



Community Development Department

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

Mitigated Determination of Non-Significance (MDNS) Southeast Village Townhomes Unified Zone Development Plan UZDP2013-00144

Description of proposal:

The applicant has proposed a neighborhood mixed-use development located on an approximate 4.5 acre site in the southeast quadrant of the Sammamish Town Center. The development includes 6,500 square feet of commercial space located in 13 units which are proposed as live-work units, in addition to 62 townhomes for a total of 75 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 contributing to the construction of the SE Connector Road, which will provide permanent access to the site; temporary access will be from 228th Avenue SE.

Proponent: IS Sammamish SEQ, LLC (Pete Lymberis, Representative)

Location of proposal: 500 Block of 228th Avenue SE, Sammamish, WA.; Section 34, Township 25N, Range 6E, Willamette Meridian (Tax Parcels 1241100030 and 1241100035).

Lead agency: City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that it 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.

This MDNS is issued under the optional SEPA process authorized by WAC 197-11-355. Appeals must be submitted in writing with the appropriate fee and received by the deadline described below.

Voluntary Mitigation Items:

Probable significant traffic impacts were identified through the SEPA review process, which the applicant has proposed to eliminate through mitigation pursuant to WAC 197-11-350. The applicant has agreed to voluntary mitigation to facilitate traffic improvements for the SE Connector Road, the applicant has agreed to pay \$267,471.00. The applicant has also proposed and voluntarily agreed to extend the period of time in which the City may retain these voluntary mitigation funds for construction of the SE Connector Road from 5 years to 15 years from the date of payment.

Responsible official:

Jeffrey Thomas, Director
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425-295-0500

Contact person:

Evan Maxim, Senior Planner
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425-295-0523

Date of Decision: August 8, 2014

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: **August 29, 2014 at 5:00PM per SMC 20.15.130.**