

SITE-SPECIFIC FUTURE LAND USE MAP AMENDMENT APPLICATION

ABOUT SITE-SPECIFIC LAND USE MAP AMENDMENTS

Site-Specific Land Use Map Amendments change the Comprehensive Plan's Future Land Use Map.

This application is the second step in the Comprehensive Plan amendment process and must be submitted by applicants within 30 days of their docket request being approved by the City Council.

The information submitted with this application will be shared with Planning Commission and City Council during legislative review of the application.

APPLICATION REQUIREMENTS AND APPROVAL

A Site-Specific Land Use Map Amendment follows a legislative review process following the procedures outlined in SMC 24A.10.020. This includes Public Hearings with both the Planning Commission and City Council, with City Council making the ultimate decision on the application.

FEES

FEES APPLICABLE TO THIS PROJECT
Site Specific Land Use Amendment
Environmental Checklist Review
Notice and Publishing
Consultant Reviews (if applicable)
See current fee schedule

Code Reference

Site-Specific Land Use Map
Amendment Process
[SMC 24A.10.020\(3\)](#)

Resources

[King County iMap](#)
[Sammamish Property Tool](#)

Questions?

[Visit the Permit Center](#)

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

SITE-SPECIFIC FUTURE LAND USE MAP AMENDMENT APPLICATION



OWNER INFORMATION

☐ Owner is organized as an LLC*

Name: _____ Company: _____
(if applicable)

Address: _____

Phone: _____ E-Mail: _____

APPLICANT/REPRESENTATIVE INFORMATION

☐ Applicant is organized as an LLC*

Name: _____ Company: _____
(if applicable)

Address: _____

Phone: _____ E-Mail: _____

Resolution Number: _____

**O2020-513 requires owners/applicants organized as a single-member or multiple-member LLC to provide the names and addresses of all members, including all individuals who hold transferable interests in the applicant or its members. Please provide this information using the supplemental form on www.MyBuildingPermit.com.*

PROPERTY INFORMATION

Property Address: _____

Parcel Number(s): _____ Development Name: _____

Current Zoning: _____ Proposed Zoning: _____

Total Square Feet: _____

Critical Areas on or Near Property: ☐ Yes ☐ No

If yes, describe: _____

Do you control the property where the work is being proposed (lease, easement, or fee-ownership)?

☐ Yes ☐ No

Is the proposed project located on a parcel that abuts the King County Trail Corridor?

☐ Yes ☐ No

Does the proposal require the use of or crossing of the King County East Lake Sammamish Regional Trail for access to the project site?

☐ Yes ☐ No

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SUBMITTAL CHECKLIST

A PDF of each document is required at time of submittal. Please label files as numbered and listed below:
(For example: [02 Project Narrative](#))

- ☐ 01. Signed Application Form
- ☐ 02. Project Narrative
 - Include a detailed statement of why the designation is proposed to be changed
 - Describe the geographic setting of the property, including critical areas
 - Provide details about the surrounding area zoning
 - Describe engagement with the City and community (if any) leading up to this application
 - Describe how the change in designation could impact the surrounding areas and community, both positively and negatively
 - Detail how the change in designation supports the [Sammamish Vision Framework](#) and the goals, policies, and strategies of the City's Comprehensive Plan and other adopted plans, such as:
 - [The Climate Action Plan](#)
 - [The Housing Diversification Toolkit](#)
 - [The PROS Plan](#)
 - [The Transportation Master Plan](#)
 - [The Transit Plan](#)
- ☐ 03. Preapplication Conference Letter
- ☐ 04. [Acceptance of Financial Responsibility - Affidavit of Applicant Status](#)
- ☐ 05. Title Report (<30 days old)
 - Must be less than 30 days old
 - Must be for the parcel(s) related to this application
- ☐ 06. Legal Description
 - Must be for parcel(s) and zoning boundary/boundaries related to this application
 - Must be a title verified description by a Washington State licensed surveyor
- ☐ 07. Mailing List, Map, and Labels
 - Include all property owners within 500 feet of the site
 - Utilize the Excel template provided and upload a PDF version, with the map, under "Mailing List, Map, and Labels" in [MyBuildingPermit.com](#)
 - After submittal, the City will request the Excel version of the template via email
- ☐ 08. [SEPA Checklist](#)
- ☐ 09. [Critical Area Affidavit](#)
- ☐ 10. Criteria Compliance Narrative
 - Detail how the application meets each of the criteria listed in [SMC 24A.10.030](#).
- ☐ 11. [Concurrency Test Deferral Affidavit](#)

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CERTIFICATIONS & SIGNATURES

I have read this application in its entirety and certify that all information submitted, including any supplemental information, is true and complete to the best of my knowledge. I acknowledge that willful misrepresentation of information will terminate this permit application. I understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed pursuant to [SMC 21.09.010](#).

Owner Signature: _____ Date: _____

Applicant/Representative Signature (if applicable): *Jaclyn Beliel* Date: _____

ONLINE SUBMITTAL INSTRUCTIONS

1 Create an account on [MyBuildingPermit.com](#).

2 Select "Apply For Permit" and then select "Sammamish" as the jurisdiction.

3 Select the following:

Application Type

Land Use

Project Type

Any Project Type

Activity Type

Code or Plan Amendments
& Interpretations

Scope of Work

Site Specific
Comprehensive Plan
Map Amendment

4 Complete & save this form before uploading it in the "File Upload" section along with the required submittal documents.



801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

Site Specific Land Use Map Amendment Application Project Narrative - Building 120

Proposal:

The City proposes changing the future land use designation of the 21.5-acre City-owned property from Neighborhood Residential to Mixed-Use Center, which would allow the property to be subsequently rezoned through the zone reclassification process.

The site was most recently used as an educational facility (Central Washington University), and the lease ended in July of 2025. The city-owned building does not have a new tenant at this time. Changing the future land use map designation creates opportunities for a broader range of land uses on this property, which is located in a central area of the City.

A rezone of this property will be consistent with and complement the adjacent shopping center to the north and the Town Center development to the west and south. As a Mixed-Use Center, the former CWU Campus could be utilized for a wide range of purposes, including civic, community service, cultural, community gathering spaces, recreational uses, and affordable/workforce housing.

Geographic Setting:

Building 120, located at 120 228th Ave NE, Sammamish, WA 98074, is in an urbanized area of the City on 228th Ave NE, which is a principal arterial and a transit thoroughfare. The site is developed with an approximately 30,800-square-foot building (built in 2008) and associated parking. The site is accessed by both E. Main Street and 228th Ave NE. The site is generally flat and immediately adjacent to wetlands associated with George Davis Creek. While the site is already developed, any future development will need to assess the current state of the critical areas on the site.

Surrounding Area Zoning:

Adjacent uses include a mix of undeveloped parcels, as well as parcels with residential and educational uses. The abutting zoning includes Office (O), Town Center - B (TC- B), Town Center - C (TC-C), Residential-6 (R-6), Residential-4 (R-4), and Residential-1 (R-1). A commercial shopping center and civic uses are within close proximity, and this site is just outside of the City's Town Center boundary.

City and Community Engagement:

This proposal was included as a docket request in the 2025-2026 Annual Docket Process, which included an opportunity for the public to comment on the request online, as well as two public hearings: one with the Sammamish Planning Commission and the other with the City Council. The proposal was docketed in November 2025 and will go through the legislative process in 2026, which will include further opportunities for public engagement. Additionally, the Parks & Recreation Department is conducting a more thorough analysis of the property and its potential uses, including a feasibility study in early 2026. Once the study is complete, the City will engage the public to determine the best possible use of the property.

Surrounding Area Impact:

The anticipated impacts resulting from this proposal are expected to be minimal, given the site is located in an urbanized area of the City on 228th Ave NE. As previously stated, a rezone of this property is consistent with and complementary to the adjacent shopping center to the north and complementary

to the Town Center development to the west and south. This site is also included in the Comprehensive Plan's Future Land Use Map as part of the conceptual Inglewood Subarea. The Comprehensive Plan outlines that planning for Inglewood and other mixed-use centers will transform these areas into bustling, pedestrian-friendly hubs with diverse housing and job options. The requested change helps expand the use options, aligning better with the future vision for this area. Additionally, the impacts on the surrounding areas will be further assessed and mitigated through any future development proposals that adhere to the City's codes and standards, including the Critical Areas Ordinance (Chapter 21A.50 SMC).

Supporting City Initiatives and Plans:

A rezone of this property actively supports the City of Sammamish's adopted plans and long-range policy objectives by directing growth to an established, urbanized area with access to existing infrastructure, services, and transportation. This proposal advances the City's Vision Framework, which identifies '*lively mixed-use centers, connected neighborhoods, thriving local businesses, and active cultural scenes.*' The potential of this site as a Mixed-Use Center exceeds its current designation and will actively contribute towards this vision.

Further studies will be conducted to determine the optimal use of the property. The designation of Mixed-Use Center allows for a wide range of purposes, such as civic, community service, cultural, community gathering space, recreational uses, and affordable/workforce housing. If the property were used as affordable or workforce housing, this would enhance the City's Land Use and Housing Policies of the Comprehensive Plan, including H2.1 and H2.2, which encourage residential densities that support middle housing and a range of housing types, and H8.1-H8.4, which promote housing choice in walkable places near transit and services. It would also support the objectives of the City of Sammamish Housing Diversification Toolkit, which prioritizes expanding missing-middle and affordable housing opportunities throughout Sammamish.

As mentioned above, the proposed change in designation aligns with the future subarea planning detailed in the Comprehensive Plan, which is one of the actions (TLU 1.2) of the Climate Action Plan. The change in designation also helps respond to another Climate Action Plan action (TLU 4.2) that calls for updating the City's future land use map to align with State, Regional, and County efforts to prioritize transit-oriented development, affordable housing, density, walkability, and mixed-use development. Use of the property as a civic, cultural, or community gathering space, or for recreational purposes, also supports Sammamish's Climate Action Plan by utilizing established infrastructure, which lessens the pressure on undeveloped lands and integrates climate-responsive land uses. Adding a City facility with a range of uses along a major thoroughfare accommodates walking, biking, transit, and vehicular travel, which supports the City of Sammamish Transportation Master Plan's vision for a connected, efficient transportation network.

A rezone of this property is consistent with the City's comprehensive planning documents and overall vision and goals. Once rezoned, engaging the community will be crucial in determining the optimal use of the building and property, ensuring it meets the community's needs. As previously mentioned, the Parks & Recreation Department is conducting a more thorough analysis of the property and its potential uses, including a feasibility study. Once the study is complete, the City will engage the public to gather input and identify needs and priorities, which will be used to determine the best possible use of the property.

From: [David Pyle](#)
To: [Miryam Laytner](#); [Missy Marshall](#)
Cc: [Jaclyn Beliel](#)
Subject: Re: SSLUMA Preapplication Conference waiver?
Date: Tuesday, July 29, 2025 8:09:12 AM

Yes, it can be and is waived.

Simply print as pdf and upload this email with the application.

Thank you.

David Pyle
Director, Department of Community Development
City of Sammamish
425-295-0521 -Desk
425-495-2069 - Cell
dpyle@sammamish.us

From: Miryam Laytner <mlytner@sammamish.us>
Sent: Tuesday, July 29, 2025 7:41:49 AM
To: David Pyle <dpyle@sammamish.us>; Missy Marshall <mmarshall@sammamish.us>
Cc: Jaclyn Beliel <JBeliel@sammamish.us>
Subject: SSLUMA Preapplication Conference waiver?

Hi David and Missy,

The City will be submitting an SSLUMA Docket Request for the CWU property. The code requires a pre-app conference for these; however the pre-app is to help the customer understand the process, fees, and answer questions they have.

Can we waive the pre-app since the City is the applicant? If so, what should we do when we submit our application?

Thanks,

Miryam

Miryam Laytner
Planning Manager
City of Sammamish | Community Development

mlaytner@sammamish.us | 425-295-0623 | 206-635-5886 (cell)

Please be aware that email communications with members of the City Council, City Commissioners, or City staff are public records and are subject to disclosure upon request.

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RE: Request for submittal item waivers for Building 120 SSLUMA

From David Pyle <dpyle@sammamish.us>

Date Tue 12/9/2025 6:55 PM

To Miryam Laytner <mlytner@sammamish.us>

Cc Jaclyn Beliel <JBeliel@sammamish.us>; Missy Marshall <mmarshall@sammamish.us>

Hi Miryam,

As the City is the applicant and the implications of this action are understood it is appropriate to waive these items for application submittal.

Thank you for submitting this request, please let me know if there is any follow up needed.

David Pyle
Director, Department of Community Development
City of Sammamish
425-295-0521 – Desk
425-495-2069 - Cell
dpyle@sammamish.us

NOTICE: To create more diverse and affordable housing, the City has implemented middle housing bonus rules, allowing for increased density in the form of ADUs, attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage clusters, along with an [Inclusionary Affordable Housing Program \(SMC 21.10\)](#), which applies to residential additions and new homes. Please see the [City's Housing Webpage](#) for more information.

From: Miryam Laytner <mlytner@sammamish.us>

Sent: Tuesday, December 9, 2025 3:53 PM

To: David Pyle <dpyle@sammamish.us>

Cc: Jaclyn Beliel <JBeliel@sammamish.us>; Missy Marshall <mmarshall@sammamish.us>

Subject: Request for submittal item waivers for Building 120 SSLUMA

Importance: High

Hi David,

We would like to request waivers of the following submittal items for the Building 120 Site Specific Land Use Map Amendment application:

- **Acceptance of Financial Responsibility – Affidavit of Applicant Status** – The City is the applicant, so this form doesn't seem applicable.
- **Title Report** – A title report will be included; however, it was produced in October of 2025, which means it does not meet the 30-day requirement. We request that this time limit be waived to conserve public funds.

- **Critical Area Affidavit** – Critical areas will be noted on the application form, and further environmental review results completed as part of the City's feasibility study will be shared and considered during the legislative review of the application.

Thank you, and please let me know if you have any questions.

Miryam

Miryam Laytner
Planning Manager
City of Sammamish | Community Development
mlaytner@sammamish.us | 425-295-0623 | 206-635-5886 (cell)

NOTICE: To create more diverse and affordable housing, the City has implemented middle housing bonus rules, allowing for increased density in the form of ADUs, attached, stacked, or clustered homes, including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage clusters. The city also has an [Inclusionary Affordable Housing Program \(SMC 21.10\)](#), which applies to residential additions and new homes. Please see [the City's Housing Webpage](#) for more information.

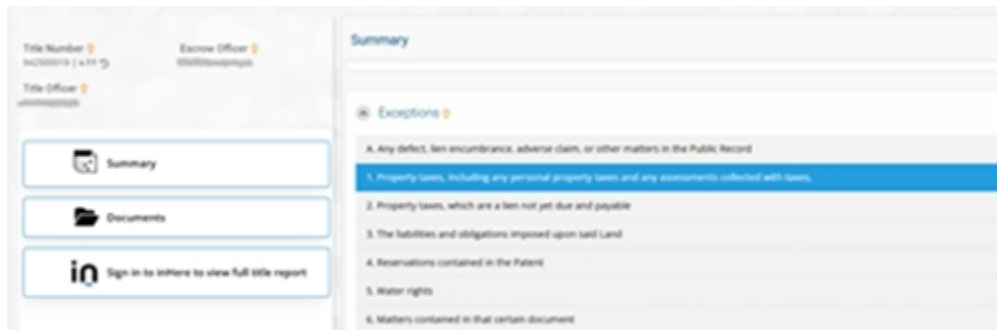
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Guarantee

File No.: 0300428-16**Title Officer:** Seattle Builder / Unit 16

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- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
- a transparent and convenient title report experience

[Click to view custom titleLOOK®](#)The logo for inHere, featuring the word 'inHere' in a bold, sans-serif font. The 'in' is in a smaller size and positioned to the left of 'Here'. A small blue square is located below the 'i' in 'in'.

When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0300428-16

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Long Bay Enterprises Inc.

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

J.L. Jackson
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Seattle Builder / Unit 16
Chicago Title Company of Washington
701 5th Avenue, Suite 2700
Seattle, WA 98104
Phone: (206)628-5623
Main Phone: (206)628-5623
Email: CTISeattleBuilderUnit@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.23

Effective Date: October 15, 2025 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

City of Sammamish, a municipal corporation of the State of Washington

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): [342506-9017-07](#) and [342506-9053-02](#)

Parcel A:

Lot 1 of King County [Short Plat No. 577023](#), recorded September 8, 1977 under [Recording Number 7709080921](#), records of King County, Washington;

Except therefrom the west 20 feet conveyed to King County by deed recorded July 19, 1999 under [Recording Number 19990719000858](#);

Also except therefrom that portion conveyed to the City of Sammamish by deeds recorded October 2, 2002 and December 17, 2004 under Recording Numbers [20021002002024](#) and [20041217000693](#);

Together with an easement for ingress and egress as described in King County [Short Plat No. 577023](#), recorded September 8, 1977 under [Recording Number 7709080921](#), records of King County, Washington.

Parcel B:

The south 125 feet of the north 538.34 feet of the west 436 feet of the southwest quarter of the northwest quarter of Section 34, Township 25 North, Range 6 East, W.M., in King County, Washington;

Except that portion conveyed to King County for 228th Avenue Northeast by deeds recorded under Recording Numbers [3679442](#) and [9804151708](#).

Situate in the County of King, State of Washington

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Drainage
Recording Date: June 30, 1920
[Recording No.:](#) [1431520](#)
Affects: As described therein

2. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: King County
Recording Date: April 23, 1947
[Recording No.:](#) [3679442](#)
Affects: Parcels A and B

3. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: King County
Recording Date: July 17, 1963
[Recording No.:](#) [5611073](#)
Affects: Parcel A

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on King County Short Plat 577023:

[Recording No.:](#) [7709080921](#)
Affects: Parcel A

5. Access and Maintenance and the terms and provisions thereof:

Recording Date: December 2, 1988
[Recording No.:](#) [8812020682](#)
Affects: Parcel A

6. Sensitive Area Notice and the terms and provisions thereof:

Recording Date: October 1, 1991
[Recording No.:](#) [9110180837](#)
Affects: Parcel A

SCHEDULE B

(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines with all necessary or convenient appurtenances
Recording Date: February 11, 1992
[Recording No.:](#) [9202110572](#)
Affects: Portion of Parcel A as described therein

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey :

[Recording No.:](#) [9311159005](#)

9. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: King County
Recording Date: April 15, 1998
[Recording No.:](#) [9804151708](#)
Affects: Parcel B

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: King County
Purpose: Slopes
Recording Date: April 15, 1998
[Recording No.:](#) [9804151709](#)
Affects: Portion of Parcel B as described therein

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sammamish Plateau
Purpose: Wetlands Enhancement
Recording Date: November 15, 2000
[Recording No.:](#) [20001115000315](#)
Affects: Portion of Parcel A as described therein

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sammamish Plateau Water and Sewer District
Purpose: Sewer facilities
Recording Date: November 15, 2000
[Recording No.:](#) [20001115000316](#)
Affects: Portion of Parcel A as described therein

SCHEDULE B

(continued)

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
- [Recording No:](#) [20020604900004](#)
14. Agreement Sammamish Plateau Water and Sewer District Reimbursement Agreement and the terms and provisions thereof:
- Executed by: Beaver Crest II , Three Willows, Inc., and Renaissance Ridge, LLC and Sammamish Plateau Water & Sewer District, a municipal corporation
Recording Date: July 16, 2002
[Recording No.:](#) [20020716000230](#)
Affects: Parcel A
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Samammish, a Washington municipal corporation
Purpose: slope
Recording Date: October 2, 2002
[Recording No.:](#) [20021002002025](#)
Affects: Portion of Parcel A as described therein
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Sammamish, a Washington Municipal corporation
Purpose: Wildlife conservation
Recording Date: December 1, 2004
[Recording No.:](#) [20041201000602](#)
Affects: Portion of Parcel A as described therein
17. Easement Agreement for Mitigation Area and the terms and provisions thereof;
- Executed by: Evergreen Christian Fellowship, a Washington nonprofit corporation and The Inter-Parish Association for an Eastside Catholic High School\
- Recording Date: November 17, 2006
[Recording No.:](#) [20061117001440](#)
Affects: Parcel A
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: March 5, 2008
[Recording No.:](#) [20080305000596](#)
Affects: Portion of Parcel A as described therein

SCHEDULE B

(continued)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sammamish Plateau Water and Sewer District, a municipal corporation
Purpose: Water lines and appurtenances thereto, with access road
Recording Date: April 10, 2008
[Recording No.:](#) [20080410000037](#)
Affects: Portion of Parcel A as described therein

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sammamish Plateau Water and Sewer District
Purpose: Water lines and appurtenances thereto
Recording Date: April 10, 2008
[Recording No.:](#) [20080410000038](#)
Affects: Portion of Parcel A as described therein

21. Declaration of Covenant and the terms and provisions thereof:

Recording Date: September 30, 2011
[Recording No.:](#) [20110930001195](#)
Affects: Parcel A

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sammamish Plateau Water and Sewer District, a municipal corporation
Purpose: Water lines
Recording Date: April 26, 2018
[Recording No.:](#) [20180426000305](#)
Affects: Portion of Parcel A as described therein

23. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

[Tax Account No.:](#) [342506-9017-07](#)
Levy Code: 2209
Affects: Parcel A

24. Special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
[Tax Account No.:](#) [342506-9017-07](#)
Levy Code: 2209
Assessed Value-Land: Not disclosed
Assessed Value-Improvements: Not disclosed

Special Taxes:
Billed: \$10,711.31
Paid: \$10,711.31
Unpaid: \$0.00
Affects: Parcel A

SCHEDULE B

(continued)

25. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: [342506-9053-02](#)
Levy Code: 2209
Affects: Parcel B

26. Special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: [342506-9053-02](#)
Levy Code: 2209
Assessed Value-Land: Not disclosed
Assessed Value-Improvements: Not disclosed

Special Taxes:
Billed: \$19.72
Paid: \$19.72
Unpaid: \$0.00
Affects: Parcel B

27. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

28. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate
Lessor: Mars Hill Church, a Washington non-profit organization
Lessee: Microsoft Corporation, a Washington non-profit corporation
Lease dated: May 17, 2012
Recording Date: April 25, 2013
Recording No.: [20130425000900](#)
Affects; Parcel A

Said unrecorded lease is also disclosed by instrument recorded under [recording number 20150406000049](#).

29. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: First Option and Right to Purchase
Lessor: City of Sammamish
Lessee: Central Washington University
Recording Date: March 27, 2017
Recording No.: [20170327000476](#)
Affects: Parcel A

SCHEDULE B

(continued)

An agreement to amend or modify certain provisions of said lease, as set forth in the document executed by:

As Lessor: City of Sammamish
As Lessee: Central Washington University
Recording Date: March 27, 2025
[Recording No.:](#) [20250327000312](#)

30. An option to purchase said Land with certain terms, covenants, conditions and provisions as set forth therein.

Optionor: City of Sammamish
Optionee: Central Washington University
Disclosed by: First Option and Right to Purchase
Recording Date: March 27, 2017
[Recording No.:](#) [20170327000476](#)
Affects: Parcel A

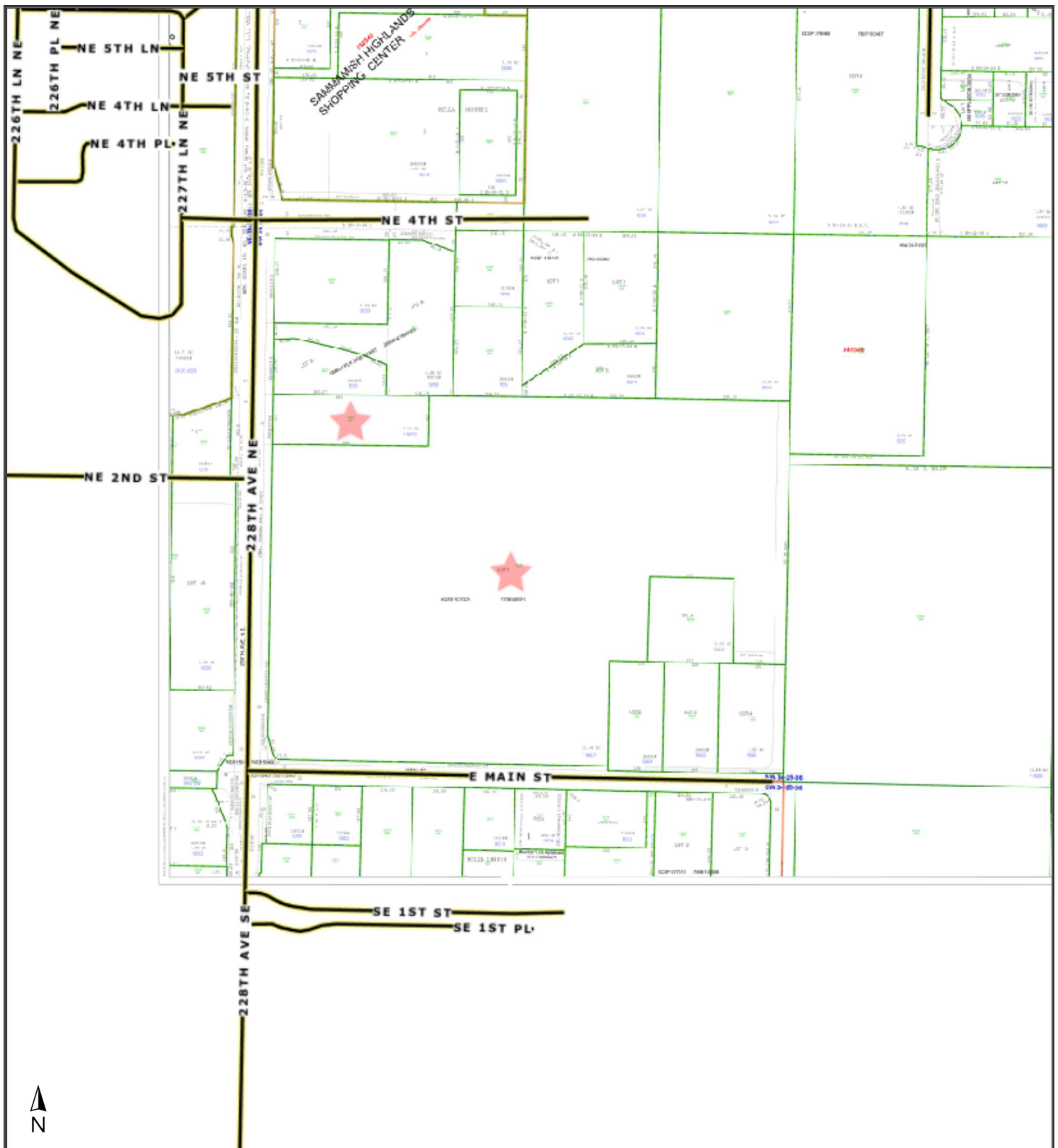
31. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF EXCEPTIONS

Note 1: This [map/plot](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note 2: The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B



ParcelID: 3425069053

Tax Account #: 342506905302

, Sammamish WA 98074

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 342506-9017-07 and 342506-9053-02
Parcel A:

Lot 1 of King County Short Plat No. 577023, recorded September 8, 1977 under Recording Number 7709080921, records of King County, Washington;

Except therefrom the west 20 feet conveyed to King County by deed recorded July 19, 1999 under Recording Number 19990719000858;

Also except therefrom that portion conveyed to the City of Sammamish by deeds recorded October 2, 2002 and December 17, 2004 under Recording Numbers 20021002002024 and 20041217000693;

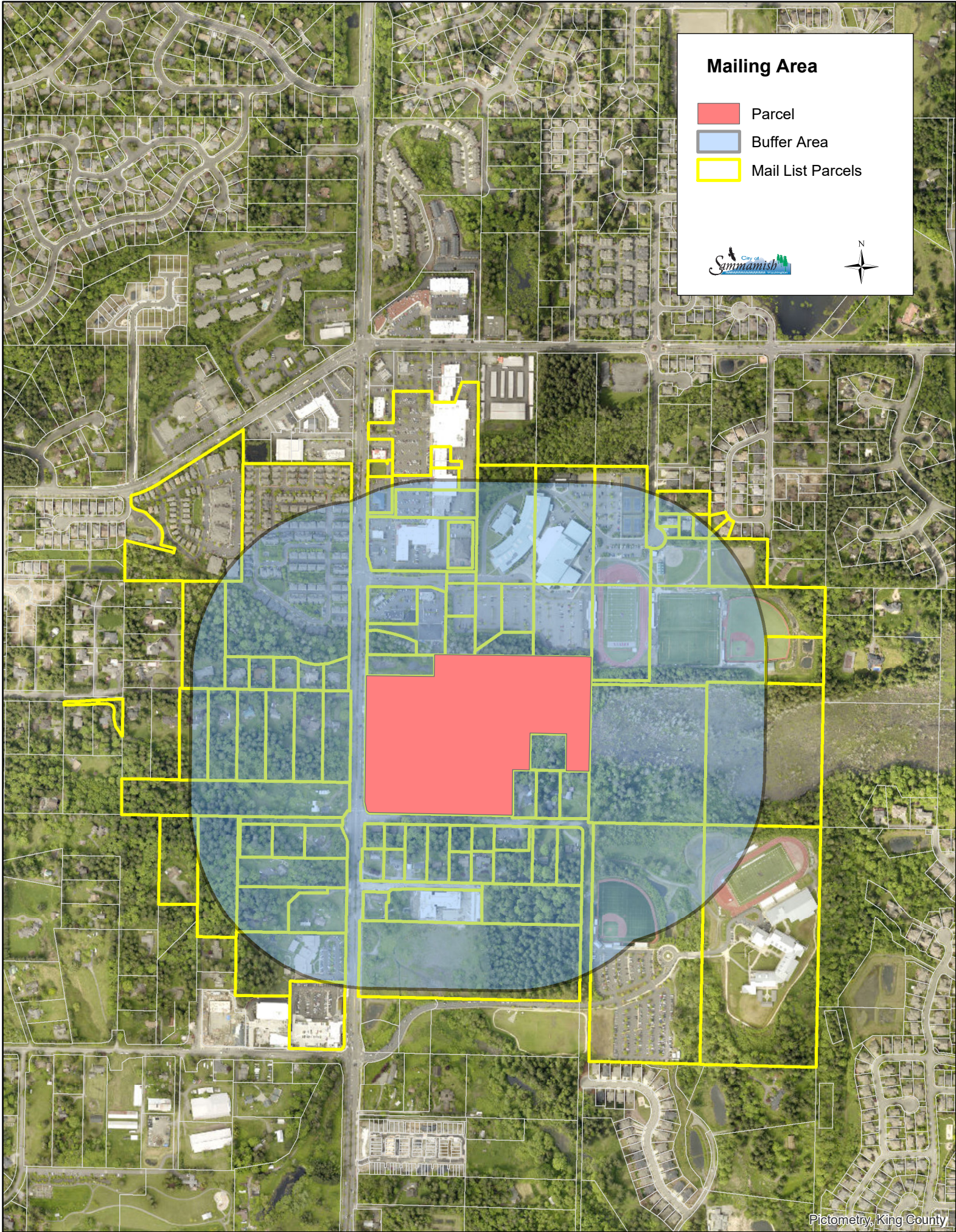
Together with an easement for ingress and egress as described in King County Short Plat No. 577023, recorded September 8, 1977 under Recording Number 7709080921, records of King County, Washington.

Parcel B:

The south 125 feet of the north 538.34 feet of the west 436 feet of the southwest quarter of the northwest quarter of Section 34, Township 25 North, Range 6 East, W.M., in King County, Washington;

Except that portion conveyed to King County for 228th Avenue Northeast by deeds recorded under Recording Numbers 3679442 and 9804151708.

Situate in the County of King, State of Washington



Mailing Area

- Parcel
- Buffer Area
- Mail List Parcels



PIN	First_Name	Last_Name	ADDRLINE
7525460020	TIMOTHY & NANCY	LLACUNA	410 228TH AVENUE NORTHEAST
7525460010	CENTERS LP	REGENCY	PO BOX 2539
3425069100	WASH SD #414	LAKE	A/P DEPT
3425069074	WASH SD #414	LAKE	A/P DEPT
3425069070	WASH SD #414	LAKE	A/P DEPT
3425069066	KRISTINA+JEFFREY	GORZYNSKI	23126 E MAIN ST
3425069065	KRISTINA+JEFFFREY	GORZYNSKI	23126 E MAIN ST
3425069064	SAEID & BA	BALANESHINKORDAN	4550 38TH AVE SW APT 202
3425069063	PLATEAU WATER & SEWER	SAMM	1510 228TH AVE SE
3425069058	J & M LLC	KIRKLAND	19926-A BROADWAY AVE #100
3425069056	WASH SD #414	LAKE	A/P DEPT
3425069053	CITY OF	SAMMAMISH	801 228TH AVE SE
3425069051	WASH SD #414	LAKE	A/P DEPT
3425069046	WASH SD #414	LAKE	A/P DEPT
3425069041	WASH SD #414	LAKE	A/P DEPT
3425069039	J & M LLC	KIRKLAND	19926-A BROADWAY AVE #100
3425069037	WASH SD #414	LAKE	A/P DEPT
3425069032	CITY OF	SAMMAMISH	801 228TH AVE SE
3425069031	WASH SD #414	LAKE	A/P DEPT
3425069029	WASH SD #414	LAKE	A/P DEPT
3425069027	WASH SD #414	LAKE	A/P DEPT
3425069021	WASH SD #414	LAKE	A/P DEPT
3425069017	CITY OF	SAMMAMISH	801 228TH AVE SE
3425069009	CATHOLIC	EASTSIDE	232 228TH AVE SE
3425069008	BRUCE	RICHARDS	13741 3RD AVE NW
332506TRCT			
3325069173	SHASHANK & PREETI	PAREEK	22925 SE 18TH PL
3325069172	ALEXANDER+AL	KOLMYKOV-ZOTOV	22708 NE 2ND ST
3325069171	RICHARD+LISA M	EAMES	22626 NE 2ND ST
3325069158	LLC	STCA	127 BELLEVUE WY SE #108
3325069135	LLC	STCA	127 BELLEVUE WY SE #108
3325069126	STEVEN M+ELLEN M	MARTIN	22711 NE 2ND ST
3325069105	LLC	STCA	127 BELLEVUE WY SE #108
3325069067	LLC	STCA	127 BELLEVUE WY SE #108
3325069037	STEVEN J	ROTTGER	22625 NE 2ND ST
3325069026	MIKE M+LIHUA H	HSU	22723 NE 2ND ST
3325069023	LLC	STCA	127 BELLEVUE WY SE #150
3325069004	LLC	STCA	127 BELLEVUE WY SE #108
3298670000	KAUSTUBH	GAWANDE	548 227TH CT NE
1241100018	WASH SD #414	LAKE	A/P DEPT
1241100017	CITY OF	SAMMAMISH	801 228TH AVE SE
1241100016	PLATEAU	SAMMAMISH	1510 228TH AVE SE
1241100015	MICHAEL+ROBERT+ME	GLADSTEIN	9675 SE 36TH ST STE #105

1241100014	DEVELOPMENT COMPANY	GAINES	9805 NE 116TH ST #7329
1241100013	LLC	STCA	127 BELLEVUE WY SE #108
1241100012	LLC	STCA	127 BELLEVUE WY SE #108
1241100011	PLATEAU WATER & SEWER	SAMM	1510 228TH AVE SE
1241100009	LLC	STCA	127 BELLEVUE WY SE #108
1241100008	LLC	STCA	127 BELLEVUE WY SE #108
1241100007	LLC	STCA	127 BELLEVUE WY SE #108
1241100006	DONNA R	HUSS	22811 E MAIN ST
1241100005	LLC	STCA	127 BELLEVUE WY SE #108
1241100004	TIMOTHY JOHN	CLARKE	22802 SE 1ST ST
1241100003	STEPHEN F	PATTON	22820 SE 1ST ST
1241100002	ESWARI SHRUTI	RATNAM	22825 E MAIN STREET
1241100001	LLC	STCA	127 BELLEVUE WY SE #108
PIN	First_Name	Last_Name	ADDRLINE
3298670020	TRIVEDI & VANDITA SH	VINEET	250 BELLEVUE WAY NE S320
3298670050	LIU & BO WANG	BO	10351 NE 10TH ST APT 1803
3298670070	KULDEEP+JAGTAP REKHA	JAGTAP	540 227TH CT NE
3298670110	NIKOLAY+OLGA YESINA	YESIN	17287 NE 120TH WY
3298670170	D & G	THOMAS	22756 NE 5TH ST APT 83
3298670270	IGOR & ROMANOV	ROMANOVSKAIJ	22751 NE 5TH ST #107
3298670280	MRIDUL + RICHA	JAIN	22757 NE 5TH ST #106
3298670410	ANUP+PRIYANKA DEVI	SHAH	544 226TH LN NE #20
3298670420	ANUPAM & PANT PRIYA	AGARWAL	552 226TH LN NE
3298670460	DEBADUTTA & BANAJA	SWAIN	22637 NE 5TH PL UNIT 70
3298670080	KAUSTUBH	GAWANDE	548 227TH CT NE
3298670120	HAI	LIU	9116 NE 117TH PL
3298670150	APRIL L	QUINONEZ	22768 NE 5TH ST
3298670160	NICHOLAS & DEBORAH	HALLEYM	22762 NORTHEAST 5TH STREET #8
3298670220	RASHMI & KUMAR FNU	AGRAWAL	22719 NE 5TH LN #88
3298670290	SUMEET	SHARMA	22763 NE 5TH ST
3298670300	GURUNADH & RAMAYANA	DUVVURU	22769 NE 5TH ST
3298670340	CHANDRA+NEELIM	GOTTUMUKKALA	538 226TH CT NE #13
3298670370	SAYED SOHAIL & SHA	HASANALI	553 226TH CT NE #16
3298670400	SANTHANAKRISHNAN	PRABAGARAN	536 226TH LANE NE
3298670430	ROBERT BRYCE+VERONI	JOHNSON	551 226TH LN NE #22
3298670490	QUANG & NGUYEN THI	DO	22655 NE 5TH PL UNIT 73
3298670590	THIRUMALAI & LAVANYA	ANAND	6818 LAKE WASHINGTO BLVD SE
3298670640	KIVANC+YAGMUR	MUSLU	457 226TH LN NE
3298670710	SANDEEP & BHARGAVA SH	JOSHI	22726 NE 4TH PLACE UNIT 56
3298670720	NAGADHARA+SRIRANJ	DRONADULA	22652 NE 4TH PL
3298670740	ERDEMBAYAR/DAVAASURE	YONDON	22640 NE 4TH PL UNIT 59
3298670760	DEBRA A	FREY	432 226TH LN NE
3298670800	ABDULLAH+ANAM MAQBOO	ANSARI	458 226TH LN NE
3298670810	DEBADATTA RAUTARAYA	FNU	464 226TH LANE NE

3298670850	MANIK SHIVLING & TUR	KOSHTI	22632 NE 4TH LN
3298670970	JU CHU	JEN	22617 NE 4TH PL UNIT 37
3298671030	& SHARMA TRUST	TRIPATHI	413 227TH LN NE
3298671040	JASON+JOO HEE IHM	HANSON	417 227TH LN NE
3298671130	KARTHIK+GOWRI VE	THIRUMALAI	22749 NE 4TH PL
3298671160	ARUN R	MANNENGAL	22735 NORTHEAST 4 TH PLACE
3298671170	RON+CHRISTINE	SAMSON	22727 NE 4TH PL
3298671260	MANISH+PINKYBEN	PATEL	381 227TH LN NE #126
3298671410	ALLEN SIYI+TSUNG MIA	LEIGH	356 227TH LN NE UNIT 141
3298671430	AUGUSTINE A	SORIA	348 227TH LN NE
3298671490	ARAVIND AND MURALIDH	KANNAN	310 227TH LANE NE UNIT 149
3298671530	JAMES & KAREN	ROBERSON	311 226TH LN NE #153
3298670010	PHUOC T	LE	542 227TH LN NE #1
3298670030	BALASUBRAMANIAM K+TH	THANDU	558 227TH LN NE 3
3298670040	SUMIT AND SAR	PRABHUSHASTRI	557 227TH LANE NE NO 4
3298670180	ALAA+KASHLAN AFTEH DA	ATFEH	22750 NE 5TH ST
3298670200	SAMUEL A	HERRICK	22731 NE 5TH LANE #86
3298670240	TAO	ZHANG	22724 NE 4TH # 104
3298670260	DANIELLE J	GARMAN	22736 NE 4TH LN UNIT 106
3298670360	JIAN	ZHANG	1741 229TH PL SE
3298670390	DEEPAK PRADEEP & TRIP	KUMAR	505 228TH AVE NE UNIT 18
3298670450	HONGTAO+ZHENG YAN	LIU	535 226TH LN NE UNIT 24
3298670480	ASHISH+KANGANA	BASRAN	22649 NE 5TH PL #72
3298670540	ANOOP+NIKETA PURA	KARKHANIS	22653 NE 5TH LN # 91
3298670570	ARAFA REVOCABLE LIVI	HASSAN	22635 NE 5TH PL
3298670580	SENTHIL KUMAR THANGAM	RAJU	468 226TH PL NE
3298670600	AJAY YESHWANT & DWI	MANSATA	521 226TH LANE NE # 25
3298670610	ESTELLA	LU	23611 NE 15TH PL
3298670650	HARSHA S+SUMA GOPALA	MAHULI	1131 244TH PL SE
3298670660	NADER+FAKOURBAYAT P	NASSERI	8006 NE 151ST CT
3298670670	HARRIET A	BAKER	22754 NE 4TH PL
3298670690	AMIT+RITU	RAI	22738 NE 4TH PL
3298670730	CHARU PURI+SANJAY	ARORA	22646 NE 4TH PL
3298670750	CHUNSHENG+YUNQING LIU	YANG	16644 SE 48TH PL
3298670780	AZAM M+MADHAVI A	KHAN	440 226TH LN NE #63
3298670830	RAVI S+NAGA APARN	GOLLAPUDI	514 226TH LN NE
3298670860	VICTORIA	ZAYATS	512 N 76TH ST
3298670870	JEFF R	CAPELOTO	22644 NE 4TH LN
3298670890	CAROLINA	AYALA	22706 NE 4TH LANE UNIT 101
3298670960	LAKSHMINARASIMHAN V	SAMPATH	18100 NE 95TH ST APT BB2007
3298671010	FENG	ZHANG	405 227TH LN NE
3298671060	CHIDAMBARAM+SUNDAR	SUBBAIAH	425 227TH LN NE UNIT 46
3298671070	SIVAPRIYA BABU CHANDR	MOHAN	429 227TH LN NE
3298671080	CHAE LNATH VIVEK+REKHA	ANAND	22754 NE 4TH ST

3298671100	KRISHNA GOPAL+AGA	VEMPARALA	22764 NE 4TH ST #50
3298671210	SHANNON	HERBER	22639 NE 4TH PL
3298671300	KANG & ZENG XIAOZHENG	LI	397 227TH LN NE 130
3298671390	RAHUL & ANITA	CHAUDHARI	353 227TH LANE NE
3298671420	KANCHANA & KANNAN	RAMKUMAR	352 227TH LN NE UNIT 142
3298671440	ASMA	JEELANI	344 227TH LN NE #144
3298671480	DEEPAK+SANDHYA	VISHWANATHAN	334 227TH LN NE #148
3298671500	SREEDHAR+NEELIMA	KROVVIDI	1528 204 TH AVE NE
3298671590	SHASHWAT & KAJRI	KHARE	335 226TH LANE NE 159
3298670470	CONNOR D	O'BRIEN	22643 NE 5TH PL #71
3298670500	VIACHESLAV/KLADOVA I	KLADOV	22661 NE 5TH PL UNIT 74
3298670510	RAM KUMAR	KOMANDURI	22667 NE 5TH PL UNIT 75
3298670520	LIVING TRUST	DOAN	275 W ROY ST #116
3298670530	SUBHADRA	GHOSH	22707 NE 5TH LN
3298670550	SATISH J	THOMAS	22647 NE 5TH PL #92
3298670680	AARTI JATIN & JATI	KANZARIA	22748 NE 4TH PL #53
3298670790	DAWN M	GUSTAVESON	450 226TH LANE NE #64
3298670820	VIJAY & SANCHITA	ADHIKARI	506 226TH LN NE
3298670840	JAGANNATHA RAJU	DANTULURI	1351 247TH PL SE
3298670880	PAVEL V+LARISA YEFI	YEFIMOV	22650 NE 4TH LN #100
3298670910	ALFADI & SHAWNA EN	ALBARIDI	441 226TH LANE NORTHEAST UNIT
3298670920	GIRISH & SURPRIYA	TALWAR	433 226TH LN NE UNIT 32
3298670930	GAURAV & PANDEY M	MUKHERJEE	425 226TH LN NE
3298670950	MADHU	JANARDAN	3076 MAGNUM DR
3298671000	CRAIG A	SKIBO	401 227TH LN NE #40
3298671020	PAUL A+ASHLEY-TTEES+TR	JUST	7328 NE 150TH ST
3298671050	ILKKA+HANNA-LEEN	JAVANAINEN	421 227TH LANE NE 45
3298671090	PRATEEK+SHRADHA GAUT	TIWARI	22758 NE 4TH ST #49
3298671110	PRADEEP	MANIVANNAN	7031 152ND AVE NE
3298671140	RAFAEL A R+LUCIAN	GONCALVES	22747 NE 4TH PL #114
3298671150	RAJESH+ELANGO VAN SOWM	SETHU	22741 NE 4TH PL
3298671250	PARKER+QIAOYAN CAI	SHAW	377 227TH LN NE
3298671270	ASHLEY	TRAN	385 NE 227TH LN
3298671290	IGOR+BOYARSKA OLENA	CHEPIL	393 227TH LN NE 129A
3298671340	GEISLER GNANA+DEVASA	ANTONY	22765 NE 4TH ST
3298671360	JONATHAN	STILWELL	341 227TH LN NE
3298671400	INVESTMENTS LLC	PULIMAZZ	25902 NE 1ST PL
3298671460	BHARUCHA	KUNALKUMAR	326 227TH LN NE UNIT 146
3298671510	ANUJ KUMAR+ANKIT	SRIVASTAVA	318 227TH LN NE
3298671520	JAMES A GENERATION	JACKSON	50 116TH AVE SE STE 201
3298671540	CHIEN LUNG+HUANG KAI-L	YANG	315 226TH LANE NE #154
3298671550	ASHISH	SHAH	2164 PACIFIC AVE
3298671570	NITASHA & KUNDURTHY P	VERMA	2237 237TH LANE NE
3298671580	PATRICIA COOPER	ROWEN	307 226TH LN NE

3298671600	SAANGIIT & SHARM	SRIVASTAVA	339 226TH LN NE
3298671610	YU+QIAN ZHOU	QIAN	343 226TH LN NE
3298670060	SHANKARAN	GANESH	541 227TH LANE NE NO 6
3298670090	RAHUL DASHRATH+RUPALI	SAPAR	556 227TH CT NE #9
3298670100	APURV & MEDHAVI	ASTHANA	16075 NE 85TH ST APT 110
3298670130	CHIJIOKE SAMUEL	EKEKE	524 227TH LN NE #79
3298670140	HARLEY BRITO+CERES	DASILVA	530 227TH LN NE #80
3298670190	MIKKEL+KAREN	LOUIE	16030 SE 45TH PL
3298670210	VALERIE G	PAOLETTI	22725 NE 5TH LN #87
3298670230	SAURABH+RITIKA	SHRIVASTAVA	22718 NE 4TH LN #103
3298670250	AHMED	ELABBASY	22730 NE 4TH LN # 105
3298670310	KASTHURI R N	SOUNDARARAJAN	555 227TH CT NE # 10
3298670320	ALOK+SHARMA BINAL	KUMAR	547 227TH CT NE # 11
3298670330	VIVEKANANDA+SU	KARUPPUSWAMY	539 227TH CT NE
3298670350	XIUQIANG+YOUCHEN LI	QU	546 226TH CT NE
3298670380	SHIVANI+MANISH	GAIND	862 224TH AVE NE
3298670440	CRAIG	ROSS	543 226TH LN NE
3298670560	HIROSHI AND MASAK	TSUKAHARA	22641 NE 5TH PL # 093
3298670620	MANISH+RASHI BISHNOI	GAUR	505 226TH LN NE
3298670630	CHRISTIAN+ID	HAGEL-SORENSEN	463 226TH LN NE
3298670700	ELSAIED REVOCABLE	ABDELAZIZ	22732 NE 4TH PL #55
3298670770	MICHAEL J	O'CONNELL	436 226TH LN NE
3298670900	SREENIVASULU+KALAVA	PAPPURU	22712 NE 4TH LN #102
3298670940	SZYMON+MARIOLA KO	MADEJCZYK	22331 NE 2ND ST
3298670980	SURESH & VENKA	BUDDHAVARAPU	22623 NE 4TH PL #38
3298670990	RONALD E+BARBARA Y	LITTLE	22629 NE 4TH PL
3298671120	VINEET+PALLAVI	RAWAT	22755 NE 4TH PL #112
3298671180	MANICKAM+CHIDAMBA	JEYAKUMAR	22721 NE 4TH PL #18
3298671190	RISHENDER+PREET	TANEJA	24144 SE 1ST CT
3298671200	JOHN T	KENNEDY	22645 NE 4TH PL
3298671220	SATISH & TEMKER TAN	NARAYAN	22633 NE 4TH PLACE UNIT 122
3298671230	ANURAG & UPASANA	MISHRA	369 227TH LN NE UNIT 123
3298671240	GERARDO	GARCIA	22224 NE 31ST ST
3298671280	SUNG WOOK	KIM	389 227TH LN NE
3298671310	SATISH REDDY+PADMAJA	MADUR	22753 NE 4TH ST #131
3298671320	RICARDO A+SHIRLEY F S	WU	22757 NE 4TH ST
3298671330	THOMAS J	BORKOWSKI	27761 NE 4TH ST #133
3298671350	EDWARD & KIM SOOHYUN	YANG	7977 170TH AVE NE B526
3298671370	MANISH H & SAYALI M	KAKADE	345 227TH LN NE UNIT 137
3298671380	JUDITH L & FRED L	AASHEIM	349 227TH LANE NE
3298671450	RAJPUROHIT & MUKESH C	ANITA	322 227TH LANE NE #145
3298671470	TUSHAR	BHATIA	330 227TH LN NE
3298671560	NATHALIE RAWLINS	ASHER	323 226TH LANE NE
3298671620	PADMAVATHY+BALAKR	ANANTHRAM	347 226TH LN NE #162

CITYSTATE	ZIPCODE
SAMMAMISH WA	98074
SAN ANTONIO TX	78299
REDMOND WA	98073
REDMOND WA	98073
REDMOND WA	98073
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SEATTLE WA	98126
SAMMAMISH WA	98075
SNOHOMISH WA	98296
REDMOND WA	98073
SAMMAMISH WA	98075
REDMOND WA	98073
REDMOND WA	98073
REDMOND WA	98073
SNOHOMISH WA	98296
REDMOND WA	98073
SAMMAMISH WA	98075
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REDMOND WA	98073
SAMMAMISH WA	98075
SAMMAMISH WA	98074
SEATTLE WA	98177
SAMMAMISH WA	98075
SAMMAMISH WA	98074
SAMMAMISH WA	98074
BELLEVUE WA	98004
BELLEVUE WA	98004
SAMMAMISH WA	98074
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BELLEVUE WA	98004
BELLEVUE WA	98004
SAMMAMISH WA	98074
REDMOND WA	98073
SAMMAMISH WA	98075
SAMMAMISH WA	98075
MERCER ISLAND WA	98040

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REDMOND WA	98053
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SAMMAMISH WA	98074
REDMOND WA	98053
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SEATTLE WA	98119
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98075
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAN JOSE CA	95135
SAMMAMISH WA	98074
KENMORE WA	98028
SAMMAMISH WA	98074
SAMMAMISH WA	98074
REDMOND WA	98052
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
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SAMMAMISH WA	98074
SAMMAMISH WA	98074
SAMMAMISH WA	98074
BELLEVUE WA	98004
SAMMAMISH WA	98074
SAN FRANCISCO CA	94115
SAMMAMISH WA	98074
SAMMAMISH WA	98074

[illegible]

SEPA CHECKLIST FOR NON-PROJECTS

ABOUT THE SEPA CHECKLIST

The City of Sammamish uses the information provided in the SEPA (State Environmental Policy Act) Checklist to help determine whether the environmental impacts of a proposal are significant.

The information is also helpful to determine if there are mitigation measures that will address the probable significant impacts or if an environmental impact statement will be needed to further analyze the proposal.

Complete and accurate answers often avoid delays with the SEPA process as well as later in the decision-making process.

INSTRUCTIONS FOR APPLICANTS

The checklist questions apply to all parts of your project/proposal, even if you plan to do them over a period of time or on different parcels of land.

- Please answer each question accurately and carefully, to the best of your knowledge.
- You may need to consult with an agency specialist or private consultant for some questions.
- If you run out of space on the form, please attach additional pages.
- **Use “not applicable/does not apply” only when you can explain why it does not apply and not when the answer is unknown.**
- Attach any additional information that will help describe your project/proposal or its environmental effects including additional studies and reports.

The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Submittal Instructions

Complete & save this form before uploading it to MyBuildingPermit.com in the “File Upload” section along with the rest of the submittal documents.

Code Reference

SEPA Procedures
[Chapter 20.15 SMC](#)

Questions?

[Submit Project Guidance](#)
[Visit the Permit Center](#)

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

SEPA CHECKLIST FOR PROJECTS

A. BACKGROUND [\[help\]](#)

a. Name of proposed project: _____
(if applicable)

APPLICANT INFORMATION

b. Applicant Name: _____
c. Address: _____
Phone: _____ E-Mail: _____

CONTACT INFORMATION (IF DIFFERENT FROM ABOVE)

Contact Name: _____
Address: _____
Phone: _____ E-Mail: _____

APPLICATION INFORMATION

d. Date checklist prepared: _____ e. Agency requesting checklist: _____

f. Proposed timing or schedule:
– Include phasing, if applicable.

g. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Background Section continued on next page

SEPA CHECKLIST FOR PROJECTS

A. BACKGROUND - CONTINUED [\[help\]](#)

- h. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
-
- i. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
-
- j. List any government approvals or permits that will be needed for your proposal, if known.
-
- k. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.
 - There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
-
- l. Location of the proposal.
 - Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known.
 - If a proposal would occur over a range of area, provide the range or boundaries of the site(s).
 - Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available.
 - While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. EARTH [\[help\]](#)

a. General description of the site (check one below):

- | | |
|--------------------------------------|---------------------------------------|
| ☐ Flat | ☐ Rolling |
| ☐ Hilly | ☐ Steep slopes |
| ☐ Mountainous | ☐ Other: _____ |

b. What is the steepest slope on the site (approximate percent slope)? _____

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?
- If you know the classification of agricultural soils, specify them and note whether the proposal results in removing any of these soils.
 - Note any agricultural land of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed.
- Indicate source of fill.

Earth sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

1. EARTH (CONTINUED) [\[help\]](#)

f. Could erosion occur as a result of clearing, construction, or use? If so, describe.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. AIR [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed?
– If any, generally describe and give approximate quantities if known.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Air sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

2. AIR (CONTINUED) [\[help\]](#)

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. WATER [\[help\]](#)

a. Surface Water

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?
 - If yes, describe type and provide names.
 - If appropriate, state what stream or river it flows into.

-
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?
 - If yes, please describe and attach available plans.

-
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.
 - Indicate the source of fill material.

Water sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

3. WATER (CONTINUED) [\[help\]](#)

a. Surface Water (continued)

- 4) Will the proposal require surface water withdrawals or diversions?
- Give general a description, purpose, and approximate quantities if known.

-
- 5) Does the proposal lie within a 100-year floodplain?
- If so, note location on the site plan.

-
- 6) Does the proposal involve any discharges of waste materials to surface waters?
- If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes?
- If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well.
 - Will water be discharged to groundwater? Give description, purpose, and approximate quantities if known.

Water sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

3. WATER (CONTINUED) [\[help\]](#)

b. Ground Water (continued)

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (e.g. Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.).
 - Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water Runoff (including stormwater)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any.
 - Include quantities, if known.
 - Where will this water flow?
 - Will this water flow into other waters? If so, describe.

-
- 2) Could waste materials enter ground or surface waters? If so, generally describe.

-
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

-
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

4. PLANTS [\[help\]](#)

a. Check the types of vegetation found on the site:

- | | |
|---|--|
| ☐ Deciduous tree: Alder, Maple, Aspen, other | ☐ Evergreen tree: Fir, Cedar, Pine, other |
| ☐ Shrubs | ☐ Grass |
| ☐ Pasture | ☐ Crop or grain |
| ☐ Orchards, vineyards, other permanent crops | ☐ Wet soil plants: Cattail, Buttercup, Bullrush, Skunk Cabbage, other |
| ☐ Water plants: Water Lily, Eelgrass, Milfoil, other | ☐ Other types of vegetation: _____ |

b. What kind and amount of vegetation will be removed or altered?

c. List threatened and endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

e. List all noxious weeds and invasive species known to be on or near the site.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

5. ANIMALS [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. For example:

Birds: hawk, heron, eagle, songbirds, other (please specify)

Mammals: deer, bear, elk, beaver, other (please specify)

Fish: bass, salmon, trout, herring, shellfish, other (please specify)

-
- b. List any threatened and endangered species known to be on or near the site.

-
- c. Is the site part of a migration route? If so, explain.

-
- d. Proposed measures to preserve or enhance wildlife, if any:

-
- e. List any invasive animal species known to be on or near the site.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

6. ENERGY & NATURAL RESOURCES [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

-
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

-
- c. What kinds of energy conservation features are included in the plans of this proposal?
– List other proposed measures to reduce or control energy impacts, if any.

7. ENVIRONMENTAL HEALTH [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

-
- 1) Describe any known or possible contamination at the site from present or past uses.

Environmental Health sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

7. ENVIRONMENTAL HEALTH (CONTINUED) [\[help\]](#)

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design.
- This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

-
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

-
- 4) Describe special emergency services that might be required.

-
- 5) Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Environmental Health sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

7. ENVIRONMENTAL HEALTH (CONTINUED) [\[help\]](#)

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
- Indicate what hours noise would come from the site.

-
- 3) Proposed measures to reduce or control noise impacts, if any:

8. LAND & SHORELINE USE [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
-
- b. Has the project site been used as working farmlands or working forest lands? If so, describe.
- How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?
 - If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

Land & Shoreline Use sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

8. LAND & SHORELINE USE (CONTINUED) [\[help\]](#)

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting?
 - If so, how?

c. Describe any structures on the site.

d. Will any structures be demolished? If so, what?

e. What is the current zoning classification of the site?

f. What is the current comprehensive plan designation of the site?

Land & Shoreline Use sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

8. LAND & SHORELINE USE (CONTINUED) [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site?

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

i. Approximately how many people would reside or work in the completed project? _____

j. Approximately how many people would the completed project displace? _____

k. Proposed measures to avoid or reduce displacement impacts, if any.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Land & Shoreline Use sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

9. HOUSING [\[help\]](#)

a. Approximately how many units would be provided, if any: _____

Indicate the housing type provided by checking the appropriate box(es) below.

☐ High-income housing ☐ Middle-income housing ☐ Low-income housing

b. Approximately how many units would be eliminated, if any: _____

Indicate the housing type provided by checking the appropriate box(es) below.

☐ High-income housing ☐ Middle-income housing ☐ Low-income housing

c. Proposed measures to reduce or control housing impacts, if any.

10. AESTHETICS [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

b. What views in the immediate vicinity would be altered or obstructed?

c. Proposed measures to reduce or control aesthetic impacts, if any.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

11. LIGHT & GLARE [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

b. Could light or glare from the finished project be a safety hazard or interfere with views?

c. What existing off-site sources of light or glare may affect your proposal?

d. Proposed measures to reduce or control light and glare impacts, if any.

12. RECREATION [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Recreation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

12. RECREATION (CONTINUED) [\[help\]](#)

b. Would the proposed project displace any existing recreational uses? If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

13. HISTORIC & CULTURAL PRESERVATION [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Historic & Cultural Preservation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

13. HISTORIC & CULTURAL PRESERVATION (CONTINUED) [\[help\]](#)

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

-
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.
 - Please include plans for the above and any permits that may be required.

14. TRANSPORTATION [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system.
 - Show on site plans, if any.

-
- b. Is the site or affected geographic area currently served by public transit?
 - If so, generally describe.
 - If not, what is the approximate distance to the nearest transit stop?

Transportation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

14. TRANSPORTATION (CONTINUED) [\[help\]](#)

- c. How many additional parking spaces would the completed project or non-project proposal have?
 - How many would the project or proposal eliminate?

-
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways?
 - If so, describe (indicate whether public or private).

-
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, describe.

-
- f. How many vehicular trips per day would be generated by the completed project or proposal?
 - If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and no passenger vehicles).
 - What data or transportation models were used to make these estimates?

Transportation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS CONTINUED [\[help\]](#)

14. TRANSPORTATION (CONTINUED) [\[help\]](#)

- h. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, describe.

-
- i. Proposed measures to reduce or control transportation impacts, if any.

15. PUBLIC SERVICE [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, describe.

-
- b. Proposed measures to reduce or control direct impacts on public services, if any.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS CONTINUED [\[help\]](#)

16. UTILITIES [\[help\]](#)

- a. Utilities currently available at the site:
(check all that apply)

☐ Electricity

☐ Natural gas

☐ Water

☐ Refuse service

☐ Telephone

☐ Sanitary sewer

☐ Septic system

☐ Other: _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. SIGNATURE [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Jaclyn Beliel* Name of Signee: _____

Position/Title: _____ Agency/Organization: _____

Date Submitted: _____

SEPA CHECKLIST FOR PROJECTS

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS [\[help\]](#)

Because these questions are very general, it may be helpful to read them together with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Keep responses brief and use non-technical language.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

-
2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to avoid or reduce such increases are:

Supplemental Sheet for Non-Project Actions continued on next page

SEPA CHECKLIST FOR PROJECTS

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS CONTINUED [\[help\]](#)

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to avoid or reduce such increases are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to avoid or reduce such increases are:

Supplemental Sheet for Non-Project Actions continued on next page

SEPA CHECKLIST FOR PROJECTS

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS CONTINUED [\[help\]](#)

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce such increases are:

-
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to avoid or reduce such increases are:

-
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

SEPA CHECKLIST FOR PROJECTS

ADDITIONAL PAGE FOR OVERFLOW RESPONSES

SECTION:

Continuation from Page Number: _____

Continuation from Question Number: _____

SECTION:

Continuation from Page Number: _____

Continuation from Question Number: _____

SEPA CHECKLIST FOR PROJECTS

ADDITIONAL PAGE FOR OVERFLOW RESPONSES

SECTION:

Continuation from Page Number: _____

Continuation from Question Number: _____

SECTION:

Continuation from Page Number: _____

Continuation from Question Number: _____

SEPA CHECKLIST FOR PROJECTS

ADDITIONAL PAGE FOR OVERFLOW RESPONSES

SECTION:

Continuation from Page Number: _____

Continuation from Question Number: _____

SECTION:

Continuation from Page Number: _____

Continuation from Question Number: _____



RE: Request for submittal item waivers for Building 120 SSLUMA

From David Pyle <dpyle@sammamish.us>

Date Tue 12/9/2025 6:55 PM

To Miryam Laytner <mlytner@sammamish.us>

Cc Jaclyn Beliel <JBeliel@sammamish.us>; Missy Marshall <mmarshall@sammamish.us>

Hi Miryam,

As the City is the applicant and the implications of this action are understood it is appropriate to waive these items for application submittal.

Thank you for submitting this request, please let me know if there is any follow up needed.

David Pyle
Director, Department of Community Development
City of Sammamish
425-295-0521 – Desk
425-495-2069 - Cell
dpyle@sammamish.us

NOTICE: *To create more diverse and affordable housing, the City has implemented middle housing bonus rules, allowing for increased density in the form of ADUs, attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage clusters, along with an [Inclusionary Affordable Housing Program \(SMC 21.10\)](#), which applies to residential additions and new homes. Please see the [City's Housing Webpage](#) for more information.*

From: Miryam Laytner <mlytner@sammamish.us>

Sent: Tuesday, December 9, 2025 3:53 PM

To: David Pyle <dpyle@sammamish.us>

Cc: Jaclyn Beliel <JBeliel@sammamish.us>; Missy Marshall <mmarshall@sammamish.us>

Subject: Request for submittal item waivers for Building 120 SSLUMA

Importance: High

Hi David,

We would like to request waivers of the following submittal items for the Building 120 Site Specific Land Use Map Amendment application:

- **Acceptance of Financial Responsibility – Affidavit of Applicant Status** – The City is the applicant, so this form doesn't seem applicable.
- **Title Report** – A title report will be included; however, it was produced in October of 2025, which means it does not meet the 30-day requirement. We request that this time limit be waived to conserve public funds.

- **Critical Area Affidavit** – Critical areas will be noted on the application form, and further environmental review results completed as part of the City's feasibility study will be shared and considered during the legislative review of the application.

Thank you, and please let me know if you have any questions.

Miryam

Miryam Laytner
Planning Manager
City of Sammamish | Community Development
mlaytner@sammamish.us | 425-295-0623 | 206-635-5886 (cell)

NOTICE: To create more diverse and affordable housing, the City has implemented middle housing bonus rules, allowing for increased density in the form of ADUs, attached, stacked, or clustered homes, including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage clusters. The city also has an [Inclusionary Affordable Housing Program \(SMC 21.10\)](#), which applies to residential additions and new homes. Please see [the City's Housing Webpage](#) for more information.

Please be aware that email communications with members of the City Council, City Commissioners, or City staff are public records and are subject to disclosure upon request.

Please be aware that email communications with members of the City Council, City Commissioners, or City staff are public records and are subject to disclosure upon request.

CRITERION COMPLIANCE NARRATIVE

SMC 24.10.030 Criteria	How Proposal Relates
(1) The amendment is consistent with the GMA, the King County CPPs, the Sammamish Comprehensive Plan, the Office of Financial Management's population projections, the Puget Sound Regional Council's planning documents, King County's Urban Growth Capacity Study, and the Washington State Department of Commerce's Review and Evaluation Program, as applicable; and	The location of the parcel aligns with regional goals related to growth in centers and near transit. Additionally, the proposed change in designation will open up a wider range of uses for the building and surrounding area, which would also align with statewide, regional, and local policies. For example, there could be opportunities for increased housing choices and affordability or economic benefits through new businesses or community services.
(2) The amendment addresses changing circumstances, changing community values, or corrects information; and	This request stems from a changing circumstance in that the long-term tenant in Building 120, Central Washington University, has left. This creates an opportunity for the City to explore the best uses of this site. Recently, the City has heard from community members who desire a wide range of resources like a community center, an arts and cultural center, additional retail and restaurants, affordable housing, and more. The proposed change will provide more opportunities to continue community conversations and identify the best uses for this site to respond to community needs and desires.
(3) The amendment is in the greater public interest and represents an action that best serves the entire community, taking into account the fiscal impact.	As mentioned above, this is the first step in a much longer process that would involve further outreach and work to determine how to best use the site based on feedback from the

City of Sammamish Site-Specific Land Use Map Amendment for Building 120
December 2025

	community about what resources and services are most desired, all of which would be focused on serving the community and the greater public interest. Part of this later step of work will also include an evaluation of fiscal impacts.
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CONCURRENCY TEST DEFERRAL AFFIDAVIT

ABOUT THE CONCURRENCY TEST DEFERRAL AFFIDAVIT

[Sammamish Municipal Code 14A.10.020\(1\)](#) requires (with some exceptions) applicants requesting a Comprehensive Plan Site-Specific Land Use Map Amendment or Zone Reclassification to either apply for a Certificate of Concurrency or submit a Concurrency Test Deferral Affidavit.

This affidavit form is to be completed by applicants and submitted with their application (as relevant). The affidavit acknowledges that a Concurrency Test is required but that it will be completed at a later time.

Submittal Instructions

Complete & save this form before uploading it to MyBuildingPermit.com in the "File Upload" section along with the rest of the submittal documents.

Code Reference

Application for Certificate of Concurrency
[SMC 14A.10.020\(1\)](#)

Questions?

[Submit Project Guidance](#)
[Visit the Permit Center](#)

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

CONCURRENCY TEST DEFERRAL AFFIDAVIT



AFFIDAVIT

Notary is required for this affidavit.

The undersigned, being first duly sworn on oath deposes and says

A. I am/We are over the age of eighteen (18) years and competent to be a witness herein.

B. I/We have applied for a

Site-Specific Land Use Map Amendment

(application type)

from the City of Sammamish, Washington for the following property or properties:

Property Address(es): 120 228th Ave NE, Sammamish, WA 98074

Parcel Number(s): 3425069017

C. I/We hereby declare and affirm that I/we elect to defer the Concurrency Test required by Chapter 14A.10 of the Sammamish Municipal Code for the above listed property/properties until a later time.

I/We understand and acknowledge that the above listed property will be subject to the Concurrency Test and successful receipt of Concurrency Certificate as provided in SMC14A.10 before any development permit may be applied for.

I/We also understand and acknowledge that the City of Sammamish's issuance of a Map Amendment or Zone Reclassification without a Concurrency Test creates no "vested rights" or other rights to develop the subject property.

I/We certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Applicant Name: Mark Baird Signature(s): Mark R Baird Date: 12/9/25

Applicant Name: _____ Signature(s): Mark R Baird Date: 12/9/25

CONCURRENCY TEST DEFERRAL AFFIDAVIT



WASHINGTON NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON

County of King

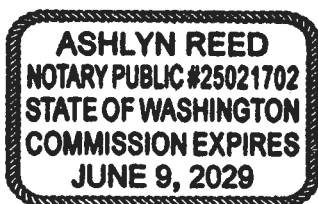
Signed and sworn to/affirmed before me on

12/9/2025
(date)

by

Mark Baird

(name(s) of individual(s) making statement)



(Stamp)

Ashlyn Reed

(Signature of Notary Public)

Notary Public

(Title of Office)

My Commission Expires:

6/9/2029