



Community Development Department

801 228th Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: www.sammamish.us

Mitigated Determination of Non-Significance (MDNS) Inglewood Landing Subdivision (PSUB2015-00014)

Description of proposal: Quadrant Homes is proposing to subdivide approximately 5.26 acres (comprised of three parcels) into a 21-lot subdivision for single-family development. There are currently three single family homes on the site, which the applicant is proposing to eliminate. One of these single family homes, the Eddy House, is identified in King County historic survey information as having historic value.

The site also contains a Type Ns stream and Class III wetland buffer from an off-site wetland, which are proposed to be contained in separate critical area tracts.

Proponent: Quadrant Homes (c/o Matt Perkins)

Location of proposal: 440 218th Ave SE, 460 218th Ave SE, 21931 SE 4th St (Parcel numbers 1240700094, 1240700098, and 1240700095)

Lead agency: City of Sammamish Community Development Department

Required Mitigation Items: The following mitigation is required to address the probable significant impacts to cultural / historic resources present in the Eddy House. The following mitigation is required:

1. Prior to Final Plat, the Proponent shall document the Eddy House, and provide details of house to the City of Sammamish and the King County Historic Preservation Office. Documentation shall include:
 - a. High resolution digital photographic documentation of the exterior and architectural details of the building, along with some photographs of the interior and site, to provide context;
 - b. Sketched floor plans of the house; and
 - c. A written history of previous owners of the Eddy House, its uses, and a history of major changes to the Eddy House and other structures on the property.
2. The Proponent shall advertise the availability of the Eddy House for relocation for 60 days ("Advertisement Period") from the date of preliminary plat approval, or until the date site clearing and grading commences, whichever is longer. Advertisement shall occur once a week, through the following means:
 - a. King County Historic Preservation Program website;
 - b. Publication in the Seattle Times, Sammamish Review, and Daily Journal of Commerce;
 - c. Association of King County Historical Organizations newsletter; and
 - d. Washington Trust for Historic Preservation website.
3. The Proponent shall not demolish the Eddy House and shall allow for the relocation of the Eddy House for a period of not less than 90 days after the completion of the "Advertisement Period" in item "2." above, or after an acceptable offer to relocate the Eddy House is received, whichever is first. Nothing in this mitigation item shall bar the proponent from the start of site clearing and grading that does not affect the Eddy House.
4. If a receiving site is found to which to relocate the Eddy house, Quadrant Homes shall contribute up to \$50,000 in mitigation for the cost of moving the structure. Quadrant shall not be responsible for land

acquisition of a site to relocate the Eddy House to, but shall contribute up to \$50,000 towards the actual costs of permitting relocation and the physical transportation of the building.

5. If no receiving site is found to which to relocate the Eddy house, Quadrant Homes shall contribute \$50,000 toward the historic preservation activities at the City. Payment shall occur at the time of demolition permit issuance by the City of Sammamish.
6. The Proponent shall provide permanent educational signage within the future public right of way dedicated by this subdivision along the frontage on 218th Avenue SE, in a form approved by the City, providing information about the Eddy family history and the Eddy House.

The lead agency for this proposal has determined that with mitigation, the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Responsible official:

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Contact person:

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Date of Decision: June 6, 2016

You may appeal this determination. Send comments / appeals to:

SEPA Responsible Official
City of Sammamish
801 - 228th Ave SE
Sammamish, WA 98075

Appeal Deadline: Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. Appeals must be received at the address above by: **June 27, 2016 at 5:00PM per SMC 20.15.130.**