



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 DECISION COMMERCIAL SITE DEVELOPMENT PERMIT APPROVAL SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

FILE #: CSDP2022-00816 – AEGIS OF SAMMAMISH

Date of Notice: January 31, 2024

Type 2 Decision Appeal Period: Begins January 31, 2024 and ends February 21, 2024 at 5 PM

NOTICE IS HEREBY GIVEN that on January 31, 2024, APPROVAL was granted and SEPA Threshold Determination of Non-Significance (SEPA DNS) was issued by the City of Sammamish for a Commercial Site Development Permit application from Aegis Living an assisted living and memory care company. This proposal is to construct a four story, approximately 86,000 SF assisted living, and memory care facility. The project site is located in the Town Center B zone (TC-B).

On January 31, 2024, in accordance with SMC 21.09.010(H) and SMC 21.09.010(L), the City issued this Notice of Decision through mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, a legal notice in the newspaper, and distribution to parties of record as outlined in SMC 21.09.010(L) and SMC 21.09.030.

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

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| File Number: CSDP2022-00816 | Date of Application: September 21, 2022 |
| Date of Completeness Determination: October 5, 2022 | Date of Notice of Application: October 19, 2022 |
| Applicant: Aegis Living 415 118th Avenue SE, Bellevue, WA 98005 | Applicant Agent: James Brown, Wattenbarger Architects 11000 NE 33rd PL, Suite 102, Bellevue, WA 98004 |
| Project Location: 22828 SE 6 th Place, Sammamish, WA | Tax Parcel Number: 1241100042 |

The project file, including the decision and environmental documents available for Review: The approved action is supported by project specific environmental documentation including a Preliminary Plan Set, Wetland Reconnaissance Memo, Preliminary Technical Information Report (TIR), Traffic Impact Analysis (TIA), SEPA Checklist, and additional supporting documentation.

Existing Environmental Documents Available for Review: The property is located within the Sammamish Town Center Sub Area Plan adopted via Resolution (R2007-271) and has been reviewed for compliance pursuant to Sammamish Municipal Code (SMC 21.09.030.D) for which a Planned Action EIS exists. The Town Center Planned Action EIS is available on the City’s Town Center website @ <https://www.sammamish.us/projects/projects/town-center/background/>.

SEPA Determination of Non-Significance: In accordance with SMC 21.09.030 and Chapter 197-11 WAC upon completion of SEPA review of documentation listed above the City of Sammamish SEPA Responsible Official has made a SEPA Threshold Determination of Non-Significance (SEPA DNS).

Staff Project Planner Assigned: Sam Dunlap Associate Planner | (206) 817-2905 | towncenter@sammamish.us

Appeal Period: January 31, 2024 to February 21, 2024, at 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Unified Development Code (SMC) 21.09.020.H. Appeals must be submitted in writing with the appropriate filing fee (\$549.00) and received by 5:00 p.m. on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall or are available upon request at (425) 295-0500.

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.