



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Application

Issaquah School District Pine Lake Middle School Commercial Site Development Permit (CSDP2016-00462)

Project Description: Proposed development of a new Pine Lake Middle School to be built on the same site as the existing school. The new facility will be based on the Issaquah Middle School building design and program and be approximately 130,000 sf for 922 students. The school will be located on the open field area at the southeast corner of the site. Related site work will include parking, bus and vehicular circulation, new storm water management, utilities, landscaping, frontage improvements, and play fields. The existing school will be demolished, but the students and staff will remain on site during construction. The new middle school will be type II-B construction and consist of a 3-story general classroom wing connected to a 2-story structure housing specialized classrooms for music and wood shop/technology, gyms and locker rooms, a kitchen and servery, commons, library and administration space.

The applicant applied for the above project on November 18, 2016; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on November 21, 2016. On November 29, 2016, the City issued this Notice of Application by the following means: mailed notice to property owners within 1000 feet of the subject site, a sign or signs posted on the subject site, and by placing a legal notice in the local newspaper.

Applicant: Steve Crawford, Issaquah School District
Public Comment Period: November 29, 2016 through December 20, 2016
Project Location: 3200 228th Avenue SE, Sammamish, WA 98075
Tax Parcel Number: 1024069010

Existing Environmental Documents: Storm Water Infiltration and Feasibility, Technical Information Report and Hydrologic Analysis, Wetland and Stream Delineation, Traffic Impact Analysis and Geotechnical Report

Other Permits Included: Building Permit, Street Variation Request from Public Works Standard 9.1 for 5 feet of planter width and 6 feet of sidewalk, Drainage Adjustment Request for the substitution of ZPG StormFilter system in place of the basic sand filter in the selected treatment train.

SEPA Review: The Issaquah School District is the SEPA lead agency for this project. No decision will be issued for the site development permit by the City until completion of the SEPA process by the district.

Staff Member Assigned: Emily Arteche, Sr. Planner
(425) 295-0522
earteche@sammamish.us

Interested persons are invited to submit written comments pertaining to the application determination no later than 4:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 4:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.