



Department of Community Development

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FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (FINAL SEIS) NOTICE OF AVAILABILITY Town Center Plan & Code Amendment Project

Date of Issuance

September 12, 2025

The Final Supplemental Environmental Impact Statement (Final SEIS) for the City of Sammamish Town Center Sub-Area Plan & Code Amendment Project (Town Center Plan) is linked below.

The Final SEIS supplements and builds on the 2007 Sammamish Town Center Sub-Area Plan Final Environmental Impact Statement to analyze the environmental impacts of proposed updates to the City's Town Center Plan. Since the adoption of the original Town Center Plan in 2008, Sammamish has evolved considerably. Today, the City faces pressing needs for affordable housing, diverse housing types, better mobility options, and streamlined regulations that incentivize high-quality development.

The Town Center Plan & Code Amendment Project modernizes the Town Center's regulatory framework, responding to the new challenges faced by the City while aligning implementation with Sammamish's community values. The actions proposed in connection with the Town Center Plan & Code Amendment project include:

1. Adoption of updates to the Town Center Plan to guide future development;
2. Adoption of updated development regulations, including zoning standards to implement the Town Center Plan;
3. Identification of priority City capital projects within Town Center that can be integrated into the City's ongoing 6-year Transportation Improvement Plan (TIP) and Capital Improvement Plan (CIP); and
4. Potential adoption of an ordinance designating the Town Center as a planned action for purposes of future SEPA compliance.

This Final SEIS has been prepared pursuant to the State Environmental Policy Act (Ch. 43.21C RCW) and supports the City's planning and decision-making efforts for an updated Town Center Plan and the implementation of its 2024 Comprehensive Plan. The Final SEIS considers environmental impacts and mitigation measures associated with one Town Center development alternative (the Action Alternative), in addition to a No Action Alternative. The identification of a "preferred alternative" in the Final SEIS is provisional and reflects the action taken by the City Council on July 15, 2025 ([Resolution No. R2025-1114](#)). Labeling an alternative as "preferred" is for analysis purposes only and does not commit the City to any particular course of action.

As part of a "phased" environmental review process, this Final SEIS is a plan-level (rather than a project-level) EIS. This means that alternatives are defined, and environmental impacts are evaluated broadly. More specific project-level environmental review would occur in the future as projects submit for land-use and permit application review. The Final SEIS evaluates two alternatives: the "No Action Alternative" and the "Action Alternative" (selected as the preferred alternative by [Resolution No. R2025-1114](#)).

The No Action Alternative represents the baseline policies, plans, and regulations in effect when the SEIS process began, and therefore mirrors the Preferred Alternative identified in the Final EIS published in 2007. The No Action Alternative retains all current zoning, development regulations, affordable housing requirements, and administrative procedures currently in effect, and caps residential capacity in Town Center at 2,000 total units and commercial capacity at 600,000 square feet.

The preferred alternative is the Action Alternative, and it is derived from Alternative 1 of the 2007 Draft EIS, the “commercial focus” alternative that studied up to 4,000 new housing units, a robust commercial core, and a mix of mid- and high-rise buildings. The Action Alternative studies a housing capacity of 4,000 residential units in Town Center, focused within a mixed-use urban core centered around Southeast 4th Street. It also introduces a new form-based code and adopts new street standards to support higher densities.

The Final SEIS evaluates the potential environmental effects of implementing the alternatives and discusses potential measures for mitigating impacts. The City Council will consider the Final EIS and other information before updating the Town Center Subarea Plan and Town Center development regulations. The Draft SEIS was issued on June 9, 2025, for a 30-day public review and comment period. During that time, the City of Sammamish received over 800 emails and comment forms. Appendix 1 of this Final SEIS contains all comments received on the Draft SEIS and the City’s responses to comments.

This Final SEIS has been distributed to agencies and organizations noted on the distribution list.

The Final SEIS can be reviewed at www.sammamish.us/TCAmendment. Copies are also available to the public and can be requested at Sammamish City Hall (801 228th Ave SE, Sammamish, WA 98075).

Online Documents

The Final SEIS and other related documents can be accessed at www.sammamish.us/TCAmendment.

City Contact Person

Questions regarding the Final SEIS or the Town Center Plan & Code Amendment Project should be addressed to David Pyle, Director of Community Development:

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SEPA Responsible Official

9/2/2025

Date

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