

CITY OF ISSAQUAH
ADDENDUM TO AN EXISTING ENVIRONMENTAL DOCUMENT

2002 300

PROJECT NAME: Issaquah Highlands 2- and 3-Party Agreement (collectively "development agreements") Amendment #2

PERMIT NUMBER: SEP02-002IH

ORIGINAL DOCUMENT: A draft and Final EIS were issued by King County for the Grand Ridge development in 1995. Grand Ridge was annexed into the City of Issaquah in 1996 and subsequently renamed "Issaquah Highlands". The EIS evaluated the environmental impacts associated with full buildout of Issaquah Highlands under three different development alternatives. Alternative 1 consisted of a planned community development comprised of residential, commercial, retail, parks, open space, community facilities, utilities, roads and rural sites.

PURPOSE OF ADDENDUM: This addendum is intended to add minor new information about Issaquah Highlands specifically relating to open space and development phasing. Port Blakely Communities, master developer of Issaquah Highlands, has proposed some adjustments to the terms of the development agreements. A complete description of the proposed modifications is provided in question 11 of the SEPA Checklist (attached) and is listed below.

The new information contained in the attached SEPA Checklist indicates the project-level adjustments listed below would not result in any new significant adverse environmental impacts, and does not change the analysis of impacts or alternatives that were considered in the original SEPA documents.

DESCRIPTION OF CURRENT PROPOSAL: The current proposal, a non-project action, is to allow seven (7) modifications to the development agreements for Issaquah Highlands. These amendments include: 1) dedication of 40 acres of Open Space (Tax Parcel 2424069002) to King County; 2) reduce passive open space acres within the City by up to 20 acres; 3) create a development Phase 1C based on accelerated transportation improvements; 4) changes to rural residential area including change in impervious surface allowance and clearing limits; 5) adjustment to rural residential road; 6) County granting of easement for Division 34 road; and, 7) a change in the number of acres of active open space owned by the City. The Grand Ridge EIS considered full buildout of Issaquah Highlands. However, the EIS did not consider these fine-grained details of project buildout.

PROPONENT:

Ms. Carol Beck
Port Blakely Communities
1775 12th Avenue NW, Suite 101
Issaquah, WA 98027

LOCATION OF CURRENT PROPOSAL:

Issaquah Highlands

LEAD AGENCY:

City of Issaquah

SEPA OFFICIAL:

Mark Hinthorne, AICP

RESPONSIBLE OFFICIAL:

Keith Niven, AICP
MDRT Program Manager

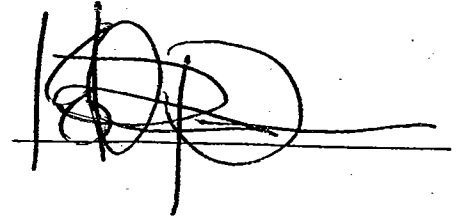
ADDRESS/PHONE:

1775 12th Avenue NW, Issaquah, WA
98027 (425) 837-3430

DATE:

1 July 2002

SIGNATURE:

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end, positioned above a horizontal line.

Attachment:
SEPA Checklist

Cc:
Washington State Department of Ecology
King County DDES, Greg Borba
King County, Doug Eglinton (Courier delivery)
Bill Hoffman
Mark Hinthorne
Peter Rosen
John Adams, PBC

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

2nd Amendment to the 2- and 3-Party Agreements for Issaquah Highlands Development

2. Name of applicant: Port Blakely Communities, Inc.

3. Address and phone number of applicant and contact person:

Carol A. Beck, Project manager
1775 12th Avenue NW, Suite 101
Issaquah, WA 98027
(425) 391-4700

4. Date checklist prepared: March 5, 2002, revised 28 June 2002

5. Agency requesting checklist:

City of Issaquah and King County

6. Proposed timing or schedule (including phasing, if applicable):

N/A – nonproject action

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Only development already considered by the Grand Ridge EIS and Reid MDNS.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Grand Ridge EIS, September, 1995
I-90/So SPAR EIS (1999)

3-Party Agreement between King County, City of Issaquah, and the Glacier and Grand Ridge Partnerships (Limited partnerships)

Reid MDNS (City of Issaquah, 26 April 2002).

Supplemental Analysis for Transportation Impact Analysis-Issaquah Highlands Phase 1B and 1C (Transpo Group, June 7, 2002-see attached)

Issaquah highlands- Microsoft Construction Traffic (Transpo Group, dated June 6, 2002-see attached)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

City and County approval of the Second Amendment to the 3-Party Agreement; City approval of Second Amendment to the 2-Party Agreement; and, approval of the revision to the Term Deed Conservation Easement.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal.

You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is the Second Amendment to the 3-Party Agreement between King County, the City of Issaquah, and the Glacier Ridge and Grand Ridge Partnerships (Limited Partnerships) and the Second Amendment to the 2-Party Agreement between the City of Issaquah and the Glacier Ridge and Grand Ridge Partnerships (Limited Partnerships) which govern the development of Issaquah Highlands. The Second Amendments include the following actions:

1. *Dedication Of Additional 40 Acres Of Open Space To King County.* Glacier Ridge Partnership will deed an additional 40 acres to King County for inclusion in the Grand Ridge Park (a natural area) as permanent open space. This open space is located in Section 24 immediately adjacent on two sides to the existing Grand Ridge Park. This new 40- acre area will expand the existing Grand Ridge Park and Conservation Easement area at Issaquah Highlands by limiting it to the same passive uses as the existing 1,064 acres.
2. *Reclassification Of up to 20 Acres Within City Open Space From Passive To Active Category.* The provisions of the Term Deed Conservation Easement call for the dedication of approximately 175 acres of Passive Open Space and 101 acres of Active Open Space to the City. These numbers are also listed in the 2- and 3-Party Agreements. Due to desired changes in development patterns, the proponent is requesting a conversion of up to 20 acres of Passive Open Space to Active Open Space within the UGA.
3. *Accelerated Interchange - Phase I(C) Transportation Improvements.* Issaquah Highlands currently has 4 transportation phases that were established based upon the best information known in 1996. Those phases include:
 - Phase I(a) (100 units before Black Nugget Road improvements);
 - Phase I(b) (540 residential ERUs plus 250,000 square feet of commercial and 50,000 square feet of retail upon various improvements to Black Nugget Road);
 - Phase II - up to 3,250 residential ERUs plus 1.5 million square feet of commercial and 425,000 square feet of retail. Phase II's authorized development is cumulative of Phases I(a) and I(b). This additional development is allowed upon completion of the full Sunset Interchange and a 4-lane South SPAR access road;
 - Phase III - the balance of the Allowable Development at Issaquah Highlands is allowed upon completion of the full North SPAR access road.

The second amendment modifies the phasing in 2 ways. First, one half of the unused commercial square footage in Phase I(b) may be converted into residential units up to a maximum of 141 residential ERUs. There is no change in the projected traffic volumes for Phase I(b) by simply converting from one type of use to another at appropriate transportation equivalency ratios. These equivalency ratios have been determined and confirmed in an independent study by The Transpo Group (February 2002 – attached). Second, this amendment creates a fifth phase that will be called "Phase I(c)." Phase I(c) is possible because a portion of the Phase II road improvements will be done in increments and available to accelerate a portion of the final circulation pattern. Specifically, the parties have discovered that portions of the Sunset Interchange (*i.e.* the westbound on-ramps to I-90) and a portion of the North SPAR (*i.e.* between Black Nugget Road and the north end of the South SPAR) can be built and available on an accelerated basis. In 1996, it was assumed that the entire interchange and the entire North SPAR would be necessary to take advantage of the new road network. Consequently, the new Phase I(c) allows up to 369 residential equivalent units to be built and occupied upon completion of the following accelerated improvements:

- The County adding a right turn lane at East Lake Sammamish Parkway onto Issaquah-Fall City Road; County construction of the North SPAR between Black Nugget Road and the north end of the South SPAR;
- The Partnership's construction of the South SPAR;
- WSDOT's construction of the westbound on-ramp at I-90.

Combined, conversion of one-half of the unoccupied office space and the accelerated transportation improvements would allow the occupation of up to 510 additional residential units. This will result in a total of up to 1090 equivalent residential units in all of Phase 1.

Phase II will then consist of the completion of the remainder of the Sunset Interchange, as well as extending the north end of the North SPAR to the Issaquah-Fall City Road. As mitigation for residents along Black Nugget Road in Phase I(c), all Issaquah Highlands traffic will be prohibited over the portion of Black Nugget Road located east of the North SPAR. In addition, the same mitigation for Black Nugget Road during Phases I(a) and (b) will apply, including no construction traffic on Black Nugget Road and no increase in the vehicle trip count above that provided in the original EIS and traffic analysis.

4. *SE Rural Parcel Amendments.* This section of the Second Amendment addresses a number of clarifications or housekeeping amendments for the Southeast Rural Parcel, as follows:
 - The SE Rural Parcel remains at the total 330 acres, but the final legal descriptions for the perimeter of the total parcel, and the final legal descriptions for the 180-acre Conservation Area and the 150-acre Rural Residential Area, have been modified based upon updated field investigation and better information. There is no reduction in the amount or type of protected open space, but merely a modification of the boundaries and corresponding legal description.
 - The development standards for the Rural Residential Area are to be modified in two ways. First, confusion between within the 3-Party Agreement itself (*i.e.* Appendices D and K) is resolved by allowing 8% of the 150-acre Rural Residential Area to be impervious, up to 12 acres. Appendix D of the 3-Party Agreement allows 10.2 acres of impervious surface, or 6.8 %, whereas Appendix K allows 1.5% impervious surface for roads and 4% impervious for roofs, walks, and patios. This inconsistency would be solved by allowing 8%, or up to a total of 12 acres, of impervious surface within the developable area of the Rural Residential Area, to reflect what the county allows for impervious surface limits for comparable development. Second, the authorized clearing area within the 150-acre Rural Residential Area would be set at 66.5 acres, which includes the original clearing area plus a transfer of clearing rights from the new 40 acres of County open space described above. Appendix K allows up to 35% clearing, which includes impervious surface. This proposal would transfer an additional 14 acres of clearing limits from the new 40 acres of County open space described above. The County open space would be preserved and not cleared. The total allowable area to be cleared within the Rural Residential area would be changed from 52.5 acres to 66.5 acres or 44.3% of cleared area. All sensitive area requirements would remain the same.
5. *Western Access Road And Stormwater Pond Easement.* In The Original 3-Party Agreement, The Parties reserved a 40-foot wide road and utility right-of-way, called The "Western Access," to connect the SE Rural Parcel with the urban development area. The Parties now have completed field work and prepared a formal legal description and sketch for the Western Access road, and the adjoining storm pond to handle drainage, plus a temporary construction easement. Both the 3-Party Agreement and the County's 1,064 acre Conservation Easement expressly anticipated this access road.
6. *Division 34 Road Easement.* A small portion (about 43 acres) of the County's 1,418.22 acres of open space is located inside the Urban Growth Area boundary (but not inside the City limits) and is surrounded on several sides by urban development area. The King County Council previously approved an Interlocal Agreement with the City of Issaquah, dated October 9, 2001, to permit construction of 2 small road crossings in Division 34 of the Issaquah Highlands development (within this open space area). These road crossings cover approximately 0.24 acres (*i.e.* 10,497 square feet). This section of the Second Amendment expressly authorizes the County Property Services Division to grant an easement to implement the ILA for this small right-of-way.
7. *Mini-Parks To Be Owned By Homeowners Association (HOA).* All of the City's open space at Issaquah Highlands is covered by the recorded Conservation Easement granted in 1996. In the original Agreements, the language called for fee title of the entire Conservation Easement area to be conveyed to the City.

However, over the past several years, the City has developed a park and recreation plan for its open space and examined its projected maintenance costs. The City has concluded that certain portions of the open space area should be privately owned and maintained, but will still be subject to all of the restrictions and requirements of the Conservation Easement. Consequently, the City and the Issaquah Highlands Partnerships have developed a park and open space plan that calls for certain "mini-parks" to be privately owned and maintained by the homeowners association. The Partnerships are recording a covenant that includes express enforcement rights on the part of the City to make sure the open space is maintained and used as required by the Conservation Easement. The private ownership and maintenance will allow the City to ensure its values remain, but with the cost of maintenance shifted away from the City to the benefiting homeowners association.

- 12. Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposals are located at or adjacent to the Issaquah Highlands development and is located in portions of Sections 11, 23, 24, 25, 26, and 27, Township 24 North, Range 6 East, and Section 19, Township 24 North, Range 7 East.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other

The site characteristics were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted.

- b. What is the steepest slope on the site (approximate percent slope)?**

The site characteristics were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The site characteristics were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

The site characteristics were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. However, the transfer of clearing rights would allow a greater amount of clearing than the Grand Ridge EIS described for the entire project. King County Department of

Natural Resources and Environmental Services were contacted and they determined that the additional clearing would not create a significant adverse impact so long as wetland and stream buffers would remain (see e-mail from Nick Gillen, DDES dated February 2002).

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Port Blakely will design the following mitigation into the proposal of allowing additional impervious surface and additional amount of transferred cleared area:

1. Increase detention volume as necessary to accommodate the additional impervious surface and clearing.
2. All impervious surface on lots to meet requirements for "Large Lot Low Impervious Projects" as detailed in the Draft Update to the 1998 King County Surface Water Design Manual. The design will include flow dispersion that directs lot runoff back into the native landscape.
3. All lots will use a minimum of 8 inches of amended soil for all cleared areas (except drainfields), in order to approximate the water-holding characteristics of the disturbed or removed native soils.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

North and East Fork Issaquah Creek; onsite wetlands

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

None.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The impacts were fully described and evaluated as part of the Grand Ridge EIS. However, localized changes in source of runoff would be due to additional cleared areas and impervious surface proposed for the S.E. Rural lots. Method of collection is combination water quality/detention pond and roof drain dispersal system into adjacent wooded area. In order to minimize this potential impact, all rural lots shall utilize a minimum of eight inches (8") of amended soil for all cleared pervious areas (except drainfields), in order to approximate the water-holding characteristics of the disturbed or removed native soils.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The impacts were fully described and evaluated as part of the Grand Ridge EIS. For the additional clearing within the S.E. rural lots, stormwater ponds would need to be re-sized to mitigate impacts to off-site flows for additional area cleared. Other mitigation measures include roof drains, and placement of amended topsoil in cleared areas, to mitigate potential impacts to on-site base flows. Reforestation with native vegetation (i.e., seedlings, starts) of up to 7 acres of slopes adjacent to roads and ponds (where practicable). Areas so restored would not count against total cleared area. In addition, all impervious surfaces within the rural lots shall meet the requirements for "Large Lot Low Impervious Projects" as detailed in the Draft Update to the 1998 King County Surface Water Design Manual.

4. Plants

- a. Check or circle types of vegetation found on the site:

deciduous tree: *alder, maple, aspen, other*

evergreen tree: *fir, cedar, pine, other*

shrubs

grass

pasture

crop or grain

wet soil plants: *cattail, buttercup, bulrush, skunk cabbage, other*

water plants: *water lily, eelgrass, milfoil, other*

other types of vegetation: *ornamentals used in landscaping*

b. What kind and amount of vegetation will be removed or altered?

If the proposal is approved, an additional amount of land (20 acres max.) could be cleared within the UGA; and 40 acres of land would be preserved as permanent open space. Even though this results in a net gain of forested open space overall, there could be a decrease in forested property within the UGA. To compensate for this, the proponent will provide a replacement area for areas cleared at a ratio of 1:1 (up to 20 acres) of active open space that will be planted (i.e., seedlings, plant starts) to eventually resemble passive open space area as determined by the Responsible Official at final platting. The Responsible Official shall provide the applicant with a map illustrating the location of the potential reforested areas. Plantings shall consider impacts of private property views.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species occur at Issaquah Highlands

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. However there will be a net increase of at least 20 acres of uncleared open space attributable to Issaquah Highlands,

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

Bald eagles, chinook salmon

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

Dedication of Open space and an increase in total acres available for wildlife migration and habitat.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

7. Environmental health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

None.

- 1) **Describe special emergency services that might be required.**

Issaquah Highlands has an Emergency Response Plan

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Traffic (see: Grand Ridge EIS (1995))

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- 3) **Proposed measures to reduce or control noise impacts, if any:**

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

8. Land and shoreline use

- a. **What is the current use of the site and adjacent properties?**

Planned Community – Urban Village

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

None.

e. What is the current zoning classification of the site?

Urban Village; Open Space

f. What is the current comprehensive plan designation of the site?

Urban Village

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Sensitive areas occur on-site, including wetlands, streams, and coal mine hazard areas.

i. Approximately how many people would reside or work in the completed project?

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

j. Approximately how many people would the completed project displace?

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

k. Proposed measures to avoid or reduce displacement impacts, if any:

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The proposal, if approved, would allow the acceleration of up to 510 residential units. This will result in a total of up to 1090 equivalent residential units in all of Phase 1.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

No units would be eliminated

- c. **Proposed measures to reduce or control housing impacts, if any:**

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- b. **What views in the immediate vicinity would be altered or obstructed?**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

11. Light and glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- c. **What existing off-site sources of light or glare may affect your proposal?**

None.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Open space; birdwatching; hiking trails; equestrian trails; parks; swimming and boating at Lake Sammamish; swimming at Issaquah Aquatic Center; tennis; basketball

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- c. Proposed measures to reduce or control impacts, if any:

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The relevant streets and highways for this non-project action are: I-90, Black Nugget Road, South Sammamish Plateau Access Road (SPAR), and 229th.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The proposed action would require completion of the southbound-to-westbound ramp of the Sunset Interchange (WSDOT); completion of a northbound right turn lane from East Lake Sammamish Parkway to Issaquah-Fall City Road (King County); completion of the North SPAR connection between Black Nugget Road and the north end of the South SPAR (King County); construction of the South SPAR to I-90 (Partnership) and a portion of Park Drive.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The following table shows peak hour trip generation for the Phase 1C scenario.

Peak Hour Trip Generation							
Land Use	Daily (veh/day)	AM Peak (veh/hr)		PM Peak (veh/hr)			Total
	Total	In	Out	Total	In	Out	
Phase 1A – Approved							
580 ERUs ¹	3,683	41	247	288	203	109	312
Phase 1C – Proposed							
510 ERUs – 60% occupied	4,881	33	196	229	201	108	309
123 ksf office	1,354	169	23	192	31	152	183
¹ From Traffic Volumes observed during counts collected in October 2001							

The following describes potential traffic impacts from construction trips.

As reported in *The Supplemental Analysis for Transportation Impact Analysis – Issaquah Highlands Phase 1B and 1C* (The Transpo Group, June 7, 2002), a maximum daily traffic volume of 8,500 vehicles per day (vpd) is allowed at any time on Black Nugget Road. In both the Phase 1B and Phase 1C analyses, it is assumed that the unconverted office space is constructed and occupied; however, construction has not yet begun.

Several assumptions are made regarding the anticipated travel routes for the construction traffic. Some outbound traffic is assumed to use Black Nugget Road to connect to the Plateau or other areas north of the site. For analysis purposes, we have assumed that up to 25 percent of the outbound trips by the 350 construction workers would use Black Nugget Road with the rest using the South SPAR to I-90. Delivery trucks would use Black Nugget Road to enter the site (due to the steep grade on 229th Avenue) and would be directed to use the South SPAR to exit the site. The anticipated trip routes to and from the site based on these assumptions and conversations with the City of Issaquah and are summarized below:

Construction Workers:

- 75% of inbound workers will arrive via 229th Ave
- 25% of inbound workers will arrive via Black Nugget Rd
- 75% of outbound workers will exit via the south SPAR to I-90 ramp
- 25% of outbound workers will exit via Black Nugget Rd

Delivery Trucks:

- 100% of inbound delivery trucks will use Black Nugget Rd
- 100% of outbound delivery trucks will use the south SPAR to I-90 ramp

Based on these assumptions and distributions, construction traffic would result in 426 vehicles per day (vpd) on Black Nugget Road. This total is developed as follows:

Construction workers – inbound (25%)	175
Construction workers – outbound (25%)	175
Delivery trucks – inbound (100%)	76
Delivery trucks – outbound (0%)	<u>0</u>
Total	<u>426</u>

The 426-vpd traffic load on Black Nugget Road is significantly lower than the estimated full site occupancy traffic that is allowed under the currently approved Phase 1 development level. This would result in correspondingly fewer impacts on traffic operations at study area intersections previously analyzed for Phase 1 or Phase 1B based on full occupancy of the office space. Therefore, the impacts of construction traffic will be lower than those analyzed for buildout of Phase 1 without the interim I-90 on-ramp.

g. Proposed measures to reduce or control transportation impacts, if any:

The interim westbound on-ramp to I-90 from the South SPAR would reduce traffic impacts on Black Nugget Road.

The 8,500 vpd limit on Black Nugget Road would not be exceeded.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

b. Proposed measures to reduce or control direct impacts on public services, if any.

The necessary mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

**TO BE COMPLETED
BY APPLICANT**

**EVALUATION FOR
AGENCY USE ONLY**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The impacts were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

No added impacts will occur as part of this proposal.

Proposed measures to avoid or reduce such increases are:

The mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

If the proposal is executed, an additional 26 acres (40-14acres) of permanently-preserved open space will occur.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted

- 3. How would the proposal be likely to deplete energy or natural resources?**

The proposal would have no effect on the depletion of energy or natural resources

Proposed measures to protect or conserve energy and natural resources are:

The mitigation measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

A portion of the proposal includes preserving lands containing sensitive areas in exchange for allowing increased clearing on non-sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The protection measures were fully described and evaluated as part of the Grand Ridge EIS. No additional description or analysis is warranted.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would not affect any shorelines and is compatible and consistent with the allowed land use at Issaquah Highlands

Proposed measures to avoid or reduce shoreline and land use impacts are:

None required

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not result in increased demands on transportation or public services and utilities. The proponent will provide the City with traffic information, monthly, for the interim period until the full Phase II improvements have been completed. Peak PM traffic and ADT numbers will be provided for Black Nugget Road and for the southbound SPAR. The City will utilize this information for its ongoing traffic monitoring and planning efforts.

All outgoing heavy-construction trucks (those typically using Lakeside pit) will be prohibited from using the rural section of Black Nugget Road until the Phase II improvements are complete.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal is consistent with all local, state, and federal laws and requirements for the protection of the environment