



Department of Community Development

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

Notice of Decision for a Unified Zone Development Plan Plateau 120 – UZDP2014 – 00278

Project Description: The applicant is proposing to build a 5 story mixed-use building located on an approximately 2.84 acre site in the northeast quadrant of the Sammamish Town Center; the property fronts on SE 1st Street. The development is designed to include approximately 14,245 square feet of commercial uses at street level, 92 apartments in the four floors above, and residential amenities and subterranean parking on the bottom level. Half-street frontage improvements to SE 1st St would be installed as part of this project. The project is subject to design review under the Unified Zone Development Plan (UZDP) process, which may result in modifications to required design standards. The site is constrained by a type Np stream and associated buffer.

The applicant (PNW Holdings, LLC) applied for the above project on December 23, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on January 20, 2015 establishing a vesting date of December 23, 2014. On February 2, 2015, the City issued this Notice of Application / SEPA Notification, which identified a public comment period from February 3, 2015 through February 24, 2015. A public open house was held for this project on June 25, 2015. The City of Sammamish issued a decision on August 5, 2015. This Notice of Decision was issued on August 5th, 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.

Applicant: PNW Holdings, LLC (Carol Rozday, representative)

Public Comment Period: August 5, 2015 through August 26, 2015

Project Location: 100 Block of 228th Avenue SE, Sammamish WA

Tax Parcel Number(s): 1241100015

Existing Environmental Documents: TIA by Traffex, received Dec. 23, 2014; Geotech Report by Earth Solutions NW, received 12/23/2014; SEPA Checklist, received 12/23/2014; Traffic Mitigation Analysis received 12/23/2014; Letter of Description by GroupArchitect, received 12/23/2014; Addendum to the Traffic Impact Analysis by TraffEx received Jun 8, 2015; Critical Area Mitigation Plan by Sewall Wetland Consulting, Inc. received Jun 8, 2015; Revised Preliminary Technical Information Report for UZDP Application by DR Strong received Jun 8, 2015; UZDP Design Companion by group architect received Jun 8, 2015; Development Plan Set by group architect received Jun 8, 2015

Other Permits Included: Mitigated SEPA Determination of Non-Significance, future construction permits

SEPA Review: The City issued a Mitigated SEPA Determination of Non-Significance for this project on August 5, 2015

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

Appeal Period: August 5, 2015 through August 26, 2015

Staff Member Assigned:

Evan Maxim, Senior Planner

(425) 295-0523

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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.