



Issaquah Highlands Homes Embrace Tradition and Modern Convenience

(Issaquah, Wash.) – What if a neighborhood restored the idea of community, respected the architectural traditions of the past, and was built with modern conveniences and environmental responsibility? The urban village of Issaquah Highlands, located in Issaquah, Wash., does just that. Issaquah Highlands combines the scale and pattern of traditional town planning with the access and technology of today. Issaquah Highlands integrates housing, retail, work places, parks, and civic facilities into a close-knit, charming and functional community. Public spaces, from parks to trails, invite interaction and relationship building.

Narrow tree-lined streets with wide sidewalks create a pedestrian-friendly environment and highlight Issaquah Highlands' diverse architecture, which clusters homes within walking distance of parks, shops, trails and restaurants – much like an old-fashioned neighborhood. Yet fiber-optic cable connects every home, a direct freeway access ramp shrinks commutes, and environmental stewardship guides every home's design, site placement and construction.

Seven neighborhoods comprise the community of Issaquah Highlands, each with a unique flavor and feel. Prices throughout Issaquah Highlands range from condos for \$170,000 to luxurious multimillion dollar estates on exclusive view and acreage properties. The community will eventually include 3,250 homes.

**Issaquah Highlands combines a city's vitality with family-friendly amenities.
Its guiding principles include:**

Environmental Stewardship —

Starting with Phase II, which was timed with the opening of the Sunset Interchange from Interstate 90, every home in Issaquah Highlands is built to meet the rating standards of the Master Builders Association's Built Green™ program, the region's residential green-building benchmark. In fact, Issaquah Highlands was the first and largest community in the Northwest to be certified under the Built Green™ program. Built Green™ standards specify materials that are healthier for humans and pets, such as paints, adhesives and carpets that emit low levels of volatile organic compounds, or VOCs; and materials that have less impact on the environment, such as certified wood.

Smart-growth principles guide the arrangement of all residences, set in clusters surrounded by low-maintenance landscapes. These principles save homeowners operating costs, increase home values, and allow 75% of Issaquah Highlands' land to be reserved for open space, trails and parks.

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Pedestrian-friendly Neighborhood Design —

The sidewalks and narrow streets encourage alternative modes of transportation, including walking, hiking and biking. All homes are located near parks, trails, and within close proximity to a community center and retail amenities.

Diversity is a Priority —

Diversity, expressed in a range of housing types and sizes, attracts people at every stage of life, of varied ages and ethnicities, and from a variety of economic levels. Young families, empty nesters, singles, seniors, pet lovers, professionals, outdoor enthusiasts, telecommuters, and stay-at-home parents all call Issaquah Highlands their home.

The mix of housing types – both owned and rented – within each of the six distinct neighborhoods also cultivates a visual, social, and environmental diversity. The architecture – with hipped roofs, gabled roofs, dormers, porches, detached garages, and bay windows – creates the visual texture of a diverse neighborhood.

Economically, 30% of Issaquah Highlands' homes are devoted to income-qualified residents, or those whose income falls within 120% or less of the median King County income.

A Sense of Community —

Issaquah Highlands presents a viable alternative to suburban sprawl, where neighbors may become isolated and anonymous. Instead, Issaquah Highlands restores civic interaction while using land responsibly through higher-density planning and ample, shared open spaces.

Issaquah Highlands' homes are all within a 1/4-mile of a park or playground and include single-family homes, custom view properties, estates on acreage, multi-storied lofts, cottages, carriage houses and townhomes. The community's many planned activities and civic committees encourage collaboration and interaction among residents. Resident committees share responsibility for the maintenance, vision and growth of community elements such as trails, parks and other amenities.

Blakely Hall, Issaquah Highlands' new community center, provides a nexus for the community and a dedicated place to gather. Donated to the residents by Port Blakely Communities, Issaquah Highlands' developer, the center opened in March 2005.

Enjoying the Great Outdoors —

Surrounded by 1,400 acres of preserved open space, an outdoor enthusiast would feel particularly at home at Issaquah Highlands, which also features its own parks and trails.

Parks. Issaquah Highlands' 18 parks provide quiet spots for contemplation, reading or chatting with friends; others accommodate neighborhood gatherings for community-wide celebrations, such as the 4th of July and an annual barbecue. Homeowners play basketball and other group sports at Firehouse Park. There are also three City of Issaquah parks within the community: Central Park, Grandview Park, and Black Nugget Park.

Playgrounds. The colorful climbing walls, tower structures and catwalks in Central Park – which parents and children chose specifically – provide youngsters with a challenging outdoor experience. Central Park also features tennis courts, softball fields, picnic areas and soccer fields. Ten community parks feature at least one playground structure.

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Trails. A key element of urban village design is pedestrian scale and orientation. Issaquah Highlands' homes are oriented toward sidewalks, which then connect to more than 10 miles of community trails. There is an ever-developing system of trails in the King County open space that surrounds the Highlands, and those trails connect with other major routes that lead into the Cascade Mountains.

Committees that serve and protect the outdoors. Neighbors who enjoy the numerous community trails are encouraged to join the Parks and Trails Committee. Another group of residents, the Trail Troopers, maintains existing trails and forges new ones. Yet another group maintains sections of Issaquah Highlands' 120 acres of protected wetlands. All committee activities provide great opportunities for families and neighbors to work together.

Quality Infrastructure —

The major infrastructure that is now part of the Issaquah Highlands resulted from a multi-year planning process. That infrastructure includes a direct access ramp to Interstate 90, the Sunset Interchange, which opened in 2003, a fiber optic community network, and a new Montessori school and an elementary school underway.

A wired community. One of the world's most advanced communications networks, the Highlands Fiber Network, or HFN, delivers fiber optic cable directly to residences and businesses. Its always-on, supremely fast connection costs less than dial-up, DSL or cable Internet service. Every home comes pre-wired to this secure, community-owned fiber optic network. The system offers limitless bandwidth capabilities, making it easy for residents to work from home. Residential and commercial network packages are available. No DSL, cable modem or extra phone lines are required.

Renowned schools. Issaquah's public schools draw families from many corners of the metro area. For the benefit of Issaquah Highlands' residents, a new Montessori school accommodates the growing number of children in the community, and by 2007 a new elementary school will open.

Mixed Uses Provide Variety —

The value of diversity at Issaquah Highlands includes the belief that residential and commercial developments work together for mutual benefit. Retail amenities include the first phase of 20,000 square feet of new, pedestrian-scaled retail space on High Street – the community's downtown core – which will include a coffee shop, dry cleaners, exercise facility, and a mail/shipping store. Future proposed retail includes a grocery, drug store, boutiques, restaurants, hotel and professional services.

Other proposed commercial entities to reside within Issaquah Highlands include offices for Microsoft and healthcare facilities.

About Issaquah Highlands

Issaquah Highlands combines the best of old and new. The arrangement of houses preserves open space while creating the traditional rhythm of a village streetscape, with porches fronting sidewalks. Narrow streets temper automobiles while construction materials and conservation methods tread lightly on the environment. Playgrounds, trails, sidewalks, and a community intranet encourage communication and sharing among neighbors. The diversity of land use, architectural styles, housing types and people offers a place where neighbors don't just see one another, they know one another.

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