



**NOTICE OF DECISION
PINE LAKE MIDDLE SCHOOL – CSDP2016-00462
COMMERCIAL SITE DEVELOPMENT PERMIT**

Date of Notice: April 10, 2017

Appeal Period Ends May 1, 2017 at 5 PM

Project Description: To rebuild Pine Lake Middle School on the same site as the existing school. The new facility will be based on the Issaquah Middle School building design and program and is proposed to be approximately 130,000 sf for 922 students. The drawings show 42 regular classrooms of which 34 classrooms will be located in the newly redeveloped building and eight (8) classrooms in portable buildings. 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 three (3)-story general classroom wing connected to a two (2)-story structure housing specialized classrooms for music and wood shop/technology, gyms and locker rooms, a kitchen and server, commons, library and administration space.

On November 18, 2016, an application was submitted by Steve Crawford, Issaquah School District and deemed complete on November 21, 2016. On November 29, 2016, the City issued a Notice of Application by the following means: mailed notice to property owners within 1000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the newspaper of record.

This Notice of Decision was issued on **April 10, 2017** and public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved**.

File Number: CSDP2016-00462

Date of Application: 11/18/2016

Date of Completeness Determination: 11/21/2016

Date of Notice of Application: 11/29/2016

Public Comment Period: 11/29/2016 - 12/20/2016

Applicant: Steve Crawford, Issaquah School District, 565 NW Holly Street, Issaquah WA 98027 P:(425) 837-7039 E: crawfords@issaquah.wednet.edu

Project Website:

<http://www.issaquah.wednet.edu/district/departments/CapProjects/Projects/pine-lake-middle-school-rebuild>

Architect: Karen Wood, Mahlum Architects, 71 Columbia Street, Floor 4, Seattle, WA 98104 P:(206) 441-4151, E: kwood@mahlum.com

Project Location: The proposed action is located at 3200 228th Avenue SE, Sammamish, WA 98075, within the SW 1/2, of Section 10, Township 24 North, Range 6 East, W.M. The property is further identified as King County Assessor Tax Parcel Number 1024069010.

SEPA Determination: Lead agency and proponent the Issaquah School District #411 issued a Mitigated Determination of Non-Significance for Pine Lake Middle School Replacement on January 19, 2017. Contact: Steve Crawford, Issaquah School District, crawfords@issaquah.wednet.edu P:(425) 837-7039

Other Permits: Site Development Permit, Building Permit, Right of Way Permit

Existing Environmental Documents: Critical Area Affidavit; SEPA Checklist and Mitigated Determination of Significance, MDNS (Lead Agency Issaquah School District #411); Critical Area Study, Tree Inventory/Planting Plan and Arborist Report; Traffic Impact Analysis; Technical Information Report, Geotechnical Study, Stormwater Pollution Prevention Plan.

Staff Project Planner Assigned: Emily Arteché, Senior Planner P:(425) 295-0522, E: earteché@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

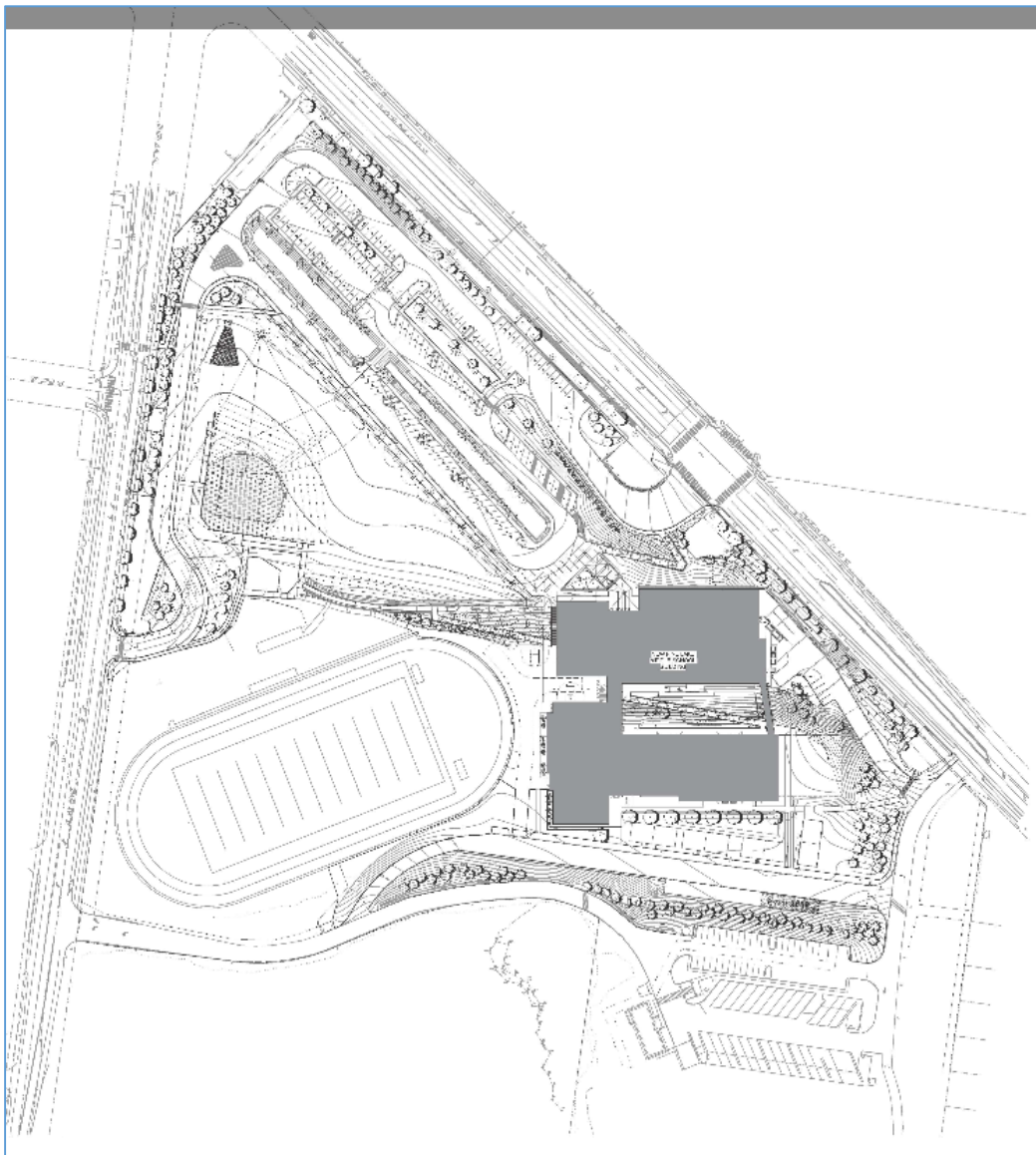
Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: May 1, 2017 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised 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 5:00 p.m.

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.



Vicinity Map



Site Plan