



**STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON
SCOPE OF SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS)**

Town Center Plan & Code Amendment Project

Date of Issuance: January 8, 2025

Project Description: The City's Town Center Subarea Plan, adopted in June 2008 and amended in January 2020, is a 240-acre area in the center of Sammamish and is intended as a place to direct a meaningful portion of the City's anticipated residential and commercial growth. As currently designed, the Town Center Subarea Plan integrates compatible land uses together while minimizing impacts to established neighborhoods, with current and future development aligned with the 2024 Comprehensive Plan Update and the City's goal to increase the availability of affordable housing.

The City is currently evaluating amendments to the Town Center Subarea Plan and implementing development regulations to update the Plan to current conditions, improve consistency with the 2024 Comprehensive Plan, address development challenges and constraints, and improve the delivery of diverse and affordable housing. This plan amendment effort will result in a new preferred alternative for the Town Center Plan and Code. State Environmental Policy Act (SEPA) supplemental review and city legislative review are required to complete the amendment process. The City also intends to adopt a planned action ordinance that addresses environmental review for project actions consistent with the planned action ordinance.

The following are potential amendments being considered with this proposal:

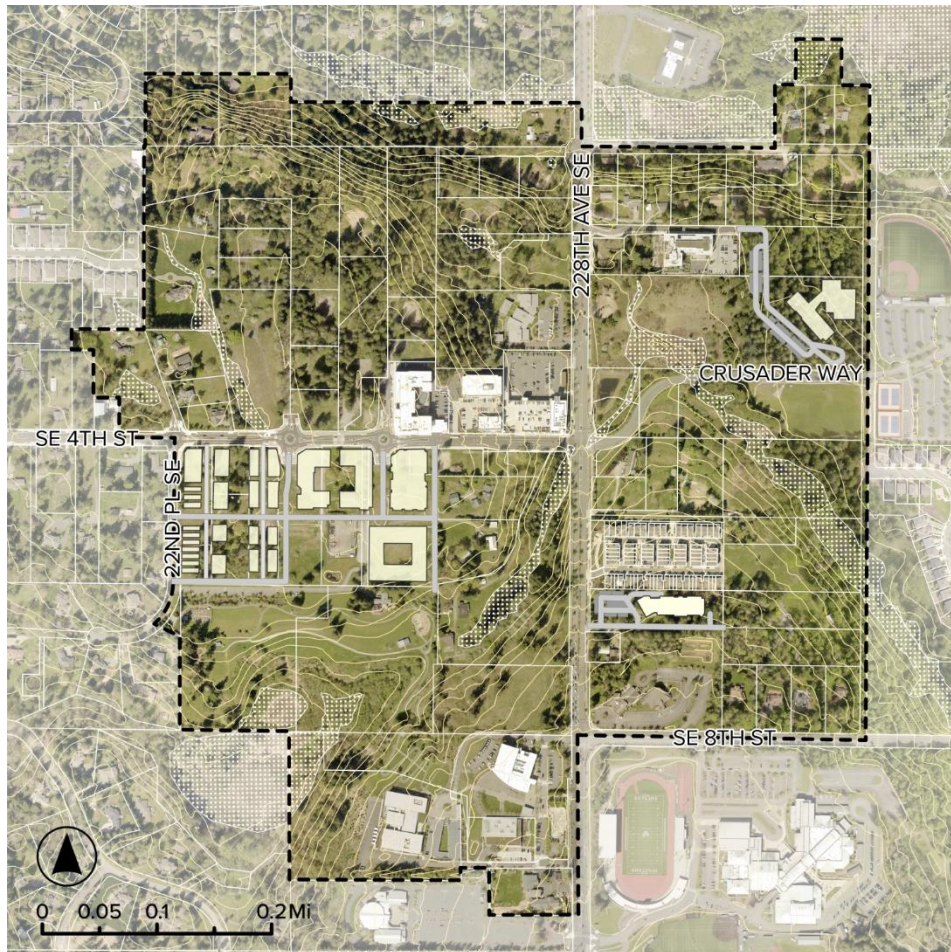
- Amend the Plan, implementing development regulations, and environmental documents to accommodate up to 4,000 residential units in the Town Center, including updated requirements for mandatory affordability (i.e., a certain percentage of all new units must be affordable) for all new residential projects.
- Amend the implementing development regulations and environmental documents to facilitate development consistent with the goals and policies of the amended Plan, including, but not limited to, removing the caps on affordable housing associated with current incentive programs and density limits, review and potential discontinuance of the Transfer of Development Rights (TDR) program, the addition of a new hybrid form-based code, and consideration of increasing building heights to 150' in the area of the current TC-A1 zone.
- Amend the Plan, implementing development regulations, and environmental documents to ensure the Town Center area complies with all state legislation, including housing legislation.
- Amend the implementing development regulations and environmental documents to add new street standards for the Town Center.
- Updated permit review process for Town Center projects to produce desired community outcomes.

Additional details on the proposed scope can be found in the attached SEPA Checklist.

Applicant/Proponent: City of Sammamish

Project Location: City of Sammamish Town Center Subarea

The Town Center's boundaries are defined in the Town Center Plan, the Future Land Use Map, and the official Zoning Map.



Lead Agency: City of Sammamish, Department of Community Development

ENVIRONMENTAL REVIEW REQUIRED

The lead agency has determined that this proposal is likely to have a significant adverse environmental impact. A supplemental environmental impact statement (SEIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist is available and may be reviewed at Sammamish City Hall or on the City's website: www.sammamish.us/TCAmendment.

The Town Center Plan and Code Amendment SEIS will supplement the Sammamish Town Center Final Environmental Impact Statement (FEIS), published in October 2007.

The lead agency has identified the following areas for discussion in the EIS: Aesthetics, Housing, and Transportation. Two alternatives will be reviewed: No Action (the current Plan, zoning, and code) and the Proposed Action, which would reflect the Town Center Plan and Code Amendment.

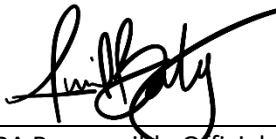
SCOPING

Because this project uses a SEIS process, scoping is not required per WAC 197.11.620. However, to be transparent and to invite the public to participate in this process, scoping is being used and will include a 21-day scoping period.

Agencies, affected tribes, and members of the public are invited to comment on the scope of the proposed Town Center Plan & Code Amendment project, including the SEIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is:

Submit written comments by 5:00 pm on January 29, 2025, using the online form:

<https://form.jotform.com/sammamish/TCAmendmentSEPA>



SEPA Responsible Official

12/19/2024

Date

SEPA Responsible Official:

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