



Notice of Decision for a Unified Zone Development Plan Southeast Village Townhomes – UZDP2013-00144

Project Description: The applicant has proposed a neighborhood mixed-use development located on an approximate 4.5 acre site in the southeast quadrant of the Sammamish Town Center. The development includes 6,500 square feet of commercial space located in 13 units which are proposed as live-work units, in addition to 62 townhomes for a total of 75 units. 7 of the townhomes will be reserved for affordable housing. The development will also contain several public and private open space areas, connected by a system of pedestrian sidewalks and walkways. The applicant is contributing to the construction of the SE Connector Road, which will provide permanent access to the site; temporary access will be from 228th Avenue SE.

The applicant (IS Sammamish SEQ, LLC) applied for the above project on August 12, 2013; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on September 4, 2013. On September 12, 2013, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **September 12, 2013** through **October 3, 2013**. A public open house was held for this project on June 12, 2014. The City of Sammamish issued a decision on August 8, 2014. This Notice of Decision was issued on **August 8, 2014** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

Applicant: IS Sammamish SEQ, LLC (Pete Lymberis, representative)

Public Comment Period: September 12, 2013 through October 3, 2013

Project Location: 500 Block of 228th Avenue SE, Sammamish, WA

Tax Parcel Number(s): 1241100030 and 1241100035

Existing Environmental Documents: SEPA Checklist, dated 4/14/2014; Wetland and Stream Evaluation, by Wetland Resources, Inc. received 8/12/2013; Technical Information Report by Triad Associates, received 8/12/2013 as amended 4/14/2014; Traffic Impact Analysis by TENW, received 8/12/2013 as amended 4/14/2014; Development Plan Set, by Triad Associates, received 8/12/2013 as amended 4/14/2014; Southeast Village Unified Zone Development Plan Application Resubmittal, received 4/14/2014

Other Permits Included: SEPA Determination, future construction permits

SEPA Review: The City issued a SEPA Determination for this project on August 8, 2014

Public Hearing: A public hearing is not required for this project.

Appeal Period: **August 8, 2014** through **August 29, 2014**

Staff Member Assigned:

Evan Maxim, Senior Planner

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Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 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.