



**STATE ENVIRONMENTAL POLICY ACT (SEPA)  
REQUEST FOR COMMENTS ON DRAFT SUPPLEMENTAL ENVIRONMENTAL  
IMPACT STATEMENT (DSEIS) AND DRAFT TOWN CENTER PLAN**

Town Center Plan & Code Amendment Project

**Date of Issuance**

June 9, 2025

**Project Description**

The City of Sammamish invites you to comment on the proposed updates to the Town Center Plan and the Draft Supplemental Environmental Impact Statement (DSEIS). The DSEIS analyzes the environmental impacts of a proposal to update the City's Town Center Plan, which was originally adopted in 2008. Since then, Sammamish has evolved considerably. Today, the City faces pressing needs for affordable housing, diverse housing types, better mobility options, and streamlined regulations that incentivize high-quality development. The Town Center Plan & Code Amendment Project modernizes the Town Center's regulatory framework, responding to the new challenges faced by the City while aligning implementation with Sammamish's community values.

The amendments being considered are a non-project action as revising the Sammamish Town Center Plan (Plan) and Town Center Development Regulations (Code) does not permit or directly result in development. The amendments will align the Plan and Code with the City's Comprehensive Plan vision, goals, and policies, including increasing affordable housing production. A Planned Action Ordinance may be adopted alongside the updated Plan and Code. The City also intends to adopt an infill exemption that addresses environmental review for project actions consistent with the Planned Action Ordinance.

This DSEIS supplements and builds on the Final EIS prepared in 2007. Like the original EIS, this SEIS identifies specific environmental impacts and mitigation measures in advance of development to streamline the project-level permitting process. Specifically, this DSEIS analyzes impacts on land use and transportation, including traffic. Alternatives reviewed in this DSEIS include the Proposed Action Alternative and a No-Action Alternative. For impacts previously identified as part of the 2007 EIS that have not changed, no additional study is needed.

The Proposed Action Alternative is derived from Alternative 1 of the 2007 Draft EIS, which studied up to 4,000 new housing units, a robust commercial core, and a mix of high- and mid-rise buildings. While exploring a similar level of development, the Proposed Action Alternative significantly updates the 2007 Draft EIS's approach to regulation and implementation. The No-Action Alternative represents the baseline policies, plans, and regulations in effect when the SEIS process began, and is built directly upon the Preferred Alternative identified in the Final EIS published in 2007.

**Proponent & Lead Agency**

City of Sammamish, Department of Community Development

**Online Documents**

[www.sammamish.us/TCAmendment](http://www.sammamish.us/TCAmendment)

**Project Location**

City of Sammamish Town Center Subarea. The Town Center's boundaries are defined in the Town Center Plan, the Future Land Use Map, and the official Zoning Map.



**Providing Comment**

The public and interested agencies are invited to review and comment on the DSEIS and Draft Town Center Plan amendments. Copies of the documents can be found at [www.sammamish.us/TCAmendment](http://www.sammamish.us/TCAmendment) or by emailing [TCAmendment@sammamish.us](mailto:TCAmendment@sammamish.us).

The DSEIS follows the State Environmental Policy Act process and has a 30-day comment period.

**Written comments must be submitted by 5:00 pm on July 9, 2025, through one of the following options:**

- Comment using the online form available at <https://form.jotform.com/sammamish/TC-DSEISandPlan> or by scanning the QR code below.



- Email comments to [TCAmendment@sammamish.us](mailto:TCAmendment@sammamish.us).

Written comments regarding the DSEIS received during the comment period will be addressed in the Final SEIS, to be published in August 2025, and will be shared with the City Council and Planning Commission at the July 15 and July 17, 2025, meetings.

The draft Town Center Plan follows the City's legislative review process. Comments on the Town Center Plan received by the July 9th DSEIS comment deadline will not be responded to, but will be shared with

the City Council and Planning Commission at the July 15 and July 17, 2025, meetings. More opportunities will be provided to comment on the Town Center Plan between July and November 2025.

The public is also encouraged to provide public comment at Planning Commission and City Council meetings. To view the meeting schedule, please visit [www.sammamish.us/TCAmendmentMeetings](http://www.sammamish.us/TCAmendmentMeetings).



---

SEPA Responsible Official

June 9, 2025

Date

**SEPA Responsible Official:**

Avril Baty, Current Planning & Permit Center Manager  
Department of Community Development  
801 228<sup>th</sup> Avenue SE  
Sammamish, WA 98075  
[ABaty@sammamish.us](mailto:ABaty@sammamish.us)

**City Contact Person:**

Matt Brandmeyer, Deputy Director  
Department of Community Development  
801 228<sup>th</sup> Avenue SE  
Sammamish, WA 98075  
[mbrandmeyer@sammamish.us](mailto:mbrandmeyer@sammamish.us)