



CITY OF
ISSAQUAH
WASHINGTON

Active Projects List

Development Services Department
425-837-3100
DSD@issaquahwa.gov

Preliminary Review

Includes Pre-Applications and Community Conferences

Land Use Review

Project is in a stage where a land use action or notice of decision must be made

Construction Review

Construction permit(s) are in review

Under Construction

Construction permit(s) have been issued

This list is limited to development projects. See the Land Use Amendments page for planning policy changes

Documents listed **in bold** have been added within 30 days of Active Projects Lists's update date

Project Name	Location / Description	City Contact	Applicant Contact
2005 POPLAR BUILDING	2005 NW POPLAR WAY	LUCY SLOMAN	
Neighborhood: Rowley	Potential construction of a 5-Story Office Building	425-837-3100	
Status:		LucyS@issaquahwa.gov	

Documents:

- [LLA19-00002 NOD Final w attachments.pdf](#)
- [ASDP18-00009 1R Wetland-Report 2018-09-04.pdf](#)
- [LLA19-00002 Notice-of-Application 2019-03-28.pdf](#)
- [PRE18-00005 Plan Set.pdf](#)
- [ASDP18-00009 NOD Final.pdf](#)
- [PRE18-00005 Project Narrative.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Documents posted on the same day as the report update may not be available until 6:00 pm

Project Name	Location / Description	City Contact	Applicant Contact
ANTHOLOGY (GATEWAY APARTMENTS) Neighborhood: Central Issaquah Status:	Site Development Permit application by Wolff Company for the Issaquah Gateway Apartments, Application No. SDP15-00002. The proposal includes 400 residential units in 23 acres, a multi-use trail and 2-acre public park, a clubhouse and private park for the residents, and enhancements of critical areas on site.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	THE WOLFF COMPANY 480-261-6193
Documents:			
<ul style="list-style-type: none"> • LLA19-00004 NOD 2019-03-28+attach.pdf • SDP15-00002 Notice of Decision for Gateway SDP Parking Revision.pdf • SDP15-00002 Traffic Study.pdf • SDP15-00002 ATT 1 Briefing Response Memo - FINAL recommended conditions.pdf • SDP15-00002 ATT 4 VIA GRAPHICS 9-3-15.pdf • SDP15-00002 Final DC Site Development Permit Plan Set.pdf • SDP15-00002 DSD FINAL presentation Gateway SDP15-00002 DC Public Hearing 1.pdf • SDP15-00002 Notice of Public Hearing.pdf • SDP15-00002 Project Narrative.pdf • PRE14-00009 Application - Executed.pdf 			
<ul style="list-style-type: none"> • Project Image.jpg • SDP15-00002 SEPA Addendum 5-19-16.pdf • SDP15-00002 ATT 5 New Public Comments.pdf • SDP15-00002 ATT 2 Briefing Response Memo - tracked conditions FINAL.pdf • SDP15-00002 ATT 7 RS Board Minutes 7.21.2015.pdf • SDP15-00002 Gateway Staff Report 8-5-15 Final.pdf • SDP15-00002 Revised SEPA MDNS.pdf • SDP15-00002 Building Elevations.pdf • SDP15-00002 Vicinity Map.pdf • PRE14-00009 PreApp Drawings.pdf 			
<ul style="list-style-type: none"> • SDP15-00002 Attachments 1 to 4 Decision on Parking Revision .pdf • GatewayApartments TripsDistribution.pdf • SDP15-00002 ATT 6 SEPA Comments and Responses FINAL.pdf • SDP15-00002 ATT 3 Gateway-Fire-Truck-Autoturn-Analysis 2015-07-10.pdf • SDP15-00002 Briefing Response Memo FINAL 2015-0915.pdf • SDP15-00002 Notice of Public Hearing 2.pdf • SDP15-00002 SEPA MDNS.pdf • SDP15-00002 Notice of Application.pdf • PRE14-00009 2nd PreApp.pdf 			
5025 ISSAQUAH PINE LAKE RD SE Neighborhood: North Issaquah Status: Preliminary Review	5025 ISSAQUAH-PINE LAKE RD SE Potential demolition of all existing structures to plat 29 single family lots.	DANIEL MARTINEZ 425-837-3100 DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	
5025 ISSAQUAH PINE LAKE RD SE Neighborhood: North Issaquah Status: Preliminary Review	Appears to not be pursued. Now change of use; see PRJ21-00021		

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Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
Documents:			
• PRE19-00011 1R Plan-Set 2019-12-23.pdf	• PRE19-00011 1R Project-Narrative 2019-12-23.pdf	• PRE19-00011 1R Storm-Drainage-Report 2019-12-23.pdf	
Documents:			
• PRE19-00011 1R Plan-Set 2019-12-23.pdf	• PRE19-00011 1R Project-Narrative 2019-12-23.pdf	• PRE19-00011 1R Storm-Drainage-Report 2019-12-23.pdf	
7TH LOCUST TOWNHOMES	683 NW LOCUST ST	DANIEL MARTINEZ	JENNIFER KIM
Neighborhood: Central Issaquah	Potential 18 townhomes in 3 buildings	425-837-3100	425-453-9898
Status: Preliminary Review		DanielM@issaquahwa.gov	
Documents:			
• SEP20-00004 Withdrawal and Revised MDNS - SIGNED.pdf	• ASDP20-00003 Wetland-Report 2019-06-11.pdf	• ASDP20-00003 1R Geo-Report 2020-03-17.pdf	
• SEP20-00004 MDNS-Final-Signed.pdf	• ASDP20-00003 0 Application-Instructions 2020-03-17.pdf	• ASDP20-00003 1R Material-Color-Info 2020-03-17.pdf	
• ASDP20-00003 1R Plans 2020-03-17.pdf	• ASDP20-00003 1R Site-Plan 2020-03-17.pdf	• ASDP20-00003 1R TIR 2020-03-17.pdf	
• ASDP20-00003 1R Traffic-Study 2020-03-17.pdf	• ASDP20-00003 AAS20-00003 NOA 2020-04-15.pdf	• PRE19-00001 7th Locust Townhomes Plan-Set 2019-02-25.pdf	
• PRE19-00001 7th Locust Townhomes Project-Narrative 2019-02-25.pdf			
APEX AUTOMEISTER II	600 BLK 1ST AVE NE	DANIEL MARTINEZ	
Neighborhood: Central Issaquah	Construction of a roughly 8,300 sf, 6-bay auto repair shop with office and reception areas and associated parking, site improvements and stormwater & utility infrastructure. Project will include cut and fill retaining walls and import/fill/preload to the site.	425-837-3100	
Status: Preliminary Review		DanielM@issaquahwa.gov	
Documents:			
• PRE21-00003 0 Application 2021-03-06.pdf	• PRE21-00003 1R Plan-Set 2021-03-06.pdf	• PRE21-00003 1R Project-Narrative 2021-03-06.pdf	

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Project Name	Location / Description	City Contact	Applicant Contact
AVALON 8-STORY APARTMENT BUILDING Neighborhood: Central Issaquah Status: Preliminary Review	1040 12TH AVE NW Demolish the existing 2 story office building, and construct 8 story apartment building.	HOLLY KEETON 425-837-3100 HollyK@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • SEP21-00007 2R Critical-Areas-Map 2021-08-30.pdf • PRE21-00005 0 Application 2021-03-19.pdf • PRE21-00005 1R Project-Overview 2021-03-19.pdf • PRE21-00005 AvalonBay Pre-App Letter 5-11-21.pdf • SEP21-00007 2R Responses-to-Herrera 2021-08-19.pdf • PRE21-00005 1R Additional-File-Submittal 2021-05-12.pdf • PRE21-00005 1R Questions 2021-03-19.pdf • Herrera Peer Review 1020 12th Ave NW 071621.pdf • PRE21-00005 1R Plan-Set 2021-03-19.pdf • PRE21-00005 1R Wetland-Report 2021-05-12.pdf 			
BDR - ISSAQUAH 3 Neighborhood: Central Issaquah Status: Preliminary Review	Plat and build 3 townhomes	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • ASDP20-00004 1R Drainage-Report 2020-03-13.pdf • ASDP20-00004 1R Plan-Set 2020-03-18.pdf • PRE19-00007 0 Application 2019-07-02.pdf • ASDP20-00004 1R Geo-Report 2020-01-31.pdf • ASDP20-00004 1R Tree-Report 2020-01-31.pdf • PRE19-00007 1R Plan-Set 2019-07-02.pdf • ASDP20-00004 1R Material-Board 2020-01-31.pdf • ASDP20-00004 Notice of Application Juniper Townhomes 2020-04-27.pdf • PRE19-00007 1R Project-Narrative 2019-07-02.pdf 			
BROWN RESIDENCE Neighborhood: Sycamore Status: Preliminary Review	6TH AVE SE Single family residence may include variance	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	BROWN DAVID
Documents: <ul style="list-style-type: none"> • PRE20-00011 1R Critical-Area-Report 2020-11-17.pdf • PRE20-00011 1R Project-Drawings 2020-11-17.pdf • PRE20-00011 1R Geotechnical-Report 2020-11-17.pdf • PRE20-00011 1R Project-Narrative 2020-11-17.pdf • PRE20-00011 1R Plan-Elev 2020-12-14.pdf • PRE20-00011 1R Site-Plan 2020-11-17.pdf 			

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Project Name	Location / Description	City Contact	Applicant Contact
EDWARDS PLAT Neighborhood: Greater Issaquah Status: Preliminary Review	MINE HILL RD AND FRANCIS LN A preliminary plat for the subdivision of approximately 4.14- acres, into 10 single-family residential lots.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> • PP20-00001 1R Critical-Area-Wetland-Report 2020-09-15.pdf • PP20-00001 1R Hydro-Letter 2020-09-15.pdf • PP20-00001 1R Traffic-Study 2020-09-15.pdf • PP20-00001 Notice of Application 2020-10-2.pdf • PP20-00001 1R Drainage-Report 2020-09-15.pdf • PP20-00001 1R Landscape-Plan 2020-09-15.pdf • PP20-00001 1R Plan-Set 2020-09-15.pdf • PP20-00001 1R Geotechnical-Report 2020-09-15.pdf • PP20-00001 1R Lighting-Plan 2020-09-17.pdf • PP20-00001 1R Project-Narrative 2020-09-15.pdf 			

HOLLY STREET PERMANENT CREEK BANK REPAIR Neighborhood: Central Issaquah Status: Preliminary Review	565 NW HOLLY ST Permanent stabilization of the stream bank to protect the Issaquah School District's parking lot from the creek and further erosion.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	ISSAQUAH SCHOOL DIST 411
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- Documents:**
- [PRE21-00001 1R Plan-Set 2021-02-23.pdf](#)
 - [PRE21-00001 1R Project-Narrative 2021-02-23.pdf](#)

Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
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HSC BLOCK C6 OFFICE BUILDING Neighborhood: Highlands Status: Preliminary Review	NE DISCOVERY DR AND 9TH AVE NE To build an 143,000gsf office building (120,000gsf of office, 18,000gsf of fitness center, and 5,000gsf of retail) to compliment and support the existing community, including Swedish Hospital and Proliance medical facilities, and the proposed Medical Office Building on Block D. The site is adjacent to NE Discovery Drive with a site area of approximately 154,030sf (3.54 acres) and approximately 291 parking stalls (including 17 on-street). The building will be sited to the southeastern portion of the site to activate the corner of 9th Ave NE and NE Discovery Drive.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	DAVID HOLMES COLLINSWOERMAN 206-245-2140

Documents:

- [PRE17-00016 Plan Set.pdf](#)
- [PRE17-00016 Project Description.pdf](#)
- [PRE17-00016 Project Narrative.pdf](#)

ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL ON 228TH AVE SE Neighborhood: Greater Issaquah Status: Preliminary Review	Development of a 215,000 sf high school to serve 1,400 students in grades 9 - 12 and a new 73,000 sf elementary school to serve 600 students in grades K - 5.	CRISTINA HAWORTH 425-837-3100 CristinaH@issaquahwa.gov
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Documents:

- [20210701 TIR Discussion Memo - 2180412.10.pdf](#)
- [20210825-LANDUSE-C1.0 LU.pdf](#)
- [20210701 TIR Discussion Memo - 2180412.10.pdf](#)
- [ISD HS4-ES17 - SEPA Checklist FINAL 07-27-2021 SIGNED.pdf](#)
- [ISD HS4-ES17 Traffic Analysis Supplement TSI Cut Thru Estimates.pdf](#)
- [AAS21-00001 1R Updated-Plans 2021-06-16.pdf](#)
- [MSP20-00001 2R Landscape-Plan 2021-06-16.pdf](#)
- [MSP20-00001 2R Response-Letter 2021-06-16.pdf](#)
- [MSP20-00001 2R updated-Narrative 2021-06-16.pdf](#)
- [SDP20-00001 3R Haz-Mat-Report 2021-06-16.pdf](#)
- [20210820 TIR Discussion Memo - 2180412.10.pdf](#)
- [ISD HS4-ES17 Traffic Analysis Supplement TSI Cut Thru Estimates.pdf](#)
- [20210721 - Full Site Imp Coverage - 2180412.pdf](#)
- [ISD HS4-ES17 - SEPA MDNS FINAL 07-27-2021.pdf](#)
- [Views of Vistas Graphic.pdf](#)
- [AAS21-00002 1R Updated-Narrative 2021-06-16.pdf](#)
- [MSP20-00001 2R MSP-Checklist 2021-06-16.pdf](#)
- [MSP20-00001 2R Site-Plan 2021-06-16.pdf](#)
- [MSP20-00001 2R vicinity-Map 2021-06-16.pdf](#)
- [SDP20-00001 3R Pre-App-Response Site Plan 2021-06-16.pdf](#)
- [20210825 -ISD Impervious Coverage.pdf](#)
- [Views of Vistas Graphic.pdf](#)
- [ISD HS4-ES17 - DEA 10-27-2020.pdf](#)
- [ISD HS4-ES17 - SPW DEA Letter 10-27-2020.pdf](#)
- [AAS21-00001 1R Updatead-Arborist-Report 2021-06-16.pdf](#)
- [MSP20-00001 2R comprehensize-Plan-Narrative 2021-06-16.pdf](#)
- [MSP20-00001 2R Public-Comment-Summary 2021-06-16.pdf](#)
- [MSP20-00001 2R Updated-Civil-Plans 2021-06-16.pdf](#)
- [SDP20-00001 3R Geotechnical-Report 2021-06-23.pdf](#)

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Construction permit(s) have been issued

- [SDP20-00001 3R Site-Amenities 2021-06-16.pdf](#)
- [SDP20-00001 3R Updated-AAS-List 2021-06-16.pdf](#)
- [AAS20-00012 3R Project-Narrative 2021-05-25.pdf](#)
- [SDP20-00001 3R TIR VOLUME 1 2021-05-25Drainage Report 5.21.2021 6.30.42 PM.pdf](#)
- [SDP20-00001 3R TIR VOLUME 4 2021-05-25Drainage Report 5.21.2021 6.30.42 PM.pdf](#)
- [AAS21-00005 1R Project-Narrative 2021-05-25.pdf](#)
- [AAS21-00006 1R Project-Narrative 2021-05-25.pdf](#)
- [SDP20-00001 3R Civil-Plan 2021-05-25.pdf](#)
- [SDP20-00001 3R Electrical-Site-Plan-2021-05-25.pdf](#)
- [SDP20-00001 3R Response-Letter 2021-05-25.pdf](#)
- [SDP20-00001 SPWSD-Approval.pdf](#)
- [NM21-00002 1R Plan-Set.pdf](#)
- [NM21-00002 1R Wetland-Report.pdf](#)
- [SDP20-00001 2R Partial-Site-Plan 2021-03-22.pdf](#)
- [AAS21-00001 Application 3.4.2021 3.50.36 PM 2077018.pdf](#)
- [AAS21-00001 Project Narrative 3.4.2021 3.50.11 PM 2077013.pdf](#)
- [AAS21-00002 Plan Set 3.4.2021 3.46.38 PM 2077001.pdf](#)
- [PRE20-00008 1R Arborist-Report 2020-09-14.pdf](#)
- [PRE20-00008 1R Geotechnical-Report 2020-09-14.pdf](#)
- [PRE20-00008 1R Transportation-Technical-Report 2020-09-14.pdf](#)
- [SDP20-00001 2R Transportation-Technical-Report-Apenndices 2021-02-23.pdf](#)
- [SDP20-00001 2R Comment-Response-PRELIM-TIR 2021-02-23.pdf](#)
- [SDP20-00001 2R Prelim-TIR 2021-02-23.pdf](#)
- [SDP20-00001 2R Site-Plan 2021-02-23.pdf](#)
- [SDP20-00001 2R Wetland-Report 2021-02-24.pdf](#)
- [MSP20-00001 2R Comprehensive-Plan 2021-2-24.pdf](#)
- [SDP20-00001 3R Site-Perspectives 2021-06-16.pdf](#)
- [SDP20-00001 3R Updated-SEPA-Memo 2021-06-16.pdf](#)
- [SDP20-00001 3R FRONTAGE-TIR 2021 06-09 COMPRESSED.pdf](#)
- [SDP20-00001 3R TIR VOLUME 2 2021-05-25Drainage Report 5.21.2021 6.30.42 PM.pdf](#)
- [AAS20-00012 3R Project-Narrative 2021-05-25.pdf](#)
- [AAS21-00005 1R Supplementals 2021-05-25.pdf](#)
- [AAS21-00006 1R Supplementals 2021-05-25.pdf](#)
- [SDP20-00001 3R Landscape-Plan 2021-05-25.pdf](#)
- [SDP20-00001 3R Fire-Turning-Lanes 2021-05-25.pdf](#)
- [SDP20-00001 3R Response-Letter-LANDUSE 2021-05-25.pdf](#)
- [Tree evaluation ISD HS4 4 21.pdf](#)
- [NM21-00002 1R Project-Narrative.pdf](#)
- [NM21-00002 Application 3.23.2021 3.06.25 PM 2107772.pdf](#)
- [SDP20-00001 2R Tree-Retention-Plan 2021-03-22.pdf](#)
- [AAS21-00001 Other 3.4.2021 3.50.26 PM 2077015.pdf](#)
- [AAS21-00002 Application 3.4.2021 3.46.53 PM 2077006.pdf](#)
- [AAS21-00002 Project Narrative 3.4.2021 3.44.54 PM 2076994.pdf](#)
- [PRE20-00008 1R Buffers 2020-09-14.pdf](#)
- [PRE20-00008 1R Landslide-Hazard-Assesment 2020-09-14.pdf](#)
- [SDP20-00001 2R Geo-Report 2021-03-03.pdf](#)
- [MSP20-00001 2R Civil-Plan 2021-02-24.pdf](#)
- [SDP20-00001 2R Design-Criteria-Checklist 2021-02-25.pdf](#)
- [SDP20-00001 2R Project-Narrative 2021-02-23.pdf](#)
- [SDP20-00001 2R Technical-Memorandum 2021-02-23.pdf](#)
- [AAS20-00012 2R Project-Narrative 2021-02-24.pdf](#)
- [SDP20-00001 3R Public-Notice-Site-Plan 2021-06-16.pdf](#)
- [SDP20-00001 3R Traffic-Calming-Memorandum 2021-06-23.pdf](#)
- [SDP20-00001 3R Updated-Traffic-Analysis-Memorandum 2021-06-23.pdf](#)
- [SDP20-00001 1R Sewer-Availability 2020-10-06.pdf](#)
- [SDP20-00001 3R TIR VOLUME 3 2021-05-25Drainage Report 5.21.2021 6.30.42 PM.pdf](#)
- [AAS21-00005 1R Plans 2021-05-25.pdf](#)
- [AAS21-00006 1R Plan 2021-05-25.pdf](#)
- [SDP20-00001 3R Building-Elevations 2021-05-25.pdf](#)
- [SDP20-00001 3R Compliance-Letter 2021-05-25.pdf](#)
- [SDP20-00001 3R Project-Narrative 2021-05-25.pdf](#)
- [SDP20-00001 3R WSSP-Scorecard 2021-05-25.pdf](#)
- [NM21-00002 1R Landscape-Plan.pdf](#)
- [NM21-00002 1R Tree-Health-Response.pdf](#)
- [SDP20-00001 2R AAS-Tree-Retention-Narrative 2021-03-22.pdf](#)
- [SDP20-00001 2R Urban-Forestry-Response-Letter 2021-03-22.pdf](#)
- [AAS21-00001 Plan Set 3.4.2021 3.50.15 PM 2077014.pdf](#)
- [AAS21-00002 Other 3.4.2021 3.45.02 PM 2076995.pdf](#)
- [PRE20-00008 0 Application 2020-09-14.pdf](#)
- [PRE20-00008 1R Critical-Area-and-Mitigation 2020-09-14.pdf](#)
- [PRE20-00008 1R Project-Narrative 2020-09-14.pdf](#)
- [SDP20-00001 2R Geo-Response-Letter 2021-03-03.pdf](#)
- [SDP20-00001 2R Comment-Response 2021-02-23.pdf](#)
- [SDP20-00001 2R LU-Comment-Response 2021-02-23.pdf](#)
- [SDP20-00001 2R Response-Letter-WETLANDS 2021-02-24.pdf](#)
- [SDP20-00001 2R Transportation-Technical-Report 2021-02-23.pdf](#)

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Construction permit(s) have been issued

- [Notice of Application FINAL 2020-1014.pdf](#)
- [Notice of Application FINAL 2020-1014.pdf](#)
- [AAS20-00011 0 Application 2020-09-25.pdf](#)
- [AAS20-00011 01 Project-Narrative 2020-09-25.pdf](#)
- [AAS20-00012 0 Supplementals 2020-09-25.pdf](#)
- [AAS20-00013 0 Project-Narrative 2020-09-25.pdf](#)
- [SDP20-00001 1R AAS-Request-Summary 2020-10-06.pdf](#)
- [SDP20-00001 1R Comment-Response 2020-10-06.pdf](#)
- [SDP20-00001 1R Existing-Site-Conditions 2020-10-06.pdf](#)
- [SDP20-00001 1R Landscape-Plan 2020-10-06.pdf](#)
- [SDP20-00001 1R Photo-Simulation 2020-10-06.pdf](#)
- [SDP20-00001 1R Public-Comment-Summary 2020-10-06.pdf](#)
- [SDP20-00001 1R Site-Plan 2020-10-06.pdf](#)
- [SDP20-00001 1R Title-Report 2020-10-06.pdf](#)
- [SDP20-00001 1R Transportation-Technical-Report 2020-10-06.pdf](#)
- [SDP20-00001 Application 10.2.2020 3.52.16 PM 1829499.pdf](#)
- [MSP20-00001 1R Legal-Description 2020-10-06.pdf](#)
- [MSP20-00001 1R Site-Plan 2020-10-06.pdf](#)
- [COM20-00001 Other Issaquah HS4-ES17 Site Access Analysis-FINAL.pdf](#)
- [COM20-00001 0 Application 2020-05-27.pdf](#)
- [COM20-00001 1R Color-Elevations 2020-05-27.pdf](#)
- [COM20-00001 1R Site-Plan-Buffers 2020-05-27.pdf](#)
- [PRE19-00005 1R Arborist-Report 2019-06-21.pdf](#)
- [PRE19-00005 1R Site-and-Circulation-Plan 2019-06-21.pdf](#)
- [SDP20-00001 SPWSD-Approval.pdf](#)
- [Notice of Application FINAL 2020-1014.pdf](#)
- [Notice of Application FINAL 2020-1014.pdf](#)
- [AAS20-00011 0 Supplementals 2020-09-25.pdf](#)
- [AAS20-00012 0 Application 2020-09-25.pdf](#)
- [AAS20-00012 01 Plan-Set 2020-09-25.pdf](#)
- [AAS20-00013 0 Supplementals 2020-09-25.pdf](#)
- [SDP20-00001 1R Aerial-Photo 2020-10-06.pdf](#)
- [SDP20-00001 1R Critical-Area-and-Wetland-Report 2020-10-06.pdf](#)
- [SDP20-00001 1R Exterior-Material 2020-10-06.pdf](#)
- [SDP20-00001 1R Landslide-Hazard-Assesment 2020-10-06.pdf](#)
- [SDP20-00001 1R Preilm-TIR 2020-10-06.pdf](#)
- [SDP20-00001 1R Public-Notice-Site-Plan 2020-10-06.pdf](#)
- [SDP20-00001 1R Submittal-Checklist 2020-10-06.pdf](#)
- [SDP20-00001 1R Topographic-Survey 2020-10-06.pdf](#)
- [SDP20-00001 1R Trip-Calculator 2020-10-06.pdf](#)
- [MSP20-00001 1R Affidavit-of-Ownership 2020-10-06.pdf](#)
- [MSP20-00001 1R Project-Narrative 2020-10-06.pdf](#)
- [MSP20-00001 Application 10.2.2020 3.57.48 PM 1829380.pdf](#)
- [COM20-00001 IHS4 Drainage-Narrative-2020-06-23.pdf](#)
- [COM20-00001 0 Application-Instructions 2020-05-27.pdf](#)
- [COM20-00001 1R Material-Board 2020-05-27.pdf](#)
- [COM20-00001 1R Survey-Boundary-and-Topographic 2020-05-27.pdf](#)
- [PRE19-00005 1R Building-and-Site-Perspectives 2019-06-21.pdf](#)
- [PRE19-00005 1R Site-Perspectives 2019-06-21.pdf](#)
- [MSP20-00001 2R Comment-Response 2021-02-24.pdf](#)
- [2020-11-02 PRJ19-00008 and SDP20-00001 DRAFT SEPA Checklist.pdf](#)
- [Notice of Application FINAL 2020-1014.pdf](#)
- [SDP20-00001 1R Updated-Public-Notice-Sign 2020-10-14.pdf](#)
- [AAS20-00011 01 Plan-Set 2020-09-25.pdf](#)
- [AAS20-00012 0 Project-Narrative 2020-09-25.pdf](#)
- [AAS20-00013 0 Application 2020-09-25.pdf](#)
- [AAS20-00013 01 Plan-Set 2020-09-25.pdf](#)
- [SDP20-00001 1R Affidavit 2020-10-06.pdf](#)
- [SDP20-00001 1R Design-Criteria-Narrative 2020-10-06.pdf](#)
- [SDP20-00001 1R Geotechnical-Report 2020-10-06.pdf](#)
- [SDP20-00001 1R Noise-Study 2020-10-06.pdf](#)
- [SDP20-00001 1R Project-Narrative 2020-10-06.pdf](#)
- [SDP20-00001 1R Shared-Parking-Request 2020-10-06.pdf](#)
- [SDP20-00001 1R Sustainable-Development-Vision 2020-10-06.pdf](#)
- [SDP20-00001 1R Transportation-Technical-Report 2020-10-06.pdf](#)
- [SDP20-00001 1R Water-Availability 2020-10-06.pdf](#)
- [MSP20-00001 1R Landscape-Plan 2020-10-06.pdf](#)
- [MSP20-00001 1R Public-Comment-Summary 2020-10-06.pdf](#)
- [COM20-00001 Other Issaquah HS4-ES17 Trip Generation-Distribution-FINAL 06-09-20.pdf](#)
- [COM20-00001 Other ISD - HS-ES Vicinity Map imap.pdf](#)
- [COM20-00001 1R Building-Elevations 2020-05-27.pdf](#)
- [COM20-00001 1R Project-Narrative 2020-05-27.pdf](#)
- [COM20-00001 1R Utility-Plan 2020-05-27.pdf](#)
- [PRE19-00005 1R Project-Narrative 2019-06-21.pdf](#)
- [PRE19-00005 1R Vicinity-Map 2019-06-21.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

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JACKSON FOOD STORE #625	1605 NW GILMAN BLVD	VALERIE PORTER	PACWEST ENERGY, LLC
Neighborhood: Central Issaquah	Demolish the existing 1,846 sq ft convenience store and the existing carwash to build a new 3,485 sq ft convenience store in the southwest corner of the site. Both existing driveways to NW Gilman Boulevard will remain, as will the underground fuel storage tanks. The project proposes to enlarge the fuel island canopy to include 2 additional dispensers and 4 additional fueling positions.	425-837-3100	208-888-9508
Status: Preliminary Review		ValerieP@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> PRE18-00006 1R Color-Elevations 2018-07-03.pdf PRE18-00006 1R Plan-Set 2018-07-03.pdf PRE18-00006 1R Project-Narrative 2018-07-03.pdf 			

L15 (NEWPORT) HAIR SALON AND SPA	755 NEWPORT WAY NW	DANIEL MARTINEZ	THERESA GREENE
Neighborhood: Central Issaquah	Potential project to utilize an accessory structure as a spa. The house was converted to a hair salon in 2013. Also a proposal to expand the parking lot further south.	425-837-3100	425-830-3245
Status: Preliminary Review		DanielM@issaquahwa.gov	

LAKEVIEW SHORT PLAT	22621 SE 56TH ST	DOUG YORMICK	
Neighborhood: North Issaquah	4-Lot Short Plat for single-family use.	425-837-3100	
Status: Preliminary Review		DougY@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> PRE21-00007 1R Plan-Set 2021-04-01.pdf 			

Includes Pre-Applications and Community Conferences

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Project Name	Location / Description	City Contact	Applicant Contact
MAPLE STREET TOD (TRAILHEAD) Neighborhood: Central Issaquah Status: Preliminary Review Related WebPage	1505 NEWPORT WAY NW •175 units of affordable rental residential units, serving individuals and families from 30-80 percent of Area Median Income •185 units of market-rate residential units •Up to 35,000 square feet of ground floor commercial space •Quarter acre public plaza •New street connecting Northwest Maple Street and Newport Way Northwest •Mid-block connection to Issaquah Transit Center	JEN HAYES 425-837-3100 JenH@issaquahwa.gov	

NEW GAC SYSTEM SAMMAMISH PLATEAU WATER Neighborhood: Central Issaquah Status: Preliminary Review	Project is located at 940 1st Ave, S (130 NE Juniper), in Issaquah, WA. The site has an existing building which houses a municipal potable water well and a water corrosion treatment facility. Two upstream wells discharge to this site for treatment before entering the water distribution system. The site is owned and operated by Sammamish Plateau Water. A new water treatment facility is needed at this site to remove PFAS from the ground water being pumped by the wells. Treatment will be provided by using granular activate carbon (GAC). The GAC treatment system consists of 8 pressure vessels in a new building	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	SAMMAMISH PLATEAU WATER 425-392-6256
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Documents:

- [PRE21-00004 1R Arborist-Report 2021-03-30.pdf](#)
- [PRE21-00004 1R Wetland-and-Stream-Delineation 2020-03-30.pdf](#)
- [PRE21-00004 1R Plan-Set 2021-03-11.pdf](#)
- [PRE21-00004 Application 3.11.2021 3.11.47 PM 2088549.pdf](#)
- [PRE21-00004 1R Project-Narrative 2021-03-11.pdf](#)

Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
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Project Name	Location / Description	City Contact	Applicant Contact
ORCHARD GROVE PHASE 3 Neighborhood: Greater Issaquah Status: Preliminary Review	330 RAINIER BLVD N Potential development of a 3-4 story 15 to 20-unit senior housing apartment building at the front (west) portion of the Orchard Grove property.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • ASDP20-00002 1R Plan-Set 2020-02-11.pdf • PRE19-00008 0 Application 2019-08-29.pdf • ASDP20-00002 1R Public-Notice-Site-Plan 2020-02-06.pdf • PRE19-00008 1R Plan-Set 2019-08-29.pdf • ASDP20-00002 Notice of Application Orchard Grove 2020-03-09.pdf • PRE19-00008 1R Project-Narrative 2019-08-29.pdf 			
SAMMAMISH WOODS Neighborhood: Greater Issaquah Status: Preliminary Review	3717 PROVIDENCE POINT DR SE New 11,300 office building and additional surface parking to accommodate 53 vehicles.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	MEREDITH EVERIST 425-454-0566
Documents: <ul style="list-style-type: none"> • PRE20-00013 1R Plan-Set 2020-11-24.pdf • PRE19-00006 1R Drainage-Report 2019-06-24.pdf • PRE19-00006 1R Stream-Study 2019-06-24.pdf • PRE19-00006 1R Utility-and-Grading-Plan 2019-06-24.pdf • PRE19-00006 1R Application 2019-06-24.pdf • PRE19-00006 1R Plan-Set 2019-06-24.pdf • PRE19-00006 1R Traffic-Study 2019-06-24.pdf • PRE18-00008 Sammamish Woods Pre-Application Plan Set 2018-08-03.pdf • PRE19-00006 1R Boundary-Survey 2019-06-24.pdf • PRE19-00006 1R Project-Narrative 2019-06-24.pdf • PRE19-00006 1R Tree-Retention-Plan 2019-06-24.pdf 			
TIBBETTS VALLEY OFF-LEASH DOG PARK Neighborhood: Greater Issaquah Status: Preliminary Review Related WebPage	9XX 12TH AVE NW At the January 2019 Park Board meeting it was recommended to further explore the Tibbetts Valley Park as the preferred site for the City's first dog park. The City will perform additional site analysis in preparation for design (including public engagement) and permitting with the hopes of constructing in 2019. Please refer to the project website for further information - https://www.issaquahwa.gov/dogpark .	JENNIFER FINK 425-837-3100 JenniferF@issaquahwa.gov	CITY OF ISSAQUAH PARKS DEPARTMENT

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Project Name	Location / Description	City Contact	Applicant Contact
12TH AVE NW & SR900 IMPROVEMENTS Neighborhood: Central Issaquah Status: Land Use Review	1801 12TH AVE NW Widening the northbound SR 900/17th Avenue NW approach to include an exclusive right turn lane to eastbound 12th Avenue NW, Widening the westbound 12th Avenue NW approach to provide double left turn lane, Constructing new sidewalks, bike lanes, curbs and gutters, curb ramps, and installing streetlights, landscaping, water main replacement, and storm drainage facilities.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	CITY OF ISSAQUAH PUBLIC WORKS
Documents: • AAS21-00004 12th Ave-17th Ave Improvements NOD 2021-08-17.pdf • AAS21-00004 1R Plan-Set 2021-05-05.pdf • AAS21-00004 1R Project-Narrative 2021-05-18.pdf			
1875 POPLAR LOT LINE ADJUSTMENT Neighborhood: Central Issaquah Status: Land Use Review	1875 NW POPLAR The parcel 1875 is located in has three additional buildings that are only partially in the lot 1875 is in. The 1875 building is tied to construction financing of the Poplar Office Building project. The lender is requiring parcel 3560000070 only has one building in it. LLA submittal is proposing to solve this issue.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	ROWLEY PROPERTIES
Documents: • LLA19-00007 Notice of Application 2019-10-21.pdf • LLA19-00007 Plan Set 2019-09-18.pdf • LLA19-00007 Project Narrative 2019-09-20.pdf			
830 2ND TOWNHOMES Neighborhood: Central Issaquah Status: Land Use Review	830 2ND AVE NW Short plat of one parcel into 3 small, detached single family parcels. Preliminary Plans attached.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	CARL PIRSCHER 206-368-9668
Documents: • PRE21-00010 1R Architectural-Rendering 2021-04-26.pdf • PRE21-00010 1R Plan-Set 2021-04-26.pdf • ASDP18-00002 Plan Set.pdf • ASDP18-00002 Project Narrative.pdf • ASDP18-00002 Site Plan.pdf			

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Project Name	Location / Description	City Contact	Applicant Contact
AMEDSON PRELIMINARY PLAT Neighborhood: Greater Issaquah Status: Land Use Review	Preliminary Plat that creates up to 12 new single family residential lots.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	BOB NIX 425-885-7877
Documents:			
<ul style="list-style-type: none"> • PP18-00004 Notice of Application 2019-01-11.pdf • PRE18-00007 1R Plan-Set 2018-07-24.pdf • PRE18-00007 1R Project-Narrative 2018-07-24.pdf • PRE18-00007 1R Survey-Boundary-and-Topographic 2018-07-24.pdf • PRE18-00007 MUP Plan-Set 2018-09-11.pdf 			
BROWN BEAR CAR WASH AT CASEY'S SHELL Neighborhood: Central Issaquah Status: Land Use Review	55 NW GILMAN BLVD SEPA for demolition of existing structures including removal of underground storage tanks. Potential construction of a car wash.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	ROGER OLLENBURG 206-947-2295
Documents:			
<ul style="list-style-type: none"> • SDP19-00003 2R Civil-Plan 2020-08-05.pdf • SDP19-00003 2R Drainage-Report 2020-08-05.pdf • SDP19-00003 2R Elevations 2020-08-05.pdf • SDP19-00003 2R Geotechnical-Report 2020-08-05.pdf • SDP19-00003 2R Landscaping-Plans 2020-08-05.pdf • SDP19-00003 2R Remediation-Mitigation-Report 2020-08-05.pdf • SDP19-00003 1R Notice of Application 2020-02-18.pdf • SDP19-00003 1R Project-Narrative 2019-11-15.pdf • SDP19-00003 Vicinity Map 2019-02-20.pdf • SEP17-00016 2R Focused Feasibility Study 2018-05-11.pdf • SEP17-00016 Phase I ESA Rpt 2016-04-29.pdf • SEP17-00016 Phase II Memo 2016-06-13.pdf • SEPA DNS Caseys Carwash Final.pdf 			
EASTSIDE COMMUNITY SCHOOL - CHANGE OF USE Neighborhood: North Issaquah Status: Land Use Review	5025 ISSAQUAH-PINE LAKE RD SE Change of use from religious facility w/ accessory daycare occupancies (A-3) to private school (K-8) educational occupancy (e). No new construction or tenant improvements proposed.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	Eastside Community School SANDIE OWEN 206-651-3578
Documents:			
<ul style="list-style-type: none"> • ASDP21-00004 NOD ECS Final 2021-09-13.pdf • ASDP21-00004 Eastside Community School NOA Final.pdf • ASDP21-00004 1R Plan-Set 2021-06-22.pdf 			

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Project Name	Location / Description	City Contact	Applicant Contact
EVERGREEN FORD LINCOLN AUTO DEALERSHIP	22975 SE 66TH ST Potential Evergreen Ford Lincoln dealership in an approximately 150,000 sq ft multi-story building consisting of showroom, service areas, and structured parking.	KATIE COTE 425-837-3100 KatieC@issaquahwa.gov	EVERGREEN FORD
Neighborhood: Central Issaquah			
Status: Land Use Review			

Documents:

- [Hearing Examiners Decision - Issaquah - IEC SDP Appeal.pdf](#)
- [SDP19-00001 Notice-of-Decision.2019.10.09 corrected.pdf](#)
- [SDP19-00001 DC Briefing Response Memo.2019.08.14 w Attachments.pdf](#)
- [SDP19-00001 3R Plan-Set 2019-07-21.pdf](#)
- [LLA19-00003 NOD w attachments.2019.06.03.pdf](#)
- [SDP19-00001 1R Geotechnical-Report 2019-03-05.pdf](#)
- [SDP19-00001 1R Storm-Water-Site-Plan 2019-03-05.pdf](#)
- [PRE18-00011 Evergreen Ford Lincoln Plan-Set 2019-02-13.pdf](#)
- [Hearing Examiners Decision Issaquah - IEC SEPA Appeal.pdf](#)
- [TIA19-00002 Traffic Impact Analysis 2019-04-26.pdf](#)
- [SDP19-00001 Evergreen Lincoln Ford Staff Report w Attachments.pdf](#)
- [SDP19-00001 3R Storm-Water-Site-Plan 2019-07-12.pdf](#)
- [DEM17-00006 1R Mitigation-Planting-Plan 2017-08-03.pdf](#)
- [SDP19-00001 1R Plan-Set 2019-03-05.pdf](#)
- [SDP19-00001 1R Traffic-Study 2019-03-05.pdf](#)
- [PRE18-00011 Evergreen Ford Lincoln Project-Narrative 2019-02-13.pdf](#)
- [SDP19-00001 DC Remand Response Memo.2019.09.27..pdf](#)
- [SDP19-00001 2R Critical-Area-Study 2019-05-20.pdf](#)
- [SDP19-00001 3R Buffer-Impact-Mitigation-Plan 2019-07-12.pdf](#)
- [SDP19-00001 3R-Phase-One-Perspective-Drawings 2019-08-09.pdf](#)
- [SDP19-00001 1R Critical-Area-Study 2019-04-08.pdf](#)
- [SDP19-00001 1R Project-Narrative 2019-03-05.pdf](#)
- [SDP19-00001 1R Tree-Plan 2019-03-05.pdf](#)

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Project Name	Location / Description	City Contact	Applicant Contact
FIRS AT TALUS	7303 RENTON-ISSAQUAH RD SE	HOLLY KEETON	LEO SUVER
Neighborhood: Talus	Subdivide existing single family 5.73 acre lot into 24 single family residential townhomes. BLA with adjacent parcel to add 2 additional dwelling units for a total of 26 units	425-837-3100	425-454-1900
Status: Land Use Review		HollyK@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> • COM21-00001 Firs at Talus Community Meetings - Response to Comments.pdf • PP21-00001 1R Tree-Inventory 2021-02-02.pdf • PP21-00001 Geotechnical Report 2.2.2021 2.50.58 PM 2029310.pdf • PP21-00001 Traffic Study 2.2.2021 3.17.38 PM 2029445.pdf • COM21-00001 Firs at Talus Community Meetings - Response to Comments.pdf • SEP21-00004 SEPA Checklist 12.2.2020 11.16.49 AM 1928996.pdf • PP21-00001 Plan Set 2.2.2021 2.49.49 PM 2029302.pdf • PP21-00001 Wetland Report 2.2.2021 3.17.52 PM 2029446.pdf • NM21-00004 Neighborhood-Meeting Handout 2021-05-11.pdf • Firs at Talus Neighborhood-Meeting Notice 2021-01-25.pdf • PP21-00001 Project Narrative 2.2.2021 2.49.57 PM 2029305.pdf • PRE20-00003 1R Grading-and-Utility-Plan 2020-03-06.pdf 			

FOSTER FORCE MAIN PROJECT	505 SE SYCAMORE LN	DOUG YORMICK	
Neighborhood: Olde Town	The proposed low-pressure force main extension will primarily serve to connect parcel 0323069090 located at 505 SE Sycamore Ln to the existing gravity sewer system located at the intersection of Sycamore Dr SE and SE Sycamore Pl.	425-837-3100	
Status: Land Use Review		DougY@issaquahwa.gov	

Documents:			
<ul style="list-style-type: none"> • SHO21-00001 Sycamore Force-main SSDP FINAL NOD 2021-08-02.doc • SHO21-00001 1R Plan-Set 2021-01-25.pdf • SHO21-00001 CA Study 2021-05-21.pdf • SHO21-00001 1R Project-Narrative 2021-01-25.pdf • SEP21-00002 1R SEPA-Checklist 2021-01-25.pdf 			

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Project Name	Location / Description	City Contact	Applicant Contact
GREEN GROTTO Neighborhood: Central Issaquah Status: Land Use Review	22106 SE 51ST PL Proposed State-Licensed recreational/medical retail marijuana store. Project includes tenant improvements to existing structure and new parking.	DAVE FAVOUR 425-837-3100 DaveF@issaquahwa.gov	CLIFFORD GEHRETT 206-355-5857
Documents:			
<ul style="list-style-type: none"> • ASDP17-00005 3R Geotechnical-Report 2018-09-27.pdf • ASDP17-00005 2R Correction Letter.pdf • ASDP17-00005 Notice of Application.pdf • ASDP17-00005 3R Plan-Set 2018-09-27.pdf • ASDP17-00005 Landscape Plan.pdf • ASDP17-00005 Project Narrative.pdf • ASDP17-00005 3R Traffic-Study 2018-09-27.pdf • ASDP17-00005 Traffic Study.pdf • Vicinity Map.pdf 			
HSC BLOCK D LOTS 7/8 MEDICAL OFFICE BUILDING Neighborhood: Highlands Status: Land Use Review	7XX NE DISCOVERY DR New 88,000gsf medical office building to compliment and support the existing Swedish Hospital & Proliance medical facilities. 391 parking stalls to be included.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	DAVID HOLMES COLLINSWOERMAN 206-245-2140
Documents:			
<ul style="list-style-type: none"> • ASDP18-00007 Medical Office Building Notice of Application and Public Hearing • PRE17-00015 Project Narrative.pdf • PRE17-00015 Plan Set.pdf • PRE17-00015 Project Description.pdf 			
HSC BLOCK E9 SELF STORAGE Neighborhood: Highlands Status: Land Use Review	NE DISCOVERY DR AND 6TH AVE NE New 3 story above grade, 1 story below grade, 108,385 sf self-storage facility	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	JACKSON MAIN 206-324-4800
Documents:			
<ul style="list-style-type: none"> • ASDP18-00006 Issaquah Highlands Self Storage Notice of Application and Public Hearing • PRE17-00019 Plan Set.pdf • PRE17-00019 Project Narrative.pdf 			

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Project Name	Location / Description	City Contact	Applicant Contact
HSC BLOCKS A/B/C5 Neighborhood: Highlands Status: Land Use Review	9TH AVE NE AND NE FEDERAL DR The proposal consists of 107,000 SF of building area, distributed among 11 buildings on 5 lots, with off-street surface parking for +/- 545 stalls. The buildings will primarily be single-story retail with opportunities for an additional 13,000 SF of second story retail, restaurants or deck space to take advantage of views from the site. This second story option would increase the total building area to 120,000 SF.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	SCOTT HOUGHAM MG2 ARCHITECTS 206-962-6502
Documents: <ul style="list-style-type: none"> • SDP18-00001 High Street Collection Notice of Application and Public Hearing • PRE17-00014 Project Narrative.pdf • PRE17-00014 Application.pdf • PRE17-00014 Plan Set.pdf 			
HYLA CROSSING PUMP STORMWATER DISCHARGE Neighborhood: Rowley Status: Land Use Review	Install Pump station and force main in lieu of detention for Hyla Crossing.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • ASDP20-00005 2R Plan-Set 2021-04-14.pdf • SHO21-00010 Declaration of service of mailing.pdf • PRE19-00009 1R Plan-Set 2019-09-17.pdf • SW18-00054 1R TESC-Report 2018-12-07.pdf • SHO21-00010 1R CAR-Mitigation-Plan 2021-05-21.pdf • ASDP20-00005 1R Plan-Set 2020-04-02.pdf • PRE19-00009 1R Project-Narrative 2019-09-17.pdf • SW18-00054 Project Narrative.pdf • SHO21-00010 1R Project-Narrative 2021-05-21.pdf • ASDP20-00005 1R Wetland-Report 2020-04-02.pdf • SW18-00054 1R Plan-Set 2018-12-07.pdf • Project Image.jpg 			
KELKARI TOWNHOMES PHASE 3 Neighborhood: Greater Issaquah Status: Land Use Review	Townhome community including 10 buildings with 36 total units.	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • MSPA20-00001 Civil-Plan 2020-09-03.pdf • MSPA20-00001 Project-Narrative 2020-09-03.pdf • MSPA20-00001 SEPA-Env-Checklist 2020-09-03.pdf 			

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Project Name	Location / Description	City Contact	Applicant Contact
LINDA'S LODGE ADU	2445 SQUAK MOUNTAIN LOOP SW	VALERIE PORTER	
Neighborhood: Squak Mountain	Build detached accessory dwelling unit approximately 272 square feet	425-837-3100	
Status: Land Use Review			ValerieP@issaquahwa.gov
Documents:			
• AAS20-00014 2R Arborist-Report 2021-07-31.pdf	• AAS20-00014 2R Plan-Set 2021-07-31.pdf	• AAS20-00014 1R Legal-Description 2020-10-04.pdf	
• AAS20-00014 1R Photographs 2020-10-04.pdf	• AAS20-00014 1R Plan-Set 2020-10-04.pdf	• AAS20-00014 Notice of Application 2020-11-25.pdf	

MILANO ISSAQUAH APARTMENTS	2300 NEWPORT WAY NW	VALERIE PORTER	
Neighborhood: Central Issaquah	101 unit apartment complex and associated parking	425-837-3100	
Status: Land Use Review			ValerieP@issaquahwa.gov

Documents:			
• SDP20-00002 2R Civil-Plan 2021-07-06.pdf	• SDP20-00002 2R Critical-Area-Study 2021-07-06.pdf	• SDP20-00002 2R Plan-Set 2021-07-06.pdf	
• SDP20-00002 1R Color-Elevations 2020-10-11.pdf	• SDP20-00002 1R Project-Narrative 2020-10-11.pdf	• SDP20-00002 Notice of Application 2020-11-10.pdf	
• PRE20-00004 1R Plan-Set.pdf	• PRE20-00004 1R Project-Narrative 2020-05-19.pdf		

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Project Name	Location / Description	City Contact	Applicant Contact
MINE HILL ROAD PLAT (MCFERON/PETERSON)	375 MINE HILL RD SW	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	KEN LYONS 206-227-0020
Neighborhood: Greater Issaquah	Potential subdivide 4.90 acres into 20 single family lots, including the two existing homes to remain.		
Status: Land Use Review			

Documents:

- [PP18-00003 Mine Hill Creek PP and CAV-Notice of Decision-2021-05-06.pdf](#)
- [011 Drainage Report.pdf](#)
- [013 Mitigation Plan-Set.pdf](#)
- [016 Traffic Assessment.pdf](#)
- [019 Affidavit of Mailing Neighborhood Meeting.pdf](#)
- [021 Affidavit of Mailing Notice of Application for Variance.pdf](#)
- [024 Affidavit of Mailing Hearing Examiner Public Hearing.pdf](#)
- [027 Revised Tree Retention Sheet.pdf](#)
- [04 Land Use Permit Application.pdf](#)
- [07 SEPA Checklist.pdf](#)
- [00 PP18-00003 Staff Report Mine Hill 2021-4-12 Final.pdf](#)
- [SEP18-00018 Coal-Mine-Hazard 2018-10-31.pdf](#)
- [SEP18-00018 Mine Hill Plat MDNS-2021-02-11.pdf](#)
- [SEP18-00018 Plan-Set 2020-11-10.pdf](#)
- [SEP18-00018 Tree-Report 2020-10-13.pdf](#)
- [PP18-00003 1R Stream-Study 2018-10-31.pdf](#)
- [PP18-00003 4R Tree-Report 2020-10-13.pdf](#)
- [PP18-00003 Notice of Application Site Plan 2019-03-20.pdf](#)
- [PRE16-00011 Project Narrative.pdf](#)
- [01 Plan-Set 2020-11-10 \(1\).pdf](#)
- [012 Conceptual Mitigation Plan.pdf](#)
- [014 Arborist Report.pdf](#)
- [017 Transportation Concurrency Certificate.pdf](#)
- [02 Project Narrative.pdf](#)
- [022 Notice of Environmental Neighborhood Meeting.pdf](#)
- [025 Affidavit of Publication Seattle Times.pdf](#)
- [028 SEPA Comment.pdf](#)
- [05 Affidavit of Ownership.pdf](#)
- [08 Critical Area Report-Wetland and Stream.pdf](#)
- [PP18-00003-Neighborhood Meeting Notice -2021-03-18 clean.pdf](#)
- [SEP18-00018 Drainage-Report 2020-06-30.pdf](#)
- [SEP18-00018 Mitigation-Plan-Stream-Study 2020-06-30.pdf](#)
- [SEP18-00018 SEPA-Checklist 2020-06-30.pdf](#)
- [PP18-00003 4R Plan-Set 2020-11-10.pdf](#)
- [PP18-00003 3R Geo-Report 2020-06-30.pdf](#)
- [VAR20-00001 Notice of Application 2020-10-22.pdf](#)
- [PRE16-00011 Existing Site Survey.pdf](#)
- [PRE16-00011 Site Photographs.pdf](#)
- [010 Preliminary Coal Mine Hazard Area Assessment.pdf](#)
- [012 Conceptual Mitigation Plan.pdf](#)
- [015 Email-Trees 2020-06-30.pdf](#)
- [018 Street Standards Deviation Request.pdf](#)
- [020 Affidavit of Mailing Notice of Application for Preliminary Plat.pdf](#)
- [023 Affidavit of Sign Posting.pdf](#)
- [026 Public Comments.pdf](#)
- [03 Critical Area Variance Narrative.pdf](#)
- [06 SEPA Mitigated Determination of Nonsignificance.pdf](#)
- [09 Preliminary Geotechnical Engineering Report.pdf](#)
- [SEP18-00018 Stream-Study 2018-10-31.pdf](#)
- [SEP18-00018 Geotechnical-Report 2020-06-30.pdf](#)
- [SEP18-00018 Mitigation-Plans 2020-06-30.pdf](#)
- [SEP18-00018 Traffic-Assessment 2019-09-20.pdf](#)
- [PP18-00003 1R Coal-Mine-Hazard 2018-10-31.pdf](#)
- [PP18-00003 3R Mitigation-Plans 2020-06-30.pdf](#)
- [PP18-00003 Notice of Application 2019-03-19.pdf](#)
- [PRE16-00011 Preliminary Site Plan.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
SE 43RD SIGNAL PROJECT Neighborhood: Greater Issaquah Status: Land Use Review	22500 - 22534 SE 43RD WAY The City of Issaquah City Council recently authorized the Public Works Department to update the SE 43rd Way/Providence Point Intersection Realignment and Signalization plan set to 2018 WSDOT/APWA standards. The 2010 signalized intersection design plans will be updated to current signal and stormwater standards. Development frontage improvements, including widening the sidewalk, adding illumination poles, and installing "Prepare to stop when flashing" (PTSWF) sign that will interconnected to the new signal.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • SEP18-00012-SEPA 43rd Way Signal Final.pdf • SEP18-00012 1R SEPA-Checklist 2018-09-17.pdf • SEP18-00012-SEPA Notice of App 43rd Way Signal Rev 1.doc • ASDP19-00004 2R Plan-Set 2019-01-26.pdf • SEP18-00012 1R Technical-Information-Report 2018-09-17.pdf • SEP18-00012 1R Geotechnical-Report 2018-09-17.pdf • SEP18-00012 2R Revised-Critical-Areas-Geotech-Study 2019-06-07.pdf 			

SHELTER HOLDINGS HIGH STREET COLLECTION Neighborhood: Highlands Status: Land Use Review	14XX 9TH AVE NE Subdivide one existing parcel into 10 parcels on 5 blocks, including tracts for future streets.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	DAVID CAYTON CORE DESIGN, INC. 425-885-7877
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Documents: <ul style="list-style-type: none"> • Development Commission Special Meeting - 15 Aug 2019 - Pdf.pdf • PP17-00002 Plan Set.pdf • Notice of Community Conference COM19-00001.pdf • PP17-00002 Project Narrative.pdf • PP17-00002 Combined Notice of Application.pdf • PP17-00002 Vicinity Map.pdf 			
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Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
Project is in a stage where a land use action or notice of decision must be made	Construction permit(s) have been issued	

Project Name	Location / Description	City Contact	Applicant Contact
SPAR PUMP STATION AND RESERVOIR Neighborhood: Greater Issaquah Status: Land Use Review	The City is proceeding with a project to design and construct a new South SPAR Booster Pump Station (SPAR Pump Station) and South SPAR Transmission Main that will serve the Highlands Central Park 742 Zone. See full description in Project Notes.	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	ROBERT YORK 425-837-3449
Documents: <ul style="list-style-type: none"> • ASDP19-00001 NOD Final Signed.pdf • ASDP19-00001 6R Geotech-Memo-dated-10-04-2019 2021-01-26.pdf • NM21-00003 Public-Comments-and-Responses.pdf • ASDP19-00001 Cultural Resources Review.pdf • ASDP19-00001 Stormwater-Site-Plan 02-22-2021.pdf • NM21-00003 Department-of-Health-Letter 08-25-2020.pdf • NM21-00003 Revised-Critical-Areas-Variance-Exemption-for-Utilities 02-22-21.pdf • NM21-00003 Vicinity Map.pdf • ASDP19-00001 Notice of Application.pdf • ASDP19-00001 4R Final-CAR-Mitigation-Plan 2020-12-08.pdf • ASDP19-00001 6R Report-Addendum-CAS-dated-01-22-2021 2021-01-26.pdf • SEP19-00006 MDNS-FINAL-Signed.pdf • ASDP19-00001 Final-Signed-NEPA.pdf • NM21-00003 Alternative-Analysis-Report 12-08-20.pdf • NM21-00003 Geotechnical-Report-Addendum 1-22-2021.pdf • NM21-00003 Revised-Geotechnical-Report 04-20-2020.pdf • SEP19-00006 SEPA Checklist 02-05-2021.pdf • ASDP19-00001 6R CAR-Variance-Exemption-Utilities 2021-02-25.pdf • ASDP19-00001 6R Revised-Geotech-Report-dated-04-20-2020 2021-01-26.pdf • NM21-00003 Natural Environment Checklist.pdf • ASDP19-00001 Plan-Set 02-23-2021.pdf • NM21-00003 Critical-Areas-Report-and-Mitigation-Plan 12-2019.pdf • NM21-00003 Project Narrative 03-29-2021.pdf • NM21-00003 Site Plan.pdf • Notice of Application - PRJ15-00036, ASDP19-00001, SEP19-00006.pdf 			
SQUAK MOUNTAIN ESTATES Neighborhood: Greater Issaquah Status: Land Use Review	CABIN CREEK Proposal for a 3-lot Short Plat with Road Access, Curb, Gutter, Sidewalk and all Utilities. Future development may include an additional 15 to 20-lot single family subdivision on the large, sloped wooded lot between Kelkari and Ridgwood Ct.	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	SPEROS BAVELAS 425-351-0377
Documents: <ul style="list-style-type: none"> • PRE21-00011 1R Plan-Set 2021-05-05.pdf • PRE18-00001 Project Narrative.pdf • SP17-00006 Environmental Report.pdf • SP17-00006 Plan Set.pdf • PRE21-00011 1R Project-Narrative 2021-05-05.pdf • PRE18-00001 Site Survey.pdf • SP17-00006 Existing Site Survey.pdf • SP17-00006 Notice of Application.pdf • PRE18-00001 Plan Set.pdf • PRE18-00001 Wetland Report.pdf • SP17-00006 Geotechnical Report.pdf 			
Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm	
Project is in a stage where a land use action or notice of decision must be made	Construction permit(s) have been issued		

Project Name	Location / Description	City Contact	Applicant Contact
TALUS PARCEL 2 SHORT PLAT Neighborhood: Talus Status: Land Use Review	TALUS PARCEL 2 Short plat of Parcel 2, Talus Div. A. of the Talus Master Plat equaling 5.36 acres. The new lots would be 3,685 and 229,924 square feet in size. The Talus Booster station would be located on lot 1 of the short plat. IMC 18.06.090.E.1 notes that in this district it is intended that minor and major utilizes may be located in the CF-OS zone only after it is established that no other reasonable alternative exists. No additional right-of-way dedication is proposed.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	DAVID EVANS & ASSOCIATES 425-415-2000
Talus Parcel 9 Neighborhood: Talus Status: Land Use Review	A preliminary plat for the subdivision of Parcel 9 into 90 single family lots.	DOUG SCHLEPP 425-837-3100 DougS@issaquahwa.gov	
TEUNISSEN SHORT PLAT Neighborhood: North Issaquah Status: Land Use Review	23121 SE 49TH CT Subdivide existing lot into 3 single family lots.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	ENCOMPASS ENGINEERING & SURVEYING 425-728-7997

Documents:

- [SP21-00001 Civil Plan 3.24.2021 10.30.48 AM 2108961.pdf](#)
- [SP21-00001 Drainage Report 3.24.2021 10.38.50 AM 2109013.pdf](#)
- [SP21-00001 Geotechnical Report 3.24.2021 10.33.13 AM 2108972.pdf](#)
- [SP21-00001 Hydrogeologic Report 4.2.2021 1.11.35 PM 2125076.pdf](#)
- [SP21-00001 NOA 2021-04-27.pdf](#)
- [SP21-00001 Plan Set 4.2.2021 1.10.39 PM 2125070.pdf](#)
- [SP21-00001 Project Narrative 3.24.2021 10.30.13 AM 2108959.pdf](#)
- [SP21-00001 Wetland Report 3.24.2021 10.37.17 AM 2108996.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

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Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
TIBBETTS CREEK CROSSING Neighborhood: Greater Issaquah Status: Land Use Review	7932 RENTON-ISSAQUAH RD SE Proposal to subdivide a 21.94 acre parcel and build 20 single family residential homes.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	WATTENBARGER ARCHITECTS 425-453-0606
Documents: <ul style="list-style-type: none"> • SW20-00015 WOOD Round 1 Coments.pdf • PP18-0002 Notice of Decision 2020-02-14.pdf • PP18-0002 Notice of Application.pdf • SEP18-00019 SEPA Determination Tibbetts Crossing 2020-01-10.pdf • SEP18-00019 RVN01-2R Plan-Set 2019-11-14.pdf • SEP18-00019 RVN01-2R Updated-Arborist-Report 2019-11-14.pdf • SEP18-00019 RVN01-2R SEPA-Checklist revised 2019-09-12.pdf • SEP18-00019 RVN01-1R SEPA-Checklist 2019-11-01 edit.pdf • SEP18-00019 1R Project-Narrative 2018-09-24.pdf • SEP18-00019 1R Drainage-Report 2018-09-24.pdf • SEP18-00019 1R Traffic-Study 2018-09-24.pdf • SEP18-00019 3R Wetland-Report 2019-07-12.pdf • PP18-00002 Notice of Decision 2020-02-14.pdf • SEP18-00019 SEPA Determination Tibbetts Crossing 2020-01-10.pdf • SEP18-00019 RVN01-2R Updated-Arborist-Report 2019-11-14.pdf • SEP18-00019 RVN01-2R SEPA-Checklist revised 2019-09-12.pdf • SEP18-00019 RVN01-1R SEPA-Checklist 2019-11-01 edit.pdf • SEP18-00019 SEPA Notice of Proposed SEPA Tibbetts Crossing Update.pdf • SEP18-00019 1R Geotechnical-Report 2018-09-24.pdf • SEP18-00019 3R Tree-Report-and-Inventory 2019-07-12.pdf 			

VERISTONE 2 SHORT PLAT Neighborhood: Status: Land Use Review	970 PICKERING PL NW Four lot short subdivision.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	WAYNE NELSEN 425-392-0250
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Documents: <ul style="list-style-type: none"> • SP18-00002 Plan Set.pdf • SP18-00002 Project Narrative.pdf 			
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Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
Project is in a stage where a land use action or notice of decision must be made	Construction permit(s) have been issued	

Project Name	Location / Description	City Contact	Applicant Contact
WOLFE SINGLE FAMILY Neighborhood: Greater Issaquah Status: Land Use Review	1016 2ND AVE SE	DAVE FAVOUR 425-837-3100 DaveF@issaquahwa.gov	JAMES MERRILL 425-557-3774

Documents:

- [SHO18-00001 Notice of Public Hearing.pdf](#)
- [Attachments.pdf](#)
- [VAR17-00001 Project Narrative.pdf](#)
- [SHO18-00001 Notice of Recommendation 2018 09 25.pdf](#)
- [SHO18-00001 Notice of Recommendation 2018 09 25.pdf](#)
- [VAR17-00001 Stream Study.pdf](#)
- [SHO18-00001 Notice of Recommendation Attachments.pdf](#)
- [VAR17-00001 Plan Set.pdf](#)

1055 INNESWOOD SHORT PLAT Neighborhood: Greater Issaquah Status: Construction Review	1055 NW INNESWOOD Potential short plat of one existing lot into 4 lots.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	
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Documents:

- [DEM18-00005 A Site-Plan 2018-07-26.pdf](#)
- [SP17-00005 NOD with Exhibits.pdf](#)

525 SE BUSH STREET Neighborhood: Greater Issaquah Status: Construction Review	Subdivide one lot into 2 single family lots with required street improvements.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	TED JENNESKENS 425-391-0844
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Documents:

- [SP17-00007-Notice of Decision-Final-11-17-17.pdf](#)
- [Notice of Application SP17-00007 Bush St Short Plat.pdf](#)

Includes Pre-Applications and Community Conferences

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Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
INNESWOOD MULTIFAMILY SPAK Neighborhood: Central Issaquah Status: Construction Review	905 NEWPORT WAY NW Building #1 will contain 86 apartments including 74 flats and 12 townhomes. The building is four floors of apartment & townhomes above two floors of parking. Building #2 will contain 7 apartments. The building is 3 floors of apartments above 1 floor of parking.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	BOB WENZEL BELMONT HOMES 206-714-6707
Documents: <ul style="list-style-type: none"> • ASDP19-00006 Notice of Public Meeting 2019-11-22.pdf • AAS16-00021 Revised-Deviation-Justification-Memo.pdf • SDP16-00006 Geotechnical-Report.pdf • SDP16-00006 SEPA MDNS with Checklist Attached.pdf • SDP16-00006 Critical Area Study.pdf • SDP16-00006 Project Narrative.pdf • PRE14-00010 Application Package.pdf • SP13-00002 Notice of Decision.pdf • PLN12-00049 Staff Report [COM].pdf • SDP16-00006 Notice of Decision.pdf • SDP16-00006 Notice of Public Hearing Neighbors 12.7.2016.pdf • TIA15-00008 Inneswood Transportation Study.pdf • SDP16-00006 Inneswood Apts Global Stability Analysis Review Comments 20161010.pdf • SDP16-00006 Geotechnical Report.pdf • SDP16-00006 Notice of Application.pdf • PRE14-00010 Arial Photo.pdf • SP13-00002 MDNS.pdf • PLN12-00049 Staff Report Exhibits [COM].pdf • AAS16-00021 Inneswood Parkway AAS NOD FINAL.pdf • SDP16-00006 DC Staff Report.pdf • SDP16-00006 Inneswood Apts Issued Set Public Hearing 16 1024.pdf • SDP16-00006 Inneswood MF Notice of Application.pdf • SDP16-00006 Plan Set.pdf • PRE15-00010 Architectural Drawings.pdf • PRE14-00010 Project Narrative.pdf • SP13-00002 Notice of Application.pdf • PLN12-00049 Neighbor Notice [COM].pdf 			

MCCLAIN - SUNSET WAY DUPLEX Neighborhood: Greater Issaquah Status: Construction Review	SUNSET WAY Four story-two unit residential building with roof deck and attached tandem garages.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	JENNIFER KIM 425-453-9298
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Project Name	Location / Description	City Contact	Applicant Contact
PARCEL D HOUSING Neighborhood: Highlands Status: Construction Review	NE FALLS DR AND NE COLLEGE DR Develop approximately 1.12 acres of vacant land and construct 10 market rate detached single family homes.	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	POLYGON WLH, LLC 425-586-7700
Documents: <ul style="list-style-type: none"> • PP18-00001 UVDC recommendation 2018-12-31 • PP18-00001 1R Project-Narrative 2018-02-13.pdf • PP18-00001 2R Grading 2018-07-24.pdf • PP18-00001 Notice of Application.pdf • PRE17-00017 Project Narrative.pdf • Final Determination of Nonsignificance .pdf • PP18-00001 2R Drainage-Report 2018-07-24.pdf • PP18-00001 2R Plan-Set 2018-07-24.pdf • PRE17-00017 Aerial Photos.pdf • Final Staff Evaluation for Environmenta.pdf • PP18-00001 2R Geotechnical-Report 2018-07-24.pdf • Reso 2017-10 DA with Polygon for Affordable Housing.pdf • PRE17-00017 Plan Set.pdf 			
SUNSET 7 APARTMENTS Neighborhood: Greater Issaquah Status: Construction Review	355 E SUNSET WAY 3-story residential apartments building over single story garage parking structure on grade. Project provides 7 total rental units and 14 parking stalls.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	GMS ARCHITECTURAL GROUP 425-644-1446
Documents: <ul style="list-style-type: none"> • SDP16-00004 Notice of Decision.pdf • SDP16-00004 Color Elevations.pdf • SDP16-00004 Notice of Public Hearing.pdf • SDP16-00004 Plan Set [Large File].pdf • AAS16-00008 Notice of Decision.pdf • SDP16-00004 Project Narrative.pdf 			
TKACH SHORT PLAT Neighborhood: Greater Issaquah Status: Construction Review	227TH AVENUE SE Subdivision of the existing parcel into three single family lots.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	GROUP FOUR 425-408-1152
Documents: <ul style="list-style-type: none"> • SP17-00004 Notice of Decision.pdf • SP17-00004 Notice of Application.pdf • SP17-00004 SEPA MDNS.pdf 			

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Project Name	Location / Description	City Contact	Applicant Contact
WESTRIDGE NORTH AFFORDABLE HOUSING - BLOCK 4 Neighborhood: Highlands Status: Construction Review	5TH AVE NE AND NE ELLIS DR Westridge North Affordable Housing - Includes LEO House and 38 Multifamily units	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • Notice of Public Hearing 2019-05-16.pdf • ASDP18-00004 Notice of Decision 2018-09-07.pdf • PRE17-00018 Plan Set.pdf • SW18-00048 1R Site-Plan 2018-04-27.pdf • Comment Letter - Westridge Block 4 Affordable Housing - PRE17-00018.msg • PRE17-00018 Project Narrative.pdf • SW18-00048 Vicinity Map Block 4.pdf • PRE17-00018 Aerial Photographs.pdf 			

WESTRIDGE TOWNHOMES NORTH Neighborhood: Highlands Status: Construction Review	WESTRIDGE Westridge Townhomes North - Approx 111 units including 10 affordable units	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • 2021-07-15 - Westridge Townhomes North - Bldg. 10 - PAA427996.pdf • CCF soil bearing report for retaining wall.pdf • SDP17 00002 Staff Report 2018-03-23.pdf • SDP17-00002 Aerial Photo.pdf • SDP17-00002 Project Narrative.pdf • 2021-07-15 - Westridge Townhomes North - Bldg. 10 - PAA427997.pdf • WEST RIDGE TH NORTH BLD 2 SIDE SEWER AS BUILT.pdf • SDP17-00002 Affidavit of Service Mailing.pdf • SDP17-00002 Photo Simulation.pdf • 18191 2020.05.27 CT-01 retaining wall.pdf • SDP17-00002 Notice of Decision 2018-05-21.pdf • SDP17-00002 Combined Notice of Application.pdf • SDP17-00002 Plan Set.pdf 			

Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
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Project Name	Location / Description	City Contact	Applicant Contact
1ST AVENUE DUPLEX Neighborhood: Greater Issaquah Status: Under Construction	135 1ST AVE NW Demolition of an existing single-family residence and garage to construct a 3-story duplex.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	STEVE PECK 425-829-0838
Documents:			
<ul style="list-style-type: none"> • BLD19-00058 ENGINEER APPROVED DECK CHANGED.pdf • AAS18-00008 Notice of Application 2018-08-29.pdf • ASDP18-00005 NOD 2019-03-05.pdf • ASDP18-00005 MUP Site-Plan 2018-09-07.pdf 			

AC DC BRATLEE SHORT PLAT Neighborhood: Greater Issaquah Status: Under Construction	305 SE CROSTON LN Subdivide parcel (12,000 sq ft) in two lots. Each lot approx 6,000 sq ft. Develop the lots with 2 duplexes, or a combination of one duplex and one single family house. The existing duplex currently located in the middle of the property will either be relocated or demolished. The new property line will run north-south through the center of the property. Address: 305/309 SE Croston Lane	DOUG SCHLEPP 425-837-3100 DougS@issaquahwa.gov	LORI BRILLHART THOMASON 206-351-3357
Documents:			
<ul style="list-style-type: none"> • ASDP15-00010 ATT 4 - Deviation from Standards.pdf • ASDP15-00010 Notice of Application.pdf • ASDP15-00010 Project Narrative.pdf • ASDP15-00010 ATT 6 - Civil Plan Drawings.pdf • ASDP15-00010 Building Elevations.pdf • ASDP15-00010 Notice of Decision.pdf • ASDP15-00010 Civil Plan.pdf 			

Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
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Project Name	Location / Description	City Contact	Applicant Contact
COSTCO CAMPUS EXPANSION	LAKE DR	KATIE COTE	
Neighborhood: Central Issaquah	COSTCO CAMPUS - Project consists of an estimated 600,000 square foot office building and a 630,000 square foot Parking Garage for the Costco Campus Expansion.	425-837-3100	
Status: Under Construction		KatieC@issaquahwa.gov	

Documents:

- [BLD18-00374 pile.pdf](#)
- [Costco Building 4 - Driven Grout Piles Revised Final Letter for BLD19-00053.pdf](#)
- [bld18-00375 Costco garage footing inspections 5 - Copy.PNG](#)
- [Costco Building 5 BLD19-00044- Driven Grout Piles and Pile Caps Final Letter.pdf](#)
- [M101.2 - MECHANICAL PLAN - NORTH GARAGE L1 PRB-19 12-17-20.pdf](#)
- [SDP17-00001 Notice-of-Decision Final Signed.pdf](#)
- [Costco Campus Expansion DC Packet 2018-09-05.pdf](#)
- [SDP17-00001 Project Narrative.pdf](#)
- [PRE17-00008 Parking Study.pdf](#)
- [PRE17-00008 Site Photographs.pdf](#)
- [ENW Rushing Reviewed Fuel Oil Piping Seismic Shop Drawings.pdf](#)
- [bld18-00375 Costco garage footing inspections - Copy.PNG](#)
- [bld18-00375 Costco garage footing inspections-2 - Copy.PNG](#)
- [Costco Building 5 BLD19-00044- Driven Grout Piles and Pile Caps Final Letter.pdf](#)
- [JDC Submittal 0003 - AS NOTED - ABI - Basement Walls Shotcrete Mix Design 12-3-19 APPROVED.pdf](#)
- [ASDP18-00008 Notice-of-Decision Final.pdf](#)
- [SDP17-00001 Critical Area Study.pdf](#)
- [PRE17-00008 Landscape Plan.pdf](#)
- [PRE17-00008 Plan Set \[Large File\].pdf](#)
- [Costco B5 - Typ HB Riser.pdf](#)
- [bld18-00375 Costco garage footing inspections 4 - Copy.PNG](#)
- [bld18-00375 Costco garage footing inspections-3 - Copy.PNG](#)
- [fire dampers.pdf](#)
- [Costco Campus BLDG 4 - Structural Calculations and Detail for Tower Crane Foundation REV1.pdf](#)
- [Costco Campus Expansion Traffic Analysis 2018-06-06 + Responses to Comments 2018-07-17.pdf](#)
- [SDP17-00001 Plan Set.pdf](#)
- [PRE17-00008 Parking Plan.pdf](#)
- [PRE17-00008 Project Narrative.pdf](#)

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Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
FOREST HEIGHTS (AMEDSON) Neighborhood: Greater Issaquah Status: Under Construction	NORTH OF TALUS S OF JAMES BUSH RD Subdivision (called Forest Heights) of approximately upper 6 acres of Amedson property into 24 single family lots and 7 tracts utilizing the City's cluster housing standards with a Development Agreement to create clustered lots less than 9,600 sq. ft. in size.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	RAISI SUSAN T AMEDSON JOSEPH R
Documents:			
<ul style="list-style-type: none"> bld18-00167 soil report.pdf bld18-00167-168 footing.pdf FP15-00001 EX 8 Final Plat Drawings.pdf PLN09-00065 Development Agreement [PP].pdf PLN09-00065 Revised Development Agreement [PP].pdf PLN09-00065 MDNS [PP].pdf 	<ul style="list-style-type: none"> bld18-00167-168 engineer letter-footing.pdf bld18-00167-168 footing.pdf FP15-00001 Notice of Public Meeting.pdf PLN09-00065 Notice of Action [PP].pdf PLN09-00065 Hearing Examiner Decision [PP].pdf PLN09-00065 Notice of Application [PP].pdf 	<ul style="list-style-type: none"> bld18-00167-168 engineer letter-footing.pdf bld18-00168 soil report.pdf FP15-00001 Project Narrative.pdf PLN09-00065 Resolution [PP].pdf PLN09-00065 Staff Report [PP].pdf 	
GHOREISHI CLUSTER Neighborhood: Residential Status: Under Construction	1001-1035 FRONT ST S Proposal to subdivide 4 existing lots (short platted in 2005) into 8 lots, with 4 buildings of 8 attached single family units. Requires clustering and density credit transfer for the wetland at the rear of the lots. The lots will share one driveway off of Front Street S.	CHRISTOPHER WRIGHT 425-837-3100 ChrisW@issaquahwa.gov	GHOREISHI MOSTAFA
Documents:			
<ul style="list-style-type: none"> FP15-00002 Recorded Copy.pdf FP15-00002 Notice of Application.pdf 	<ul style="list-style-type: none"> FP15-00002 Final Plat Hearing Examiner Decision.pdf PP13-00004 Hearing Examiner Decision.pdf 	<ul style="list-style-type: none"> FP15-00002 Staff Report.pdf PP13-00004 Staff Report.pdf 	

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Construction permit(s) are in review

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Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
GILMAN LOFTS	160 NW GILMAN BLVD	DANIEL MARTINEZ	STEVEN BOHLMAN
Neighborhood: Central Issaquah	The proposal includes 3,700 square feet of ground-floor retail and 44,000 square feet of commercial space.	425-837-3100	206-324-4800
Status: Under Construction	The proposal would also include the addition of a traffic signal on Gilman Blvd at the Three Trails Crossing.	DanielM@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> • SDP17-00003 Briefing Response Memo FINAL.pdf • SDP17-00003 Staff Report.pdf • SDP17-00003 MDNS.pdf • SDP17-00003 Project Narrative.pdf 	<ul style="list-style-type: none"> • air leakage test.pdf • SDP17-00003 Three Trails Development Agreement.pdf • SDP17-00003 Notice of Application.pdf • DA17-00001 Gilman Lofts Approved DA.pdf 	<ul style="list-style-type: none"> • SDP17-00003 Notice of Decision.pdf • SP13-00002 Short Plat Recording.pdf • SDP17-00003 Plan Set [Large File].pdf • DA17-00001 Gilman Lofts DA Agenda Bill.pdf 	

HONJI HUANG SHORT PLAT	227TH AVENUE SE	DOUG YORMICK	SCOTT HONJI & XIAO HUANG
Neighborhood: Greater Issaquah	Subdivide one existing parcel into two single family lots.	425-837-3100	425-829-3904
Status: Under Construction		DougY@issaquahwa.gov	

Documents:			
<ul style="list-style-type: none"> • Geotech Report - Bld17-00072 - 5129 227th Ave SE.pdf • SP13-00004 Notice of Decision.pdf • SP13-00004 Notice of Application.pdf 	<ul style="list-style-type: none"> • soil bearing report.JPG • SP13-00004 MDNS.pdf 	<ul style="list-style-type: none"> • bld17-00072 contractor statement.pdf • SP13-00004 Short Plat Drawings.pdf 	

Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
Project is in a stage where a land use action or notice of decision must be made	Construction permit(s) have been issued	

Project Name	Location / Description	City Contact	Applicant Contact
IH BLOCK 19 APARTMENTS Neighborhood: Highlands Status: Under Construction	1150 10TH AVE NE Construction of a five-story, 135-unit apartment building with a two-level parking garage tucked under the building. Site improvements would include a bicycle pavilion, entry courtyard, recreational amenity courtyard, and landscaping on a 2.17-acre site.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	CLARK BARNES 206-782-8208
Documents: <ul style="list-style-type: none"> • ASDP17-00004 Notice of Decision.pdf • ASDP17-00004 Plan Set.pdf • 2017-03-20 Pre Application Drawings FULL.pdf • PRE17-00001 Project Narrative.pdf • ASDP17-00004 Notice of Application Block 19 Multi-family.pdf • ASDP17-00004 Project Narrative.pdf • PRE17-00001 Colored Elevations.pdf • ASDP17-00004 Color Elevations.pdf • ASDP17-00004 Site Plan.pdf • PRE17-00001 Plan Set.pdf 			
INNESWOOD ESTATES SINGLE FAMILY Neighborhood: Central Issaquah Status: Under Construction	905 NEWPORT WAY NW Preliminary Plat for the subdivision of 4.33 acres of land zoned SF-S to be subdivided into 10 single family lots having a minimum of 9,600 square feet each. Access is via NW Inneswood Place.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	Contact: Bob Wenzl ANDREW MICHAEL CONSTRUCTION 206-714-6707
Documents: <ul style="list-style-type: none"> • BLD16-00401 Receipt.pdf • FP16-00002 EX 1 Vicinity Map.pdf • FP16-00002 EX 9 Final Plat Staff Report.pdf • PP13-00003 MDNS.pdf • BLD16-00401 INNESWOOD LOT 6 - Permit Fee by DBeck (12-12-2016).xlsx • FP16-00002 EX 6 Final Plat Plans.pdf • PP13-00003 Staff Report.pdf • PP13-00003 Notice of Neighborhood Meeting.pdf • FP16-00002 Hearing Examiner Decision.pdf • FP16-00002 EX 7 Public Meeting Notice.pdf • PP13-00003 Hearing Examiner Decision.pdf • PP13-00003 Notice of Application.pdf 			
KELKARI PHASE 2 Neighborhood: Greater Issaquah Status: Under Construction	Phase 2 of the multifamily development will consist of approximately 80 townhouse units.	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	ROWLEY ENTERPRISES INC

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
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Documents:

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • Final Letter RCW 64-55 waterproofing-Kelkari Phase 2 Bldg. 7 (1).pdf • Bldg 7 Blower Door Tests.pdf • Kelkari Townhomes Permit BLD18-00225 AAR Testing and Inspection Final Letter-R1.pdf • RFI 073 - Unit 33 and 34 basement hold downs.pdf • Bld18-00228 footing drain report.PNG • Bld18-00228 soil bearing report.pdf • Permit sign off TCO Fire Marshal for building 2.pdf • Kelkari Townhomes Permit BLD18-00163 AAR Testing and Inspection Final Letter.pdf • SW18-00016 Temporary Pedestrian Control 20200918.pdf • 3M-fire-barrier-sealant-IC15WB kelkari.pdf • bld18-00163-AST Aries DV Fireplaces SPEC.pdf • MSP14-00001 Kelkari extension Notice of Decision 6-11-14.pdf • MSPA16-00001 DC Packet with Staff Report.pdf • MSPA16-00001 Updated Mitigation Plan.pdf • MSPA16-00001 1R Project-Narrative 2016-02-16.pdf • ASDP16-00004 1R Critical-Area-Study 2016-02-16.pdf • NOD MSPA16-00001 (Kelkari Phases II & III) SIGNED.pdf • MSPA16-00001 DC Packet with Staff Report.pdf • MSPA16-00001 Updated Mitigation Plan.pdf • SEP16-00004 Kelkari Final Staff Evaluation for Environmental Checklist.pdf • MSPA16-00001 Plan Set [Large File].pdf • MSPA16-00001 Notice of Application.pdf • PRE15-00012 3R Traffic-Study 2015-10-30.pdf | <ul style="list-style-type: none"> • wall 1 temporary fall protection.pdf • Kelkari Townhomes Permit BLD18-00195 AAR Testing and Inspection Final Letter-R1.pdf • RFI 026 - Buildings 7 and 8 Basement Level Decks - YT RESPONSE.pdf • strongback.pdf • Bld18-00195 Geotech report for footing drain.pdf • soil bearingfor Building 3.pdf • Final Letter RCW 64-55-Kelkari Phase 2 Bldg. 1 building envelope.pdf • Kelkari Townhomes Permit BLD18-00164 AAR Testing and Inspection Final Letter.pdf • bld18-00196 soil bearing report Building 7.pdf • engineer respond for stair stringer correction at Kelkari building 1.pdf • bld18-00163-Versa Lam Drilling Engineering Building 1 Kelkari.pdf • MSP14-00001 Kelkari, Notice of Applicat.pdf • MSPA16-00001 Notice of Decision.pdf • MSPA16-00001 Updated Plan Set.pdf • MSPA16-00001 1R SEPA-Compliance-Document 2016-02-16.pdf • ASDP16-00004 1R Traffic-Impact-Analysis 2016-02-16.pdf • Project Image.jpg • MSPA16-00001 Notice of Public Hearing.pdf • MSPA16-00001 Updated Plan Set [Large File].pdf • SEP16-00004 Kelkari Proposed Determination of NonSignificance (DNS).pdf • MSPA16-00001 Project Narrative.pdf • NOA Kelkari Phase 2 & 3 ASDP16-00004.pdf • MSP14-00001 Notice of Decision.pdf | <ul style="list-style-type: none"> • water heater-N Series Residential Condensing Installation and Operation Manual.pdf • Kelkari Townhomes Permit BLD18-00196 AAR Testing and Inspection Final Letter-R1.pdf • RFI 026 - Buildings 7 and 8 Basement Level Decks - YT RESPONSE.pdf • Bld18-00227 footing drain report.PNG • bld18-00226 Geotech report for footing drain.pdf • Kelkari Bldg. 2 Fire Marshal Signoff Finals.pdf • Final Letter RCW 64-55-Kelkari Phase 2 Bldg. 2 building envelope.pdf • Kelkari Townhomes Permit BLD18-00164 AAR Testing and Inspection Final Letter.pdf • soil bearing report for Kelkari ph2 Building 8.pdf • engineer respond for strongback on floor truss for kelkari building 1.pdf • Kelkari Notice of Hearing.pdf • MSP14-00001 Kelkari, Notice of Application 3-5-14.pdf • MSPA16-00001 Updated Landscape-Plan.pdf • MSPA16-00001 Updated Project Narrative.pdf • PRE15-00012 3R Traffic-Study 2015-10-30.pdf • MSPA16-00001 1R Plan-Set 2016-02-16.pdf • MSPA16-00001 Notice of Decision.pdf • MSPA16-00001 Updated Landscape-Plan.pdf • MSPA16-00001 Updated Project Narrative.pdf • ASDP16-00004 Critical Area Study.pdf • MSPA16-00001 SEPA Compliance Document.pdf • ASDP16-00004 1R Traffic-Impact-Analysis 2016-02-16.pdf • MSP14-00001 Notice of Application.pdf |
|---|---|--|

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
LI HOUSE (CHOWANSKI VARIANCE) Neighborhood: Greater Issaquah Status: Under Construction	5104 NW SAMMAMISH RD Proposed Critical Areas Variance for a new single family residence. There is a stream immediately adjacent to the lot, require encroachment into the buffer.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	ROBERT SORENSEN 425-391-3333

Documents:

- [VAR15-00001 HE Notice of Decision.pdf](#)
- [VAR15-00001 Staff Report.pdf](#)
- [VAR15-00001 MDNS.pdf](#)
- [VAR15-00001 Notice of Application.pdf](#)
- [PRE14-00012 Project Narrative.pdf](#)
- [PRE14-00012 Site Plan.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
MALLARD POINTE Neighborhood: Greater Issaquah Status: Under Construction	E LK SAMMAMISH PKWY/SE 43RD Potential new single family detached development of approximately 34 Lots.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	LEO SUVER 425-454-1900
Documents:			
<ul style="list-style-type: none"> • Mallard Pointe BD21-00042 Lots 25 27.pdf • Mallard Pointe BLD20-00237 lot 22 soil bearing.pdf • bld20-00181 Mallard Pointe lot 18 soil bearing report.pdf • 00 FP20-00001 Staff Report Mallard Point Final w Attachments.pdf • floor joist holes size fix.PNG • Mallard Pointe Lot 20.pdf • PP16-00005 Assessment of Cumulative Impact.pdf • PP16-00005 Mallard Bay TIA.pdf • PP16-00005 Public Hearing Commentors.pdf • PP16-00005 Transportation Concurrency Certificate.pdf • PP16-00005 Notice of Public Hearing.pdf • PP16-00005 Geotech and Critical Area Study.pdf • PP16-00005 Vicinity Map.pdf • PRE16-00012 Conceptual Site Plan.pdf • Mallard Pointe 137 Lots 13 -14 soil bearing reports.pdf • Bld20-00188 soil bearing Mallard Pointe.pdf • bld20-00135 Mallard Pointe 133 soil bearing report.pdf • FP20-00001 Notice of Public Hearing 2020-12-29.pdf • Mallard Pointe DV Permit BLD1800359 AAR Testing and Inspection Final Letter.pdf • VAR16-00002, PP16-00005 Hearing Examiner Decision.pdf • PP16-00005 City and Fire Dept Comments.pdf • PP16-00005 Memo to HE Additional info.pdf • PP16-00005 Sewer Availability Certificate.pdf • PP16-00005 Water Availability Certificate.pdf • TIA16-00005 Traffic Impact Analysis.pdf • PP16-00005 Plan Set.pdf • PP16-00005 Wetland Report.pdf • PRE16-00012 Plan Set.pdf • Mallard Pointe 137 Lots 13 -14 soil bearing reports.pdf • Issaquah - Mallard Pointe FP.pdf • Mallard Pointe lot 21 soil bearing report.pdf • FP20-00001 Notice of Application 2020-03-18.pdf • Special Inspections Final Statement Soil Nailing.pdf • PP16-00005 Arborist Report.pdf • PP16-00005 Golder Associates Geotech and Critical Areas Study for Mallard Bay.pdf • PP16-00005 Permit Application.pdf • PP16-00005 Stormwater Report Core Design.pdf • PP16-00005 Wetland Stream Critical Area Study.pdf • PP16-00005 Affidavit of Mailing NOA Mallard Bay.pdf • PP16-00005 Project Narrative.pdf • PRE16-00012 Mallard Bay Setback and Impervious Interpretation.pdf • PRE16-00012 Project Narrative.pdf 			
MIDDLE SCHOOL NO. 6 (TALUS) Neighborhood: Talus Status: Under Construction	19XX NW TALUS DR Proposed new Issaquah Middle School No 6	KATIE COTE 425-837-3100 KatieC@issaquahwa.gov	INTEGRUS ARCHITECTURE

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
Documents:			
<ul style="list-style-type: none"> • Bld20-00013 Special inspection Final letter.pdf • Bld20-00090 Special inspection Final Letter.pdf • SW20-00018 Special Inspection Final Letter.pdf • IMS 6 -Special inspection Final Letters (Revised) 9-8-21.pdf • SP20-00001 0 Application 2020-06-10.pdf • AAS20-00002 NOD.1.31.20 final w att.pdf • Attachment 01 - Site Development Permit Application.pdf • Attachment 04 - 2020 0106 FAR CALCULATIONS.pdf • Attachment 07 - Parking-Analysis 2019-12-13.pdf • Attachment 10 - Draft SEPA Checklist 2019-12-13.pdf • AAS20-00001 NOD.1.9.2020 FINAL with Attachments.pdf • SDP19-00002 and AAS19-00003 Combined NOA.pdf • PRE18-00010 1R Plan-Set 2018-11-02.pdf 	<ul style="list-style-type: none"> • BLD20-00014 Special Inspection Final Letter.pdf • BLD20-00102 Special inspection Final letter.pdf • Bld20-00011 Final letter.pdf • SP20-00001 Notice of Decision Packet.2020.12.18 final.pdf • SP20-00001 1R Project-Narrative 2020-06-10.pdf • SDP19-00002 DC Plan-Set 2020-01-03.pdf • Attachment 02 - Site Vicinity Map.pdf • Attachment 05 - AAS19-00003 and14 NOD.pdf • Attachment 08 - Executive Summary TIA19-00003 5R Transportation-Impact-Analysis 2019-12-13.pdf • TIA19-00003 6R Transportation-Impact-Analysis 2020-01-03.pdf • AAS19-00003 NOD FINAL w Attachments 2020-01-08.pdf • AAS19-00003 1R Plan-Set 2019-03-29.pdf • PRE18-00010 1R Project-Narrative 2018-11-02.pdf 	<ul style="list-style-type: none"> • BLD20-00016 Special Inspection Final Letter.pdf • SW20-00006 special inspection Final letter.pdf • BLD20-00084 Special inspection Final letter.pdf • SP20-00001 Notice of Application.12.01.2020.pdf • SP20-00001 2R Plan-Set 2020-11-04.pdf • 00 SDP19-00002 Staff-Report FINAL.pdf • Attachment 03 - Applicant Project Narrative.2020.01.07.pdf • Attachment 06 AAS20-00001 NOD.1.9.2020.pdf • Attachment 09 - Interpretation for Applicable Land Use Codes for Talus Middle School 2019-08-16.pdf • TIA19-00003 5R Transportation-Impact-Analysis 2019-12-13.pdf • Interpretation - Talus Middle School rezone from UV-O to CF-F FINAL 2019-08-16 signed.pdf • AAS19-00003 1R Project-Narrative 2019-04-01.pdf 	

PROVIDENCE RIDGE	XXXX SE 43RD PL	DOUG YORMICK	ENCOMPASS ENGINEERING & SURVEY
Neighborhood: Greater Issaquah	A new plat containing 38 units. The application includes a Preliminary Plat with an Administrative Adjustment of Standards for internal setbacks.	425-837-3100	425-392-0250
Status: Under Construction		DougY@issaquahwa.gov	

Documents:			
<ul style="list-style-type: none"> • bld18-00098 soil report.JPG • FP15-00004 Hearing Examiner Decision.pdf • FP15-00004 Plan Set.pdf • PP13-00005 Hearing Examiner Decision.pdf 	<ul style="list-style-type: none"> • sill plate construction.pdf • FP15-00004 Notice of Public Meeting.pdf • FP15-00004 Project Narrative.pdf • PP13-00005 MDNS.pdf 	<ul style="list-style-type: none"> • AAS18-00011 Notice of Application Providence Ridge Lots 10 and 11.pdf • FP15-00004 Vicinity Map.pdf • FP15-00004 Providence Ridge Site Plan.pdf • PP13-00005 Notice of Application.pdf 	

Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
Project is in a stage where a land use action or notice of decision must be made	Construction permit(s) have been issued	

Project Name	Location / Description	City Contact	Applicant Contact
REVEL (GATEWAY SENIOR HOUSING)	2450 NEWPORT WAY NW A new senior housing project consisting of a single building with 146 senior units in 4 levels of wood frame construction over a single level parking structure.	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	THE WOLFF COMPANY 480-261-6193
Neighborhood:	Central Issaquah		
Status:	Under Construction		

Documents:

- [AAS16-00002 Gateway Senior Circulation Facility AAS Notice of Decision FINAL.pdf](#)
- [SDP15-00005 ATT 3A Gateway Senior MDNS FINAL.pdf](#)
- [AAS16-00002 Parkway Adjustment Narrative.pdf](#)
- [AAS16-00004 Setback Adjustment Plan Set.pdf](#)
- [SDP15-00005 ATT 4 Application.pdf](#)
- [SDP15-00005 ATT 8 VERNER Comments and Staff Response.pdf](#)
- [SDP15-00005 ATT 1 Vicinity Map Gateway Senior.pdf](#)
- [SDP15-00005 October 2015 Geotechnical Report.pdf](#)
- [SDP15-00005 January 2016 Geotechnical Report.pdf](#)
- [SDP15-00005 DC Public Hearing Plan Set.pdf](#)
- [SDP15-00005 SEPA Checklist.pdf](#)
- [SDP15-00005 Gateway Senior NOD Rev. 4.1.2016.pdf](#)
- [SDP15-00005 Gateway Senior Briefing Response Memo FINAL for DC.pdf](#)
- [AAS16-00002 Plan Set.pdf](#)
- [SDP15-00005 ATT 10 CONFORTI comments Gateway Senior.pdf](#)
- [SDP15-00005 ATT 5 Project Narrative.pdf](#)
- [SDP15-00005 ATT 9 MARSH Public Comments and Applicant Response.pdf](#)
- [SDP15-00005 ATT 2 CIDDS Staff Review FINAL.pdf](#)
- [SDP15-00005 Final Project Narrative.pdf](#)
- [SDP15-00005 Notice of Public Hearing 15-01-20.pdf](#)
- [SDP15-00005 Gateway Senior MDNS.pdf](#)
- [SDP15-00005 Notice of Application.pdf](#)
- [SDP15-00005 Development Commission - 16 Mar 2016.pdf](#)
- [AAS16-00002 Circulation Adjustment Narrative.pdf](#)
- [AAS16-00004 Setback Adjustment Narrative.pdf](#)
- [SDP15-00005 ATT 11 LYNCH comments and Staff Response.pdf](#)
- [SDP15-00005 ATT 7 DELMULLE Comments and Staff Responses.pdf](#)
- [SDP15-00005 DC Staff Report 3Feb2016.pdf](#)
- [SDP15-00005 ATT 3 SEPA.pdf](#)
- [SDP15-00005 Final Public Hearing Plan Set.pdf](#)
- [TIA15-00002 Traffic Impact Analysis Addendum 2016-01-11.pdf](#)
- [SDP15-00005 Critical Area Study.pdf](#)
- [TIA15-00002 Traffic Analysis 2015-07-17.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

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Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
RIVA TOWNHOMES (SMALLWOOD PROPERTY) Neighborhood: Central Issaquah Status: Under Construction	1900 BLK NEWPORT WAY NW The proposed project consists of a 36 unit townhome development. The 8.39 acre project site is located northeasterly of Cougar Mountain, bounded by SE Newport Way to the east, and the Sammamish Pointe Development to the north. The site is currently undeveloped and contains significant sensitive areas including a series of small streams, trees, and wetlands. Due to the presence of sensitive areas onsite, approx 25% of the land is developable.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	CORE DESIGN, INC. 425-885-7877

Documents:

- [SDP15-00004 Notice of Decision SIGNED.pdf](#)
- [AAS16-00005 Notice of Decision Through Block Passages.pdf](#)
- [SDP15-00004 RIVA Briefing memo FINAL.pdf](#)
- [SDP15-00004 DSD presentation RIVA DC Public Hearing 1.pdf](#)
- [SDP15-00004 RIVA Vicinity Map.pdf](#)
- [AAS16-00005 and AAS16-00006 Descriptions.pdf](#)
- [SDP15-00004 Geotechnical Report.pdf](#)
- [SDP15-00004 Project Narrative.pdf](#)
- [TIA-15-00003 Trip Distribution.pdf](#)
- [SDP15-00004 DSD presentation RIVA SDP DC Public Hearing 2.pdf](#)
- [AAS16-00006 RIVA Circulation Facility AAS Notice of Decision FINAL 5 10 16 .pdf](#)
- [SDP15-00004 March 9 Development Commission Packet \[Large File\].pdf](#)
- [SDP15-00004 Revised Site Plan, Feb. 26, 2016 and Architecture Details.pdf](#)
- [SDP15-00004 River and Streams Board Minutes RIVA.pdf](#)
- [SDP15-00004 Application.pdf](#)
- [SDP15-00004 Notice of Application Riva.pdf](#)
- [SDP15-00004 Traffic Study.pdf](#)
- [TIA15-00003 Riva Traffic Study.pdf](#)
- [SDP15-00004 RIVA Briefing Memo Final Draft for DC.pdf](#)
- [SDP15-00004 April 6, 2016 DC Packet \[Large File\].pdf](#)
- [SDP15-00004 Anti-Aircraft Ck Culvert Replacement Revised MDNS.pdf](#)
- [SDP15-00004 RIVA Staff Report DC Public Hearing FINAL REVISED.pdf](#)
- [SDP15-00004 SEPA MDNS.pdf](#)
- [SDP15-00004 Environmental Report.pdf](#)
- [SDP15-00004 Plan Set.pdf](#)
- [SDP15-00004 Wetland Report.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
RIVERFRONT DUPLEX Neighborhood: Greater Issaquah Status: Under Construction	321 3RD PL NW	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	THOMPSON JAMES POWERS ROSANNE
Documents: <ul style="list-style-type: none"> • ASDP16-00001 Notice of Decision.pdf • PA16-00001 Original Short Plat.pdf • SHO16-00001 Civil Plan.pdf • SHO16-00001 Project Narrative.pdf • SHO16-00001 NOA & Public Meeting Notice.pdf • PA16-00001 Project Narrative.pdf • SHO16-00001 Colored Renderings.pdf • SHO16-00001 Property Cross Section.pdf • ASDP16-00001 Project Narrative.pdf • SHO16-00001 Boundary Survey.pdf • SHO16-00001 Mitigation Planting Plan.pdf • SHO16-00001 Vicinity Map.pdf 			
SAMMAMISH 6 Neighborhood: Greater Issaquah Status: Under Construction	194TH AVENUE SE Potential subdivision of one lot into 6 single family lots in the South Cove area.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	DMP ENG. 253-333-2200
Documents: <ul style="list-style-type: none"> • FP18-00001 Hearing Examiner Decision.pdf • FP18-00001 Notice of Application.pdf • SHO17-00013 Signed Notice of Decision.pdf • PP16-00003 Notice of Application.pdf • FP18-00001 Staff Report and Packet.pdf • SHO17-00013 EX 2 Plan Set.pdf • PP16-00003 Hearing Examiner Decision.pdf • PP16-00003 Landscape Plan.pdf • FP18-00001 Public Meeting Notice.pdf • SHO17-00013 EX 3 Project Narrative.pdf • SEPA MDNS.pdf 			
SHORT PLAT 375 3RD PL NW Neighborhood: Greater Issaquah Status: Under Construction	375 3RD PLACE NW Subdivision of a lot into four lots. Improvements will include street improvements on 3rd Place consisting of curb, gutter, sidewalk, and planting strip. The single family house will be demolished and new single family homes will be constructed on each of the four new lots.	DAVE FAVOUR 425-837-3100 DaveF@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> • SP17-00002 - Recorded Copy.pdf 			

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
SUNRISE (DOUGHERTY) SITE Neighborhood: Greater Issaquah Status: Under Construction	BLACK NUGGET RD Construction of a 4-story approximately 76000 SF structure. The building will be an R-2 Assisted Living community licensed by the state of Washington. The lower level will contain 45 parking stalls and some additional storage and mechanical rooms. The 1st floor will contain the community spaces for the residents key administration and support spaces and a wing of residential units. The 2nd floor consists of typical residential units. Floors 3 and 4 are designed to accommodate residents with memory care needs contain dining and activity spaces for those residents. The building has a total of 78 sleeping units and including suites is intended to serve 100 residents.	CHRISTOPHER WRIGHT 425-837-3100 ChrisW@issaquahwa.gov	JAMES BROWN WATTENBARGER ARCHITECTS 425-456-0606

Documents:

- [SDP15-00006 Notice of Decision.pdf](#)
- [SDP15-00006 SEPA MDNS.pdf](#)
- [SDP15-00006 Civil Plan.pdf](#)
- [SDP15-00006 Photographs.pdf](#)
- [SDP15-00006 April 6, 2016 DC Packet \[Large File\].pdf](#)
- [SDP15-00006 Notice of Application.pdf](#)
- [SDP15-00006 Landscape Plan.pdf](#)
- [SDP15-00006 Plan Set.pdf](#)
- [SDP15-00006 Notice of Public Hearing.pdf](#)
- [SDP15-00006 Building Elevations.pdf](#)
- [SDP15-00006 Notice of Application.pdf](#)
- [SDP15-00006 Project Narrative.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

Documents posted on the same day as the report update may not be available until 6:00 pm

Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued

Project Name	Location / Description	City Contact	Applicant Contact
TALUS PARCELS 7, 8 (Formerly 7, 8, 9) Neighborhood: Talus Status: Under Construction	2012: preliminary plat for the subdivision of Parcels 7, 8 and 9 to subdivide two existing parcels into three neighborhoods. 2019: Parcels 7 & 8 are reflected in this active project. Additional permit review for Parcel 9 can be viewed under PRJ19-00003.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	TALUS 7 & 8 INVESTMENT LLC
Documents:			
<ul style="list-style-type: none"> Bld21-00034 soil bearing report.pdf bld20-00270 Talus Lot 47 soil bearing report.pdf Build green certificate.PNG 2018-08-29 FP15-00001 Talus P7&8 HE Decision on Remand.pdf PP14-00001 DSD Memo.pdf PP14-00001 UVDC Findings and Conclusions REVISED.pdf PP14-00001 Staff Report.pdf 	<ul style="list-style-type: none"> soil bearing report for Talus Lot 6.pdf soil bearing for bld20-00163 Lot 53 footing.pdf leakage test report.PNG FP15-00003 Hearing Examiner Decision.pdf PP14-00001 AB 6818 Notice of Action.pdf PP14-00001 Full Set of Drawings.pdf PP14-00001 Talus Parcel 9 - Critical Areas Report.pdf 	<ul style="list-style-type: none"> BLD20-00261 Lot 5 SOIL BEARING REPORT.pdf bld20-00120 soil bearing Lot 52.pdf BLD19-00199 A Utility-Service-Application 2019-09-12.pdf P7-8 Revised Final Plat Drawings.pdf PP14-00001 UVDC Findings and Conclusions FINAL (2).pdf PP14-00001 Project Narrative.pdf 	

WESTRIDGE NORTH SINGLE FAMILY Neighborhood: Highlands Status: Under Construction	8XX NE HIGH ST Single family plat approx 73 units	LUCY SLOMAN 425-837-3100 LucyS@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> RELEASE STRT USE DEPOSIT BLD20-00044.pdf strong wall.pdf High Street Conversion Public Meeting Notice 03-26-2019.pdf Westridge North Single Family UVDC Packet 3-20-18.pdf PRE16-00007 Landscape Plan.pdf 	<ul style="list-style-type: none"> soil bearing westridge lot64-65.pdf strong wall.pdf PP17-00001 Westridge plat NOD signed.pdf PP17-00001 Combined Notice of Application.pdf PRE16-00007 Plan Set [Large File].pdf 	<ul style="list-style-type: none"> soil bearing report for lot 67.pdf ASDP19-00002 High St Conversion NOD + attachments.pdf PP17-00001 Westridge N Briefing Response Memo.pdf PRE16-00007 Application.pdf PRE16-00007 Project Narrative.pdf 	

Includes Pre-Applications and Community Conferences	Construction permit(s) are in review	Documents posted on the same day as the report update may not be available until 6:00 pm
Project is in a stage where a land use action or notice of decision must be made	Construction permit(s) have been issued	

Project Name	Location / Description	City Contact	Applicant Contact
WESTRIDGE TOWNHOMES I SOUTH Neighborhood: Highlands Status: Under Construction	NE HIGH STREET Construct a new 109 unit townhome project in 22 buildings and associated storm, domestic water, sewer, and road improvements.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	POLYGON WLH LLC 425-586-7700

Documents:

- [SP16-00001 Notice of Decision.pdf](#)
- [SDP16-00001 UVDC Briefing Response Memo FINAL.pdf](#)
- [SDP16-00001 and SP16-00001 Site Plan.pdf](#)
- [PRE15-00024 Photo Simulation.pdf](#)
- [SDP16-00001 Notice of Decision.pdf](#)
- [Notice of Public Hearing SDP16-00001.pdf](#)
- [SDP16-00001 Vicinity Map.pdf](#)
- [PRE15-00024 Photographs.pdf](#)
- [SDP16-00001 UVDC Staff Report.pdf](#)
- [SDP16-00001 and SP16-00001 Notice of Application.pdf](#)
- [PRE15-00024 Parking and Circulation Plans.pdf](#)
- [PRE15-00024 Preliminary Plans.pdf](#)

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

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Project is in a stage where a land use action or notice of decision must be made

Construction permit(s) have been issued