



The Development of Issaquah Highlands: A Historical Timeline

1989

Grand Ridge Partnership and Glacier Ridge Partnership acquired from Burlington Northern a parcel of land known as Grand Ridge, a 2,200-acre site near downtown Issaquah.

Port Blakely Tree Farms forms Port Blakely Communities, Inc. to be the developer of Issaquah Highlands.

1990 – 1995

A five-year public planning and information process kept the community abreast of plans and alternatives for the property. Community meetings, open houses, direct mailings, surveys, hearings and focus groups led to zoning amendments to create a higher-density, environmentally friendly urban village.

Prior to the public information process, the land was zoned to allow one house for every five acres. Afterward, the Issaquah City Council approved a zoning change to allow the higher density now available at Issaquah Highlands in exchange for an Urban Village Plan that preserved 1,400 acres as permanent, King County-owned open space.

1992 – 1997

Negotiations with King County and the City of Issaquah ensured that transportation right-of-way and other zoning measures could accommodate Issaquah Highlands' urban village density and layout, including its narrow streets. Police and fire departments approve the Highlands' urban plan and its parameters, ensuring emergency vehicle access.

1994

The Urban Growth Area (UGA) is established under the State's Growth Management Act and includes approximately 650 acres within the Issaquah Highlands' urban area.

1995 – 1996

The City of Issaquah annexed land west of the UGA line from King County. Land east of the line remains under King County's jurisdiction and maintains a lower density.

The City of Issaquah and King County approved the Urban Village Land Plan after a five-year public process. Ground is broken and the new community is named Issaquah Highlands. Construction begins on a cutting-edge communications system with mandated fiber optic cable to all homes.

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1997

The City of Issaquah and Port Blakely Communities work together to create a set of green building standards, the Evergreen Builders Guide. The Evergreen Builders Guide was the foundation of Built Green™, the current standard for green home design and construction, created in partnership with the Master Builders Association of King and Snohomish Counties.

Microsoft signs an option to build a campus on up to 150 acres within Issaquah Highlands with 2.95 million square feet of offices.

1998

Issaquah Highlands welcomes its first resident.

1998 – 2001

Preparation begins for the construction of the Sunset Interchange, which is beset by some delays. Passage of Initiative 695 eliminated a major source of funding and stalled the project until the Washington State Legislature enacted new funding. Progress is further slowed when construction crews surprisingly unearth automobile-sized granite boulders at the access ramp's site. (Today the Sunset Interchange provides Issaquah Highlands with direct access to Interstate 90.)

2001

Construction begins on the Sunset Interchange.

2002

Port Blakely Communities is recognized by the Master Builders Association of King and Snohomish Counties and designates Issaquah Highlands as a Built Green™ community. Port Blakely requires that all homes from Phase II on – upward of 2,200 homes – be designed and constructed to meet the 3- or 4-Star Built Green™ rating standard.

2003

City of Issaquah begins construction of the 48-acre Central Park, to include soccer fields, four tennis courts, softballs fields, picnic areas and more when completed. Phase I opened in Fall 2004. The Sunset Interchange officially opens to traffic in August.

Issaquah Highlands' firehouse, Firehouse #73, opens and becomes the first firehouse in the nation certified at the LEED™, or Leadership in Energy and Environmental Design, Silver level, a standard of the U.S. Green Building Council.

The Highlands Council is formed as an umbrella non-profit organization dedicated to enhancing the quality of life and health of the community by sponsoring and coordinating regular neighborhood events and activities.

2004

Issaquah Highlands welcomes its 1,000th resident.

The Puget Sound Energy Built Green™ Idea Home at Issaquah Highlands demonstrates that sustainable building is marketable, viable and attractive. More than 8,000 visitors toured the Built Green™ Idea Home, a Port Blakely-produced initiative.

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Microsoft completes purchase of 63 acres, which can become an office park with 1.2 million square feet of office space. The remaining 87 acres once reserved for Microsoft is available for an expanded retail center, additional office buildings, residences and other potential users, including the development of healthcare facilities.

Port Blakely begins early release of Harrison Street and Grand Ridge Drive custom homes and homesites, which offer a truly unique custom home building process and experience. Homebuyers select their custom homesites and interview a panel of pre-selected architects and homebuilders to craft their custom home.

2004 cont'd

Renowned Seattle architects design the first custom estate homes on Harrison Street, which features view properties and homes with anticipated valued of \$1.5 million and more.

King County begins construction on a five-story, 1,000-stall Park & Ride garage on High Street, with completion slated for early 2006.

Issaquah Highlands sells 615 new homes in one year, making it the best-selling new home community in Northwest history.

2005

Port Blakely's long-term, sustainable perspective includes the design and construction of a facility that had not originally been planned for Issaquah Highlands: its own community center, Blakely Hall. In March 2005, Port Blakely presented Blakely Hall to the Issaquah Highlands Council so they could continue to carry out its mission to serve the broader community. Blakely Hall will host programs, classes, committee meetings and events almost daily.

Issaquah Highlands celebrated the opening of a new Montessori school in January 2005 to serve the pre-school aged children of the neighborhood.

Looking Ahead...

The first phase of retail development along High Street, Issaquah Highlands' retail village, will open in fall 2005. Comprising 20,000 square feet, this will include Dilettante Espresso and Mocha Caf_, Bella Cleaners, Curves for Women, Sorella Salon and Spa, a shipping center, and up to four restaurants. Up to 400,000 sq. ft. of additional retail space and neighborhood services will be added beginning in 2006 and will likely include a bank, bookstore and several more restaurants.

A high-end grocery store is planned for High Street and will be announced by mid-2005, with completion estimated for late 2006/early 2007.

The Issaquah School District has submitted an application to build a new elementary school to serve the community; the school's opening is planned for 2007.