

Appendix B3

Addendum to Critical Area  
Study and Wetland Mitigation  
Plan

Prepared by Wetland Resources, Inc.

July 30, 2021



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Issaquah School District #411  
Attn: Tom Mullins  
5150 220th Ave SE  
Issaquah, WA 98209

**RE: Addendum to the *Critical Area Study and Wetland Mitigation Plan for Issaquah School District - High School #4 and elementary School #17*, dated February 22, 2021**

The purpose of this addendum is to address the proposed project's compliance with Issaquah Municipal Code (IMC) sections 18.10.700 and 18.10.710.

*Compliance with IMC 18.10.700.C*

The Issaquah School District (ISD) chose the subject property because it is of a sufficient size to accommodate a high school campus and was available for purchase. The layout of the elementary and high school campuses has gone through several revisions to reduce the overall impact on the property. The location and linear nature of Wetland C necessitate impacting this feature to construct the proposed school campuses. The impact to Wetland C is necessary, unavoidable, and is the least amount of impact feasible in order to construct the new school campus.

Overall, the footprint of the two school campuses and total impervious surfaces on the site have been reduced from previous site plans. The minimum required number of sports fields are proposed, and the tennis courts have been placed over the parking garage. Utilizing multi-level buildings and a parking garage in the design allows greater tree retention and a wider vegetated buffer along the boundary of the property.

While the current site layout reduces the overall impact on the site, there is no feasible way to configure the proposed school campuses without impacting Wetland C. The proposed width of the access driveway and bus loop and amount of parking provided is the minimum necessary to provide the required turning radius, adequate vehicle cueing, and meet the parking needs of the project. It is necessary to have the road connection between the bus loop and the southern access to the site for emergency access. To provide a connection in this location at a grade that is passable for emergency vehicles, the final grade necessary adjacent to the bus loop and emergency access renders the impacts to Wetland C unavoidable. Even if it were possible to reduce the width of the bus loop and parking, the upper portion of Wetland C would still be impacted. As this is a slope

wetland, impacting the upper portion of the wetland would affect the hydrological regime of the lower portion of the wetland, effectively impacting the entire wetland unit.

Wetland C is a Category IV wetland that provides a low level of hydrologic, water quality, and wildlife habitat functions. In addition, it is mostly located within an excavated roadside ditch. Utilizing the existing access road minimizes the number of trees to be removed for the project. The proposed impact to Wetland C is the minimum impact necessary to construct the combined elementary and high school campus while addressing community concern and code requirements regarding tree retention.

Alternative site layouts and locations for the second access point for emergency vehicles were rejected due to steep slopes/topography and tree retention concerns. The second access point is required for safety and the impacts related to the second access road have been minimized as much as possible, while still allowing for functional access for emergency vehicles. Preserving as many trees as possible and only impacting a small, Category IV wetland minimizes the overall impacts of the project.

*Compliance with IMC 18.10.700.D*

There is no practicable alternative site layout that would result in less impact to Wetland C, as discussed above. While this site could be used for a different purpose, increasing enrollment within the Issaquah School District has created the need for an additional high school and this property was the only available site of sufficient size to accommodate a high school campus. The development constraints for this property were not a result of any actions by ISD.

Wetland C is a linear ditch-like feature along an existing access road. Water moving through this wetland enters existing stormwater management infrastructure, which eventually outlets to Laughing Jacobs Creek. During construction, appropriate TESC measures will be implemented to protect water quality. All stormwater from the proposed development will be collected in multiple detention vaults with three outlet points connecting to existing stormwater conveyance infrastructure. Collecting and treating stormwater before releasing it into the Laughing Jacobs Creek basin will maintain water quality in the area and prevent the project from negatively affecting fish habitat within Laughing Jacobs Creek and its tributaries.

A Nationwide Permit for this project was issued by the U.S. Army Corps of Engineers (Corps) on January 14, 2021. The Corps made a determination of “No Effect” for this project and stated no further coordination with the WA State Department of Ecology was necessary. As mitigation for the impact to Wetland C, ISD has purchased credits from the East Lake Sammamish Mitigation Bank.

*Compliance with IMC 18.10.710*

This section of IMC focuses on minimizing wetland impacts. Section 9 of the Critical Area Study and Wetland Mitigation Plan dated February 22, 2021, addresses mitigation sequencing including impact minimization. Standard best management practices and erosion and sediment control procedures will be implemented prior to and during construction.

Should you need additional information or have any questions or concerns, please don't hesitate to call our office at (425) 337-3174.

*Wetland Resources, Inc.*



Meryl Kamowski, PWS  
*Senior Ecologist*