



29 July 2025

Danielle Nielson
Permit Technician
City of Issaquah, Community Planning and Development Department
130 East Sunset Way, Issaquah, WA 98027

REFERENCE: Issaquah Trailhead Apartments (SDP25-00002)
SUBJECT: Environmental Peer Review Responses

Dear Danielle:

Comments were provided for this project from Facet in a letter dated 18 June 2025. Those comments have been addressed below and in the documents attached.

CORRECTIONS

1. Revised Performance Standard A3 to require at least 80% native woody cover by Year 5.

Performance Standard A3 has been updated to reflect at least 80% native woody cover by Year 5. Rather than revising the entire CAR, an addendum has been prepared that is only the mitigation plan.

2. Clarify if any hydroseeding is proposed in the wetland buffer, and accordingly, evaluate the need for Performance Standard A4. If a hydroseed performance standard is warranted, revise to require at least 90% cover by Year 5.

Hydroseed is proposed within the outer portion of the wetland buffer around the dispersion trench within the hatch labeled “Upland Buffer Plant Mix” on the landscape plans (Sheet L3.01). Hydroseed may be used within the wetland for the blend of sedges and rushes proposed within this area. The hydroseed performance standard has been modified to 90% by Year 5. We recognize that hydroseed coverage should be higher than 20% by Year 1, and as such this was increased to at least 50% by Year 1, 75% by Year 2, and then 90% in Years 3-5. Supplemental overseeding may occur as a maintenance action in future years as needed to achieve the necessary coverage.

3. Provide additional information on the purpose of the 12-foot-wide multimodal trail/drive aisle and how it is an allowed use under IMC 18.802.

This trail is a non-motorized trail that is required by the City. IMC 18.802.240.B.2 *Regulated Activities in Wetlands and Wetland Buffers* allowed for the construction of public and private trails...in wetland buffers...per IMC 18.802.400 and 18.802.420 documents no loss of buffer functions and values. IMC 18.802.400 and .420 are *Critical Areas Studies* and *Wetlands Critical Area Study Requirements*, respectively. The previously prepared critical area report meets these standards, and outlines the existing conditions of the property, including the wetland and buffer, as well as discussing the project elements relative to these critical areas.

Additionally, the minimum buffer for this Category IV wetland is 40 feet, from which the trail stays outside. The combined enhancement and restoration actions on this site will convert what is currently asphalt to functional buffer with an increase in native plant species present, as well as provide improved protects to the wetland from the adjacent development.

4. Provide additional information on how the proposed project incorporates relevant impact minimization measures listed under IMC 18.802.260.B.

More than half of the onsite buffer is paved in the current condition. Much of the buffer offsite is also paved. The adjacent property to the west is a public parking garage where the drive aisle was constructed up to the wetland edge with roughly five (5) feet of buffer remaining. This wetland is heavily disturbed in its current condition, and located in a densely urban area next to a major public transit hub. The Project avoids all direct impacts to the wetland, and will maintain the minimum buffer of 40 feet with no intrusions, and only proposes allowable uses within the outer 10 feet of the buffer between the 40-foot and 50-foot buffer width area. These allowable uses include stormwater infrastructure and the public non-motorized trail. The dispersion trenches are needed to ensure this wetland remains hydrated since it receives no inputs except from this property. The buffer will be fully enhanced and restored as compensation for the allowable uses that will intrude into the outer 10 feet of the buffer. These mitigation actions include removing the asphalt from within the outer portion of the buffer, as well as removing invasive species, and then adding dense plantings of native species to restore buffer function.

5. Prepare a BQW that incorporates all required mitigation elements, five years of maintenance, six monitoring inspections (five annual inspections plus the as-built inspection), and the additional 50% performance surety.

A completed bond quantity worksheet is attached.

Please don't hesitate to contact me with any additional questions.

Sincerely,


A handwritten signature in blue ink, appearing to read "Jennifer Marriott".

Jennifer Marriott, PWS

Principal

Wet.land, LLC

Enclosure: Critical Area Mitigation Plan, 29 July 2025
 Bond Quantity Worksheet

 King County	Department of Permitting	Critical Areas Mitigation		C24 09/09/2015	
	Environmental Review	Bond Quantity Worksheet		ls-wks-sensareaBQ.xls	
	35030 SE Douglas Str, Suite 210			ls-wks-sensareaBQ.pdf	
	Snoqualmie, WA 98065-9266				
	206-296-6600 TTY Relay: 711				
Project Name: The Trailhead		Date: 31-Jul-25		Prepared by: J. Marriott	
Project Number:		Project Description: Multifamily with Wetland/Buffer Mitigation			
Location: 1550 Newport Way NW, Issaquah, WA		Applicant: King County Housing Authority		Phone: 206-309-8100	
PLANT MATERIALS (includes labor cost for plant installation)					
Type	Unit Price	Unit	Quantity	Description	Cost
PLANTS: Potted, 4" diameter, medium	\$5.00	Each	4100.00		\$ 20,500.00
PLANTS: Container, 1 gallon, medium soil	\$11.50	Each	800.00		\$ 9,200.00
PLANTS: Container, 2 gallon, medium soil	\$20.00	Each			\$ -
PLANTS: Container, 5 gallon, medium soil	\$36.00	Each	240.00		\$ 8,640.00
PLANTS: Seeding, by hand	\$0.50	SY			\$ -
PLANTS: Slips (willow, red-osier)	\$2.00	Each			\$ -
PLANTS: Stakes (willow)	\$2.00	Each			\$ -
PLANTS: Stakes (willow)	\$2.00	Each			\$ -
PLANTS: Flats/plugs	\$2.00	Each	1060.00		\$ 2,120.00
TOTAL					\$ 38,340.00
INSTALLATION COSTS (LABOR, EQUIPMENT, & OVERHEAD)					
Type	Unit Price	Unit			Cost
Compost, vegetable, delivered and spread	\$37.88	CY			\$ -
Decompacting till/hardpan, medium, to 6" depth	\$1.57	CY			\$ -
Decompacting till/hardpan, medium, to 12" depth	\$1.57	CY			\$ -
Hydroseeding	\$0.51	SY	835.00		\$ 425.85
Labor, general (landscaping other than plant installation)	\$40.00	HR			\$ -
Labor, general (construction)	\$40.00	HR			\$ -
Labor: Consultant, supervising	\$55.00	HR			\$ -
Labor: Consultant, on-site re-design	\$95.00	HR			\$ -
Rental of decompacting machinery & operator	\$70.00	HR			\$ -
Sand, coarse builder's, delivered and spread	\$42.00	CY			\$ -
Staking material (set per tree)	\$7.00	Each			\$ -
Surveying, line & grade	\$250.00	HR			\$ -
Surveying, topographical	\$250.00	HR			\$ -
Watering, 1" of water, 50' soaker hose	\$3.62	MSF			\$ -
Irrigation - temporary	\$3,000.00	Acre	0.79		\$ 2,370.00
Irrigation - buried	\$4,500.00	Acre			\$ -
Tilling topsoil, disk harrow, 20hp tractor, 4"-6" deep	\$1.02	SY			\$ -
TOTAL					\$ 2,795.85
HABITAT STRUCTURES*					
ITEMS	Unit Cost	Unit			Cost
Fascines (willow)	\$ 2.00	Each			\$ -
Logs, (cedar), w/ root wads, 16"-24" diam., 30' long	\$1,000.00	Each			\$ -
Logs (cedar) w/o root wads, 16"-24" diam., 30'	\$400.00	Each			\$ -
Logs, w/o root wads, 16"-24" diam., 30' long	\$245.00	Each			\$ -
Logs w/ root wads, 16"-24" diam., 30' long	\$460.00	Each			\$ -
Rocks, one-man	\$60.00	Each			\$ -
Rocks, two-man	\$120.00	Each			\$ -
Root wads	\$163.00	Each			\$ -
Spawning gravel, type A	\$22.00	CY			\$ -
Weir - log	\$1,500.00	Each			\$ -
Weir - adjustable	\$2,000.00	Each			\$ -
Woody debris, large	\$163.00	Each			\$ -
Snags - anchored	\$400.00	Each			\$ -
Snags - on site	\$50.00	Each			\$ -
Snags - imported	\$800.00	Each			\$ -
* All costs include delivery and installation					TOTAL \$ -
EROSION CONTROL					
ITEMS	Unit Cost	Unit			Cost
Backfill and Compaction-embankment	\$ 4.89	CY			\$ -
Crushed surfacing, 1 1/4" minus	\$30.00	CY			\$ -
Ditching	\$7.03	CY			\$ -
Excavation, bulk	\$4.00	CY			\$ -
Fence, silt	\$1.60	LF			\$ -
Jute Mesh	\$1.26	SY			\$ -
Mulch, by hand, straw, 2" deep	\$1.27	SY			\$ -
Mulch, by hand, wood chips, 2" deep	\$3.25	SY	4000.00		\$ 13,000.00
Mulch, by machine, straw, 1" deep	\$0.32	SY			\$ -
Piping, temporary, CPP, 6"	\$9.30	LF			\$ -
Piping, temporary, CPP, 8"	\$14.00	LF			\$ -
Piping, temporary, CPP, 12"	\$18.00	LF			\$ -
Plastic covering, 6mm thick, sandbagged	\$2.00	SY			\$ -
Rip Rap, machine placed, slopes	\$33.98	CY			\$ -
Rock Constr. Entrance 100'x15'x1'	\$3,000.00	Each			\$ -
Rock Constr. Entrance 50'x15'x1'	\$1,500.00	Each			\$ -
Sediment pond riser assembly	\$1,695.11	Each			\$ -
Sediment trap, 5' high berm	\$15.57	LF			\$ -
Sediment trap, 5' high berm w/spillway incl. riprap	\$59.60	LF			\$ -
Sodding, 1" deep, level ground	\$5.24	SY			\$ -
Sodding, 1" deep, sloped ground	\$6.48	SY			\$ -
Straw bales, place and remove	\$600.00	TON			\$ -
Hauling and disposal	\$20.00	CY			\$ -
Topsoil, delivered and spread	\$35.73	CY	380.00		\$ 13,577.40
TOTAL					\$ 26,577.40

GENERAL ITEMS						
ITEMS	Unit Cost	Unit			Cost	
Fencing, chain link, 6' high	\$18.89	LF			\$	-
Fencing, chain link, corner posts	\$111.17	Each			\$	-
Fencing, chain link, gate	\$277.63	Each			\$	-
Fencing, split rail, 3' high (2-rail)	\$10.54	LF			\$	-
Fencing, temporary (NGPE)	\$1.20	LF			\$	-
Signs, sensitive area boundary (inc. backing, post, install)	\$28.50	Each	5.00		\$	142.50
					TOTAL	\$ 142.50
OTHER				(Construction Cost Subtotal)	\$	67,855.75
ITEMS	Percentage of Construction Cost	Unit			Cost	
Mobilization	10%	1			\$	6,785.58
Contingency	30%	1			\$	20,356.73
					TOTAL	\$ 27,142.30
MAINTENANCE AND MONITORING						
NOTE: Projects with multiple permit requirements may be required to have longer monitoring and maintenance terms. This will be evaluated on a case-by-case basis for development applications. Monitoring and maintance ranges may be assessed anywhere from 5 to 10 years.						
Maintenance, annual (by owner or consultant)						
Less than 1,000 sq.ft. and buffer mitigation only	\$ 1.08	SF		(3 X SF total for 3 annual events; Includes monitoring)	\$	-
Less than 1,000 sq.ft. with wetland or aquatic area mitigation	\$ 1.35	SF		(3 X SF total for 3 annual events; Includes monitoring)	\$	-
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of buffer mitigation	\$ 180.00	EACH		(4hr @\$45/hr)	\$	-
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of wetland or aquatic area mitigation	\$ 270.00	EACH		(6hr @\$45/hr)	\$	-
Larger than 5,000 sq.ft. but < 1 acre -buffer mitigation only	\$ 360.00	EACH		(8 hrs @ 45/hr)	\$	-
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area mitigation	\$ 450.00	EACH	10.00	(10 hrs @ \$45/hr)	\$	4,500.00
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area mitigation	\$ 1,600.00	DAY		(WEC crew)	\$	-
Larger than 5 acres - buffer and / or wetland or aquatic area mitigation	\$ 2,000.00	DAY		(1.25 X WEC crew)	\$	-
Monitoring, annual (by owner or consultant)						
Larger than 1,000 sq.ft. but less than 5,000 wetland or buffer mitigation	\$ 720.00	EACH		(8 hrs @ 90/hr)	\$	-
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area impacts	\$ 900.00	EACH	5.00	(10 hrs @ \$90/hr)	\$	4,500.00
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area impacts	\$ 1,440.00	DAY		(16 hrs @ \$90/hr)	\$	-
Larger than5 acres - buffer and / or wetland or aquatic area impacts	\$ 2,160.00	DAY		(24 hrs @ \$90/hr)	\$	-
					TOTAL	\$ 9,000.00
					Total	\$103,998.05