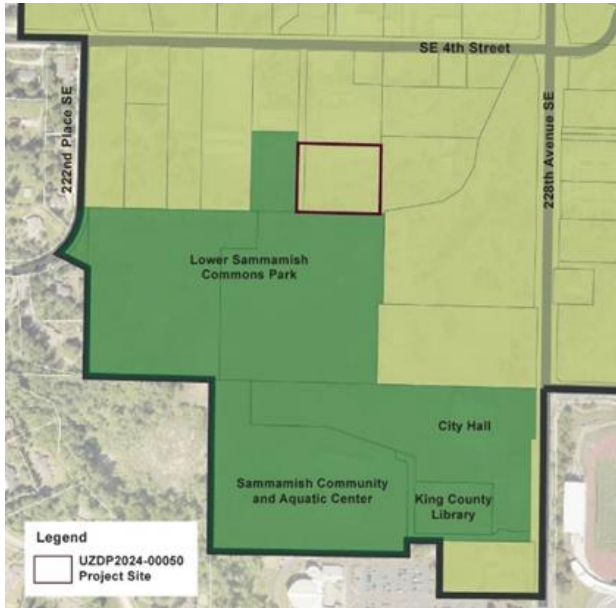


**NOTICE OF DECISION OF APPROVAL
SAMMAMISH TOWN CENTER PHASE II SW QUADRANT UNIFIED ZONE DEVELOPMENT PLAN**

FILE #: UZDP2024-00050

DATE OF NOTICE: August 15, 2024

APPEAL PERIOD: August 15, 2024 to September 5, 2024 at 5 PM



NOTICE IS HEREBY GIVEN that on August 15, 2024 the Director of Community Development, pursuant to Sammamish Municipal Code (SMC) 21.09.010, issued a decision of **APPROVAL** for the Sammamish Town Center Phase II 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 in the TC A-1 zone, within the Southwest quadrant of the Sammamish Town Center Subarea. The development is situated on 2.09 acres and includes 18,000 square feet of commercial space and 344 multi-family apartment units in one mixed-use building (integrating commercial uses, underground parking, and mutually supporting residential uses).

ONLINE DOCUMENTS: A copy of the Decision, plan sets, exhibits, and other supporting documentation can be accessed at <https://www.sammamish.us/projects/stc-phase-ii-uzdp/>

File Number: UZDP2024-00050	Date of Application: February 26, 2024
Date of Completeness Determination: February 12, 2024	Date of Notice of Application: January 30, 2024
Applicant: STC JV1, LLC 127 Bellevue Way SE, Suite 108, Bellevue WA 98004	Applicant Agent: Peter Brennan, Representative 127 Bellevue Way SE, Suite 108, Bellevue, WA 98004
Project Location: 225XX SE 4TH ST 98074 Sammamish, WA 98074	Tax Parcel Number: 3325069151

EXISTING ENVIRONMENTAL DOCUMENTS: The property is located within the Sammamish Town Center Sub Area Plan and was analyzed as part of the Final Environmental Impact Statement (FEIS) Preferred Alternative adopted via Resolution (R2007-271) and the proposal 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 197-11-050 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: Chris Hankins, Principal Planner, Phone: 425-295-0547, Email: chankins@sammamish.us, Address: City of Sammamish, 801 228th Avenue SE, Sammamish, Washington 98075

APPEAL PERIOD: Per SMC 21.09.010.L and SMC 21.09.010.C.6, appeals must be submitted in writing with the appropriate filing fee pursuant to the current fee schedule found on the City’s website at www.sammamish.us and received by 5:00 pm on September 5, 2024. Appeals may be submitted to City of Sammamish City Hall, Attn.: Community Development Department, 801 228th Ave SE Sammamish, WA 98075. Appeal instructions are available at City Hall or are available upon request at (425)-295-0500.

Mediation of disputes is available pursuant to Chapter 21.09.040 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.