

Meetings with Staff:

Collaboration Meeting #1 - August 12th, 2015

Collaboration Meeting #2 - September 16th, 2015

Collaboration Meeting #3 - October 22nd, 2015

Collaboration Meeting (7th & Locust Intersection Review) #4 - December 1st, 2015

Collaboration Meeting (Green Building Consultant) #5 - December 7th, 2015

Pre-Application Package Review Meeting – January 19th, 2016

Pre-Application Meeting – February 2nd, 2016

Statement of Compliance: Response to City of Issaquah Staff Recommended Conditions listed in red below.

1. *No building permit shall be issued prior to the submittal and approval of a Lot Line Adjustment to consolidate the three lots into 1 lot. We have already started the necessary paperwork and will be completed prior to building permit application.*
2. *The applicant shall comply with the Mitigation Measures set forth by the Mitigated Determination of Nonsignificance. Noted, to be addressed at building permit.*
3. *Prior to Temporary Certificate of Occupancy, the applicant shall record affordable housing covenants against the property for all required and elective on-site affordable housing in accordance with the provisions of the Density Bonus Program. Noted, to be addressed at building permit.*
4. *Prior to Temporary Certificate of Occupancy, a 5.5 foot wide section along the property frontage shall be dedicated to the City to accommodate improvements to 7th Avenue NW and the Juniper Trail Shared Use Route. This is already indicated on our drawings and will be provided.*
5. *The Juniper Trail shall remain at a constant grade across the south driveway entry in accordance with Urban Driveway Standards – CIDDS 6.4.K. This has been discussed with our civil team and will be incorporated into our design moving forward as appropriate per City of Issaquah design standards.*

6. *Prior to Temporary Certificate of Occupancy, public pedestrian access easements shall be granted to the City at the north and south ends of the building in order to provide future through-block points of connection for pedestrian access. The easements shall extend from the west property boundary to the east property boundary. The portions of the pedestrian crossings located within the parking lot shall be constructed with concrete or other similar materials to distinguish the pedestrian priority. If utility infrastructure is located within the easement area(s), it shall be sited, designed and constructed so that the pedestrian connections can be constructed in the future without having to be relocated or modified. All obstructions to pedestrian paths have been relocated to provide unimpeded future access.*
7. *The Shared Use Route (Juniper Trail) shall utilize design elements that are consistent with CIDDS 6.4.A and 7.2.D. Specifically, the Shared Use Route shall use special paving such as decorative colored concrete or stone pavers and shall integrate pedestrian amenities such as seating areas, landscaping, art features, water features, weather protection and pedestrian scale lighting, as determined by the Director. This condition will be enforced through the review of the Site Work, landscape and Building Permits. Paving of Juniper Trail shall be of same character and color as currently exists on the trail. All other issues in this item shall be addressed during building permit.*
8. *As allowed by IMC 3.72.080 and CIDDS 7.5.B, Park Impact Fee credit may be given for public improvements of the Shared Use Route. Noted, to be addressed at building permit.*
9. *A total of 43 new trees shall be planted on the property to the greatest extent practical and feasible. In addition to the trees located in the parking lot and along the east elevation of the building, trees shall also be provided on each of the roof decks. "Practical and feasible" will take into account factors such as mature tree size, tree health, and solar access. Noted, to be addressed at building permit. Supplemental trees required to meet the 43 new tree total to be provided at elevated private and common area decks.*
10. *If ten percent internal parking lot landscaping is not provided, architectural parking lot edge treatments shall be utilized per CIDDS 10.5.A.4.C. This will be verified with the review of Site Work and Landscape permits. Noted, to be addressed at building permit.*
11. *The preexisting chain-link fence shall be removed and/or replaced. Determination of fence ownership is in progress, if fence lies on our site it will be removed. If it is not on our site it will remain.*
12. *The electrical transformer, shown within the public pedestrian access easement area at the northwest corner of the site, shall be relocated; or, shall be designed to allow unimpeded future pedestrian connection to the west. The transformer shall be ground*

mounted (flush) so that it is at the same grade of the future sidewalk. The transformer has been relocated in our plans per this recommendation.

- ~~13.~~ On all facades, additional treatments, as specified in 14.3.A.1 (materials, articulation, and/or modulation), are required to distinguish the building floors 4 and 5 from floors 1 through 3. In addition on the western façade, supplementary actions are required to create a clear top. For instance, as well as color, further modulation or articulation, such as, a three dimensional band between floors, could be used to establish a 'top' for the building's facade. We have explored several design options in response to this requirement which will be presented on 9/28 for consideration. We welcome the opportunity at the meeting to discuss their merits with the Design Commission.
14. The entry corridor to the east building entrance shall be enhanced by extending it to the Juniper Trail through the use of weather protection as well as architectural treatment and/or modulation to the north facing wall. Extended entry canopy option shall be shown at DC Meeting on 9/28/2016.
15. Blank wall treatment is required for the ground level brick walls located at the north and south building elevations and along the three brick and concrete walls which surround the ground level Community Space. Treatments include adding doors and windows, and/or using articulation or other techniques such as piers, modulation and detailing, and, applied elements. Large blank walls were designed to be treated with screen and vines and were documented as such on the SDP landscape drawings by LA Studio. The DC meeting materials and renderings unintentionally omitted them in many views. Supplemental views documenting their integration into the final project have been added to the materials and will be presented in the DC Meeting on 9/28/2016.
16. The water main shall connect to the existing public water system, providing for fire flow consistent with City Code. Noted, to be addressed at building permit.
17. Fire hydrants provided along 7th Avenue NW must be located so that they do not displace on-street parking. Additional fire hydrants may be necessary in order to meet minimum hose reach standards for Eastside Fire and Rescue. This will be evaluated with the Site Work Permit. Noted, to be addressed at building permit.