

**CITY OF ISSAQUAH
Development Commission**

7:00 PM
October 3, 2018

MINUTES

Council Chambers
135 E. Sunset Way

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commissioners Present:	Administration/Staff:
Richard Sowa, Chair	Lucy Sloman, Land Development Mgr.
Mel Morgan, Vice Chair	Jean Lin, Senior Planner
Kevin Price	
Richard Sanford	Applicant Team:
Commissioners Not Present/Excused:	Steve Bullock, MG2
Michael Brennan	Jackie Frank, Costco
Randolph Harrison	
Jasmina Mihova	
Mark Rigos, Alt.	
Ryan Roeter, Alt.	
Nischitha Venkatesh, Alt.	

1. CALL TO ORDER

SOWA, Chair, called the meeting to order at 7:00 PM.

2. APPROVAL OF MINUTES

- a) MOVED BY SANFORD, SECONDED BY MORGAN that minutes of the meeting on September 5, 2018 be approved. MOTION CARRIED UNANIMOUSLY, 4-0.

3. ELECTION OF OFFICERS

- a) MORGAN nominated SOWA as Chair. Seconded by PRICE. There were no other nominations. MOTION CARRIED UNANIMOUSLY, 4-0.

SANFORD nominated MORGAN as Vice Chair. Seconded by PRICE. There were no other nominations. MOTION CARRIED UNANIMOUSLY, 4-0.

4. AGENDA ITEMS

Continued from 9/5/18

a) Costco Campus Expansion - Building 4, Community Conference, (I)

b) Public Hearing - Costco Campus Expansion - Building 5, (D)

Presented by:

Jean Lin, Senior Planner

- Joint staff presentation/Applicant presentation

Sloman displayed a series of questions intended to determine whether Commissioners can be fair and impartial in making decisions on this quasi-judicial matter. There were no disclosures from Commissioners and no challenges to any Commissioners' participation.

Lin continued staff's presentation. She said tonight's discussion will be based on comments and questions raised at the Development Commission's discussion of this item at its September 5, 2018 public hearing. She gave background and some context for the Costco Campus Expansion, Building 4 and Building 5 discussions tonight, including the meeting sequence to be

followed; the site plan; and the review criteria for both applications, including the role of the Development Commission. She said staff's response to comments on Building 5 received both at and since the last meeting have been organized into 13 topics, and are provided in the Briefing Response Memo. Comments made by the applicant during staff's presentation of the topics included the following:

Topic 1: AAS (Administration Adjustment of Standards) for Through-Block Connection. Steve Bullock, Senior Associate at MG2, said the new configuration will result in the elimination of four feet of landscaping required on each side of the walkway under the building, and two sidewalks will be added, which is acceptable to both the City and the applicant.

Topic 2: Building 5—NE Building Corner. Bullock said the team agrees with this suggestion from the Development Commission and their input has resulted in a better product.

Topic 3: Tree Retention and Density. Bullock displayed an overlay of the building footprints and utility corridors on top of the tree survey. He described why the applicant team is seeking an AAS to remove 184 trees on the site, 116 of which are considered significant. He described the proposed tree plan for the site, which represents replacing the equivalent of 211 trees. He said it is our intent to plant trees with a 3-4 inch caliper at heights greater than the minimum to address aesthetic and view concerns expressed by the City.

Topic 4: Trail Experience (Pickering Pond Trail near Building 5). Bullock displayed photos of the existing trail conditions and described the plan to make the path a better experience for users, including a diagram of the existing path, proposed path, and landscaped area with no retaining wall. He showed how the new trail and new through-block connection will meet at a pond feature. He said the applicant team agrees with the staff comments at this time.

Topic 4: Trail Experience (Pickering Trail near Issaquah Creek). Bullock referred to Easement 4 and Costco's previous agreement to pay the City \$25,000 to assist in mitigating any visual obstructions that might occur from construction near the Pickering Trail. He described the applicants' ongoing work with the Parks Department using the financial contribution Costco has already made to the City.

Topic 5: Excavation and Fill. Bullock said the applicant team is in agreement with the City on this and intends to comply.

Topic 6: Traffic and Road Improvements. No comments from the applicant.

Topic 7: Sustainability. Bullock said the applicant complies with the provisions in Exhibit K and reiterated the team's intent to be a model of sustainability.

Topic 8: Overall Site—Site Amenities. Bullock described the variety of community spaces to be provided throughout the two building sites.

Topic 9: Building 4, Blank Walls. Bullock described plans for the wall on the southeast corner of Building 4, adjacent to SE 62nd Street; and on the northwest corner of Building 4, along Lake Drive, adjacent to the underground garage. He described additional details to be added to address staff's concern about views of blank walls to make them more interesting, and noted where the walls are set back from the pedestrian experience.

Topic 10: Building 4, Sense of Arrival. Staff noted a new potential new condition could be added that would require wayfinding signage by Costco. Bullock referred to the Development

Commission's previous discussion of this issue, including CIDDS 11.2E, and said the applicant team believes the site design is centered on the entry canopy of Building 4, which has three lantern features. That, coupled with the pedestrian bridge and the traffic circle, creates the sense of arrival. He continued that Costco and other owners in Pickering Place are in discussions now on a comprehensive wayfinding and identification process for Pickering Place, and the applicant team would like to move forward without a condition on this issue at this time.

Topic 11: Building 4, Build-to Line. Bullock said in internal discussions and in discussions with staff, we feel the proposed design meets the intent of a zero-lot line building even when the actual lot line is 10 feet away. He described the team's commitment to continue working with staff to reinforce the street wall within that build-to line.

Topic 12: Building 4, East/West Through-Block Passage. Bullock described the area as not a high-use area, and said in the applicant's view, the solution proposed appropriately addresses staff's legitimate concern.

Topic 13: Building 4, SEPA. Bullock noted the applicant team has hired consultants familiar with City work elsewhere to prepare its Flood Hazard Permit for submittal to the City.

Jackie Frank, Vice President for Real Estate Development, Costco, gave his perspective on the successful working relationship with the City on these permits. He said the Development Commission's comments at the September 5 meeting were valuable. He also praised the design work done by City consultants Crandall/Arambula as being helpful to the applicant team.

- Public comments
SOWA opened the meeting for public comment at 8:05 PM.

Connie Marsh, Squak Mountain resident, said she is pleased to see progress made on the building design. She addressed the trails and trees, and said what Costco has proposed to do for the trail and ponds is a vast improvement. On the Pickering Trail side, it seems that the applicant is saying "trust us, it's going to be great..." and expressed her concerns about needing more evergreen trees. The diagrams show evergreens, she continued, but vegetation won't be present in the winter, and we need to be sure we have year-round vegetation that will provide a sense of screening. She also spoke to the sense of arrival issue, and said more visual clues are needed for the public, which may include signage, larger and more prominent addresses on buildings, and so on. She said she doesn't think a new condition is required. She added should the good working relationship described tonight between Costco and the City not materialize, what is the mechanism for fixing any conflicts and problems.

Hearing no additional requests to speak, SOWA closed the meeting for public comment at 8:10 PM.

- Joint discussion
PRICE asked on Topic 1, why wouldn't the two sidewalks be the same width, or the south sidewalk be eight feet. Why are we pushing the minimum on only one side. Bullock replied we are showing it on the north side because of the through-block passage. He showed it on a diagram and noted how they line up so someone can use the wider sidewalk and continue east. He also said the parking garage will also have 1,700 cars coming in and out every day, and showed the two main entrances. He said given that number of trips, it makes more sense to try to emphasize the walkway on the north side to guide pedestrians away from cars using the garage. PRICE asked is there any kind of system that signals when cars are exiting. Bullock explained how the walls will be pulled back so there will be about 30-foot openings and increased visibility for people using the sidewalk. Sloman added because the landscape is being

removed, staff felt at least one of the sidewalks should be wider to compensate and make it feel more gracious. She referred to staff's condition to make it wider on the south side, and said we have gone back and forth on this, but Costco felt strongly that it should be on the north side and staff is okay with deferring to their preference as a reasonable case can be made for either side.

PRICE asked on Topic 2, one of the two renderings of the plaza level appears to have a higher first-floor plate. Bullock replied glass is incorporated into the first level of parking so it appears taller, but that has been changed in the second rendering to bring that feature down further.

SANFORD asked on revised condition 5, page 24 of 65, is that wording in addition to the existing condition 5 and not a replacement for condition 5. Lin replied it would be in addition. MORGAN noted that is new condition 27. Lin replied correct.

SANFORD asked for clarification of the increased floor thickness of Building 5. Bullock replied after discussions with our structural engineer, we need a seismic break on one side or the other, and explained how the revised floor thickness meets that requirement.

SANFORD said on page 22 of 65, the renderings provided of Building 5 are good, but he's trying to think of how it would appear from street level. Would lighting on the ceiling of the garage be visible, he asked. Bullock replied yes. There is no screening behind them, he continued, and described how headlights are blocked elsewhere but that the actual lights of the parking garage would be visible. He said Costco currently uses motion sensors and timers on its parking garage, he added.

MORGAN said revised condition 4 doesn't include language about the AAS for the through-block process, and asked is that because the applicant has already applied for it. Lin replied correct; the AAS application is being presented for approval tonight and so it wasn't included.

MORGAN asked on revised condition 11, is the only addition the third bullet point, "Should trail users along the Pickering Road Trail be exposed to retaining walls over four feet in height..." Lin replied yes. That is intended to make sure that any walls along the trail over four feet would be treated, she added. MORGAN asked what does "exposed" mean in this context. Lin replied it would mean people looking into retaining walls over four feet high. MORGAN said his understanding is that under the new design, there would be no retaining walls over four feet. Lin replied in the new design, there is a new, shorter section at the pond overlook about 20 feet long, and the applicant has indicated it would be either retaining walls or columns. If they decide to go with retaining walls there, the walls will need to be treated, she noted.

MORGAN asked are there any points where railing or fencing would be needed along the path where it is being moved up above the retaining wall. Bullock said the assumption is that there needs to handrails along that part of the path and would be part of the building permit.

MORGAN referred to the Development Commission's previous discussion about having a minimum of 25-percent of bike stalls in Building 4 or just leaving the options open as to what is most appropriate (condition 12). Sloman replied for predictability, a number would be helpful, but as the design evolves, having it be 20 or 40 percent rather than 25 percent if it worked better would not be a problem for staff. She continued we could add "as approved by the Director" to condition 12 provide flexibility. MORGAN agreed and staff made a note of it.

PRICE said on Topic 10, Sense of Arrival, he said he tends to agree with the applicant that the roundabout and other features will create a special sense of arrival, and is inclined to agree to it "as is" with no additional conditions. He continued on Topic 11, he thinks the new proposal is a better reaction to treating the street edge and is fine "as is" with no additional conditions.

SANFORD said he likes the applicant's commitment to making signage improvements to add visibility and a sense of place. He asked the other Commissioners whether they have any issue with the new treatment of the northeast corner of Building 5 where lighting in the parking garage will be visible from the street. MORGAN referred to timers that will dim lights when not in use and noted that most of the floor will not be lit after 5:00 pm or so. Sloman replied the lighting will not be that different from what is in the office buildings. She said sophisticated lens design and applying the City's lighting standards will also help alleviate lighting issues.

MORGAN noted that the applicant's changes in general are positive, and spoke to the need for evergreen trees on the site. He said he thinks there will be a sense of arrival and there is no need to address wayfinding, signage, or monument signage in a condition, but would encourage the applicant to work with other property owners to take advantage of opportunities there for some great signage. He said the applicant's solution to the build-to line seems to work fine as well.

SOWA spoke of the applicant's positive working relationship with the City and the project's sustainability features as being a good model for the City.

Sloman suggested language be added to Condition 12, "A minimum of 25 percent of the bicycle parking will be provided in Building 4, not exclusively in Building 5, or as modified and approved by the Development Services Department Director to be consistent with the intent of staff's comments."

MOVED BY MORGAN, SECONDED BY PRICE that the Development Commission approve Site Development Permit No. SDP 17-00001 for the Costco Campus Expansion Building 5, Project No. PRJ 17-00008 as described and evaluated in the Staff Report dated August 29, 2018, with Attachments 1-12, the Briefing Response Memo dated September 28, 2018 with Attachments 1-8, the project drawings and reports received August 18, 2018, and all subsequent submittals up to October 3, 2018, and subject to the conditions contained in the Staff Report, and revised and new conditions contained in the Briefing Response Memo (revised Conditions 4 and 11, and new Conditions 27 and 28) and revised condition 12 as shown at the meeting tonight. MOTION CARRIED UNANIMOUSLY.

MOVED BY MORGAN, SECONDED BY SANFORD that the Development Commission direct the Development Services Department to prepare Findings of Fact and Conclusions for review and approval by the Development Commission Chair affirming the Development Commission's decision to approve the Costco Campus Expansion Building 5 Project, STP 17-00001, subject to the conditions listed in the Staff Report, modified in the Briefing Response Memo, and as amended tonight. MOTION CARRIED UNANIMOUSLY.

5. OTHER BUSINESS / ANNOUNCEMENTS

None.

6. ADJOURNMENT

With no additional business to conduct, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Susan Lowe
Recording Secretary