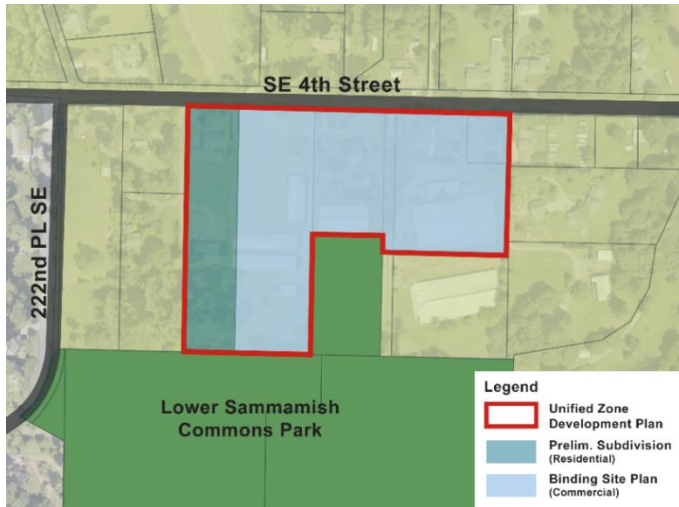


**NOTICE OF REVISED APPLICATION AND 120 DAY CLOCK EXCEEDANCE  
UNIFIED ZONE DEVELOPMENT PLAN/BINDING SITE PLAN/PRELIMINARY SUBDIVISION**

**FILE #s:** UZDP2019-00562, BSP2019-00564, PSUB2019-00563 – SAMMAMISH TOWN CENTER SW QUADRANT

**Date of Notice:** July 20, 2020

**Public Comment Period:** Begins July 20, 2020 & ends August 10, 2020 at 5 PM



**NOTICE IS HEREBY GIVEN** that the City of Sammamish received a revised Unified Zone Development Plan (UZDP), Binding Site Plan (BSP), and Preliminary Subdivision (PSUB) application on June 22, 2020 from STCA, LLC a private development company proposing to create 348 multifamily residential units and 82,000 SF of commercial space located within a mixed-use development on 8.09 acres. The project site is zoned TC-A1.

The revised applications were submitted in response to the City’s review of the original applications submitted on November 4, 2019 and deemed complete on November 27, 2019.

In accordance with SMC 20.05.100(4) the City of Sammamish will not meet the target of 120 days from the original date these applications were deemed complete on November 27, 2019 to the time a decision is made which will be in the form of a Staff Recommendation to the Hearing Examiner.

In the event that City Staff is unable to meet this target time limit, SMC 20.05.100(4) dictates that the applicant shall be provided written notice that includes a statement as to why the target time limit has not been met and an estimated date for issuance of the Staff Recommendation. Reasons as to why staff is unable to meet the target 120-day time limit are as follows:

1. STCA, LLC submitted four land use applications that are being reviewed concurrently: Sammamish Town Center SW Quadrant (UZDP2019-00562, PSUB2019-00563, and BSP2019-00564) and Brownstone West (PSUB2019-00561). This is a complex development proposal requiring the city to utilize specialized consultants to provide adequate technical review;
2. This is a high-profile project and has generated a high volume of public involvement through public comment, phone calls, and in person conversations;
3. Said applications will be processed as Type 3 land use permit decisions pursuant to SMC 20.05.100(2) which requires preparation of four separate Staff Recommendations to the Hearing Examiner; and
4. Additional staff review may be required prior to issuance of a Staff Recommendation and setting of a hearing date before the City’s Hearing Examiner.

Staff anticipates processing of said application(s) will proceed as follows:

1. In response to the first review letter dated March 10, 2020, Staff anticipates the need for 60 days to review STCA’s response and provide additional review letters if necessary. It is anticipated that each subsequent City review will take up to 60 days; and
2. Upon completion of the City’s final review, it is anticipated that it will take up to 30 days to draft and issue

a Staff Recommendation to the Hearing Examiner and issue Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation; and

3. The Public Hearing will begin no less than 72 days after the issuance of Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation.
4. It is anticipated that a decision will be made by the Hearing Examiner in Winter/Spring of 2021.

On July 20, 2020, in accordance with SMC 20.05.060 and 20.05.100(4), the City issued this Notice of Revised Application and 120 Day Clock Exceedance through mailed notice to property owners within 1,000 feet of the subject site and parties of record, a sign posted on the subject site, and a legal notice in the local newspaper.

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

<b>Date of Completeness Determination:</b> July 13, 2020	<b>Date of Notice of Revised Application:</b> July 20, 2020
<b>Applicant/Agent:</b> STCA, LLC   Peter Brennan 5335 Meadows Rd, Ste. 108, Lake Oswego, OR 97035	<b>Project Location:</b> 22315-, 22407-, 22417-, 22515-, 22527- SE 4 <sup>th</sup> St, Sammamish, WA 98074 <b>Tax Parcel Number:</b> 3325069024, 3325069085, 3325069016, 3325069138, 3325069091

**Existing Environmental Documents for Review:** Revised Preliminary Plan Set, Critical Area Study, Preliminary Technical Information Report (TIR), Traffic Impact Analysis (TIA), and SEPA Checklist.

**Staff Project Planner Assigned:** Chris Hankins, Senior Planner | 425-295-0547 | [towncenter@sammamish.us](mailto:towncenter@sammamish.us)

**Public Comment Period:** A 21-day public comment period applies to this project and the revised application materials submitted by the applicant and will be accepted from July 20, 2020 through August 10, 2020 at 5 PM. Comments may be submitted for each application at:

- UZDP2019-00562     [www.sammamish.us/uzdp2019-00562](http://www.sammamish.us/uzdp2019-00562)
- PSUB2019-00563     [www.sammamish.us/psub2019-00563](http://www.sammamish.us/psub2019-00563)
- BSP2019-00564     [www.sammamish.us/bsp2019-00564](http://www.sammamish.us/bsp2019-00564)

*Interested persons are invited to submit written comments pertaining to the application no later than 5 p.m. on the last day of the comment period identified above, at Sammamish City Hall. 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 20.20. 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.*