



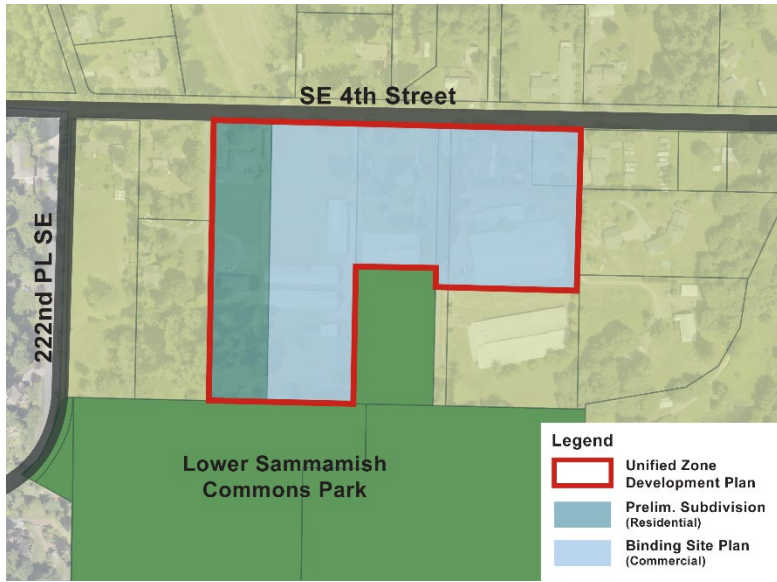
NOTICE OF APPLICATION – UNIFIED ZONE DEVELOPMENT PLAN/BINDING SITE PLAN/PRELIMINARY SUBDIVISION/OPEN HOUSE/SEPA NOTIFICATION

FILE #s: UZDP2019-00562, BSP2019-00564, PSUB2019-00563

Date of Notice: December 2, 2019

Open House: December 16, 2019, 6:00-8:00 pm @ Sammamish City Hall – Council Chambers

Public Comment Period: Begins December 2, 2019 & ends December 23, 2019 at 5 PM



NOTICE IS HEREBY GIVEN that the City of Sammamish received Unified Zone Development Plan (UZDP), Binding Site Plan (BSP), and Preliminary Subdivision (PSUB) applications on November 4, 2019 from STCA, LLC a private development company proposing to create 334 multifamily residential units and 82,000 SF of commercial space located within a mixed-use development on 8.94 acres. The project site is zoned TC-A1.

On December 2, 2019, in accordance with SMC 20.05.060, 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>

Date of Completeness Determination: November 27, 2019	Date of Notice of Application: December 2, 2019
Date of Open House: December 16, 2019, 6:00-8:00 pm Sammamish City Hall – Council Chambers 801 228 th Ave SE Sammamish, WA 98075	Applicant/Agent: STCA, LLC Peter Brennan 5335 Meadows Rd, Ste. 108, Lake Oswego, OR 97035
Project Location: 22315, 22407, 22417, 22515, 22527 SE 4 th St, Sammamish, WA 98074	Tax Parcel Number: 3325069024, 3325069085, 3325069016, 3325069138, 3325069091

Existing Environmental Documents for Review: Preliminary Plan Set, Critical Area Study, Preliminary Technical Information Report (TIR), Traffic Impact Analysis (TIA) 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 20.15.050) for which a Planned Action EIS exists. 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.

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

Public Comment Period: A 21-day public comment period applies to this project and will be accepted from Dec. 2, 2019 through Dec. 23, 2019 at 5 PM. Comments may be submitted for each application at:

UZDP2019-00562 www.sammamish.us/uzdp2019-00562
BSP2019-00564 www.sammamish.us/bsp2019-00564
PSUB2019-00563 www.sammamish.us/psub2019-00563

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 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.