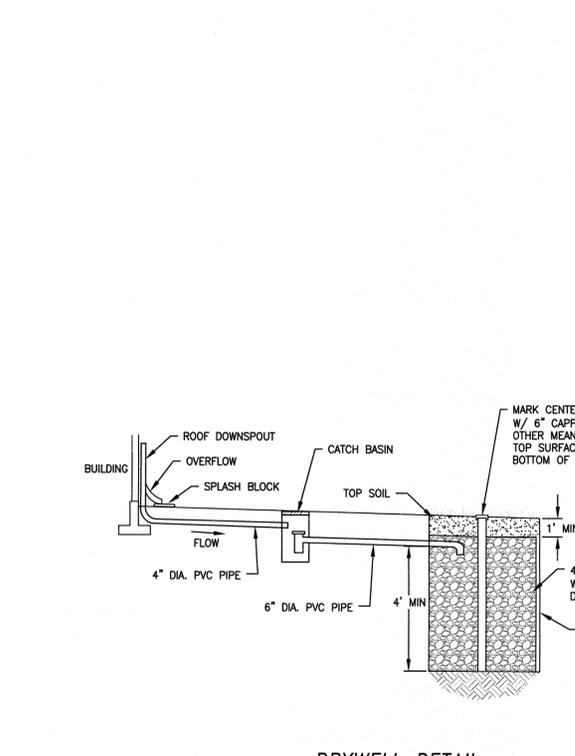
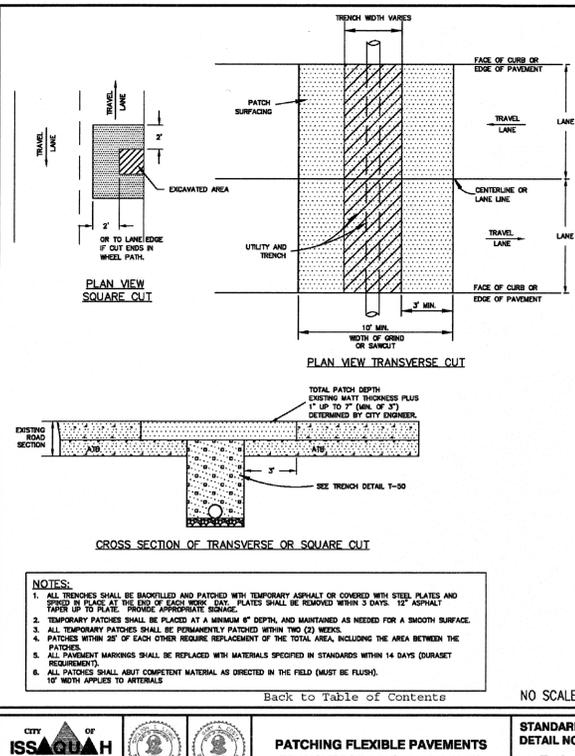
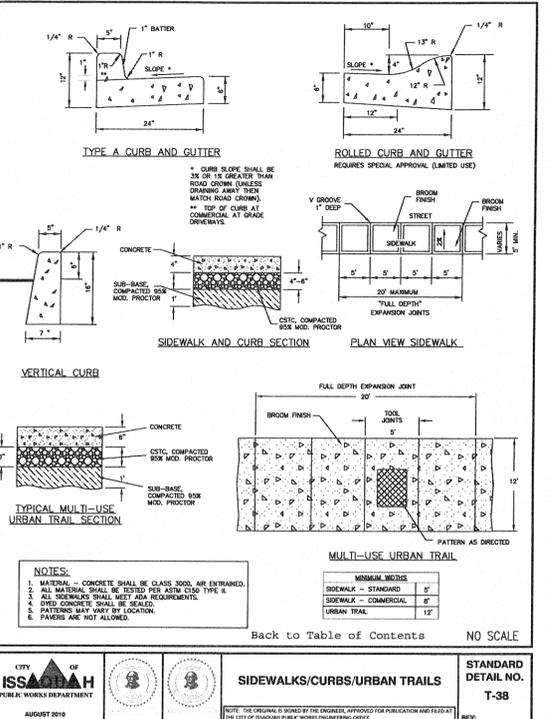
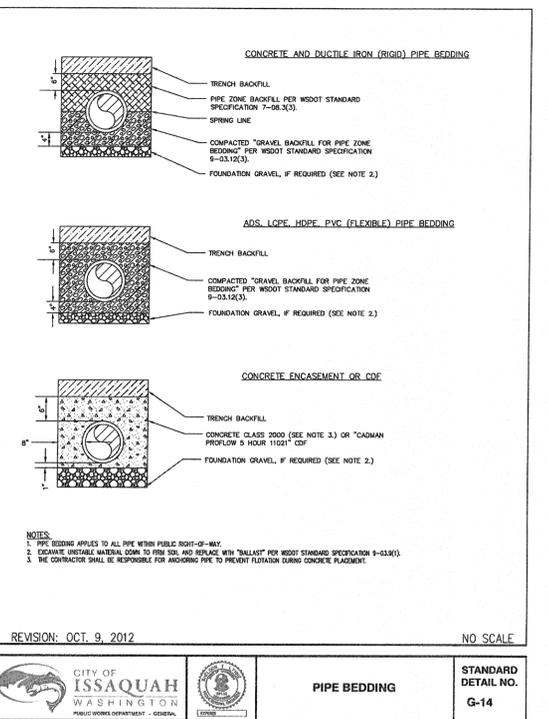
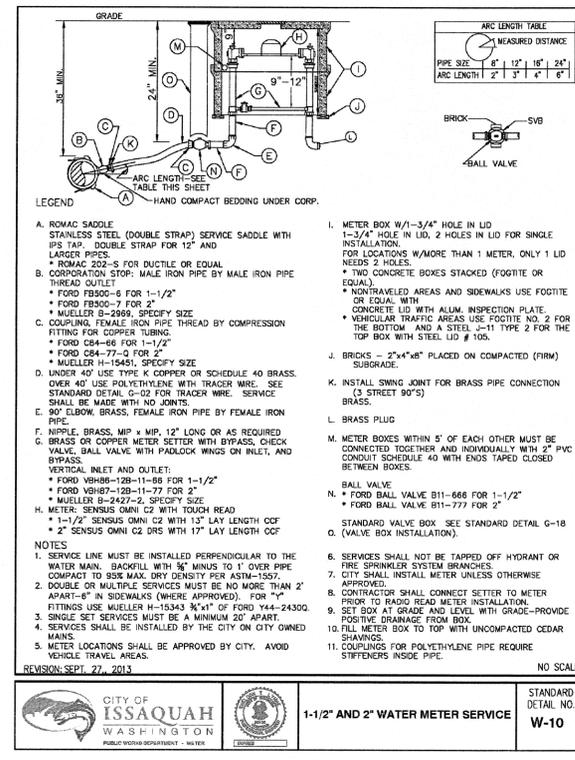
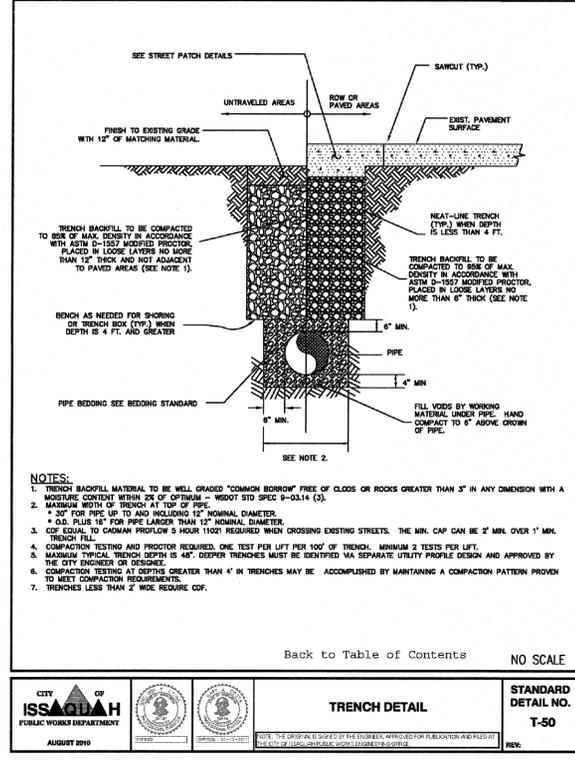
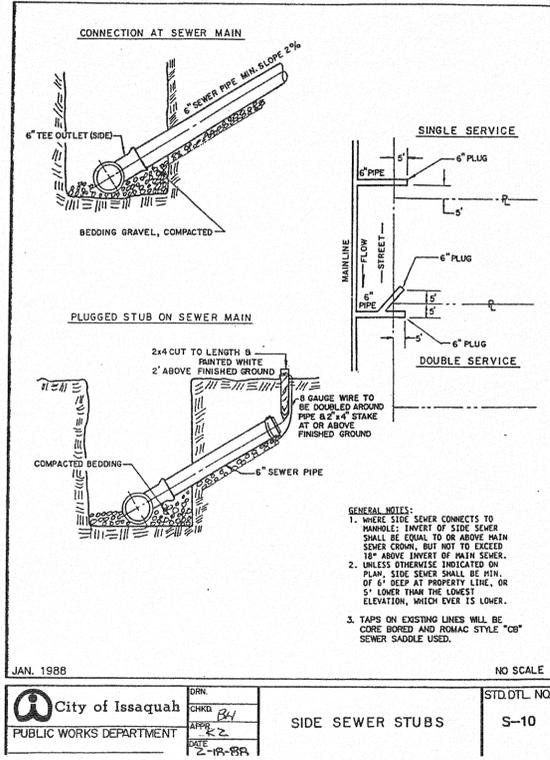
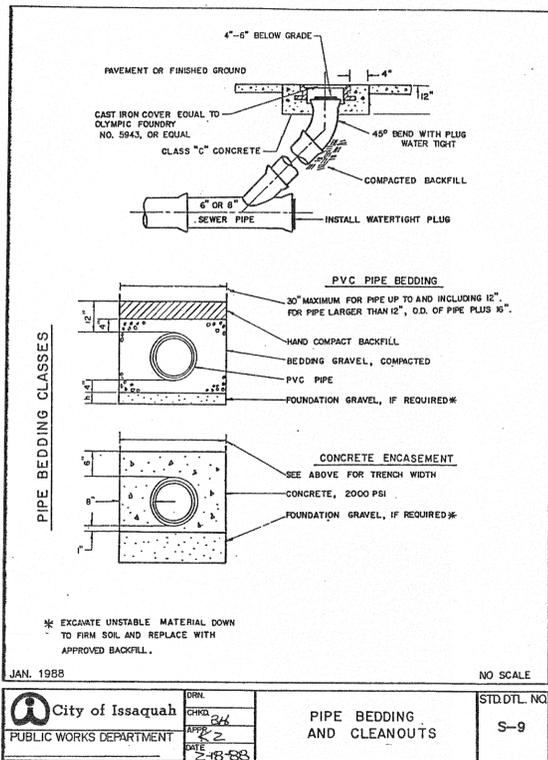
**Compass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0530 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	<b>C3.0</b>

# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
CITY OF ISSAQUAH, STATE OF WASHINGTON



**GENERAL NOTE:**

EXCEPT AS OTHERWISE NOTED HEREIN, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY AND AS RECOMMENDED IN APPLICABLE AMERICAN WATERWORKS ASSOCIATION (AWWA) SPECIFICATIONS AND/OR THE WASHINGTON STATE CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND/OR WASHINGTON STATE DEPT. OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND/OR ISSAQUAH WATER STANDARDS, AND ACCORDING TO THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL OR EQUIPMENT USED.

REVISIONS	DATE	BY	DESCRIPTION
	02/20/2016	BRC	INITIAL SUBMITTAL

04-14-2016

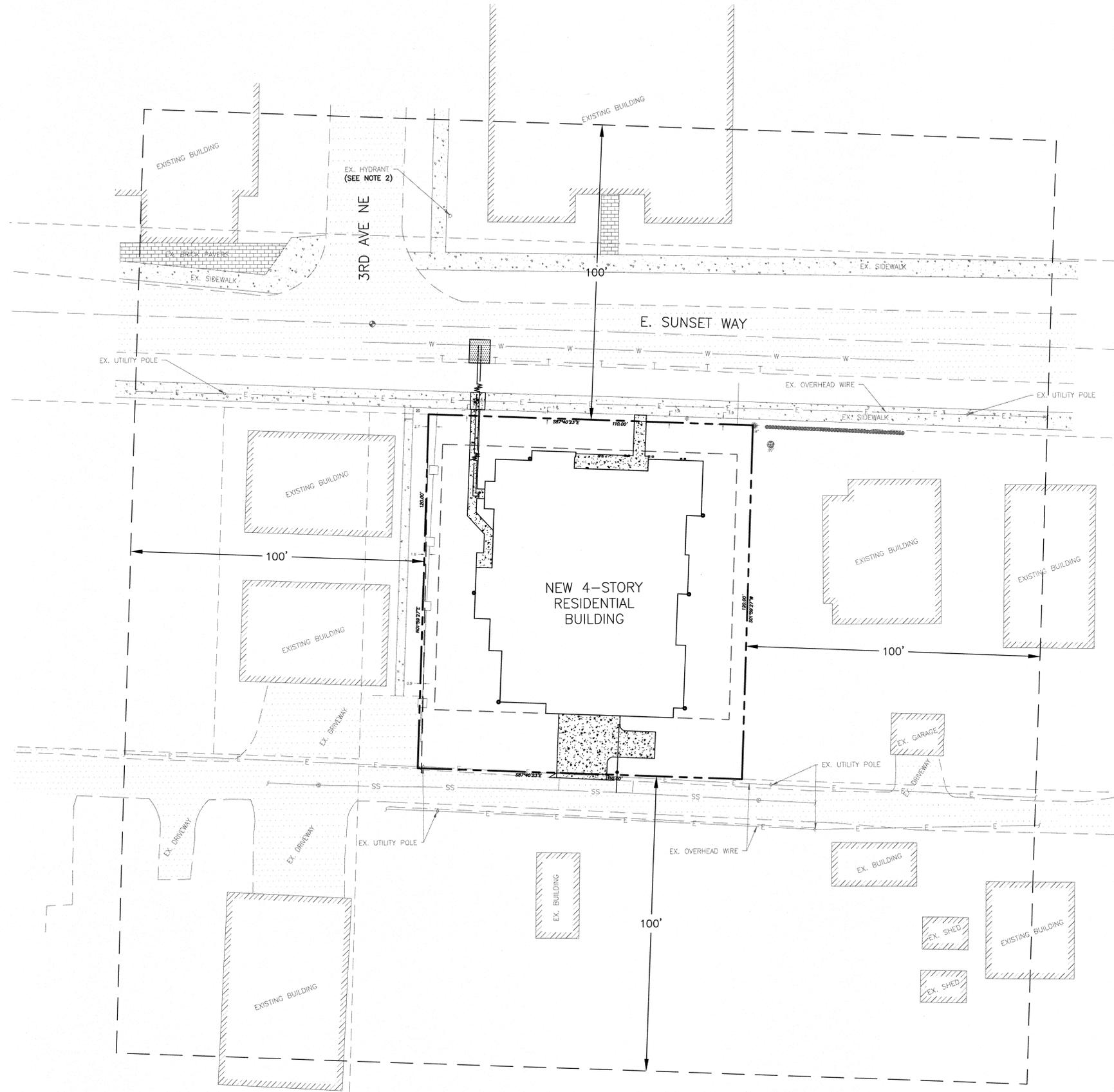
SUNSET 7 APARTMENTS  
THICK BRICK, LLC  
DETAILS

Encompass  
ENGINEERING & SURVEYING

165 NE Juniper Street, Suite 201 • Issaquah, WA 98029 • Phone: (206) 392-0230 • Fax: (425) 391-3055  
Western Washington Division  
Eastern Washington Division  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	N.T.S.
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	C4.0

**SUNSET 7 APARTMENTS**  
 N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
 CITY OF ISSAQUAH, STATE OF WASHINGTON



**NOTES:**

1. 4 DRIVEWAYS AND 1 ROAD LOCATED WITHIN 100' OF THE PROJECT SITE.
2. NEAREST FIRE HYDRANT TO PROJECT SITE IS LOCATED AT THE CORNER OF 3RD AVE NE AND E. SUNSET WAY



0 5 10 20  
 SCALE 1" = 20'

REVISIONS	
DESCRIPTION	DATE
INITIAL SUBMITTAL	02/07/2016

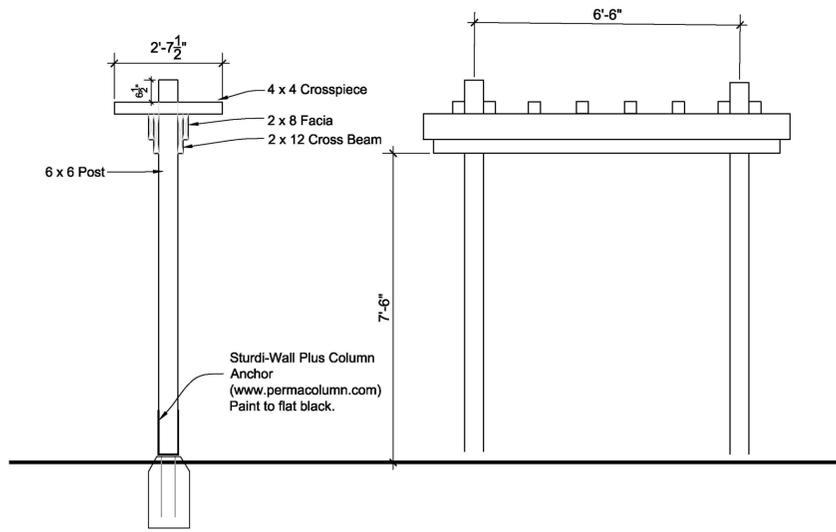
**SUNSET 7 APARTMENTS**  
 THICK BRICK, LLC  
**EXHIBIT A**

**Encompass**  
 ENGINEERING & SURVEYING

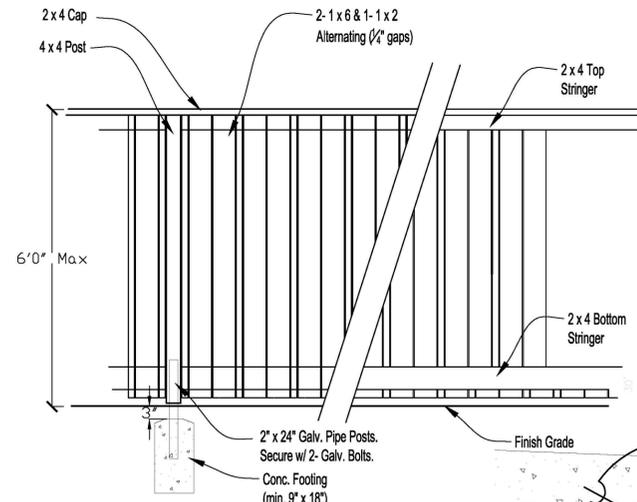
Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

<b>JOB NO.</b>	146421
<b>DATE</b>	04/05/16
<b>SCALE</b>	1" = 20'
<b>DESIGNED</b>	DRD
<b>DRAWN</b>	DRD
<b>CHECKED</b>	BRC
<b>APPROVED</b>	BRC

**SHEET EX-A**



**Arbor Entryway**

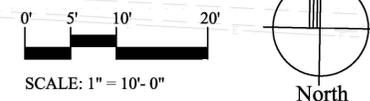
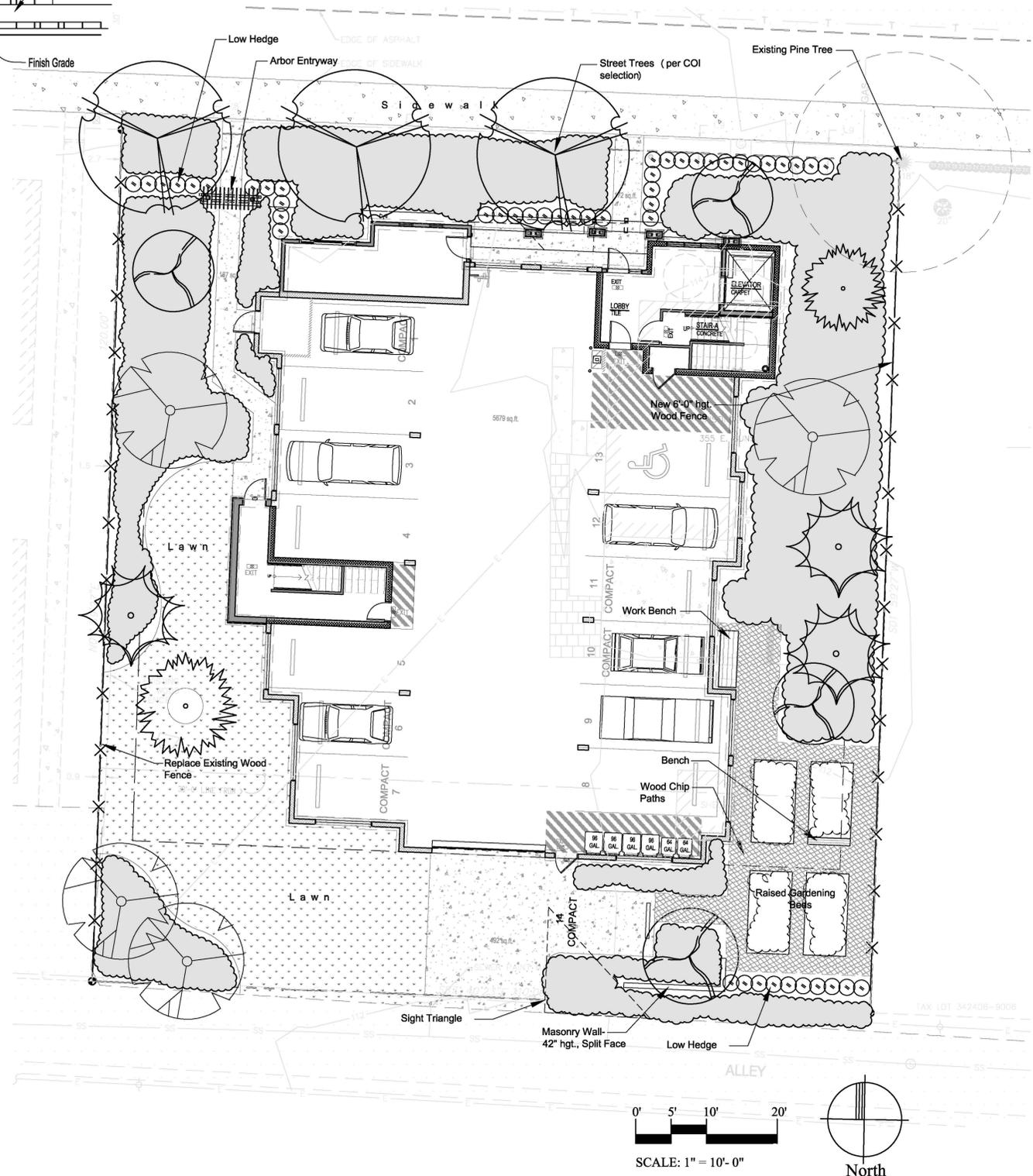


**Screen Fence**

**PLANT SCHEDULE**

Qty.	Symbol	Botanical/Common Name	Size/Remarks
<b>TREES:</b>			
x		<i>Acer circinatum</i> / VINE MAPLE	min. 1-1/2" cal.
x		<i>Calocedrus decurrens</i> / INSENSE CEDAR	min. 8' hgt.
x		<i>Magnolia g. 'Victoria'</i> / EVERGREEN MAGNOLIA	min. 1-1/2" cal.
x		Street Tree	min. 2-1/2" cal., street tree form
x		<i>Pyrus c. 'Cambridge'</i> / FLWG. PEAR <i>Cornus, 'Eddie's White Wonder'</i> / HYBRID DOGWOOD	min. 2" cal.
<b>SHRUBS / GRD. COVERS / PERENNIALS:</b>			
		<i>Arbutus unedo</i> / STRAWBERRY TREE	min. 30" hgt., central leader
		<i>Buxus 'Winter Gem'</i> / KOREAN DOGWOOD	min. 18" spr.
		<i>Chosiyat. 'Sundance'</i> / MEXICAN ORANGE	min. 36" hgt.
		<i>Epimedium x v. 'Sulpherum'</i> / BISHOPS CAP	min. 1 gal.
		<i>Kalmia l. 'Ostbo Red'</i> / MTN. LAUREL	min. 24" spr.
		<i>Ligustrum j. 'Texanum'</i> / TEXAS WAX LEAF PRIVET	min. 4' hgt., trained standard
		<i>Mahonia repens</i> / CREEPING MAHONIA	1 gal.
		<i>Miscanthus s. 'Morning Light'</i> / MAIDEN GRASS	5 gal. cans
		<i>Ribes s. 'King Ed. VII'</i> / FLWG. CURRANT	min. 30" hgt.
		<i>Nandina d. 'Compacta'</i> / HEAVENLY BAMBOO	min. 30" hgt.
		<i>Pennisetum a. 'Hamlyn'</i> / DWARF FOUNTAIN GRASS	1 gal.
		<i>Pittosporum t. 'Wheeler's Dwarf'</i> / TOBRIA	min. 24" spr., compact
		<i>Polystichum munitum</i> / SWORD FERN	min. 5 fronds @ 12" o.c.
		<i>Prunus l. 'Mt. Vernon'</i> / DWARF LAUREL	min. 15" spr.
		<i>Sarcococca humilis</i> / LOW SARCOCOCCA	min. 12" spr., spreading forms.
		<i>Sedum 'Autumn Joy'</i> / SEDUM	1 gal.
		<i>Taxus b. 'Fastigiata'</i> / IRISH YEWE	min. 5'-0" hgt.
		<i>Vaccinium ovatum</i> / EVERGREEN HUCKLEBERRY	min. 24" hgt.
		Lawn	No. 1 Sod
		as required	

\* Plant sizes are specified per the American Standard for Nursery Stock, Publication-May 2, 1986 sponsored by the American Association of Nurserymen, Inc.  
 \* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.  
 \* Plant names shown in 'bold' are native/ drought tolerant.



**SUNSET 7 APARTMENTS**  
 355 East Sunset Way  
 Issaquah, WA 98027  
 for: WHICH IS PROMISE, LLC



STATE OF WASHINGTON  
 LICENSED LANDSCAPE ARCHITECT  
 GLENN L. TAKAGI  
 CERTIFICATE NO. 332

Glenn Takagi  
 Landscape Architect  
 18550 Firlands Way N.  
 Suite #102  
 Shoreline, WA 98133  
 (206) 542-6100

**Preliminary  
 Landscape Plan**

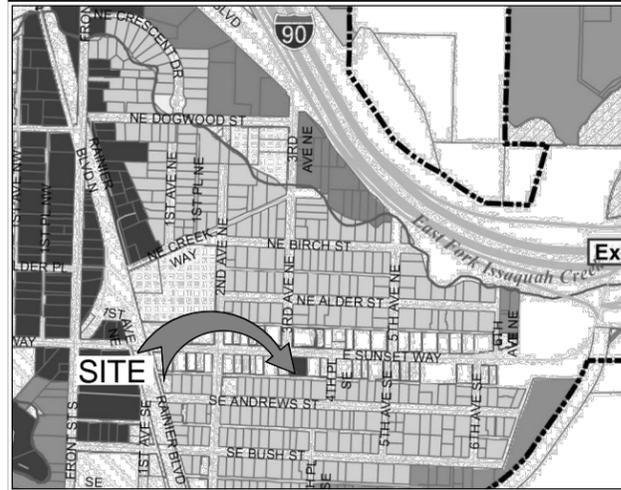
Project No.: \_\_\_\_\_  
 Drawn: GT  
 Checked: GT  
 Drawing Issue: 2.24.16  
 Revisions: \_\_\_\_\_

Sheet  
**L1**  
 of 1

# 355 E. SUNSET WAY, ISSAQUAH WA.

ISSAQUAH      ▶      WASHINGTON

VICINITY PLAN



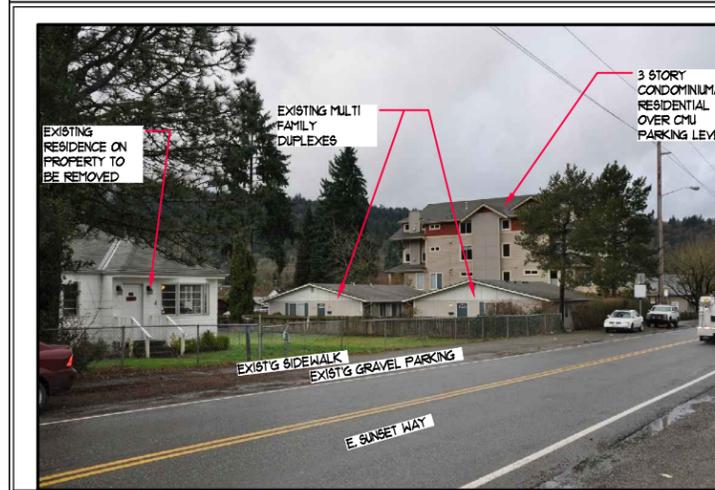
3 EXISTING PROPERTY ELEVATION



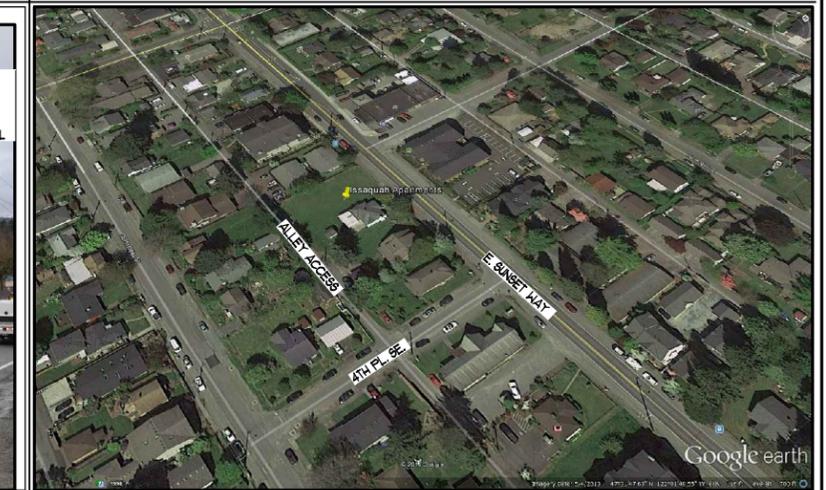
1 AERIAL PHOTO OF PROPERTY



4 EXISTING STREET PERSPECTIVE



2 AXONOMETRIC PHOTO OF EXISTING PROPERTY



5 PANORAMIC STREET SCAPES OF EXISTING PROPERTY



6 PANORAMIC STREET SCAPES OF EXISTING PROPERTY ACROSS THE STREET



**SUNSET 7 APARTMENTS**

PROJECT ADDRESS: 355 E. SUNSET WAY  
ISSAQUAH, WASHINGTON

CLIENT: THICK BRICK, LLC  
19538 SE 51ST STREET  
ISSAQUAH, WA 98021

CONTACT: D.J. LOVERIDGE

**EXISTING PHOTOGRAPHS  
AND AERIAL VIEWS**

DATE:  
3/15/2016

SHEET NUMBER

SCALE:  
N.T.S.

JOB # X1422\_12 EIC\_MF-ISSAQUAH/ISSAQUAH APARTMENTS/SHEETS/SITE DEVELOPMENT PERMIT SUBMISSION/11 COVER SHEET

1804 136th Place NE Ste. 1, Bellevue, WA 98005 PH (425) 644-1446 Fax 644-1921

E-mail: OFFICE@GMSARCH.COM

Architecture ♦ Design ♦ Planning ♦



AGENDA ITEMS  
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