



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 Application for a Binding Site Plan & SEPA Addendum

SE Village Binding Site Plan – 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 Binding Site Plan 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 this Notice of Application / SEPA Addendum by the following means: 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.

Applicant: IS Sammamish SEQ, LLC (Pete Lymberis)
Public Comment Period: November 26, 2014 through December 17, 2014
Project Location: 500 Block of 228th Avenue SE, Sammamish, WA.
Tax Parcel Number: 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: Future construction permits
SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a SEPA Addendum to the SEPA Determination of Non Significance (DNS) issued August 8, 2014 (ref. UZDP2014-00144)

Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 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.