



October 7, 2021

STCA, LLC – Peter Brennan
5335 Meadows Rd, STE 108
Lake Oswego, OR 97035

RE: Fourth Letter of Completion –Brownstone West Preliminary Subdivision (PSUB2019-00561)

The City of Sammamish has received revisions to the above referenced application for continued review on September 24, 2021. The revised application was submitted in response to the City's third review¹ of the original application submitted on November 4, 2019. The City has determined the application as submitted includes the items necessary to continue review of the application for compliance with the Sammamish Municipal Code (SMC); therefore, the application has been deemed complete for further review and processing in accordance with the procedures for a Type 3 land use permit decision pursuant to Sammamish Municipal Code (SMC) 20.05.020.

As part of the initial completeness check, staff did complete a cursory review of the application to verify that the updated materials showed significant progress towards compliance.

Furthermore, notice is hereby given in accordance with SMC 20.05.100(4) that the City of Sammamish will not meet the target of 120 days from the original date the application was deemed complete on November 27, 2019 to the time a decision is made which will be in the form of a Staff Recommendation to the Hearing Examiner.

Staff anticipates that 45 days are needed to review this application. In the event that City Staff is unable to meet this target time limit, SMC 20.05.100(4) dictates that the applicant shall be provided written notice that includes a statement as to why the target time limit has not been met and an estimated date for issuance of the Staff Recommendation. The reasons as to why staff is unable to meet the target 120-day time limit is as follows:

1. STCA, LLC submitted four land use applications that were being reviewed concurrently: Brownstone West (PSUB2019-00561) and Sammamish Town Center SW Quadrant (UZDP2019-00562, PSUB2019-00563, and BSP2019-00564). The Sammamish Town Center SW Quadrant (UZDP2019-00562) was denied by the City on November 13, 2020 and is currently under appeal.
2. The development of Brownstone West was dependent on shared infrastructure improvements with the Sammamish Town Center SW Quadrant project. Upon denial of the Sammamish Town Center SW Quadrant project, the application materials for Brownstone West are required to be updated and revised as a stand-alone project compliant with applicable Town Center Plan goals, policies, and regulations.
3. Additional staff review may be required prior to issuance of a Staff Recommendation and setting of a hearing date before the City's Hearing Examiner.

¹ Plan Review Summary for Brownstone West (PSUB2019-00561) dated May 23, 2021.

Staff anticipates processing of said application will proceed as follows:

1. In response to the third review letter dated May 23, 2021, Staff anticipates the need for 45 days to review STCA's response and provide additional review letters if necessary. It is anticipated that each subsequent City review will take up to 45 days; and
2. Upon completion of the City's final review, it is anticipated that it will take up to 30 days to draft and issue a Staff Recommendation to the Hearing Examiner and issue Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation; and
3. The Public Hearing will begin no less than 72 days after the issuance of Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation.
4. It is anticipated that a decision will be made by the Hearing Examiner in Spring 2022.

In accordance with SMC 20.05.060 and 20.05.100(4), on October 21, 2021, the City will issue a joint Notice of Revised Application and 120 Day Clock Exceedance by the following means: mailed notice to property owners within 1,000 feet of the subject site, mailed or emailed to all persons who submitted public comment during the comment period, updating signs already posted on the project property, and by placing a legal notice in the local newspaper. A 21-day public comment period will follow the noticing.

Finally, an **Additional Review Fee Invoice** will be sent in a separate email. The City is experiencing technical difficulties with the permit system at this time and is unable to produce the invoice. A second email regarding this matter will be forthcoming once the system has been restored.

Should you have any questions concerning your application, please call me directly at 425-295-0547. Email correspondence can be sent to chankins@sammamish.us with towncenter@sammamish.us copied on all email correspondence. Please also be sure to include the project file name and file number in the subject line (e.g. "PSUB2019-00561- Brownstone West"). Project information is available on the City of Sammamish website at <https://www.sammamish.us/towncenterprojects>

Sincerely,

Electronic Copy - Sent Via Email on 10/7/2021

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Cc: David Pyle, Director
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