



NOTICE OF REVISED SEPA CHECKLIST/SEPA ADDENDUM

NOTICE OF PUBLIC HEARING

Second Amended and Restated City of Sammamish Development Agreement for Brownstones West/Brownstones East Open Space, Lower Sammamish Commons Park Entrance and Frontage, and Regional Stormwater Facilities

Date of Notice: January 6, 2025

Public Hearing: January 21, 2025, at 6:30 PM

Notice Is Hereby Given that the City of Sammamish City Council will hold a public hearing on January 21, 2025, at 6:30 PM to consider revisions to the approved Development Agreement for both the Brownstones West and East Preliminary Subdivisions.

Project Description: This non-project action is known as the 2nd Amendment to the Brownstones West/East Development Agreement between the City of Sammamish and STCA LLC and its partners. As part of the original Development Agreement approved by the City Council on December 16, 2022, and a 1st Amendment to the Development Agreement dated January 23, 2024, the City approved minor modifications to the approved Brownstones West Preliminary Subdivision and modifications subsequently incorporated into the approved Brownstones East Preliminary Subdivision (PSUB2019-00561 and PSUB2019-00563).

With this 2nd Amendment to the Development Agreement, the parties are proposing to realign SE 6th Street and consolidate ingress/egress with the Lower Sammamish Commons Park parking area and drive aisle to improve public access to both the Lower Sammamish Commons Park and the approved preliminary subdivisions for Brownstones West and Brownstones East. The 2nd Amendment describes the following public benefits from this realignment and consolidation: (i) provides a cohesive design that consolidates the currently designed SE 6th Street right-of-way with the Lower Sammamish Commons Park parking area and drive aisle; (ii) reduces the number of access points onto 222nd Place SE from two points of access to one point of access, leading to less potential for conflicts of motorized and non-motorized movements; (iii) reduces approximately 10,000 square feet of redundant impervious areas; (iv) reduces approximately 13,500 square feet of pollution-generating impervious areas; (v) provides enhanced traffic connectivity in the Town Center Subarea by providing a potential future connection point at the intersection of SE 6th Street and 224th Avenue SE if an easterly extension of SE 6th Street is desired in the future; and (vi) provides an uninterrupted sidewalk along the northern edge of the park providing and/or enhancing pedestrian cross-walks, and allows pedestrians better and safer access to the Lower Sammamish Commons Park or the public trail.

The widening and enhancement of SE 6TH Street and its intersection with 222ND Street SE will result in the final construction of the full width of SE 6TH Street being centered on the property line between Lower Sammamish Commons Park property and the property to the north (Brownstones West and Brownstones East) and will occur in phases. Additional minor updates to the developer agreement are administrative and based on changes/updates to the approved project proposal.

Proponent: City of Sammamish, STCA, LLC, and Partners

Location of Proposal: 22225, 22245, 22251, 22407 SE 4th Street Sammamish, WA 98074

Tax Parcel Numbers: 3325069044, 3325069102, 3325069117, 3325069024, 3325069085, 3325069016, 3325069138, 3325069080, and 3325069015

Lead Agency: City of Sammamish

Hearing Schedule and Location: This Public Hearing will be part of a regular meeting, which will start at 6:30 PM on January 21, 2025. The public is invited to participate in person at City Hall (801 228th Ave SE) or virtually through Zoom. To view the City Council meeting agenda, go to <https://sammamishwa.civicweb.net/Portal> and click on the meeting date. Instructions on how to view the meeting are provided in the agenda. Remote (online or phone-in) participation/testimony is limited to those who pre-register for reasonable accommodation with the City Clerk at cityclerk@sammamish.us by no later than 5:00 PM on the day of the meeting.

Written Comment: Written public comment will be accepted until 5:00 PM on January 21, 2025 (the day of the meeting). Submit your written comments by email to the City Clerk at kkielsmeier@sammamish.us and citycouncil@sammamish.us.

Verbal Comment: Up to 3 minutes of verbal public comment may be provided by attending in person at City Hall or virtually through Zoom using this link: <https://zoom.us/j/97743476957> or by telephone by dialing: 253-215-8782 and entering the following Webinar ID when prompted: 977 4347 6957#. During Public Comment, the City Clerk will ask attendees to press the "raise hand" button if they wish to provide comments. If joining the meeting by phone, dial *9 to raise your hand. When it is your turn to speak, the Clerk will unmute you and you will be given the ability to turn on your web camera if desired.

Environmental Review: A SEPA Threshold Determination of Non-Significance in response to the original Brownstones West Development Agreement approved under Resolution R2022-980 was issued on November 21, 2022, followed by City Council approval of the agreement on December 6, 2022 and subsequent SEPA Addendums on November 28, 2023 (for the 1st Amendment) and January 6, 2025 (for the 2nd Amendment) in accordance with WAC 197-11-625 and WAC 197-11-630. Action by the City Council approving the 2nd Amendment to the original Development Agreement is anticipated on January 21, 2025. After review of the 2nd Amendment's proposed changes to the Development Agreement and corresponding revised SEPA Checklist, the lead agency for this proposal has determined that it does not have a probable, significant adverse impact on the environment and has issued this SEPA Addendum. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after a review of a completed environmental checklist, and other information on file with the lead agency. This information is available to the public on request. There is no comment period on this SEPA Addendum.

Document Availability: All associated documents can be viewed and downloaded at <https://spaces.hightail.com/space/SCu0VDRB4x/group/st-d2843b94-38b9-4020-8dad-81b7fefcb5b9>

SEPA Responsible Official:

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