



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
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:		ValerieP@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> • AAS20-00014 2R Arborist-Report 2021-07-31.pdf • AAS20-00014 1R Photographs 2020-10-04.pdf • AAS20-00014 2R Plan-Set 2021-07-31.pdf • AAS20-00014 1R Plan-Set 2020-10-04.pdf • AAS20-00014 1R Legal-Description 2020-10-04.pdf • AAS20-00014 Notice of Application 2020-11-25.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:			
<ul style="list-style-type: none"> • ASDP20-00003 NOD FINAL and ATTACHMENTS.pdf • ASDP20-00003 1R Geo-Report 2020-03-17.pdf • ASDP20-00003 1R Material-Color-Info 2020-03-17.pdf • ASDP20-00003 1R TIR 2020-03-17.pdf • PRE19-00001 7th Locust Townhomes Plan-Set 2019-02-25.pdf • SEP20-00004 Withdrawal and Revised MDNS - SIGNED.pdf • SEP20-00004 MDNS-Final-Signed.pdf • ASDP20-00003 1R Plans 2020-03-17.pdf • ASDP20-00003 1R Traffic-Study 2020-03-17.pdf • PRE19-00001 7th Locust Townhomes Project-Narrative 2019-02-25.pdf • ASDP20-00003 Wetland-Report 2019-06-11.pdf • ASDP20-00003 0 Application-Instructions 2020-03-17.pdf • ASDP20-00003 1R Site-Plan 2020-03-17.pdf • ASDP20-00003 AAS20-00003 NOA 2020-04-15.pdf 			

Includes Pre-Applications and Community Conferences

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

Construction permit(s) are in review

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
APEX AUTOMEISTER II Neighborhood: Central Issaquah Status: Preliminary Review	600 BLK 1ST AVE NE 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.	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	
Documents: <ul style="list-style-type: none"> 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 			
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	

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

Project Name	Location / Description	City Contact	Applicant Contact
Documents:			
<ul style="list-style-type: none"> Notice of Application Avalon Issaquah 1040 12th Ave NW 021722 FINAL.pdf SDP22-00001 1R Color-Elevations 2021-12-17.pdf SDP22-00001 1R Landscape-Plan 2022-01-18.pdf SDP22-00001 1R Pre-App-Response-Letter- 2021-12-17.pdf SDP22-00001 1R Survey-Boundary-and-Topographic 2022-01-18.pdf 1R CAR 2021-06-10.pdf 2R Peer Review Response2021-10-18.pdf COM21-00002 1R Affidavit-of-Agent-Authority 2021-09-07.pdf COM21-00002 1R Survey-Boundary-and-Topographic 2021-09-07.pdf NM21-00006 1R CAR-Determination-Map 2021-09-21.pdf NM21-00006 1R Stream-Study 2021-09-21.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 	<ul style="list-style-type: none"> SDP22-00001 0 Application 2022-01-19.pdf SDP22-00001 1R Drainage-Report 2021-12-17.pdf SDP22-00001 1R Parking-Study 2021-12-17.pdf SDP22-00001 1R Project-Narrative 2021-12-17.pdf 1. Neighborhood Meeting and Community Conference - Revised Notice.pdf 1R Peer Review Response 2021-07-16.pdf 2R Responses-to-Herrera 2021-08-19.pdf COM21-00002 1R Plan-Set 2021-09-07.pdf Drainage Ditch and Stream - Original Plan Set 1986.pdf NM21-00006 1R Plan-Set 2021-09-21.pdf NM21-00006 1R Wetland-Report 2021-09-21.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 	<ul style="list-style-type: none"> SDP22-00001 1R Civil-Plan 2022-01-18.pdf SDP22-00001 1R Geotechnical-Report 2022-01-19.pdf SDP22-00001 1R Plan-Set 2022-01-18.pdf SDP22-00001 1R Public-Notice-Site-Plan 2021-12-17.pdf COM21-00002 0 Building-Elevations 2021-11-05.pdf 2R Critical-Areas-Map 2021-08-30.pdf COM21-00002 0 Application 2021-09-07.pdf COM21-00002 1R Project-Narrative 2021-09-07.pdf NM21-00006 0 Application 2021-09-21.pdf NM21-00006 1R Project-Narrative 2021-09-21.pdf 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 	

BDR - ISSAQUAH 3

Neighborhood: Central Issaquah Plat and build 3 townhomes

Status: Preliminary Review

VALERIE PORTER

425-837-3100

ValerieP@issaquahwa.gov

Documents:

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ASDP20-00004 1R Geo-Report 2020-01-31.pdf SP20-00002 4R Drainage-Report 2021-10-19.pdf PRE19-00007 1R Plan-Set 2019-07-02.pdf | <ul style="list-style-type: none"> ASDP20-00004 1R Plan-Set 2020-03-18.pdf SP20-00002 4R Plan-Set 2021-10-19.pdf PRE19-00007 1R Project-Narrative 2019-07-02.pdf | <ul style="list-style-type: none"> ASDP20-00004 1R Tree-Report 2020-01-31.pdf PRE19-00007 0 Application 2019-07-02.pdf |
|---|---|--|

Includes Pre-Applications and Community Conferences

Construction permit(s) are in review

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Project Name	Location / Description	City Contact	Applicant Contact
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 Geotechnical-Report 2020-11-17.pdf • PRE20-00011 1R Plan-Elev 2020-12-14.pdf • PRE20-00011 1R Project-Drawings 2020-11-17.pdf • PRE20-00011 1R Project-Narrative 2020-11-17.pdf • PRE20-00011 1R Site-Plan 2020-11-17.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:			
<ul style="list-style-type: none"> • SHO21-00018 NOD Exhibits SIGNED 2022-05-23.pdf • SEP22-00001 SIGNED DNS 2022-05-06.pdf • SEP22-00001 SIGNED Staff Evaluation 2022-05-06.pdf • NM22-00002 1R Geotechnical-Report 2022-01-07.pdf • NM22-00002 1R Plan-Set 2022-01-07.pdf • NM22-00002 1R Project-Narrative 2022-01-07.pdf • NM22-00002 1R SEPA-Checklist 2022-01-07.pdf • NM22-00002 1R Stream-Study 2022-01-07.pdf • NM22-00002 NOM 2022-03-24.pdf • 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
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
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: <ul style="list-style-type: none"> PRE17-00016 Plan Set.pdf PRE17-00016 Project Description.pdf PRE17-00016 Project Narrative.pdf 			
INNESWOOD MULTIFAMILY SPAK Neighborhood: Central Issaquah Status: Preliminary 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 buidling is 3 floors of apartments above 1 floor of parking.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	BOB WENZEL BELMONT HOMES 206-714-6707
Documents: <ul style="list-style-type: none"> PRE21-00017 1R Plan-Set 2021-10-14.pdf SP13-00002 Notice of Decision.pdf SP13-00002 MDNS.pdf PLN12-00049 Staff Report [COM].pdf PLN12-00049 Staff Report Exhibits [COM].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	
Documents: <ul style="list-style-type: none"> BLD21-00025 Issaquah High School 4R 20220426.pdf PRJ19-00008 FINAL Staff Report 2022-0214.pdf Staff Report-Active Projects Document Cross Reference.pdf 			

Includes Pre-Applications and Community Conferences

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Construction permit(s) have been issued

- [Attachment 62 Updated Traffic Analysis for 228th Ave SE Near Site.pdf](#)
- [Attachment 02 SDP Submittal Checklist.pdf](#)
- [Attachment 05 Design Criteria Checklist Narrative Feb 24, 2021.pdf](#)
- [Attachment 08 Comprehensive Plan Narrative.pdf](#)
- [Attachment 100 Perspective Drawings.pdf](#)
- [Attachment 12 List of AAS Requests.pdf](#)
- [Attachment 15 Sammamish Plateau DEA.pdf](#)
- [Attachment 18 Land Use Response Letter Feb 22, 2021.pdf](#)
- [Attachment 21 AAS20-00012 Application - FAR.pdf](#)
- [Attachment 24 AAS21-00001 Land Use Permit Application - Tree Retention.pdf](#)
- [Attachment 27 AAS21-00002 Land Use Permit Application - Parking.pdf](#)
- [Attachment 30 AAS21-00005 Application - Continuous Walkway.pdf](#)
- [Attachment 33 AAS21-00006 Narrative - Frontage Connections.pdf](#)
- [Attachment 36 Legal Description.pdf](#)
- [Attachment 39 CAS Third-Party Approval.pdf](#)
- [Attachment 42 Geotechnical Report.pdf](#)
- [Attachment 45 Geotech Third Party Comments Resolution.pdf](#)
- [Attachment 48 Noise Study Addendum.pdf](#)
- [Attachment 51 Arborist Report Third-Party Approval.pdf](#)
- [Attachment 54 TIR - Frontage Improvements Reduced.pdf](#)
- [Attachment 57 LJC Project Discharge Memo.pdf](#)
- [Attachment 60 Transportation Technical Report.pdf](#)
- [Attachment 65 Trip Generation and Distribution - Updated.pdf](#)
- [Attachment 68 Exterior Lighting Memo.pdf](#)
- [Attachment 71 GHG Worksheet.pdf](#)
- [Attachment 63 Potential Neighborhood Traffic Calming Measures.pdf](#)
- [Attachment 03 Project Narrative.pdf](#)
- [Attachment 06 Sustainable Development Narrative.pdf](#)
- [Attachment 09 Pre-App Comment Response Letter.pdf](#)
- [Attachment 101 Electrical Site Plan.pdf](#)
- [Attachment 13 Certificate of Sewer Availability.pdf](#)
- [Attachment 16 Sammamish Plateau Approval Letter.pdf](#)
- [Attachment 19 MSP Application.pdf](#)
- [Attachment 22 AAS20-00012 Narrative - FAR.pdf](#)
- [Attachment 25 AAS21-00001 Narrative - Tree Retention.pdf](#)
- [Attachment 28 AAS21-00002 Narrative - Parking.pdf](#)
- [Attachment 31 AAS21-00005 Narrative - Continuous Walkway.pdf](#)
- [Attachment 34 Affidavit of Ownership and Agent Authority.pdf](#)
- [Attachment 37 Transportation Concurrency Certificate.pdf](#)
- [Attachment 40 Addendum to Critical Area Study and Wetland Mitigation Plan.pdf](#)
- [Attachment 43 Landslide Hazard Assessment.pdf](#)
- [Attachment 46 Noise Study.pdf](#)
- [Attachment 49 Football Field Acoustics Memo.pdf](#)
- [Attachment 52 Small Tree Survey.pdf](#)
- [Attachment 55 TIR Unifying Memo.pdf](#)
- [Attachment 58 Water Tower Lead in Soil Screening Summary.pdf](#)
- [Attachment 61 Transportation Third Party Peer Review Approval.pdf](#)
- [Attachment 66 Traffic Analysis Supplement.pdf](#)
- [Attachment 69 Athletic Field Lighting Letter.pdf](#)
- [Attachment 72 Phasing.pdf](#)
- [Attachment 75 SEPA Checklist.pdf](#)
- [Attachment 01 SDP Application.pdf](#)
- [Attachment 04 Design Criteria Narrative May 21, 2021.pdf](#)
- [Attachment 07 WSSP Scorecard.pdf](#)
- [Attachment 10 Pre-App Response Site Plan.pdf](#)
- [Attachment 11 Transportation Concurrency Trip Calculator.pdf](#)
- [Attachment 14 Certificate of Water Availability.pdf](#)
- [Attachment 17 Community Facilities Standards Letter.pdf](#)
- [Attachment 20 MSP Submittal Checklist.pdf](#)
- [Attachment 23 AAS21-00001 Application - Tree Retention.pdf](#)
- [Attachment 26 AAS21-00002 Application - Parking.pdf](#)
- [Attachment 29 AAS21-00002 Request Memo - Parking.pdf](#)
- [Attachment 32 AAS21-00006 Application - Frontage Connections.pdf](#)
- [Attachment 35 Title Report.pdf](#)
- [Attachment 38 Critical Area Study and Wetland Mitigation Plan.pdf](#)
- [Attachment 41 CAS Addendum Third-Party Approval.pdf](#)
- [Attachment 44 Geotechnical Third Party Peer Review Approval.pdf](#)
- [Attachment 47 Noise Study Approval.pdf](#)
- [Attachment 50 Arborist Report.pdf](#)
- [Attachment 53 TIR - On Site Improvements Reduced.pdf](#)
- [Attachment 56 Stormwater System and Potential Impact to LJC Letter.pdf](#)
- [Attachment 59 Phase 1 ESA.pdf](#)
- [Attachment 64 Site Access Analysis Memo.pdf](#)
- [Attachment 67 PW Standards Deviation.pdf](#)
- [Attachment 70 Solar Access Analysis Memo.pdf](#)
- [Attachment 73 SEPA Lead Agency Memo.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

- [Attachment 74 Final SEPA MDNS.pdf](#)
- [Attachment 77 Notice of Application.pdf](#)
- [Attachment 80 Notice of Public Hearing.pdf](#)
- [Attachment 83 COM20-00001 Summary Memo.pdf](#)
- [Attachment 86 NM21-00002 Meeting Notes.pdf](#)
- [Attachment 89 Site Vicinity Map.pdf](#)
- [Attachment 92 Color Rendering.pdf](#)
- [Attachment 95 View Vista Diagram.pdf](#)
- [Attachment 98 ARCH and Building Elevations Reduced.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](#)
- [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](#)
- [NM21-00002 1R Project-Narrative.pdf](#)
- [NM21-00002 Application 3.23.2021 3.06.25 PM 2107772.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](#)
- [AAS20-00012 2R Project-Narrative 2021-02-24.pdf](#)
- [Notice of Application FINAL 2020-1014.pdf](#)
- [Notice of Application FINAL 2020-1014.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](#)
- [Attachment 78 Notice of Environmental Neighborhood Meeting.pdf](#)
- [Attachment 81 Comment Summary Matrix.pdf](#)
- [Attachment 84 NM21-00002 Public Comments.pdf](#)
- [Attachment 87 NM21-00002 Natural Environment Checklist.pdf](#)
- [Attachment 90 Existing Site Aerial.pdf](#)
- [Attachment 93 Site Fire Apparatus Turning Movements.pdf](#)
- [Attachment 96 Site Amenities and Materials Board.pdf](#)
- [Attachment 99 Landscape Plans.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](#)
- [AAS21-00005 1R Plans 2021-05-25.pdf](#)
- [AAS21-00006 1R Plan 2021-05-25.pdf](#)
- [NM21-00002 1R Landscape-Plan.pdf](#)
- [NM21-00002 1R Tree-Health-Response.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](#)
- [MSP20-00001 2R Comment-Response 2021-02-24.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](#)
- [Attachment 76 Notice of Community Conference.pdf](#)
- [Attachment 79 Notice of Application \(AASs\).pdf](#)
- [Attachment 82 COM20-00001 Public Comments.pdf](#)
- [Attachment 85 NM21-00002 Meeting Handout.pdf](#)
- [Attachment 88 All Other Public Comments.pdf](#)
- [Attachment 91 Exterior Colors and Materials Sample Board.pdf](#)
- [Attachment 94 Impervious Surface Diagram.pdf](#)
- [Attachment 97 Civil Plans.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](#)
- [AAS20-00012 3R Project-Narrative 2021-05-25.pdf](#)
- [AAS21-00005 1R Project-Narrative 2021-05-25.pdf](#)
- [AAS21-00006 1R Project-Narrative 2021-05-25.pdf](#)
- [NM21-00002 1R Plan-Set.pdf](#)
- [NM21-00002 1R Wetland-Report.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](#)
- [MSP20-00001 2R Civil-Plan 2021-02-24.pdf](#)
- [MSP20-00001 2R Comprehensive-Plan 2021-2-24.pdf](#)
- [Notice of Application FINAL 2020-1014.pdf](#)
- [AAS20-00011 0 Supplementals 2020-09-25.pdf](#)
- [AAS20-00012 0 Application 2020-09-25.pdf](#)

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- [AAS20-00013 01 Plan-Set 2020-09-25.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](#)
- [AAS20-00013 0 Project-Narrative 2020-09-25.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](#)
- [AAS20-00012 01 Plan-Set 2020-09-25.pdf](#)
- [AAS20-00013 0 Supplementals 2020-09-25.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](#)

L15 (NEWPORT) HAIR SALON AND SPA

[755 NEWPORT WAY NW](#)

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.

Neighborhood: Central Issaquah

Status: Preliminary Review

DANIEL MARTINEZ

425-837-3100

DanielM@issaquahwa.gov

THERESA GREENE

425-830-3245

LAKEVIEW SHORT PLAT

[22621 SE 56TH ST](#)

4-Lot Short Plat for single-family use.

Neighborhood: North Issaquah

Status: Preliminary Review

DOUG YORMICK

425-837-3100

DougY@issaquahwa.gov

Documents:

- [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 <ul style="list-style-type: none"> •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
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:

- [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](#)

SIX (6) TOWNHOMES - NEWPORT WAY Neighborhood: Central Issaquah Status: Preliminary Review	60 NEWPORT WAY NW Build 6 new townhomes	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	NEHEM PROPERTIES 206-293-2233
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Documents:

- [PRE22-00007 1R Plan-Set 2022-04-21.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
TOWNS ON 7TH Neighborhood: Central Issaquah Status: Preliminary Review	7XX 7TH AVE NW 30 Townhome development	HOLLY KEETON 425-837-3100 HollyK@issaquahwa.gov	BLUE FERN DEVELOPMENT 02 LL
Documents: <ul style="list-style-type: none"> • COM22-00002 0 Application 2022-07-15.pdf • COM22-00002 1R Geotechnical-Report 2022-07-15.pdf • COM22-00002 1R Project-Narrative 2022-07-15.pdf • PRE22-00002 1R Legal-Description 2021-12-21.pdf • PRE22-00002 1R Plan-Set 2021-12-21.pdf • PRE22-00002 1R Stormwater-Feasibility-Review-Report 2021-12-21.pdf • COM22-00002 1R Building-Elevations 2022-07-15.pdf • COM22-00002 1R Mailer-Site-Plan 2022-07-15.pdf • PRE22-00002 0 Application 2021-12-21.pdf • PRE22-00002 1R List-of-trees 2021-12-21.pdf • PRE22-00002 1R Project-Narrative 2021-12-21.pdf • PRE22-00002 Updated Site Plan with Through Block Passage.pdf • COM22-00002 1R Civil-Plan 2022-07-15.pdf • COM22-00002 1R Plan-Set 2022-07-15.pdf • PRE22-00002 1R Boundary-and-Topo-map 2021-12-21.pdf • PRE22-00002 1R LU-Permit-Application 2021-12-21.pdf • PRE22-00002 1R Project-Narrative-Storm 2021-12-21.pdf 			

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: <ul style="list-style-type: none"> • 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 			

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Project Name	Location / Description	City Contact	Applicant Contact
830 2ND TOWNHOMES	830 2ND AVE NW	VALERIE PORTER	Hamid Korasani
Neighborhood: Central Issaquah	Short plat of one parcel into 3 small, detached single family parcels.	425-837-3100	425-214-2280
Status: Land Use Review	Preliminary Plans attached.	ValerieP@issaquahwa.gov	

Documents:

- [PRE21-00010 2R Plans 2021-12-09.pdf](#)
- [PRE21-00010 2R Revised-Project-Narrative 2021-12-15.pdf](#)

AMEDSON PRELIMINARY PLAT		DOUG YORMICK	BOB NIX
Neighborhood: Greater Issaquah	Preliminary Plat that creates up to 12 new single family residential lots.	425-837-3100	425-885-7877
Status: Land Use Review		DougY@issaquahwa.gov	

Documents:

- [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](#)

BRIGHT STARS FAMILY DAYCARE	355 E SUNSET WAY	VALERIE PORTER	
Neighborhood: Olde Town	The project is to build a new daycare center building at 355 E. Sunset Way.	425-837-3100	
Status: Land Use Review		ValerieP@issaquahwa.gov	

Documents:

- [ASDP22-00001 1R Drainage-Report 2021-12-27.pdf](#)
- [ASDP22-00001 1R Geotechnical-Report 2021-12-27.pdf](#)
- [ASDP22-00001 1R Material-Boards 2022-01-19.pdf](#)
- [ASDP22-00001 1R Project-Narrative 2021-12-27.pdf](#)
- [ASDP22-00001 1R Site-Plan 2021-12-27.pdf](#)
- [ASDP22-00001 Notice of Application 2022-02-7.pdf](#)
- [PRE21-00015 1R Plan-Set 2021-09-16.pdf](#)

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Project Name	Location / Description	City Contact	Applicant Contact
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:

- [SDP19-00003 Brown Bear Carwash Notice of Decision Signed 2022-03-16pdf.pdf](#)
- [SDP19-00003 Brown Bear Car Wash Attachments 13.pdf](#)
- [SDP19-00003 Brown Bear Car Wash Attachments 7-12.pdf](#)
- [Attach 02 SDP19-00003 2R Civil-Plan 2020-08-05.pdf](#)
- [Attach 05 SEP20-00006 Supplemental Site Investigation Data Memo 03022021.pdf](#)
- [SEP20-00006 Determination MDNS-Final 2021-11-04.pdf](#)
- [SDP19-00003 2R Drainage-Report 2020-08-05.pdf](#)
- [SDP19-00003 2R Landscaping-Plans 2020-08-05.pdf](#)
- [SDP19-00003 1R Project-Narrative 2019-11-15.pdf](#)
- [SEP17-00016 Phase I ESA Rpt 2016-04-29.pdf](#)
- [SDP19 0003 Brown Bear Car Wash Final.docx](#)
- [SDP19-00003 Brown Bear Car Wash Attachments 14-18 - Copy.pdf](#)
- [SDP19-00003 Notice of Public Meeting 2022-01-14.pdf](#)
- [Attach 03 SDP19-00003 Noise Study 20191105.pdf](#)
- [Attach 06 SEP20-00006 2R Geotechnical-Report 2020-08-05.pdf](#)
- [SEP20-00006 Staff Evaluation-MDNS-Final.pdf](#)
- [SDP19-00003 2R Elevations 2020-08-05.pdf](#)
- [SDP19-00003 2R Remediation-Mitigation-Report 2020-08-05.pdf](#)
- [SDP19-00003 Vicinity Map 2019-02-20.pdf](#)
- [SEP17-00016 Phase II Memo 2016-06-13.pdf](#)
- [SDP19-00003 Brown Bear Car Wash Attachments 1-6.pdf](#)
- [SDP19-00003 Brown Bear Car Wash Attachments 19-24.pdf](#)
- [Attach 01 SEP20-00006 1R SEPA-Checklist 2020-08-06.pdf](#)
- [Attach 04 SEP20-00006 2R Remediation-Mitigation-Report 2020-08-05.pdf](#)
- [Attach 07 SEP20-00006 2R Drainage-Report 2020-08-05.pdf](#)
- [SDP19-00003 2R Civil-Plan 2020-08-05.pdf](#)
- [SDP19-00003 2R Geotechnical-Report 2020-08-05.pdf](#)
- [SDP19-00003 1R Notice of Application 2020-02-18.pdf](#)
- [SEP17-00016 2R Focused Feasibility Study 2018-05-11.pdf](#)
- [SEPA DNS Caseys Carwash Final.pdf](#)

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Project Name	Location / Description	City Contact	Applicant Contact
EAST LAKE SAMMAMISH CULVERT Neighborhood: Central Issaquah Status: Land Use Review	E LK SAMM PKWY SE Construct two 12 foot wide x 8 foot tall box culverts, one 25 feet long under the East Lake Sammamish Trail and the other 95 feet long under SE 51st Street west of the intersection with East Lake Sammamish Parkway. This work will improve conveyance capacity through the corridor and reduce flooding impacts. The culverts will need to be fish passible because the storm drainage system connects to Park Hill Creek, a fish bearing stream. Additional work includes, upsizing 8 catch basins from type 1 structures to type 2 structures along East Lake Sammamish Parkway, between SE 51st Street and SE 56th Street, and upsize corresponding stormwater conveyance pipes that connect to the conveyance ditch on the west side of the roadway. Approximately 1,700 linear feet of ditch will have invasive species (reed canary grass and Himalayan blackberry) removal and establish native trees and shrubs to provide fish habitat, prevent invasive vegetation regrowth, and improve channel efficiency.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	MATTHEW ELLIS CITY OF ISSAQUAH - PW 425-837-3410
Documents: <ul style="list-style-type: none"> • SEP21-00001 Plan Set 12.16.2020 10.07.36 AM 1950143.pdf • SEP21-00001 SEPA Checklist 12.16.2020 10.06.31 AM 1950141.pdf • SEP21-00001 SIGNED DNS 2021-12-10.pdf • SEP21-00001 Staff Evaluation 2021-12-06.docx 			

EDWARDS PLAT Neighborhood: Greater Issaquah Status: Land Use 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 2R Traffic-Study 2021-10-21.pdf • NM22-00001 Neighborhood Meeting Handout 2022-02-8.pdf • PP20-00001 2R Narrative 2021-10-21.pdf • PP20-00001 2R Drainage-Report 2021-10-21.pdf • NM22-00001 Neighborhood Meeting Notice 2022-02-03.pdf • PP20-00001 2R Landscape-Plan 2021-10-21.pdf • PP20-00001 2R Landscaping-and-Irrigation-Plans 2021-10-21.pdf • PP20-00001 2R Geotechnical-Report 2021-10-21.pdf • PP20-00001 1R Critical-Area-Wetland-Report 2020-09-15.pdf • PP20-00001 2R Plan-Set 2021-10-21.pdf • PP20-00001 Notice of Application 2020-10-2.pdf • PP20-00001 1R Hydro-Letter 2020-09-15.pdf • PP20-00001 1R Lighting-Plan 2020-09-17.pdf 			

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Project Name	Location / Description	City Contact	Applicant Contact
ELLERWOOD ALPHA SFR Neighborhood: Squak Mountain Status: Land Use Review	545 SW ELLERWOOD ST A Variance is requested by the Applicant/Owner, Erik Flannigan of Northwest Perfection LLC, to allow the proposed single-family dwelling to be constructed within a steep slope critical area.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	ERIK FLANNIGAN 253-753-3935
Documents:			
<ul style="list-style-type: none"> VAR21-00002 1R Plan-Set 2021-08-09.pdf 		<ul style="list-style-type: none"> VAR21-00002 NOA 2021-12-15.pdf 	

EVERGREEN FORD LINCOLN AUTO DEALERSHIP Neighborhood: Central Issaquah Status: Land Use Review	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
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Documents:			
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	

GREEN GROTTO	22106 SE 51ST PL	DAVE FAVOUR	CLIFFORD GEHRETT
Neighborhood: Central Issaquah	Proposed State-Licensed recreational/medical retail marijuana store. Project includes tenant improvements to existing structure and new parking.	425-837-3100	206-355-5857
Status: Land Use Review		DaveF@issaquahwa.gov	

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 	<ul style="list-style-type: none"> • ASDP17-00005 3R Plan-Set 2018-09-27.pdf • ASDP17-00005 Landscape Plan.pdf • ASDP17-00005 Project Narrative.pdf 	<ul style="list-style-type: none"> • ASDP17-00005 3R Traffic-Study 2018-09-27.pdf • ASDP17-00005 Traffic Study.pdf • Vicinity Map.pdf 	

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Project Name	Location / Description	City Contact	Applicant Contact
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 			
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 			

Includes Pre-Applications and Community Conferences

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Project Name	Location / Description	City Contact	Applicant Contact
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"> • Neighborhood Meeting - Hyla Crossing - 19 Oct 2021 - Pdf.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 • 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 			

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 			

LANG ADU Neighborhood: North Issaquah Status: Land Use Review	4804 194TH AVE SE This Admin Adjustment in only for the North property line on the West side for an ADU to be the same set back as a side property line due to the very unique property layout with the waterfront on the East side property line and the entrance on the South side property line.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	C/O LANG J & E W TRSTEEES LANG FAMILY TRUST
Documents:			
<ul style="list-style-type: none"> • AAS21-00008 1R Project-Narrative 2021-09-11.pdf • AAS21-00008 Notice of Application 2021-9-30.pdf 			

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

Documents:

- [COM22-00001 00 Meeting Notice Milano Apt 2022-06-21 final.pdf](#)
- [COM22-00001 1R Project-Narrative 2022-05-06.pdf](#)
- [NM22-00004-Milano Apartments-Neighborhood Meeting Handout 2022-05-27.pdf](#)
- [NM22-00004 1R Plan-Set 2022-05-08.pdf](#)
- [SDP20-00002 3R Prelim-TIR 2022-05-09.pdf](#)
- [SDP20-00002 3R Landscape-Plans 2022-05-09.pdf](#)
- [SDP20-00002 2R Critical-Area-Study 2021-07-06.pdf](#)
- [SDP20-00002 Notice of Application 2020-11-10.pdf](#)
- [COM22-00001 1R Landscape-Plan 2022-05-06.pdf](#)
- [COM22-00001 1R Survey-Boundary-and-Topographic 2022-05-06.pdf](#)
- [NM22-00004 1R CAR-Mitigation-Plan 2022-05-08.pdf](#)
- [NM22-00004 1R Project-Narrative 2022-05-08.pdf](#)
- [SDP20-00002 3R Transportation-Impact-Study 2022-05-09.pdf](#)
- [SDP20-00002 3R Site-Plan 2022-05-09.pdf](#)
- [SDP20-00002 1R Color-Elevations 2020-10-11.pdf](#)
- [PRE20-00004 1R Plan-Set.pdf](#)
- [COM22-00001 1R Plan-Set 2022-05-06.pdf](#)
- [COM22-00001 Milano Apartments Staff Report Final.pdf](#)
- [NM22-00004 1R Landscape-Plan 2022-05-08.pdf](#)
- [SDP20-00002 3R Civil-Plans 2022-05-09.pdf](#)
- [SDP20-00002 3R Critical-Area-and-Mitigation-Plan 2022-05-09.pdf](#)
- [SDP20-00002 3R Tree-Retention-Plan 2022-05-09.pdf](#)
- [SDP20-00002 1R Project-Narrative 2020-10-11.pdf](#)
- [PRE20-00004 1R Project-Narrative 2020-05-19.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
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](#)

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Project Name	Location / Description	City Contact	Applicant Contact
<p>NEWPORT WAY PED RIDGE & RAISED INTERSECTION</p> <p>Neighborhood: Central Issaquah</p> <p>Status: Land Use Review</p>	<p>1800 - 1998 NEWPORT WAY NW</p> <p>This project is a component of the overall planned Newport Way Improvements Project. The work includes construction of a raised intersection and pedestrian crossing of Newport Way, pedestrian bridge across Anti-Aircraft Creek on the south side of the road, and improvements to the existing pedestrian pathways in either direction from the new bridge, to the west to the intersection with NW Oakcrest Drive, and to the east to the King County Parks Cougar Mountain Regional Park trailhead.</p>	<p>VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov</p>	<p>CITY OF ISSAQUAH - ISABEL DIAZ</p>
<p>Documents:</p> <ul style="list-style-type: none"> • SEP21-00008 2R Critical-Areas-Report-dtd-05-07-2022-03-03.pdf • SEP21-00008 2R Memo-Newport-Way-SFHA 2022-03-03.pdf • SEP21-00008 2R SEPA-AAC-SITE-PLAN 2022-03-03.pdf • SEP21-00008 2R Critical-Areas-Study-Anti-Aircraft-Creek 2022-03-03.pdf • SEP21-00008 2R Memo-Technical 2022-03-03.pdf • SEP21-00008 2R SEPA-Checklist 2022-02-15.pdf • SEP21-00008 2R Memo-Anti-Aircraft-Creek-Log-Stability-Tech 2022-03-03.pdf • SEP21-00008 SEPA Determination DNS-Final.pdf • SEP21-00008 2R SEPA-RI-SITE-PLAN 2022-03-03.pdf 			
<p>SARAH KINSLEY PHYSICAL THERAPY</p> <p>Neighborhood: South Lake Sammamish</p> <p>Status: Land Use Review</p>	<p>4637 189TH PL SE</p> <p>Licensed physical therapist that will be providing skilled physical therapy intervention, such as massage and joint mobilizations, to clients out of a shed we converted into a studio in the backyard. It is 96 square feet. I am an orthopedic womens health specialist and I will work very part time. Clients can park in our driveway and I escort them to our backyard through the fence. I do not plan to see more than 10-12 one hour appointments.</p>	<p>VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov</p>	<p>SARAH KINSLEY 253-820-2107</p>
<p>Documents:</p> <ul style="list-style-type: none"> • HO21-00001 Notice of Application 2021-11-18.pdf • HO21-00001 Notice of Decision Sarah K Home Occupation Final.pdf 			

Includes Pre-Applications and Community Conferences

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

Construction permit(s) are in review

Construction permit(s) have been issued

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Project Name	Location / Description	City Contact	Applicant Contact
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
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 			

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
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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 			

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Project Name	Location / Description	City Contact	Applicant Contact
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 			
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	

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Project Name	Location / Description	City Contact	Applicant Contact
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 Hydrogeologic Report 4.2.2021 1.11.35 PM 2125076.pdf](#)
- [SP21-00001 Project Narrative 3.24.2021 10.30.13 AM 2108959.pdf](#)
- [SP21-00001 Drainage Report 3.24.2021 10.38.50 AM 2109013.pdf](#)
- [SP21-00001 NOA 2021-04-27.pdf](#)
- [SP21-00001 Wetland Report 3.24.2021 10.37.17 AM 2108996.pdf](#)
- [SP21-00001 Geotechnical Report 3.24.2021 10.33.13 AM 2108972.pdf](#)
- [SP21-00001 Plan Set 4.2.2021 1.10.39 PM 2125070.pdf](#)

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
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Documents:

- [VAR21-00003 1R Plan-Set 2021-08-06.pdf](#)
- [SW20-00015 WOOD Round 1 Comments.pdf](#)
- [PP18-00002 Notice of Public Hearing 2020-01-13.pdf](#)
- [SEP18-00019 RVN01-2R Plan-Set 2019-11-14.pdf](#)
- [SEP18-00019 2R SEPA-Checklist revised 2019-09-12.pdf](#)
- [SEP18-00019 1R Project-Narrative 2018-09-24.pdf](#)
- [SEP18-00019 3R Wetland-Report 2019-07-12.pdf](#)
- [VAR21-00003 1R Project-Narrative 2021-08-06.pdf](#)
- [PP18-0002 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 1R Drainage-Report 2018-09-24.pdf](#)
- [SEP18-00019 1R Traffic-Study 2018-09-24.pdf](#)
- [PP18-00002 Notice of Application.pdf](#)
- [VAR21-00003 Notice of Application 2021-10-1.pdf](#)
- [Staff Report Tibbetts Crossing Final with Attachments 2020-01-17.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](#)

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Project Name	Location / Description	City Contact	Applicant Contact
VERISTONE 2 SHORT PLAT	970 PICKERING PL NW	DOUG YORMICK	WAYNE NELSEN
Neighborhood:	Four lot short subdivision.	425-837-3100	425-392-0250
Status:	Land Use Review	DougY@issaquahwa.gov	

Documents:

- [SP18-00002 Plan Set.pdf](#)
- [SP18-00002 Project Narrative.pdf](#)

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

Documents:

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

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

Documents:

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

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Project Name	Location / Description	City Contact	Applicant Contact
PARCEL D HOUSING	NE FALLS DR AND NE COLLEGE DR	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	POLYGON WLH, LLC 425-586-7700
Neighborhood: Highlands	Develop approximately 1.12 acres of vacant land and construct 10 market rate detached single family homes.		
Status: Construction Review			
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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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	355 E SUNSET WAY	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	GMS ARCHITECTURAL GROUP 425-644-1446
Neighborhood: Greater Issaquah	3-story residential apartments building over single story garage parking structure on grade. Project provides 7 total rental units and 14 parking stalls.		
Status: Construction Review			

- Documents:**
- [AAS16-00008 Notice of Decision.pdf](#)

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Project Name	Location / Description	City Contact	Applicant Contact
TKACH SHORT PLAT	227TH AVENUE SE	DOUG YORMICK	GROUP FOUR
Neighborhood: Greater Issaquah	Subdivision of the existing parcel into three single family lots.	425-837-3100	425-408-1152
Status: Construction Review		DougY@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> • Bld21-00103 Triton Homes Lot 10 soil report.pdf • Single family Pre-Con Meeting agenda for BLD21-00103-131.docx • SP17-00004 Notice of Decision.pdf 	<ul style="list-style-type: none"> • bld21-00131 Triton Homes Lot 11 soil report.pdf • Single family Pre-Con Meeting agenda for BLD21-00103-131.docx • SP17-00004 Notice of Application.pdf 	<ul style="list-style-type: none"> • BLD21-00103 contractor statement.pdf • Lot 1 Tkach Short Plat - Water App Grinder Pump Permit King County Capacity Charge form.pdf • SP17-00004 SEPA MDNS.pdf 	

WOLFE SINGLE FAMILY	1016 2ND AVE SE	DOUG YORMICK	JAMES MERRILL
Neighborhood: Greater Issaquah		425-837-3100	425-557-3774
Status: Construction Review		DougY@issaquahwa.gov	

Documents:			
<ul style="list-style-type: none"> • SHO18-00001 Notice of Public Hearing.pdf • Attachments.pdf • VAR17-00001 Project Narrative.pdf 	<ul style="list-style-type: none"> • SHO18-00001 Notice of Recommendation 2018 09 25.pdf • SHO18-00001 Notice of Recommendation 2018 09 25.pdf • VAR17-00001 Stream Study.pdf 	<ul style="list-style-type: none"> • SHO18-00001 Notice of Recommendation Attachments.pdf • VAR17-00001 Plan Set.pdf 	

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Project Name	Location / Description	City Contact	Applicant Contact
1ST AVENUE DUPLEX	135 1ST AVE NW	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	STEVE PECK 425-829-0838
Neighborhood: Greater Issaquah	Demolition of an existing single-family residence and garage to construct a 3-story duplex.		
Status: Under Construction			
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	305 SE CROSTON LN	DOUG SCHLEPP 425-837-3100 DougS@issaquahwa.gov	LORI BRILLHART THOMASON 206-351-3357
Neighborhood: Greater Issaquah	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		
Status: Under Construction			
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 			

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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	KatieC@issaquahwa.gov
Status: Under Construction			

Documents:

- [Costco Building 5 - Skybridge Revised Final Letter - BLDG18-00374.pdf](#)
- [Costco Campus -Building 5 11 01 2021 RFI 0873 P10 Trellis CC line G-F.pdf](#)
- [Bld18-00374 Label Certificatelp PJ-GFB-17163.pdf](#)
- [Costco Building 5 - Skybridge Foundations Final Letter - 2021-10-07.pdf](#)
- [Structural Observation Letter - Temporary Occupancy - Costco B5- Retaining Wall - CA 01-06-22.pdf](#)
- [ENW Review Generator Structural Calculations.pdf](#)
- [Reviewed Submittal No. 095423.00 - Linear Metal Clgs \(002\).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 Building 5 - Skybridge Structure Final Letter - BLDG18-00374 - 2021-01-28.pdf](#)
- [Inspection report Elec - Costco Expansion.pdf](#)
- [RE ROW20-00110 Costco Office.msg](#)
- [Structural Observation Letter - Costco B5- Skybridge to B3 - CA 01-07-22.pdf](#)
- [230700 HVAC Insulation.pdf](#)
- [costco garage water supply system startup test report.pdf](#)
- [costco garage drop ceiling Reviewed-Submittal No. 095423.02 - Linear Delegated Design Calc s.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](#)
- [Costco B5 Elevators 1 thru 4 LI Final Acceptance.pdf](#)
- [Costco Garage Prelim Tab Report for air balance.pdf](#)
- [Landl Final report for Building 3 Skybridge BLD18-00374.pdf](#)
- [Special Inspection Final letter.pdf](#)
- [Elevator 1 2 Final Signoff \(south elevators\).pdf](#)
- [Bld18-00376 Costco Corp. Garage LESK 06 2x4 Ceiling Grid - Gyp.pdf](#)
- [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 Photgraphs.pdf](#)

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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 	

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
GILMAN LOFTS Neighborhood: Central Issaquah Status: Under Construction	160 NW GILMAN BLVD The proposal includes 3,700 square feet of ground-floor retail and 44,000 square feet of commercial space. The proposal would also include the addition of a traffic signal on Gilman Blvd at the Three Trails Crossing.	DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	STEVEN BOHLMAN 206-324-4800
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 • air leakage test.pdf • SDP17-00003 Three Trails Development Agreement.pdf • SDP17-00003 Notice of Application.pdf • DA17-00001 Gilman Lofts Approved DA.pdf • 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 Neighborhood: Greater Issaquah Status: Under Construction	227TH AVENUE SE Subdivide one existing parcel into two single family lots.	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	SCOTT HONJI & XIAO HUANG 425-829-3904
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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 • soil bearing report.JPG • SP13-00004 MDNS.pdf • 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 			
JACKSON FOOD STORE #625 Neighborhood: Central Issaquah Status: Under Construction	1605 NW GILMAN BLVD 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.	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	PACWEST ENERGY, LLC 208-888-9508
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 			

Includes Pre-Applications and Community Conferences

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Project Name	Location / Description	City Contact	Applicant Contact
KELKARI PHASE 2		DANIEL MARTINEZ 425-837-3100 DanielM@issaquahwa.gov	ROWLEY ENTERPRISES INC
Neighborhood: Greater Issaquah	Phase 2 of the multifamily development will consist of approximately 80 townhouse units.		
Status: Under Construction			

Documents:

- [Kelkari Townhomes BLD19-00041 AAR Final Letter for wall 8.pdf](#)
- [Kelkari Phase II - Revised Final Report for site walls.pdf](#)
- [Kelkari Phase II - Revised Final Report for site walls.pdf](#)
- [Final Letter RCW 64-55-Kelkari Phase 2 Bldg. 4.pdf](#)
- [wall 4 BLD18-00150 AAR Testing and Inspection Final Letter.pdf](#)
- [BLD18-00228 Final Letter RCW 64-55-Kelkari Phase 2 Bldg. 3.pdf](#)
- [BLDBuilding 8 - Blower Door Tests \(Units 32-35\)-bld18-00225.pdf](#)
- [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](#)
- [Kelkari Phase II - Revised Final Report for site walls Bld19-00042 wall7.pdf](#)
- [Kelkari Phase II - Revised Final Report for site walls.pdf](#)
- [Final report for site wall1-4-5-6-7.pdf](#)
- [Kelkari Townhomes Permit BLD18-00227 AAR Testing and Inspection Final Letter.pdf](#)
- [BLDG 3 Blower Door Tests .pdf](#)
- [Final Letter RCW 64-55-Kelkari Phase 2 Bldg. 5.pdf](#)
- [Final Letter Building Enclosure RCW 64-55-Kelkari Phase 2 Bldg. 6.pdf](#)
- [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](#)
- [Geotechnical Final letter for Kelkari Phase II - site walls.pdf](#)
- [Kelkari Phase II - Revised Final Report for site walls.pdf](#)
- [Building 4 fire finals .pdf](#)
- [wall 2 and 3 BLD18-00148 AAR Testing and Inspection Final Letter.pdf](#)
- [Kelkari Townhomes Permit BLD18-00228 AAR Testing and Inspection Final Letter.pdf](#)
- [Final Letter RCW 64-55-Kelkari Phase 2 Bldg. 8.pdf](#)
- [BLD18-00226 AAR Testing and Inspection Final Letter-R2.pdf](#)
- [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](#)

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Construction permit(s) have been issued

- [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](#)
- [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](#)
- [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](#)

LI HOUSE (CHOWANSKI VARIANCE)

[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

ROBERT SORENSEN

425-837-3100

425-391-3333

DougY@issaquahwa.gov

Neighborhood: Greater Issaquah

Status: Under Construction

Documents:

- [Bld17-00210 Backflow test report.PNG](#)
- [VAR15-00001 MDNS.pdf](#)
- [PRE14-00012 Site Plan.pdf](#)
- [VAR15-00001 HE Notice of Decision.pdf](#)
- [VAR15-00001 Notice of Application.pdf](#)
- [VAR15-00001 Staff Report.pdf](#)
- [PRE14-00012 Project Narrative.pdf](#)

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Project Name	Location / Description	City Contact	Applicant Contact
MALLARD POINTE	E LK SAMMAMISH PKWY/SE 43RD	VALERIE PORTER	LEO SUVER
Neighborhood: Greater Issaquah	Potential new single family detached development of approximately 34 Lots.	425-837-3100	425-454-1900
Status: Under Construction		ValerieP@issaquahwa.gov	

Documents:

- [PA22-00001 Notice of Application 2022-05-17.pdf](#)
- [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 142 Lot 34 soil bearing report BLD20-00306.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 140 Lot 28 Bld20-00238.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](#)

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Project Name	Location / Description	City Contact	Applicant Contact
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

Documents:

- [Geotechnical Special Final report.pdf](#)
- [structural observation letter.pdf](#)
- [wall 1 and 13 Final letter of special inspection agent and engineer observation report.pdf](#)
- [IMS wall 12 soil nail Final report.pdf](#)
- [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](#)
- [Geotechnical special inspection Final letter.pdf](#)
- [BLD20-00011 - ISD Middle School 6 - Wall 2 3 5 and 6 -Final Letter 1-20-2.pdf](#)
- [Revised \(2\) ISD Middle School 6 - Parking Garage - Final Letter 1-4-22.pdf](#)
- [blD20-00012 Geotechnical Final report.pdf](#)
- [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](#)
- [structural observation letter.pdf](#)
- [BLD20-00090 - ISD Middle School 6 - Wall 7b and 8 - Final Letter 1-20-22.pdf](#)
- [Revised \(2\) ISD Middle School 6 - Parking Garage - Final Letter 1-4-22.pdf](#)
- [ISD Middle School 6 - special inspection Final Letter - Wall 10 BLD20-00012.pdf](#)
- [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](#)

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Construction permit(s) have been issued

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

Documents:

- [bld18-00098 soil report.JPG](#)
- [FP15-00004 Hearing Examiner Decision.pdf](#)
- [FP15-00004 Plan Set.pdf](#)
- [PP13-00005 Hearing Examiner Decision.pdf](#)
- [sill plate construction.pdf](#)
- [FP15-00004 Notice of Public Meeting.pdf](#)
- [FP15-00004 Project Narrative.pdf](#)
- [PP13-00005 MDNS.pdf](#)
- [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](#)

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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:			
<ul style="list-style-type: none"> • 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 			
RIVERFRONT DUPLEX Neighborhood: Greater Issaquah Status: Under Construction	321 3RD PL NW	DOUG YORMICK 425-837-3100 DougY@issaquahwa.gov	THOMPSON JAMES POWERS ROSANNE

Includes Pre-Applications and Community Conferences

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Project Name	Location / Description	City Contact	Applicant Contact
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 	<ul style="list-style-type: none"> SHO16-00001 NOA & Public Meeting Notice.pdf PA16-00001 Project Narrative.pdf SHO16-00001 Colored Renderings.pdf SHO16-00001 Property Cross Section.pdf 	<ul style="list-style-type: none"> ASDP16-00001 Project Narrative.pdf SHO16-00001 Boundary Survey.pdf SHO16-00001 Mitigation Planting Plan.pdf SHO16-00001 Vicinity Map.pdf 	
SHORT PLAT 375 3RD PL NW	375 3RD PLACE NW	DAVE FAVOUR	
Neighborhood: Greater Issaquah	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.	425-837-3100	
Status: Under Construction		DaveF@issaquahwa.gov	
Documents:			
<ul style="list-style-type: none"> SP17-00002 - Recorded Copy.pdf 			
SUNRISE (DOUGHERTY) SITE	BLACK NUGGET RD	CHRISTOPHER WRIGHT	JAMES BROWN
Neighborhood: Greater Issaquah	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.	425-837-3100	WATTENBARGER ARCHITECTS
Status: Under Construction		ChrisW@issaquahwa.gov	425-456-0606
Documents:			
<ul style="list-style-type: none"> SDP15-00006 Notice of Decision.pdf SDP15-00006 SEPA MDNS.pdf SDP15-00006 Civil Plan.pdf SDP15-00006 Photographs.pdf 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

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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

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:

- [BLD21-00015 FM Lot 31 soil bearing report.pdf](#)
- [Pre-Footing Compaction Report.pdf](#)
- [Retaining wall for stepped footings - Plan 3807.pdf](#)
- [Retaining wall for stepped footings - Plan 3807.pdf](#)
- [step footings.PNG](#)
- [Talus Lot 58.pdf](#)
- [soil bearing report for Talus Lot 6.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](#)
- [Lot 60 TJI Layout.pdf](#)
- [Pre-Footing Compaction Report.pdf](#)
- [Revised holdown detail.pdf](#)
- [Revised holdown detail.pdf](#)
- [step footings.PNG](#)
- [19029 Talus Plan 3807 - Rear porch post footngs.pdf](#)
- [BLD20-00261 Lot 5 SOIL BEARING REPORT.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](#)
- [Panorama Lot 60 - Crawlspace Access.pdf](#)
- [Retaining wall for stepped footings - Plan 3807.pdf](#)
- [Revised holdown detail.pdf](#)
- [BLD21-00022 A Plans 2021-06-30.pdf](#)
- [Talus Lot 57.pdf](#)
- [Bld21-00034 soil bearing report.pdf](#)
- [Geotech Plan Review Talus Parcel 8 Lot 59 through 63 Sx.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](#)

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Project Name	Location / Description	City Contact	Applicant Contact
WESTRIDGE NORTH AFFORDABLE HOUSING - BLOCK 4 Neighborhood: Highlands Status: Under Construction	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 	<ul style="list-style-type: none"> SW18-00048 1R Site-Plan 2018-04-27.pdf Comment Letter - Westridge Block 4 Affordable Housing - PRE17-00018.msg PRE17-00018 Project Narrative.pdf 	<ul style="list-style-type: none"> SW18-00048 Vicinity Map Block 4.pdf PRE17-00018 Aerial Photographs.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	
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Documents:			
<ul style="list-style-type: none"> bld21-00251 soil bearing report.pdf 2022.02.17 Engineer Bulletin Recvd 2.17.22 Detail 16-S6.1 Change.pdf 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 	<ul style="list-style-type: none"> 2022.02.17 Engineer Bulletin Recvd 2.17.22 Detail 16-S6.1 Change.pdf 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"> Pre-Footing Compaction Report.pdf 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 	

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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:			
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> SDP16-00001 Notice of Decision.pdf Notice of Public Hearing SDP16-00001.pdf SDP16-00001 Vicinity Map.pdf PRE15-00024 Photographs.pdf 	<ul style="list-style-type: none"> 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 	

WESTRIDGE TOWNHOMES NORTH Neighborhood: Highlands Status: Under Construction	WESTRIDGE Westridge Townhomes North - Approx 111 units including 10 affordable units	VALERIE PORTER 425-837-3100 ValerieP@issaquahwa.gov	
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Documents:			
<ul style="list-style-type: none"> Bld21-00204 soil bearing report.docx 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 	<ul style="list-style-type: none"> Bld21-00203 soil bearing report.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 	<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 	

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	