



Department of Community Development

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

NOTICE OF APPLICATION DISCOVERY ELEMENTARY SCHOOL COMMERCIAL SITE DEVELOPMENT PERMIT & PUBLIC AGENCY AND UTILITY EXCEPTION CSDP2017-00931

Date of Notice: December 5, 2017

Public Comment Period: Ends December 26, 2017 at 5 PM

Notice is Hereby Given: that the City of Sammamish received an application on November 21, 2017 from the Issaquah School District for a Commercial Site Development Permit (CSPD) and a Public Agency and Utility Exception (PAUE) for an addition and renovation of the Discovery Elementary School. Increased enrollment necessitates additional classrooms, restrooms, and expanded cafeteria space in order for the Issaquah School District to provide educational services to students within the district.

The on-site wetland is a Category I wetland and receives a 215-foot buffer pursuant to the Sammamish Municipal Code (SMC). A portion of the existing school campus is located within this wetland buffer area, and the proposed addition is located within the buffer as well. The PAUE would allow the addition to be developed within the existing buffer encroachment pursuant to the provisions of SMC 21A.50.070(1).



CSDPs and PAUEs are a Type 2 Permits and no public hearing is required. The property is zoned R-4. The application was deemed complete for the purpose of review on November 27, 2017.

Documents Received: Land Use Application; Acceptance of Financial Responsibility for Project Fees; Project Narrative; Critical Area Affidavit; Critical Areas Study, Criterion Compliance Document; Geotechnical Report, Title Report; Proposed Plan Set; and Arborist Report, Technical Information Report, and Traffic Impact Analysis. A copy of the application documents, including a full plan set, can be found here: <https://spaces.hightail.com/receive/ZYgz9nFa>.

Location: The proposed project is located at 2300 228th Avenue SE, Sammamish, WA 98075.

Tax Parcel: 0324069051

Applicant: Bassetti Architects, c/o Audrey Gomez, 71 Columbia St, Suite 500, Seattle, WA 98104, WA 98402, Phone: 206-340-9500 Email: agomez@bassettiarch.com.

Owner: Issaquah School District #411, 565 NW Holly, Issaquah, WA 98027

Other Potential Permits: Construction Permits, Future Building Permit, Right-of-way Permits, and Clear and Grade Permit.

State Environmental Policy Act (SEPA) Review: It is anticipated that the Issaquah School District, serving as lead agency, will issue a Determination of Nonsignificance (DNS) for the proposal.

Staff Contact: Ryan S. Harriman, AICP, Senior Planner, Community Development Department. City of Sammamish, 801 228th Avenue SE, Sammamish, Washington 98075, (425) 295-0529 or rharriman@sammamish.us.

Public Comment Period: A 21-day public comment period applies to this project. Public comment on this proposal will be accepted from December 5, 2017 through December 26, 2017 at 5 PM. Please direct comments to the staff contact listed above.

Interested persons are invited to submit written comments pertaining to the application no later than 5:00 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 5:00 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.

Site Plan

