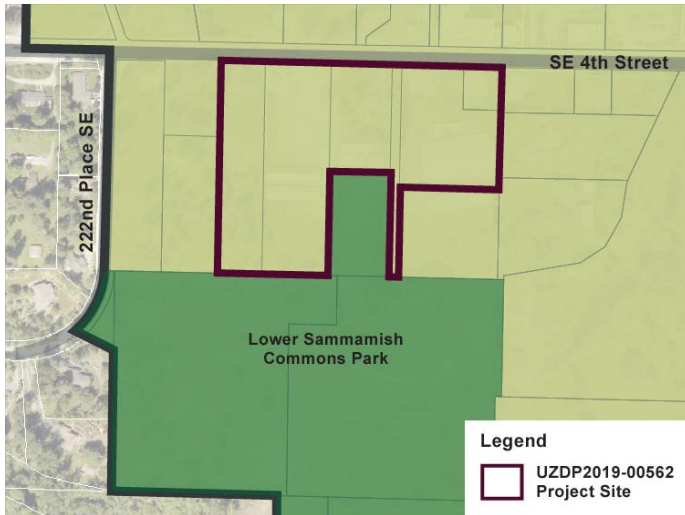


NOTICE OF REVISED APPLICATION AND 120 DAY CLOCK EXCEEDANCE
FILE #: UZDP2019-00562 SAMMAMISH TOWN CENTER SW QUADRANT

Date of Notice: December 13, 2023

Public Comment Period: Begins December 13, 2023 & ends January 3, 2024, at 5:00 PM



NOTICE IS HEREBY GIVEN that the City of Sammamish received a revised Unified Zone Development Plan (UZDP) application on November 15, 2023, from STCA, LLC a private development company proposing to create 348 residential units which includes a combination of multifamily apartment units, senior citizen assisted living units, and townhouses. along with 82,000 SF of commercial space located within a mixed-use development on 8.08 acres. The project site is zoned TC-A1.

The revised application was submitted in response to the City’s review of the original applications submitted on November 4, 2019, and deemed complete on November 27, 2019.

In accordance with SMC 20.05.100(4) 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 by the Director of Community Development.

Staff has been unable to meet the previously estimated review timeframe of 120-days due to the complex nature of the development proposal, a decision by the City to deny the original application on November 13, 2020, the subsequent appeal by STCA on December 3, 2020, and the Hearing Examiner’s decision of the appeal to remand the application back to the City for continued review on August 31, 2021. Pursuant to SMC 21.09.010.M, the City is providing notice that this review of STCA’s proposal is now estimated to be completed by January 10, 2024.

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

Date of Completeness Determination: November 29, 2023	Date of Notice of Revised Application: December 13, 2023
Applicant/Agent: STCA, LLC Peter Brennan 127 Bellevue Way SE Suite 108 Bellevue WA 98004	Project Location: 22315-, 22407-, 22417-, 22515-, 22527- SE 4 th St, Sammamish, WA 98074 Tax Parcel Number: 3325069024, 3325069085, 3325069016, 3325069138, 3325069091

Documents for Review: Revised Infrastructure Plan Set, Criteria Compliance Narrative, Critical Area Study, Preliminary Technical Information Report (TIR), and SEPA Checklist.

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

Public Comment Period: A 21-day public comment period applies to this project and the revised application materials submitted by the applicant and will be accepted from December 13, 2023 through January 3, 2024, at 5 PM. Comments may be submitted at <https://www.sammamish.us/projects/stc-sw-quadrant/>

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.