



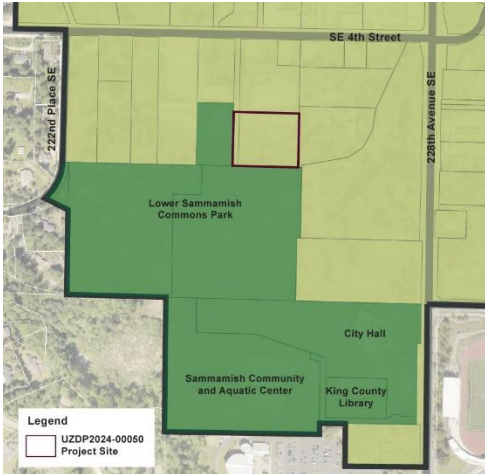
NOTICE OF APPLICATION – UNIFIED ZONE DEVELOPMENT PLAN/OPEN HOUSE/SEPA NOTIFICATION

FILE #: UZDP2024-00050 STC Phase II UZDP

Date of Notice: February 26, 2024

Open House: March 18, 6:00-8:00 pm @ Sammamish City Hall – Council Chambers

Public Comment Period: Begins February 26, 2024 & ends March 20, 2024, at 5 PM



NOTICE IS HEREBY GIVEN that the City of Sammamish received a Unified Zone Development Plan (UZDP) on January 30, 2024, from STC JV1, LLC, a private development company proposing to create 334 multifamily residential units and approx. 18,000 SF of commercial space located within a mixed-use development on 2.09 acres. The project site is zoned TC-A1.

On February 26, 2024, in accordance with SMC 21.09.010.H, the City issued this Notice of Application through mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and a legal notice in the local newspaper.

All associated documents can be viewed and downloaded at <https://www.sammamish.us/towncenterprojects>

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| Date of Completeness Determination: February 12, 2024 | Date of Notice of Application: February 26, 2024 |
| Date of Open House: March 18, 2024, 6:00-8:00 pm Sammamish City Hall – Council Chambers 801 228 th Ave SE Sammamish, WA 98075 | Applicant/Agent: STC JV1, LLC Peter Brennan 127 Bellevue Way SE, Suite 108, Bellevue, WA 98004 |
| Project Location: SE 4 th St, Sammamish, WA 98074 | Tax Parcel Number: 3325069151, 3325069138, Tract E from UZDP2019-00562, ½ ROW to be vacated |

Existing Environmental Documents for Review: Preliminary Plan Set, Critical Area Study, Preliminary Technical Information Report (TIR), and SEPA Checklist.

State Environmental Policy Act (SEPA) Review: Based on the submitted application and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process, specified in WAC 197-11-355, is being utilized. The property is located within the Sammamish Town Center Sub Area Plan adopted via Resolution (No. R2007-271) and pursuant to the Sammamish Municipal Code (SMC 21.09.030) for which a Planned Action EIS exists. Consequently, this may be the only opportunity to comment on the environmental 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.

Public Comment Period: A 21-day public comment period applies to this project and will be accepted from February 26, 2024, through March 20, 2024, at 5 PM. Comments may be submitted at: <https://www.sammamish.us/projects/stc-phase-ii-uzdp/>

Staff Project Planner Assigned: Chris Hankins, Principal Planner | 425-295-0547 | towncenter@sammamish.us

Interested persons are invited to submit written comments pertaining to the application no later than 5 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries about the application, comment period, decision, and appeal process, as well as requests to view documents related to the proposal, may be made at Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5 p.m. Note: Mediation of disputes is available pursuant to SMC 21.09.040. 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.