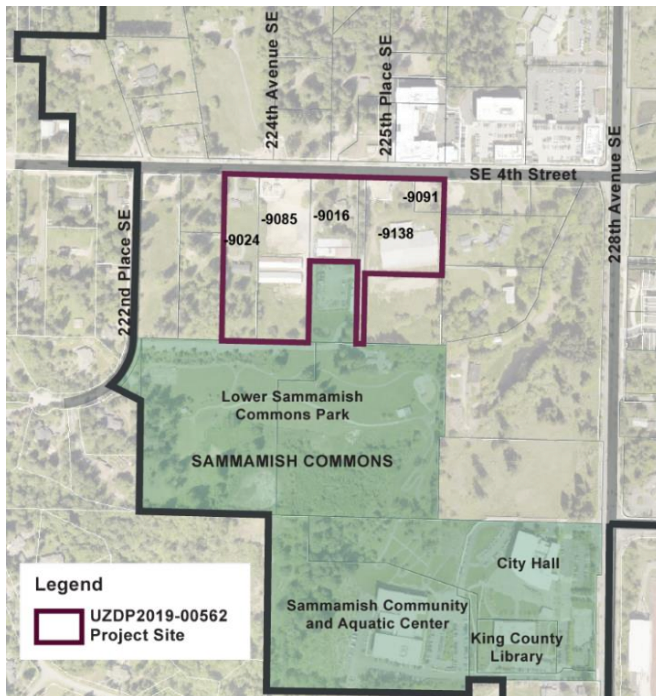


NOTICE OF DECISION OF DENIAL
SAMMAMISH TOWN CENTER SW QUADRANT UNIFIED ZONE DEVELOPMENT PLAN

FILE #: UZDP2019-00562

DATE OF NOTICE: November 13, 2020

APPEAL PERIOD: November 13, 2020 to December 4, 2020 at 5 PM



NOTICE IS HEREBY GIVEN that on November 13, 2020, the Director of Community Development, pursuant to Sammamish Municipal Code (SMC) 20.05.100, issued a decision of **DENIAL** for the Sammamish Town Center SW Quadrant Zone Unified Development Plan (UZDP). Public notice has been provided via mailed notice to parties of record and property owners within 1,000 feet of the subject site, a sign posted on the subject site, and publication of a legal notice in the local newspaper.

PROJECT DESCRIPTION: The applicant (“STCA”) has proposed a mixed-use development located in the TC-A1 zone, within the Southwest quadrant of the Sammamish Town Center Subarea. The development is situated on 8.09 acres and includes 82,000 square feet of commercial space located in four mixed-use buildings and one commercial use building. The proposal includes 300 apartment units and 48 townhome units for a total of 348 residential units.

ONLINE DOCUMENTS: A copy of the Decision, plan sets,

exhibits, and other supporting documentation can be accessed at <https://spaces.hightail.com/space/X8IVdSWpwl>

PROJECT LOCATION: -22315, -22407, -22417, -22515, -22527 SE 4th Street Sammamish, WA 98074

Tax Parcel Number(s) 3325069024, 3325069085, 3325069016, 3325069138, 3325069091

APPLICANT/AGENT: STCA, LLC | Peter Brennan 5335 Meadows Rd, Ste. 108, Lake Oswego, OR 97035

SEPA THRESHOLD DETERMINATION: Following review of the Environmental Checklist and supporting information submitted by the STCA, the City is unable to make a “SEPA Threshold Determination” for this proposal.

EXISTING ENVIRONMENTAL DOCUMENTS: Revised Preliminary Plan Set, Critical Area Study, Preliminary Technical Information Report (TIR), Traffic Impact Analysis (TIA), and SEPA Checklist.

DATE OF APPLICATION: November 4, 2019

DATE OF COMPLETENESS: November 27, 2019

DATE OF NOTICE OF APPLICATION: December 2, 2019

STAFF PROJECT PLANNER: Chris Hankins, Senior Planner, Phone: 425-295-0547, Email: chankins@sammamish.us, Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

APPEAL PERIOD: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) 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. Please direct comments to the Staff Project Planner.

Inquiries regarding the application, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Mediation of disputes is available pursuant to Chapter 20.20 SMC. 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.