



# Notice of Open House for a Unified Zone Development Plan

## Plateau 120 – UZDP2014 - 00278

**Project Description:** The applicant is proposing to build a 5 story mixed-use building located on an approximately 2.84 acre site in the northeast quadrant of the Sammamish Town Center; the property fronts on SE 1st Street east of 228<sup>th</sup> Ave. The development is designed to include approximately 14,515 square feet of commercial uses at street level, 92 apartments in the four floors above, and residential amenities and subterranean parking on the bottom level. Half-street frontage improvements to SE 1st St would be installed as part of this project. The project is subject to design review under the Unified Zone Development Plan (UZDP) process, which may result in modifications to required design standards. The site is constrained by a type Np stream and associated buffer.

The purpose of this open house is to provide an additional opportunity for the community to review and provide comments on the proposed unified zone development plan. The applicant and the project review staff for the city will be available to answer questions, and opportunity for written comment will be provided.

**Applicant:** PNW holdings, LLC (Carol Rozday)  
**Project Location:** 100 Block of 228th Avenue SE, Sammamish, WA  
**Tax Parcel Number:** 1241100015 and 1241100017  
**Other Permits Included:** A SEPA review is occurring concurrently with this UZDP review; construction permits will be required following land use application review and approval.

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

**An Open House will be held at:**

**Date of Open House:** June 25, 2015  
**Time of Open House:** 4:00 PM – 6:00 PM  
**Location of Open House:** 801 – 228<sup>th</sup> Avenue SE (Executive Briefing Room, Rm 111)

**Staff Member Assigned:** Robin Proebsting, Associate Planner  
(425) 295-0528 or [rproebsting@sammamish.us](mailto:rproebsting@sammamish.us)

*Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*