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Determination of Significance & Scoping Notice

SAMMAMISH TOWN CENTER SUB-AREA PLAN AND ENVIRONMENTAL IMPACT STATEMENT

Proponent: City of Sammamish

Description of Proposal: The proposal is to develop and adopt a Sub-Area Plan for the City of Sammamish Town Center planning area located on the Sammamish Plateau in the center of the City. The Sub-Area Plan will include elements addressing the Town Center's Vision, land use / zoning, environmental management and open space, transportation, capital facilities, urban design and design guidelines, and implementation. The implementation actions may include amendments to the City's Comprehensive Plan, Transportation Improvement Plan, Land Use Regulations, and Capital Improvement Program. The Sub-Area Plan will emphasize four major objectives including accommodating an appropriate share of urban growth, preserving open spaces and habitat areas, providing employment opportunities in proximity to new housing, and providing adequate public facilities and services. The Sub-Area Plan will be incorporated into the City of Sammamish Comprehensive Plan.

Location: The planning area is approximately 243 acres extending west to east from 222nd Place SE to 232nd Avenue SE and north to south from E Main Street to approximately SE 8th Street. The intersection of SE 4th Street and 228th Avenue SE is the central node of the Town Center area.

Lead Agency: City of Sammamish – Department of Community Development

Determination of Significance (EIS Required): The City of Sammamish has determined that this proposal is likely to have a probable significant adverse impact on the environment. An EIS will be prepared. The alternatives are to be presented in the EIS portion of the integrated SEPA/GMA document along with the analysis of potential environmental impacts so that the public can become involved in determining which one or combination of the Sub-Area Plan alternatives should be adopted.

SEPA/GMA Integration: The City of Sammamish has determined that this proposal is a major action under SEPA and therefore, an Environmental Impact Statement (EIS) will be prepared concurrent with the development of the Sub-Area Plan. The EIS and Sub-Area Plan documents will combine the processes and provide supporting analyses required under both the Washington Growth Management Act (GMA) and the State Environmental Policy Act (SEPA) as described under Washington Administrative Code Section 197-11-210 through 197-11-235. Integration of the SEPA and GMA processes will allow consideration of environmental information as well as public input, and will assist decision makers in selecting an alternative that incorporates measures to fulfill the goals of the GMA while identifying and mitigating probable significant adverse environmental impacts under SEPA.

Alternatives: A No-Action Alternative and up to three action alternatives are proposed to be analyzed in the EIS document. The alternatives will be developed with the goal of accommodating the City's population and employment growth in the next 20 years. Differences between the alternatives will center on the intensity and location of the land uses proposed within the Town Center planning area.

Elements of the Environment to be Analyzed: The Lead Agency has identified the following areas for discussion and analysis in the EIS:

Natural Environment: Water (surface water, groundwater, water quality and quantity); Biological Resources (sensitive species, including salmonids, and fish, plant and animal habitat); Earth (soils and steep slopes).

Built Environment: Land Use (population, development patterns, housing, relationship to adopted plans and policies); Transportation (vehicular traffic, safety, pedestrian circulation, parking); Public Facilities and Utilities (emergency services; schools, parks, water, and wastewater), Energy, and Environmental Health.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Comments on possible alternatives, probable significant adverse environmental impacts, mitigation measures, and approvals that may be required are welcome.

Comment Deadline: The deadline for submitting written comments on the scope of the EIS is 5:00 p.m., Pacific Daylight Time, **April 12, 2006**. Please send written comments to the contact person at the address listed below.

Open House: On **March 28, 2006**, from **4:00 to 8:00 p.m.**, an Open House will be hosted by City of Sammamish staff at Sammamish Hills Lutheran Church, 22818 SE 8th Street, Sammamish, WA 98074. The Open House will provide an opportunity for interested citizens to obtain information on the integrated sub-area planning and SEPA process, to ask questions of staff and the consultant team working on the project, and to provide input on the scope of the EIS.

Additional Information: Additional information regarding this project including the City of Sammamish Comprehensive Plan, the Threshold Determination, associated maps, and related documents are available on the City of Sammamish Town Center Plan Website located at:
<http://www.ci.sammamish.wa.us/TownCenter.aspx>

Following the scoping comment period, the City of Sammamish will determine the appropriate scope of environmental review, including specific descriptions of the action alternatives and begin preparation of the Sub-Area Plan and EIS documents.

SEPA Responsible Official:

Responsible Official: Kamuron Gurol

Position/Title: Director, Dept. of Community Dev. Phone: (425) 898-0660

Contact Person: Cristina Van Valkenburgh,

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DATE: 3/17/06

Signature: _____

