



Department of Community Development

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

NOTICE OF APPLICATION – COMMERCIAL SITE DEVELOPMENT PERMIT/SEPA NOTIFICATION

FILE #: CSDP2025-00329 – STC BLOCK 9

Date of Notice: June 5, 2025

Public Comment Period: Begins June 5, 2025 and ends June 26, 2025 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received a Commercial Site Development Permit application on May 9, 2025 from STC JV 1, LLC. This proposal is composed as a high-quality, compact and integrated mixed-use community that fully embraces the City's key goals and objectives for the Town Center Plan and contains one mixed-use commercial and 344 residential apartment unit building. The Project will be situated within a total site boundary area of approximately 2.09 acres located within the Town Center (TC) A1 Zone.

On June 5, 2025, in accordance with SMC 21.09.010.H, the City issued this Notice of Application through mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and a legal notice in the newspaper.

All associated documents can be viewed and downloaded at <https://www.sammamish.us/projects/town-center-development/>

File Number: CSDP2025-00329	Date of Application: May 9, 2025
Date of Completeness Determination: May 23, 2025	Date of Notice of Application: June 5, 2025
Applicant: STC JV1, LLC 127 Bellevue Way Suite 108, Bellevue, WA 98004	Applicant Agent: Lafe Hermansen, Core Design, Inc. 12100 NE 195 th ST, Suite 300, Bothell, WA 98011
Project Location: Vacant land south of 22515 SE 4 th ST Sammamish, WA 98074	Tax Parcel Number: 3325069151

Existing Environmental Documents for Review: Preliminary Plan Set, Preliminary Technical Information Report (TIR), Traffic Impact Analysis (TIA), SEPA Checklist, and DNS.

State Environmental Policy Act (SEPA) Review and Adoption of Existing Environmental Information: 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: STC Phase II UZDP Optional Determination of Non-Significance (DNS) – UZDP2024-00052.

Date Adopted Document Was Prepared: August 15, 2024

Description of Document Being Adopted by Reference: Determination of Non-Significance issued by the City of Sammamish on August 15, 2024, for the Unified Zone Development Plan (UZDP2024-00052) Sammamish Town Center Phase II. 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-phase-ii-uzdp/>

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.

Name of Agency adopting document: City of Sammamish

Lead Agency: CITY OF SAMMAMISH

Staff Project Planner Assigned: Sam Dunlap, Senior Planner | 206-817-2905 | towncenter@sammamish.us

Public Comment Period: A 21-day public comment period applies to this project and will be accepted from June 5, 2025 through June 26, 2025 at 5 PM. Comments may be submitted at <http://www.sammamish.us/csdp2025-00329>

Interested persons are invited to submit written comments pertaining to the application no later than 5 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries about the application, comment period, decision, and appeal process, as well as requests to view documents related to the proposal, may be made at Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5 p.m. Note: Mediation of disputes is available pursuant to SMC 21.09.040. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.