



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Decision for a Binding Site Plan

Southeast Village Townhomes – BSP2014-00237

Project Description: The applicant is proposing to create new lots, tracts, and street areas on the subject site through the use of a Binding Site Plan. The proposed Binding Site Plan is the continuation of the land use review process for the proposed townhome development on the subject site; the proposed site layout previously approved is largely unchanged with the proposed Binding Site Plan. The Binding Site Plan will result in the creation of individual lots for each townhome, such that the townhomes may be sold to individual property owners.

The City has recently approved a Unified Zone Development Plan to develop a portion of the Town Center A3 (TC-A3) zone to construct 75 townhomes, and live work units. 7 of the townhomes will be reserved for affordable housing. The development will also contain several public and private open space areas, connected by a system of pedestrian sidewalks and walkways.

The applicant (IS Sammamish SEQ, LLC) applied for the above project on October 24, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on November 24, 2014. On November 26, 2014, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **November 26, 2014** through **December 17, 2014**. This Notice of Decision was issued on **June 1, 2015** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

Applicant: IS Sammamish SEQ, LLC (Pete Lymberis, representative)

Public Comment Period: November 26 through December 17, 2014

Project Location: 500 Block of 228th Avenue SE, Sammamish, WA

Tax Parcel Number(s): 1241100030 and 1241100035

Existing Environmental Documents: Critical Areas Affidavit, received 11/10/2014; SEPA Checklist, dated 11/10/2014; Sammamish Townhomes Traffic Impact Analysis, by TENW dated 7/18/2013; Final TIR by Core Design, Inc, dated October 17, 2014

Other Permits Included: SEPA Addendum to MDNS

SEPA Review: The City issued a SEPA Addendum to the MDNS for this project on June 1, 2015

Public Hearing: A public hearing is not required for this project.

Appeal Period: **June 1, 2015** through **June 22, 2015**

Staff Member Assigned:

Evan Maxim, Senior Planner

(425) 295-0523

emaxim@sammamish.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 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.