



**NOTICE OF PUBLIC HEARING, NOTICE OF ISSUANCE OF STAFF REPORT AND RECOMMENDATION, AND NOTICE OF ADOPTION OF SEPA DOCUMENTS BY REFERENCE**

**FILE #: PSUB2019-00563 – BROWNSTONES EAST PRELIMINARY SUBDIVISION**

**Date of Notice: July 19, 2024**

**Public Hearing: August 21, 2024 at 10:00 AM**

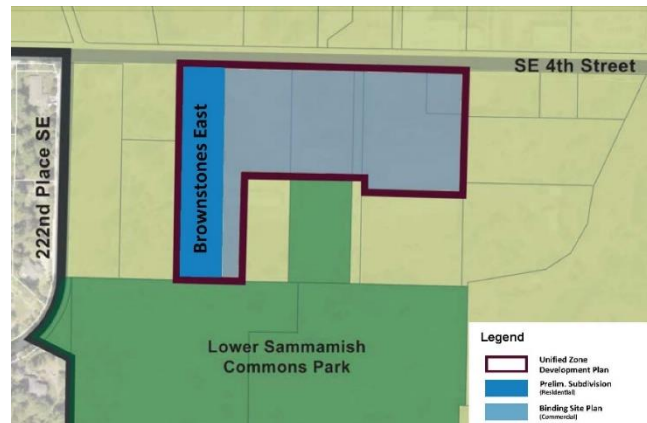
**NOTICE IS HEREBY GIVEN** that the City of Sammamish Hearing Examiner will conduct a virtual online public hearing on August 21, 2024, at 10:00 AM, or soon thereafter, regarding the preliminary approval of the Brownstones East Preliminary Subdivision application, PSUB2019-00563.

**Location of Hearing:** <https://www.sammamish.us/news/events/>

**NOTICE IS FURTHER GIVEN** that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Brownstones East Preliminary Subdivision. A copy of the Staff Report and all exhibits can be found here:

<https://www.sammamish.us/projects/town-center/stc-brownstones-east>

**PROJECT DESCRIPTION:** The Plator ("STCA") proposes to subdivide two existing parcels (#3325069024 and #3325069085) totaling approximately 3.08 acres into 48 townhome lots (3 of which will be designated as affordable) with associated streets, utilities, and open space within the Town Center A-1 zone. This project is a subordinate of the overall Phase I Southwest Quadrant Unified Zone Development Plan (UZDP) approved pursuant to UZDP2019-00562 on March 21, 2024 by the City of Sammamish.



**PROJECT LOCATION:** SE 4th Street Sammamish, WA 98074  
**TAX PARCEL NUMBERS:** 3325069024 and 3325069085  
**OWNER/PLATTOR:** STCA, LLC  
Peter Brennan  
127 Bellevue Way SE, Suite 108  
Bellevue, WA 98004

**PROJECT REVIEW:** The application was deemed complete for the purpose of review on November 27, 2019. On December 2, 2019, the City issued a Notice of Application/SEPA Notification by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and placement of a legal notice in the local newspaper and posted on the city’s website. The public comment period for this proposal was December 2, 2019 - December 23, 2019. The first Notice of Revised Application was issued on July 20, 2020, with a comment period of July 20, 2020 – August 10, 2020. A second Notice of Revised Application was issued on May 14, 2024, with a comment period of May 14, 2024 – June 3, 2024.

**Environmental Review:** The lead agency for the proposal has determined that it does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The City of Sammamish is hereby adopting by reference the following existing Environmental Documents for this proposal pursuant to WAC 197-11-630.

**Title of Document Being Adopted:** Phase I SW Quadrant Optional Determination of Non-Significance (DNS) – UZDP2019-00562.

**Date Adopted Document Was Prepared:** March 21, 2024.

**Description of Document Being Adopted by Reference:** Determination of Non-Significance issued by the City of Sammamish on March 21, 2024, for the Unified Zone Development Plan (UZDP2019-00562) Sammamish Town Center SW Quadrant. This DNS included all impacts and mitigation for the residential and mixed-use areas of the proposed UZDP. There was no appeal filed regarding the Determination of Non-Significance.

**Adopted Document is Available at:** <https://www.sammamish.us/projects/stc-sw-quadrant/>  
The City's SEPA Responsible Official has identified and adopted by reference this document and associated application materials as being appropriate for this proposal after independent review. The document meets the City's environmental review needs for the current proposal and will accompany the proposal to the decision makers. **No further SEPA action is required for this proposal; there is no SEPA appeal under WAC 197-11-680.**

**Name of Agency adopting document:** City of Sammamish

**Other Permits Required:** Construction permits, final plat approval, and building permits.

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

**Staff Project Planner Assigned:** Chris Hankins, Principal Planner | 425-295-0547 | [towncenter@sammamish.us](mailto:towncenter@sammamish.us)

**Hearing Information:** The City of Sammamish is a hybrid City and performs business both at City Hall and remotely using virtual conferencing platforms (Zoom). Accordingly, and to provide access to interested participants, the hearing will be held virtually online on August 21, 2024, at 10:00 am. Instructions to access the virtual meeting are on the City's website by selecting the hearing date at <https://www.sammamish.us/news/events/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Project Planner listed with this notice.