

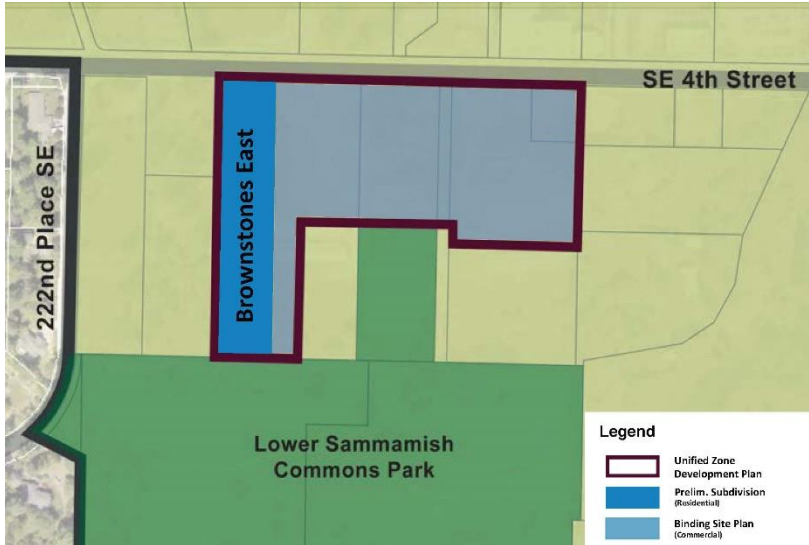


**NOTICE OF REVISED APPLICATION/120 DAY CLOCK EXCEEDANCE/SEPA NOTIFICATION
BROWNSTONES EAST PRELIMINARY SUBDIVISION**

FILE #: PSUB2019-00563

Date of Notice: May 14, 2024

Public Comment Period: Begins May 14, 2024 and ends June 3, 2024, at 5 PM



NOTICE IS HEREBY GIVEN that the City of Sammamish received a revised Preliminary Subdivision application on April 23, 2024, from STCA, LLC, a private development company proposing to subdivide 3.08 acres to create 48 townhomes. The project site is zoned TC-A1.

On May 14, 2024, in accordance with SMC 21.09.010, the City issued this Notice of Revised 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 local newspaper.

In accordance with SMC 21.09.010.H, the City of Sammamish will not meet the target of 120 days from the original date the application was deemed complete on November 27, 2019 to the time a decision is made which will be in the form of a Staff Recommendation to the Hearing Examiner.

In the event that City Staff is unable to meet this target time limit, this section dictates that the applicant shall be provided written notice that includes a statement as to why the target time limit has not been met and an estimated date for issuance of the Staff Recommendation. This written notice was provided to the applicant on May 2, 2024, through the Letter of Completeness (LOC).

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

Date of Completeness Determination: May 2, 2024	Date of Notice of Revised Application: May 14, 2024
Applicant/Agent: STCA, LLC Peter Brennan 127 Bellevue Way SE, Suite 108 Bellevue, WA 98004	Project Location: SE 4 th St, Sammamish, WA 98074 Tax Parcel Number: 3325069024 (and a portion of 3325069085 Pending BLA2024-00174)

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

State Environmental Policy Act (SEPA) 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 197-11-340(2).

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

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. The City of Sammamish has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c).

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

Public Comment Period: A 21-day public comment period applies to this project and the revised application materials submitted by the applicant and will be accepted from May 14, 2024, through June 3, 2024, at 5 PM. Comments may be submitted at www.sammamish.us/projects/town-center/stc-brownstones-east

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.