AGENDA - REVISED

City Council Special Meeting

5:30 PM - Tuesday, January 21, 2020

City Hall Council Chambers, Sammamish, WA

Page		Estimated Time
	CALL TO ORDER	**5:30 pm**
	ROLL CALL	
	PLEDGE OF ALLEGIANCE	
	APPROVAL OF AGENDA	
	EXECUTIVE SESSION	
	To Evaluate Qualifications of an Applicant for Public Employment Pursuant to RCW 42.10.110(1)(g)	
	PUBLIC COMMENT	**6:30 pm**
	Note: *This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at manderson@sammamish.us. Please be aware that Council meetings are videotaped and available to the public.*	
	CONSENT CALENDAR	**7:00 pm**
	1. **Payroll**: For the Period Ending January 5, 2020 For a Pay Date of January 3, 2020 in the Amount of $464,236.44	
	2. *__Payroll__: For the Period Ending January 20, 2020 For a Pay Date of January 17, 2020 in the Amount of $491,808.62	
5 - 12	3. **Claims:** For Period Ending January 21, 2020 In The Amount Of	

$4,288,412.05 For Check No. 56058 Through 56210
View Agenda Item

13 - 718 4. **Ordinances:**

1. **Ordinance:** Adopting Amendments To The Comprehensive Plan Related To The 20 19 Docket, Providing For Severability, And Establishing An Effective Date.

2. **Ordinance:** Amending The Land Use Volumes I And Ii Of The Sammamish Comprehensive Plan, The Town Center Subarea Plan, And Sammamish Municipal Code 21b.25.040 Providing For Severability, And Establishing An Effective Date

View Agenda Item

719 - 723 5. **Resolution:** Accepting the 2019 Beaver Lake Shop Roof Replacement Project as Complete
View Agenda Item

724 - 728 6. **Resolution:** Accepting The Zackuse Creek Fish Passage And Stream Restoration Project As Complete.
View Agenda Item

729 - 733 7. **Resolution**: Accepting The 2019 Ditch And Drainage Maintenance Project As Complete.
View Agenda Item

734 - 741 8. **Service Agreement:** Agreement between Eastside Fire and Rescue and the City of Sammamish for a Temporary Fire Station
View Agenda Item

742 - 746 9. **Minutes:** For the January 7, 2020 Regular Meeting
View Agenda Item

PRESENTATIONS / PROCLAMATIONS **7:05 pm**

747 10. * **Proclamation:** National School Choice Week - January 26 - February 1, 2020
View Agenda Item

748 - 750 11. **Applicant Interviews**: Arts Commission, Human Services Commission, Parks & Recreation Commission, and Planning Commission
View Agenda Item

EXECUTIVE SESSION **8:05 pm**

To Evaluate the Qualification of Applicants for Public Employment

pursuant to RCW 42.30.110(1)(g)

UNFINISHED BUSINESS **8:20 pm**

12. **Council Voting:** Arts Commission, Human Services Commission, Parks & Recreation Commission, and Planning Commission

751 - 754 13. **Resolution:** Appointing Three Members To The Sammamish Arts Commission
View Agenda Item

755 - 758 14. **Resolution:** Appointing Two Members To The Sammamish Human Services Commission
View Agenda Item

759 - 762 15. **Resolution:** Appointing Three Members To The Sammamish Parks And Recreation Commission
View Agenda Item

763 - 766 16. **Resolution:** Appointing Two Members To The Sammamish Planning Commission
View Agenda Item

NEW BUSINESS

COUNCIL REPORTS/ CITY MANAGER REPORT

767 17. **Report:** Deputy Mayor Christie Malchow
View Agenda Item

EXECUTIVE SESSION

Litigation pursuant to RCW 42.30.110(1)(i)

ADJOURNMENT **10:00 pm**

LONG TERM CALENDAR

768 - 769 19. View Calendar

Changes made to Agenda

* added the January 17, 2020 Payroll

* added a proclamation for National School Choice Week

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

MEMORANDUM

To: Melonie Anderson, City Clerk

From: Tracey, Finance Department

Date: January 16, 2020

Re: Claims for January 21, 2020

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449,262.95  +
807,630.63  +
260,277.53  +
 42,807.37  +
 16,020.76  +
2,712,412.81  +
4,288,412.05  *
```

	$	449,262.95
	$	807,630.63
	$	260,277.53
	$	42,807.37
	$	16,020.76
	$	2,712,412.81
Check #56058-56210	$	4,288,412.05

Top 10 Over $10,000 Payments

Vendor		Amount	Details
Johansen	$	1,229,779.33	SE Issaquah-Fall City road improvements
Eastside Fire & Rescue	$	659,422.66	January contribution
Marshbank Construction	$	383,540.95	SE 4th Street
Wa Cities Insurance Authority	$	379,303.00	2020 insurance
Perteet	$	222,876.75	SE 4th Street & 218th Ave SE
AWC	$	179,249.07	Employee benefits
Lochner	$	134,321.45	Issaquah Fall City Road
Issaquah School District	$	76,380.00	School impact fees
Azteca Systems	$	69,300.00	Cityworks
Lake Washington School District	$	67,617.00	School impact fees

Accounts Payable

Check Register Totals Only

User: tcartmel
Printed: 1/3/2020 - 10:56 AM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
56058	01/03/2020	EVANS	David Evans & Associates, Inc	24,274.93	56,058
56059	01/03/2020	FEHRPEER	Fehr & Peers	51,352.36	56,059
56060	01/03/2020	GRAYOS	Gray & Osborne, Inc.	6,186.12	56,060
56061	01/03/2020	ISD	Issaquah School District	76,380.00	56,061
56062	01/03/2020	KBA	KBA Inc	30,715.58	56,062
56063	01/03/2020	KINGPET	King County Pet Licenses	240.00	56,063
56064	01/03/2020	KPG	KPG Interdisciplary Design	4,280.52	56,064
56065	01/03/2020	LWSD	Lake Washington School Dist	67,617.00	56,065
56066	01/03/2020	LOCHNER	Lochner, Inc.	134,321.45	56,066
56067	01/03/2020	NAVIAPAY	Navia Benefit Solutions Client Pay	95.45	56,067
56068	01/03/2020	SAMHERIT	Sammamish Heritage Society	2,500.00	56,068
56069	01/03/2020	TRANSGRO	Transpo Group USA Inc.	42,172.08	56,069
56070	01/03/2020	USBANKNA	US Bank N.A. - Custody	42.00	56,070
56071	01/03/2020	WSDOT	Wa State Dept of Transportation	3,985.46	56,071
56072	01/03/2020	WATRAILS	Wa Trails Assoc	5,100.00	56,072
			Check Total:	449,262.95	

Accounts Payable

Check Register Totals Only

User: tcartmel
Printed: 1/3/2020 - 11:32 AM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
56073	01/03/2020	AWC	Association of Wa Cities	53,607.93	56,073
56074	01/03/2020	AZTECA	Azteca Systems LLC	69,300.00	56,074
56075	01/03/2020	CENTURY	CenturyLink	61.98	56,075
56076	01/03/2020	COMCAST2	Comcast	368.91	56,076
56077	01/03/2020	CONNOLLY	Kimberly Christine Connolly	3,171.40	56,077
56078	01/03/2020	EASTFIRE	Eastside Fire & Rescue	659,422.66	56,078
56079	01/03/2020	GUARDIAN	Guardian Security	85.80	56,079
56080	01/03/2020	WEATHER	Narwhal Met, LLC	850.00	56,080
56081	01/03/2020	OPENTEXT	OpenText Inc	4,400.06	56,081
56082	01/03/2020	PACOFF	Pacific Office Automation Inc.	195.89	56,082
56083	01/03/2020	PERFECTM	Perfect Mind	5,500.00	56,083
56084	01/03/2020	SESAC	SESAC	919.00	56,084
56085	01/03/2020	WNPS	Wa Native Plant Society	9,747.00	56,085
			Check Total:	807,630.63	

Accounts Payable

Check Register Totals Only

User: tcartmel
Printed: 1/7/2020 - 10:01 AM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
56086	01/07/2020	AWCLIF	Association of Washington Cities	89.50	56,086
56087	01/07/2020	AWCMED	AWC Employee BenefitsTrust	179,249.07	56,087
56088	01/07/2020	CASDU	Cailfornia State Disbursement Unit	663.50	56,088
56089	01/07/2020	ICMA401	ICMA 401	58,481.02	56,089
56090	01/07/2020	ICMA457	ICMA457	19,659.61	56,090
56091	01/07/2020	LEGALSHI	Legal Shield	41.85	56,091
56092	01/07/2020	NAVIA	Navia Benefits Solution	1,877.81	56,092
56093	01/07/2020	WASUPPOR	Wa State Support Registry	215.17	56,093
			Check Total:	260,277.53	

Accounts Payable

Check Register Totals Only

User: tcartmel
Printed: 1/10/2020 - 12:46 PM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
56094	01/10/2020	AGILITY	Agility AVL	1,088.85	56,094
56095	01/10/2020	BERLIND	Dan Berlin	235.00	56,095
56096	01/10/2020	CARTERRU	Ruben Carter	191.00	56,096
56097	01/10/2020	COMCAST2	Comcast	9.42	56,097
56098	01/10/2020	CREATCIR	Creative Circle, LLC	4,165.00	56,098
~~56099~~	~~01/10/2020~~	~~PSE~~	~~Puget Sound Energy~~ VOID	~~11,538.24~~	~~56,099~~
56100	01/10/2020	SAHLEE	Sahalee Country Club	16,186.73	56,100
56101	01/10/2020	WALAB	Wa State Dept of Labor & Indus	20,911.37	56,101
56102	01/10/2020	YAMASHI	Wanda Yamashita	20.00	56,102
			Check Total:	54,345.61	

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54,345·61 +
11,538·24 -
42,807·37 *

Accounts Payable

Check Register Totals Only

User: tcartmel
Printed: 1/14/2020 - 11:56 AM

Check	Date	Vendor No	Vendor Name		Amount	Voucher
56103	01/14/2020	PSE	Puget Sound Energy		3,228.27	56,103
56104	01/14/2020	VERIZON	Verizon Wireless		7,019.69	56,104
56105	01/14/2020	VOYAGER	Voyager		5,772.80	56,105
				Check Total:	16,020.76	

Accounts Payable

Check Register Totals Only

User: tcartmel
Printed: 1/15/2020 - 2:57 PM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
56106	01/21/2020	AHBL	AHBL Inc	9,891.44	56,106
56107	01/21/2020	ALTATERR	AltaTerra Consulting LLC	5,148.00	56,107
56108	01/21/2020	AUTODOC	Auto Doctor	2,373.08	56,108
56109	01/21/2020	AUTOZONE	Auto Zone	43.91	56,109
56110	01/21/2020	BANNER	Banner Bank	7,652.10	56,110
56111	01/21/2020	BATYAVRI	Avril Baty	668.00	56,111
56112	01/21/2020	BEST	Best Parking Lot Cleaning, Inc	45,620.46	56,112
56113	01/21/2020	BMC	BMC East LLC	133.87	56,113
56114	01/21/2020	CADMAN	Cadman, Inc.	1,139.80	56,114
56115	01/21/2020	CDW	CDW Govt Inc	3,614.90	56,115
56116	01/21/2020	CENTRALW	Central Welding Supply	357.91	56,116
56117	01/21/2020	CINTASFA	Cintas Corporation	2,885.54	56,117
56118	01/21/2020	CLARITY	Clarity Consulting Engineers	25,978.62	56,118
56119	01/21/2020	COMCHEM	Commercial Chemtech, Inc	137.50	56,119
56120	01/21/2020	COSTCOME	Costco Membership	120.00	56,120
56121	01/21/2020	CREATCIR	Creative Circle, LLC	1,960.00	56,121
56122	01/21/2020	HOGAN	D. A. Hogan & Assoc., Inc	10,877.50	56,122
56123	01/21/2020	L&IELEVA	Dept of Labor & Industries	167.60	56,123
56124	01/21/2020	DKS	DKS Associates	26,634.54	56,124
56125	01/21/2020	DTGENTER	DTG Enterprises Inc.	1,996.07	56,125
56126	01/21/2020	ECOLUBE	Ecolube Recovery	1,805.93	56,126
56127	01/21/2020	ECONOLIT	Econolite	9,367.50	56,127
56128	01/21/2020	ELTEC	Eltec Systems LLC	1,980.00	56,128
56129	01/21/2020	ECOSS	Environmental Coalition of South Sea	550.00	56,129
56130	01/21/2020	ESSERLUK	Luke Esser	2,000.00	56,130
56131	01/21/2020	EVISONBE	Deborah Evison Bell	1,181.52	56,131
56132	01/21/2020	FASTENAL	Fastenal Industrial Supplies	217.32	56,132
56133	01/21/2020	FAST-ISS	FASTSIGNS	280.50	56,133
56134	01/21/2020	FEDERICI	Nick Federici	2,000.00	56,134
56135	01/21/2020	GALAXYDI	Galaxy Digital LLC	2,000.00	56,135
56136	01/21/2020	GEOSYNTE	Geosyntec Consulting Inc	3,619.22	56,136
56137	01/21/2020	GLOBALRE	Global Rental Co, Inc	2,206.00	56,137
56138	01/21/2020	GRAINGER	Grainger	1,367.77	56,138
56139	01/21/2020	GRAYOS	Gray & Osborne, Inc.	3,409.56	56,139
56140	01/21/2020	HAMPTONR	Ron Hampton	460.95	56,140
56141	01/21/2020	HARRISWO	Harris Work Systems	2,179.85	56,141
56142	01/21/2020	HOMEDE	Home Depot	1,172.18	56,142
56143	01/21/2020	HOMINIUK	Jim Hominiuk	1,080.20	56,143
56144	01/21/2020	HOUGHBEC	Hough Beck & Baird Inc	2,390.00	56,144
56145	01/21/2020	HWA	HWA GeoSciences, Inc	8,243.94	56,145
56146	01/21/2020	IMSANW	IMSA Northwest Section	304.43	56,146
56147	01/21/2020	ISNW	Industrial Solutions NW LLC	712.80	56,147
56148	01/21/2020	HONDAKU	Issaquah Honda Kubota	1,679.97	56,148
56149	01/21/2020	JOHANSEN	Johansen Construction Company	1,229,779.33	56,149
56150	01/21/2020	JOHNJEAN	Jean Johnson	1,017.50	56,150
56151	01/21/2020	KCRADIO	King Cty Radio Comm Svcs	1,115.40	56,151
56152	01/21/2020	LESSCHWA	Les Schwab Tire Center	520.41	56,152
56153	01/21/2020	LEXIS	Lexis Nexis Risk Data Mgmt	162.90	56,153
56154	01/21/2020	LEYTON	Kimberly Leyton	645.33	56,154
56155	01/21/2020	LONGBAY	Long Bay Enterprises, Inc	3,402.25	56,155

Check	Date	Vendor No	Vendor Name	Amount	Voucher
56156	01/21/2020	MALLORYS	Mallory Paint Store Sammamish	26.36	56,156
56157	01/21/2020	MARSHBAN	Marshbank Construction	383,540.95	56,157
56158	01/21/2020	MASTERCH	Master Chorus Eastside	500.00	56,158
56159	01/21/2020	MICROSOF	Microsoft	6,415.68	56,159
56160	01/21/2020	MINUTE	Minuteman Press	828.47	56,160
56161	01/21/2020	MORUP	Morup Signs Inc	630.00	56,161
56162	01/21/2020	MOUNTPAC	Mountain Pacific Bank	2,404.72	56,162
56163	01/21/2020	NESCO	Nesco LLC	3,190.00	56,163
56164	01/21/2020	NLCMEMBE	NLC Membership	4,002.00	56,164
56165	01/21/2020	NETRUCK	North End Truck Equip Inc	447.13	56,165
56166	01/21/2020	OTAK	Otak	5,026.31	56,166
56167	01/21/2020	PACE	Pace Engineers, Inc.	2,114.00	56,167
56168	01/21/2020	PACAIR	Pacific Air Control, Inc	1,007.18	56,168
56169	01/21/2020	PACCIVIL	Pacific Civil & Infrastructure Inc.	21,306.71	56,169
56170	01/21/2020	PACPLANT	Pacific Plants	3,245.00	56,170
56171	01/21/2020	PACSOIL	Pacific Topsoils, Inc	743.26	56,171
56172	01/21/2020	PATRIOT	Patriot Maintenance Inc	37,539.15	56,172
56173	01/21/2020	PBS	PBS Engineering and Environmental I	33,084.04	56,173
56174	01/21/2020	PERTEET	Perteet, Inc.	222,876.75	56,174
56175	01/21/2020	PLANTSCA	Plantscapes, Inc	550.00	56,175
56176	01/21/2020	PROPANNW	Propane Northwest	1,882.24	56,176
56177	01/21/2020	QBSI	QBSI-Xerox	862.38	56,177
56178	01/21/2020	RIGHT	Right! Systems Inc.	9,705.88	56,178
56179	01/21/2020	ROTARSAM	Rotary Club of Sammamish	130.00	56,179
56180	01/21/2020	SAMCITIZ	Sammamish Citizen Corps Council	3,527.61	56,180
56181	01/21/2020	SAMSYMPH	Sammamish Symphony Orchestra	4,000.00	56,181
56182	01/21/2020	SCI	SCI Infrastructure, LLC	45,689.58	56,182
56183	01/21/2020	SEATIM	Seattle Times	1,306.62	56,183
56184	01/21/2020	SEECLICK	See Click Fix	12,000.00	56,184
56185	01/21/2020	SEQUOYAH	Sequoyah Electric, LLC	2,360.03	56,185
56186	01/21/2020	SHANNONW	Shannon & Wilson Inc	3,240.00	56,186
56187	01/21/2020	SMARSH	Smarsh	245.00	56,187
56188	01/21/2020	SPRAGUE	Sprague Pest Solutions	503.80	56,188
56189	01/21/2020	STOKES	Stokes Lawrence, PS	160.00	56,189
56190	01/21/2020	STUCKER	Shawn Stucker	197.99	56,190
56191	01/21/2020	SUNBELT	Sunbelt Rentals	4,430.22	56,191
56192	01/21/2020	SUPERION	Superion LLC	29,320.00	56,192
56193	01/21/2020	TAGS	Tags Awards & Specialties	99.55	56,193
56194	01/21/2020	WORKWEAR	The Workwear Place	673.71	56,194
56195	01/21/2020	THEURER	Julie Theurer	500.00	56,195
56196	01/21/2020	TRANSGRO	Transpo Group USA Inc.	3,498.79	56,196
56197	01/21/2020	UTILITIE	Utilities Underground Location Ctr	428.28	56,197
56198	01/21/2020	WAINS	Wa Cities Insurance Authority	379,303.00	56,198
56199	01/21/2020	WAECOL	Wa State Dept of Ecology	20,576.43	56,199
56200	01/21/2020	WADES	Wa State Dept of Enterprise Svcs	600.00	56,200
56201	01/21/2020	WATREAS	Wa State Treasurer	928.00	56,201
56202	01/21/2020	WATRACTO	Washington Tractor	956.13	56,202
56203	01/21/2020	WAWORK	Washington Workwear Stores Inc	167.20	56,203
56204	01/21/2020	WENNER	Charlene Wenner	500.00	56,204
56205	01/21/2020	WESCOM	Wescom	198.00	56,205
56206	01/21/2020	WESTERNE	Western Entrance Tech LLC	693.00	56,206
56207	01/21/2020	WESTERNS	Western Systems Inc.	16,666.88	56,207
56208	01/21/2020	XEROX	Xerox Financial Services	2,712.13	56,208
56209	01/21/2020	ZEROWAST	Zero Waste WA	75.00	56,209
56210	01/21/2020	ZUMAR	Zumar Industries, Inc.	544.05	56,210
			Check Total:	2,712,412.81	

Agenda Bill

City Council Regular Meeting
January 21, 2020

SUBJECT:	Ordinances adopting amendments made to the Comprehensive Plan in 2019
DATE SUBMITTED:	January 01, 2020
DEPARTMENT:	Community Development
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Approve the ordinances adopting all amendments to the Comprehensive Plan approved in 2019
EXHIBITS:	1. Exhibit 1 - Consolidated Comp Plan Ordinance 2. Exhibit 2 - Site-Specific Map Amendment Ordinance 3. Exhibit 3a - Housing Element VI Redline 3. Exhibit 3b - Housing Element VII Redline 4. Exhibit 4a - Introduction Redlined 4. Exhibit 4b - Land Use Element VII Redlined 5. Exhibit 5a - Adopted Town Center Plan - Redlined 5. Exhibit 5b - Land Use Element VI Redlined 5. Exhibit 5c - Land Use Element VII Redlined 5. Exhibit 5d - SMC 21B.25.040 Amendments - Redline 6. Exhibit 6a - Environment and Conservation Element VI Redlined 6. Exhibit 6b - Environment and Conservation Element VII Redline

BUDGET:

Total dollar amount

Fund(s)

☐ **Approved in budget**
☐ **Budget reallocation required**
☑ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation
☐ Community Safety
☐ Communication & Engagement
☐ Community Livability
☑ High Performing Government
☐ Culture & Recreation
☐ Environmental Health & Protection
☐ Financial Sustainability

NEEDED FROM COUNCIL:

Should the Council approve the ordinances adopting all amendments to the Comprehensive Plan approved in 2019?

KEY FACTS AND INFORMATION SUMMARY:

Summary Statement

Over the course of 2019, the City Council reviewed and considered four docket requests that amend the Comprehensive Plan. Two requests, a Site-Specific Land Use Map Amendment and the updated Housing Strategy Plan, were docketed through Resolution R2017-761 back in December of 2017. The other two requests included the integration of the Urban Forest Management Plan and technical corrections/updates and were docketed through Resolution R2018-811 in December of 2018.

The Comprehensive Plan amendments related to the updated Housing Strategy Plan, the Urban Forest Management Plan, and technical corrections/updates are included in the consolidated ordinance (Exhibit 1). Amendments to Land Use Volumes I and II, the Town Center Subarea Plan, and SMC 21B.25.040 related to the contingent approval of the Site-Specific Land Use Map Amendment are being considered with the amendments included in the consolidated ordinance but will be adopted by a separate ordinance (Exhibit 2). Once both ordinances have been approved, the Site-Specific Land Use Map Amendment applicant can submit a Zone Reclassification Application which will be subject to the Hearing Examiner's review and decision.

The reason for the two different ordinances is that when the associated Zone Reclassification Hearing is completed by the Hearing Examiner, the City Clerk will need to add a notation to the ordinance about the status of the contingency to indicate if the contingency was satisfied through the Hearing Examiner's approval or if the ordinance is rendered null and void through a denial or disapproval. The ordinance related to the Site-Specific Land Use Map Amendment is referenced in the consolidated ordinance so that its clear that all proposed amendments were considered together per Growth Management Act (GMA) requirements.

Background

The GMA does not allow the City to amend the Comprehensive Plan more than once per year, with certain exceptions. The purpose of this ordinance is to adopt all Comprehensive Plan amendments that the City Council has preliminary approved throughout 2019, which includes the following docket items:

The 2019 Housing Strategy (see amendment changes in Exhibit 3a and 3b):

- The purpose of the proposed amendments to the Housing Element is to ensure that it reflects the latest version of the Housing Strategy Plan, Sammamish Home Grown.
- On October 1, 2019, the City Council held a public hearing on the proposed amendments that incorporate the updated 2019 Housing Strategy.

The Technical Corrections/Updates (see amendment changes in Exhibit 4a and 4b):

- The purpose of the proposed amendments to the Introduction and the Land Use Background Information section is to add a missing map legend and direct the public to the City's website for the most current version of the City's maps and GIS data.

- On October 1, 2019, the City Council held a public hearing on the proposed amendments to correct and update information referenced in the City's Comprehensive Plan.

The Site-Specific Land Use Map Amendment (see amendment changes in Exhibit 5a, 5b, 5c, 5d):

- The purpose of the proposed amendments to the Land Use Element and Background Information section as well as the Town Center Subarea Plan and regulations is to address the Future Land Use Map designation change for parcel 1241100042 from Town Center-D to Town Center-B (contingent on approval of the Zone Reclassification by the Hearing Examiner).
- On November 4, 2019, the City Council held a public hearing on the proposed amendments to reflect the change in designation (contingent on approval of the Zone Reclassification by the Hearing Examiner).

The Urban Forest Management Plan (see amendment changes in Exhibit 6a & 6b):

- The purpose of the proposed amendments to the Environment & Conservation Element is to integrate the Urban Forest Management Plan (UFMP).
- On November 4, 2019, the City Council held a public hearing on the proposed amendments that integrate the UFMP.

The proposals that the City Council placed on the docket but did not consider in 2019 will remain on the docket unless action to "remove" it is taken. Legislative review of these proposals may be added to the City's work plan in 2020 at the Council's discretion.

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2020-

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO THE 2019 DOCKET, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Sammamish City Council adopted an updated Comprehensive Plan on October 13, 2015 by Ordinance O2015-396, in accordance with RCW 36.70A.130; and

WHEREAS, the Washington State Growth Management Act (GMA) requires internal consistency among Comprehensive Plan elements and applicable regional plans; and

WHEREAS, to ensure that Comprehensive Plans remain relevant and up to date, the GMA requires each jurisdiction to establish procedures whereby amendments to the Plan are considered by the City Council (RCW 36.70A.130[2]), and limits adoption of these amendments to once each year unless an emergency or other defined exception exists; and

WHEREAS, the City of Sammamish has established a procedure for amending the Comprehensive Plan in Chapters 24.15 and 24.25 SMC, which was replaced with Chapter 24A.10 SMC through Ordinance O2019-483; and

WHEREAS, seven Comprehensive Plan amendment applications were docketed on December 5, 2017 by Resolution R2017-761 and three Comprehensive Plan amendment applications were docketed on December 4, 2018 by Resolution R2018-811; and

WHEREAS, a full legislative review of two items docketed through Resolution R2017-761 and two items docketed through Resolution R2018-811 were completed in 2019 by the Planning Commission and City Council, including proposals related to the Housing Element, the Introduction, the Land Use Element, the Town Center Sub-Area Plan, and the Environment and Conservation Element; and

WHEREAS, the Planning Commission considered proposed amendments to the Housing Element related to the Housing Strategy, Sammamish Home Grown, during a public hearing and considered public comment on July 5, 2018, and made a recommendation of approval to the City Council on July 19, 2018; and

WHEREAS, the City Council considered proposed amendments to the Housing Element related to the Housing Strategy, Sammamish Home Grown, during a public hearing and considered public comment on October 1, 2019; and

WHEREAS, on August 2, 2018, the City submitted the proposed Comprehensive Plan amendments to the Housing Element to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, an environmental review of the proposed Comprehensive Plan amendments to the Housing Element was conducted in accordance with the requirements of SEPA, including review of a complete SEPA checklist; and

WHEREAS, on August 28, 2018, a SEPA threshold DNS was issued for the proposed Comprehensive Plan amendments to the Housing Element and no appeals were filed; and

WHEREAS, the Planning Commission held a public hearing, considered the proposed amendments to the Introduction and Land Use Element related to Technical Updates and made a recommendation of approval to the City Council on September 5, 2019; and

WHEREAS, the City Council considered proposed amendments to the Introduction and Land Use Element related to Technical Updates during a public hearing and considered public comment on October 1, 2019; and

WHEREAS, on September 10, 2019, the City submitted the proposed Comprehensive Plan amendments to the Introduction and Land Use Element related to Technical Updates to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, an environmental review of the proposed Comprehensive Plan amendments to the Introduction and Land Use Element was conducted in accordance with the requirements of SEPA, including review of a complete SEPA checklist; and

WHEREAS, on September 12, 2019, a SEPA threshold DNS was issued for the proposed Comprehensive Plan amendments to the Introduction and Land Use Element and no appeals were filed; and

WHEREAS, the Planning Commission considered proposed amendments to the Environment and Conservation Element related to the Urban Forest Management Plan during a public hearing and considered public comment on July 3, 2019, and made a recommendation of approval to the City Council; and

WHEREAS, the City Council considered proposed amendments to the Environment and Conservation Element related to the Urban Forest Management Plan during a public hearing and considered public comment on November 4, 2019, and voted to include the amendments in the consolidated Comprehensive Plan amendment for 2019; and

WHEREAS, on July 31, 2019, the City submitted the proposed Comprehensive Plan amendments to the Environment and Conservation Element to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, an environmental review of the proposed Comprehensive Plan amendments to the Environment and Conservation Element was conducted in accordance with the requirements of SEPA, including review of a complete SEPA checklist; and

WHEREAS, on August 5, 2019, a SEPA threshold DNS was issued for the proposed Comprehensive Plan amendments to the Environment and Conservation Element and no appeals were filed; and

WHEREAS, the City Council has assessed in accordance with RCW36.70A.130(2)(b) the cumulative effect of the docketed Comprehensive Plan amendment proposals, including the amendments to the Land Use Element and Town Center Plan included within a proposed Site-Specific Land Use Map Amendment described separately in Ordinance _____ and adopted in conjunction with this ordinance as part of the City's annual Comprehensive Plan amendment process; and

WHEREAS, the City Council has determined that the proposed Comprehensive Plan amendments meet the City's goals and objectives in the Comprehensive Plan and comply with the applicable criteria set forth in City Code; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Housing Element Amended. The Housing Element of the Sammamish Comprehensive Plan is hereby amended as set forth in Attachment A.

Section 2. Introduction Amended. The Introduction of the Sammamish Comprehensive Plan is hereby amended as set forth in Attachment B.

Section 3. Land Use Element Amended. The Land Use Element of the Sammamish Comprehensive Plan is hereby amended as set forth in Attachment C.

Section 4. Environment and Conservation Element Amended. The Environment and Conservation Element of the Sammamish Comprehensive Plan is hereby amended as set forth in Attachment D.

Section 5. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances is not affected.

Section 6. Effective Date. The Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE __ DAY OF _____ 2020.

CITY OF SAMMAMISH

_____
Mayor Karen Moran

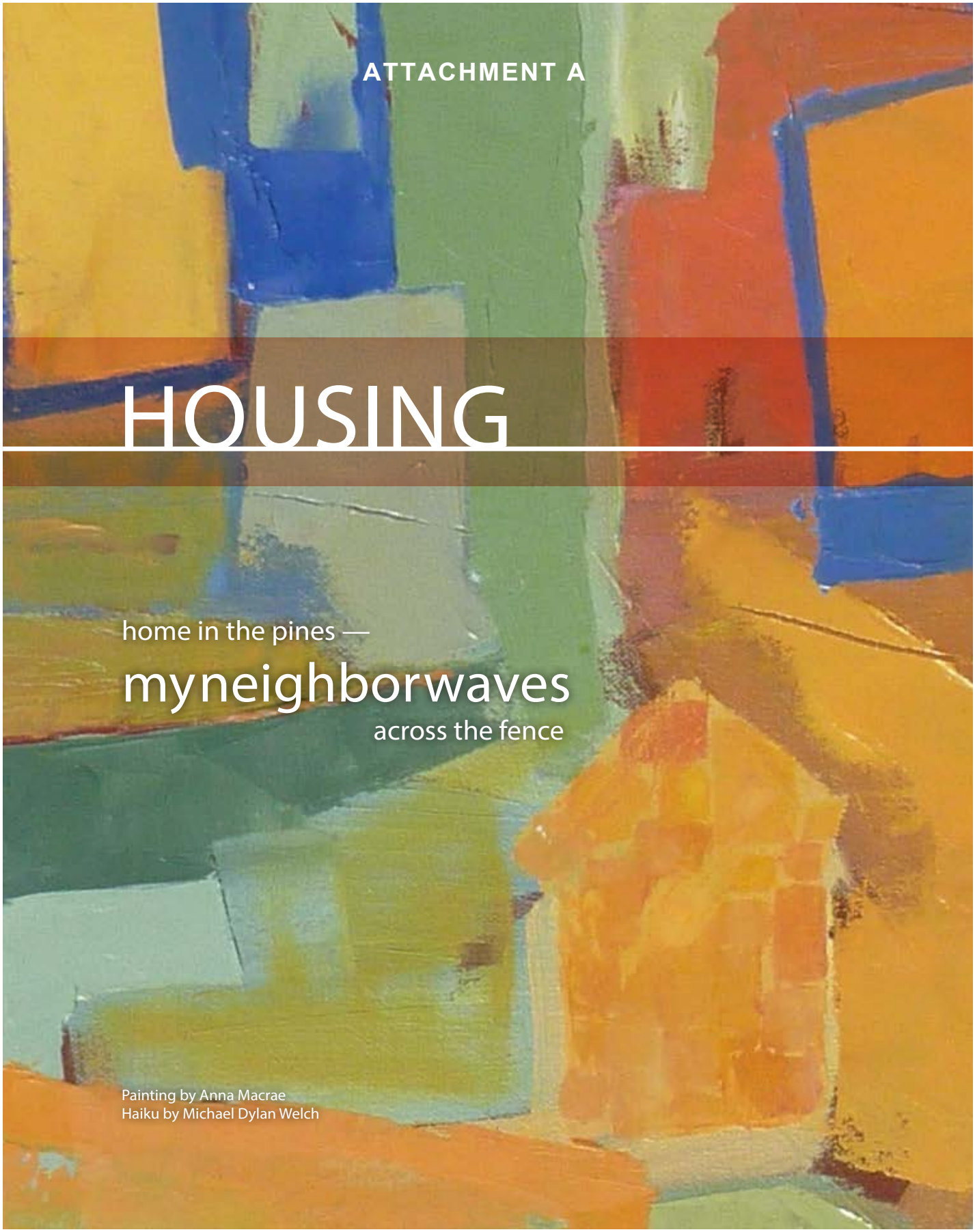
ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk:
Public Hearing:
First Reading:
Passed by the City Council: Date of Publication:
Effective Date:


ATTACHMENT A
HOUSING
home in the pines —
myneighborwaves
across the fence
Painting by Anna Macrae
Haiku by Michael Dylan Welch

Housing Goals

Goal H.1	Neighborhood Vitality and Character Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.
Goal H.2	Housing Supply and Variety Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.
Goal H.3	Housing Affordability Provide for a range of housing opportunities to address the needs of all economic segments of the community.
Goal H.4	Housing for People with Special Needs Support a variety of housing opportunities to serve those with special needs.
Goal H.5	Regional Collaboration Actively participate and coordinate with other agencies in efforts to meet regional housing needs.
Goal H.6	Monitoring Implement Housing Element goals in a manner that is effective, efficient and transparent.

HOUSING

Introduction

The Housing Element addresses the preservation, improvement, and development of housing, identifies land to accommodate different housing types, and makes provisions for the existing and projected housing needs of all economic segments of the community. Sammamish's housing element ensures that there will be enough housing to accommodate expected growth in the city, and the variety of housing necessary to accommodate a range of income levels, ages and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

Lancaster Ridge

Multifamily housing

The Housing Element is supported by a housing needs analysis, which quantifies existing and projected housing needs and identifies the number of housing units necessary to accommodate projected growth. This analysis prompts the City to consider what current and future residents will need, and this in turn informs policies that shape the zoning and development standards in place today and planned for the future. This is an element in which multiple interests need to be balanced, including community character, demographic characteristics, affordability, and others. This analysis is contained in the Housing Element Background Information. Specifically, the

Housing Element Background Information contains the East King County Housing Needs Analysis, beginning on page H.5, prepared by ARCH (A Regional Coalition for Housing), in collaboration with the participating cities. The Housing Needs Analysis, dated January 27, 2015, includes a review of demographics, household characteristics, housing supply and summary findings for both the East King County area and the City of Sammamish.

The 2018 Housing Strategy, Sammmamish Home Grown - A Plan for People, Places, and Community is a plan to guide the implementation of the following goals and policies and their relative priority for consideration. In addition, the results of activities undertaken through this Plan will facilitate performance monitoring, evaluation, and future planning updates.

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

Goals and policies that support housing sustainability and healthy communities address energy efficiency.

Goals and Policies

Goal H.1 Neighborhood Vitality and Character

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.

Single family homes

Townhomes

Policy H.1.1 Ensure new development and redevelopment is sensitive to the context of existing and planned neighborhood character.

Policy H.1.2 Support investment in existing neighborhoods and housing in order to preserve the character and condition of neighborhoods and housing.

Policy H.1.3 Support the preservation of the city's historically significant housing.

Policy H.1.4 Provide notification and foster public awareness and participation in decisions affecting neighborhoods.

Goal H.2 Housing Supply and Variety

Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

Policy H.2.1 Maintain an adequate supply of appropriately zoned land to accommodate the city's housing growth targets.

Policy H.2.2 Support a variety of residential densities and housing types to meet the needs and preferences of all Sammamish residents.

Policy H.2.3 Consider the impacts on citywide housing capacity and diversity when making land use policy decisions or code amendments.

Policy H.2.4 Support residential and mixed use development in Town Center and other commercial areas where combining such uses would promote the vitality and economic viability of the area.

Policy H.2.5 Permit and promote smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses).

Policy H.2.6 Promote the development of accessory dwelling units (ADUs).

Policy H.2.7 Permit manufactured homes in residential zones in accordance with the provisions of state and federal law.

Policy H.2.8 Avoid creating regulations and procedures that discourage the housing industry's ability to respond to market needs or unnecessarily increase the costs of developing housing.

Policy H.2.9 Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.

Based on the assumptions described in the Land Use Element, the City has development capacity to meet the adopted 2035 targets of 4,640 houses and 2,088 jobs.

Multifamily housing

Neighborhood within easy walking distance of Eastlake High School, local transit and Sammamish Highlands

Urban infill is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term "urban infill" itself implies that existing land is mostly built-out and what is being built is in effect "filling in" the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

Fair Housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability—these are the "protected classes" under state and federal law. (Some places also protect age, sexual orientation, or having a Section 8 voucher). Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. Sammamish's fair housing practices are evaluated periodically by King County as part of a countywide report to the federal government.

Location-efficient Housing refers to homes that have easy or inexpensive access to workplaces, schools, shopping, and other necessary destinations. Housing locations are efficient to the most people when the ways to these destinations are easily walkable, don't require the resident to own an automobile, and can be reached in 20 minutes or less.

Policy H.2.10 Promote minimum densities in commercial zones that allow housing to achieve mixed-use development.

Policy H.2.11 Ensure fair and legal housing practices throughout the city.

New housing development under construction

Policy H.2.12 Promote location-efficient and energy-efficient housing choices through incentives and other means.

Goal H.3 Housing Affordability

Provide for a range of housing opportunities to address the needs of all economic segments of the community.

Policy H.3.1 Develop and implement plans and strategies that promote a proportionate amount of the countywide need for housing affordable to households with moderate, low and very low incomes, including those with special needs.

Policy H.3.2 Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.

Policy H.3.3 Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.

Policy H.3.4 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two person households.

Policy H.3.5 Consider offering financial aid and/or technical assistance to organizations that provide affordable housing for very low-, low- and moderate-income households.

Policy H.3.6 Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable to very low-, low- and moderate-income households.

Given the unique challenges of providing housing affordable to households at less than 30% AMI (very low-income), local efforts will require collaboration with other jurisdictions and funders.

Multifamily housing

Single family homes

Multifamily housing

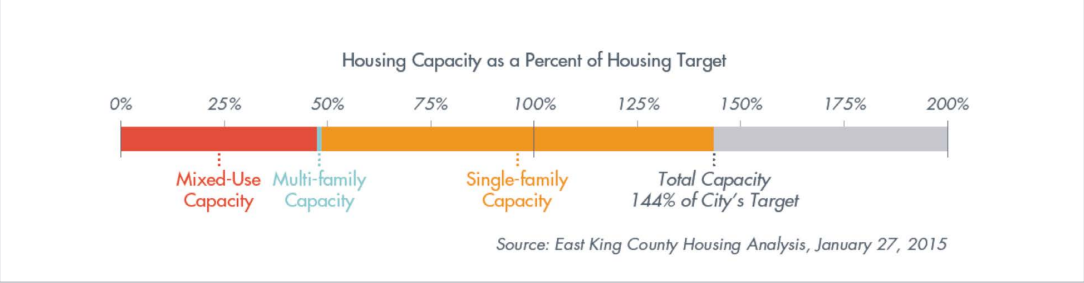
Low-density development

Area Median Income (AMI)

Housing Affordability

Growth Management Act Context

Comprehensive Plan Requirements. The Growth Management Act requires that comprehensive plan housing elements contain an inventory and analysis of projected housing needs to manage projected growth, provide a statement of goals and policies for the preservation, improvement and development of housing, identify sufficient land for housing, and make adequate provisions for existing and projected needs of all economic segments of the community.



As shown in the bar chart above, the City of Sammamish has demonstrated sufficient land for housing, with a housing capacity of 144% of the City's housing target. Given the cost of single family housing, and because mixed use and multifamily housing types are typically more affordable than single-family, detached housing, the City recognizes the importance of having sufficient zoned capacity for multi-family and Town Center mixed use residential development in order to meet affordability needs. As shown above, approximately 50 percent of the City's capacity was in either multi-family or mixed use residentially zoned land. This is an important element in the City's overall approach to providing for affordable housing in Sammamish.

Countywide Planning Requirements. The King County Countywide Planning Policies (CPPs), in addition to reaffirming the GMA housing goals, require all cities to share the responsibility for achieving the goal of an equitable distribution of affordable housing in King County. Through the CPPs, cities in King County have agreed that housing in each community should reflect the existing countywide mix of household income. The CPPs define the county-wide need for housing by income as follows:

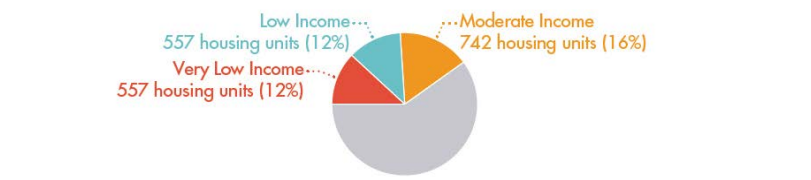
- 50–80% of AMI (moderate) 16% of total housing supply
- 30–50% of AMI (low) 12% of total housing supply
- 30% and below AMI (very low) 12% of total housing supply

Currently the supply of existing affordable housing for lower income households is less than existing needs both countywide and in many cities, especially for very low income households. Sammamish has only about 2 percent of the City's existing housing stock affordable at up to 50 percent of median income, and about 5 percent affordable between 50 percent and 80 percent of median income. This is a much lower proportion than most other cities countywide and in East King County.

The CPPs encourage cities to employ a range of housing tools to address the countywide need and recognize that local jurisdictions should tailor their housing policies based on local circumstances and conditions. Cities are also expected to work collaboratively to meet the regional affordable housing need and to monitor and measure results.

Measuring Countywide Affordable Housing Need

These charts help to illustrate the estimated City of Sammamish proportionate share of the countywide affordable housing need resulting from new growth. The chart at right summarizes King County household income levels corresponding to 80, 50, and 30 percent of the 2016 HUD estimate of King County median household income. Based on the City's housing target of 4,640 units, the pie chart below shows the amount of affordable housing needed at each income level to meet a proportionate share of countywide affordable housing demand.



City of Sammamish Proportionate Share of County-wide Affordable Housing Resulting from New Growth
(2035 growth target = 4,640 units)

Recognizing that Sammamish has a lower proportion of affordable housing than other cities in East King County, the City will continue to work toward fulfilling its role in meeting the countywide need for affordable housing in King County. The goals and policies in this Housing Element specifically identify the policies, strategies and actions identified by the City to address this goal.

Special needs housing in this plan includes homes suitable for and occupied by people with one or more self-help limitations, such as physical or mental disability, long-term illness, or alcohol or drug issues. The housing may or may not incorporate supportive services, and may be permanent or transitional. Examples include adult family homes, assisted living facilities, and group homes for people with developmental disabilities.

Universal design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and low-floor buses that "kneel" (bring their front end to ground level, rather than on-board lifts).

Policy H.3.7 Support affordable rental and ownership housing throughout the city especially in areas with good access to transit, employment, education and shopping.

Policy H.3.8 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

Policy H.3.9 Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for affordable housing with a preference for housing for low-income and very-low income households.

Goal H.4 Housing for People with Special Needs

Support a variety of housing opportunities to serve those with special needs.

Policy H.4.1 Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.

Policy H.4.2 Support a range of housing types for seniors; e.g., adult family homes, skilled nursing facilities, assisted living and independent living communities.

Policy H.4.3 Ensure development regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations in Sammamish.

Policy H.4.4 Encourage the geographic distribution of special needs housing throughout the city, understanding that some clustering of such housing may be appropriate if proximity to public transportation, employment opportunities, medical facilities or other services is necessary.

Policy H.4.5 Support public and private housing and services for people who are homeless.

Goal H.5 Regional Collaboration

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

Policy H.5.1 Support the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.

Policy H.5.2 Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations, to develop a coordinated, regional approach to homelessness.

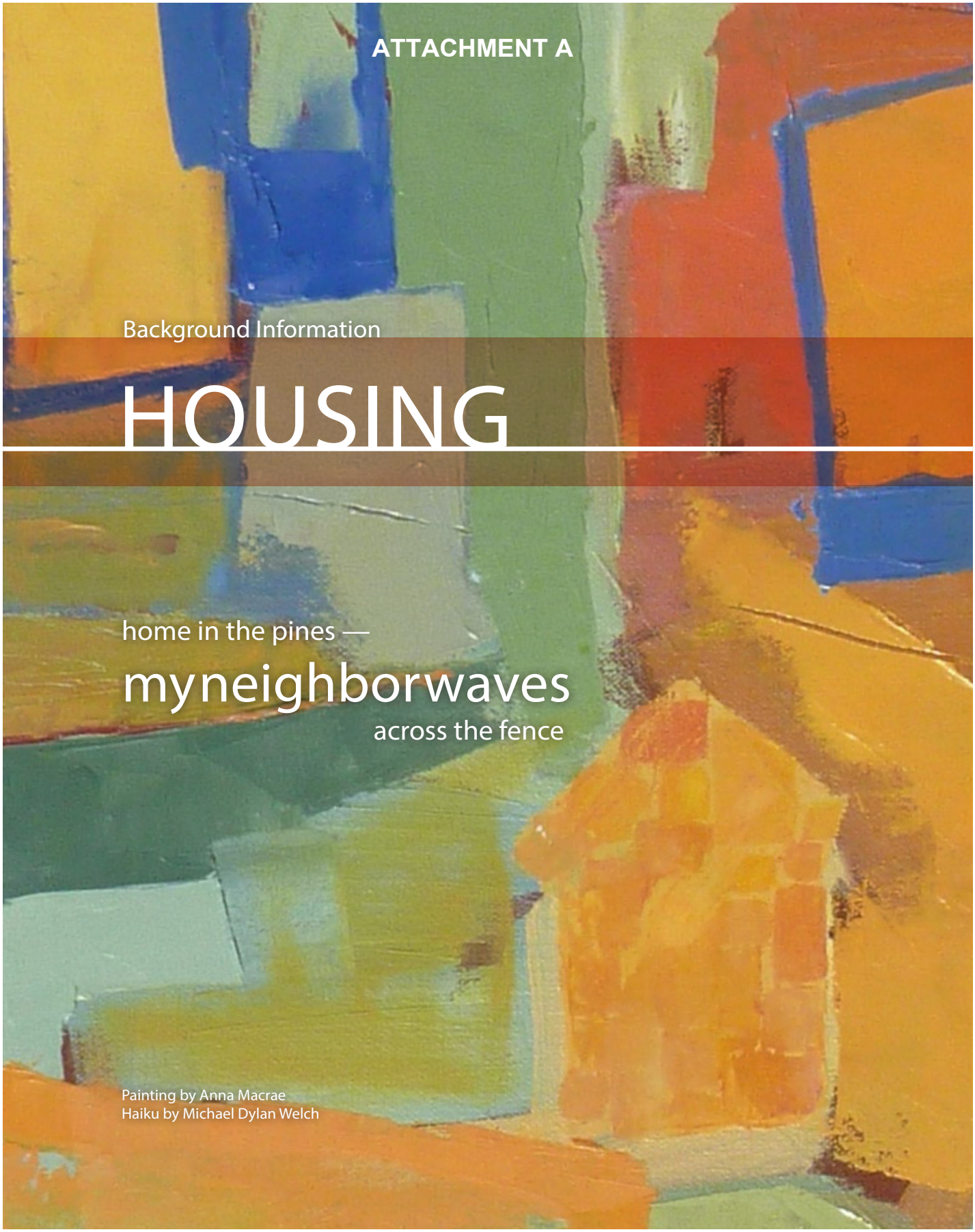
Policy H.5.3 Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.

Policy H.5.4 Support and encourage housing legislation at the county, state, and federal levels that promotes the City's and region's housing goals and policies, including support for affordable and sustainable housing for all residents in the City and region.

Single family homes near Allen Lake

For more information, see the recommended 2006 Housing Strategy Plan, Exhibit A in Volume.II.H, beginning on page H.77.

Goal H.6	Monitoring Implement Housing Element goals in a manner that is effective, efficient and transparent.
Policy H.6.1	Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element.
Policy H.6.2	Support regional housing strategies.
Policy H.6.3	Monitor the city's housing supply, type and affordability including measurable progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.
Policy H.6.4	Evaluate and report on how the goals and policies of this Housing Element are being achieved.
Policy H.6.5	On a regular basis, based on results of monitoring local data and effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet local housing needs.



ATTACHMENT A

Background Information

HOUSING

home in the pines —

myneighborwaves

across the fence

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Complete information about the City of Sammamish 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Housing, and Community, can be found on the City of Sammamish website at http://www.sammamish.us

Sammamish Home Grown is a plan to guide the implementation of the goals and policies of the Housing Element. It serves as a work plan that assists the City with transforming policies into near-term actions and determine priorities for the preferred housing strategies.

Neighborhood near Allen Lake

East King County

Housing Analysis

Pursuant to RCW 36.70A.070(2), Growth Management Act of Washington.

1/27/2015

Table of Contents

List of Charts and Exhibits 2
I. EAST KING COUNTY NEEDS ANALYSIS 6
INTRODUCTION 6
HOUSING NEEDS 7
Population Growth 8
Household Types 9
Household Sizes 9
Senior Population 9
Ethnicity/Immigration 10
Household Incomes and Cost-burdened Households 10
Local Employment 12
Persons with Special Housing Needs 14
HOUSING SUPPLY 16
General Housing Stock 16
Existing Housing Affordability 19
HOUSING TARGETS AND CAPACITY 22
SUMMARY FINDINGS 24
II. LOCAL NEEDS ANALYSIS SUPPLEMENT II-1
LOCAL DEMOGRAPHIC HOUSING DATA II-1
NEIGHBORHOOD CONDITIONS II-3
SUMMARY OF LOCAL HOUSING STRATEGIES II-4
OVERALL RESULTS II-5
III. APPENDIX A-1

List of Charts and Exhibits

CHART	TITLE	PAGE
1.	HOUSEHOLD TYPES	I-7
2.	POPULATION AGE	I-8

H.7

3.	Household Incomes	I-9
4.	Cost–Burdened (35%) Household by Tenure and Household Age	I-10
5.	Jobs–Housing Balance	I-11
6.	Average Wages	I-12
7.	Employees Who Live Where They Work	I-13
8	Causes of Homelessness	I-14
9.	Housing Units by Units in Structure	I-15
10-A.	Affordable and Actual Average Rents	I-18
10-B.	Change in Household Income, Sales Prices, and Rents	I-18
10-C.	Affordable and Actual Average Prices of Single-Family Homes	I-18
10-D.	Affordable and Actual Average Prices, Detached Homes & Condos	I-18
11.	Progress toward affordable Housing Targets	I-20
12.	Housing Capacity as Percent of Housing Targets	I-21

APPENDIX

A.	Population	A-3
B.	Household Types	A-4
C.	Household Size:	
C-1.	Households by Number of People (Chart)	A-5
C-2.	Households by Number of People (Table)	A-6
D.	Population Age:	
D-1.	Population Age	A-7
D-2.	Population Age, 55 Years and Older	A-8
E.	Ethnicity and Nativity:	
E-1.	Race and Ethnicity	A-9
E-2.	Foreign-born Population	A-10
E-3.	Limited English Proficiency	A-11
F.	Income:	
F-1.	Household Income relative to Median Income	A-12
F-2.	Household Incomes, East King County Cities	A-12
G.	Poverty:	

APPENDIX

G-1. HOUSEHOLDS BELOW POVERTY LEVEL A-13
G-2. ELDERLY HOUSEHOLDS LIVING BELOW POVERTY LEVEL A-13
G-3. HOUSEHOLDS BELOW POVERTY LEVEL A-14
H. HOUSING COST BURDEN:
H-1. COST BURDENED HOUSEHOLDS BY TENURE (TABLE) A-15
H-2. COST-BURDENED HOUSEHOLDS BY INCOME, EAST KING COUNTY CITIES A-15
H-3. COST-BURDENED HOUSEHOLDS BY TENURE (CHART) A-16
H-4. SEVERELY COST-BURDENED HOUSEHOLDS BY TENURE A-17
I. JOBS-HOUSING BALANCE RATIO A-18
J. JOBS AND WAGES:
J-1. EMPLOYMENT BY SECTOR A-19
J-2. AVERAGE WAGE BY SECTOR A-20
K. PERSONS WITH SPECIAL NEEDS:
K-1. HOUSEHOLDS RECEIVING SUPPLEMENTAL SECURITY INCOME A-21
K-2. PERSONS LIVING IN GROUP QUARTERS A-22
K-3. CHARACTERISTICS OF HOMELESS FAMILIES A-23
K-4. ONE NIGHT COUNT SUMMARY, KING COUNTY A-23
K-5. ONE NIGHT COUNT OF UNSHELTERED HOMELESS PERSONS A-24
K-6. SCHOOL-REPORTED HOMELESS CHILDREN A-24
L. HOUSING STOCK:
L-1. HOUSING TYPES A-25
L-2. RESIDENTIAL PERMIT ACTIVITY A-27
L-3. NEW ATTACHED HOUSING BY TENURE A-27
L-4. HOMEOWNERSHIP (CHART) A-28
L-5. HOMEOWNERSHIP (TABLE) A-28
M AFFORDABLE HOUSING STOCK:
M-1. AFFORDABLE HOUSING STOCK A-29
M-2. AFFORDABLE HOUSING STOCK, BY TENURE A-30
N. AFFORDABILITY OF NEW MULTIFAMILY HOUSING

H.9

APPENDIX

N-1. AFFORDABILITY OF NEW PRIVATE ATTACHED HOUSING (CHART) A-31

N-2. AFFORDABILITY OF NEW MULTIFAMILY HOUSING (TABLE) A-32

O. HOUSING UNITS IN 2011 BY YEAR BUILT A-33

P. HOUSING COSTS:

P-1. HOME SALES PRICES A-34

P-2. RENTAL HOUSING COSTS AND VACANCIES A-35

Q. HOUSING FOR PERSONS WITH SPECIAL NEEDS:

Q-1. NEW ACCESSORY DWELLING UNITS (ADUS) A-36

Q-2. ADULT FAMILY HOMES AND ASSISTED SENIOR HOUSING A-36

Q-3. SUBSIDIZED HOUSING WITH COVENANTED RESTRICTIONS A-37

Q-4. HOUSING PRODUCTION TOWARD *10-YEAR PLAN TO END HOMELESSNESS* A-37

R. HOUSING TARGETS:

R-1. HOUSING AND EMPLOYMENT TARGETS A-38

R-2. PERMIT ACTIVITY AND HOUSING TARGETS A-39

S. NEW AFFORDABLE HOUSING:

S-1. AFFORDABLE HOUSING CREATED A-40

S-2. NEW AFFORDABLE HOUSING UNITS, EAST KING COUNTY A-40

T. LIST OF SOURCES A-41

I. EAST KING COUNTY NEEDS ANALYSIS

INTRODUCTION

Under the provisions of the Growth Management Act, each housing element is to "include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth." Further guidance on preparing a "needs analysis" is provided in the Countywide Planning Policies.[1] The goal of this East King County Needs Analysis is to provide all ARCH (A Regional Coalition for Housing) member cities with consistent data and analysis which will inform and assist in the updates of local comprehensive plans. The housing needs analysis should inform readers as to the specific needs that they can expect to exist within the forecast population. It is also intended to help understand who lives and works in East King County in order to inform our individual cities and overall sub-region's existing and projected housing needs.

Cities in East King County have created a partnership through ARCH to help them better address local housing needs. This partnership of cities has acknowledged that they are all part of a larger contiguous housing market with common issues facing many member cities. This needs analysis has been organized to reflect this partnership and recognize the many common housing market conditions and needs. Along those lines this document is organized into three sections:

- East King County Report. This report highlights the key demographic and housing information for East King County. Much of the discussion in this section focuses on the sub-regional level, with some mention of significant variations or similarities between cities and East King County averages.
- City Summary Report. A separate report is also provided for each city that is a member of ARCH. This report highlights where an individual city's conditions vary significantly from the results reported in the East King County report, unique characteristics of the city that impact local housing conditions, and local efforts made in the past to address local housing needs.
- Housing Needs Analysis Appendix. The appendix includes a wider range of demographic and housing related data, including more detailed tables for all the information provided in the sub-regional and city summary reports. Most data is provided at the city, sub-regional and countywide level.

There are several elements of the East King County needs analysis. The first part, Planning Context, focuses on the regional and county-level planning policies that guide the city's comprehensive planning. The second part, Housing Needs, provides demographic and other information for local residents. It also includes information regarding the local workforce. This information helps to define the demand for housing in a community. The third part, Housing Supply, looks at the type and affordability of existing housing in the community. The fourth

[1] CPP H-3.

part, Summary Findings, identifies areas of needs by comparing *demand*—for various housing types and affordability levels for existing residents and employees and projected growth—with existing and projected housing *supply*.

PLANNING CONTEXT

Supplementing the state's Growth Management Act is a system of regional (county-wide and multi-county) planning policies. The purpose of the following discussion is not to describe the entire context of these regional policies, but to focus on those related to the analysis of housing demand and supply—particularly housing types and affordability.

Housing Diversity

In the regional planning context, "housing diversity" means that the housing needs of all economic and demographic groups are addressed within all jurisdictions.[2] The Housing Element needs to show how a city will accommodate a variety of housing types at a variety of densities.[3] Specifically, cities should address housing for rental and ownership and for a range of household types and sizes, including housing suitable and affordable for households with special needs.[4]

Housing Affordability

The Growth Management Act states that the Housing Element must show how a city will provide opportunities for affordable housing for all economic segments of the community.[5] The Multicounty Planning Policies in *VISION 2040* call for policies that provide for a "sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region."[6] This is furthered in the King County Countywide Planning Policies (CPPs) which require each city to adopt policies, strategies, actions, and regulations that promote housing affordability, especially to address the countywide need for housing affordable to very low-, low-, and moderate-income households.[7] The county-wide need for housing by income is defined as follows ("AMI" stands for King County Area Median Income):[8]

50–80% of AMI (moderate)	16% of total housing supply
30–50% of AMI (low)	12% of total housing supply
30% and below AMI (very low)	12% of total housing supply

While a city cannot guarantee that a given number of units at each affordability level will be created, establishing the countywide need clarifies the scope of the effort for each jurisdiction.

[2] MPP-H-1 and CPP Overarching Goal, Housing.
[3] Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410. MPP-H-1. CPP H-4.
[4] CPP H-5 and MPP H-3.
[5] Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410.
[6] MPP-H-2.
[7] CPP H-5.
[8] CPP H-1.

Cities are encouraged to employ a range of housing tools to ensure the countywide need is addressed and should tailor their housing policies, strategies, regulations, and programs "to local needs, conditions, and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions."[9] Where the supply of affordable housing is significantly less than a city's proportional share of the countywide need, the city may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Planning should include housing "that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work."[10]

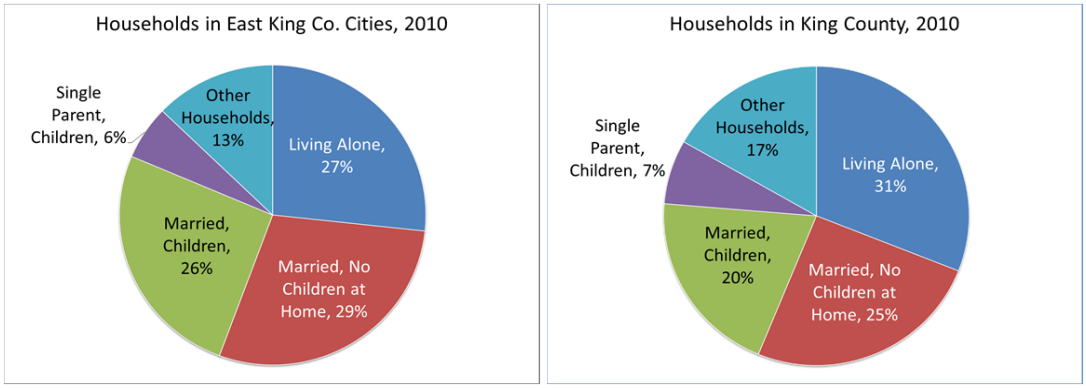
In addition, cities are expected to "work cooperatively … to provide mutual support in meeting countywide housing growth targets and affordable housing needs,"[11] Finally, cities also need to monitor the results of their efforts, and as needed reassess and adjust their policies and strategies.[12]

The analysis that follows addresses current and trending housing needs and supply.

HOUSING NEEDS

Population Growth

CHART 1: Household Types



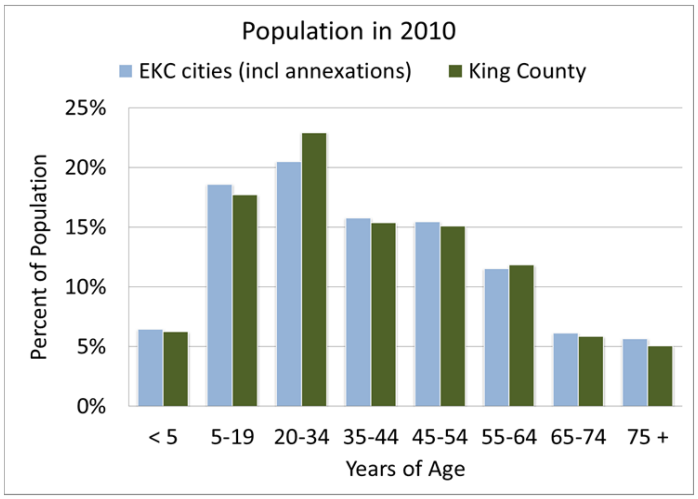
Source: *2010 U.S. Census*

East King County cities grew 30% in population between 2000 and 2010, if two large annexations to Kirkland (which became official in 2011) are included. (See **Exhibit A** in the Appendix.) Without the Kirkland annexations, that growth is 19%, still half again greater than the rate of Seattle (13%), more than one and a half times that of the King County average (11%),

[9] CPP H-8.
[10] CPP H-9.
[11] CPP H-14.
[12] CPPs H-17 and H-18.

and greater than the state population growth rate of 14%. The cities in East King County with the highest proportion of population increase included Issaquah, Redmond, Sammamish and Newcastle, while the population of Mercer Island and the "Point Cities" (Medina, Clyde Hill, Yarrow Point, Hunts Point, Beaux Arts Village) remained essentially unchanged.

CHART 2: Population Age



Source: *2010 U.S. Census*

Household Types

The mix of household types in East King County are not strikingly different from King County overall (**Chart 1**). Compared to countywide, East King County has a larger proportion of married-couple households.

By and large, Eastside cities have not seen a significant change in their mix of household types from 2000 levels. (See Appendix**, Exhibits B-1 and B-2**.) Most East King County cities have similar blends of household types, with the notable exceptions that Sammamish and the Point Cities have higher proportions of married with children households, and Kirkland and Redmond have higher proportions of one-person households.

One-person households and married couples without children compose 57% of East King County households. Sammamish, at just over 40%, is the only Eastside city with less than 50% of households in these two categories.

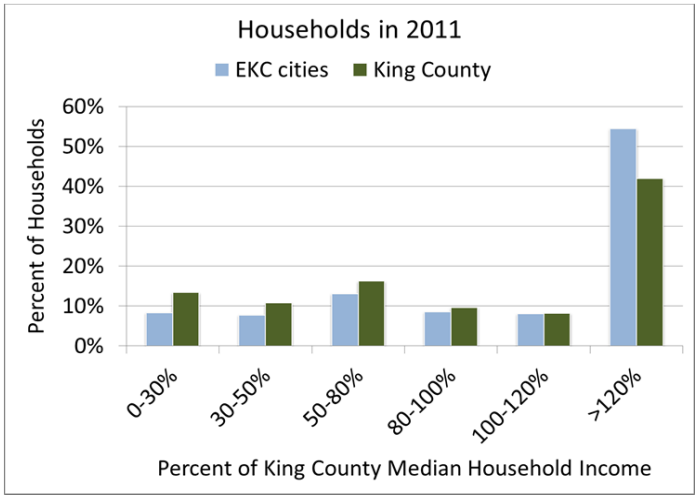
Household Sizes

Based on the household mix, it is not surprising that ***61% of Eastside households have one or two people.*** Thirty-one percent (31%) have household sizes of three or four-persons and only 7% are larger than four people. (See Appendix**, Exhibit C-1 or C-2**.) One-person households are more likely to be seniors, or living below the poverty level.

Senior Population

Unlike 1990s which saw a percentage increase in seniors (especially over the age of 75), ***the percentage of senior residents has remained relatively stable since 2000*** (about 12%). (See Appendix**, Exhibit D-2**.) Relative to the East King County average, Bellevue, Mercer Island and the Point Cities have high proportions of seniors, while Sammamish, Newcastle and Redmond have relatively low proportions of seniors.

CHART 3: Household Incomes



Source: *2011 American Community Survey (ACS) 5-Year Estimates*[14]

Seniors remain about equally split between seniors aged 65 to 75, and those over age 75. This suggests that the increasing senior population resulting from longer life spans may be beginning to flatten out. However, as shown in **Chart 2**, ***the 'Baby Boom' will be entering the 65- to 75-year age group in the next decade. The Area Plan on Aging (Aging and Disability Services, 2007) predicts that residents over age 60 could make up almost a quarter of East King County's population by 2025.***

Ethnicity/Immigration

Ethnic mix in East King County has seen significant shifts over the past 20 years. Minority populations have increased from just over 10% in 1990 to 32% in 2011 (Appendix**, Exhibit E-1**). A large portion of this increase has been due to increases in Asian population. Since the early 2000s there has also been a large proportional increase in Hispanic population, though the percentage of Hispanics is significantly less than Asian population. By comparison, the African-American population has remained proportionately stable countywide, and in East King County has remained at a relatively low proportion of 2% of the population.

A high proportion of the increase in minority population correlates to a large increase in foreign-born residents (Appendix**, Exhibit E-2**). This can lead to a higher number of households with limited English proficiency[13] (Appendix**, Exhibit E-3**), who often earn less, are at a higher risk of becoming homeless, and can experience difficulties finding and obtaining affordable housing and information about affordable housing opportunities.

Household Incomes and Cost-burdened Households

Household Income. Overall, household median incomes are higher in East King County cities than the countywide average. In terms of understanding housing demand, it is more relevant to look at the cross section of household incomes (**Chart 3**). This evaluation shows that

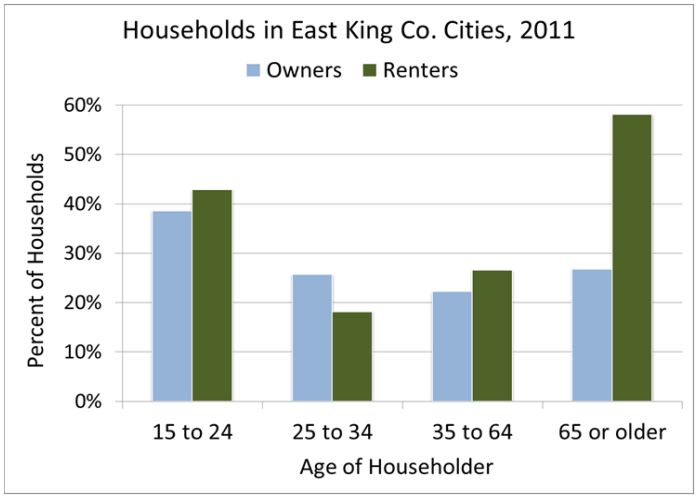
[13] "Limited English proficiency" is defined as a household in which no one 14 years old or older speaks only English or speaks a non-English language and speaks English "very well." Until 2010, the Census Bureau used the term "linguistically isolated household."

approximately 16% of all East King County households earn under 50% of median income ("low-income," $35,300 for all households in 2011. See Appendix**, Exhibit F** for more detail). Of those, about half earn less than 30% of median income. An additional 13% earn between 50% and 80% of median income ("moderate-income," $56,500 for all households in 2011). While significant levels, both of these figures are lower than countywide figures. Middle-income households (80% to 120% median income) make up another 16% of households, which is similar to countywide figures. ***Compared to 2000, there has been an increase in the proportion of low-income households, and a small decrease in the proportion of moderate- and middle-income households*** (Appendix**, Exhibit F-2**). Lower income households[15] are more likely to be households headed by persons under 25 years of age, or to a lesser extent, above 65 years of age.

Poverty Level.[16] Approximately 6% of households in East King County have incomes below the poverty level, compared to 13% in Seattle and 10% countywide. (See Appendix**, Exhibit G-3**.) Poverty levels have increased from about 4% in 2000, a similar level of increase as countywide. Poverty levels range from as low as 3% in Issaquah, Sammamish, and the Point Cities, to as high as 9% in Kenmore. These households live predominantly in rental housing, are less likely to be families versus other types of households, and slightly more likely to be seniors (Appendix**, Exhibits G-1 and G-2**).

Cost-Burdened Households. Cost-burdened households are those that pay more than 30% of their incomes for housing. Overall, about 34% of all households in East King County are cost-burdened. This is slightly less than countywide figures. (See Appendix**, Exhibit H-1**.) In East King County, rates have increased somewhat since 2000, especially for homeowners, which could be explained by the large increase in home prices relative to median income. Percentages of

CHART 4: Cost-Burdened (35%) Households by Tenure and Householder Age



Source: *2011 ACS 5-Year Estimates*

[15] Household incomes under $50,000 in 2011 dollars.
[16] Households are classified as poor when the total income of the householder's family is below the applicable poverty threshold. The poverty thresholds vary depending on three criteria: size of family, number of related children, and, for 1- and 2-person families, age of householder (U.S. Census Bureau).

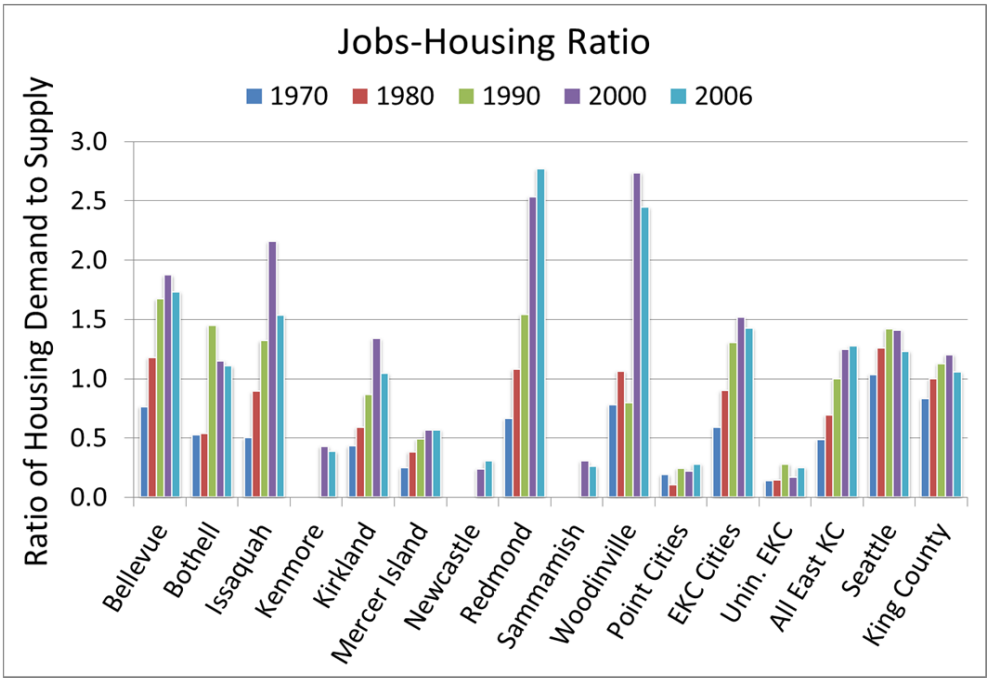
cost-burdened households increased at a greater rate countywide. A somewhat higher proportion of renter versus owner households (37% versus 32%) are cost-burdened. Most significantly, ***a much higher proportion of lower income households—75%—are cost-burdened, compared to 13% of higher income households. (See Appendix, Exhibit H-2.) Though the number of cost-burdened households is spread throughout all age groups, a higher proportion of young households and senior households are cost-burdened*** (**Chart 4**).

Severely Cost-Burdened Households. Households who pay over 50% of their income for housing are considered severely cost-burdened. About 14% of all East King County households are severely cost-burdened. (See Appendix**, Exhibit H-4.**) About one-third of cost-burdened homeowners are severely cost-burdened, while about one-half of cost-burdened renter households are severely cost-burdened.

Local Employment

Jobs-Housing Balance. A primary driver of the demand for housing is the local workforce. Many of the cities in East King County and East King County as a whole over the last 30 years

CHART 5: Jobs-Housing Balance

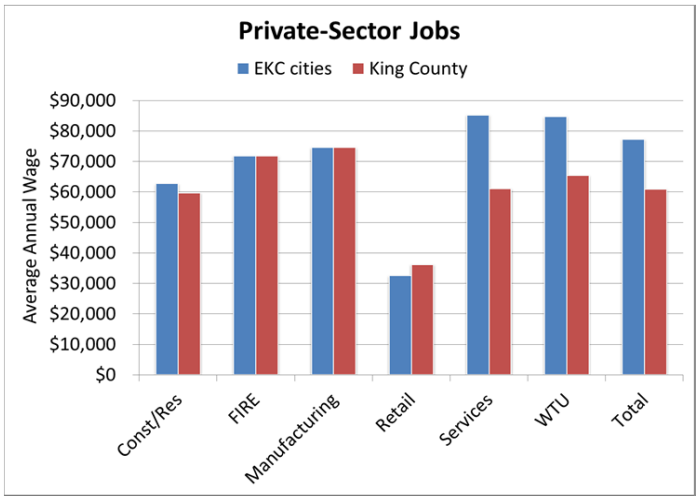


A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

Source: ARCH.

have transformed from suburban "bedroom" communities to employment centers. This workforce can impact the local housing market in several ways. First is the overall demand for housing. **Chart 5** shows that ***East King County and many of its cities have a greater demand for housing resulting from employment than there is housing available ("jobs-housing balance").*** While the last eight years has seen some stabilization in this ratio of demand for housing from employment, it is still relatively high. When planned for employment and housing growth is added to existing levels, the cumulative impact could further increase the imbalance of housing to employment in East King County (Appendix**, Exhibit I**).

CHART 6: Average Wages in 2010



Source: Puget Sound Regional Council

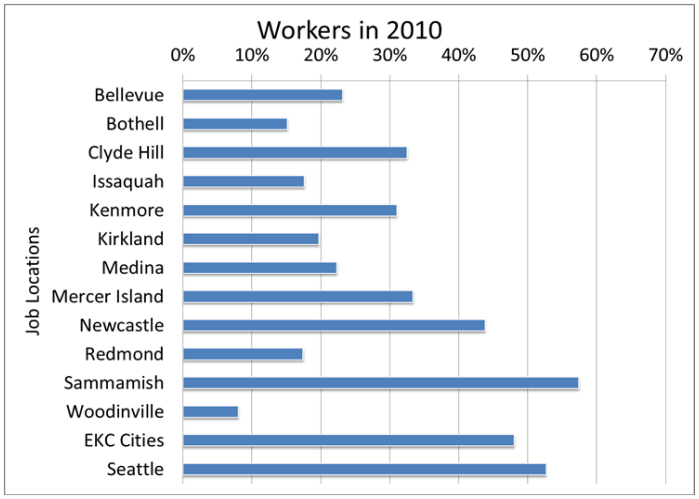
Local Salaries. A second important driver of housing demand is how well the supply of housing matches the profile of the local workforce, both in terms of the type and affordability of housing. A common perception is that local employment is skewed toward higher paying, technology-related jobs. East King County does have a relatively high proportion of service sector (including tech) jobs[17]—60% versus 49% countywide—and represents the sector with the highest employment growth over the last 10 years in East King County. Notably, 74% of Redmond's jobs are service sector jobs and have an average salary twice the countywide average. But for the other two-thirds of service sector jobs in the rest of East King County, average salaries are comparable to countywide salaries (**Chart 6**). In addition, other than the WTU sector (wholesale, transportation and utilities), average salaries in cities for the balance of jobs are at, or in many cases, less than countywide salaries for similar sector jobs (Appendix**, Exhibit J-2**). In other words, ***while the average salary for 25% of the jobs in East King County is higher than the countywide average, 75% of jobs have similar or lower salaries than countywide averages.***

Relationship to Commuting. The balance between the local workforce and housing supply may have impacts on local transportation systems and economic development. Commute

[17] The "services" sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

patterns in East King County appear to support the data on jobs-housing balance described above. In 2010, fewer than half of the people that worked in East King County lived within East King County (**Chart 7**). One question this leads to is who is commuting and why? How much is it a choice versus an economic decision? Overall housing costs and resident median income are relatively high in East King County, but many jobs have similar salaries as countywide averages. Considering local housing costs and the number of cost-burdened households in East King County, it is fair to surmise that a large number of employees find it difficult financially to live in East King County.

CHART 7: Employees Who Live Where They Work



Source: AASHTO

This type of situation where workers may "drive to qualify" has led to increased interest in accounting for both housing and transportation expenses when considering overall housing affordability. There have been attempts to develop an index that measure these combined costs. Time and money spent on commuting have financial and quality of life impacts on households, as well as potentially impacting the ability to recruit qualified workers. This could be particularly true for employers such as hospitals and school districts being able to recruit or retain employees for positions that have similar pay in different regions.

People with Special Housing Needs

Within any population there are smaller sub-groups that have additional needs, especially related to housing with appropriate services, affordability, or both. This includes seniors, persons with disabilities, and the homeless. Given the size of these populations, their needs are typically described on a more regional level, but needs to some degree exist in all communities. Following is some information to give perspective on these needs in East King County.

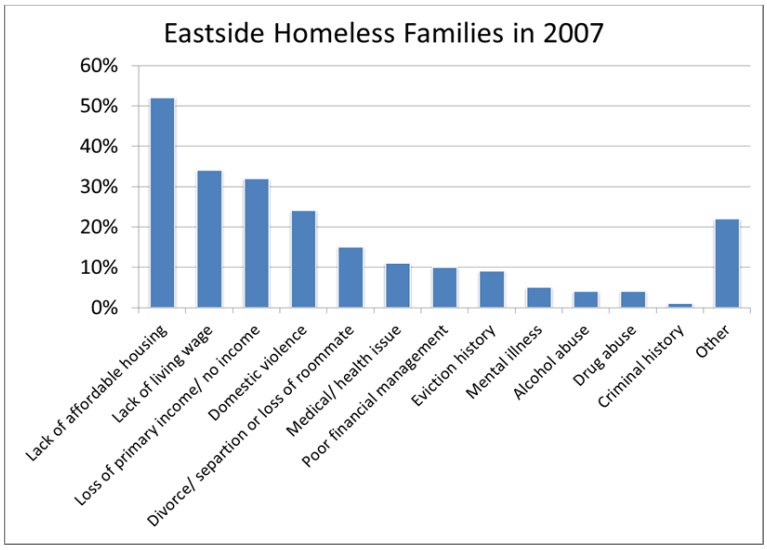
Supplemental Security Income (SSI). One indicator of persons with special needs are persons receiving Supplemental Security Income (SSI), which provides a minimum level of income for needy aged, blind, or disabled individuals. Overall, about 3,200 households in East King County receive SSI (Appendix**, Exhibit K-1**). At 2% of total households, East King County's rate is

lower than the 3% countywide average; Kenmore is highest at 3%. Communities with lower proportions of seniors typically have lower SSI participation.

Group Quarters. Another indicator of residents with special needs is persons who live in group quarters.[18] This is consistently less than one percent of the population of Eastside cities. The percentages are slightly higher in the rest of King County and Washington (2%). (See Appendix**, Exhibit K-2.**)

Homelessness. In 2005, government officials, funders, homeless people, and housing and service providers initiated the Committee to End Homelessness (CEH) with a plan to end homelessness in King County in ten years. The plan included a goal of creating 8,800 additional units and beds countywide for homeless individuals and families. CEH has galvanized efforts to improve housing and services for homeless people, resulting in significant increases in housing targeted to the homeless. Through 2012, a total of 5,424 new units or beds were open or in the pipeline (CEH, 2012). As part of this countywide effort, the Eastside Human Services Forum and Eastside Homeless Advisory Committee created a plan targeting the needs of homeless in East King County. The plan estimates a need for 820 units to serve single adults, 930 units for families, including 75 for victims of domestic violence, and 96 for youth and young adults. Each of these populations can have different needs, so different types of housing and services are appropriate. Since 2005, approximately 380 new units and beds have been made available on the Eastside, more than

CHART 8: Causes of Homelessness



Causes identified by case managers at Sound Families intake. Families could list more than one cause of homelessness.

Source: Eastside Human Services Forum

[18] A group quarters is a place where people, usually unrelated to one another, live or stay in a (home) that is owned or managed by an entity or organization providing housing and/or services for the residents… These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories (U.S. Census Bureau).

doubling the 231 that existed prior to the *10-Year Plan to End Homelessness*. (See Appendix**, Exhibit Q-4.**)

Data collected through Family Housing Connection, the new coordinated screening system for homeless families, provides insights regarding homelessness. **Chart 8** summarizes causes of homelessness, with 52% indicating the primary cause is the lack of affordable housing. Homeless families cope in a variety of ways, from doubling up (or "couch surfing"), to using shelter, to being in places not meant for habitation (e.g., cars, abandoned buildings). Many are experiencing homelessness for the first time, have high school or higher education, or have been employed (Appendix**, Exhibit K-3**).

Data prepared by school districts (homeless students) and the One-Night Count help to track results of local circumstances. The state Superintendent of Public Instruction's report for the 2011-2012 school year showed a 43% increase in homeless students in East King County schools from the 2007-08 school year (from 487 students to 696; Appendix**, Exhibit K-5**).

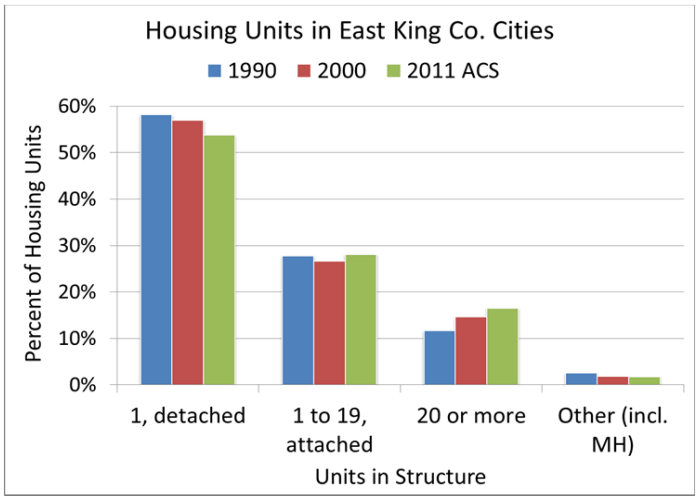
The One-Night Count of 2013 showed a marked increase in unsheltered, homeless persons on the Eastside, after decreasing from 2011 to 2012 (Appendix**, Exhibit K-4**).

These reports show that ***while considerable efforts have been made, homelessness persists in our cities.***

HOUSING SUPPLY

This section discusses the existing housing supply in East King County and how the supply of residential housing has changed over time. It includes information on the type and cost of existing housing, capacity for new housing, and targets for new and affordable housing.

CHART 9: Housing Units by Units in Structure



Source: *1990 and 2000 U.S. Censuses* and *2011 ACS 5-Year Estimates*

General Housing Stock

Type and Cost. The most basic distinction in housing is if it is single-family, multi-family or manufactured housing. **Chart 9** shows that the proportion of single-family homes in East King County has decreased about 5 percentage points over the last 20 years, with a proportional increase in multi-family housing, primarily

in developments with more than 20 units. This trend is fairly consistent among ARCH cities, and is consistent with local policies to encourage new development in their centers and preserving existing single-family areas.

Homeownership. Over time, the rate of homeownership in East King County (64% in 2011) has generally been higher than the countywide average (59%), and has followed trends similar to countywide/national trends. (See Appendix**, Exhibit L-3**.) Homeownership rates decreased in the 1980s, followed by increases into the early 2000s, and then decreases in recent years, the overall result being a slight decrease in ownership rates from 1980 to present. This overall trend appears to be as much due to national financial policy as local policies or housing supply. Among East King County cities, the two cities that buck this trend are Issaquah, which saw its ownership rate go from less than the countywide average to more than the countywide average, and Redmond, which experienced the opposite.

Condominiums. The continued strong ownership rates in the midst of shifting housing type are explained by another shift in the past 20 years. In the past, multi-family housing was synonymous with rental housing. Increasingly over the last ten to 20 years, however, multi-family housing includes ownership housing, both through new construction, as well as conversion of existing rental housing. ARCH has surveyed new multi-family housing over the last 15 years, and approximately 37% of new multi-family housing surveyed were condominiums, ranging from 25% in Woodinville to 43% in Issaquah (Appendix**, Exhibit L-3**). Condo conversions were very popular in the mid-2000s but essentially stopped after 2008. While they generally provide one of the most affordable types of ownership housing, they also result in the loss of rental housing that is typically affordable at lower incomes. Because they often do not require permits, it can be difficult to track the exact amount of conversion. A Dupre+Scott Apartment Advisors publication (2008) reported that conversions hitting the King County market grew from 900 in 2003 to 1,800 in 2004, 3,600 in 2005, and more than 6,000 in 2006. But conversions fell to 2,800 in 2007 and just 168 units had converted or were scheduled to convert at the report's publication date in 2008.

Housing Age and Condition. Overall, the housing stock in East King County is relatively new compared to Seattle. Fifty-seven percent (57%) of housing in East King County was built since 1980, compared to 43% countywide and 29% in Seattle. The only East King County cities with a lower proportion of housing built since 1980 are Bellevue, Mercer Island, Kenmore and the Point Cities (Appendix**, Exhibit O**). ***More important in terms of local housing issues, however, is the condition of existing housing and the likelihood of redevelopment. Is reinvestment occurring as homes age? This is becoming a more important question in East King County because a larger proportion of homes is reaching an age (over 30 years old) where ongoing maintenance is more important and costly***.

Another increasing phenomenon in East King County is redevelopment of property. This can range from major remodels or rebuilding of single-family homes, to redevelopment of central areas with more intensive development. This type of reinvestment within communities is

important to maintain the stability of the community as well as for cities to achieve their long term goals. In East King County, this issue seems to occur primarily in scattered locations or smaller localized areas, and not in large contiguous areas. Each of the city chapters of this document will include a section identifying particular areas of the community where general building condition or other factors suggest that redevelopment is likely to occur. Areas where this is occurring include older neighborhood shopping areas and existing manufactured housing communities. ***As cities plan to address these areas, another consideration is to what extent these areas currently provide relatively affordable housing, and will this housing be lost, or if efforts can be taken to preserve or replace affordable housing in these areas***.

Specialized Types of Housing. Of special note are a handful of housing types that increase housing options, meet a specialized housing need, or provide services to meet the needs of residents.

Accessory Dwelling Units (ADUs). Over 500 accessory dwelling units have been permitted in East King County Cities since 1994, with the vast majority being permitted in Mercer Island, Kirkland and Bellevue (Appendix**, Exhibit Q-1**). ADUs provide a relatively affordable form of housing for smaller households, which can also benefit existing homeowners and can be created at relatively low cost.

Manufactured Housing. Manufactured housing is mentioned here because it provides one of the most affordable forms of ownership housing, in many cases owned by senior households (Appendix**, Exhibit L-1**). In East King County it is a relatively small amount of the overall housing, with most located in the northern half of the area. Typically they are located in manufactured housing communities, and often on leased land which can be threatened with redevelopment. In addition, much of the manufactured housing stock is aged and can be challenging to maintain. In the last ten years, no new communities have been created, several smaller communities and one larger community (located in downtown Woodinville) have closed, and other closures have threatened. (ARCH members assisted preservation of one community in Redmond through the ARCH trust fund.)

Adult Family Homes. Adult family homes (AFHs) are state-licensed facilities to provide housing and care services for up to six adults in a regular house located in a residential neighborhood. All AFHs provide housing and meals; some provide specialized care for a range of needs including dementia, developmental disabilities and mental health. While many primarily serve seniors, they can serve other populations with special needs. In 2010, there were over350 licensed adult family homes in East King County serving over 2,000 persons, with over 70% in Bellevue, Kirkland and Bothell (Appendix**, Exhibit Q-2**).

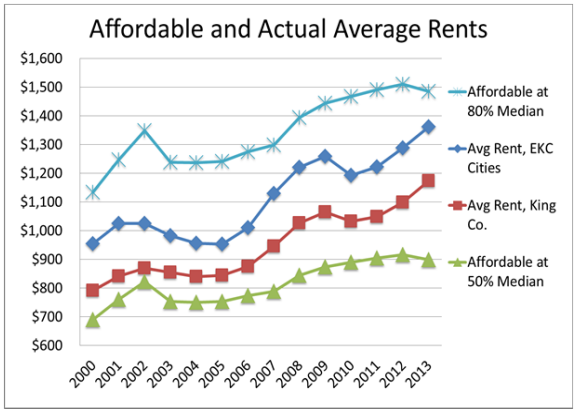
H.23

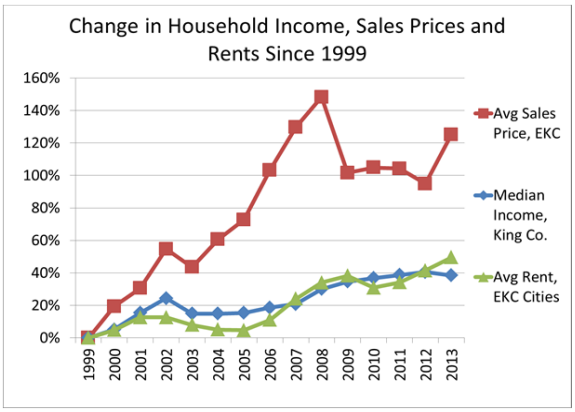
Senior Housing with Services. There are a variety of facilities providing services to seniors including independent living, assisted living[19] and nursing homes, with many facilities providing a variety of services. (This combination is known as "continuum of care." For more information, see ARCH's website at http://www.archhousing.org/current-residents/senior-housing.html.) Nearly 60 licensed nursing homes and assisted living facilities exist in East King County. All forms of senior housing in East King County have capacity to serve over 8,800 residents (Appendix**, Exhibit Q-2**). Based on survey information of new multifamily housing collected by ARCH, over 4,000 new units of housing oriented for seniors were permitted from 1995 to 2009.

Housing Affordability

Housing Costs. Historically, costs of both rental and ownership housing have been higher in East King County than the countywide average, with the exceptions of sales prices in Kenmore and Bothell being somewhat below the countywide average (Appendix**, Exhibit P-1**). **Charts 10A, 10B, 10C and 10D** show changes in rents and sales prices since 2000 for East King County. Fluctuations notwithstanding, rents rose about the same as median income across the entire period from 2000 to 2010, and sale prices increased more than median income. In general, price increases in individual cities have been similar, though with stronger than average increases in rents and home prices occurring in Mercer Island, Bellevue and Kirkland.

CHARTS 10 A, B

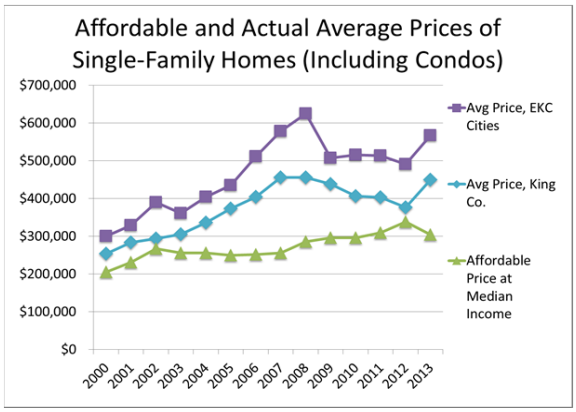


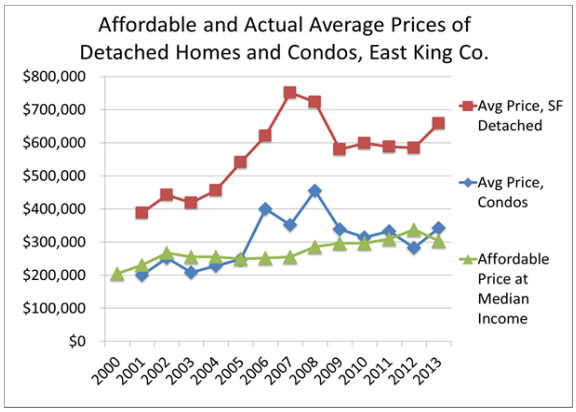


Source: *Central Puget Sound Real Estate Research Committee*

[19] An assisted living facility (ALF) is licensed to provide housing and care services to seven or more people in a home or facility located in a residential neighborhood. All ALFs provide housing and meals and may also provide specialized care to people living with developmental disabilities, dementia, or mental illness.

CHARTS 10 C, D





Source: *Central Puget Sound Real Estate Research Committee*

Overall Housing Affordability. Under the updated Countywide Planning Policies, cities' local housing efforts are guided by all cities working to achieve housing affordability proportional to countywide needs. As stated earlier, countywide housing needs are 12% affordable at 30% of median income, 12% affordable between 30% and 50% of median income (a total of 24% affordable at 50% of median income), and 16% affordable between 50% and 80% of median income. In East King County, about 7% of the existing overall housing supply is affordable at 50% of median income (about $43,000 for a family of four), with individual cities ranging from 1% to 13% and with most of that housing affordable in the 30% to 50% affordability range. Housing affordable between 50% and 80% of median income (about $69,000 for a family of four) is 17% throughout East King County, with affordable units ranging from 2% or less in the Point Cities to 26% in Bothell (Appendix**, Exhibit M-1).** This information is further broken down between affordability of rental and ownership housing in the Appendix**, Exhibit M-2.** Most of the housing affordable to low and moderate incomes is rental housing, with only about 4% of ownership housing affordable to households earning less than 80% of median income. These proportions are much lower than statewide and national figures for ownership housing.

New Market-Rate Housing Affordability. ARCH's multi-family survey also evaluates the affordability of new multi-family housing.[20] ***Of surveyed units, about 14% (2,790) were affordable at 80% of median income, another 22% affordable at 100%, and another 18% at 120% of median income*** (Appendix**, Exhibit N-2**). ***Of the units affordable at 80% of median, the majority were smaller (studio or one-bedroom) rental units.*** For individual cities, the percentage of new multi-family housing affordable at 80% of median ranged from 1% in Mercer Island, to approximately 39% in Bothell.

[20] New single-family housing has not been surveyed because virtually all new single-family homes are affordable only to households having incomes greater than 120% of the median.

H.25

CHART 11: Progress Toward 1992-2012 Affordable Housing Targets

Affordable Housing Units Created, 1993–2012

	Low-Income Housing (50% of Median Income)			Moderate-Income Housing (80% of Median Income)		
	Annual Averages		Actual Total	Annual Averages		Actual Total
	Actual	2012 Goal	Since 1993	Actual	2012 Goal	Since 1993
Beaux Arts	0.0	0.0	0.1	0.1	0.0	2
Bellevue	47	105	947	105	74	2,095
Bothell	6	23	126	37	17	731
Clyde Hill	0.4	0.1	8	0.2	0.1	5
Hunts Point	2.9	0.0	58	0.0	0.0	0.1
Issaquah	9	41	188	24	29	477
Kenmore	7	19	95	11	13	160
Kirkland	16	70	319	26	50	526
Medina	0.2	0.2	4	0.1	0.1	2
Mercer Island	3	13	59	12	10	232
Newcastle	1	11	22	1	8	26
Redmond	14	139	271	49	99	979
Sammamish	0.5	n/a	6	0.6	n/a	7
Woodinville	3	23	61	10	16	186
Yarrow Point	0.1	0.2	2	0.0	0.2	0.1
TOTAL	***108***	***445***	***2,166***	***271***	***315***	***5,428***
Pct of Goal		24%			86%	

Reflects supporting jurisdiction, not necessarily location.
Source: ARCH

Affordable Housing. Cities have created affordable housing through a variety of means, including direct assistance (e.g., ARCH Trust Fund, land donation, fee waivers), development incentives (e.g., density bonuses, rezones, ADUs), and the private market. These activities can involve building new units or preserving existing housing with explicit long-term affordability. Local resources are leveraged with other county, state and federal programs and target a range of incomes up to 80% of median income. In East King County there are a total of about 8,000 publicly assisted housing units with long term affordability restrictions (Appendix**, Exhibit Q-3**). This represents about 4.5% of the overall housing stock and is spread throughout East King County. Almost 50% is either owned or administered by the King County Housing Authority (KCHA). Of these almost 1,700 are Section 8 vouchers which are used by individuals in privately owned housing. This is just under 20% of the total vouchers administered by KCHA countywide outside Seattle and Renton. ***One reason that a low proportion of vouchers are used in East King County is relatively high rents. A priority of ARCH and its members has been to preserve privately owned Section 8 "project-based" housing***. Over the last 15-plus years, 485

units of privately owned, federally assisted housing have been preserved long-term as affordable housing, with 140 units remaining in private ownership.

HOUSING TARGETS AND CAPACITY

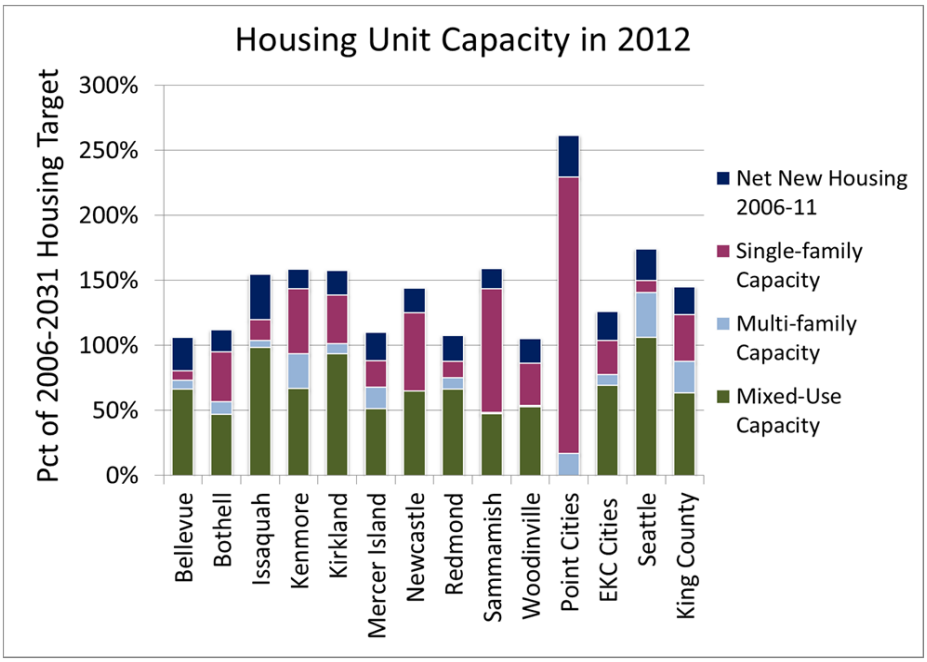
Housing Targets. Each city has planning targets for overall housing and employment, which are updated every five years (Appendix**, Exhibit R-1**). The most recently updated targets are for the 2006–2031 planning period. Several cities have kept pace with their new housing goals and, even after four or five years of slower development, East King County is close to the pace of housing production expected for the 25-year period (Appendix**, Exhibit R-2**).

In the Countywide Planning Policies before 2012, every jurisdiction in King County also had affordable housing targets. Each city's affordable housing targets were set as a percent of their overall housing target (24% for low-income and 18% for moderate-income). These percentages corresponded to the amount of additional low- and moderate-income households that will result from planned growth throughout the county. **Chart 11** summarizes progress toward affordable housing goals of 1992. (See Appendix**, Exhibit R-1** for more detail.) ***The data*** (see Appendix**, Exhibit S-1)** ***show that communities have been somewhat successful at using a wide range of approaches to create housing affordable at moderate-income.*** Individual cities that have seen more moderate-income housing include those with active incentive programs, or where the market has managed to provide moderately priced units, which typically have been smaller (studio or one-bedroom) rental units.

Progress toward low-income goals has been more elusive. Cumulatively, cities have achieved 25% of their low-income goals. Almost all of this housing has required some type of direct assistance. While progress toward goals has varied significantly from year to year, one trend appears to be achieving a lower proportion of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund being relatively flat for the last ten years, while housing costs have increased; and newer multi-family housing being relatively more expensive than in the past. (See Capacity, below.)

H.27

CHART 12: Housing Capacity as Percent of 2006-2031 Housing Targets



Source: King County

Capacity for Housing. Having sufficient land capacity for growth is the first step in being able to achieve future housing goals. Developable land should be sufficient to handle expected growth in each of a number of housing types, which meet a range of needs in the community, including affordable housing. Based on information from the 2006 Buildable Lands report (King County, 2007b), **Chart 12** summarizes each city's housing capacity relative to their overall housing target, and also by type of housing (single-family, multi-family, mixed-use), with the following observations:

- ***All cities have sufficient land capacity to meet their housing targets.***
- ***Given costs of single-family housing, it is important to have sufficient zoning capacity for multi-family housing and other less expensive forms of housing (e.g., ADUs) to plan for affordable housing needs***. When accounting for several recent actions to update town center plans (Sammamish, Issaquah, Woodinville, Bel-Red in Bellevue), cities seem to have achieved that objective.
- Over the past decade, almost all cities in East King County have taken action to increase housing opportunities in their centers. As a result ***over 50% of future housing growth is planned for mixed-use zones.*** While this can be a way to create forms of housing not currently available in the community and create more sustainable development, the reliance

on this development makes it imperative that these areas provide housing for a wide range of household types (including families), and affordability. Of note is that to date, new housing in these zones has been relatively more expensive than new housing in more traditional, lower density multi-family zones (e.g., wood frame, surface parking). This places greater importance on cities being more proactive in these mixed-use areas to ensure that housing is developed, and to create affordable housing opportunities. Several cities have taken steps along those lines by actions such as using FAR (floor-to-area ratio) instead of unit density (encouraging smaller units), linking affordability to rezones or height increases, and offering incentives such as fee waivers and exempting property taxes for a period of time in exchange for affordability.

SUMMARY FINDINGS

Stabilizing/Maturing Communities. Demographically, we may be seeing signs of maturing or stabilizing communities. Demographic patterns in East King County cities are becoming more similar to countywide figures. Also, there were less significant shifts in items such as household type and senior population as there have been in previous decades.

Senior Population. The proportion of seniors did not change over the last decade; however, seniors can be expected to increase in proportion over the next ten to 20 years. The potential relevance to housing is twofold. First, some portion of seniors have specialized housing needs, especially older seniors (over age 75), which are half of the senior population. Second, for seniors that rent, a relatively high proportion are cost-burdened.

Increasing Low-Income Population. The percentage of the population that is very low-income (under 30% of median income) and low-income (30% to 50%) has increased both in East King County and countywide.

Jobs-Housing Balance. The jobs-housing "imbalance" creates an excess demand for housing relative to local supply. Based on future employment and housing targets, the relative demand for housing from employment could become even proportionately higher. The demand for housing from local employment not only puts pressure on the overall supply of housing, but also the diversity and affordability of housing to match the needs of the workforce.

Rental Housing and Cost-Burdened Households. On the surface, data on rental housing can look encouraging. Average rents are affordable to moderate-income households, and over the past ten years rent increases have essentially matched increases in median income. However, a significant portion of renter households are very low-income or low-income, for whom the affordable supply is lower. This is reflected in the large portion of lower-income households that are cost-burdened. Also, relatively high rents in East King County may contribute to the relatively low portion of the East King County workforce that lives in East King County.

Housing Capacity in Mixed-Use Zones. Much of the capacity for future housing growth is in areas zoned for mixed use. This can provide opportunities for creating more sustainable

communities. But the first generation of housing in our urban centers has been relatively expensive compared to multi-family housing built in the past. These factors could place more emphasis on communities being more proactive in developing strategies to increase a range of types and affordability of housing in these centers.

Single-Person Households. The high proportion of one-person households presents opportunities to explore less conventional housing types as a way to increase diversity and affordability. More efficient forms could range from ADUs to multiplexes and more innovative forms of housing, especially near transit (e.g., smaller spaces, prefabricated housing).

Ethnic Diversity. Increased ethnic diversity should lead to sensitivity in designing housing programs, especially for non-English speaking households.

Homelessness. Prior to a large increase in 2013, one-night counts suggested that the *10-Year Plan to End Homelessness*, a "housing-first" approach, and additional shelter capacity may have helped arrest growth in the number of unsheltered families and individuals countywide. Surveys indicate that homelessness is still a significant problem across Eastside communities, but working together has more than doubled the emergency shelter beds and service-supported housing units in just five years.

Progress against Affordable Housing Targets. East King County cities together have kept pace with their collective moderate-income housing target, but achieved only 22% of the pro-rated low-income target. Individual cities achieving more moderate-income housing are those with active incentive programs, or where the market has managed to provide smaller, moderately priced units. Almost all of the lower-income housing has required some type of direct assistance. Another concern is an apparent trend toward achieving lower proportions of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund and several other public funding sources being relatively flat for the last ten years, and newer multi-family housing being relatively more expensive than in the past.

Planning to house more local workers, seniors, young families, and people with disabilities in East King County (and throughout the region) is a real challenge because of long-standing market conditions; but Housing Element policies, existing programs, and new strategies can help meet the community's future needs for housing diversity and affordability.

H.30

II. NEEDS ANALYSIS SUPPLEMENT: SAMMAMISH

This report supplements information provided in the East King County Needs Analysis. Its purpose is to: highlight demographic and housing data for Sammamish that varies from the material presented in the East King County Needs Analysis; describe potential housing issues in different neighborhoods; and summarize housing programs utilized by the City.

LOCAL DEMOGRAPHIC-HOUSING DATA

Sammamish has experienced strong **population growth** compared to other King County cities—34% from 2000 to 2010—greater, in fact, than any East King County city other than Newcastle and Issaquah (see Appendix**, Exhibit A**).[1]

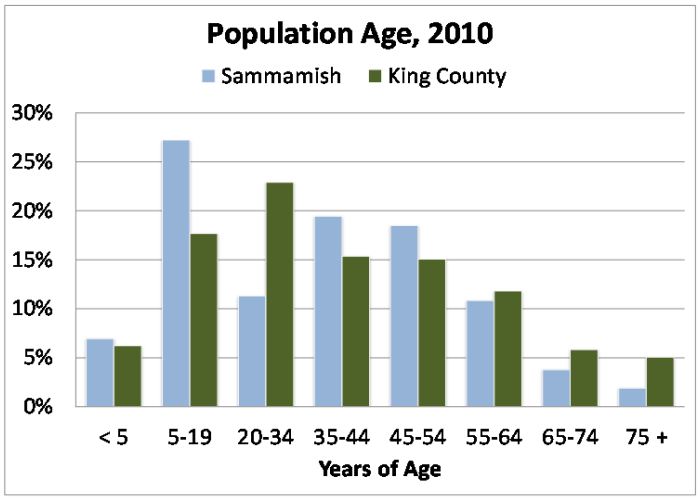


CHART S-1

Source: U.S. Census Bureau (2011)

Population age data is another demographic where Sammamish varies from the rest of the county (**Chart S-1**). ***Sammamish has a larger proportion of school-age children*** (26% versus 18%), and lower proportions of younger (age 20 to 34) and older (over age 55) adults.

The mix of household types in Sammamish is quite different from countywide averages (**Chart S-2**). ***The largest number of households are married couples with children, which make up 47% of all households.*** In fact, Sammamish has the highest proportion of married households of any ARCH-member city. (See Appendix**, Exhibit B**.) Related to this fact is that Sammamish has relatively few one-person households (11% versus all East King County cities at 27%) and a higher percentage of larger families—38% with four or more people, compared to 22% in all East King County cities (Appendix**, Exhibit C-1**).

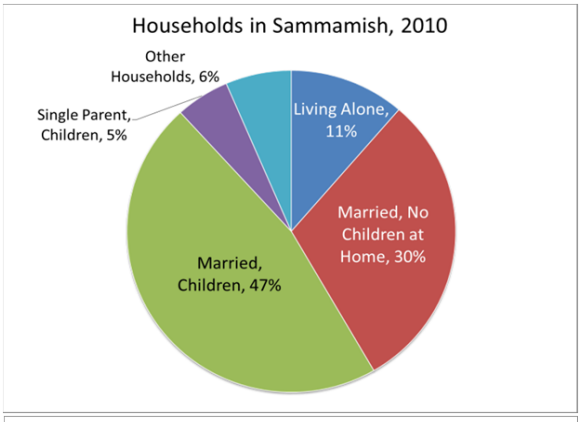
[1] Minus annexations, Issaquah's population growth was 116% and Sammamish's 33%.

Housing/Building Types. Corresponding to the family types found in Sammamish, the community's housing types are also considerably different from others of the Eastside—greater proportions of single-family detached homes and lower percentages of apartments (although there appears to be some movement toward the rest of East King County in this regard; see **Chart S-3**). The Land Use and Housing Elements should make it possible for housing developers to meet the demand for a range of housing types and densities.

New Group Homes. Sammamish added 99 residents of group homes between 2000 and 2010. In 2000, no group home population was recorded. (See Appendix**, Exhibit K-2.**)

Building Activity. From 2000 to 2011, 81% of Sammamish's housing permits went to single-family homes. (See Appendix**, Exhibit L-2.**) For comparison, Newcastle has a similar proportion (76%), Issaquah issued 46% single-family permits, and Redmond's permits were 35% single-family. Overall, EKC cities' permits were roughly 43% single-family from 1992–2011.

Sammamish has maintained **home ownership figures** consistently higher than countywide averages and those of other East King County cities. While homeownership has been approximately 60% countywide and over 60% in East King County cities,



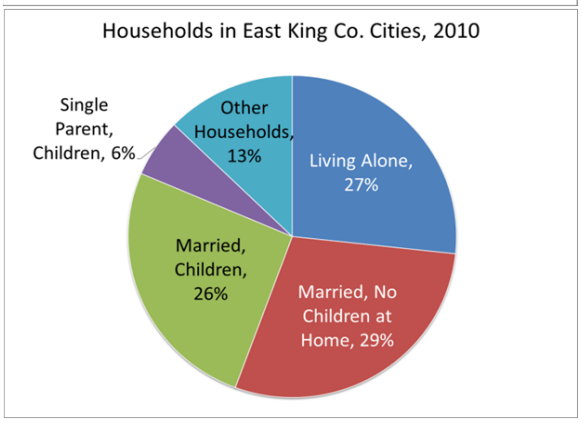


CHART S-2
Source: U.S. Census Bureau (2010)

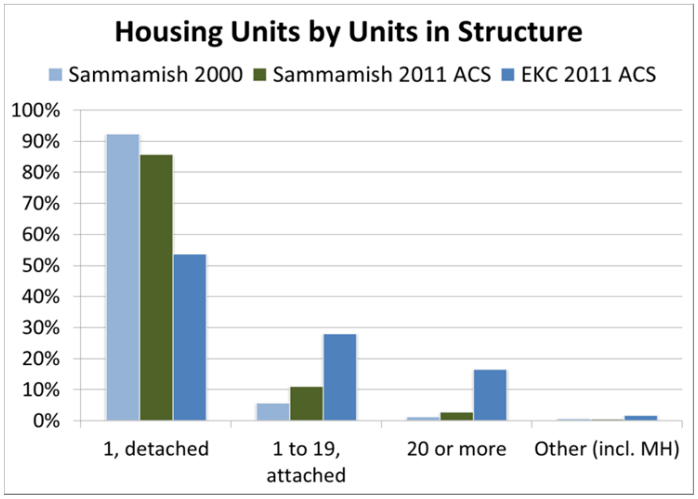


CHART S-3
Source: U.S. Census Bureau (2010)

H.33

Sammamish's ownership is nearly 90%, as it was in 2000 (Appendix**, Exhibit L-3**).

While average **home sales prices** in East King County are generally higher than countywide averages (30% higher), those in Sammamish were more than 55% higher than countywide averages in 2010 (Appendix**, Exhibit O-1**). Likewise, the median income of Sammamish households is significantly higher than the King County median (Appendix**, Exhibit F-1**). About 6% of the city's households are lower-income and about 7% moderate-income, compared to 16% and 13%, respectively, for East King County overall. Consequently, the city's housing affordability does not approach the countywide need, indicating the need to adopt policies and strategies to plan for and promote the expansion in the availability of housing affordable at these income levels (**Table S-1** and **Appendix, Exhibit M-1**).

TABLE S-1: AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2010

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE AT INCOME LEVEL	COUNTY-WIDE HOUSING NEED
Pct of Area Median		Sammamish	Based on Household Incomes
< 30%:	Very Low-Income	0%	12%
30% to 50%:	Low-Income	1%	12%
50% to 80%:	Moderate-Income	4%	16%
80% to 100%:	Middle-Income	8%	10%
> 100%:	Higher-Income	86%	50%

Source: 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

Despite higher overall household incomes, a number of ***Sammamish residents have moderate and low income levels. Sammamish households are housing cost burdened at about the same rate as other cities in East King County.***[2] Thirty-six percent (36%) of renters and 31% of homeowners in Sammamish are considered "housing cost-burdened" (Appendix, **Exhibit H-1**). Most cities, including Sammamish, saw two- to four-percentage point increases in cost-burdened households since 2000, among homeowners. "Severely cost-burdened" renters (those paying more than 50% of income for housing) were also found in proportions close to those of the Eastside overall (Appendix**, Exhibit H-4**). As in other East King County cities, cost-burdened

[2] The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (HUD, http://www.hud.gov/offices/cpd/affordablehousing/, accessed 10/4/2011).

households are primarily lower-income and relatively young (under 25 years of age) or relatively old (65 or over), suggesting the need for more affordable housing opportunities for seniors as well as for younger households entering the market.

Jobs-housing balance is a figure developed to indicate the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio higher than 1.0 means there is a greater demand for housing from the workforce than there is available housing. **Chart 5** (Section I) shows that East King County's jobs-housing ratio has increased from well below 1.0 in 1970 to 1.3 in 2006. Sammamish's ratio, meanwhile, has remained under 0.30. ***Looking forward to the year 2031, the jobs-housing ratio for Sammamish, including existing levels and planned growth, is expected to remain essentially the same*** (See Appendix**, Exhibit I**). Planned growth for employment and housing in East King County as a whole would result in a jobs-housing "imbalance" of 1.4, a small increase from 2006.

Employment and Wages by Job Type (Sector). Certain employment-related information about Sammamish's work force could have housing implications. First, Sammamish has an unusual employment mix compared to other cities its size in King County. ***In 2010, 26% of its workforce works in public education; Sammamish is the only mid-sized East King County city where that percentage is greater than 15%*** (see Appendix**, Exhibit J-1**). Second, apart from school and government jobs, average private-sector wages in Sammamish in 2008 ($37,506) were the fourth lowest among East King County cities, mainly because the vast majority of occupations are lower-paying, service-sector jobs (see Appendix**, Exhibit J-2**).[3] A household at this income ($37,506) in 2008 would be able to afford housing costs up to $938 per month, significantly less than average rents in Sammamish and nearby communities. This implies households are either cost burdened, commuting long distances, or have more than one job.

In summary, Sammamish is predominately higher-income families (homeowners) with children and relatively expensive single-family homes, with few local jobs, most of which pay entry-level wages. While indications are that the community has developed as planned in 2012, the next 20-year planning horizon raises necessary questions for future housing supplies and demands, including:

- If the city's demographics become more like those of the rest of King County, will the housing market be able to accommodate them? Older householders and smaller households typify trends in other East King County communities (e.g. Bellevue, Redmond) over the past 20 years.

[3] The average does not include public-sector wages. The "services" sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

- If more Sammamish workers want to live in the community will they be able to find housing they can afford in suitable locations?

SUMMARY OF LOCAL HOUSING STRATEGIES

Over the last eight years the City of Sammamish has initiated a range of strategies to increase the diversity and affordability of housing in the city.

Amount and Diversity of Housing: Creating "Additional Housing Choices"

- **Town Center.** The City's 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the city, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. New code amendments allow more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the city amended its code to enable developers to build more housing units by purchasing development rights from property owners in low-density zones of the city.
- **Low-impact development (LID) incentives.** The city now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density and height bonuses and attached housing.
- **Accessory dwelling units (ADUs).** The city has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to revise off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. (And to improve proximity of housing to shopping and services, limited commercial uses are allowed in multi-family zones.)
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1 (subject to design standards).
- **Cottage housing.** The city has established a pilot program for cottage housing in R-4 through R-18 zones.
- **Manufactured housing.** Consistent with state law, the city allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

Housing Affordability

- **Town Center.** The new code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households[4] (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive three bonus units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved transfer of city property (the former Lamb house) to Habitat to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).
- **ARCH Trust Fund**. The city has provided approximately $300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

Housing for People with Special Needs.

- Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

OVERALL RESULTS

Through 2009, Sammamish was ahead of the pace indicated to achieve its *overall* housing target for 2001–2022 (291 units per year, compared to 192; Appendix**, Exhibit Q-2**). In terms of achieving its affordable housing goals, the city had seen no new moderate-income housing through 2010, and 3% of its low-income housing target (Section I, **Chart 11**); but keep in mind that the strategies enacted recently (described above), have not had time to take effect.

[4] Households with incomes of 80% of King County's median household income, adjusted for household size.

H.37

III. APPENDIX

EXHIBIT	TITLE	PAGE
A.	Population	A-3
B.	Household Types	A-4
C.	Household Size:	
C-1.	Households by Number of People (Chart)	A-5
C-2.	Households by Number of People (Table)	A-6
D.	Population Age:	
D-1.	Population Age	A-7
D-2.	Population Age, 55 Years and Older	A-8
E.	Ethnicity, Nativity, and Language:	
E-1.	Race and Ethnicity	A-9
E-2.	Foreign-born Population	A-10
E-3.	Limited English Proficiency	A-11
F.	Income:	
F-1.	Household Income Distribution	A-12
F-2.	Household Incomes, East King County Cities	A-12
G.	Poverty:	
G-1.	Households Below Poverty Level	A-13
G-2.	Elderly Households Living Below Poverty Level	A-13
G-3.	Households Below Poverty Level	A-14
H.	Housing Cost Burden:	
H-1.	Cost Burdened Households	A-15
H-2.	Housing Cost Burden by Income, East King County Cities	A-15
H-3.	Housing Cost Burden by Tenure	A-16
H-4.	Severely Cost-Burdened Households	A-17
I.	Jobs-Housing Balance	A-18
J.	Jobs and Wages:	
J-1.	Employment by Sector	A-19
J-2.	Average Wages by Sector	A-20
K.	Persons with Special Needs:	
K-1.	Households Receiving Supplemental Security Income	A-21
K-2.	Persons Living in Group Quarters	A-22
K-3.	Characteristics of Homeless Families	A-23
K-4.	One Night Count Summary	A-23
K-5.	One Night Count of Unsheltered Homeless	A-24
K-6.	School-reported Homeless Children	A-24

EXHIBIT	TITLE	PAGE
L.	HOUSING STOCK:	
L-1.	HOUSING TYPES	A-25
L-2.	SINGLE-FAMILY AND MULTI-FAMILY PERMIT ACTIVITY	A-27
L-3.	TENURE OF NEW ATTACHED HOUSING	A-27
L-4.	HOMEOWNERSHIP (CHART)	A-28
L-5.	HOMEOWNERSHIP (TABLE)	A-28
M.	AFFORDABLE HOUSING STOCK:	
M-1.	AFFORDABLE HOUSING STOCK	A-29
M-2.	AFFORDABLE HOUSING STOCK BY TENURE	A-30
N.	AFFORDABILITY OF NEW MULTIFAMILY HOUSING	
N-1.	AFFORDABILITY OF NEW MULTI-FAMILY HOUSING (CHART)	A-31
N-2.	AFFORDABILITY OF NEW MULTI-FAMILY HOUSING (TABLE)	A-32
O.	HOUSING UNITS BY YEAR BUILT	A-33
P.	HOUSING PRICES:	
P-1.	HOME SALES PRICES	A-34
P-2.	RENT PRICES AND VACANCY RATES	A-35
Q.	HOUSING FOR PERSONS WITH SPECIAL NEEDS:	
Q-1.	NEW ACCESSORY DWELLING UNITS (ADUS)	A-36
Q-2.	ADULT FAMILY HOMES AND ASSISTED SENIOR HOUSING	A-36
Q-3.	SUBSIDIZED HOUSING AND HOUSING WITH RENT OR RESALE COVENANTS	A-37
Q-4.	HOUSING PRODUCTION TOWARD 10-YEAR PLAN TO END HOMELESSNESS	A-37
R.	HOUSING TARGETS:	
R-1.	HOUSING AND EMPLOYMENT TARGETS, 2006–2031	A-38
R-2.	PERMIT ACTIVITY AND HOUSING TARGETS	A-39
S.	NEW AFFORDABLE HOUSING:	
S-1.	AFFORDABLE HOUSING CREATED	A-40
S-2.	NEW AFFORDABLE HOUSING UNITS	A-40
T.	LIST OF SOURCES	A-41

H.39

Exhibit A: Population

2000, 2010 U.S. Census; Washington Office of Financial Management

	2000	2010	Pct Change	Change from Annexation, 2000-2010	Population Growth, 2000-2010
Beaux Arts Village	307	299	-3%	-	(8)
Bellevue	109,827	122,363	11%	2,764	9,772
Bothell	30,150	33,505	11%	12	3,343
Clyde Hill	2,890	2,984	3%	-	94
Hunts Point	443	394	-11%	-	(49)
Issaquah	11,212	30,434	171%	6,210	13,012
Kenmore	18,678	20,460	10%	-	1,782
Kirkland (incl 2011 annexations)	n/a	84,559	n/a	n/a	n/a
Kirkland (before 2011 annex.)	45,054	48,787	8%	170	3,563
Inglewood-Finn Hill CDP	22,661	22,707	0%	n/a	46
Kingsgate CDP	12,222	13,065	7%	n/a	843
Medina	3,011	2,969	-1%	-	(42)
Mercer Island	22,036	22,699	3%	-	663
Newcastle	7,737	10,380	34%	-	2,643
Redmond	45,256	54,144	20%	482	8,406
Sammamish	34,104	45,780	34%	345	11,331
Woodinville	9,194	10,938	19%	19	1,725
Yarrow Point	1,008	1,001	-1%	-	(7)
EKC Cities (incl 2011 annexations)	***340,907***	***442,909***	***30%***	***9,832***	***52,665***
Seattle	536,376	608,660	13%	-	72,284
King County	1,737,046	1,931,249	11%	n/a	n/a
Washington	5,894,121	6,724,540	14%	n/a	n/a

U.S. Census Bureau, PL 94-171 Redistricting data, 2000 and 2010 and WA Office of Financial Management.

Exhibit B: Household Types

2000, 2010 U.S. Census

	Total Households	Percent of Total Households: Living Alone	Married, No Children at Home	Married, Children	Single Parent, Children	Other Households
Beaux Arts Village, 2010	113	20%	38%	33%	6%	3%
2000	*121*	*17%*	*41%*	*29%*	*4%*	*9%*
Bellevue, 2010	50,355	28%	30%	23%	5%	14%
2000	*45,836*	*28%*	*31%*	*22%*	*5%*	*13%*
Bothell, 2010	13,497	27%	29%	23%	7%	14%
2000	*11,923*	*26%*	*27%*	*26%*	*7%*	*13%*
Clyde Hill, 2010	1,028	12%	41%	38%	4%	5%
2000	*1,054*	*13%*	*47%*	*31%*	*3%*	*6%*
Hunts Point, 2010	151	17%	47%	28%	2%	7%
2000	*165*	*15%*	*45%*	*28%*	*4%*	*8%*
Issaquah, 2010	12,841	30%	26%	26%	6%	12%
2000	*4,840*	*31%*	*26%*	*21%*	*8%*	*14%*
Kenmore, 2010	7,984	23%	31%	25%	7%	14%
2000	*7,307*	*24%*	*30%*	*26%*	*7%*	*13%*
Kirkland, 2010 (incl annexations)	36,074	30%	28%	20%	6%	15%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kirkland, 2010 (before annex.)	22,445	36%	25%	18%	6%	16%
2000	*20,736*	*36%*	*25%*	*17%*	*6%*	*16%*
Inglewood-Finn Hill CDP, 2010	8,751	20%	33%	25%	6%	15%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kingsgate CDP, 2010	4,878	23%	30%	25%	7%	14%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Medina, 2010	1,061	16%	39%	34%	5%	6%
2000	*1,111*	*15%*	*40%*	*34%*	*4%*	*7%*
Mercer Island, 2010	9,109	24%	35%	27%	6%	8%
2000	*8,437*	*22%*	*35%*	*30%*	*5%*	*7%*
Newcastle, 2010	4,021	22%	32%	29%	5%	12%
2000	*3,028*	*20%*	*34%*	*30%*	*4%*	*12%*
Redmond, 2010	22,550	30%	26%	25%	6%	13%
2000	*19,102*	*30%*	*27%*	*22%*	*6%*	*15%*
Sammamish, 2010	15,154	11%	30%	47%	5%	6%
2000	*11,131*	*9%*	*31%*	*49%*	*5%*	*6%*
Woodinville, 2010	4,478	30%	28%	24%	6%	12%
2000	*3,512*	*26%*	*27%*	*30%*	*7%*	*10%*
Yarrow Point, 2010	374	17%	38%	34%	5%	5%
2000	*379*	*15%*	*45%*	*33%*	*1%*	*5%*
EKC Cities, 2010 (incl annexations)	**178,790**	**27%**	**29%**	**26%**	**6%**	**13%**
2000	***138,682***	***27%***	***29%***	***25%***	***6%***	***13%***
Seattle, 2010	283,510	41%	20%	13%	5%	21%
2000	*258,499*	*41%*	*20%*	*13%*	*5%*	*21%*
King County, 2010	789,232	31%	25%	20%	7%	17%
2000	*710,916*	*31%*	*25%*	*21%*	*7%*	*16%*
Washington, 2010	2,620,076	27%	29%	20%	9%	15%
2000	*2,271,398*	*26%*	*28%*	*24%*	*9%*	*13%*

H.41

Exhibit C-1: Households by Number of People 1990, 2000, 2010 U.S. Census

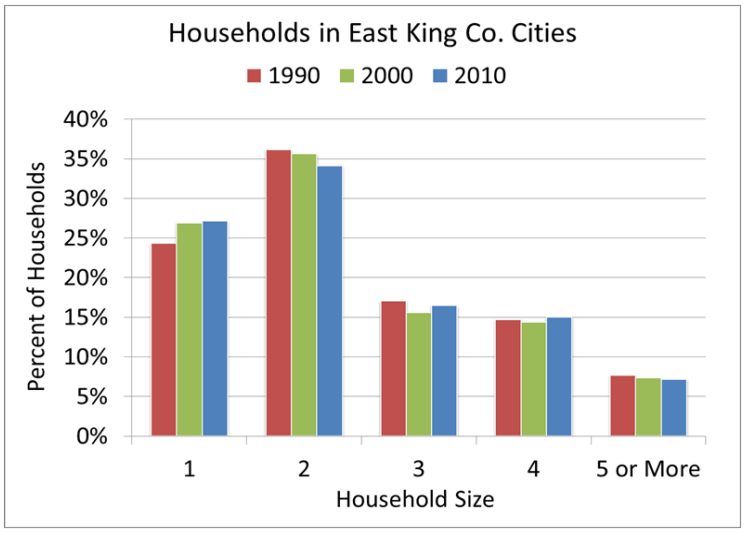


Exhibit C-2: Households by Number of People

2000, 2010 U.S. Census

	Total	1	2	3	4	5 or More
Beaux Arts Village, 2010	113	20%	37%	12%	20%	10%
2000	*121*	*17%*	*45%*	*13%*	*21%*	*5%*
Bellevue, 2010	50,355	28%	35%	16%	14%	7%
2000	*45,836*	*28%*	*37%*	*15%*	*13%*	*7%*
Bothell , 2010	13,497	27%	34%	17%	14%	8%
2000	*11,923*	*26%*	*34%*	*16%*	*16%*	*8%*
Clyde Hill, 2010	1,028	12%	36%	17%	21%	13%
2000	*1,054*	*13%*	*44%*	*15%*	*17%*	*11%*
Hunts Point, 2010	151	17%	44%	15%	15%	10%
2000	*165*	*15%*	*44%*	*17%*	*12%*	*13%*
Issaquah, 2010	12,841	30%	34%	16%	14%	6%
2000	*4,840*	*31%*	*36%*	*15%*	*13%*	*5%*
Kenmore, 2010	7,984	23%	35%	18%	16%	8%
2000	*7,307*	*24%*	*35%*	*17%*	*16%*	*8%*
Kirkland (2010, incl annex.)	36,074	30%	35%	16%	13%	6%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kirkland (2010, before annex.)	22,445	36%	35%	14%	11%	4%
2000	*20,736*	*36%*	*36%*	*14%*	*10%*	*4%*
Inglewood-Finn Hill CDP, 2010	8,751	20%	37%	19%	16%	8%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kingsgate CDP, 2010	4,878	23%	33%	18%	15%	10%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Medina, 2010	1,061	16%	38%	14%	18%	14%
2000	*1,111*	*15%*	*41%*	*16%*	*18%*	*10%*
Mercer Island, 2010	9,109	24%	37%	15%	16%	8%
2000	*8,437*	*22%*	*36%*	*15%*	*18%*	*9%*
Newcastle, 2010	4,021	22%	35%	18%	18%	8%
2000	*3,028*	*20%*	*37%*	*19%*	*17%*	*7%*
Redmond, 2010	22,550	30%	33%	17%	14%	6%
2000	*19,102*	*30%*	*36%*	*15%*	*12%*	*7%*
Sammamish, 2010	15,154	11%	29%	21%	27%	11%
2000	*11,131*	*9%*	*31%*	*21%*	*26%*	*13%*
Woodinville, 2010	4,478	30%	32%	16%	14%	8%
2000	*3,512*	*26%*	*31%*	*16%*	*17%*	*10%*
Yarrow Point, 2010	374	17%	37%	16%	22%	8%
2000	*379*	*15%*	*42%*	*15%*	*20%*	*8%*
EKC cities (2010, incl annex.)	**178,790**	**27%**	**34%**	**17%**	**15%**	**7%**
2000	***138,682***	***27%***	***36%***	***16%***	***14%***	***7%***
Seattle, 2010	283,510	41%	33%	12%	9%	5%
2000	*258,499*	*41%*	*34%*	*12%*	*8%*	*5%*
King County, 2010	789,232	31%	33%	15%	13%	8%
2000	*710,916*	*31%*	*34%*	*15%*	*13%*	*8%*
Washington, 2010	2,620,076	27%	35%	16%	13%	10%
2000	*2,271,398*	*26%*	*34%*	*16%*	*14%*	*10%*

H.43

Exhibit D-1: Population Age

2000, 2010 U.S. Census

	Total	Under 5 yrs	5 to 19 yrs	20 to 34 yrs	35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 yrs or older
Beaux Arts Village, 2010	299	4%	27%	3%	16%	15%	14%	11%	10%
2000	*307*	*4%*	*20%*	*10%*	*12%*	*19%*	*16%*	*11%*	*8%*
Bellevue, 2010	122,363	6%	17%	22%	14%	15%	11%	7%	7%
2000	*109,569*	*6%*	*17%*	*22%*	*17%*	*15%*	*10%*	*7%*	*6%*
Bothell, 2010	33,505	6%	18%	21%	15%	16%	12%	6%	6%
2000	*30,150*	*6%*	*22%*	*20%*	*18%*	*16%*	*8%*	*5%*	*5%*
Clyde Hill, 2010	2,984	5%	26%	6%	13%	18%	14%	10%	8%
2000	*2,890*	*6%*	*22%*	*7%*	*16%*	*16%*	*15%*	*11%*	*8%*
Hunts Point, 2010	394	5%	21%	6%	12%	16%	15%	15%	9%
2000	*443*	*6%*	*23%*	*8%*	*14%*	*18%*	*16%*	*6%*	*10%*
Issaquah, 2010	30,434	8%	17%	21%	18%	13%	9%	5%	8%
2000	*11,212*	*6%*	*18%*	*22%*	*20%*	*16%*	*8%*	*5%*	*5%*
Kenmore, 2010	20,460	7%	18%	18%	15%	16%	13%	6%	6%
2000	*18,678*	*6%*	*21%*	*19%*	*18%*	*17%*	*9%*	*6%*	*5%*
Kirkland, 2010 (incl 2011 annex.)	84,559	6%	16%	23%	16%	15%	12%	6%	4%
Kirkland (before annex.), 2010	48,787	6%	15%	25%	16%	15%	12%	6%	5%
2000	*45,054*	*5%*	*15%*	*27%*	*18%*	*15%*	*9%*	*5%*	*5%*
Inglewood-Finn Hill CDP, 2010	22,707	6%	18%	20%	16%	17%	14%	6%	3%
2000	*22,661*	*7%*	*22%*	*20%*	*19%*	*17%*	*9%*	*4%*	*2%*
Kingsgate CDP, 2010	13,065	7%	19%	22%	16%	15%	12%	7%	4%
2000	*12,222*	*7%*	*24%*	*21%*	*18%*	*15%*	*9%*	*4%*	*2%*
Medina, 2010	2,969	4%	27%	6%	12%	19%	14%	10%	8%
2000	*3,011*	*7%*	*22%*	*9%*	*17%*	*17%*	*13%*	*9%*	*8%*
Mercer Island, 2010	22,699	4%	22%	10%	12%	18%	15%	9%	11%
2000	*22,036*	*5%*	*23%*	*9%*	*15%*	*18%*	*12%*	*9%*	*10%*
Newcastle, 2010	10,380	7%	18%	19%	17%	18%	12%	6%	3%
2000	*7,737*	*8%*	*17%*	*22%*	*21%*	*16%*	*9%*	*4%*	*2%*
Redmond, 2010	54,144	8%	16%	28%	17%	12%	9%	5%	5%
2000	*45,256*	*6%*	*17%*	*28%*	*17%*	*14%*	*8%*	*4%*	*5%*
Sammamish, 2010	45,780	7%	27%	11%	19%	19%	11%	4%	2%
2000	*34,104*	*8%*	*27%*	*14%*	*22%*	*18%*	*7%*	*2%*	*2%*
Woodinville, 2010	10,938	6%	20%	18%	16%	16%	12%	5%	6%
2000	*9,194*	*7%*	*22%*	*20%*	*19%*	*16%*	*8%*	*3%*	*6%*
Yarrow Point, 2010	1,001	4%	26%	6%	11%	20%	13%	11%	8%
2000	*1,008*	*5%*	*22%*	*8%*	*16%*	*15%*	*16%*	*11%*	*8%*
EKC cities, 2010 (incl 2011 annex	**442,909**	**6%**	**19%**	**20%**	**16%**	**15%**	**12%**	**6%**	**6%**
2000	***340,649***	***6%***	***19%***	***21%***	***18%***	***16%***	***9%***	***6%***	***5%***
Seattle, 2010	608,660	5%	13%	30%	16%	13%	12%	5%	5%
2000	*563,374*	*5%*	*14%*	*31%*	*17%*	*14%*	*7%*	*5%*	*7%*
King County, 2010	1,931,249	6%	18%	23%	15%	15%	12%	6%	5%
2000	*1,737,034*	*6%*	*19%*	*24%*	*18%*	*15%*	*8%*	*5%*	*5%*
Washington, 2010	6,724,540	7%	20%	21%	14%	15%	12%	7%	6%
2000	*5,894,121*	*7%*	*22%*	*21%*	*17%*	*14%*	*8%*	*6%*	*6%*

Exhibit D-2: Population Age, 55 Years and Older

1990, 2000, 2010 U.S. Census

	55 to 64 yrs	65 to 74 yrs	75 yrs and over
Beaux Arts, 1990	16%	10%	2%
2000	16%	11%	8%
2010	14%	11%	10%
Bellevue, 1990	10%	7%	4%
2000	10%	7%	6%
2010	11%	7%	7%
Bothell, 1990	7%	7%	5%
2000	8%	5%	5%
2010	12%	6%	6%
Clyde Hill, 1990	14%	11%	4%
2000	15%	11%	8%
2010	14%	10%	8%
Hunts Point, 1990	13%	11%	4%
2000	16%	6%	10%
2010	15%	15%	9%
Issaquah, 1990	7%	6%	6%
2000	8%	5%	5%
2010	9%	5%	8%
Kenmore, 1990	8%	6%	4%
2000	9%	6%	5%
2010	13%	6%	6%
Kirkland, 1990	7%	6%	4%
2000	9%	5%	5%
2010 (before annex.)	12%	6%	5%
2010 (incl annexations)	12%	6%	4%
Inglewood-Finn Hill, 1990	6%	4%	2%
2000	9%	4%	2%
2010	14%	6%	3%
Kingsgate CDP, 1990	6%	3%	1%
2000	9%	5%	2%
2010	12%	7%	4%

	55 to 64 yrs	65 to 74 yrs	75 yrs and over
Medina, 1990	14%	11%	4%
2000	13%	9%	8%
2010	14%	10%	8%
Mercer Island, 1990	12%	9%	5%
2000	12%	9%	10%
2010	15%	9%	11%
Newcastle, 1990	n/a	n/a	n/a
2000	9%	4%	2%
2010	12%	6%	3%
Redmond, 1990	6%	4%	3%
2000	8%	4%	5%
2010	9%	5%	5%
Sammamish, 1990	n/a	n/a	n/a
2000	7%	2%	2%
2010	11%	4%	2%
Woodinville, 1990	4%	3%	1%
2000	8%	3%	6%
2010	12%	5%	6%
Yarrow Point, 1990	15%	11%	4%
2000	16%	11%	8%
2010	13%	11%	8%
EKC cities, 1990	***8%***	***6%***	***4%***
2000	***9%***	***6%***	***5%***
2010 (incl annexations)	***12%***	***6%***	***6%***
Seattle, 1990	7%	8%	7%
2000	7%	5%	7%
2010	12%	5%	5%
King County, 1990	8%	6%	5%
2000	8%	5%	5%
2010	12%	6%	5%
Washington, 1990	8%	7%	5%
2000	8%	6%	6%
2010	12%	7%	6%

H.45

Exhibit E-1: Race and Ethnicity

2000, 2010 U.S. Census

		Not Hispanic or Latino							
	Total	White alone	Black or African American alone	American Indian & Alaska Native alone	Asian alone	Hawaiian & Other Pacific Islander alone	Some Other Race alone	2 or more	Hispanic or Latino, any Race
Beaux Arts, 2000	307	97%	0%	0%	2%	0%	0%	0%	0%
2010	299	95%	0%	0%	4%	0%	0%	0%	1%
Bellevue, 2000	109,569	72%	2%	0%	17%	0%	0%	3%	5%
2010	122,363	59%	2%	0%	28%	0%	0%	3%	7%
Bothell, 2000	30,150	85%	1%	1%	6%	0%	0%	3%	4%
2010	33,505	75%	1%	0%	10%	0%	0%	4%	9%
Clyde Hill, 2000	2,890	89%	1%	0%	7%	0%	0%	2%	1%
2010	2,984	83%	1%	0%	12%	0%	0%	2%	2%
Hunts Point, 2000	443	93%	0%	0%	3%	0%	0%	1%	2%
2010	394	80%	1%	1%	11%	0%	0%	7%	1%
Issaquah, 2000	11,212	85%	1%	1%	6%	0%	0%	2%	5%
2010	30,434	71%	1%	0%	17%	0%	0%	3%	6%
Kenmore, 2000	18,678	85%	1%	0%	7%	0%	0%	3%	4%
2010	20,460	76%	2%	0%	10%	0%	0%	4%	7%
Kirkland, 2000	45,054	83%	2%	0%	8%	0%	0%	3%	4%
2010	48,787	76%	2%	0%	11%	0%	0%	4%	6%
2010 (incl 2011 annex.)	84,559	75%	2%	0%	11%	0%	0%	4%	7%
Inglewood-Finn Hill, 2000	22,661	85%	1%	0%	6%	0%	0%	3%	4%
2010	22,707	79%	2%	0%	9%	0%	0%	4%	6%
Kingsgate, 2000	12,222	77%	2%	1%	12%	0%	0%	4%	6%
2010	13,065	68%	2%	0%	16%	0%	0%	4%	9%
Medina, 2000	3,011	92%	0%	0%	5%	0%	0%	2%	1%
2010	2,969	82%	0%	0%	12%	0%	0%	3%	3%
Mercer Island, 2000	22,036	83%	1%	0%	12%	0%	0%	2%	2%
2010	22,699	76%	1%	0%	16%	0%	0%	4%	3%
Newcastle, 2000	7,737	74%	2%	0%	18%	0%	0%	3%	3%
2010	10,380	63%	2%	0%	25%	0%	0%	5%	4%
Redmond, 2000	45,256	76%	1%	0%	13%	0%	0%	3%	6%
2010	54,144	61%	2%	0%	25%	0%	1%	3%	8%
Sammamish, 2000	34,104	86%	1%	0%	8%	0%	0%	2%	3%
2010	45,780	72%	1%	0%	19%	0%	0%	3%	4%
Woodinville, 2000	9,194	81%	1%	0%	7%	0%	0%	3%	7%
2010	10,938	76%	1%	0%	11%	0%	0%	3%	7%
Yarrow Point, 2000	1,008	92%	1%	0%	3%	0%	0%	1%	2%
2010	1,001	85%	0%	0%	9%	0%	1%	4%	2%
EKC cities, 2000	***340,649***	***79%***	***1%***	***0%***	***12%***	***0%***	***0%***	***3%***	***4%***
2010 (incl 2011 annex.)	***442,909***	***68%***	***2%***	***0%***	***19%***	***0%***	***0%***	***4%***	***6%***
Seattle, 2000	563,374	68%	8%	1%	13%	0%	0%	4%	5%
2010	608,660	66%	8%	1%	14%	0%	0%	4%	7%
King Co., 2000	1,737,034	73%	5%	1%	11%	1%	0%	3%	5%
2010	1,931,249	65%	6%	1%	14%	1%	0%	4%	9%
Washington, 2000	5,894,121	79%	3%	1%	5%	0%	0%	3%	7%
2010	6,724,540	73%	3%	1%	7%	1%	0%	4%	11%

Exhibit E-2: Foreign-born Population 2000 U.S. Census, 2011 ACS 5-Year Estimates*

	2000	2011 ACS
Beaux Arts Village	9%	8%
Bellevue	25%	32%
Bothell	11%	14%
Clyde Hill	12%	15%
Hunts Point	8%	18%
Issaquah	12%	21%
Kenmore	10%	19%
Kirkland (incl annexations)	n/a	19%
Kirkland (before annex.)	14%	19%
Inglewood-Finn Hill CDP	12%	17%
Kingsgate CDP	17%	23%
Medina	9%	15%
Mercer Island	14%	17%
Newcastle	21%	25%
Redmond	21%	30%
Sammamish	10%	24%
Woodinville	14%	15%
Yarrow Point	6%	16%
EKC Cities	***17%***	***25%***
Seattle	17%	17%
King County	15%	20%
Washington	10%	13%

"2011 ACS" refers to the American Community Survey (ACS), five-year averages of 2007-2011. The ACS is the latest dataset from the Census Bureau that reports this data for city geographies, but it is sample data and sometimes carries high margins of error. Wherever available, we report 2010 Census data, which is a 100% count, not a sample, of population and housing units.

H.47

Exhibit E-3: Limited English Proficiency*

2000 U.S. Census, 2011 ACS 5-Year Estimates

	Percent of Households	
	2000	2011
Beaux Arts Village	0%	0%
Bellevue	7%	9%
Bothell	2%	3%
Clyde Hill	1%	3%
Hunts Point	0%	5%
Issaquah	3%	6%
Kenmore	2%	5%
Kirkland (incl 2011 annexations)	n/a	4%
Kirkland (before annexations)	3%	4%
Inglewood-Finn Hill CDP	2%	2%
Kingsgate CDP	4%	7%
Medina	1%	3%
Mercer Island	3%	3%
Newcastle	6%	7%
Redmond	5%	7%
Sammamish	1%	3%
Woodinville	4%	1%
Yarrow Point	0%	0%
EKC cities (incl 2011 annexations)	***4%***	***6%***
Seattle	5%	6%
King County	5%	6%
Washington	3%	4%

*Limited English Proficiency means no one in the home 14 years or older speaks English only or speaks English "very well." "Linguistic isolation" was the term used in the 2000 Census for the same measure.

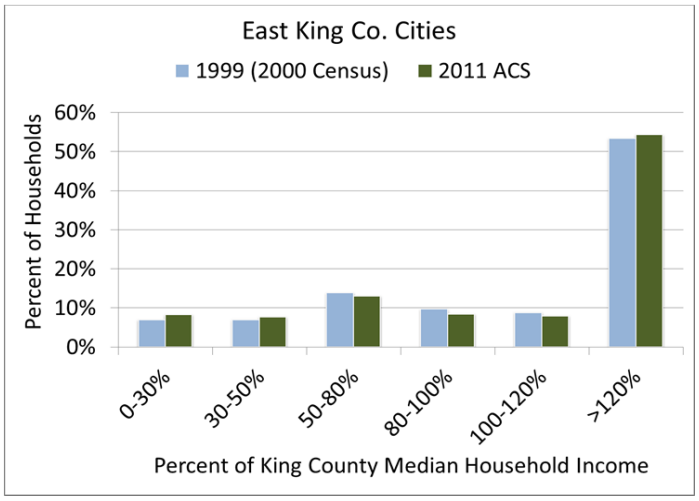
Exhibit F-1: Household Income Distribution, 2011

2011 ACS 5-Year Estimates

Income category:		Less than $21,200	$21,200 to $35,299	$35,300 to $56,499	$56,500 to $70,599	$70,600 to $84,699	$84,700 and greater	
Pct of County's median HH income:	Total Households	Very Low Income <30%	Low Income 30-50%	Moderate Income 50-80%	80-100% of Median	100-120% of Median	Over 120% of Median	Median income
Beaux Arts Village	134	3%	2%	8%	6%	5%	76%	$131,250
Bellevue	50,255	10%	8%	14%	9%	8%	51%	$84,503
Bothell	13,569	9%	11%	18%	11%	8%	43%	$70,935
Clyde Hill	952	4%	6%	4%	4%	5%	77%	$197,917
Hunts Point	155	10%	1%	6%	3%	3%	77%	$205,625
Issaquah	12,461	9%	6%	15%	9%	9%	51%	$87,038
Kenmore	7,914	11%	9%	15%	9%	8%	48%	$81,097
Kirkland (incl annexations)	37,684	8%	8%	14%	9%	9%	52%	n/a
Kirkland (before annex.)	22,624	8%	8%	14%	9%	9%	52%	$88,756
Inglewood-Finn Hill CDP	9,559	7%	9%	13%	8%	9%	54%	$91,839
Kingsgate CDP	5,501	10%	8%	15%	9%	8%	50%	$82,210
Medina	1,037	6%	6%	4%	5%	4%	75%	$176,354
Mercer Island	9,253	6%	7%	11%	6%	6%	64%	$123,328
Newcastle	3,932	6%	6%	11%	8%	8%	61%	$106,339
Redmond	23,048	9%	8%	11%	8%	9%	55%	$92,851
Sammamish	14,583	3%	3%	7%	5%	5%	75%	$135,432
Woodinville	4,350	7%	9%	15%	8%	8%	54%	$91,049
Yarrow Point	364	5%	3%	7%	6%	7%	72%	$153,056
EKC cities	***179,691***	***8%***	***8%***	***13%***	***8%***	***8%***	***54%***	***n/a***
Seattle	282,480	17%	12%	17%	9%	7%	37%	$61,856
King County	790,070	13%	11%	16%	10%	8%	42%	$70,567
Washington	2,602,568	17%	16%	13%	15%	11%	28%	$58,890

Exhibit F-2: Household Incomes

2000 U.S. Census, 2011 ACS 5-Year Estimates



Note: Neither F-1 nor F-2 take household size into account when classifying by percent of median income.

H.49

Exhibit G-1: Households below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

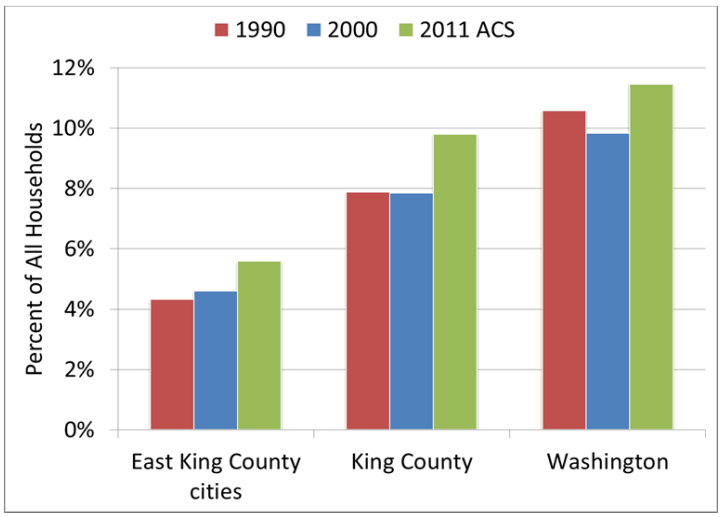


Exhibit G-2: Elderly Householders below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

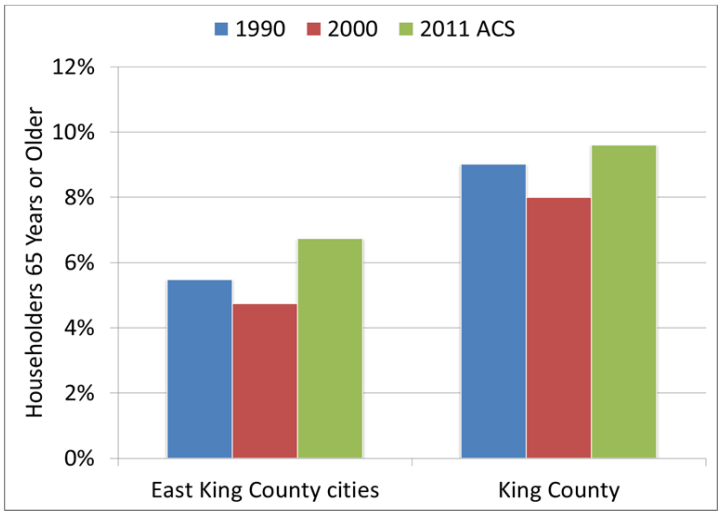


Exhibit G-3: Households below Poverty Level,* 2011

2011 ACS 5-Year Estimates

	All Households		Family Households		Other Households	
	Total	Below Poverty Income	Total	Below Poverty Income	Total	Below Poverty Income
Beaux Arts Village	134	*1%*	105	*0%*	29	*3%*
Bellevue	50,255	*6%*	32,153	*4%*	18,102	*10%*
Bothell	13,569	*6%*	8,700	*4%*	4,869	*10%*
Clyde Hill	952	*3%*	850	*2%*	102	*10%*
Hunts Point	155	*10%*	138	*9%*	17	*12%*
Issaquah	12,461	*3%*	7,824	*1%*	4,637	*6%*
Kenmore	7,914	*9%*	5,270	*7%*	2,644	*13%*
Kirkland (incl annexations)	37,684	*6%*	22,806	*4%*	14,878	*8%*
Kirkland (before annex.)	22,624	*6%*	12,317	*4%*	10,307	*8%*
Inglewood-Finn Hill CDP	9,559	*5%*	6,819	*2%*	2,740	*12%*
Kingsgate CDP	5,501	*7%*	3,670	*8%*	1,831	*5%*
Medina	1,037	*3%*	853	*2%*	184	*9%*
Mercer Island	9,253	*4%*	6,444	*1%*	2,809	*11%*
Newcastle	3,932	*6%*	2,851	*5%*	1,081	*8%*
Redmond	23,048	*6%*	13,471	*4%*	9,577	*10%*
Sammamish	14,583	*3%*	12,522	*3%*	2,061	*5%*
Woodinville	4,350	*6%*	2,740	*3%*	1,610	*10%*
Yarrow Point	364	*3%*	291	*2%*	73	*8%*
EKC Cities	***179,691***	***6%***	***117,018***	***4%***	***62,673***	***9%***
Seattle	282,480	*13%*	123,811	*7%*	158,669	*17%*
King County	790,070	*10%*	463,619	*7%*	326,451	*14%*
Washington	2,602,568	*11%*	1,683,102	*8%*	919,466	*17%*

*The Census Bureau defines poverty levels for households of different sizes, ages of householders, and number of children. In 2011, the poverty threshold for a single adult under 65 years of age was $11,848; for two adults and no children, $14,657; for two adults and one child, $17,916; and for two adults and two children $23,021.

H.51

Exhibit H-1: Cost-Burdened* Households

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter households			Owner households			Renters & Owners Combined		
	1990	2000	2011 ACS	1990	2000	2011 ACS	1990	2000	2011 ACS
Beaux Arts	0%	0%	43%	14%	23%	30%	13%	23%	31%
Bellevue	41%	39%	36%	18%	25%	31%	28%	31%	34%
Bothell	36%	36%	47%	21%	27%	31%	27%	30%	37%
Clyde Hill	47%	44%	18%	18%	23%	30%	20%	24%	29%
Hunts Point	0%	48%	7%	32%	21%	49%	28%	25%	45%
Issaquah	40%	39%	41%	19%	25%	36%	31%	32%	38%
Kenmore	29%	36%	42%	23%	25%	37%	25%	29%	38%
Kirkland (incl annexations)	n/a	n/a	36%	n/a	n/a	38%	n/a	n/a	37%
Kirkland (before annex.)	35%	33%	33%	20%	26%	36%	27%	30%	35%
Inglewood-Finn Hill	32%	31%	42%	19%	28%	40%	22%	29%	40%
Kingsgate CDP	43%	29%	41%	23%	27%	38%	29%	27%	39%
Medina	34%	26%	36%	21%	27%	29%	22%	27%	30%
Mercer Island	36%	35%	40%	18%	27%	26%	22%	29%	29%
Newcastle	n/a	32%	35%	n/a	26%	34%	n/a	27%	34%
Redmond	34%	35%	31%	18%	24%	30%	25%	29%	31%
Sammamish	n/a	36%	36%	n/a	27%	31%	n/a	28%	32%
Woodinville	37%	46%	52%	27%	28%	31%	29%	33%	39%
Yarrow Point	24%	50%	50%	22%	30%	39%	22%	31%	40%
EKC cities (incl annexations)	***37%***	***36%***	***37%***	***20%***	***26%***	***33%***	***27%***	***30%***	***34%***
Seattle	41%	40%	45%	17%	27%	34%	30%	34%	40%
King County	38%	38%	45%	18%	27%	35%	27%	32%	39%
Washington	37%	39%	47%	16%	26%	33%	25%	31%	38%

* "Housing cost-burdened" means a household spending more than 30 percent of its income on housing costs.

Exhibit H-2: Housing Cost Burden by Income

2011 ACS 5-Year Estimates

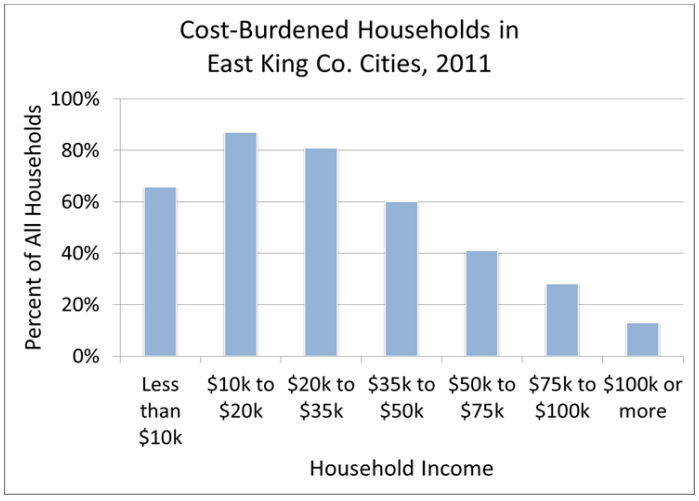
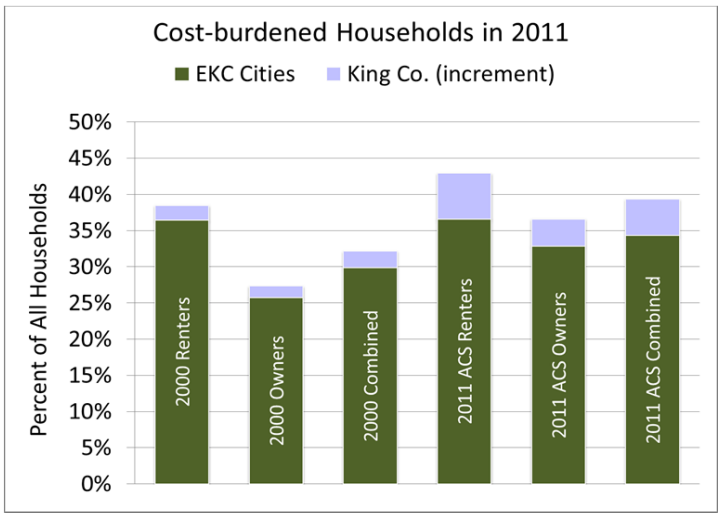


Exhibit H-3: Housing Cost Burden by Tenure

2000 U.S. Census; 2011 ACS 5-Year Estimates



H.53

Exhibit H-4: Severely Cost-Burdened* Households

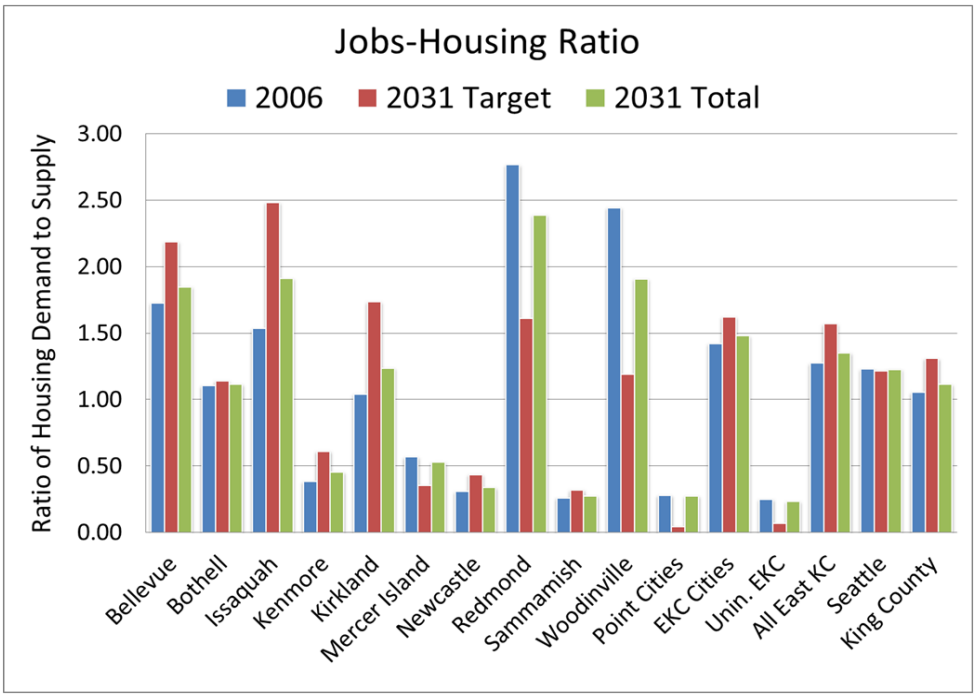
2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter Households		Owner Households		Renter and Owners Combined	
	2000	2011 ACS	2000	2011 ACS	2000	2011 ACS
Beaux Arts Village	0%	43%	10%	8%	10%	11%
Bellevue	17%	17%	9%	13%	12%	15%
Bothell	14%	23%	7%	9%	9%	14%
Clyde Hill	26%	7%	8%	15%	9%	14%
Hunts Point	9%	0%	8%	21%	8%	19%
Issaquah	13%	21%	9%	11%	11%	15%
Kenmore	15%	22%	8%	15%	10%	17%
Kirkland (incl annexations)	n/a	15%	n/a	14%	n/a	14%
Kirkland (before annex.)	15%	13%	9%	15%	12%	14%
Inglewood-Finn Hill CDP	12%	20%	9%	14%	10%	16%
Kingsgate CDP	9%	19%	7%	12%	7%	13%
Medina	11%	19%	13%	13%	13%	13%
Mercer Island	18%	24%	9%	10%	11%	13%
Newcastle	14%	18%	8%	11%	10%	13%
Redmond	13%	17%	7%	11%	10%	14%
Sammamish	15%	17%	8%	8%	9%	9%
Woodinville	27%	28%	7%	8%	13%	15%
Yarrow Point	0%	45%	13%	28%	12%	29%
EKC cities (incl annexations)	***16%***	***18%***	***8%***	***12%***	***11%***	***14%***
Seattle	17%	22%	9%	13%	14%	17%
King County	17%	22%	8%	13%	12%	17%
Washington	18%	23%	8%	12%	12%	16%

*"Severely cost-burdened" means a household spending more than 50 percent of its income on housing costs.

Exhibit I: Jobs-Housing Balance*

ARCH



*"Jobs-housing balance" indicates the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

	1970	1980	1990	2000	2006	2031 Target	2031 Total
Bellevue	0.77	1.18	1.67	1.87	1.73	2.19	1.85
Bothell	0.53	0.54	1.45	1.15	1.11	1.14	1.12
Issaquah	0.50	0.89	1.32	2.16	1.54	2.48	1.91
Kenmore				0.43	0.39	0.61	0.46
Kirkland	0.43	0.59	0.86	1.34	1.04	1.74	1.24
Mercer Island	0.25	0.38	0.49	0.57	0.57	0.36	0.53
Newcastle				0.24	0.31	0.44	0.34
Redmond	0.66	1.08	1.54	2.53	2.77	1.61	2.39
Sammamish				0.31	0.26	0.32	0.28
Woodinville	0.78	1.06	0.80	2.74	2.45	1.19	1.91
Point Cities	0.19	0.11	0.24	0.22	0.28	0.05	0.28
EKC Cities	**0.59**	**0.90**	**1.31**	**1.52**	**1.42**	**1.62**	**1.48**
Unin. EKC	0.14	0.15	0.28	0.17	0.25	0.07	0.24
All East KC	***0.48***	***0.69***	***1.00***	***1.25***	***1.27***	***1.57***	***1.35***
Seattle	1.04	1.26	1.42	1.41	1.23	1.22	1.23
King County	0.83	1.00	1.13	1.20	1.06	1.31	1.12

H.55

Exhibit J-1: Employment by Sector, 2012

Puget Sound Regional Council

City	Const/Res	FIRE	Manufac-turing	Retail	Services	WTU	Govern-ment	Education	Total
Beaux Arts	*	0	0	0	*	0	2	0	13
Pct of total	*	0%	0%	0%	*	0%	15%	0%	100%
Bellevue	4,318	10,379	5,827	12,694	73,872	7,811	4,030	4,090	123,022
Pct of total	4%	8%	5%	10%	60%	6%	3%	3%	100%
Bothell	466	1,608	786	760	5,984	1,442	463	1,275	12,784
Pct of total	4%	13%	6%	6%	47%	11%	4%	10%	100%
Clyde Hill	12	6	0	0	351	19	14	197	599
Pct of total	2%	1%	0%	0%	59%	3%	2%	33%	100%
Hunts Point	0	*	0	0	21	*	4	0	29
Pct of total	0%	*	0%	0%	72%	*	14%	0%	100%
Issaquah	507	683	1,114	2,997	12,505	1,540	778	638	20,761
Pct of total	2%	3%	5%	14%	60%	7%	4%	3%	100%
Kenmore	300	127	32	375	1,634	314	120	492	3,392
Pct of total	9%	4%	1%	11%	48%	9%	4%	15%	100%
Kirkland	2,176	2,584	1,422	4,172	20,256	2,077	4,136	1,890	38,712
Pct of total	6%	7%	4%	11%	52%	5%	11%	5%	100%
Medina	*	18	*	28	193	6	26	0	282
Pct of total	*	6%	*	10%	68%	2%	9%	0%	100%
Mercer Island	257	1,289	32	504	3,374	200	294	631	6,580
Pct of total	4%	20%	0%	8%	51%	3%	4%	10%	100%
Newcastle	53	73	34	225	1,337	89	42	178	2,030
Pct of total	3%	4%	2%	11%	66%	4%	2%	9%	100%
Redmond	2,193	1,592	7,239	4,029	56,724	3,908	1,010	919	77,615
Pct of total	3%	2%	9%	5%	73%	5%	1%	1%	100%
Sammamish	156	130	11	418	2,577	245	234	1,241	5,012
Pct of total	3%	3%	0%	8%	51%	5%	5%	25%	100%
Woodinville	1,622	307	2,479	1,490	4,261	1,146	193	349	11,848
Pct of total	14%	3%	21%	13%	36%	10%	2%	3%	100%
Yarrow Point	0	*	*	*	34	*	5	0	91
Pct of total	*	*	*	*	37%	*	5%	0%	100%
EKC Cities	***12,060***	***18,796***	***18,976***	***27,692***	***183,123***	***18,797***	***11,351***	***11,900***	***302,770***
Pct of total	***4%***	***6%***	***6%***	***9%***	***60%***	***6%***	***4%***	***4%***	***100%***
Seattle	16,485	31,615	25,644	41,497	257,398	28,794	46,681	35,204	483,318
Pct of total	3%	7%	5%	9%	53%	6%	10%	7%	100%
King County	47,474	62,648	101,121	107,890	567,264	100,053	86,212	70,971	1,143,633
Pct of total	4%	5%	9%	9%	50%	9%	8%	6%	100%

* suppressed for confidentiality.

"Const/Res:" construction and resource industries; "FIRE:" finance, insurance, and real estate industries; "WTU:" wholesale, transportation, and utilities industries.

The dataset for March of each year is presented here as a representative month when seasonal fluctuations are minimized. The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents; part-time and temporary positions are included. To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Office of Washington Superintendent of Public Instruction (OSPI), and governmental units throughout the central Puget Sound region (PSRC).

Exhibit J-2: Average Wages by Sector, 2010

Puget Sound Regional Council

	Const/Res	FIRE	Manufac-turing	Retail	Services	WTU	All Private Sectors	Total Private Jobs
Beaux Arts	*	-	-	-	$51,761	-	$52,385	12
Bellevue	$68,619	$77,679	$83,884	$34,403	$74,166	$86,844	$71,321	111,804
Bothell	$55,635	$54,088	$75,867	$36,061	$54,817	$112,821	$62,618	10,751
Clyde Hill	*	*	*	*	$43,966	$94,703	$45,579	402
Hunts Point	-	$67,947	-	-	$50,655	-	$53,067	30
Issaquah	$57,941	$60,614	$78,130	$30,687	$78,999	$80,378	$69,981	18,091
Kenmore	$50,889	$30,601	$45,256	$27,686	$30,302	$49,893	$35,468	2,893
Kirkland	$64,309	$71,926	$70,529	$35,756	$55,826	$101,496	$59,059	25,551
Medina	*	$59,032	-	$33,880	$54,442	$125,156	$53,851	265
Mercer Island	$58,581	$80,880	$45,512	$30,277	$39,722	$86,168	$51,629	5,721
Newcastle	$34,641	$30,932	$37,813	$30,142	$31,575	$64,493	$34,717	1,418
Redmond	$59,772	$52,902	$77,627	$27,648	$122,362	$76,778	$107,075	74,937
Sammamish	$42,682	$42,437	$28,486	$26,152	$36,600	$112,491	$40,005	3,222
Woodinville	$58,758	$45,449	$43,753	$27,630	$36,749	$58,351	$43,132	10,869
Yarrow Point	$33,142	*	*	*	$32,333	*	$33,148	73
EKC cities	***$62,679***	***$71,845***	***$74,534***	***$32,486***	***$85,248***	***$84,743***	***$77,268***	***266,009***
Seattle	$68,862	$80,557	$67,803	$45,707	$56,341	$67,004	$59,450	379,142
King County	$59,672	$71,746	$74,576	$36,188	$61,071	$65,402	$60,830	942,055
Region	**$53,939**	**$65,986**	**$73,586**	**$32,675**	**$53,627**	**$61,510**	**$54,931**	**1,390,343**

* suppressed for confidentiality.

"Const/Res:" construction and resource industries; "FIRE:" finance, insurance, and real estate industries; "WTU:" wholesale, transportation, and utilities industries.

H.57

Exhibit K-1: Households Receiving Supplemental Security Income*

2000 U.S. Census; 2011 ACS 5-Year Estimates

	2000		2011 ACS	
	Households	Pct	Households	Pct
Beaux Arts Village	-	0%	2	1%
Bellevue	958	2%	1,189	2%
Bothell	248	2%	286	2%
Clyde Hill	12	1%	16	2%
Hunts Point	3	2%	-	0%
Issaquah	91	2%	184	1%
Kenmore	147	2%	224	3%
Kirkland (incl annexations)	n/a	n/a	727	2%
Kirkland (before annex.)	333	2%	385	2%
Inglewood-Finn Hill CDP	98	1%	200	2%
Kingsgate CDP	121	3%	142	3%
Medina	14	1%	-	0%
Mercer Island	127	2%	140	2%
Newcastle	32	1%	68	2%
Redmond	283	1%	444	2%
Sammamish	100	1%	145	1%
Woodinville	51	1%	103	2%
Yarrow Point	4	1%	4	1%
EKC Cities	***2,403***	***2%***	***3,917***	***2%***
Seattle	9,428	4%	8,847	3%
King County	21,426	3%	23,811	3%
Washington	84,750	4%	101,364	4%

*Supplemental Security Income (SSI) is a nationwide federal assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals. Although administered by the Social Security Administration, SSI is funded from the U.S. Treasury general funds, not the Social Security trust fund.

Exhibit K-2: Population in Group Quarters

1990, 2000, 2010 U.S. Census

	1990	2000	2010	2010 Per 1,000 Pop.
Beaux Arts Village	-	-	-	-
Bellevue	569	791	1,110	9.1
Bothell	127	216	321	9.6
Clyde Hill	-	-	-	-
Hunts Point	-	-	-	-
Issaquah	193	227	443	14.6
Kenmore	40	87	123	6.0
Kirkland (incl annexations)	n/a	n/a	998	11.8
Kirkland (before annex.)	794	848	630	12.9
Inglewood-Finn Hill CDP	181	140	177	7.8
Kingsgate CDP	24	24	191	14.6
Medina	-	-	-	-
Mercer Island	83	279	68	3.0
Newcastle		15	33	3.2
Redmond	379	833	274	5.1
Sammamish		-	99	2.2
Woodinville	-	23	47	4.3
Yarrow Point	-	-	-	-
EKC cities (incl annexations)	***2,185***	***3,319***	***3,148***	***7.7***
Seattle	21,199	26,655	24,925	41.0
King County	30,512	37,619	37,131	19.2
Washington	120,531	136,382	139,375	20.7

H.59

Exhibit K-3: Characteristics of Homeless Families, King County, 2012

Committee to End Homelessness

Families interviewed and assessed	3,788
Families placed into shelter or housing	757
Interpreter needed at assessment interview	539
Languages spoken to interpreters	34
Stayed in places not meant for human habitation	7%
Couch surfed or double-up	56%
Emergency housing with a shelter or hotel voucher	14%
Rented housing with no subsidy	10%
Stayed in a hotel without a voucher	4%
Homeless for the first time	69%
Recent positive work history	53%
Never been evicted	67%
High school diploma or more	72%
No criminal history	86%

Exhibit K-4: One-Night Count Summary, King County, 2012

Seattle-King County Coalition on Homelessness

Street Count	2,594	29%
Emergency Shelter	2,682	30%
Transitional Housing	3,554	40%
Total	**8,830**	**100%**

Exhibit K-5: One-Night Count of Unsheltered Homeless Individuals, 2014

Seattle-King County Coalition on Homelessness

	Seattle	Kent	North End	Eastside	White Center	Federal Way	Renton	Night Owl Buses	Auburn	Total
Men	683	30	6	70	14	28	16	92	6	945
Women	168	3	-	25	1	3	2	11	-	213
Gender unknown	1,527	30	20	83	29	81	72	2	91	1,935
Minor (under 18)	14	-	-	-	2	1	-	7	-	24
Total, 2014	**2,392**	**63**	**26**	**178**	**46**	**113**	**90**	**112**	**97**	**3,117**
Benches	51	2	-	-	1	-	2	-	-	56
Parking garages	14	-	-	-	-	1	-	-	-	15
Cars/trucks	730	19	16	65	12	55	38	-	49	984
Structures	357	8	-	10	21	4	10	-	2	412
Under roadways	228	1	-	6	-	3	6	-	5	249
Doorways	206	10	-	3	-	2	7	-	-	228
City parks	54	3	-	-	2	-	2	-	27	88
Bushes/undergrowth	64	3	5	2	2	19	19	-	4	118
Bus stops	22	2	-	-	1	1	-	-	-	26
Alleys	43	2	-	-	-	2	-	-	-	47
Walking around	244	12	5	2	7	18	5	-	9	302
Other	379	1	-	90	-	8	1	112	1	592
Total, 2014	**2,392**	**63**	**26**	**178**	**46**	**113**	**90**	**112**	**97**	**3,117**
Total, 2013	1,989	53	106	197	51	118	83	82	57	2,736
Total, 2012	1,898	104	31	138	55	77	73	174	44	2,594
Total, 2011	1,753	108	35	146	54	124	71	106	45	2,442
Total, 2010	1,986	60	45	141	47	181	84	165	50	2,759
Total, 2009	1,977	193	23	158	39	116	90	171	60	2,827

Exhibit K-6: School-reported Homeless Children

Office of Superintendent of Public Instruction

	2012-2013 School Year								
District Name	Pre-K and K	Grades 1-6	Grades 7-8	Grades 9-12	Shelters	Doubled Up	Un-sheltered	Hotel Motel	Total
Bellevue	17	85	30	59	84	91	8	8	191
Issaquah	11	67	20	26	49	74	-	1	124
Lake Washington	49	120	37	53	90	136	22	11	259
Mercer Island	1	4	-	4	1	7	-	1	9
Northshore	12	101	27	65	54	124	17	10	205
EKC schools	***90***	***377***	***114***	***207***	***278***	***432***	***47***	***31***	***788***
Seattle	163	860	313	1,034	1,678	587	31	74	2,370
King County	551	2,742	854	2,041	2,476	3,143	180	389	6,188
Washington	3,322	13,747	4,053	9,487	6,527	21,153	1,254	1,675	30,609
EKC schools, 2011-12	*86*	*338*	*94*	*178*	*273*	*372*	*42*	*9*	*696*
EKC schools, 2010-11	*89*	*340*	*74*	*191*	*337*	*336*	*16*	*5*	*694*
EKC schools, 2009-10	*66*	*285*	*85*	*178*	*254*	*331*	*14*	*15*	*614*
EKC schools, 2008-09	*56*	*252*	*74*	*123*	*258*	*227*	*5*	*15*	*505*
EKC schools, 2007-08	*60*	*255*	*60*	*112*	*210*	*248*	*7*	*22*	*487*

H.61

Exhibit L-1: Housing Types

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Beaux Arts, 1990	117	100%	0%	0%	0%
2000	123	97%	3%	0%	0%
2011 ACS	136	100%	0%	0%	0%
Bellevue, 1990	37,430	55%	30%	14%	1%
2000	48,303	54%	28%	19%	0%
2011 ACS	53,978	50%	29%	21%	0%
Bothell, 1990	5,158	48%	26%	7%	19%
2000	12,362	54%	24%	10%	12%
2011 ACS	14,195	55%	24%	10%	11%
Clyde Hill, 1990	1,081	100%	0%	0%	0%
2000	1,074	100%	0%	0%	0%
2011 ACS	991	98%	1%	1%	0%
Hunts Point, 1990	204	99%	1%	0%	0%
2000	186	97%	3%	0%	0%
2011 ACS	204	100%	0%	0%	0%
Issaquah, 1990	3,311	50%	34%	13%	3%
2000	5,086	45%	42%	12%	1%
2011 ACS	13,511	41%	43%	16%	0%
Kenmore, 1990	3,781	60%	11%	18%	11%
2000	7,488	67%	15%	14%	5%
2011 ACS	8,400	66%	16%	13%	6%
Kirkland, 1990	18,061	49%	37%	13%	1%
2000	21,939	44%	37%	18%	0%
2011 ACS	24,267	43%	37%	19%	0%
2011 ACS (incl annex.)	39,820	54%	32%	13%	0%
Inglewood-Finn Hill CDP	10,361	82%	16%	2%	0%
2000	8,511	79%	16%	5%	0%
2011 ACS	9,868	77%	20%	3%	0%
Kingsgate CDP, 1990	4,852	70%	24%	5%	1%
2000	4,373	68%	25%	6%	0%
2011 ACS	5,685	61%	32%	6%	1%
Medina, 1990	1,172	99%	1%	0%	0%
2000	1,160	100%	0%	0%	0%
2011 ACS	1,102	98%	1%	0%	1%

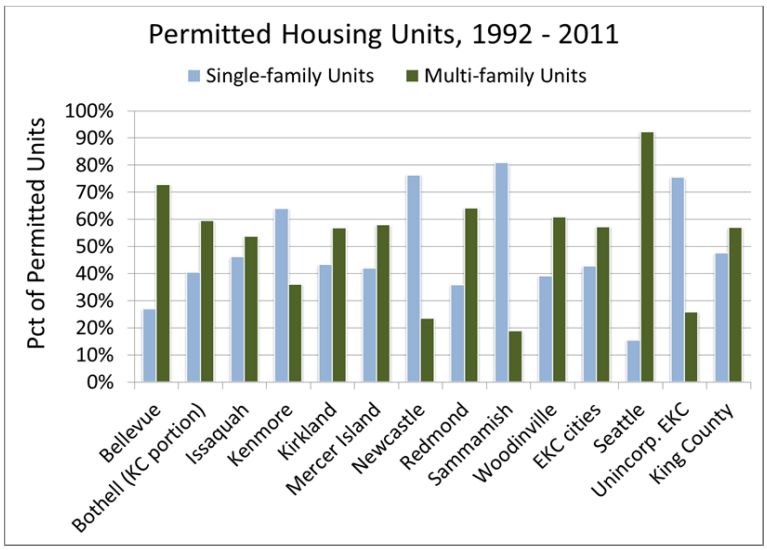
Exhibit L-1: Housing Types [continued]

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Mercer Island, 1990	8,321	79%	13%	7%	0%
2000	8,806	78%	11%	11%	0%
2011 ACS	9,850	72%	11%	17%	0%
Newcastle, 1990	n/a	n/a	n/a	n/a	n/a
2000	3,169	74%	12%	13%	1%
2011 ACS	4,061	67%	16%	16%	1%
Redmond, 1990	14,972	49%	37%	12%	2%
2000	20,296	41%	39%	18%	2%
2011 ACS	24,689	40%	40%	18%	2%
Sammamish, 1990	n/a	n/a	n/a	n/a	n/a
2000	11,682	92%	6%	1%	1%
2011 ACS	15,396	86%	11%	3%	0%
Woodinville, 1990	7,750	84%	8%	5%	3%
2000	3,494	61%	22%	13%	4%
2011 ACS	4,646	54%	23%	21%	2%
Yarrow Point, 1990	385	98%	1%	0%	1%
2000	395	97%	3%	0%	0%
2011 ACS	423	99%	1%	0%	0%
EKC Cities, 1990	***101,743***	***58%***	***28%***	***12%***	***2%***
2000	***145,563***	***57%***	***27%***	***15%***	***2%***
2011 ACS	***175,849***	***54%***	***28%***	***16%***	***2%***
Seattle, 1990	249,032	52%	27%	20%	1%
2000	270,536	49%	26%	24%	1%
2011 ACS	304,164	45%	26%	28%	0%
King County, 1990	647,343	58%	24%	14%	4%
2000	742,237	57%	24%	16%	3%
2011 ACS	844,169	56%	25%	17%	2%
Washington, 1990	2,032,378	62%	20%	8%	10%
2000	2451075	62%	19%	9%	9%
2011 ACS	2,861,985	63%	20%	9%	7%

H.63

Exhibit L-2: Single-family and Multi-family Permit Activity

King County, PSRC, and ARCH



Units are net of demolitions.

Exhibit L-3: Tenure of New Attached Housing

ARCH

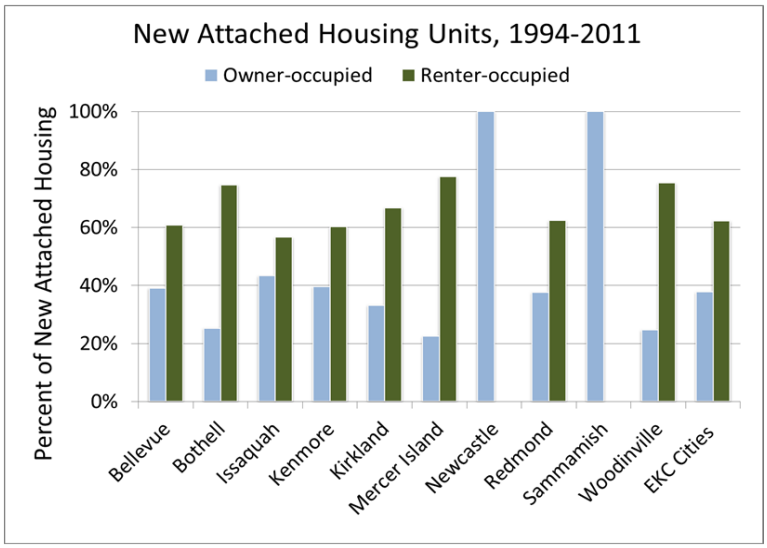


Exhibit L-4: Homeownership

1990, 2000, 2010 U.S. Census

	Occupied Housing Units		
	1990	2000	2010
Beaux Arts Village	119	121	113
Owner-occupied	97%	96%	92%
Bellevue	35,756	45,836	50,355
Owner-occupied	58%	61%	59%
Bothell	4,919	11,923	13,497
Owner-occupied	65%	68%	66%
Clyde Hill	1,063	1,054	1,028
Owner-occupied	95%	96%	92%
Hunts Point	187	165	151
Owner-occupied	88%	87%	90%
Issaquah	3,170	4,840	12,841
Owner-occupied	48%	59%	66%
Kenmore	3,519	7,307	7,984
Owner-occupied	67%	72%	74%
Kirkland (incl annexations)	n/a	n/a	36,074
Owner-occupied			64%
Kirkland (before annex.)	17,211	20,736	22,445
Owner-occupied	55%	57%	57%
Inglewood-Finn Hill CDP	10,074	8,306	8,751
Owner-occupied	76%	77%	76%
Kingsgate CDP	4,729	4,314	4,878
Owner-occupied	74%	77%	77%

	Occupied Housing Units		
	1990	2000	2010
Medina	1,129	1,111	1,061
Owner-occupied	91%	92%	89%
Mercer Island	8,007	8,437	9,109
Owner-occupied	79%	80%	72%
Newcastle	n/a	3,028	4,021
Owner-occupied	n/a	76%	74%
Redmond	14,153	19,102	22,550
Owner-occupied	58%	55%	54%
Sammamish	n/a	11,131	15,154
Owner-occupied	n/a	90%	88%
Woodinville*	7,479	3,512	4,478
Owner-occupied	82%	73%	65%
Yarrow Point	371	379	374
Owner-occupied	90%	94%	93%
EKC cities (incl annexations)	***97,083***	***138,682***	***178,790***
Owner-occupied	***63%***	***66%***	***65%***
Seattle	236,702	258,499	283,510
Owner-occupied	49%	48%	48%
King County	615,792	710,916	789,232
Owner-occupied	63%	60%	59%
Washington State	1,872,431	2,271,398	2,620,076
Owner-occupied	63%	65%	64%

*Woodinville figures for 1990 comprise an area called the "Woodinville Census-Defined Place" (CDP), before the city of Woodinville incorporated. The CDP was larger than the incorporated city; hence, the 1990 figures are usually larger than the 2000 figures.

Exhibit L-5: Homeownership

1980, 1990, 2000, 2010 U.S. Census

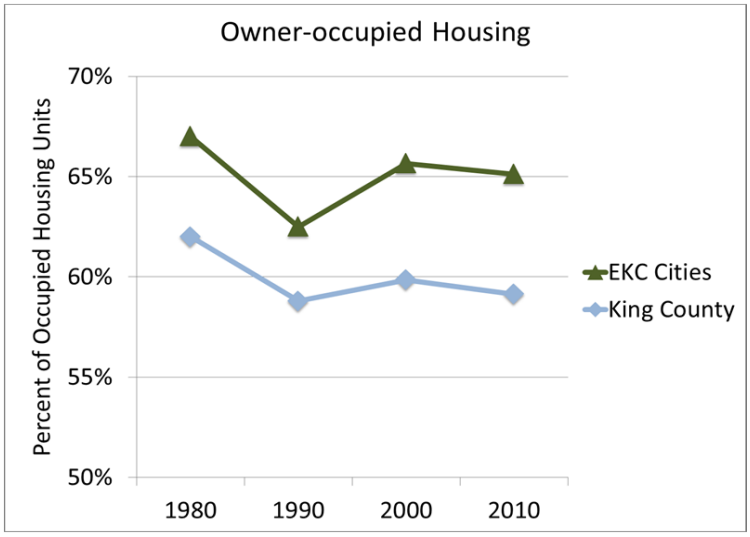


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Exhibit M-1: Affordable Housing Stock, 2010

2010 CHAS 5-Year Estimates*

	Occupied Housing Units	<30% AMI (all rental)	31 - 50% AMI (combo)	All Units under 50% AMI (combo)	51 - 80% AMI (combo)	81 - 100% AMI (combo)	Over 100% AMI (all owner)
Beaux Arts Village	136	0%	0%	0%	0%	10%	90%
Bellevue	49,965	2%	5%	7%	20%	19%	54%
Bothell	13,379	1%	10%	12%	21%	17%	50%
Clyde Hill	895	2%	0%	3%	1%	7%	89%
Hunts Point	166	7%	5%	12%	2%	2%	83%
Issaquah	11,889	3%	3%	6%	15%	24%	56%
Kenmore	7,853	3%	10%	13%	15%	7%	65%
Kirkland (incl 2011 annexations)	36,165	2%	4%	7%	16%	19%	59%
Kirkland	21,983	2%	4%	7%	18%	23%	53%
Inglewood-Finn Hill CDP	8,860	1%	3%	4%	14%	11%	71%
Kingsgate CDP	5,322	4%	6%	10%	11%	17%	61%
Medina	1,041	3%	0%	3%	2%	10%	85%
Mercer Island	9,154	2%	2%	5%	6%	15%	74%
Newcastle	3,853	0%	2%	2%	15%	14%	69%
Redmond	22,329	2%	5%	7%	21%	26%	45%
Sammamish	14,160	0%	1%	2%	4%	8%	86%
Woodinville	4,314	2%	4%	5%	25%	13%	56%
Yarrow Point	333	0%	4%	4%	2%	2%	91%
EKC cities (incl 2011 annexations,	***175,632***	***2%***	***5%***	***7%***	***17%***	***18%***	***59%***
Seattle	275,929	6%	12%	18%	22%	14%	45%
King County	773,260	4%	11%	15%	20%	15%	50%
Washington state	2,549,365	4%	14%	18%	25%	16%	41%
United States	114,139,849	5%	22%	27%	30%	15%	29%

* "CHAS Data" are a special tabulation of estimates from the American Community Survey (ACS) produced by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD). Originally created for local governments to use in their Consolidated Planning processes, HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions. This dataset represents the five-year averages of 2006-2010.

"Affordability" means the percentage of rented units having gross rents (contract rents plus utilities, adjusted for number of bedrooms) within the means of a household's income at the given level of Area Median Income (AMI); or in the case of ownership housing, the percentage of units having value (estimated by the owner and adjusted for number of bedrooms) within the means of a household's income at the given level of AMI.

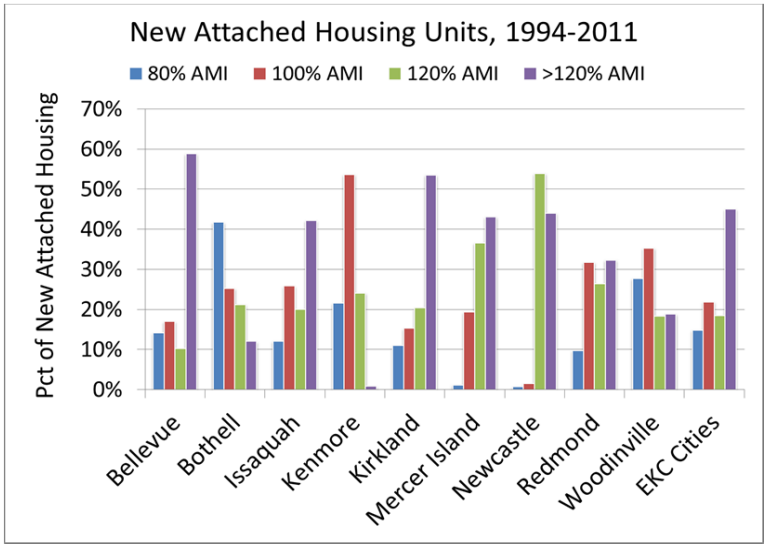
Exhibit M-2: Affordable Housing Stock by Tenure, 2010

2010 CHAS 5-Year Estimates

	Owner-occupied					Renter-occupied				
	Total	Less than 50% AMI	50% to 80% AMI	80% to 100% AMI	Greater than 100% AMI	Total	Less than 30% AMI	30% to 50% AMI	50% to 80% AMI	Greater than 80% AMI
Beaux Arts Village	122	0%	0%	0%	100%	14	0%	0%	0%	100%
Bellevue	29,145	2%	1%	5%	92%	20,820	6%	8%	47%	39%
Bothell	8,740	8%	5%	10%	77%	4,639	4%	14%	52%	31%
Clyde Hill	820	0%	1%	1%	98%	75	27%	0%	0%	73%
Hunts Point	146	5%	0%	0%	95%	20	60%	0%	20%	20%
Issaquah	7,630	1%	2%	10%	87%	4,259	9%	5%	39%	48%
Kenmore	5,769	5%	2%	4%	88%	2,084	11%	24%	52%	14%
Kirkland (incl 2011 annexations)	24,157	2%	2%	8%	88%	12,008	7%	9%	43%	41%
Kirkland	13,144	2%	1%	8%	89%	8,839	6%	8%	42%	44%
Inglewood-Finn Hill CDP	6,885	1%	2%	5%	91%	1,975	6%	7%	55%	31%
Kingsgate CDP	4,128	3%	4%	14%	79%	1,194	19%	17%	35%	29%
Medina	890	0%	0%	0%	99%	151	19%	0%	13%	68%
Mercer Island	7,030	1%	1%	1%	96%	2,124	11%	5%	23%	62%
Newcastle	2,873	1%	2%	4%	93%	980	1%	5%	52%	42%
Redmond	11,819	5%	2%	8%	86%	10,510	4%	5%	43%	47%
Sammamish	12,595	1%	0%	2%	97%	1,565	4%	2%	34%	61%
Woodinville	2,789	1%	4%	8%	87%	1,525	4%	10%	63%	23%
Yarrow Point	307	1%	0%	0%	99%	26	0%	38%	31%	31%
EKC cities (incl 2011 annexation	***114,832***	***3%***	***2%***	***6%***	***90%***	***60,800***	***6%***	***8%***	***45%***	***41%***
Seattle	136,304	2%	1%	5%	92%	139,625	12%	22%	43%	24%
King County	466,690	4%	4%	9%	82%	306,570	10%	22%	45%	23%
Washington	1,660,550	8%	13%	16%	63%	888,815	11%	24%	48%	16%
United States	76,399,129	22%	22%	13%	43%	37,740,720	14%	23%	44%	19%

Exhibit N-1: Affordability of New Multi-family Housing

ARCH



H.67

Exhibit N-2: Affordability of New Multi-family Housing, 1994–2011

ARCH

	Total (1)	<50% of median	51% - 80% of median	81% - 100% of median	101% - 120% of median	>120% of median	Units surveyed
Bellevue	9,075	18	1,205	1,380	830	4,782	8,215
Pct of surveyed		0%	15%	17%	10%	58%	
Bothell	2,406	40	653	419	352	199	1,663
Pct of surveyed		2%	39%	25%	21%	12%	
Issaquah	3,453	0	251	556	451	877	2,135
Pct of surveyed		0%	12%	26%	21%	41%	
Kenmore	237	0	51	127	57	2	237
Pct of surveyed		0%	22%	54%	24%	1%	
Kirkland	3,215	43	238	436	550	1,254	2,521
Pct of surveyed		2%	9%	17%	22%	50%	
Mercer Island	1,314	0	10	188	406	454	1,058
Pct of surveyed		0%	1%	18%	38%	43%	
Newcastle	133	0	0	4	72	57	133
Pct of surveyed		0%	0%	3%	54%	43%	
Redmond	3,935	45	350	1,100	906	1,107	3,508
Pct of surveyed		1%	10%	31%	26%	32%	
Sammamish	705	0	0	0	0	0	0
Pct of surveyed		0%	0%	0%	0%	0%	
Woodinville	1,145	0	153	195	101	104	553
Pct of surveyed		0%	28%	35%	18%	19%	
Total	***25,618***	***146***	***2,911***	***4,405***	***3,725***	***8,836***	***20,023***
Pct of surveyed		***1%***	***15%***	***22%***	***19%***	***44%***	

(1) Includes surveyed housing and senior housing with services (e.g. nursing homes, assisted living, congregate care).

Other notes: Affordability based on survey of new attached housing by ARCH. Does not include special senior housing or housing receiving public financial support.

Survey affordability not available for all attached housing units.

Newcastle data begins in 1998. Clyde Hill, Kenmore, and Sammamish data begin in 2001.

Exhibit O: Housing Units in 2011 by Year Built

2011 ACS 5-Year Estimates

	1959 or earlier	1960 to 1979	1980 to 1999	2000 or later
Beaux Arts Village	65%	21%	4%	9%
Bellevue	14%	42%	33%	12%
Bothell	8%	33%	45%	14%
Clyde Hill	25%	47%	16%	12%
Hunts Point	37%	29%	27%	6%
Issaquah	5%	17%	39%	39%
Kenmore	17%	38%	30%	15%
Kirkland (incl annexations)	8%	42%	38%	11%
Kirkland (before annex.)	10%	33%	43%	14%
Inglewood-Finn Hill CDP	7%	55%	31%	8%
Kingsgate CDP	2%	63%	29%	6%
Medina	37%	35%	17%	11%
Mercer Island	26%	40%	19%	15%
Newcastle	3%	17%	51%	29%
Redmond	2%	33%	47%	17%
Sammamish	3%	16%	53%	27%
Woodinville	3%	19%	60%	18%
Yarrow Point	36%	35%	18%	11%
EKC cities (incl annexations)	***10%***	***35%***	***39%***	***17%***
Seattle	52%	19%	17%	12%
King County	29%	28%	29%	14%
Washington	25%	28%	32%	15%

H.69

Exhibit P-1: (1st Quarter) Home Sales Prices

Central Puget Sound Real Estate Research Committee

	2000	2005	2010	Change, 2000 - 2010	2013			Change, 2010-2013		
	All	All	All	Total	Attached	Detached	All	Attached	Detached	Total
Bellevue-Point Cities	$317,608	$500,932	$621,682	96%	$487,364	$785,236	$653,573	28%	1%	5%
Bothell	$231,690	$286,727	$317,735	37%	$168,771	$501,610	$412,395	-23%	27%	30%
Issaquah	$313,082	$373,418	$451,106	44%	$252,101	$564,348	$472,559	-21%	5%	5%
Kenmore	$234,437	$365,760	$352,049	50%	$185,575	$415,114	$357,729	-5%	7%	2%
Kirkland	$267,508	$384,396	$534,209	100%	$296,844	$592,742	$499,526	-12%	-3%	-6%
Medina	-	$1,696,111	$827,848	-	$0	$2,133,778	$2,133,778	-	158%	158%
Mercer Island	$562,330	$862,957	$1,169,603	108%	$298,869	$1,137,728	$1,060,591	16%	-17%	-9%
Redmond	$298,736	$461,293	$491,175	64%	$296,485	$602,280	$521,204	4%	1%	6%
Sammamish	-	$519,429	$612,589	-	$370,739	$696,497	$643,956	27%	10%	5%
Woodinville	$356,281	$332,675	$495,417	39%	$130,100	$509,700	$448,143	-9%	-	-10%
EKC cities	$300,230	$434,752	$515,362	***72%***	$342,528	$657,988	$566,529	***9%***	***10%***	***10%***
Seattle	$266,182	$390,210	$435,989	64%	$391,958	$481,579	$450,968	3%	3%	3%
King County	$253,241	$373,322	$406,300	60%	$312,254	$492,155	$449,597	-17%	14%	11%

Exhibit P-2: Rent Prices and Vacancy Rates

Dupre+Scott Apartment Advisors

Market Area		1990	2000	2005	2010	2013	Pct Change 2000 - 2010	Pct Change 2010- 2013
Bellevue- East	Avg Rent	$535	$845	$806	$1,039	$1,217	23.0%	17.1%
	Vacancy	3.0%	3.6%	5.7%	3.2%	2.3%		
Bellevue- West	Avg Rent	$640	$1,114	$1,040	$1,416	$1,685	27.1%	19.0%
	Vacancy	2.8%	4.3%	5.1%	3.2%	3.1%		
Bothell	Avg Rent	$532	$826	$824	$976	$1,094	18.2%	12.1%
	Vacancy	3.4%	3.1%	6.8%	3.6%	5.0%		
Factoria	Avg Rent	$595	$948	$973	$1,136	$1,311	19.8%	15.4%
	Vacancy	3.2%	4.0%	7.2%	5.3%	4.0%		
Issaquah	Avg Rent	$635	$1,141	$1,079	$1,253	$1,387	9.8%	10.7%
	Vacancy	5.6%	5.6%	10.0%	4.1%	3.0%		
Juanita	Avg Rent	$571	$934	$895	$1,084	$1,209	16.1%	11.5%
	Vacancy	3.2%	4.3%	6.3%	5.5%	3.2%		
Kirkland	Avg Rent	$624	$1,122	$1,306	$1,403	$1,514	25.0%	7.9%
	Vacancy	5.2%	6.3%	5.9%	6.0%	4.3%		
Mercer Island	Avg Rent	$539	$941	$1,102	$1,443	$1,597	53.3%	10.7%
	Vacancy	0.8%	2.4%	6.2%	4.5%	5.7%		
Redmond	Avg Rent	$589	$1,010	$989	$1,207	$1,361	19.5%	12.8%
	Vacancy	5.2%	4.1%	5.1%	4.4%	3.8%		
Woodinville-TL	Avg Rent	$546	$866	$778	$1,040	$1,171	20.1%	12.6%
	Vacancy	5.1%	4.5%	6.4%	3.8%	4.8%		
EKC cities	***Avg Rent***	***n/a***	***n/a***	***$953***	***$1,192***	***$1,362***	***n/a***	14.3%
	Vacancy	***n/a***	***n/a***	***6.3%***	***4.1%***	***3.8%***		
King County	Avg Rent	$501	$792	$845	$1,033	$1,173	30.4%	13.6%
	Vacancy	4.4%	3.7%	6.7%	4.9%	3.3%		
KC Median Income		$41,500	$65,800	$77,900	$85,600	$86,700	30.1%	1.3%

H.71

Exhibit Q-1: New Accessory Dwelling Units (ADUs), 1994–2011

Puget Sound Regional Council

	TOTAL	ADUs per 1,000 SF Detached Homes
Beaux Arts	**2**	14.7
Bellevue	**109**	4.0
Bothell	**2**	0.3
Clyde Hill	**3**	3.1
Hunts Point	**-**	-
Issaquah	**36**	6.4
Kenmore	**33**	6.0
Kirkland	**123**	11.7
Medina	**1**	0.9
Mercer Island	**218**	30.8
Newcastle	**26**	9.5
Redmond	**11**	1.1
Sammamish	**10**	0.8
Woodinville	**1**	0.4
Yarrow Point	**-**	-
EKC cities Total	***575***	***6.1***

Exhibit Q-2: Adult Family Homes and Assisted Senior Housing, 2013

Washington Department of Social and Health Services

	Licensed Adult Family Homes		Licensed Nursing Homes		Licensed Assisted Living Facilities		Independent Living/ Other		Combined Beds
	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds	per 1,000 Seniors
Bellevue	126	724	2	183	11	685	2	227	58.7
Bothell	76	438	1	99	5	349	1	120	122.6
Issaquah	16	89	3	293	4	267	1	133	115.8
Kenmore	21	117	-	-	2	106	-	-	43.3
Kirkland	60	333	1	190	6	397	-	-	82.9
Mercer Island	7	34	2	143	4	178	-	-	46.0
Newcastle	4	24	-	-	2	75	-	-	45.0
Redmond	25	139	2	200	7	502	2	2,472	328.0
Sammamish	11	63	-	-	-	-	-	-	8.3
Woodinville	10	59	2	12	4	75	1	91	92.6
Total	**356**	**2,020**	**13**	**1,120**	**45**	**2,634**	**7**	**3,043**	**85.5**

Exhibit Q-3: Subsidized Housing and Housing with Rent or Resale Covenants, 2010

ARCH

City	King County Housing Authority HUD (1)	Tax Credits (2)	Bonds (3)	Vouchers (4)	ARCH Trust Fund	Privately-Owned (5)	City Incentives (6)	Total
Bellevue	387	396	913	978	850	242	223	3,989
Bothell	62	119		114	69	18	-	382
Issaquah	40			111	325	162	104	742
Kenmore	91				83	70	-	244
Kirkland	182			218	186	215	31	832
Mercer Island	-			5	59		-	64
Newcastle	-				12		-	12
Redmond	142			253	747	104	185	1,431
Sammamish	-			28	-		-	28
Woodinville	30			28	100		20	178
Total Units	**934**	**515**	**913**	**1,735**	**2,431**	**811**	**563**	**7,902**
Percent	12%	7%	12%	22%	31%	10%	7%	

1. Families living in HUD-funded units pay 30% of their incomes to the Housing Authority for rent.
2. Families pay rent set according to a percentage of area median income (usually 60% AMI, or less).
3. Families pay rent set according to a percentage of area median income (usually 80% AMI, or less).
4. Families rent apartments at Fair Market Value using 30% of their incomes, and pay the balance with vouchers.
5. Includes publicly funded prior to or outside ARCH and old privately owned HUD subsidized.
6. Incentives do not include ADUs because no covenant.

Exhibit Q-4: East King County Efforts toward *10-Year Plan to End Homelessness*

Eastside Homeless Advisory Committee

	Existing in 2005	Dedicated Units or Beds	Leasing Existing Housing	In Develop-ment	Total Increase	Goal
Single Adults	30	21	100	23	144	820
Families	134	113	46	16	175	930
Youth and Young Adults	67	31	21	10	62	96
Total	**231**	**165**	**167**	**49**	**381**	**1,846**

H.73

Exhibit R-1: Housing and Employment Targets, 2006–2031

King County

Jurisdiction	Housing Units	Employees
Beaux Arts Village	3	3
Bellevue	17,000	53,000
Bothell (King Co. part)	3,000	4,800
Clyde Hill	10	0
Hunts Point	1	0
Issaquah	5,750	20,000
Kenmore	3,500	3,000
Kirkland (incl 2011 annexations)	8,570	20,850
Medina	19	0
Mercer Island	2,000	1,000
Newcastle	1,200	735
Redmond	10,200	23,000
Sammamish	4,000	1,800
Woodinville	3,000	5,000
Yarrow Point	14	0
EKC cities	***58,267***	***133,188***
Uninc. East King Co.	3,750	850
East King Co. total	***62,017***	***134,038***
Seattle	86,000	146,700
King County	233,077	428,068

Exhibit R-2: Permit Activity and Housing Targets

Jurisdiction	1992-2012 Target* Total	1992-2011 Net Units Permitted	2001-2022 Target Total	2001-2011 Net Units Permitted	2001-2022 Target Average	2001-2011 Permits Average	2006-2031 Target Total	2006-2011 Net Units Permitted	2006-2031 Target Average	2006-2011 Permits Average
Beaux Arts	0	4	3	4	0.2	0	3	0	0.1	0
Bellevue	8,727	12,952	10,117	6,344	506	577	17,000	4,408	680	735
Bothell (KC Part)	1,951	2,580	1,751	891	88	81	3,000	548	120	91
Clyde Hill	12	45	21	81	1	7	10	7	0.4	1
Hunts Point	4	15	1	11	0.1	1	1	-3	0.0	-1
Issaquah	3,380	6,752	3,993	4,764	200	433	5,750	2,023	230	337
Kenmore	1,082	1,499	2,325	1,289	116	117	3,500	528	140	88
Kirkland	5,837	6,095	5,480	3,241	274	295	8,570	1,359	343	227
Medina	17	88	31	53	2	5	19	-4	1	-1
Mercer Island	1,122	1,611	1,437	1,258	72	114	2,000	430	80	72
Newcastle	833	1,292	863	808	43	73	1,200	231	48	39
Redmond	11,617	7,693	9,083	4,481	454	407	10,200	2,027	408	338
Sammamish	n/a	3,574	3,842	2,874	192	261	4,000	651	160	109
Woodinville	1,797	1,860	1,869	1,161	93	106	3,000	587	120	98
Yarrow Point	18	37	28	30	1	3	14	8	1	1
EKC Cities	***36,395***	***46,097***	***40,844***	***27,290***	***2,042***	***2,481***	***58,267***	***12,800***	***2,331***	***2,133***
Seattle	53,742	64,955	51,510	39,654	2,576	3,605	86,000	21,770	3,440	3,628
Uninc. King Co.	33,501	48,104	13,405	17,714	670	1,610	15,850	5,247	634	875
King County Total	197,184	204,747	152,332	109,951	7,617	9,996	233,077	50,769	9,323	8,462

* Per adopted local Comprehensive Plan (Note: midpoint used if capacity stated as a range).

H.75

Exhibit S-1: Affordable Housing Created, 1993–2012

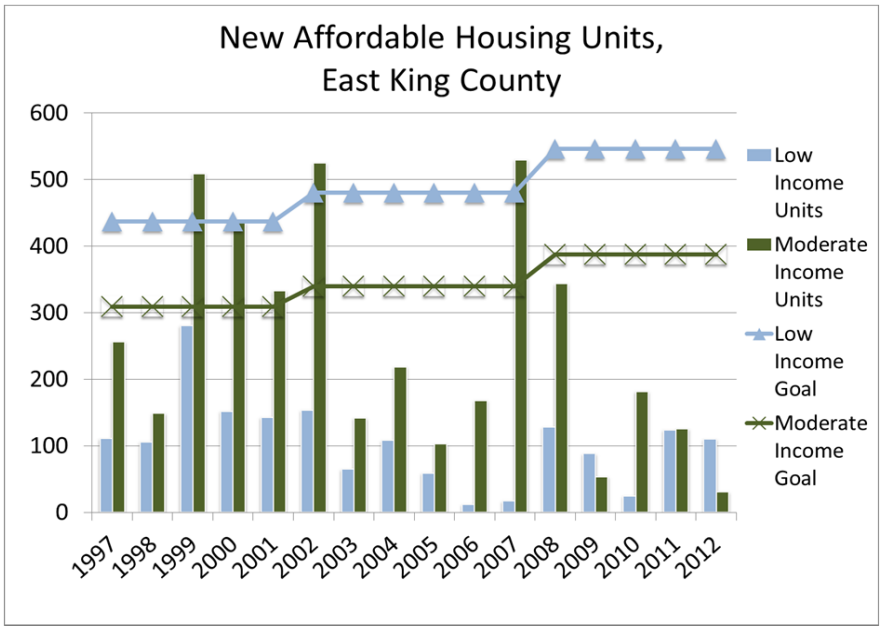
ARCH

	Low Income (50% of Median Income)				Moderate Income (51% - 80% of Median Income)				Total Low and Moderate Income
	Direct Assistance	Land Use Incentives	Market	Sub-total	Direct Assistance	Land Use Incentives	Market	Sub-total	
Beaux Arts	0.1	0	0	0.1	0.0	2.0	0.0	2.0	2.1
Bellevue	939	0	8	947	543	413	1,139	2,095	3,043
Bothell	126	0	0	126	86	2	643	731	857
Clyde Hill	4.5	0	0	4.5	1.8	3.0	0	4.8	9.3
Hunts Point	0.5	0	0	0.5	0.1	0	0	0.1	0.5
Issaquah	187	4	0	191	30	196	251	477	668
Kenmore	88	0	0	88	78	31	51	160	248
Kirkland	330	3	43	376	172	155	199	526	902
Medina	3.4	0	0	3.4	0.5	1.0	0	1.5	4.9
Mercer Island	59	0	0	59	8	214	10	232	291
Newcastle	23	0	0	23	3	21	2	26	49
Redmond	276	3	0	279	405	240	334	979	1,258
Sammamish	6	0	0	6	1	6	0	7	13
Woodinville	61	0	0	61	1	32	153	186	247
Yarrow Point	0.7	0	0	0.7	0.1	0	0	0.1	1
EKC cities	***2,104***	***10***	***51***	***2,165***	***1,330***	***1,316***	***2,782***	***5,428***	***7,593***

Note: "Direct Assistance" shows city financial support, not necessarily location.

Exhibit S-2: New Affordable Housing Units, East King County

ARCH



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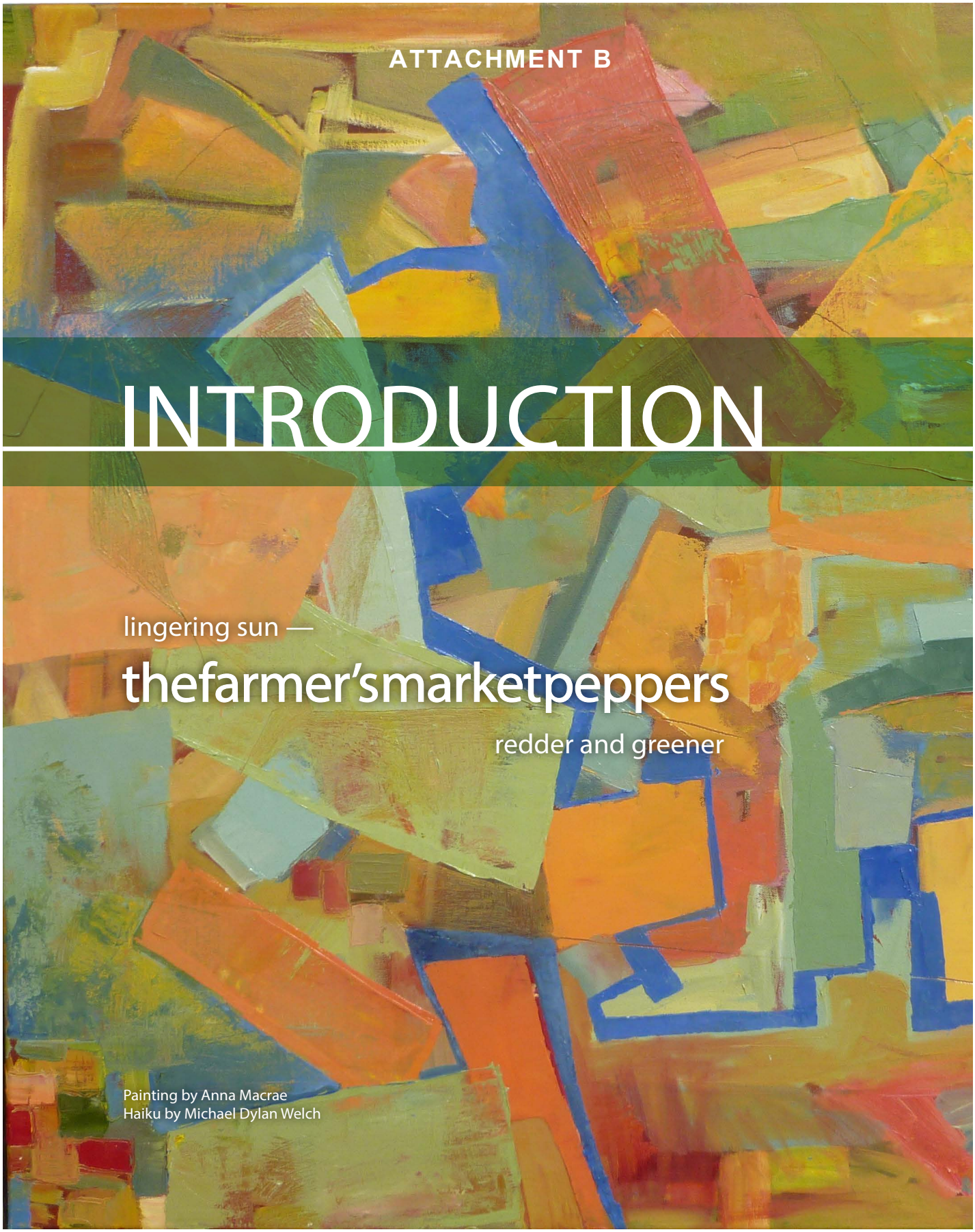

ATTACHMENT B
INTRODUCTION
lingering sun —
thefarmer'smarketpeppers
redder and greener
Painting by Anna Macrae
Haiku by Michael Dylan Welch

INTRODUCTION

Introduction

Welcome to the City of Sammamish Comprehensive Plan! This plan looks forward to 2035, provides a vision for the future, identifies goals and policies to achieve that vision, creates a basis for the City's regulations, and guides future decision-making.

This plan builds on the City's 2003 Comprehensive Plan, responds to community needs, and fulfills the Washington Growth Management (GMA) requirements for periodic review. It also conforms to King County's Countywide Planning Policies and guidance from the Puget Sound Regional Council Vision 2040.

> Have a plan. Follow the plan, and you'll be surprised how successful you can be.
>
> Paul "Bear" Bryant

What is a Comprehensive Plan?

In short, it's a blueprint for the future character of the city. It guides decisions on land use, transportation, housing, capital facilities, parks, and the environment. It also sets standards for roads and other infrastructure, identifies how they'll be paid for, and establishes the basis for zoning and development regulations.

As suggested by the word "comprehensive," this plan encompasses topics that address the physical, social, and economic health of the City. A comprehensive plan takes a long-range perspective, in this

case looking 20 years into the future. For this reason, guidance is intentionally general, providing broad direction, but not prescribing specific implementation measures or regulatory actions. A plan is also a living document, adaptable to evolving conditions, and offering a framework for the consideration of policy changes.

What's in the Comprehensive Plan?

As established by the GMA, the City is required to include chapters that address land use, housing, transportation, capital facilities, utilities and shorelines. The City may also include chapters on other topics of local importance. In this case, the City of Sammamish has opted to include chapters on the environment and parks.

In addition to this introduction, the Sammamish Comprehensive Plan contains eight chapters, or elements, with goals and policies identified for each element. The goals and policies are numbered and labeled according to their respective elements. Goals and policies are aspirational and provide the means for Sammamish to grow and prosper and yet maintain the unique character of the city for current and future generations. The contents of each element are briefly summarized below.

ELEMENT	ELEMENT FOCUS
Land Use	Land use capacity to meet projected growth, compatibility, environmental protection, sense of community, community character
Environment & Conservation	Environmental stewardship, protection of habitat areas, natural hazards, wetland protection, preservation of surface and groundwater quality, air quality and climate change, sustainability, and forested character
Housing	Housing capacity to meet projected growth, housing preservation, provision of a range of housing types to serve diverse needs and all economic segments of the community
Transportation	Transportation to support land uses envisioned by the Comprehensive Plan, including movement of people and goods
Utilities	Telecommunications, electricity, water and sewer service, and stormwater systems
Parks, Recreation, Open Space	Parks, recreation, open space; athletic fields; recreation facilities as established in the City's adopted Parks, Recreation and Open Space Plan
Capital Facilities	Facilities and infrastructure needed for public services that will support planned population and employment
Shoreline	Shoreline use, environmental protection of shoreline areas, and public access as established in the City's adopted Shoreline Master Plan

Art in the Comprehensive Plan

In the summer of 2014, the City of Sammamish Arts Commission issued a call to artists for artwork in the Comprehensive Plan. Suggestions for types of artwork to help enhance the Comprehensive Plan included photography, short poetry, and abstract designs. Ultimately, the City selected two submittals, both from residents of the City of Sammamish.

From the Ashes, a 36' by 36" abstract in oil paint, was submitted by Anna Macrae. Macrae is a third generation artist, born and educated in England, she has lived in Sammamish since 2001. She is a lifelong artist, and from an early age she surrounded herself with art making. She gained qualifications in Civil Engineering, and now focuses on her true passion for the arts.

Macrae is a process driven artist. Her work is generated in response to the materials that she uses, together with the techniques and processes that she has developed. Her website is www.annamacrae.com.

As the artist describes From the Ashes,

> This piece references the building of neighborhoods and communities. It shows strong color blocks in patterns that describe an evolving City landscape. It shows some areas that are more densely populated with mark making, and others with open spaces. It also shows areas of overlapping information and others where you can still see the history of what was there before.
>
> The piece is built up of many layers of oil paint, for color and surface interest. There is a richness of marks, some with a brush and some with a platelet knife, and the application of the paint runs from thick to thin.

From the Ashes is shown on the following page, and excerpts from the piece are shown at the start of each plan element.

Samples of short verse, submitted by Michael Dylan Welch, are also included at the start of each element which represents his varied impressions of life in this city. Welch is poet laureate for Redmond, Washington, and lives in Sammamish. He is founder of National Haiku Writing Month, runs SoulFood Poetry Night in Redmond, and is a curator of Eastside Writes and Redmond Association of Spokenword readings. He has published numerous books of poetry, and his poems have appeared in hundreds of journals and anthologies. His website is www.graceguts.com.

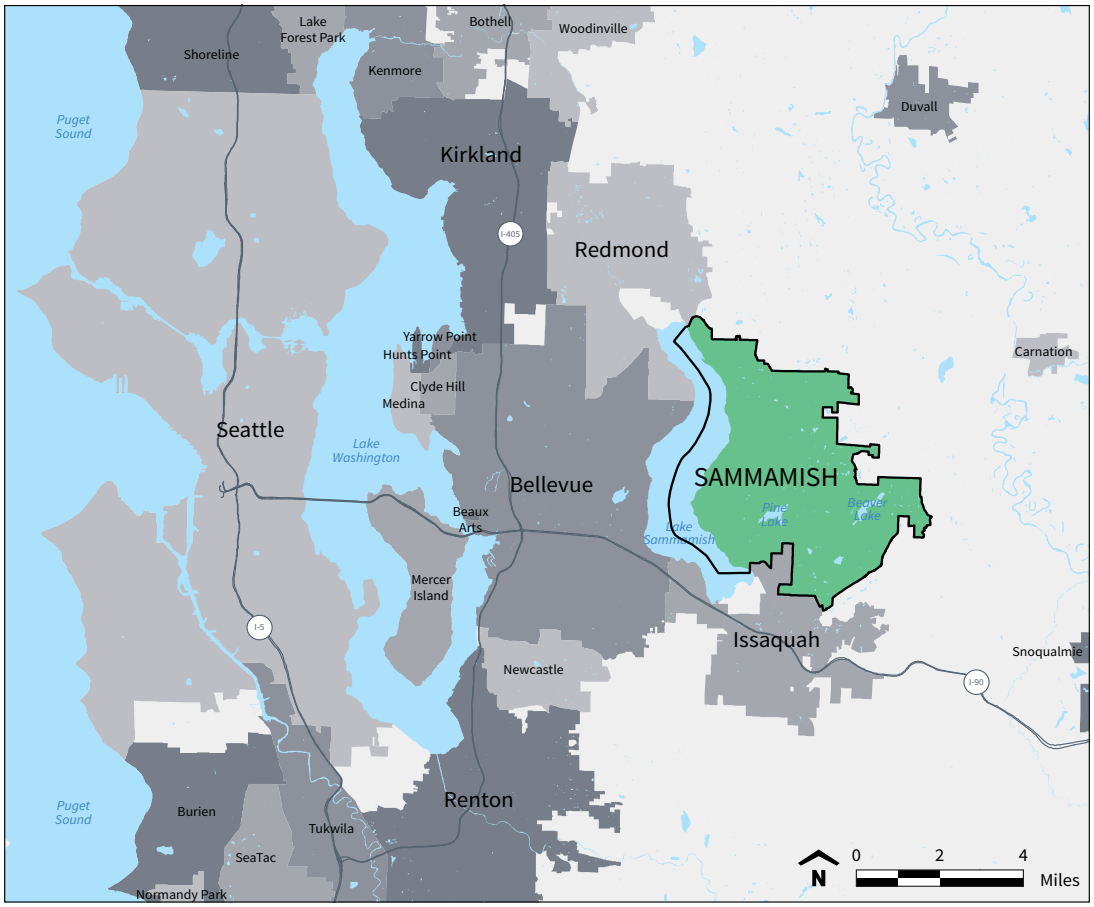
From the Ashes
by Anna Macrae

About Sammamish

A Snapshot of Sammamish

The City of Sammamish is located west of the Cascade Mountains in the Puget Sound region, about 20 miles east of Seattle. The city takes its name from Lake Sammamish, a picturesque body of water that forms the city's western border. To the south, Sammamish is bordered by Issaquah, to the north by Redmond, and to the east, by rural King County. Sammamish covers 22 square miles, measures almost seven miles north to south, and six miles east to west. Including Lake Sammamish, there are three major lakes in the city. The other two are Pine Lake and Beaver Lake.

City of Sammamish
Vicinity Map



2016 SAMMAMISH POPULATION:

60,000

(estimated population, including 2016 annexation of Klahanie and adjacent neighborhoods)

In 2012, Sammamish had a population of 47,420 residents. The City's population and housing stock is oriented to families with children; roughly one-third of the population is under the age of 18. Comparatively, the numbers of young adults under the age of 30, and older adults over the age of 65, are relatively small.

Sammamish is largely a low-density residential city, with about 60 percent of its land area developed in single-family residences. Commercial and multi-family uses occupy about three percent of the land area. About 11 percent of the city is vacant land.[1]

Additional information about Sammamish can be found in the City of Sammamish Community Profile, January 2014 (please see the Introduction Element Background Information).

A Short History

Incorporated in 1999, Sammamish is the area's newest city. While the city itself is still quite young, the land it occupies has a long history. The shore of Lake Sammamish was home to bands from both the Duwamish and Snoqualmie tribes for at least 13,000 years. These early residents are part of the Lushootseed-speaking peoples, which includes tribes from around the Puget Sound watershed, including the Tulalip, Skagit, and Sauk-Suiattle to the north and the Skykomish, Suquamish, Muckleshoot, Puyallup, Nisqually, and Sahewamish in the south.

Snoqualmie tribal members, Inglewood (later Sammamish), ca. 1900 (courtesy Issaquah Historical Society, neg. no, 86-18-306)

The tribes lived off many plants and animals that are familiar to us today, practicing a kind of agroecology involving productivity, stability, sustainability and equitability. They deliberately managed the landscape to produce more of what was useful to the tribe for clothing, shelter, food, and healing, while retaining other native plants and keeping the stable forest ecosystem intact. Salmon was harvested from Lake Sammamish. A rich variety of vegetables such as nettle, cow parsnip, salmonberry and thimbleberry shoots; roots such as camas, onion, riceroot, wapato, and fern roots; and berries such a salal, salmonberry, dewberry, blueberry, huckleberry and serviceberry were gathered. Animals, including deer, elk, beaver, bear and cougar, were hunted for food and other resources. The western red cedar was a key resource. The wood provided the building material for canoes. Fibers from the bark was made into rope and baskets. Oils from the tree's wood provide insect repellant. And leaves from the western red cedar were used for medicinal and other purposes.

[1] Washington State Department of Ecology. 2010 land use GIS dataset.

Pioneer settlement by European-Americans began in the 1870s. Newcomers cleared land for agriculture on homesteads, with some later moving on to other enterprises. Among other things, the new farmers raised hops. They also employed some native people on these farms. Logging became the main industry at the end of the 19th century, with the Monohon Mill opening in the 1880s, and the Lake Sammamish Shingle Mill at Weber Point opening in 1898.

Inglewood (later Sammamish) logger, ca. 1900 (courtesy Issaquah Historical Society, neg. no. 86-18-242b)

By the 1930s, logging had declined, and Sammamish became home to several resorts, at both Pine Lake and Beaver Lake. Agriculture was still a major land use through the mid-20th century, but a major change came along when residential development began to take off in the 1960s. By the 1970s and 80s, the lakeside resorts had closed down and the area was dominated by single family homes, schools, and a nearby shopping/commercial center.

Docks at Pine Lake Resort, Sammamish Plateau, ca. 1958 (courtesy Sammamish Heritage Society)

By the 1980s, as the pace of development on the Sammamish plateau was accelerating, interest in incorporation or annexation to a neighboring city was also increasing. In the early 1990s, two separate elections, one for incorporation and one for annexation, were defeated. By the late 1990s, the path of incorporation emerged as the most viable option for the area to achieve cityhood. On November 3, 1998, nearly 8,000 citizens voted to create the City of Sammamish. At midnight on August 31, 1999, incorporation took effect and Sammamish became its own City.

Vision and Planning Framework

This section contains the City of Sammamish Comprehensive Plan Vision Statement and frameworks for sustainability and health, citizen participation and amending the Comprehensive Plan.

Sammamish Vision

A vision statement is an aspirational description of the future that the City is trying to achieve through its plans and actions. For this Comprehensive Plan, the vision statement should use words to paint a picture of the City of Sammamish in 2035.

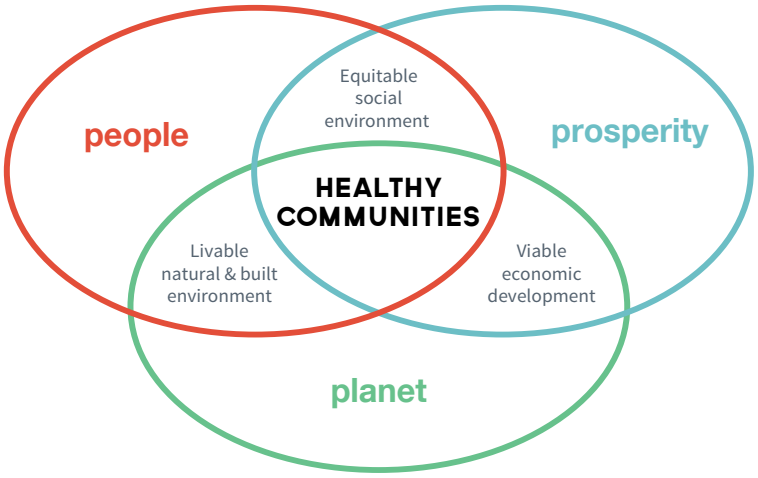
The City's 2003 Comprehensive Plan contains a vision statement that served as a good starting place for reviewing and considering

an updated vision to 2035. Citizens were asked what they value about Sammamish and helped to identify priorities for the future. Recognizing that, 20 years in the future, today's youth will be adults, middle and high school students also participated in helping to prioritize ideas for what Sammamish should be like in 2035. The City Council and Planning Commission reviewed these findings and used this information to develop the updated vision for the City.

> Sammamish is a vibrant bedroom community blessed with a well-preserved natural environment, a family-friendly, kid-safe culture, and unrivaled connectedness. From its expanding tree canopy, to its peaceful neighborhoods, to its multi-modal transportation resources, Sammamish captures the best of the past even as it embraces a burgeoning digital future and meets housing affordability through balanced, sustainable housing. It is a state-of-the-art community—engaged, responsive and generous in its support for the full range of human endeavor.

Health and Sustainability

Healthy and sustainable places are built on a foundation that considers the needs of the community with respect to environmental quality, economic vitality and social equity. As shown in the diagram below, these characteristics are also referred to as people, prosperity and planet. Healthy and sustainable communities are in balance with respect to people, prosperity and planet.



The City of Sammamish has prioritized sustainability and health as an overriding goal for the Comprehensive Plan. The Health and Sustainability Framework, shown below, is the foundation for incorporating health and sustainability goals and policies throughout the Comprehensive Plan. In each element, goals and policies that focus specifically on sustainability and healthy communities are highlighted with the icon at right. These goals and policies are also consolidated on the following pages in Table I–1, Sustainability Goals and Policies.

In each element, goals and policies that focus specifically on sustainability and healthy communities are highlighted with this icon.

Framework for Health and Sustainability

HS.1 Create and protect healthy habitat.

HS.2 Maintain a diverse ecosystem supporting a variety of wildlife.

HS.3 Maintain Sammamish's forested character.

HS.4 Conserve energy usage in buildings.

HS.5 Conserve water and protect water quality.

HS.6 Protect air quality.

HS.7 Reduce energy consumption and emissions related to mobility.

HS.8 Foster healthy neighborhoods and promote a citywide culture of environmental and human health.

HS.9 Promote sustainable development through the use of environmentally sensitive building techniques and low impact stormwater methods.

HS.10 Minimize the paved area of rights-of-way to the minimum infrastructure required for mobility and safety.

HS.12 Promote inclusive citizen involvement in shaping decisions for Sammamish's future.

HS.13 Support a regional economy that provides opportunities for economic vitality.

Table I–1
Sustainability Goals and Policies

ELEMENT	SUSTAINABILITY GOALS AND POLICIES*	
Land Use	Goal LU.6	Promote development design that maintains a harmonious relationship with the natural environment.
	Goal LU.7	Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.
	Goal LU.9	Encourage sustainable development.
	Goal LU.11	Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.
Environment & Conservation	Goal EC.1	Serve as a leader in environmental stewardship of the natural environment for current and future generations.
	Goal EC.2	Protect people, property and the environment in areas of natural hazards.
	Goal EC.3	Protect wetlands and other water resources from encroachment and degradation and encourage restoration of such resources.
	Goal EC.4	Protect and promote a diversity of plant, pollinator and animal species habitat in Sammamish.
	Goal EC.5	Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.
	Goal EC.6	Improve and preserve air quality.
	Goal EC.7	Support regional efforts in mitigating and adapting to climate change.
	Goal EC.8	Sammamish is a sustainable city.
	Goal EC.9	Increase the sustainability and efficiency of building practices in Sammamish.
	Goal EC.10	Maintain and improve the City's forested character.
Housing	Policy H.2.9	Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.
	Policy H.2.12	Promote location-efficient and energy-efficient housing choices through incentives and other means.

ELEMENT	SUSTAINABILITY GOALS AND POLICIES*	
Transportation	Goal T.2	Greater Options and Mobility. Invest in transportation systems that offer greater options, mobility and access in support of the city's growth strategy.
	Goal T.4	Sustainability. Design and manage the city's transportation system to minimize the negative impacts of transportation on the natural environment, to promote public health and safety, and to achieve optimum efficiency.
Utilities	Goal UT.5	Encourage the use of innovative measures and new technologies to reduce overall demand and enhance service to city residents.
	Goal UT.6	Encourage conservation of water and protect water quality.
Parks, Recreation, Open Space	Goal P.5	Maintain Sammamish parks and recreation facilities to ensure longevity of assets, a positive aesthetic and sensory experience, preservation of habitat and natural systems, and safety for park patrons.
Capital Facilities	Goal CF.4	Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness, and sustainability.
Shoreline	Shoreline goals and policies that address the following topics: • Conservation • Shoreline Restoration and Enhancement • Critical Areas and Environmental Protection • Flood Hazard Reduction • Restoration and Enhancement • Shoreline Vegetation Conservation • Site Planning • Water Quality, Stormwater and Nonpoint Pollution	

*Please note that supporting policies for each of the listed goals also support sustainability and health.

Regional Planning and Vision 2040

The Sammamish Comprehensive Plan was developed to support and help implement the multicounty policy guidance of Vision 2040. The following briefly summarizes how the city's Comprhensive Plan advances the overall direction established by Vision 2040.

A systems approach emphasizes an understanding of the interdependent and interactive relationships between the elements of the comprehensive plan.

Sammamish's comprehensive plan advances a sustainable approach to growth and future development. The plan incorporates a systems approach to planning and decision-making that addresses protection of the natural environment. The plan commits to maintaining and restoring ecosystems, through steps to conserve key habitats, maintain and protect surface and groundwater resources and reduce greenhouse gas emissions. The plan includes provisions that ensure that a healthy environment remains available for future generations in our city.

The comprehensive plan has been updated based on residential and employment targets that align with Vision 2040. The plan identifies the targeted number of housing units in the city for the year 2035.

The comprehensive plan addresses each of the policy areas in Vision 2040. Comprehensive plan policies address habitat protection, water conservation, air quality, and climate change. Environmentally friendly development techniques, such as low-impact development are supported. The plan calls for compact urban development and includes development standards for mixed use development. The housing element commits to expanding housing production at all income levels to meet the diverse needs of both current and future residents. Economic development policies focus on development of designated commercial centers, and support a distinctive community character and high quality of life as key economic development drivers. The transportation element advances cleaner and more sustainable mobility, with provisions for complete streets, alternatives to driving alone and community health. Transportation planning is coordinated with neighboring jurisdictions, including level-of-service standards and concurrency provisions. Public service policies emphasize sustainability and conservation. The comprehensive plan also addresses local implementation actions in Vision 2040, such as co-location of public facilities and housing targets.

Citizen Participation

An active public participation program was an essential part of the 2015 comprehensive plan re-write. The goals of public outreach were to:

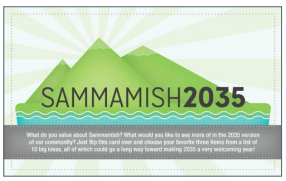
- Encourage participation among a wide range of citizens
- Obtain meaningful, productive and substantive input to the content of the comprehensive plan
- Communicate to participants how their input affects decisions
- Engage the public in resolving conflicts among competing interests
- Build a framework that encourages a sustained dialog
- Evaluation and document participation throughout the life of the project

In order to achieve these goals, the City undertook a wide variety of activities. Major components of the City's outreach program included:

1. Traveling Exhibit and Materials. Traveling materials were intended to reach out to community members who may be interested in the comprehensive plan, but not able to attend traditional public meetings or workshops. Materials included:

- Tabletop Display. Early in the planning process, traveling tabletop display was developed to describe the Comprehensive Plan rewrite, what it is, why it matters to City residents and inviting input. The tabletop display was circulated through multiple venues in the City, including the library, coffee shops, grocery stores, the Arts Fair, the Farmers' Market, and City Hall. City staff and Planning Commissioners typically accompanied the display in order to answer questions and engage directly with citizens about issues of interest.
- Postcard/questionnaire. During the visioning process, a postcard/questionnaire was developed to engage citizens in questions about their preferences for the future of the community. Staff took the questionnaire to local activity areas and events, such as the South Sammamish Park & Ride, grocery stores and the Nightmare at Beaver Lake.
- Posters. As the Planning Commission was developing preliminary recommendations, a series of posters were prepared and posted on a rotating basis throughout the City. Posters described each draft element, the "big ideas" contained in each draft element and invited input on these issues. Each poster also included a QR code for easier

Traveling tabletop display



Postcards posed questions about potential future priorities and asked citizens to select their top three priorities

connection to the City's website. Posters were displayed at many of the same venues described above, including the Farmers Market, library, retail centers and City Hall.

- Project brochure. A project brochure provided basic project information and invited input in the planning process. The brochure was used at multiple venues.

Additional information about some of these outreach activities can be found in the City of Sammamish Community Profile (2014).

"Big ideas" from each draft element were described on a series of posters displayed at various venues and events

What concerns do you have for the future?

We want to reach as many people as possible, so please let us know how you would like to be involved. **What is the best way to engage with you as we plan for the future?**

For project updates (optional)
Name _____
Address _____
_____
email _____

Questions or comments?
Please contact Project Manager Emily Arteche at (425) 295-0522 or earteche@sammamish.us

Please cut along dotted line

How do I get involved?

First off, consider the questions on the postcard and mail in your thoughts. Or click the QR code below to provide your comments online.

In addition, you are invited to participate in public events, workshops and Planning Commission meetings. We welcome your comments. Look on the City's website for the latest info (link below), such as where we are in the process, details about upcoming events, a listserv sign-up for email notices and additional background information.

On the web
www.ci.sammamish.wa.us/departments/communitydevelopment/ComprehensivePlan.aspx

Questions?
Contact Emily Arteche, City Project Manager at (425) 295-0522 or earteche@sammamish.us

AUTUMN 2013

SAMMAMISH Comprehensive Plan Rewrite

What's this all about?

Sammamish is rewriting the City's Comprehensive Plan as required by the Washington State Growth Management Act (GMA). The updated plan will look 20-years to the future and include generalized policy guidance to help achieve the City's desired future. We are just starting the planning process and — over the next year — we look forward to hearing your thoughts on our City's future.

Look inside for more about... SAMMAMISH2035

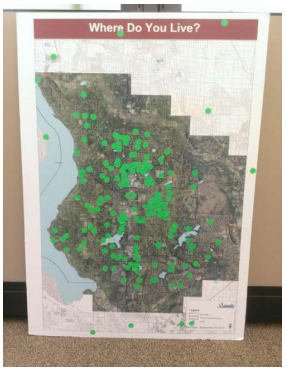
Project brochure

2. Speaker's Bureau. Using content based on the traveling exhibit, the speaker's bureau was used to present information about the Comprehensive Plan rewrite at regular meetings of boards, commissions and community organizations. The presentations were an important opportunity for providing accurate and timely information to members of the community. Materials used at speaking events included a slide presentation and project brochure.

3. Web page. The City's web page was used to describe the Comprehensive Plan rewrite purpose, process and opportunities to participate. Background materials and draft comprehensive plan elements were posted on an ongoing basis and comments were invited. Web visitors could also sign up on an email alert list.

4. Email alerts. Email alerts containing project updates, alerting citizens of major events, and inviting comment on draft work products were sent out on an ongoing basis over the course of the project. An estimated 1,000 email addresses are included on this list.

5. On-line Survey. The website was used to survey citizens about a future vision statement and key issues/concerns related to each element of the comprehensive plan. Questions were timed so that responses could be provided to the Planning Commission as they were reviewing the element that pertained to the questions. Survey questions were not designed as a statistically significant research tool, but just as another indication of public opinion and opportunity for interested parties to engage in the process.



A large map of the city invited passers-by to find their home on the map at popular public venues to build awareness of the comprehensive plan and encourage community engagement

Youth provide feedback about their vision for Sammamish in the future

6. Outreach to Schools. City staff met with middle and senior high school students at four different schools and the City's Youth Board to explain the planning process to students and solicit feedback on student perspective on important City issues and future vision. At each session, staff led an interactive exercise designed to identify the issues that were most important to the students.

7. Community Open Houses. Informal and interactive open houses were held at two different times to invite comments on preliminary plan goals and policies. Information about the key issues and direction of the plan were displayed and participants were invited to provide verbal or written comment. Invitations to these workshops were sent to the email alert list, printed in the City newsletter, posted to the website and printed in the newspaper.

8. Planning Commission meetings. Between late 2013 and adoption of the Comprehensive Plan in 2015, the Planning Commission met approximately 30 times to review information, discuss policy issues and make recommendations on policy direction. All meetings were open to the public and public comment was invited. Planning Commission meeting materials were also posted on the City's website.

Framework for Citizen Participation

Going forward, active citizen participation remains a vital component of the City's planning process. The framework for citizen participation is shown below.

CP.1 Encourage and facilitate user-friendly public participation in community decision-making.

CP.2 Consider the interests of the entire community in making decisions.

CP.3 Encourage and emphasize open communication between all parties when considering planning issues.

CP.4 Incorporate a variety of public outreach approaches to oversee major amendments to the Comprehensive Plan.

CP.5 Share information with the public about planning and development processes, how they interrelate, and how to provide effective input.

CP.6 Consider the interests of present and future residents over the length of the planning period when making decisions.

Amending the Comprehensive Plan

Comprehensive plans are dynamic living documents that require regular review and revision to ensure that they respond to changing needs of the community and respond to new federal or state law.

Visit www.sammamish.us for the most current version of the City's maps and GIS data.

The city's Development Code and Town Center Development Code (Sammamish Municipal Code Title 21A and 21B) is a major implementation tool for the Comprehensive Plan. The Development Code specifies the kinds of uses that are permitted in each zone and sets standards for all new development and re-development. Other parts of the Sammamish Municipal Code – Land Division, Surface Water Management, Public Works and Transportation, among others – play an important role in implementing the Comprehensive Plan.

The Comprehensive Plan also guides the location and sizing of infrastructure and other capital facilities, the placement of facility enhancements (decorative street lighting, for example) that affect community character, and the implementation of operational activities (recreational and cultural programming, for example) that affect community health, safety and character.

As noted before, comprehensive plan goals and policies provide guidance, but are intentionally written broadly to allow for flexibility in their future implementation. The City's approach to review and amendment to the Comprehensive Plan is described in the goals and policies below.

Monitoring key indicators will allow the City to track progress on Comprehensive Plan implementation and effectiveness of policies in order to ensure that policies remain current and relevant.

Framework for Implementing and Amending the Comprehensive Plan

IA.1 Consistent with GMA requirements, develop and document a strategy for implementation of the Comprehensive Plan, including a proposed schedule and priorities.

IA.2 Maintain the Comprehensive Plan to ensure that changing conditions, including changes in the community and changes to regional, state and federal policies and regulations are monitored and reflected in the plan.

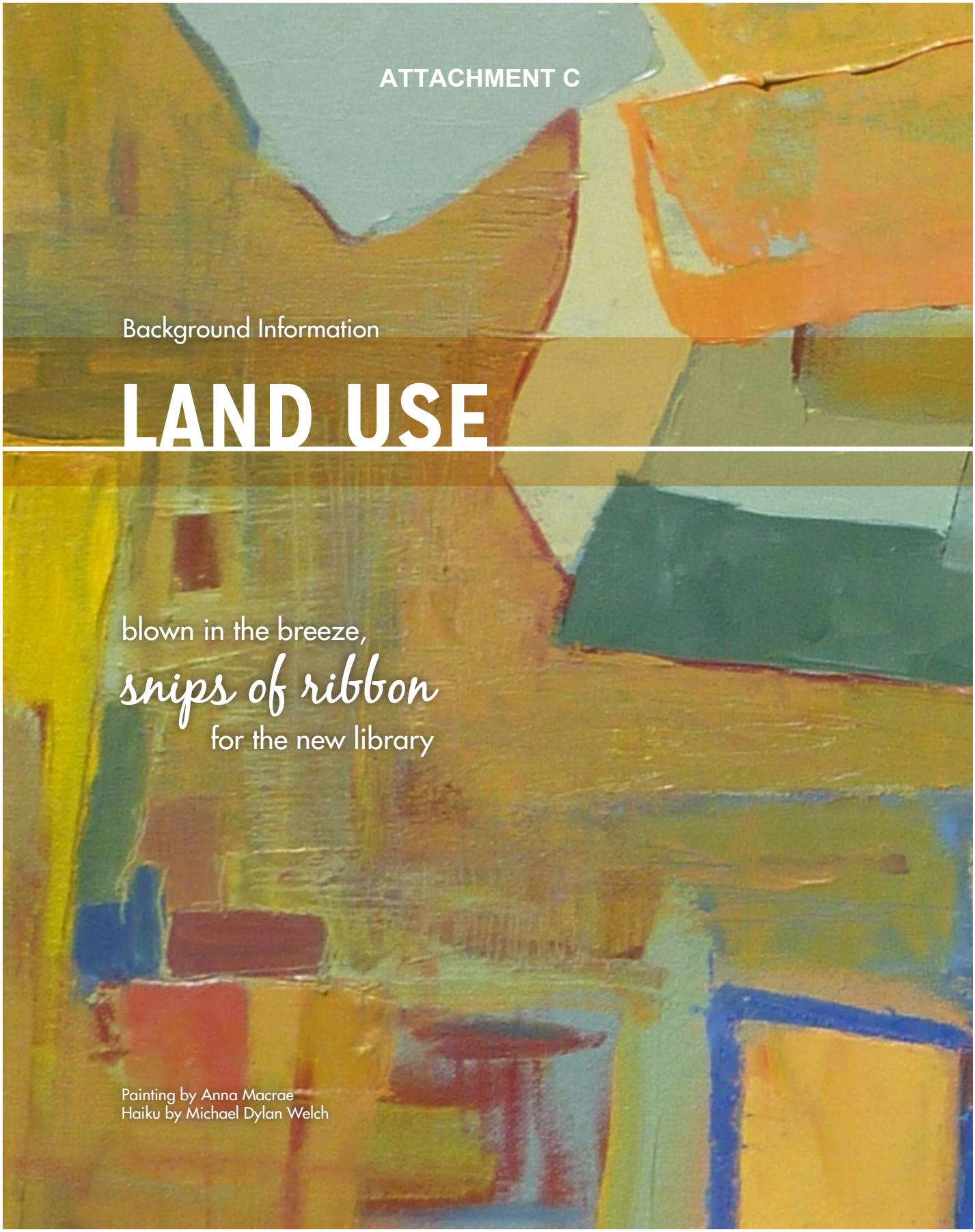
IA.3 Consider proposed Comprehensive Plan Amendments concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle as authorized in the Growth Management Act. All proposed Comprehensive Plan Amendments should include the following elements:

- a A detailed statement of what is proposed to be changed and why,
- b A statement of anticipated impacts of the change, including geographic area affected and issues presented,
- c A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply,
- d A statement of how the amendment complies with the Growth Management Act's goals and specific requirements,
- e A statement of how the amendment complies with regional and/or county goals and policies,
- f A statement of how the amendment complies with the Sammamish Vision Statement,
- g A statement of how functional plans and capital improvement programs support the change, and
- h Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

IA.4 Ensure proposed Comprehensive Plan policy amendments are accompanied by any related and required implementing actions.

IA.5 Implement a public participation strategy appropriate for each Comprehensive Plan amendment cycle, as established in the Citizen Participation Framework

IA.6 Ensure that the Comprehensive Plan, development regulations, City and other agency functional plans and budgets are mutually consistent and reinforce each other.



ATTACHMENT C

Background Information

LAND USE

blown in the breeze,
snips of ribbon
for the new library

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Background Information

LAND USE

Background and Context

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population growth, and must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) identifies features of a land use element as listed below. These features may be located in the land use element or other elements of a comprehensive plan.

a Designation of the proposed general distribution, location and extent of land for all projected uses

b Population densities, building intensities and estimates of future population growth

c Provisions for protection of the quality and quantity of ground water used for public water supplies

d Consideration of urban planning approaches to promote physical activity

e Review of drainage, flooding and stormwater runoff and guidance for discharges that pollute waters of the state.[1]

[1] WAC 365-196-405.

Item (d) is a new requirement since 2003; the remaining requirements were considered in the City's 2003 Comprehensive Plan.

Similarly, the Puget Sound Regional Council *Vision 2040* and King County Countywide Planning Policies (CPPs) provide guidance that were consulted as part of the Land Use Element rewrite.

Existing Conditions

See Volume I, Land Use Element Policy LU.1.3 on page 27.

Natural Environment

The natural features of the City of Sammamish influence land use. For instance, steep slopes and wetlands limit development potential. See Background Figure LU–1 for a map showing the City's steep slopes, wetlands and parks.

Existing Land Use

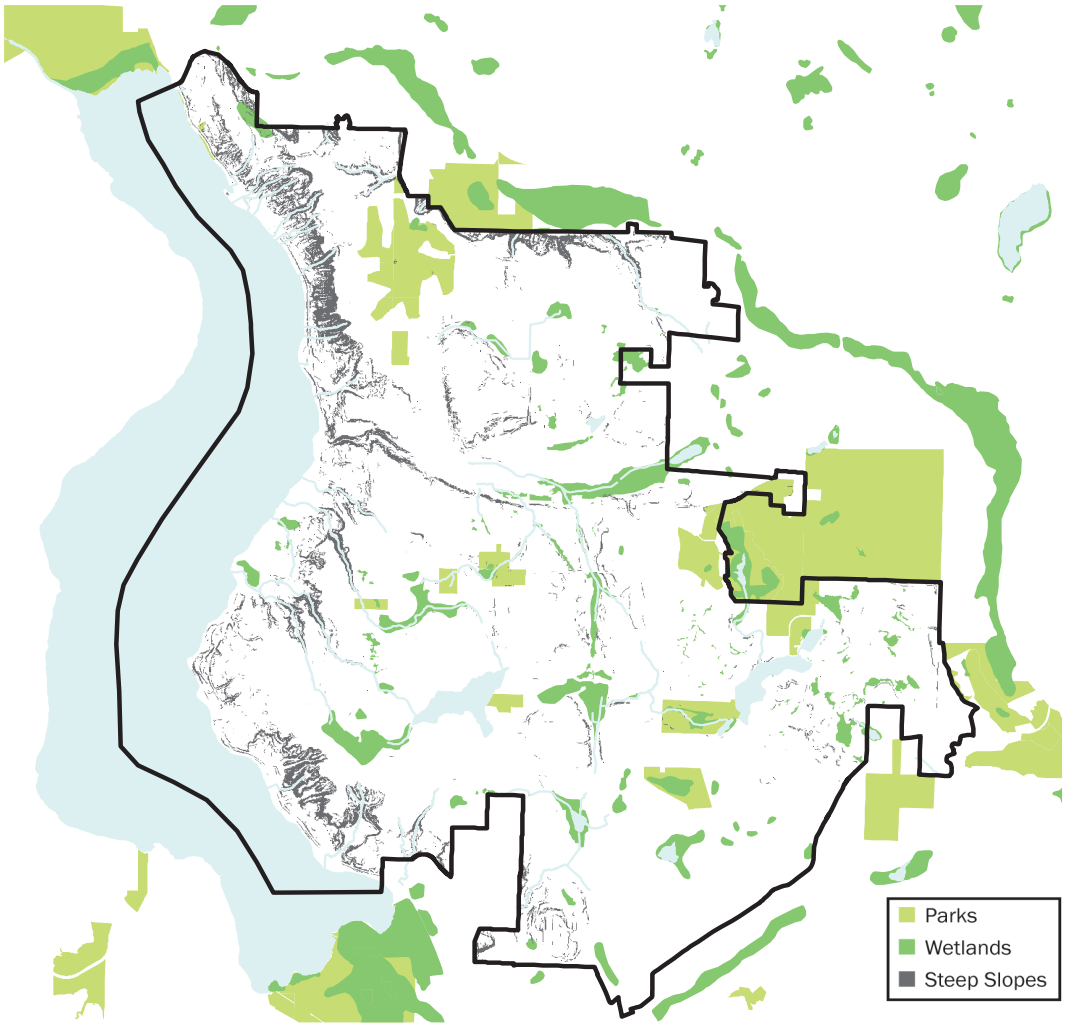
The City of Sammamish is 21.5 square miles, or 13,760 acres, including land and water area.[2] Sammamish is a low density residential community, with over one half of the area developed with single family residences. In addition to single family residences, primary land uses include vacant land, roads and open water. Together these categories comprise over 90 percent of the city's land area. Commercial, mixed uses and multifamily development are the smallest land uses in the City, occupying about one percent of land area, combined. These uses are clustered in three locations, including Inglewood Plaza, Pine Lake Village and Lakeside Plaza.

The City has four existing Potential Annexation Areas (PAA) in its unincorporated Urban Growth Area (UGA), shown in Figure LU–2 in the Land Use Element:

- Outlook—Located north of the Sahalee Country Club and Golf Course generally between Sahalee Way NE and Evans Creek Preserve. The area is an outlook and entrance for Evans Creek Preserve.
- 244th South—Located east of 244th Avenue NE generally between NE 19th Street and NE 8th Street. This area has a range of low density residential development and open space.
- Soaring Eagle Park—Currently in use as parkland.
- Aldarra Unplatted—This area consists of the golf course and open space.

[2] City of Samammish, http://www.sammamish.us/about/Statistics.aspx.

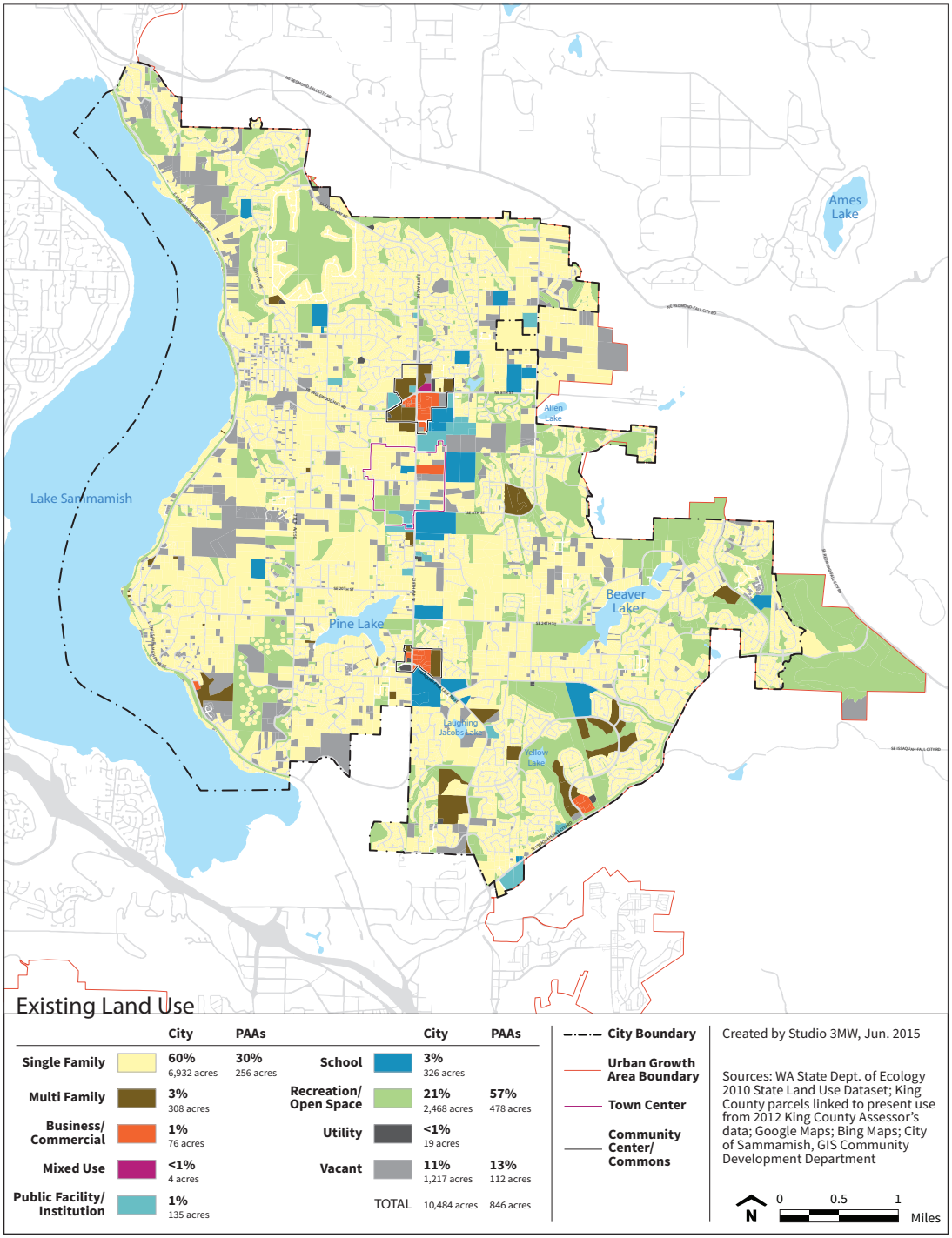
Background Figure LU–1
Sammamish Natural Features



Source: map created by Studio 3MW using data provided by the City of Sammamish in 2013.

The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Sammamish. Background Figure LU–2 on the following page shows the existing land uses and the acreage for each, based on the state's data.

Background Figure LU–2
Sammamish Existing Land Use and Acreage



Note: The Washington State Department of Ecology's 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by Studio 3MW.

Population

The population of Sammamish increased by 34% from 2000-2010 (over 10,000 people), over three times the percent change in King County's population (see Background Table LU–1). Assuming a constant growth rate, the City also grew annually at almost three times the rate of King County overall. It should be noted that annexations of unincorporated County areas account for some of the City's growth.

Background Table LU–1
City of Sammamish and King County Historic Population Growth Comparison

	2000	2010	PERCENT CHANGE 2000-2010	AVG. ANNUAL GROWTH
Sammamish	34,104	45,780	34%	3.0%
King County	1,737,034	1,931,249	11%	1.1%

Source: US Census (2000, 2010).

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Growth Targets

The state sets targets for the amount of growth counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets were adopted as part of the King County Countywide Planning Policies and then subsequently extended to the 2035 time horizon for use in the current planning process (see Background Table LU–2).

Background Table LU–2
Sammamish Growth Targets

	2006-2031 TARGETS	2015-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Land Capacity

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. In 2013, the City had available capacity for 5,120 housing units. Of this total, Town Center provided 2,000 residential units via zoning for higher density multifamily housing. The City of Sammamish has adequate residential capacity to meet the 2035 residential growth target of 4,640 units.

Town Center allows for a total of 600,000 square feet of commercial square footage. The City of Sammamish has adequate commercial capacity, assuming existing Town Center zoning, to meet the 2035 job target of 2,088 jobs.

Please see the excerpt of the 2014 King County Buildable Lands Report attached at the end of this section for additional information.

2003 Comprehensive Plan and Other Land Use Policy Guidance

The City of Sammamish's 2003 Comprehensive Plan, as amended, provides land use policy guidance. The policies in the Land Use Element reflect the following desired community attributes highlighted in the Vision Statement and Vision Ideals provided in the Introduction:

- Maintenance of a small town atmosphere and suburban development character
- Encouragement of community gathering spaces
- Respect for the character and integrity of existing neighborhoods
- Relationship of the natural environment to urban development
- Responsive government services with respect to development review

The City Council and Planning Commission also recently undertook a visioning process that resulted in a working vision to provide updated guidance for the comprehensive plan work.

The 2008 Sammamish Town Center Plan complements the City's 2003 Comprehensive Plan as amended and provides a vision and policy guidance for the Town Center area. It supports development of a Town Center that is a vibrant, urban, family-friendly gathering place in a healthy natural setting. Town Center is the only significant area in Sammamish for future commercial and employment growth and has the capacity to provide a range of cultural, shopping and dining options. Town Center also provides significant capacity for residential development and could provide alternative housing options for those who are not well-served by the traditional single family residence.

Land Use Map

The City's Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed (see Figure LU–1 in the Land Use Element). The contingent land uses for the PAAs and the City portion of Soaring Eagle Park are shown in the map inset. Contingent land uses for the Klahanie and Duthie Hill areas will be established through upcoming planning processes.

See Volume I, Land Use Element Policy LU.5.3 on page 31.

Land use designations, densities and intensities are as described below:

LAND USE DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	IMPLEMENTING ZONING DESIGNATIONS
Residential 1 (R-1)	1 unit/acre	R-1
Residential 4 (R-4)	4 units/acre	R-4
Residential 6 (R-6)	6 units/acre	R-6
Residential 8 (R-8)	8 units/acre	R-8
Residential 12 (R-12)	12 units/acre	R-12
Residential 18 (R-18)	18 units/acre	R-18
Town Center A	40 units/acre	TC A
Town Center B	20 units/acre	TC B
Town Center C	8 units/acre	TC C
Town Center D	20 units/acre	TC D
Town Center E	1 unit/acre	TC E
Neighborhood Business (NB)	8 units/acre	NB
Community Business (CB)	18 units/acre	CB
Office (O)	18 units/acre	P
Public Institution	—	

Current Zoning

According to the Sammamish Municipal Code, the City has ten zoning designations, within which there are a number of sub-zones.

See Volume I, Land Use Element Policy LU.1.1 on page 27.

Background Table LU–3
Sammamish Zoning Designations

ZONING DESIGNATIONS (OTHER THAN TOWN CENTER)	TOWN CENTER ZONING DESIGNATIONS
Urban Residential (R) **Note: sub-zones R-1 to R-18*	Mixed-Use (TC-A) **Note: sub-zones TC-A-1 to TC-A-5*
Neighborhood Business (NB)	Mixed Residential (TC-B)
Community Business (CB)	Lower Intensity Residential (TC-C)
Office (O) **Note: suffix to zone's map symbol*	*Civic Campus (TC-D)*
	Reserve (TC-E)

Sources: King County, 2013; City of Sammamish, 2014.

Half of these are specific to the Town Center area, and the other half apply to the remainder of the community (Background Table LU–3).

Within the urban residential (R) zoning designation, there are a range of sub-zones that allow for different base densities of one dwelling unit to eighteen dwelling units per net acre. The goal of these zoning designations is to implement comprehensive plan goals and policies for housing quality, diversity and affordability and to effectively use urban land, public services and energy. The R-1 through R-8 zones provide for a mix of predominantly single family detached dwelling units. The R-12 through R-18 zones provide for a mix of predominantly apartment and townhouse dwelling units. Public uses such as parks and schools are permitted in the residential zones.

The purpose of the neighborhood business (NB) zone is to provide convenient daily retail and personal services for a limited service area and to provide for some residential development. Allowed uses include retail or personal services that can serve the everyday needs of a surrounding urban residential area. This zone also allows for mixed use developments that provide housing and retail services, and for townhouse developments as a sole use in certain cases.

The purpose of the community business (CB) zone is to provide retail and personal services for local service areas that exceed the daily convenience needs of adjacent neighborhoods but that cannot be served conveniently by larger activity centers. Allowed uses include small-scale offices; a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas; and mixed use housing and retail/service developments. Commercial uses with extensive outdoor storage or auto related and industrial uses are not allowed in this zone.

The purpose of the office (O) zone is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban residential development. This zone provides for higher building heights and floor area ratios, lower ratios of required parking to building floor area and excludes auto-oriented, outdoor or other retail sales and services that do not provide for the daily convenience needs of on-site and nearby employees or residents.

Town Center zoning designations reflect the Town Center Plan. The purpose of the mixed use (TC-A) zone is to develop a core mixed use area and smaller mixed use centers that are vibrant and walkable. Sub-zone TC-A-1 provides for uses that support a core mixed use area. Sub-zones TC-A-2 through TC-A-5 provide for uses that support smaller mixed use centers. The mixed residential (TC-B) zone provides for areas with a mixture of housing types that support the desired activities of adjacent mixed use zones, and also to provide opportunities for commercial development in certain cases. The lower intensity residential (TC-C) zone provides areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones. The civic campus (TC-D) zone provides for open space, recreational, civic uses and residential uses that serve the entire City. The reserve zone (TC-E) allows current uses to remain while preserving the opportunity for future development.

Background Figure LU–3 on the following page shows the City's zoning designations and total acreage for each of them. It also shows the contingent zoning designations for the City's four PAAs.

Avoiding Unconstitutional Takings

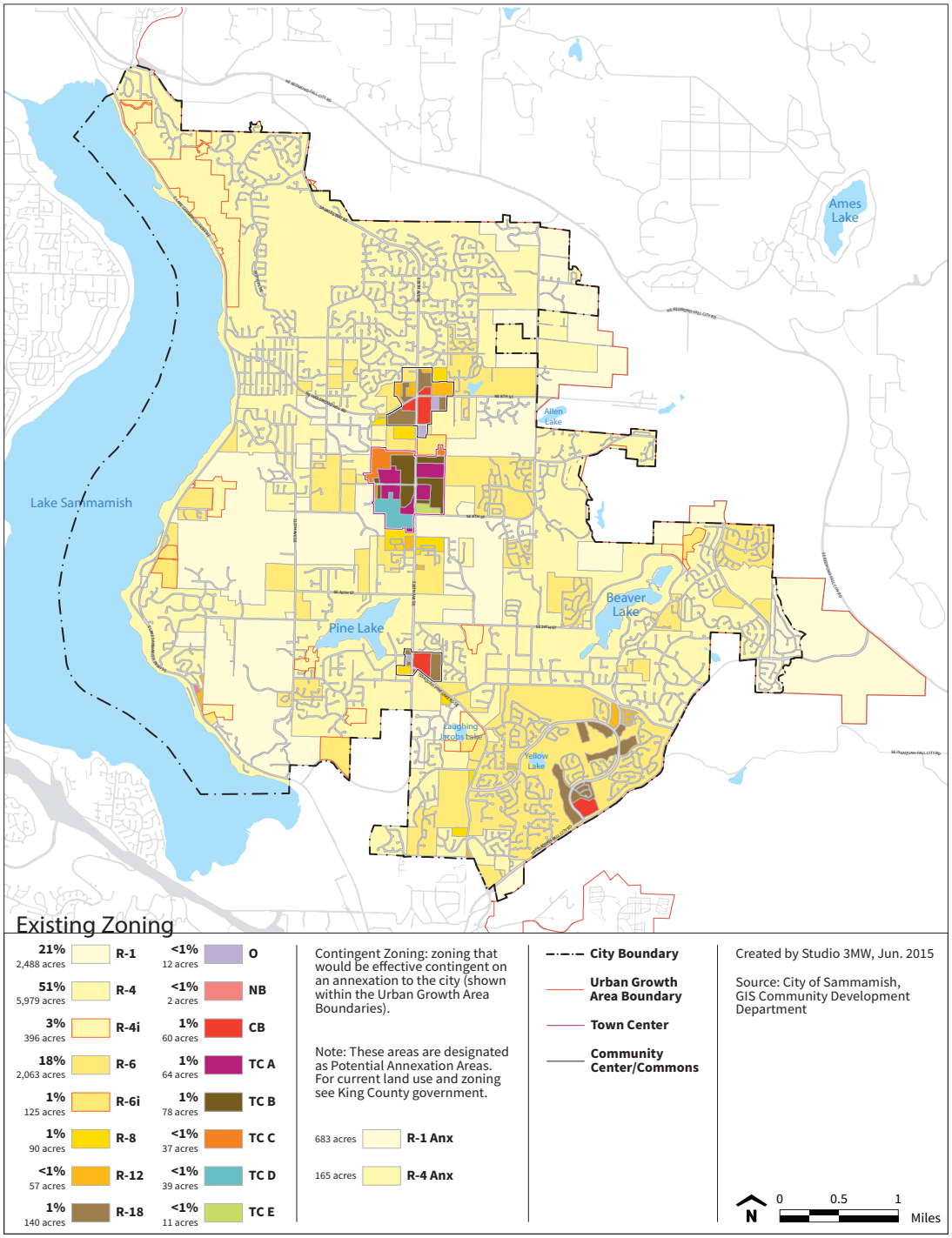
The City does not contemplate any condemnation proceedings and adopts and implements policies in a manner and method designed to avoid inverse and regulatory takings situations.

Historic Resources

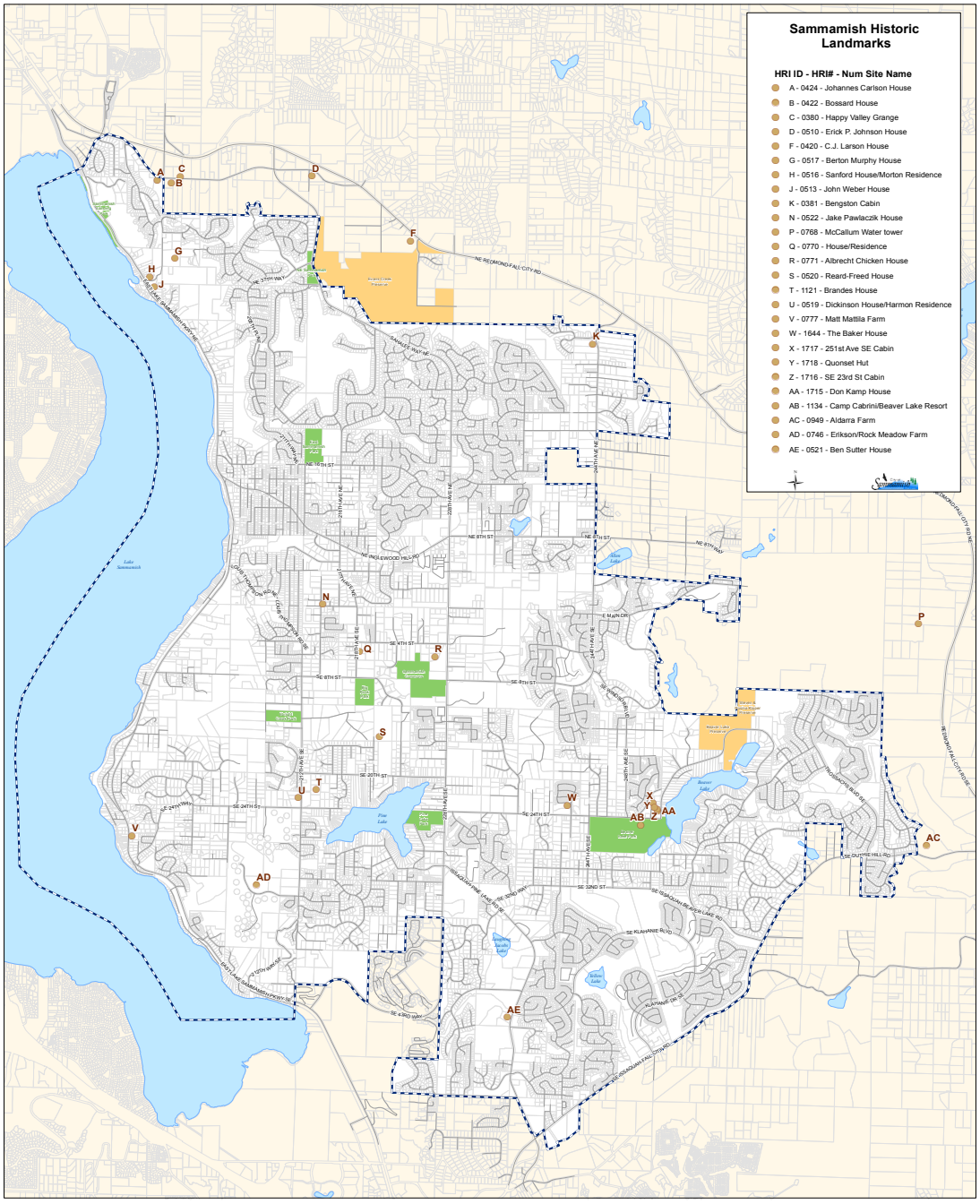
The City of Sammamish contains the Ray Brandes house, a Frank Lloyd Wright designed building that is on the US National Register of Historic Places, and the Reard Freed farmhouse, a community landmark register building. These two buildings, along with other landmarks and buildings identified in the 2012 King County Historic Resource inventory are shown in Background Figure LU–4, Historic Resources.

See Volume I, Land Use Element Goal LU.10 on page 37 and supporting policies.

Background Figure LU–3
Existing Sammamish Zoning Designations and Acreage



Background Figure LU–4
Historic Resources



CITY OF SAMMAMISH

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Sammamish gained more than 600 housing units, almost all single family.

There were several small annexations that added about 400 housing units, and an adjustment was needed to correct old estimates, in order to reach the 2010 Census count and OFM estimate of housing units in the City - more than 16,000 in 2012.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	**851.4**	**38.7**	**62.3**	**522.2**	**228.2**	**1,793**	**7.9**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				4.2	4	1.0
3 - 5 du/acre					8.8	26	3.0
5 - 7 du/acre					20.0	86	4.3
7 - 9 du/acre					4.5	22	4.9
> 9 du/acre					145.1	1,344	9.3
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**182.5**	**1,482**	**8.1**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	**56.0**	**1.4**	**3.0**	**4.5**	**47.1**	**1,225**	**26.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	13,057	1,258	**14,315**
2006-12 Change	611	10	621
= 2012 Units	13,668	1,268	14,936
Plus anxtn, adjustmt	1,700	-300	1,400
= 2012 Adj. H.Units	**15,368**	**968**	**16,336**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**4,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-611	
Net New MF Units Permitted	-10	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-621**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-621**	
Net Adjustment to Target		**(621)**
Remaining Target (2012-2031)		**3,379**

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF SAMMAMISH

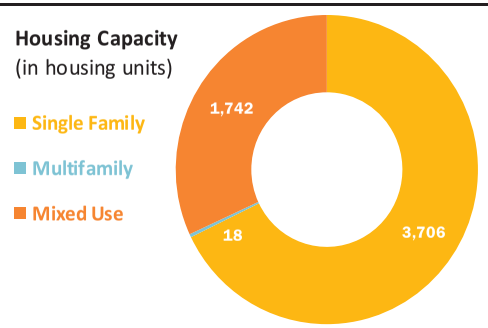
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	1,334.00	664.00	227.80	15%	375.87	1.0 / 8.0	1,375
	Redev Subtotal	2,211.00	746.00	498.10	20%	773.60	1.0 / 8.0	2,314
	Total	3,545.00	1,410.00			1,149.47		**3,706**
	Multifamily							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	8.00	4.00	1.36	20%	2.11	11.0	18
	Total	8.00	4.00			2.11		**18**
	Neighborhood Total	**3,553.0**	**1,414.0**			**1,151.6**		**3,724**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	229.00	74.00	35.70	10%	107.42	7.3 / 41.7	1,742
	Total	**229.0**	**74.0**			**107.4**		**1,742**
City Total	**All Housing**							
	Vacant Total	1,334.00	664.00	227.80	10%	375.87		1,375
	Redev Total	2,448.00	824.00	535.16	10% - 15%	883.13		4,074
	Total	**3782.0**	**1488.0**	763.0		**1259.0**		**5,466**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	3,706
Single-Family Capacity in Pipeline	0
Multifamily Zones	18
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Town Center	1,742
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**5,466**
Remaining Housing Target (2012-2031)	**3,379**
Surplus/Deficit Capacity	**2,087**

Most of Sammamish's residential capacity is in single family zones but also with a substantial number in the Town Center mixed-use area.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SAMMAMISH

From 2006 to 2012, Sammamish lost about 300 industrial/construction jobs, but gained 400 commercial jobs for an overall slight net gain.
- The City has limited commercial areas, and limited growth potential.
- Town Center development proposal was approved in 2011 and is proceeding with development. Town Center will have capacity for nearly 2,000 jobs as well as multifamily housing in a mixed-use area. With the Town Center development in place, Sammamish's capacity exceeds its job target. Much of Sammamish's employment capacity and job growth is in the education sector.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	10%	0.0
Mixed-Use	64.0	11.0	5.8	6.4	40.8	10%	36.7
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	**64.0**	**11.0**	**5.8**	**6.4**	**40.8**		**36.7**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.50	0.00	0.16		0
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**0**
Mixed-Use / Urban Center		in millions of square feet, non-residential uses only.				
Mixed Use Vacant	0.00			0.00		0
Mixed Use Redev'able	0.32	1.84	0.00	0.59	300	1,958
Mixed-Use Total	0.32	0.31/1.86	0.00	0.59		**1,958**
City Total						
Commercial	0.00	0.50	0.00	0.00		0
Mixed-Use	0.32	1.84	0.00	0.59		1,958
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	**0.32**		0.00	**0.59**		**1,958**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	4,213	683	**4,896**
2006-12 Change	387	-271	116
= 2012 Jobs	4,600	412	**5,012**
Adjustments			0
= 2012 Job Total	**4,600**	**412**	**5,012**

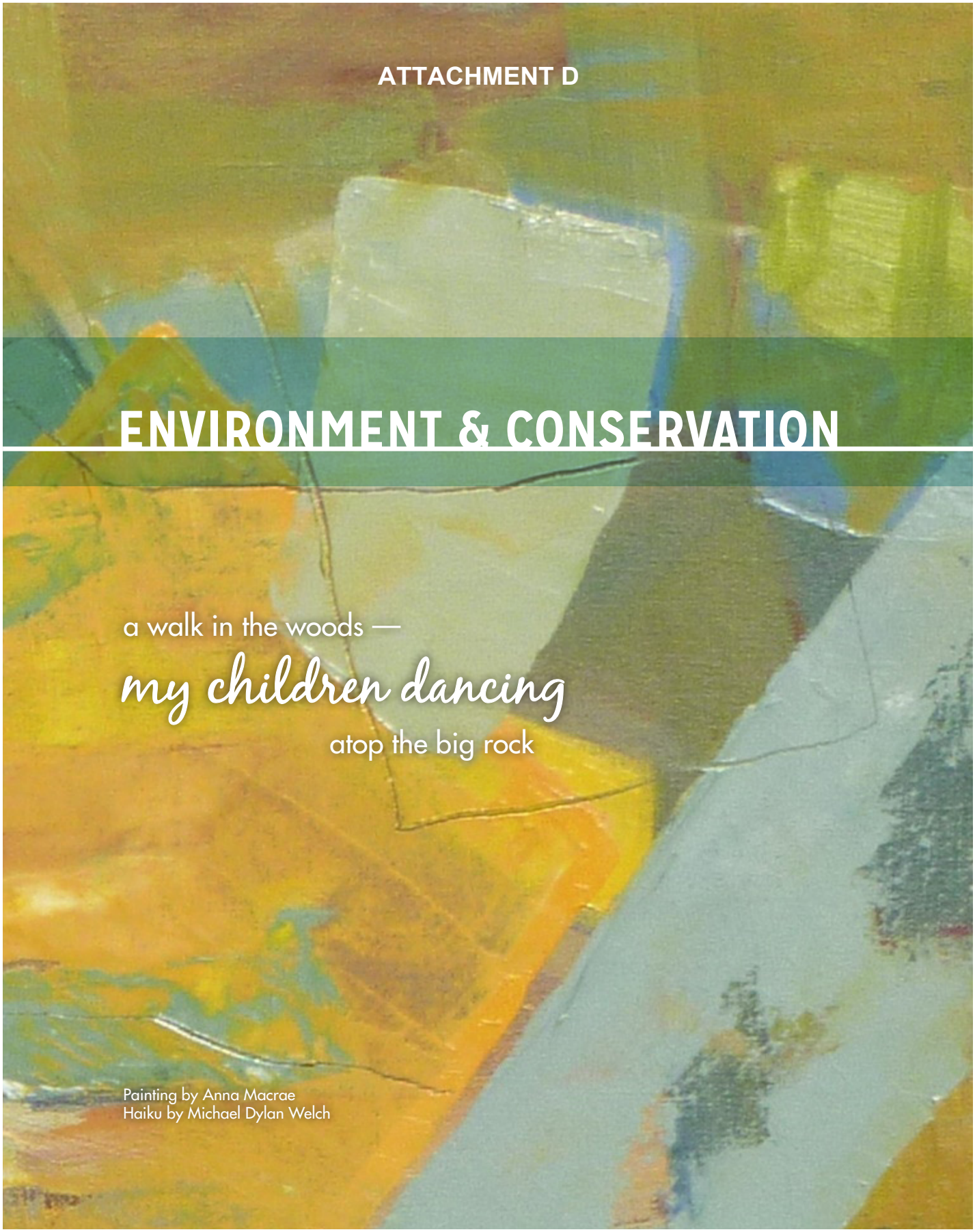
* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**1,800**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-116	
Net Adjustment to Target	**-116**	
Net Adjustment to Target		(116)
Remaining Target (2012-2031)		**1,684**
2012 Job Capacity [from table to left]		**1,958**
Adjustment to capacity		0
Final 2012 Job Capacity		**1,958**
Surplus/Deficit Capacity		**274**

ATTACHMENT D

ENVIRONMENT & CONSERVATION



a walk in the woods —
my children dancing
atop the big rock

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Environment & Conservation Goals

Goal EC.1 Serve as a leader in environmental stewardship of the natural environment for current and future generations.

Goal EC.2 Protect people, property and the environment in areas of natural hazards.

Goal EC.3 Protect wetlands and other water resources from encroachment and degradation and encourage restoration of such resources.

Goal EC.4 Protect and promote a diversity of plant, pollinator and animal species habitat in Sammamish.

Goal EC.5 Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.

Goal EC.6 Improve and preserve air quality.

Goal EC.7 Support regional efforts in mitigating and adapting to climate change.

Goal EC.8 Sammamish is a sustainable city.

Goal EC.9 Increase the sustainability and efficiency of building practices in Sammamish.

Goal EC.10 Maintain and improve the City's forested character.

ENVIRONMENT & CONSERVATION

Introduction

Sammamish is blessed with a great deal of natural beauty. Residents identify streams, lakes, forested areas and other natural features as defining features of the City, and they believe the preservation of these natural features should be an important priority. This priority is expressed through goals and policies that support environmental stewardship, protection of habitat areas and preservation of surface and groundwater quality.

The Environment & Conservation Element addresses numerous sustainability and healthy community goals and policies, including air quality, water quality, climate change, tree cover and sustainable development practices.

This element also addresses public safety and the health of ecological functions. Recognizing that a substantial portion of the City is located in a steep slope area, goals and policies seek to protect people from natural dangers, including geologic hazards. Other portions of the city contain wetland areas, which are important for the storing and cleaning of surface water and for habitat values. Goals and policies seek to protect and restore these valuable wetland areas.

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

Additional information and context for this element is provided in Volume II.C, Background Information for the Environment & Conservation Element. In addition, citations in this chapter connect goals and policies to pertinent sections of the Background Information.

Goals and Policies

Goal EC.1 **Serve as a leader in environmental stewardship of the natural environment for current and future generations.**

Policy EC.1.1 *Identify critical areas, including wetlands, streams, lakes,100-year floodplains, critical aquifer recharge areas, fish, wildlife and pollinator habitat conservation areas, slopes subject to mass movement, slopes with a grade of 40 percent or more, landslide, erosion or seismic hazard areas, and regulated buffers.*

Policy EC.1.2 *Encourage the retention and connectivity of active and passive open space and areas of natural vegetation to mitigate harmful impacts of development on the city's lakes, streams, wetlands, erosion and other natural hazard areas, fish, wildlife and pollinator habitat to improve the quality of life.*

Policy EC.1.3 *Recognize the inter-relationship between natural systems, natural drainage areas (Erosion Hazard Near Sensitive Water Body Overlays and Wetland Management Areas, in particular) and people, economy and environment. Promote integrated and interdisciplinary approaches for environmental planning and assessment.*

Explaining how invasive holly is a problem in our natural areas (credit: Sammamish Community Wildlife Habitat Project)

History walk through Pine Lake Park (credit: Sammamish Walks)

Policy EC.1.4 *Protect, where appropriate, the following special areas:*

- *a Natural areas including significant trees*
- *b Scenic areas such as designated view corridors*
- *c Urban landscaped areas such as public or private golf courses and parks, and*
- *d Land reserved as open space or buffers tracts as part of development, including parcels subject to density averaging*

Policy EC.1.5 *Work cooperatively with local, state, regional and federal governments, homeowners associations, individual property owners and community organizations to protect and enhance the environment. Encourage participation in local and national organizations such as Tree City USA and the National Wildlife Federation, including its program the Sammamish Community Wildlife Habitat Certification (CWH), Kokanee Work Group and Lake Sammamish Urban Wildlife Refuge.*

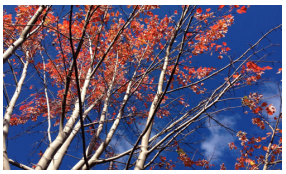
Policy EC.1.6 *Promote and lead public education and involvement programs to raise awareness about environmental issues and to encourage the wise use of renewable natural resources while conserving nonrenewable natural resources.*

Policy EC.1.7 *Apply regulations and coordinate with other governing agencies to minimize and, where feasible, eliminate the release of substances into the air, water and soil that may degrade the quality of these resources.*

Policy EC.1.8 *Maintain effective enforcement of the city's environmental critical areas code requirements and its rules and regulations. Evaluate effectiveness of compliance periodically.*

Policy EC.1.9 *Strive to minimize the City's waste stream by reducing purchases, reusing and recycling material and promoting programs to encourage reduction, reuse and recycling.*

Policy EC.1.10 *Promote the disposal of all waste in a safe and responsible manner.*



Fall leaves at the corner of NE 21st Place (credit: Brayden Beaty)

Posted swimming rules and lifeguard hours at Pine Lake Park (credit: Sammamish Walks)

Waste is a resource in the wrong place.

Mahatma Gandhi

Best Management Practices (BMPs) *are physical, structural and/or managerial practices that reflect the current best balanced thinking on how to achieve results.*

King County Public Benefit Rating System (PBRS) *allows property owners to apply for open space classifications that protect the natural environment and, if approved, receive a reduction in market value of the affected property.*

Policy EC.1.11 Promote growth management strategies that protect air, water, land and energy resources.

Policy EC.1.12 Incorporate Best Management Practices (BMPs) and technology in City practices to achieve effective environmental stewardship and continual improvement in environmental management practices.

Policy EC.1.13 Work to maintain and improve environmental quality and ecosystem function to ensure the health and well-being of the complete living ecosystem.

Policy EC.1.14 Recognize and explore evolving technologies and strategies to support environmental stewardship and sustainability.

Policy EC.1.15 Work to ensure that all Sammamish citizens live in a healthy environment.

Policy EC.1.16 Use Best Available Science to inform decision-making on environmental functions and values.

Policy EC.1.17 Conserve and protect environmentally critical areas from loss or degradation.

Policy EC.1.18 Encourage the preservation of open space through incentives, such as the King County Public Benefit Rating System (PBRS), allowing the sale of Transfer of Development Rights (TDRs) generated within Sammamish, or other programs to encourage land donation and conservation in perpetuity. Preservation should focus on important open spaces such as shorelines, landslide and Erosion Hazard Areas Near Sensitive Water Body Overlays, Wetland Management Areas, within or outside of the City.

Policy EC.1.19 Consider the potential for transfer of development rights within, or to areas outside, the City to protect important open spaces within Sammamish such as shorelines, Erosion Hazard Near Sensitive Water Body Overlays and Wetland Management Areas, and others.

Policy EC.1.20 Establish a system of publicly owned, as well as privately owned but protected, natural areas connected to each other to:

a Protect the integrity of fish, wildlife and pollinator habitat and/or conservation sites

b Strive to protect corridors between natural areas

c Preserve outstanding examples of Sammamish's diverse natural heritage

d Provide a broad range of opportunities for access to educational, interpretive and recreational programs in protected natural areas in ways that do not negatively impact the primary purpose, and

e Facilitate completion of the vision of an Emerald Necklace, an approximately 28-mile non-motorized greenbelt encircling the Plateau, and provide improved public access for Sammamish residents

Policy EC.1.21 Identify lands designated as open space under the Current Use taxation open-space established according to King County for tax assessment purposes.

Policy EC.1.22 Encourage, where appropriate, direct purchase of land within the City by the City for conservation and environmental reasons.

***Transfer of Development Rights (TDR)** means the transfer of the right to develop or build from sending sites to receiving sites. The sending site is the parcel of land from which development rights will be transferred. After transferring the development rights from the sending parcel, future development is limited. Receiving sites are sites to which development rights are transferred. Typically, these are parcels of land in urban areas where the existing services and infrastructure can accommodate additional growth. Development rights that are "sent" off of a sending site are placed on a receiving site.*

Goal EC.2 Protect people, property and the environment in areas of natural hazards.

Floodplains

Policy EC.2.1 Protect and, where possible, enhance or restore existing flood storage and conveyance functions and ecological values of frequently flooded areas (areas typically identified as the 100-year floodplain).

For more information, see the Flood Hazard Areas Section in Volume II.EC, page EC.13.

Policy EC.2.2 When development occurs in the 100-year floodplain, seek to insure that it is designed to minimize risk to people, property and the environment.

Geologic Hazards

Policy EC.2.3 Promote soil stability through retention of existing vegetation and the addition or replacement of plants promoting such.

For more information, see the Geologically Hazardous Areas Section in Volume II.EC, page EC.17.

Floodplain *means the total area subject to inundation by the base flood, i.e., a flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the* ***100-year flood.***

Erosion hazard areas *means those areas in the City underlain by soils that are subject to severe erosion when disturbed. Such soils include, but are not limited to, those classified as having a severe or very severe erosion hazard according to the USDA Soil Conservation Service, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources.*

Landslide hazard areas *means those areas in the City of Sammamish potentially subject to risk of mass movement due to a combination of geologic, topographic and hydrologic factors. These areas are typically susceptible to landslides because of a combination of factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater or other factors.*

Complete definitions can be found in the City Municipal Code, 21A.15 Definitions

Policy EC.2.4 *Avoid or minimize impacts from new development to erosion hazard areas, Erosion Hazard Near Sensitive Water Body Overlays (and those areas that drain to them), wetland management areas and landslide hazard areas subject to provisions in the Sammamish development code and its rules and regulations.*

Policy EC.2.5 *Periodically assess effectiveness of regulations protecting erosion hazard areas, Erosion Hazard Near Sensitive Water Body Overlays and Wetland Management Areas, landslide hazard areas as well as those areas that drain to them to minimize risk to health and safety of citizens in the event of a geological hazard.*

Policy EC.2.6 *Avoid potential impacts to life and property by strictly limiting land disturbance and development in landslide hazard, steep slopes, and Erosion Hazard Near Sensitive Water Body Overlays.*

Policy EC.2.7 *Support and promote seismic hazard preparedness efforts.*

Goal EC.3 **Protect wetlands and other water resources from encroachment and degradation and encourage restoration of such resources.**

For more information, see the Wetlands Section in Volume II.EC, page EC.4.

Policy EC.3.1 *To the maximum extent possible, avoid wetland impacts, preserving and maintaining wetlands in their natural state.*

Illahee Trail wetland sensitive area boundary (credit: Sammamish Walks)

Policy EC.3.2 *When avoidance is not feasible, safeguard the long-term biological function and value of the wetland through effective mitigation measures.*

Policy EC.3.3 *When public access to wetlands is proposed, protect sensitive habitats and species, strive for uncompromised public safety and maintain hydrologic continuity.*

Policy EC.3.4 *In cases of small isolated low-quality wetlands, consider opportunities for development flexibility, provided that mitigation can be provided to ensure no cumulative impacts to wetland quality and function.*

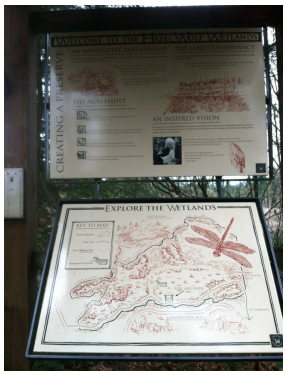
Policy EC.3.5 *Support techniques per Best Available Science (BAS) to protect specific unique and outstanding wetlands, especially bogs.*

Policy EC.3.6 *Pursue opportunities to enhance or restore degraded wetlands, streams and surrounding buffer areas.*

Policy EC.3.7 *Preserve wetlands and protect areas of native vegetation that connect wetland systems to other habitat areas. Whenever effective, use incentive programs. Strive to protect areas of native vegetation that connect wetland systems.*

Policy EC.3.8 *Use as minimum standards the Washington State Wetlands Identification and Delineation Manual, 1997 or its successor, which is adopted by the City Council, and is the scientifically accepted replacement methodology based on better technical criteria and field indicators.*

Vegetation at Evans Creek Preserve (credit: Pauline Cantor)



Informational signs at Hazel Wolf Wetlands Preserve (credit: Adam Lund)

Policy EC.3.9 *Establish an overall goal of no net loss of wetland acreage and functions within each drainage sub-basin. Use acquisition, enhancement, regulations and incentive programs independently or in combination with one another to protect and enhance wetlands functions, avoiding negative impacts and subsequent wetland mitigation with the exception of public agency projects. Locate wetland mitigation, when permitted, within the sub-basin if feasible and practicable. The City may authorize mitigation for public agency projects within a Federal, State, County or City approved mitigation bank provided it is at a minimum located in the same basin within the City's incorporated boundaries and meets all City policies, regulations and criteria if feasible and practicable.*

Policy EC.3.10 *Ensure that development adjacent to wetlands is sited such that wetland functions are protected, an adequate buffer around the wetlands is provided and significant adverse impacts to wetlands are prevented.*

Policy EC.3.11 *Educate abutting or adjacent property owners, installing signs and fencing as appropriate to maintain and protect wetlands and their buffers.*

Policy EC.3.12 *When feasible, promote the enhancement or restoration of riparian areas surrounding wetlands where functions have been lost or compromised.*

Policy EC.3.13 *Encourage enhancement or restoration of degraded wetlands to maintain or improve wetland ecosystem functions through removal of non-native invasive vegetation and installation of native vegetation and habitat features as appropriate. Wetland functions must first be evaluated in a wetland study and adequate maintenance, monitoring, code enforcement and evaluation must be provided and assured by responsible parties. Restoration or enhancement must result in a net improvement to wetland ecosystem functions of the wetland system. Consider providing technical assistance to small property owners.*

Policy EC.3.14 *Consider allowing alterations to wetlands or buffers as needed to allow public agency or utility development projects that avoid, minimize and mitigate impacts to wetland ecosystem functions to the maximum extent feasible. Allow reasonable use of private property that reflects appropriate impact avoidance and minimization measures, and that provides mitigation that enhances and protects all wetland ecosystem functions. Avoidance and minimization measures should reflect the least harmful and most reasonable alternatives and should provide appropriate mitigation, maintenance and monitoring sufficient to provide lasting protection of affected wetland ecosystem functions.*

Wetlands near SE 8th St

Policy EC.3.15 *Evaluate mitigation sites to replace or augment the wetland functions to be lost as a result of a project proposal. Wetland mitigation proposals may be approved if they would result in improved overall onsite wetland functions. In order of preference, mitigation should be:*

a Onsite

b Within the impacted sub-basin

c Outside the impacted sub-basin but inside the basin and city.

d Outside the impacted sub-basin

Mitigation sites shall be selected based on their ability to mitigate for all wetland functions and values. Locate mitigation sites strategically to alleviate habitat fragmentation in the same sub-basin.

Policy EC.3.16 *Preserve in perpetuity land used for wetland mitigation. Require a project proponent to provide monitoring and maintenance in conformance with the City standards until the success of the site is established. Consider the use of open space tracts to further mitigate the detrimental impacts of development to critical areas and lakes. Encourage open space to be located where it will have the maximum environmental benefit such as between a development and adjacent critical area when practicable. Require dedication of open space tracts to the City where appropriate to ensure the maximum environmental benefit is maintained.*

For more information, see the Wetlands Section in Volume II.EC, page EC.4.

Goal EC.4 Protect and promote a diversity of plant, pollinator and animal species habitat in Sammamish.

General

Policy EC.4.1 *Work in cooperation with other agencies and organizations, including coordinated regional land use planning, to support regional biodiversity and protection and preservation of native vegetation, wildlife and pollinator habitat.*

Policy EC.4.2 *Protect a large diversity of wildlife, priority species and habitats.*

Policy EC.4.3 *Participate in regional species protection efforts for salmonid fish, including habitat enhancement and restoration.*

Vegetation

Vegetation at Evans Creek Preserve (credit: Pauline Cantor)

Policy EC.4.4 *Protect native plant communities through education, management and control of non-native invasive plants, including aquatic plants.*

Policy EC.4.5 *On public and private projects, properties and facilities, encourage planting of native vegetation to reduce the spread of noxious weeds in the City.*

Policy EC.4.6 *Promote the use of native plants in landscaping and the restoration of stream banks, lakes, shorelines and wetlands on private development projects.*

Policy EC.4.7 *Encourage the use of environmentally safe methods of vegetation control, and minimize use of herbicides.*

Policy EC.4.8 *Encourage the use of a diversity of native plant species for replanting and restoration.*

Wildlife

Policy EC.4.9 *Where appropriate, preserve and encourage restoration of fish and wildlife diversity, including bird, butterfly and other pollinator species in the City.*

Left to right: Deer in a backyard (credit: Sammamish Friends); Black-capped chickadee (credit: Gary Luhn); Kokanee salmon (credit: Roger Tabor, USFWS)

Left to right: Great blue heron (credit: WSPRC); Black-tailed deer at the Sammamish Plateau Water & Sewer District's headquarters (credit: Janet Sailer); Golden crowned kinglet (credit: Brian E. Small)

Policy EC.4.10 Give special consideration to protecting, preserving and enhancing salmonid fisheries, by using the Best Available Science and the adoption of development regulations and watershed management plans that protect the functions and values of critical areas.

Policy EC.4.11 Use existing regulatory tools to protect habitat, including the City's critical area regulations and tree retention ordinance.

Policy EC.4.12 Use measures such as incentives, regulation, acquisition, and other means to preserve habitat, and natural areas critical to wildlife, salmonids and pollinators.

Policy EC.4.13 Preserve and connect pollinator and wildlife habitats via corridors where possible. Corridors may include protected or preserved public and private open space, utility rights-of-way, riparian corridors, wetland buffers, pollinator habitat or corridors and protected critical areas or other features.

Policy EC.4.14 Where feasible, protect habitat and habitat corridors used for or potentially used by wildlife, salmonids and pollinators from the impacts of development.

Policy EC.4.15 Protect aquatic species and habitat by protecting and improving water quality. See Goal EC.5 and supporting policies.

Informational signs at Soaring Eagle Park (credit: Sammamish Walks)

Boardwalk at Pine Lake Park (credit: Sammamish Walks)

Goal EC.5 Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.

General

Policy EC.5.1 *Protect and enhance the multiple beneficial water resource functions-including fish, wildlife and pollinator habitat, flood and erosion control, water quality control and sediment transport, water supply and storage, transportation, recreational and scenic beauty.*

Policy EC.5.2 *Incorporate public and private management practices in the built and natural environments that minimize impacts to wildlife, salmonids and pollinator habitat and water quality, such as limiting the use of toxic pesticides and fertilizers, incorporating alternative pest management methods and providing public education about such practices.*

For more information, see the Streams Section in Volume II.EC, page EC.8, the Lakes Section in Volume II.EC, page EC.12 and the Groundwater Section in Volume II.EC, page EC.13.

Watersheds

Policy EC.5.3 *Protect and enhance surface waters, including streams, lakes, ponds and wetlands, on a watershed and sub-basin basis. Include conditions of and impacts to downstream water resources, including receiving beaches and shorelines, in watershed management efforts, where appropriate.*

Policy EC.5.4 *Participate with federal, state, regional, local and tribal agencies in preparing watershed plans for all sub-basins.*

Policy EC.5.5 *Integrate surface water, groundwater, drinking water and wastewater planning into watershed plans to provide efficient water resource management.*

Policy EC.5.6 *As watershed plans are prepared; develop, apply and monitor zoning, regulations and incentive programs as appropriate so that critical habitat in these watersheds is capable of supporting sustainable and fishable salmonid populations. Define how the natural functions of watersheds critical to salmonid are protected in watershed-based plans so that the quantity and quality of water entering the streams, lakes, wetlands and rivers support salmonid spawning, rearing, resting and migration.*

Policy EC.5.7 *Share the responsibility for the costs of Lake Sammamish watershed planning and project implementation including water quality, flood hazard reduction and fisheries habitat protection between the City of Sammamish and other jurisdictions within the watershed and surrounding Lake Sammamish.*

Policy EC.5.8 *Work with adjacent local governments and other agencies on issues of mutual concern regarding development and conservation efforts in the environmentally sensitive areas within the shared Evans Creek and Patterson Creek sub-basins.*

Rivers, Streams and Lakes

Policy EC.5.9 *Protect, preserve and enhance lakes, rivers and streams for their hydraulic, hydrologic, ecological, aesthetic, recreational and other protected functions and values.*

For more information, see the Streams Section in Volume II.EC, page EC.8.

Lake Sammamish, Pine Lake and Beaver Lake are designated as ***shorelines of the state*** *and regulated through the Shoreline Master Program. See the Shoreline Element of this Comprehensive Plan.*

Dock at Pine Lake Park (credit: Sammamish Walks)

Policy EC.5.10 *Promote the health of Lake Sammamish, Beaver Lake and Pine Lake through water quality management plans based on Best Available Science.*

Policy EC.5.11 *Support development of an on-going efficient and effective water quality management strategy.*

Policy EC.5.12 *Protect our lakes through management of lake watersheds and shorelines. Protect sensitive lakes including Pine Lake, Beaver Lake and Lake Sammamish through management of nutrients that stimulate algae blooms and aquatic plant growth. Set measurable standards for lake quality and establish management plans to meet the standards.*

Releasing kokanee fry into Ebright Creek, Earth Day 2010 (credit: King County)

Policy EC.5.13 *Restrict and control the runoff rate, volume and quality of stormwater from all new development and redevelopment. Subject critical drainage or erosion areas within the City limits draining directly to Lake Sammamish, George Davis (a.k.a. Eden) Creek, Ebright Creek, Pine Lake and Beaver Lake to stricter requirements and conditions. Such conditions may include the limitation of the volume of discharge from the subject property to predevelopment levels or preservation and improvement of water quality, preservation of wetlands or other natural drainage features, or other controls necessary to protect the community.*

Policy EC.5.14 *Use incentives, regulations and programs to manage all water resources (streams, lakes, ponds, wetlands and groundwater) and to protect and enhance their multiple beneficial uses—including fish and wildlife habitat, flood and erosion control, water quality control and sediment transport, water supply, energy production, transportation, recreational opportunities and scenic beauty. Monitor incentives to determine their effectiveness. When using water resources for one purpose preserve opportunities for other uses to the fullest extent possible.*

Policy EC.5.15 *Ensure development that maintains continued ecological and hydrologic functioning of water resources and does not have a significant adverse impact on water quality, or water quantity, or sediment transport and maintains base flows, natural water level fluctuations, groundwater recharge in Critical Aquifer Recharge Areas and fish and wildlife habitat.*

Ducks on Lake Sammamish (credit: flickr user jc.winkler)

Kokanee salmon pair up to spawn in restored habitat in Ebright Creek (credit: Roger Tabor, USFWS)

Ebrigth Creek restoration with native plants adjacent to Sammamish homes

Policy EC.5.16 *Protect beneficial uses such as swimming, fishing, boating, hiking, aquatic habitat (fisheries and wildlife), water supply and aesthetics, where applicable, in Lake Sammamish, Pine Lake, Beaver Lake and all tributary waters and wetlands in all basins in the City.*

Policy EC.5.17 *Support enhancement of water quality through corrective and preventative methods including best management practices (BMPs), education, planning, regulation, enforcement, incentives, capital projects, natural and constructed system maintenance and restoration of degraded natural and constructed systems.*

Overlay Districts and Plans

For more information, see Background Figure EC–2 on page EC.9.

Policy EC.5.18 *Review the Wetland Management Area and the Erosion Hazards Near Sensitive Water Bodies Overlay requirements for potential amendments and updates to ensure protection of high function or high hazard areas and to make certain the intended protections for these areas are clear.*

Policy EC.5.19 *In addition to existing policy and regulations, parcels in the Erosion Hazard Near Sensitive Water Body Overlays and Wetland Management Areas are entitled to additional protections and increased storm water controls by the City such as seasonal clearing and grading restrictions, tree retention, reduced impervious surface limits, open space dedication requirements, as well as reduced density and density credit limitations.*

Lake Management Districts and Plans

All Lakes

Policy EC.5.20 *Support an expanded citizens' lake monitoring program with local community groups, as appropriate.*

Winter fog (credit: Sammamish Friends)

Policy EC.5.21 Support a watershed monitoring program to include streams and shallow groundwater, as appropriate.

Policy EC.5.22 In partnership with the Seattle-King County Department of Public Health, support the inventory of existing on-site septic tank/drainfield systems, wetlands, streams and native growth protection easements, and inspections of stormwater detention and treatment facilities.

Policy EC.5.23 Encourage and support lake management plans and policies.

Policy EC.5.24 Support updated watershed/lake modeling analyses to validate lake models and to make new phosphorous loading and lake condition forecasts.

Policy EC.5.25 *Involve the local community, in cooperation with the King County Metro, the Seattle-King County Department of Public Health, Washington Lake Protection Association and the Washington State Departments of Health, Ecology and Wildlife, tribes and local and regional agencies in the development and implementation of a program to educate and involve existing and future residents of the watershed regarding wise lake and watershed management practices, BMPs, septic systems, phosphate detergent alternatives, fertilizer and pesticide use, oil and grease impacts, bird feeding, pet waste and the use of waterside vegetation and benefits of natural shorelines at the individual household level.*

Policy EC.5.26 *Prevent the introduction and treat the presence of nuisance aquatic plants through cooperation with state and other local agencies. Where appropriate, control or eradicate invasive aquatic plant species that have been introduced.*

Policy EC.5.27 *Strive for no significant increase in the concentration of fecal coliform bacteria.*

Policy EC.5.28 *Incorporate appropriate water quality improvement strategies to support lake recreational uses, ecological health and scenic values.*

For more information, see the Lakes Section in Volume II.EC, page EC.12.

Lake Sammamish

Policy EC.5.29 *Support the management goals and incorporate the strategies of the 1994 King County East Lake Sammamish Basin and Nonpoint Action Plan as it may be updated from time to time.*

Policy EC.5.30 *For the Lake Sammamish drainage basin, require standards to achieve 50% or better phosphorus removal for all new development.*

Beaver and Pine Lakes

Policy EC.5.31 For Beaver and Pine Lakes strive for an 80 percent reduction of total phosphorus (above untreated background levels) as a stormwater treatment goal for all future development. Employ AKART, or "all known, available and reasonable methods of prevention, control and treatment," for phosphorus control as a standard to achieve this goal. Do not provide for any exceptions or variances for phosphorous removal treatment requirements.

***AKART:** all known, available and reasonable methods of prevention, control and treatment.*

Policy EC.5.32 Work with local community groups, state, county and other agencies to obtain funding for water quality monitoring and inspection and planning.

Policy EC.5.33 For Beaver and Pine Lakes, provide for sufficient resources for construction inspection and monitoring surveillance before, during and after the construction period of all new development and redevelopment in the watershed.

Policy EC.5.34 Strive to review and update the Beaver Lake Management Plan thoroughly at least once every five years (or more frequently if compelling reasons exist).

Policy EC.5.35 Strive to review and update the Pine Lake Study and Pine Lake Management Plan thoroughly at least once every five years (or more frequently if compelling reasons exist).

Policy EC.5.36 Provide for contingency measures to control nonpoint sources of pollution from site development construction and post-construction stormwater runoff as warranted by monitoring and inspection.

Policy EC.5.37 For Beaver and Pine Lakes, accomplish the goals of the lake management plans for water quality, open space preservation, impervious surface limitation, tree retention, seasonal clearing and grading restrictions and other plan goals.

Policy EC.5.38 Carefully review potential rezones and proposed land use actions such as short plats, subdivisions and building permit applications to verify that these actions will not have a probable significant environmental effect that cannot be reasonably mitigated.

Policy EC.5.39 *In conjunction with other agencies with jurisdiction, play an active role monitoring and enforcing all water quality regulations in the Pine Lake and Beaver Lake watersheds. In addition, periodically review the effectiveness of development regulations and enforcement efforts and make modifications as appropriate.*

Policy EC.5.40 *For Pine Lake and Beaver Lake, where appropriate, periodically update and adopt stricter requirements and conditions based on Best Available Science, which shall include more stringent seasonal clearing and grading limitations, impervious surface limitations, open space requirements, tree retention requirements, preservation or improvement of water quality, reduced density and density credit limitations and AKART to achieve the goal of 80% phosphorous removal from storm water for the entirety of each lake's basin.*

Policy EC.5.41 *In addition to existing policy and regulations, the Pine Lake and Beaver Lake basins are entitled to additional protections by the City such as seasonal clearing and grading restrictions, tree retention, reduced impervious surface limits, open space dedication requirements, as well as reduced density and density credit limitations.*

Surface Water Management

Low-impact development (LID) *is a stormwater and land use strategy that strives to mimic pre-disturbance hydrologic processes. LID measures emphasize conservation, use of on-site natural features, site planning and integration of stormwater management practices into project design.*

Policy EC.5.42 *Promote low impact development (LID) measures that preserve natural discharge patterns.*

Policy EC.5.43 *Promote the retention of existing open surface water systems and the rehabilitation of degraded conditions.*

Policy EC.5.44 *Maximize vegetation retention, assure environmentally-friendly re-vegetation and apply other best management practices. Encourage the use of vegetation native to the Sammamish area.*

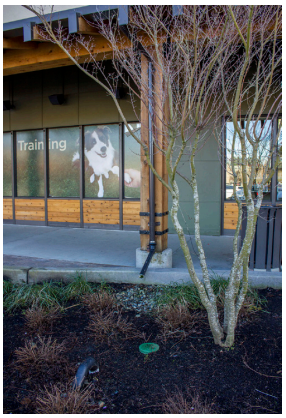
Policy EC.5.45 *Prioritize public actions that provide multiple benefits, including preservation, protection and restoration of valuable natural systems.*

Policy EC.5.46 *Provide outreach and education to improve commercial, public and private compliance with stormwater regulations.*

Policy EC.5.47 Where commercial and industrial uses and high levels of vehicular traffic are established, seek to protect and enhance water quality. Store petroleum, solvents and other potential water pollutants in such a way as to prevent entry into the natural drainage systems or groundwater. Require car washes to use biodegradable, environmentally friendly soaps, cleansers and related materials. Encourage and promote water conservation and reuse.

Rain gardens at Sammamish Highlands

Policy EC.5.48 Continue to provide special attention to proper siting and maintenance of existing septic systems to preserve the valuable ecological functions and beneficial uses of water resources. Educate septic users and owners as to proper maintenance of septic systems.



LID stormwater control at Sammamish Highlands

Policy EC.5.49 Manage storm water runoff through a variety of methods, with the goal of:

a Limiting impacts to aquatic resources (including lake and stream life forms), and

b Promoting groundwater recharge.

Include temporary erosion and sediment control, flow control facilities, water quality facilities as required by the City's current Surface Water Design Manual and Sammamish Addendum. These documents are available on the City's website at:www.sammamish.us/government/departments/public-works/

Manage runoff caused by development to prevent adverse impacts to water resources. Develop regulations that favor non-structural storm water control measures when feasible including: vegetation retention and management, seasonal clearing limits, limits on impervious surface, preservation of open space and limits on soil disturbance.

Illahee pond

Policy EC.5.50 *In partnership with other agencies, improve surface waters designated by the State as Water Quality Impaired under the Clean Water Act (water bodies included on the State 303(d) list) through monitoring, source controls, best management practices, enforcement of existing codes and Total Maximum Daily Load plans (TMDLs). Maintain and improve the water quality of all other state-classified water bodies through these same measures and other additional measures that may be necessary to ensure there is no loss of existing beneficial uses. When feasible, restore any beneficial uses lost since November 1975, consistent with the Federal Clean Water Act.*

Policy EC.5.51 *Do not allow development projects to increase or otherwise aggravate existing flood conditions.*

Policy EC.5.52 *Through regulations, maintenance and enforcement, prevent unmitigated significant adverse impacts to water resources caused by flow rates, flow volumes or pollutants.*

Policy EC.5.53 *Prepare regulations or rules that direct each development project proposing water treatment features to provide water chemistry data for a two year or longer monitoring period, operations and maintenance (O&M) requirements and a professional report indicating that the installation and O&M program will meet State water quality criteria.*

Basins and Sub-Basins Planning Areas

Policy EC.5.54 *Update studied sub-basin plans and develop and maintain basin plans and policies within the City. These Sub-basins are: Panhandle Sub-basin, Inglewood Sub-basin, Monohon Sub-basins (3), Thompson Sub-basin, Pine Lake Creek Sub-basin, Laughing Jacobs Sub-basin, Allen Lake Sub-basin, Beaver lake Sub-basin, Patterson Creek Sub-basin, Evans Creek Sub-basin, Mystic Lake Sub-basin and North Fork Issaquah Creek Sub-basin. For each Sub-basin, identify and define the topography, soils, drainage, flow and channel characteristics, biological conditions, utilities, stormwater best management practices and mitigation policies. Coordinate such basin planning with other agencies having jurisdiction.*

For more information, see Background Figure EC–3 on page EC.10.

Policy EC.5.55 *Prepare and maintain development regulations to implement the sub-basin management plans and policies. Ensure development proposals and approved land use applications are consistent with all applicable regulations and approved basin and sub-basin management plans and policies.*

Policy EC.5.56 *In developing and updating basin plans, invite the following participants: tribes, representatives of local water and sewer districts; affected neighborhoods; local, state and federal resource agencies; and organizations or agencies with expertise in habitat conservation and restoration, groundwater hydrology, fisheries, wildlife, botany and land use.*

Policy EC.5.57 *Review and update the boundaries of drainage basins in accordance with an established schedule. In addition, update studies as an interim measure to evaluate development proposals as appropriate.*

Groundwater and Aquifer Protection

Policy EC.5.58 *Protect critical aquifer recharge areas (CARAs) and the quality of groundwater used for public water supplies to ensure adequate and healthy future potable water.*

For more information, see the Groundwater Section in Volume II.EC, page EC.13.

Policy EC.5.59 *Protect groundwater quality by utilizing the most current groundwater protection standards.*

Policy EC.5.60 *Designate areas identified as sole source aquifers or as areas with high susceptibility for groundwater contamination where aquifers are used for potable water as Critical Aquifer Recharge Areas and Areas Highly Susceptible to Groundwater Contamination.*

Policy EC.5.61 *Protect the quality and quantity of groundwater by: implementing adopted Groundwater Management Plans; reviewing and implementing approved Wellhead Protection zones as identified by the King County Groundwater Management Plan Protection Committees and the Water Districts; and establishing, with affected jurisdictions, best management practices for development based on adopted Groundwater Management Plans and Wellhead Protection Programs. The goals of these practices should be to promote aquifer recharge quality and to strive for no net reduction of recharge to groundwater quantity; and to refine regulations to protect critical aquifer recharge areas and wellhead protection areas using best management practices and infiltration.*

Policy EC.5.62 *Protect groundwater recharge quantity by promoting methods that infiltrate and treat runoff where appropriate and where site conditions permit, except where potential groundwater contamination cannot be prevented by pollution source controls and storm water pretreatment.*

Policy EC.5.63 *In reviewing land use actions, take into account the potential impacts on aquifers determined to serve as water supplies. Avoid or mitigate the depletion and degradation of aquifers needed for potable water supplies.*

Policy EC.5.64 *Support the development, adoption and implementation of Groundwater Management Plans. Adopt a Groundwater Recharge Area map, incorporating information generated by Groundwater Management Plans and purveyor studies.*

Policy EC.5.65 *Provide measures and regulations to prevent the introduction of contaminants into groundwater aquifers either naturally of by direct injection. Protect groundwater recharge quantity by promoting methods that infiltrate and treat runoff where appropriate and where site conditions permit, except where potential groundwater contamination cannot be prevented by pollution source controls and storm water pretreatment.*

Policy EC.5.66 *Protect groundwater by preferring land uses that retain a high ratio of permeable to impermeable surface area and, where appropriate, maintain or augment the infiltration capacity of the natural soils. Require standards for vegetation clearing limits, impervious surface limits and infiltration of surface water and amended topsoils.*

Policy EC.5.67 *All exceptions and variances from sensitive lake standards and protections for new development and redevelopment in a sensitive lake basin shall be considered only as a last resort.*

Goal EC.6 Improve and preserve air quality.

For more information, see the Air Quality Section in Volume II.EC, page EC.3.

Policy EC.6.1 *Support federal, state and regional clean air policies in cooperation with the Environmental Protection Agency, Puget Sound Air Pollution Control Agency, Puget Sound Regional Council and other agencies as appropriate.*

Policy EC.6.2 *Assess air quality impacts of proposed land use actions when developing local plans and transportation strategies such as road design and planning, intercity shuttle service and expanded non-motorized network.*

Policy EC.6.3 *Strive for high air quality through coordinated land use and transportation planning and management, including assessing and mitigating for air quality impacts.*

Policy EC.6.4 *Support regional efforts to develop alternative vehicle infrastructure, such as charging stations.*

Policy EC.6.5 *Promote transit, car-sharing, cycling, walking and transit-oriented development (TOD) as a strategy for reducing vehicle-related air pollution.*

Transit-oriented development (TOD) *describes a mix of housing, office, retail and amenities integrated into a walkable neighborhood and anchored by high quality public transit.*

Indoor air pollution *describes pollutants found in homes, schools and workplaces. Some examples include radon, second hand smoke, molds, pet dander, pollen, lead dust and asbestos.*

Policy EC.6.6 *Reduce the amount of air-borne particulates through measures such as:*

- *a Continuing and possibly expanding street-sweeping*
- *b Encouraging dust abatement at construction sites*
- *c Promoting low-emission construction practices.*
- *d Conducting public education to reduce the burning of solid and yard waste, and promote the proper use of clean burning wood stoves and fireplaces*
- *e Supporting a transition to a low-emission municipal vehicle fleet*
- *f Promoting the use of clean and efficient burning fuels*
- *g Educating citizens about air quality problems*
- *h Encouraging the planting of trees*

Policy EC.6.7 *Advocate for healthy indoor air quality and support education and outreach on measures individuals can take to protect their health.*

Goal EC.7 Support regional efforts in mitigating and adapting to climate change.

Policy EC.7.1 *Support multi-jurisdictional efforts to address the impacts of climate change.*

Policy EC.7.2 *Seek to meet or exceed climate pledges and commitments made by the City.*

Policy EC.7.3 *Consider a multi-pronged approach to climate change mitigation, including support for energy efficiency, vehicle trip reduction, reforestation, environmental protection and flood control.*

Policy EC.7.4 *Promote administrative practices, land use patterns, transportation systems and building practices that will reduce greenhouse gas emissions.*

Community resilience *is the sustained ability of a community to respond to, withstand and recover from adverse situations, such as climate change impacts.*

Policy EC.7.5 *Assess climate change impacts when conducting review of proposed land use and transportation actions and programs.*

Policy EC.7.6 *Promote community resiliency through the development of climate change adaptation strategies.*

Policy EC.7.7 *Track the best available climate change science to use for planning purposes.*

Goal EC.8 Sammamish is a sustainable city.

Policy EC.8.1 *Develop a strategy for sustainability.*

Policy EC.8.2 *Lead by example in the conservation of natural resources, such as energy, water and trees, and the avoidance of adverse environmental impacts.*

Policy EC.8.3 *Support the City of Sammamish Sustainability Strategy and strive towards continued improvement in sustainability.*

Goal EC.9 Increase the sustainability and efficiency of building practices in Sammamish.

Policy EC.9.1 *Promote the use of environmentally friendly construction practices, such as those specified under certification systems like Leadership in Energy and Environmental Design (LEED), King County Built Green and Living Building Challenge.*

Policy EC.9.2 *Encourage projects that utilize green energy strategies such as smart meters, geothermal, solar and wind systems and other innovative approaches to conserving resources in conjunction with other agencies, as appropriate.*

Policy EC.9.3 *Consider flexibility in regulatory amendments, such as the use of recycled building materials, gray water systems and zero energy homes, to achieve sustainable building practices.*

Policy EC.9.4 *Promote sustainable building management and maintenance practices.*

Policy EC.9.5 *Encourage conversion of existing, low-efficiency building stock to cost-effective and environmentally sensitive alternative technologies and energy sources.*

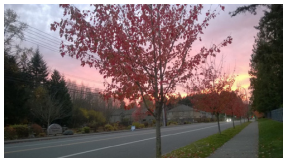
Green building practices *are environmentally responsible and resource-efficient throughout a building's life-cycle.*

Green energy *refers to sources of energy that do not have the same harmful effects as fossil fuels, for instance solar, wind, tidal, wave and geothermal.*

Goal EC.10 Maintain and improve the City's forested character.

Policy EC.10.1 *Preserve and enhance of the City's urban forest. Use trees and other vegetation, both native and non-native, as appropriate, in all restoration.*

Policy EC.10.2 *Preserve trees on all public properties and facilities to the maximum extent possible.*



Fall street trees near Inglewood Middle School (credit: Sammamish Friends)

Evergreen trees on 228th Ave SE

Policy EC.10.3 *Maintain and enhance a street tree maintenance program. Use trees and other vegetation, both native and non-native, as appropriate, in all restoration.*

Policy EC.10.4 *Encourage community residents and property owners to preserve the green and wooded character of existing neighborhoods.*

Policy EC.10.5 *Within the city, allow off-site options for replanting and restoration where not feasible on-site in order to meet tree retention requirements and achieve tree canopy coverage and storm water capture.*

Policy EC.10.6 *Develop and enforce effective regulatory penalties and practices for unauthorized removal or damage of trees.*

Policy EC.10.7 *Prioritize restoration and enhancement of environmentally critical areas and buffers, with the aim of enhancing ecosystem function.*

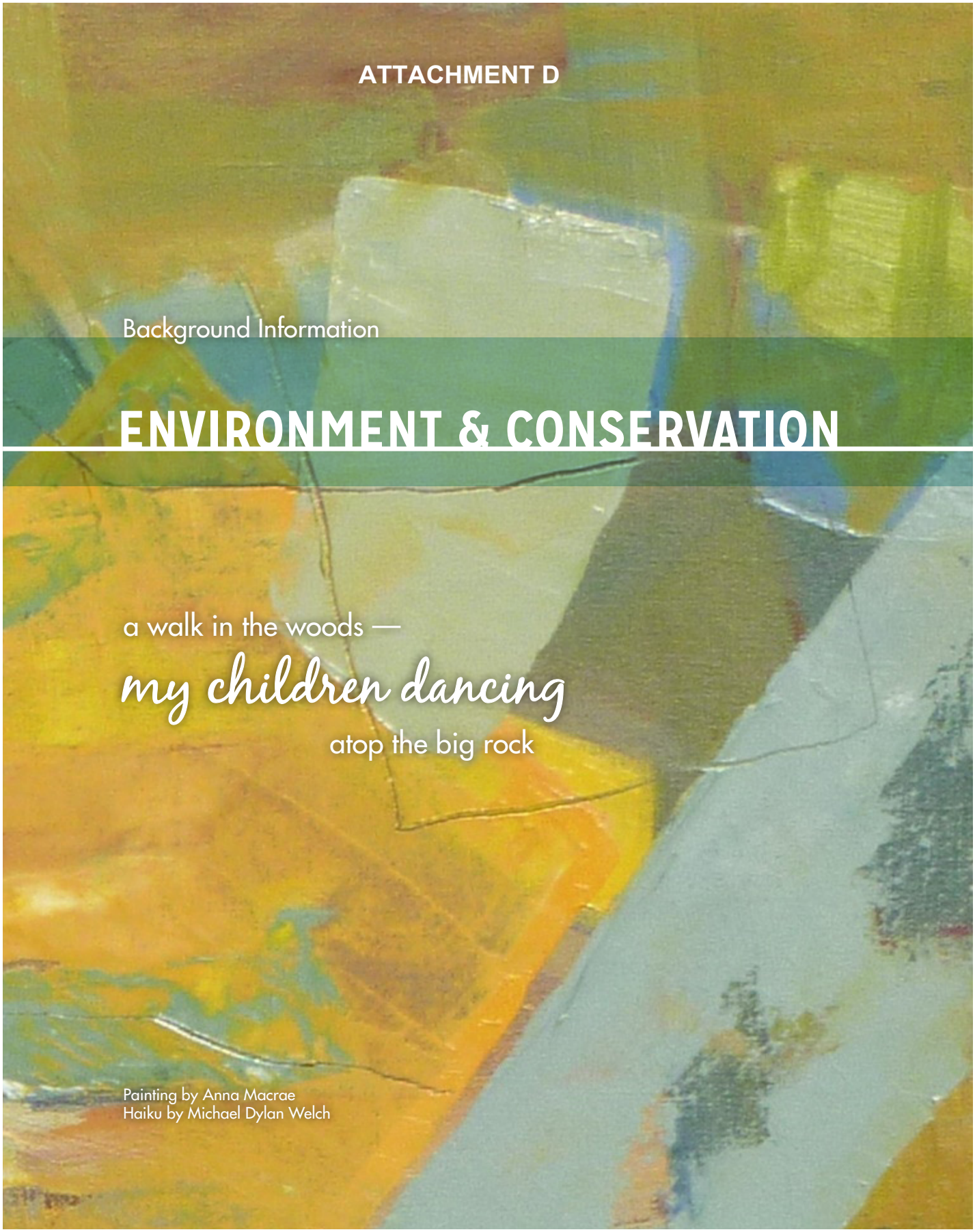
Policy EC.10.8 *Consider incentivizing retention of trees on existing lots, prioritizing clusters and/or a continuous canopy with trees on adjacent lots when feasible.*

Policy EC.10.9 *Promote regulatory tools that take into consideration the case-by-case context-sensitive nature of tree retention and canopy coverage.*

Policy EC.10.10 *Support and implement the Urban Forest Management Plan.*

Policy EC.10.11 *Develop incentives to prioritize the retention of high value trees, including heritage and/or landmark trees.*

Residential tree coverage



ATTACHMENT D

Background Information

ENVIRONMENT & CONSERVATION

a walk in the woods —
my children dancing
atop the big rock

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Environmental Setting

The Sammamish Plateau is the distinguishing topographic feature in the City, rising from about 50 feet at the Lake Sammamish shoreline to about 500 feet above Lake Sammamish. There are numerous wetlands, streams, and lakes, including Pine Lake and Beaver Lake. The streams flow in a predominantly western direction from the lake and wetland headwaters over the plateau and then flow down the steep erosive slopes through ravines ultimately discharging to Lake Sammamish.

Air Quality

Air quality is generally assessed in terms of concentrations of air-borne pollutants being higher or lower than ambient air quality standards set to protect human health and welfare. To measure existing air quality, the Washington State Department of Ecology and PSCAA maintain a network of monitoring stations throughout the Puget Sound region.

See Volume I, Environment and Conservation Element Goal EC.6 on page 67 and supporting policies.

As required by the 1970 Clean Air Act, the U.S. EPA initially identified six *criteria air pollutants* that are pervasive in urban environments and for which state and federal health-based ambient

air quality standards have been established. The U.S. EPA calls these pollutants criteria air pollutants because the agency has regulated them by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. Ozone, CO, PM, nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead are the six criteria air pollutants originally identified by U.S. EPA. Since then, subsets of PM have been identified for which permissible levels have been established. These include PM_{10} (matter that is less than or equal to 10 microns in diameter) and $PM_{2.5}$ (matter that is less than or equal to 2.5 microns in diameter).

The Clean Air Act established National Ambient Air Quality Standards (NAAQS) to protect the public health and welfare from air pollution. Areas of the U.S. that do not meet the NAAQS for any pollutant are designated by the U.S. EPA as *nonattainment areas*. Areas that were once designated nonattainment but are now achieving the NAAQS are termed *maintenance areas*. Areas that have air pollution levels below the NAAQS are termed *attainment areas*. In nonattainment areas, states must develop plans to reduce emissions and bring the area back into attainment of the NAAQS.

An area remains a nonattainment area for that particular pollutant until concentrations are in compliance with the NAAQS. Only after measured concentrations have fallen below the NAAQS can the state apply for redesignation to attainment, and it must then submit a 10-year plan for continuing to meet and maintain air quality standards that follow the Clean Air Act. During this 10-year period, the area is designated as a maintenance area. The Puget Sound region, including all of King County, is currently classified as a maintenance area for CO and ozone.

See Volume I, Environment and Conservation Element Goal EC.3 on page 48 and Goal EC.4 on page 52 and supporting policies.

Wetlands

Wetlands are transitional areas between aquatic and terrestrial habitats and are identified based upon three parameters: hydrology, soils and vegetation. Wetlands are formally identified and delineated according to the methods in the 1987 *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987). In the Puget Sound region, additional methodology in the United States Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE, 2010) must also be used. These methodologies are updated and clarified from time to time in revised manuals that are subsequently adopted by the Washington Department of Ecology (WDOE) pursuant to RCW 90.58.380 and WAC 173-22-035, as amended.

Consistent with state and federal wetland definitions, the City of Sammamish's definition of wetlands (SMC 21A.15.1415) includes areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities, or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. Some regulated wetlands are saturated with surface and/or ground water year round; however, wetlands can also include areas that are only seasonally wet.

Wetlands provide many important ecosystem functions. Wetlands can act as the guardians of our water quality by retaining water, providing time for filtration and settling of suspended solids, trapping sediments, and by biochemically converting otherwise harmful chemicals into less harmful ones. Wetlands can also provide valuable natural stormwater run-off mediation, flood-prevention, and groundwater recharge by absorbing water during storm events and then gradually releasing water during drier periods. This can help to maintain stream flows in summer dry periods, which is important for the survival of animals, plants and other organisms that live in or near a stream. Wetland vegetation can also help to stabilize our shorelines reducing erosion that can otherwise be caused by wave action.

Wetland ecosystems can provide essential habitat for a variety of aquatic and terrestrial plant and animal species. More than one-third of the United States' threatened and endangered species live only in wetlands, and nearly half use wetlands at some point in their lives. Many other animals and plants depend on wetlands for survival. For example, wetlands that surround open water can provide key habitat for fish spawning nurseries. In addition, many of the U.S. breeding bird populations including ducks, geese, woodpeckers, hawks, wading birds and many song-birds feed, nest and raise their young in wetlands. In part because of the wildlife habitat that they provide and the unique plant communities that they support, wetlands are also valued for their potential aesthetic and environmental education attributes.

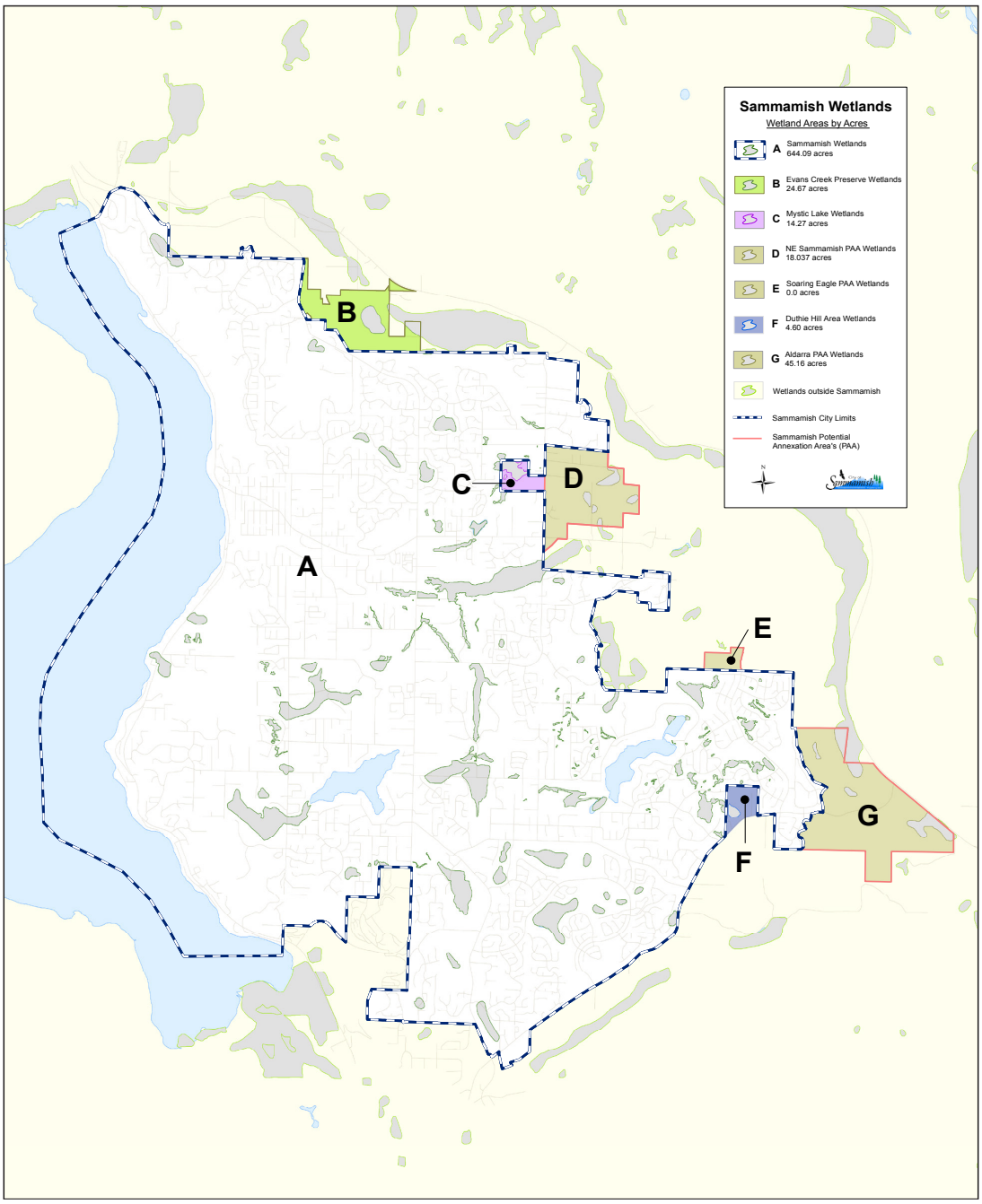
There are approximately 550 acres of wetlands mapped in the City of Sammamish, see Background Figure EC–1. However, there are more unmapped wetland areas known to be present. These wetland areas include a wide range of habitat conditions and wetland functions. Many wetland areas in Sammamish have been degraded to some extent through deforestation, filling, drainage, agriculture, and/or through removal or clearing of surrounding buffer areas. However, many high quality wetland areas remain in Sammamish and provide highly valued functions.

Among the highest quality wetlands in and immediately surrounding Sammamish are twelve large wetlands that contain a bog ecosystem. Bogs are a unique type of wetland that generally form, over a period of 1,000's of years, in depressions created through glacial forces. Bogs are dominated by Sphagnum mosses on the ground layer, have unique acidic water chemistry, and have low levels of dissolved oxygen with few to no buffering chemicals in the water. These factors create an environment where the rate of production of organic material exceeds the rate of decomposition. Because of this, bogs typically accumulate peat mats comprised of un-decomposed moss (peat) that can be several feet thick. This unique environment allows these wetlands to be super-sinks for nutrients. In fact, bogs and other peatlands that are actively accumulating organic matter are carbon sinks and have been identified globally to be one of the major storehouses of the world's carbon - exceeding that of forests. This very specialized environment supports very unique plant types, many of which do not grow naturally elsewhere. Because they are home to some of the rarest and most unusual wetland-dependent flora and fauna, many scientists believe that bogs and other peat-based wetlands play a key role in conserving global biodiversity.

Stormwater is one of the greatest threats to bogs as it can shift the water chemistry and can bring nutrients and oxygen into the system, all of which can contribute to the decomposition of the peat mat, causing the bog to break down in a relatively rapid timeframe when compared to how long it took for the mat to form. Bogs are essentially irreplaceable natural resources because no mechanisms have yet been found that can re-create bog conditions in a time range that humans would be around to see. Once a bog is gone, it is gone. Accordingly, bogs are Category 1 wetlands due to their rare, sensitive and irreplaceable nature and are one of the most protected wetland types for all jurisdictions that protect wetlands at the local, state and federal levels.

As with most jurisdictions in Western Washington, the City of Sammamish rates wetlands utilizing a wetland rating system that

Background Figure EC–1
Sammamish Wetlands



Wetland boundaries shown on this map are approximate, and an individual wetland delineation study, followed by a survey and a city review for accuracy would be needed to determine where exact wetland boundaries are on any individual property. In addition, it should be noted that there are more known wetlands in the City than shown on this map.

was developed by the WDOE. The rating system categorizes wetlands as either Category I, II, III or IV wetlands, with Category I wetlands providing the most valuable wetland functions that have been scientifically shown to need the most protection. Wetlands needing the most protection have wider buffering requirements and sometimes have impervious surface limitations or other restrictions aimed at protecting the watershed surrounding the wetland.

The City of Sammamish adopted Environmentally Critical Areas Regulations that are described in Chapter 21A.50 in the Sammamish Municipal Code (SMC). Development standards for wetlands are found in SMC 21A.50.290. Among other requirements, these standards include a requirement to establish a buffer from the delineated wetland edge with the required buffer width based on the wetland category as determined utilizing the WDOE wetland rating form, and as also based on the habitat score from the WDOE rating form, and other wetland habitat attributes. Required buffer widths range from 50-feet to 215-feet with a 215-foot buffer required beyond the boundaries of Category I wetlands that include a bog ecosystem or a natural heritage wetland. The SMC also includes wetland regulatory provisions in 21A.50.322 that are tied to a mapped Wetland management area – Special district overlay, which ties added protection requirements including, but not limited to, restrictions on the allowed quantity of impervious surface area in mapped overlay areas in the basins surrounding some of Sammamish's highest value and most sensitive wetland systems such as those that include bog ecosystems (see Background Figure EC–2, Special Overlays and Districts).

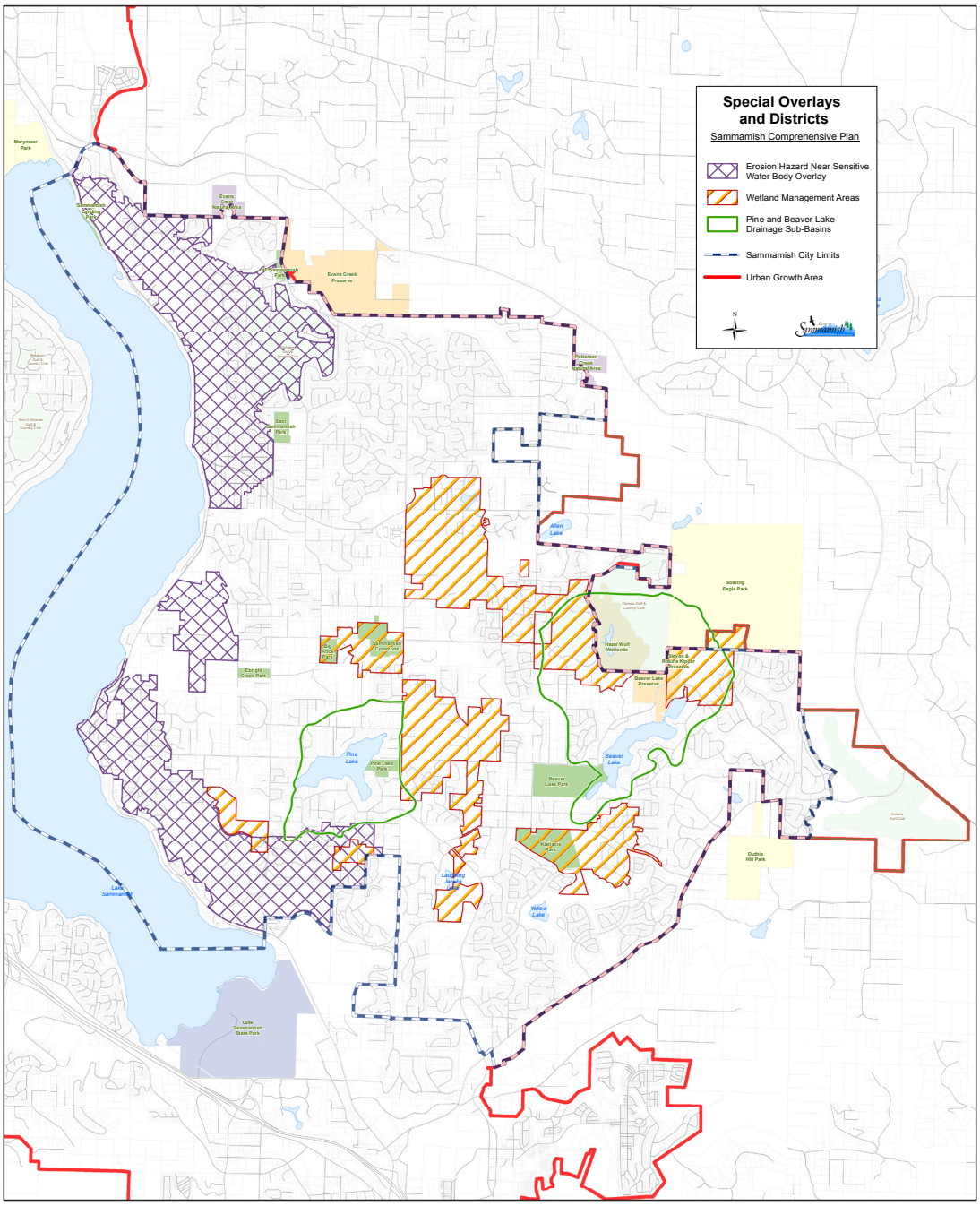
The city's regulations in SMC 21A.50 also include a number of flexibilities and allowances for existing and proposed development that can allow wetland or buffer alteration when applicable criteria are met, such as when there is an existing legally-established development that is being modestly expanded or when impacts are unavoidable and minimized, and mitigation is provided that supports equivalent or greater biological functions most commonly on-site or within the same sub-basin as the impact.

See Volume I, Environment and Conservation Element Goal EC.5 on page 54 and supporting policies.

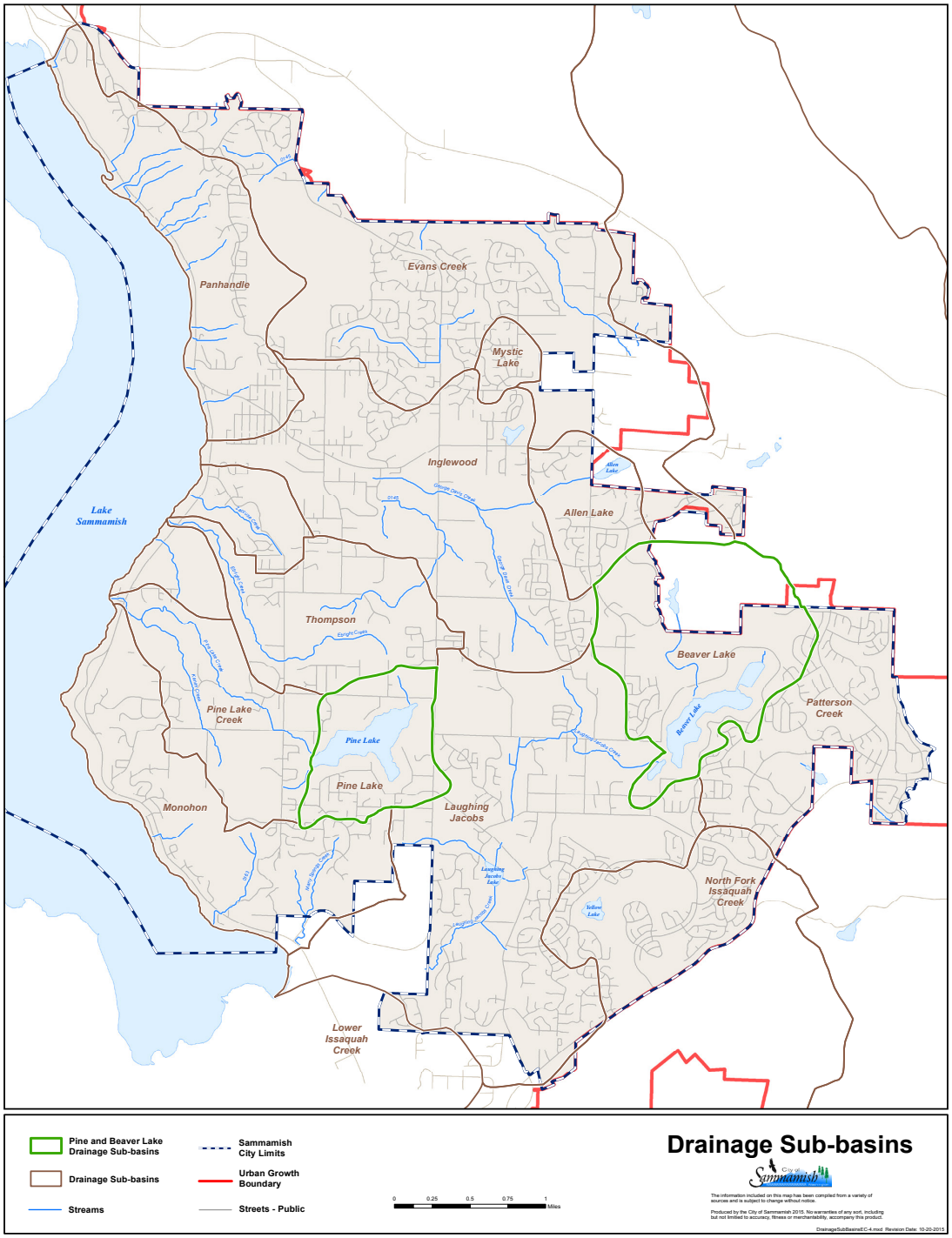
Streams

The City is predominantly located within the Cedar River Basin with some area within the Snoqualmie River Basin. Within these river basins are a number of sub-basins that include numerous streams (see Background Figure EC–3, City of Sammamish Drainage Subbasin Delineation). While all of the city's streams provide habitat for a variety of terrestrial and aquatic plant and animal species, some streams in the city also provide important habitat to

Background Figure EC–2
Special Overlays and Districts



Background Figure EC–3
City of Sammamish Drainage Subbasin Delineation



salmonids. The lower reaches of a few of the city's streams have been the subject of community efforts to restore habitat for kokanee salmon. Kokanee salmon are native to the Lake Sammamish and Lake Washington watersheds but have experienced a dramatic population decline and now spawn in limited numbers in only a few streams that feed into Lake Sammamish. Causes of this fish population decline are reported to include altered stormwater flows, past hatchery practices, predation, fishing, passage barriers, and lake temperature and dissolved oxygen levels. Along with watershed residents, other local jurisdictions, agencies and NGOs, the City of Sammamish participates in the Lake Sammamish Kokanee Work Group, which was formed in 2007 to identify the causes of kokanee decline and develop and implement actions to address these issues.

Sammamish defines regulated streams in SMC 21A.15.1240 to include areas in the city where surface waters produce a defined channel or bed, not including irrigation ditches, canals, storm or storm water runoff conveyance devices or other entirely artificial watercourses, unless they are used by salmonids or are used to convey streams naturally occurring prior to construction of such watercourses. For the purpose of this definition, a defined channel or bed is an area that demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. For the purpose of defining the following categories of streams, normal rainfall is rainfall that is at or near the mean of the accumulated annual rainfall record, based upon the water year for King County as recorded at the Seattle-Tacoma International Airport.

Sammamish streams are classified according to criteria described in SMC 21A.15.1240(1) as either Type S, Type F, Type Np or Type Ns streams. In summary, Type S streams have been inventoried as shorelines of the state. No Type S streams are located within Sammamish presently (as of January, 2015), but may be included in future annexation areas. Type F streams are, or have the potential to be, used by salmonids, or are streams that have been identified as being of special significance. Streams of special significance are those perennial reaches designated by the City based on historic fish presence and/or the probability of restoration and include streams locally known as George Davis Creek, Ebright Creek, Pine Lake Creek and Laughing Jacobs Creek. Type Np streams are perennial during a year of normal rainfall and do not have the potential to be used by salmonids. Type Ns streams are seasonal or ephemeral during a year of normal rainfall and do not have the potential to be used by salmonids.

Development standards for streams are found in SMC 21A.50.330. Among other requirements, these standards include a requirement to establish a buffer from the stream's ordinary high water mark or from the top of the bank if the ordinary high water mark cannot be identified. The buffer width required is based on the stream's classification. A 150-foot buffer is required beyond Type S and Type F streams. A 75-foot buffer is required beyond Type Np streams, and a 50-foot buffer is required beyond Type Ns streams.

The city's regulations in SMC 21A.50 also include a number of flexibilities and allowances for existing and proposed development that can allow stream or buffer alteration when applicable criteria are met, such as when there is an existing legally-established development that is being modestly expanded or when impacts are unavoidable and minimized, and mitigation is provided that supports equivalent or greater biological functions most commonly on-site or within the same stream sub-basin as the impact.

Lakes

See Volume I, Environment and Conservation Element Policy EC.5.29–Policy EC.5.39 on page 60.

Lakes are defined in SMC 21A.15.664 to include an open body of surface water not including streams or rivers, that is 20 acres or greater in total area. There are three lakes in the City of Sammamish: Lake Sammamish, Pine Lake, and Beaver Lake. There are also wetlands, in and immediately surrounding Sammamish, that are characterized by large open-water areas that are locally referred to as lakes including Laughing Jacobs Lake, Yellow Lake, Allen Lake and Mystic Lake (see Background Figure EC–3, City of Sammamish Drainage Subbasin Delineation).

Sammamish's three lakes, Lake Sammamish, Pine Lake, and Beaver Lake, are regulated under the city's Shoreline Master Program (SMP), which fulfills the requirements of the Washington State Shoreline Management Act and associated guidelines. The SMP balances local needs, interests and character with the general public's interests in protecting key shoreline environments and important resources. The shoreline jurisdiction includes lands extending landward 200 feet from the subject lake's ordinary high water mark and includes associated floodplain areas and wetlands that meet specified criteria described in SMC 25.02.010(80) and 25.05.010.

As part of the city's SMP, shorelines have been assigned an environment designation of Shoreline Residential (SR) or Urban Conservancy (UC). Shoreline areas with an UC environment designation have more restrictive regulatory requirements and protections than shorelines with a SR environment designation. Among other requirements, the City's SMP describes required

shoreline setbacks that range from 45 to 50 feet for residential structures depending on the lake and shoreline environment designation. The SMP also includes requirements and incentives to restore a vegetation enhancement area, which is defined as the 15-foot wide portion of the shoreline setback that is immediately landward of the lake's ordinary high water mark. For Pine Lake and Beaver Lake, there are added requirements in the SMP to retain 85% of the significant trees within the shoreline jurisdiction.

In addition to Critical Area regulations and Shoreline Master Program regulations, the City protects water quality and quantity through Sammamish Municipal Code Title 13, Surface Water Management. The City's adopted Stormwater Management Comprehensive Plan (2001) identifies local stormwater quantity and quality problems and methods to address identified issues.

Flood Hazard Areas

See Volume I, Environment and Conservation Element Goal EC.2 on page 47 and supporting policies.

WAC 365-190 defines flood hazard areas as:

> *"Frequently flooded areas are lands in the floodplain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like."*

The WAC guidelines note that: "Floodplains and other areas subject to flooding perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program."

The only floodplain areas in the City of Sammamish are small areas along Lake Sammamish and near SR 202 at the northern city boundary.

Regulations for flood hazard protection are found in SMC 15.10, Flood Damage Protection.

Groundwater

See Volume I, Environment and Conservation Element Policy EC.5.58–Policy EC.5.66 on page 65.

The large majority of the City is within the East Lake Sammamish Basin with westward flows towards, and into Lake Sammamish. The City also includes portions of the Evans Basin to the northeast, Patterson Creek Basin to the east, and Issaquah Creek Basin to the south. Within each basin are sub-basins.

Groundwater is rainwater that has filtered into the ground and stays below the surface in zones called aquifers. The amount of groundwater available and the amount of water available to recharge ground water is affected by precipitation, land use, population growth and water reuse. With population growth there is an increase in the number of residential and commercial buildings, roads and parking lots that are impervious surfaces which decrease or prohibit groundwater recharge. There is also an increase demand for water. Ground water withdrawals from aquifer, when combined with an increase in impervious surface area in a recharge zone, can lead to a diminished groundwater supply for drinking water purposes. Because ground and surface water are interconnected, surface water features such as lake levels and the base flow of creeks are impacted by groundwater levels. Please see Background Figure EC–4 for a map of areas where groundwater is susceptible to contamination due to surficial geology, potential for infiltration and depth to groundwater. Areas of low, medium and high susceptibility are shown on this map.

In order to protect water quality where groundwater supplies the public water system, the Sammmamish Plateau Water and Sewer District Water Comprehensive Plan has identified wellhead protection areas in the City of Sammamish (see Background Figure EC–5, excerpted from the Sammamish Plateau Water and Sewer District Water Comprehensive Plan "Figure 5-1 Wellhead Protection Areas").

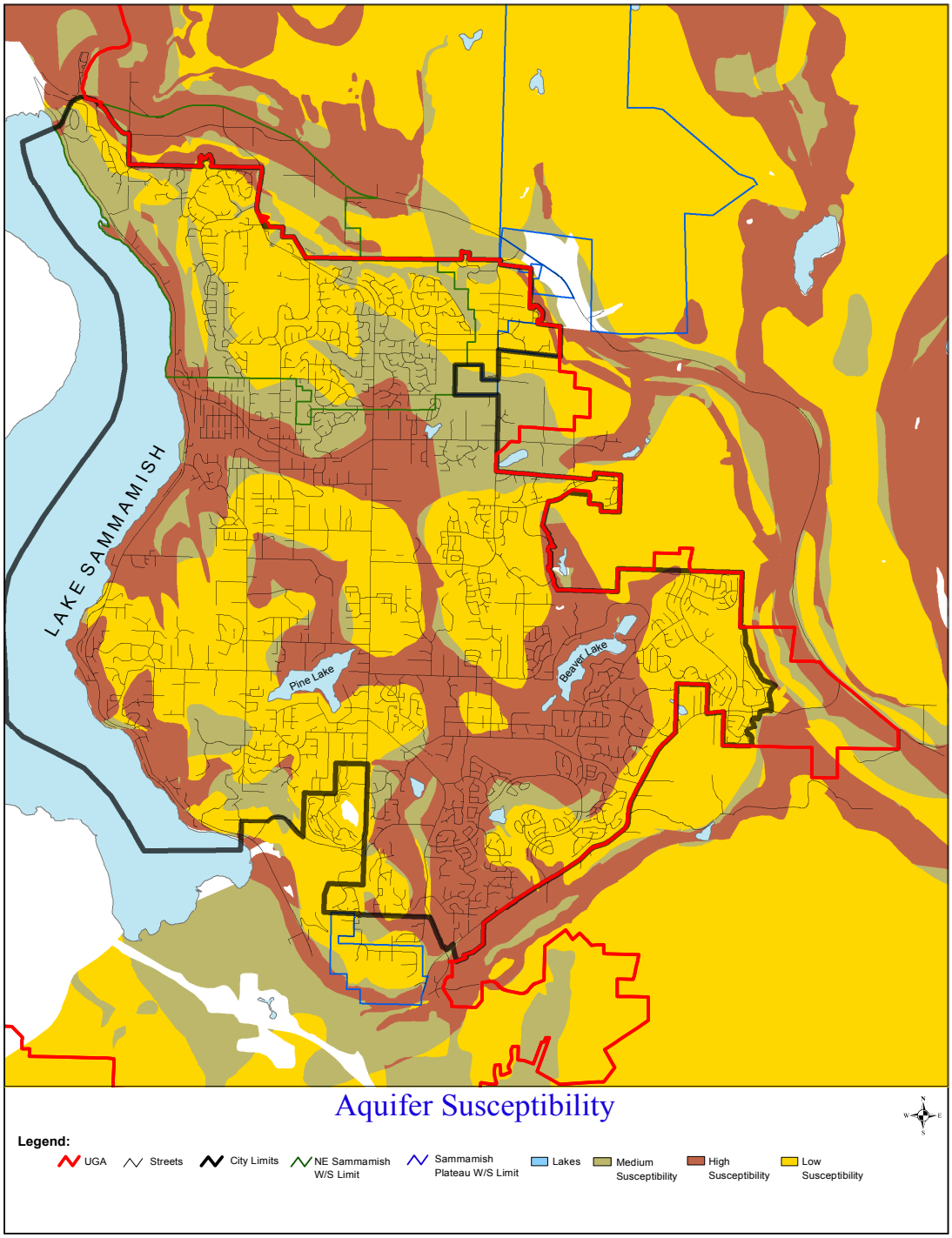
Methods to retain recharge are to maintain portions of residential areas in their natural state or permit the planting of vegetation in these areas. Stormwater facilities can be constructed to promote recharge of groundwater provided that the stormwater is first adequately treated so as not to contaminate ground water. The State of Washington is also currently investigating ways to treat and reuse wastewater.

Maintaining groundwater quality is also a major concern particularly in recharge areas. Contaminants sources could include: failing septic systems, untreated stormwater, leaking underground storage tanks, quarries, agricultural chemicals, hazardous materials spills, etc.

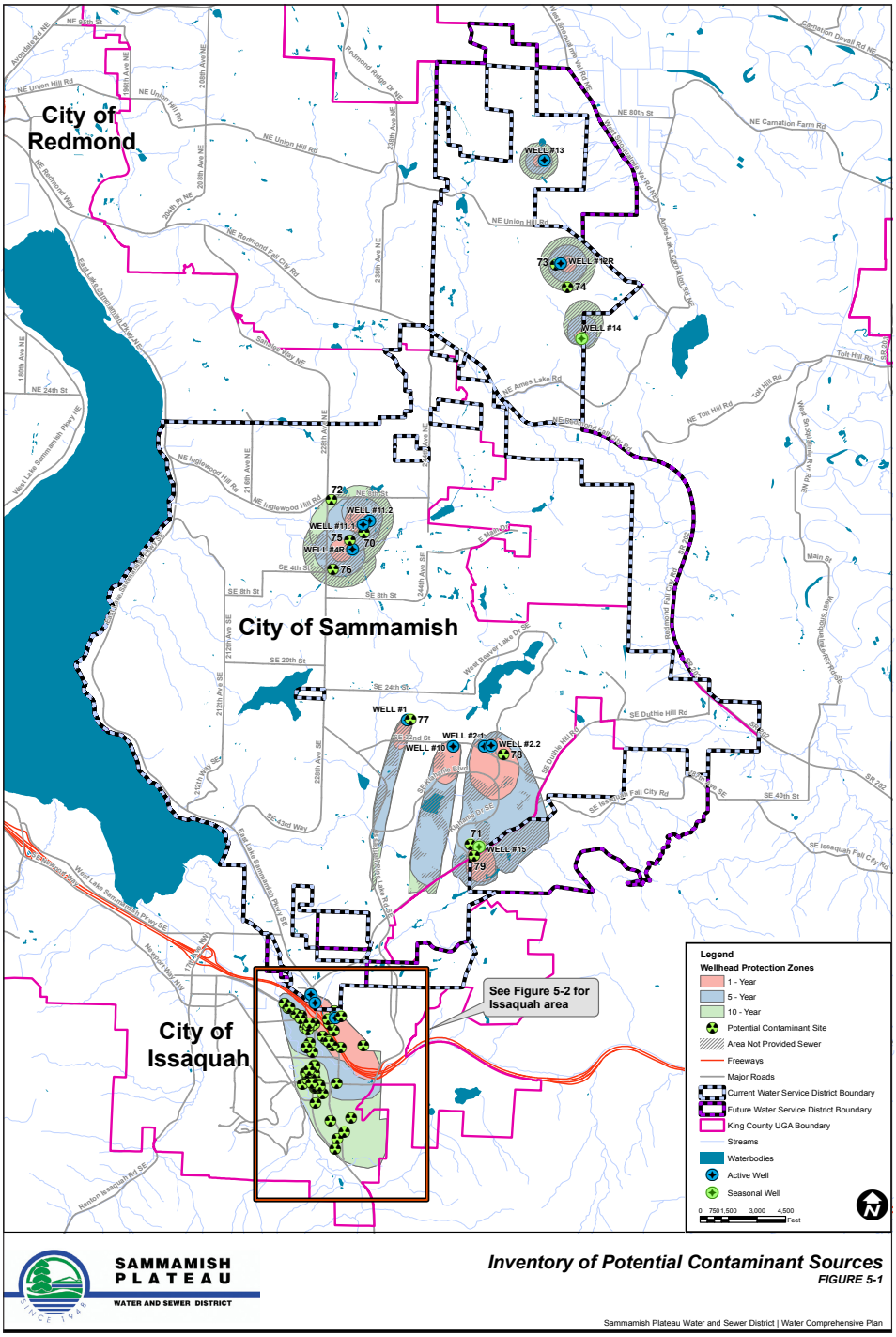
The City is in two Groundwater Management Planning Areas, Issaquah Creek Valley and Redmond-Bear Creek Valley. The majority of the City is within the Issaquah Creek Valley Planning Area, briefly summarized below.

Within the Issaquah Creek Valley Planning Area, areas with the highest infiltration potential are east of the City of Issaquah on the uplands between the East and North Forks of Issaquah Creek.

Background Figure EC–4
Aquifer Susceptibility



Background Figure EC–5
Wellhead Protection Areas



Inventory of Potential Contaminant Sources
FIGURE 5-1

Sammamish Plateau Water and Sewer District | Water Comprehensive Plan

For the lower Issaquah Valley area (including Sammamish), in particular the eastern plateau areas of the management area, Grand Ridge and Lake Tradition, do not overlie valley aquifers, but may provide up to 30% of the direct recharge to the lower Issaquah Valley ground water system. Measures such as recharging ground water with surface water facilities and homeowner education materials are being used in this area.

Aquifers are considered to be vulnerable where the soil is permeable, where the ground water depth is shallow, and where a potential contamination source is present. Given the location of wells and nearby development, the lower Issaquah Creek Valley is a vulnerable aquifer system. Even with the potential for contamination, water quality in the lower Valley has been found to be generally excellent; management strategies will be needed to protect the area. The upper Issaquah Creek Valley System (in the southern part of the Groundwater Management Planning Area) has been affected by contamination from the Cedar Hills Landfill and Queen City Farms Industrial Waste site.

Through its critical areas regulations, the City has identified critical aquifer recharge areas as:

> *…those areas in the City of Sammamish with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of groundwater resources or contribute significantly to the replenishment of groundwater. (SMC 21A.15.253)*

Development in designated critical aquifer recharge areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Geologically Hazardous Areas

See Volume I, Environment and Conservation Element Goal EC.2 on page 47 and supporting policies.

Erosion Hazard

Soil erosion is a process in which individual soil particles are detached and moved by natural agents such as wind, rainsplash, frost action, or surface water flows. Erosion poses a potential public health and safety hazard to the extent that bodies of water are contaminated with sediment. In addition, erosion can directly and indirectly damage private property as well as valuable habitat and natural areas. The U.S. Department of Agriculture,

Soil Conservation Service has identified certain soils as being susceptible to erosion if disturbed. Such soils occur throughout the City with the largest concentration of those on steeper slopes occurring in the western part of the City. Identification of areas subject to moderate or severe erosion hazard support environmental and development regulations since they affect grading and receiving water body quality.

The City of Sammamish has a number of resources that are susceptible to impacts from erosion and sedimentation. The western side of the City is bounded by Lake Sammamish, an important resource for recreation and wildlife habitat. It is vulnerable to increases in phosphorus, which causes algae to grow. With excessive algal growth, the lake surface can become "scummy," oxygen becomes depleted as algae decays, and the lake loses recreational appeal and value as wildlife habitat. This process is called eutrophication.

There are steep bluffs along the western edge of the Sammamish plateau. Excessive water flowing down these bluffs can form gullies and ravines where soils are highly erosive, which results in downstream sedimentation, and can initiate processes of soil wasting. Many of these slopes have been designated as an "Erosion Hazard Near Sensitive Water Body Overlay," see Background Figure EC–2 on page EC.9, Special Overlays and Districts.

The impacts of erosion and sedimentation generally include:

- Nutrient loading from phosphorus and nitrogen, which are attached to soil particles and transported to lakes and streams, causing a change in the water pH, algal blooms, and oxygen depletion, which leads to eutrophication and fish kills.
- Eroded soil particles decrease the viability of macro-invertebrates and food-chain organisms, impair the feeding ability of aquatic animals; they also clog gill passages of fish and reduce photosynthesis.
- Sediment-clogged gravel diminishes fish spawning and can smother eggs or young fry.
- Natural, nutrient-rich topsoils erode, making re-establishment of vegetation difficult without applying soil amendments and fertilizers.
- Silt fills culverts and storm drains, decreasing capacities and increasing flooding and maintenance frequency.
- Detention facilities fill rapidly with sediment, decreasing storage capacity and increasing flooding.

- Sediment clogs infiltration devices, causing failure.
- Shallow areas in lakes form rapidly, resulting in growth of aquatic plants and reduced usability.
- Water treatment for domestic uses becomes more difficult and costly.
- Turbid water replaces aesthetically pleasing, clear, clean water in streams and lakes.

Development in designated erosion hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Landslide Hazards

Landslides, seismically sensitive soil materials, and geologic events pose substantial hazards to public health and safety. Such areas have limited suitability for siting of commercial, residential and industrial structures.

Many slopes with Sammamish are either naturally unstable or become unstable when disturbed. Areas subject to landslides are mostly along the western slopes of the City. The identification of areas susceptible to landslides support environmental and development regulations; they affect foundation design and housing density.

Unconsolidated soil materials with slopes greater than 15 percent that are underlain with impermeable geologic materials, and/or which have seeps are especially subject to slippage of the unconsolidated soil material. Areas which have experienced movement in the past or which are unstable as a result of rapid stream incision, stream bank erosion, or undercutting by wave action, are also susceptible to landslides. Landslides in such areas can result in enormous public and private costs, severe threats to human health and safety, and severe natural resource and environmental damage. Disturbance in such areas should generally be avoided.

Recent geologic mapping of King County (Booth and Wisher, 2006) identifies the City as being underlain primarily by glacially derived or glacially overridden soils. Steep slopes, found where the highlands descend to Lake Sammamish and within natural drainages such as ravines, are typically comprised of looser alluvial soils or recessional outwash overlying denser glacial soils, such as glacial till or advance outwash. The most common landslides occur where there is a veneer of looser soils overlying the denser soils on steeply inclined hillsides. These types of areas are included in the

City's Environmentally Critical Area definition of landslide hazard areas as well as other types of areas that are potentially subject to risk of landslides due to geologic, topographic and hydrologic conditions.

Development in designated landslide hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Seismic Hazards

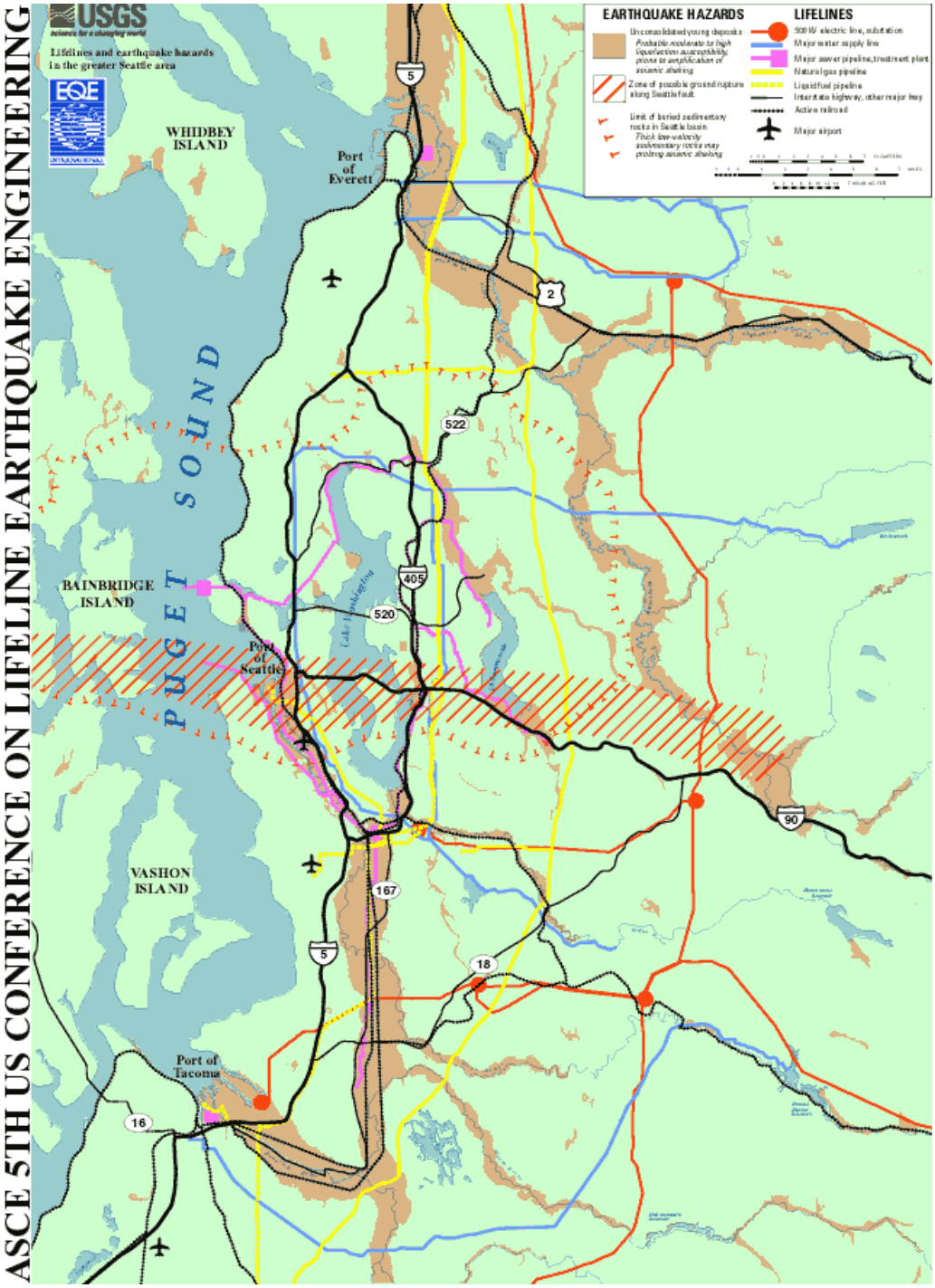
Seismic hazards include areas subject to "severe risk of earthquake induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting" (WAC 365-190). King County maps seismic hazard areas as "those areas in King County subject to sever risk of earthquake damage as a result of soil liquefaction in areas by cohesion-less soils of low density and usually in association with a shallow groundwater table or of other seismically induced settlement." Identified seismic hazard areas in Sammamish are located along Lake Sammamish and near SR 202. Identified seismic hazard areas in Sammamish are located along Lake Sammamish and near SR 202, see Background Figure EC–6.

US Geological Survey Maps of the Seattle Fault indicate it trends east-west across the southern portion of the City of Sammamish. Critical infrastructure including I-90 and I-405, and pipelines could be severely impacted by earthquakes along the Seattle Fault.

Most of the City of Sammamish is within the area of detailed study on the Liquefaction Susceptibility Map of King County, Washington. The detailed map area is based on 1:24,000-scale geologic mapping; and quantitative engineering analysis was utilized to characterize the risk of liquefaction. The analytical methods have been validated by reports of liquefaction during previous earthquakes in the Puget Sound region. More recent and improved engineering analytical methods were used for the detailed map area, as compared to previously published maps.

Another important document is the 2008 U.S. Geological Survey (USGS) National Seismic Hazard Maps (Peterson et al. 2008). These maps provide several different probabilities of earthquake ground motions, which are used in seismic provisions of building codes, insurance rate structures, risk assessments, and other public policy. The abstract and web site states, "The national seismic maps represent our assessment of the 'best available science' in earthquake hazards estimation for the United States." (Peterson et al. 2008) The following engineering manuals are routinely updated to address potential seismic ground motions for the design

Background Figure EC–6
Seismic Hazards



of buildings and other structures. They provide engineering design values based on the 2008 USGS National Seismic Hazard Maps probabilistic and deterministic ground motion parameters for designing structures.

- 2009 NEHRP Recommended Seismic Provisions for New Buildings and Other;
- Structures, FEMA P-750 ("2009 NEHRP Provisions");
- 2010 Minimum Design Loads for Buildings and Other Structures, ASCE 7-10;
- ("2010 ASCE-7 Standard"); and
- 2012 International Building Code.

These three similar manuals represent the best available engineering for seismic design of structures. The 2006 Geologic Map of King County is another BAS document. (Booth & Wisher 2006). It shows detailed soil types and the zone of the Seattle Fault. The purpose of the map is for more general geology uses, but it appears to be consistent with 2004 Liquefaction Susceptibility Map in terms of the location of soil types susceptible to liquefaction and the location of peat deposits.

Development in designated seismic hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Urban Forest

The purpose of the Urban Forest Management Plan (UFMP) is to provide a policy guide for managing, enhancing, and growing trees in the City of Sammamish over the next twenty (20) years. The plan includes long-range goals and objectives to promote resilience, species diversity, and sustainable canopy cover.

Complete information about the City of Sammamish Urban Forest Plan can be found at this link:

http://www.sammamish.us

CITY OF SAMMAMISH

WASHINGTON

ORDINANCE NO. O2020-____

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING THE LAND USE VOLUMES I AND II OF THE SAMMAMISH COMPREHENSIVE PLAN, THE TOWN CENTER SUBAREA PLAN, AND SAMMAMISH MUNICIPAL CODE 21B.25.040 PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Sammamish City Council adopted an updated Comprehensive Plan on October 13, 2015 by Ordinance O2015-396, in accordance with RCW 36.70A.130; and

WHEREAS, the Washington State Growth Management Act (GMA) requires internal consistency among Comprehensive Plan elements and applicable regional plans; and

WHEREAS, to ensure that Comprehensive Plans remain relevant and up to date, the GMA requires each jurisdiction to establish procedures whereby amendments to the Plan are considered by the City Council (RCW 36.70A.130[2]), and limits adoption of these amendments to once each year unless an emergency or other defined exception exists; and

WHEREAS, the City of Sammamish established a procedure for amending the Comprehensive Plan in Chapters 24.15 and 24.25 SMC; and

WHEREAS, these procedures were repealed and replaced with Title 24A SMC through Ordinance No. 2019-483 which became effective on June 1, 2019; and

WHEREAS, the applicants submitted a docket request for a Site-Specific Land Use Map Amendment application in 2017 for consideration as part of the 2018 docket; and

WHEREAS, the request for a Site-Specific Land Use Map Amendment application was docketed by the City Council on December 5, 2017 through Resolution R2017-761; and

WHEREAS, the applicants completed a Preapplication Conference on November 8, 2018; and

WHEREAS, the applicants submitted a Site-Specific Land Use Map Amendment and Zone Reclassification application (application number ZONR2019-00061) for parcel 1241100042 to the City on March 4, 2019; and

WHEREAS, the applicant submitted a complete application under the former Title 24 SMC, and thus the substantive approval criteria of the former Title 24 are being applied to evaluate the application for approval, while Title 24A SMC controls the processing of the application; and

WHEREAS, on September 19, 2019, the Planning Commission held a public hearing and considered public comment on the proposed Site-Specific Land Use Map Amendment application and made a recommendation of approval to the City Council; and

WHEREAS, on September 23, 2019, the City submitted the proposed Comprehensive Plan amendments to the Land Use Element and the Town Center Plan to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, an environmental review of the proposed Comprehensive Plan amendments to the Housing Element was conducted in accordance with the requirements of SEPA, including review of a complete SEPA checklist; and

WHEREAS, on June 25, 2019 a SEPA threshold DNS was issued for the proposed Site-Specific Land Use Map Amendment application and no appeals were filed; and

WHEREAS, the City Council considered the proposed Site-Specific Land Use Map Amendment application during a public hearing and considered public comment on November 4, 2019; and

WHEREAS, the City Council found the application to meet the criteria of SMC 24.15.040 and SMC 24.25.050 and voted to grant provisional approval of the proposed Site-Specific Land Use Map Amendment application with a designation of TC-B; and

WHEREAS, seven Comprehensive Plan amendment applications were docketed on December 5, 2017 by Resolution R2017-761 and three Comprehensive Plan amendment applications were docketed on December 4, 2018 by Resolution R2018-811; and

WHEREAS, a full legislative review of two items docketed through Resolution R2017-761 and two items docketed through Resolution R2018-811 were completed in 2019 by the Planning Commission and City Council, including proposals related to the Housing Element, the Introduction, the Land Use Element, the Town Center Sub-Area Plan, and the Environment and Conservation Element; and

WHEREAS, the City Council has assessed in accordance with RCW36.70A.130(2)(b) the cumulative effect of the docketed Comprehensive Plan amendment proposals, including the amendments to the Housing Element, the Introduction, the Land Use Element, and the Environment and Conservation Element described separately in Ordinance _____ and adopted in conjunction and together with this ordinance as part of the City's annual Comprehensive Plan amendment process; and

WHEREAS, pursuant to SMC 24A.10.020(3), if a site-specific land use map amendment would create an inconsistency with the currently applicable zoning map, the approval may be granted only contingently while awaiting approval of an associated zone reclassification application; and

WHEREAS, under SMC 20.05.020 Exhibit A, the required zone reclassification application process is a Type 3 quasi-judicial decision rendered by the Hearing Examiner after an open-record hearing, which open-record hearing has not yet occurred;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Contingent Approval. The Site-Specific Land Use Map Amendment (ZONR2019-00061) proposing to change the Comprehensive Plan's Future Land Use Map designation from TC-E to TC-B, pursuant to SMC 24A.10.020(3)(f), is hereby approved contingent on "the subsequent approval of a zone reclassification" as required by City Code. Upon completion of the associated zone reclassification hearing by the Hearing Examiner, City staff shall inform the City Council at a regular City Council meeting whether the contingency has been satisfied.

a) If the Hearing Examiner approves the zone reclassification, and after the conclusion of any appeals that may be filed, the City Clerk is authorized to add a notation to this ordinance confirming that the continency was satisfied and referencing the Hearing Examiner's or reviewing court's written decision of approval.
b) If the Hearing Examiner or any subsequent reviewing court denies or otherwise disapproves of the zone reclassification, this ordinance shall be rendered null and void pursuant to SMC 24A.10.020(3). In such case the City Clerk is authorized to add a notation to this ordinance stating that the contingency was not satisfied and referencing the Hearing Examiner's or reviewing court's written decision of denial or disapproval.
c) Pursuant to SMC 24A.10.020(3)(i), this contingent approval shall be null and void if the associated zone reclassification application is not received by the City within 90 days of the date of adoption of this ordinance or is not consistent with this contingent approval.

Section 2. Land Use Volumes I and II and Town Center Subarea Plan Amended. If the associated zone reclassification is approved by the Hearing Examiner or a reviewing court,

the Land Use volumes I and II, the Town Center Subarea Plan, and Sammamish Municipal Code 21B.25.040 will thereafter read as set forth in Attachment A.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances is not affected.

Section 4. Effective Date. The Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____DAY OF _____, 2020.

_____

Mayor Karen Moran

Attest/Authenticated:

_____

Melonie Anderson, City Clerk

Approved as to Form

_____

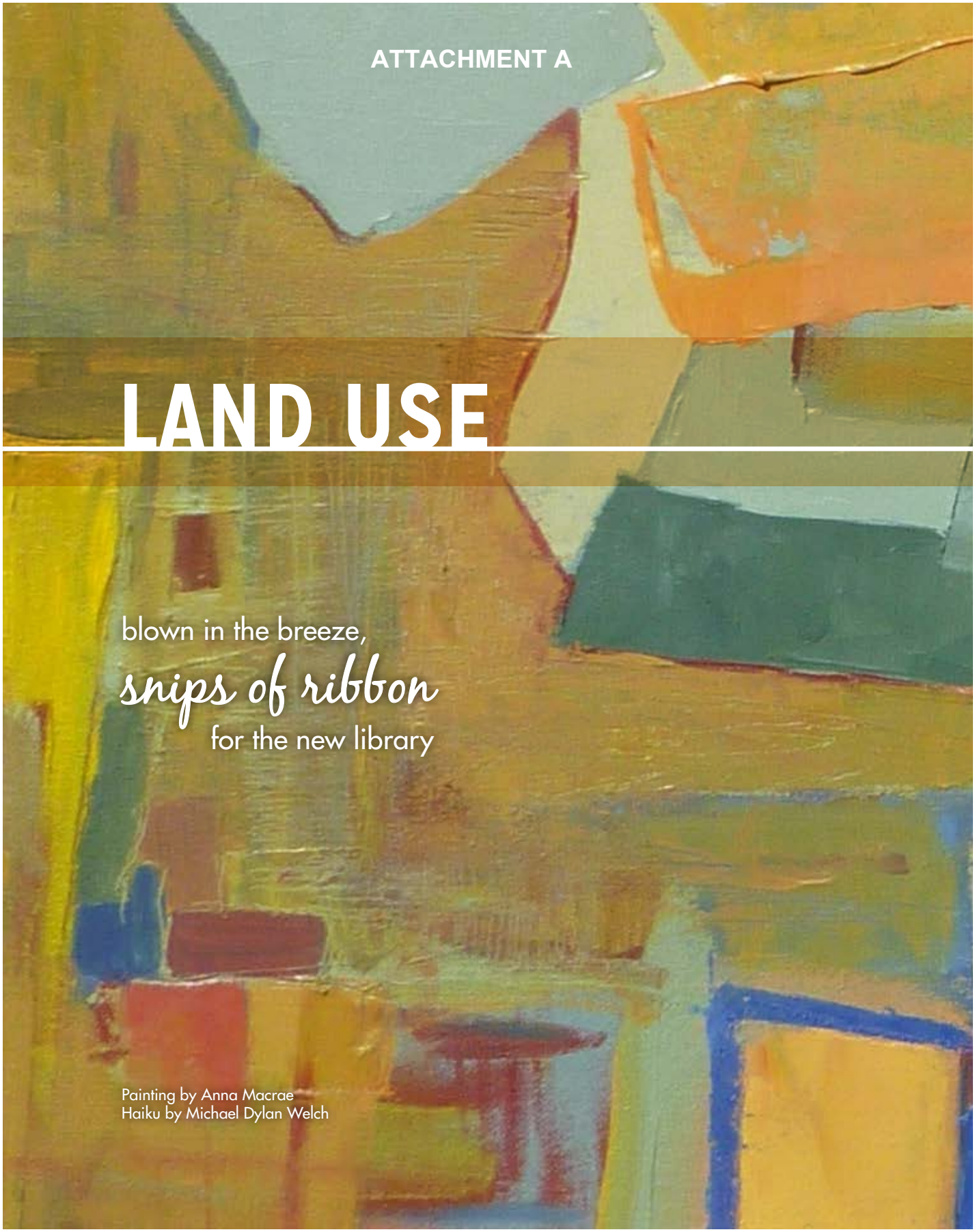
Michael R. Kenyon, City Attorney

Filed with the City Clerk:

Date Adopted:

Date of Publication:

Effective Date:


ATTACHMENT A
LAND USE
blown in the breeze,
snips of ribbon
for the new library
Painting by Anna Macrae
Haiku by Michael Dylan Welch

Land Use Goals

Goal LU.1 Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.

Goal LU.2 Preserve and enhance the natural features, quality, character and function of the City's residential neighborhoods.

Goal LU.3 Promote the four designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate.

Goal LU.4 Ensure that public facilities support and strengthen community character.

Goal LU.5 Provide for planned population and employment growth and maintain the City's suburban patterns.

Goal LU.6 Promote development design that maintains a harmonious relationship with the natural environment.

Goal LU.7 Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.

Goal LU.8 Participate in inter-agency partnerships to address regional planning issues.

Goal LU.9 Encourage sustainable development.

Goal LU.10 Identify, protect, encourage and preserve historic, cultural and archaeological resources.

Goal LU.11 Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.

LAND USE

Introduction

The Land Use Element guides future use of land in Sammamish and helps to ensure the City's high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, encourage community open spaces, foster a sense of community, reflect current and historic character, and keep new growth context sensitive with existing development. It recognizes the auto-oriented legacy of historic development patterns, and sets policies to continue suburban patterns that are more walkable and promote good human health. Lastly, it aims to be part of a coherent regional whole by coordinating planning efforts with neighboring cities, special districts, and King County.

"Fourth on the Plateau" at Sammamish Commons

Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, land use policies promote opportunities for sustainable development patterns, active transportation, access to healthy foods, and social connectedness.

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land

that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Information contains the background data and analysis that provide the foundation for the Land Use Element goals and policies.

Varying land uses in Sammamish, including the Farmer's Market, local businesses and a school.

Goals and Policies

Goal LU.1 Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.

Policy LU.1.1 *Establish land use policies and regulations that promote a safe, healthy and engaged residential community with a range of housing options, safeguard the environment and foster a sense of community.*

For more information, see the Current Zoning Section in Volume II.LU, page LU.9.

Policy LU.1.2 *Promote complementary and compatible development and smooth transitions between differing land uses.*

Policy LU.1.3 *Recognize and preserve the natural environment as an important element of the City's identity.*

For more information, see the Natural Environment Section in Volume II.LU, page LU.4 and Background Figure LU–1 on page LU.5.

Policy LU.1.4 *Where appropriate, develop design guidelines and development regulations to support the following:*

- *a Compatibility with natural site features*
- *b Retention of trees and native vegetation*
- *c Low impact development*
- *d Development at a scale and character appropriate to the site*
- *e Design that supports the human scale*
- *f Design that reflects community character*
- *g Landscaping to enhance building and site appearance and function*
- *h Integrated and connected access for bicycles, pedestrians and vehicles*
- *i Balanced consideration of automobile and pedestrian/bicycle mobility and safety*
- *j Usable passive and active open space, including community gathering places*
- *k Cohesive design character that minimizes visual clutter*
- *l Sense of personal safety*

Human scale development

Commercial landscaping

Goal LU.2 **Preserve and enhance the natural features, quality, character and function of the City's residential neighborhoods.**

Policy LU.2.1 *Promote a variety of housing types to meet all housing needs.*

Policy LU.2.2 *Support design variety, such as variation in facade and rooflines, flexible setback standards, excluding the perimeter of developments, and other design features in accordance with other applicable codes to enhance neighborhood character.*

Renaissance Ridge neighborhood gateway

Policy LU.2.3 *Periodically review housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, parking and other standards in the residential development standards.*

Please see the Housing Element for additional housing and residential neighborhood goals and policies.

Clustered development *is the grouping of buildings on small lots within a development site in order to preserve sensitive natural features and open space.*

Policy LU.2.4 *Establish a program to acquire property for public purposes consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights or easements, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include: protection of environmentally sensitive areas, preservation of view corridors, preservation of parcels that convey a unique sense of the community's character or historical tradition, parcels to provide breaks in development patterns along designated arterials, passive and active recreation opportunities.*

Policy LU.2.5 *Promote clustering to preserve open space, retain significant natural features and reduce surface water runoff, where appropriate.*

Policy LU.2.6 *Where feasible, design stormwater facilities to provide supplemental benefits, such as pollinator and wildlife habitat, recreation, trails and enhancement of community character.*

Policy LU.2.7 *Consider site and design measures in residential areas to:*

a *Ensure that stormwater facilities enhance neighborhood character, whenever possible*

b *Promote privacy*

c *Preserve vegetation, protect the natural environment and encourage planting of trees and native vegetation*

d *Provide passive recreation, including trails where appropriate*

e *Develop compatible services, recreation and gathering places within walking/bicycling distance of homes*

Policy LU.2.8 *Infill development should be encouraged in areas which:*

a *Transition between single family residential and other uses or densities*

b *Are served by an arterial street system with sidewalks*

c *Have nearby pedestrian access to public transit services*

d *Are located within one-quarter mile of a neighborhood park or recreation area*

Pedestrian oriented commercial development in Sammamish

Policy LU.2.9 *Ensure non-residential uses—including but not limited to schools, religious facilities, group residences and similar uses—in residential zones minimize impacts to existing uses and surrounding single family residences. Such non-residential uses should be compatible with the supporting neighborhood to the extend authorized by law.*

Goal LU.3 **Promote the four designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate.**

Policy LU.3.1 *Town Center and the designated Commercial Centers should provide for a lively mix of activities, such as:*

a *Specialty retail and restaurants*

b *Professional services*

c *Pedestrian walkways and transit access*

d *Civic, community service, community gathering and recreational uses*

Public art feature at Sammamish Commons

Sammamish Commons

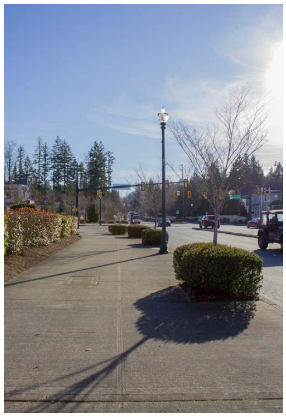
Policy LU.3.2 *Develop subarea plans and design guidelines for designated Community Centers/Commons to support long term compatibility and vitality.*

Policy LU.3.3 *Review and update performance standards to ensure that new and expanding businesses restrict adverse impacts including but not limited to: noise, vibration, smoke, fumes, surface or ground water pollution, air pollution, hazardous wastes and risk of explosion.*

Policy LU.3.4 *Support education and training programs through cooperative planning efforts with other agencies.*

Policy LU.3.5 *Foster public/private partnerships to implement economic development programs and projects.*

Policy LU.3.6 *Consider adding an economic development element to the Comprehensive Plan.*



Enhanced landscaping on 228th Ave SE

Goal LU.4 **Ensure that public facilities support and strengthen community character.**

Policy LU.4.1 *Create community landmarks and promote identity through public art and public/semi-public development.*

Policy LU.4.2 *Enhance the visual character and function of stormwater management facilities through creative features, such as fountains and ponds, and innovative use of evolving technologies.*

Policy LU.4.3 *Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping, including native plantings, and street furniture to enhance community character.*

Policy LU.4.4 *In order to promote dark skies, lighting should be appropriate to the task and located and shielded to reduce light trespass on the surrounding area.*

Goal LU.5 **Provide for planned population and employment growth and maintain the City's suburban patterns.**

For more information, see the Growth Targets Section in Volume II.LU, page LU.7.

Policy LU.5.1 *Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses.*

Policy LU.5.2 *Through the future land use pattern, promote a variety of housing, including affordable opportunities, reduce external vehicle trips and related traffic congestion patterns.*

Policy LU.5.3 *Establish and maintain a Comprehensive Plan Future Land Use Map, included as Figure LU–1.*

For more information, see the Land Use Map Section in Volume II.LU, page LU.9.

Goal LU.6 **Promote development design that maintains a harmonious relationship with the natural environment.**

Policy LU.6.1 *Encourage design flexibility, such as lot clustering, to preserve existing site features, including clusters of trees, wetlands, streams, native topography and similar features.*

Policy LU.6.2 *Maximize tree retention and assure replacement where tree retention is not feasible.*

Policy LU.6.3 *Promote retention of existing landscaping and native vegetation to the maximum extent practicable in development.*

Please see the Environment & Conservation Element for additional natural environment policy guidance.

LAND USE DESIGNATIONS

Residential Districts

The residential districts implement Comprehensive Plan policies for housing quality, diversity (such as townhomes, cottage housing, apartments, duplex, and single-family detached), and affordability, and efficient use of land, public services, and energy. The R-1 district should be applied in areas with, or in proximity to, lands with area-wide environmental constraints, wildlife corridors, or in established neighborhoods of the same density. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. The R-4 through R-8 districts, provide for predominantly single detached dwelling units at varying densities. The R-12 through R-18 districts allow for a mix of multifamily development at a variety of densities. Minimum residential densities should be met in the TC-A and TC-B districts. In all residential districts, accessory uses and complementary nonresidential uses may be allowed.

Neighborhood Business

The Neighborhood Business District provides small-scale, convenient, daily retail and personal services for a limited service area, minimizes the impacts of commercial activities on nearby properties, and provides for limited residential development not to exceed R-8 density.

Community Business

The Community Business District provides convenience and comparison retail and personal services for local service areas serving neighborhoods that cannot be served conveniently by larger commercial centers. Compared to the Neighborhood Business District, a wider range of uses are permitted, including small-scale office and mixed-use developments.

Office

The Office District provides for pedestrian and transit-oriented, high-density-employment, office uses together with the potential for complementary retail and urban-density residential development in certain locations.

Town Center

The Town Center designations create a focused mixed-use center for the City, provide opportunity for a variety of housing types and retail and office uses; provide for a comprehensive system of parks, open spaces and trails; establish an efficient circulation system; provide community and civic facilities; establish a distinctive design character; and promote sustainability, including an integrated stormwater management system. The planned development pattern encourages the most intensive development in core mixed-use development areas.

Designations within Town Center include the following:

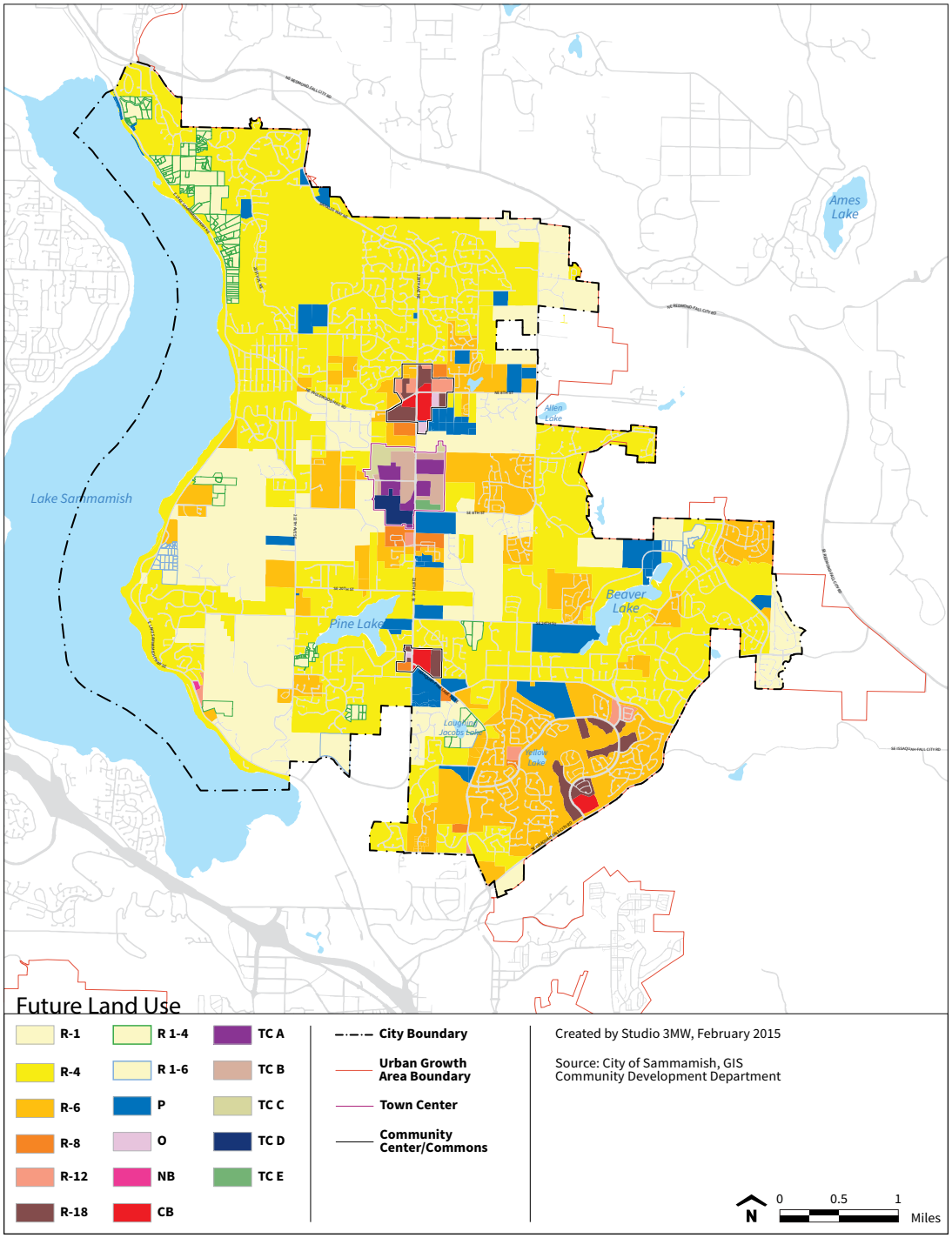
- Town Center A—Commercial focus
- Town Center B—Residential focus
- Town Center C—Lower intensity residential
- Town Center D—Civic campus
- Town Center E—Reserve

The Town Center subarea plan and implementing development regulations provide additional guidance for town center development.

Public Institution

This classification recognizes publicly owned facilities and sites that offer governmental, utility, recreational, educational, and emergency response services to the community.

Figure LU–1
Future Land Use Map



Policy LU.6.4 *Promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies such as infiltration that limit impervious surfaces.*

Policy LU.6.5 *Use flexible development regulations, incentives and open space acquisition (or low density zoning where these measures are not adequate) to protect floodplains, small sensitive lakes, riparian corridors, high value wetlands and unstable slopes from degradation and to encourage linking these environmental features into a network of open space, fish, wildlife and pollinator habitat.*

Goal LU.7 **Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.**

Policy LU.7.1 *Strive for a connected land use pattern that serves the local community and reduces the need to drive.*

See the Transportation and Parks/Open Space Elements for goals and policies addressing walking and biking circulation systems.

Policy LU.7.2 *Adopt land use designations where appropriate that promote efficient transportation systems, including road connections and connectivity between neighborhoods, while preserving or enhancing safe, active transport and the consideration of walking and biking distances in the location of residential, commercial and recreational uses.*

Policy LU.7.3 *Support land use choices that facilitate non-motorized trips.*

Policy LU.7.4 *Integrate land use characteristics, such as densities and key destinations, with planning for road connections and connectivity between neighborhoods, safe active transport trails, bikeways and paths.*

Policy LU.7.5 *Encourage connectivity within a new development and connectivity between a new development and development outside of it by minimizing use of cul-de-sacs.*

Sammamish youth walking and busing home from school

Policy LU.7.6 *Promote neighborhood road connections and connectivity while protecting and enhancing active transport:*

- *a Seek opportunities to connect neighborhoods to existing and planned road and trail systems*
- *b Ensure that neighborhoods are connected and accessible for all modes of travel*
- *c Connect existing road ends with new development, where appropriate*

Policy LU.7.7 *Support road connections and connectivity that enhance safe walking and bicycling routes to schools.*

Policy LU.7.8 *Provide opportunities for urban agriculture, including community gardens.*

Policy LU.7.9 *Encourage opportunities for informal community gathering through streetscape design and landscape standards.*

Policy LU.7.10 *Encourage active civic engagement in the creation of plans, regulations and development proposals.*

Online communication through ***social media*** *also promotes community. Please see the Utilities Element for policies related to telecommunication service in Sammamish.*

Sammamish Farmer's Market

A few of the neighboring jurisdictions, special purpose districts and other organizations that Sammamish commonly works with include:

- *City of Redmond*
- *City of Issaquah*
- *King County*
- *King County Metro*
- *Puget Sound Regional Council*
- *Eastside Fire and Rescue*
- *Lake Washington School District*
- *Snoqualmie Valley School District*
- *Issaquah School District*
- *NE Sammamish Water and Sewer District*
- *Sammamish Plateau Water and Sewer District*
- *Sound Transit*
- *Sound Cities Association*
- *Association of Washington Cities*

Goal LU.8 Participate in inter-agency partnerships to address regional planning issues.

Policy LU.8.1 *Coordinate with the State of Washington, King County and neighboring cities in maintenance and development of major arterials.*

Policy LU.8.2 *Develop long-term plans in coordination with neighboring special districts and general purpose governments; strive to achieve balance in addressing differing needs.*

Policy LU.8.3 *Coordinate future planning and interlocal agreements for annexation areas with appropriate agencies.*

Policy LU.8.4 *Work with King County and neighboring jurisdictions to study and accomplish adjustments to the City's portion of King County's UGA boundary where appropriate, and include as part of Sammamish's Potential Annexation Area (PAA).*

Areas currently outside of the City's UGA boundary that should be studied for inclusion are listed below. Additional areas may be identified in the future.

- *Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City's UGA*
- *Future areas to be determined within the NE Sammamish Sewer and Water District, Sammamish Plateau Sewer and Water District, and/or the existing or expanded UGA*
- *Areas designated in the potential annexation area map, Figure LU–2*

Policy LU.8.5 *Consider annexations as designated in the potential annexation area map, Figure LU–2.*

Policy LU.8.6 *Ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Future Land Use Map and policies.*

Policy LU.8.7 *Continue to revise and update the Future Land Use Map as potential annexation areas are designated and annexed.*

Goal LU.9 Encourage sustainable development.

Policy LU.9.1 *Identify and adopt zoning code amendments to allow distributed energy generation compatible with surrounding uses and adopt incentives that promote distributed generation.*

Policy LU.9.2 *Promote water conservation through a variety of technologies, including smart meters, water efficient fixtures, rainwater harvesting and re-use of greywater.*

Policy LU.9.3 *Support green building practices and infrastructure measures.*

Policy LU.9.4 *Support green development that maximizes retention of a site's natural contours and features and consider alternatives to minimize grading cuts and fills and leveling of lots.*

Policy LU.9.5 *Support urban agriculture and access to healthy food.*

Please see the Utilities Element for additional sustainable policies related to utilities.

***Green building practices** are environmentally responsible and resource-efficient throughout a building's life-cycle.*

Goal LU.10 Identify, protect, encourage and preserve historic, cultural and archaeological resources.

Policy LU.10.1 *Preserve the community's history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.*

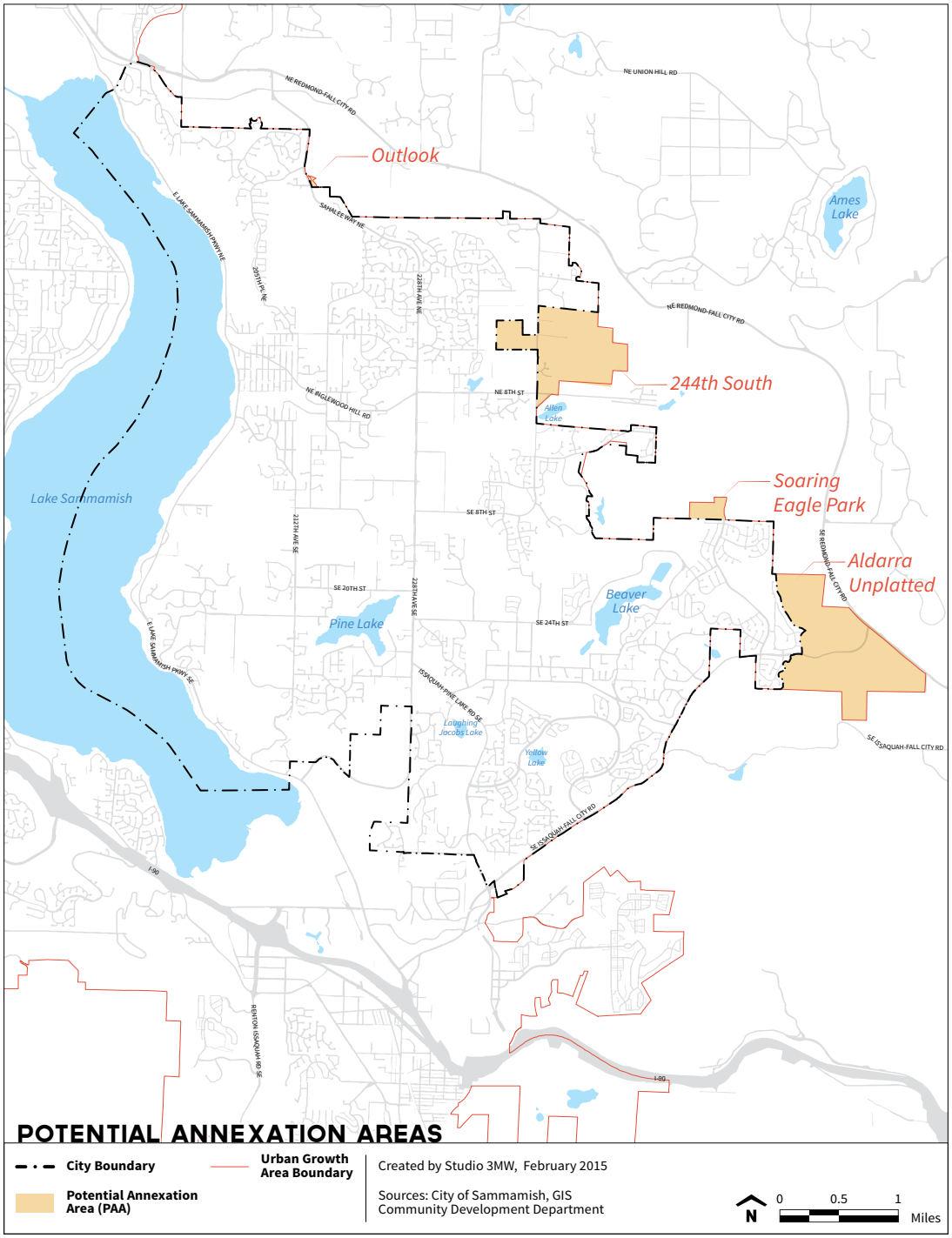
Policy LU.10.2 *Support a transparent public review process whenever changes to identified historically significant buildings or properties are proposed.*

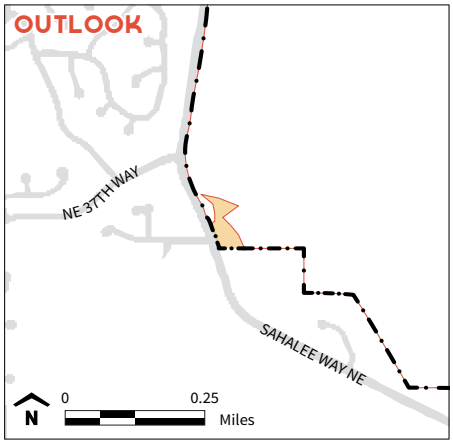
Policy LU.10.3 *Participate in regional efforts to identify and preserve historic and cultural sites.*

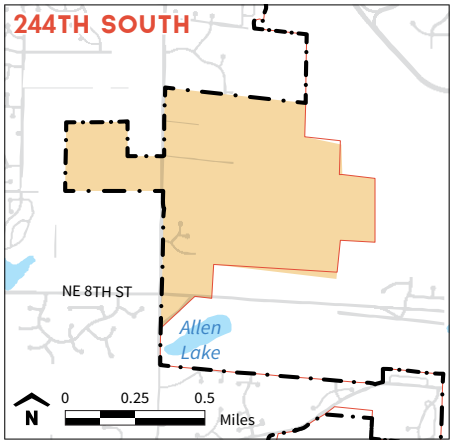
Policy LU.10.4 *Support community cultural organizations and events in the City.*

For more information, see the Historic Resources Section in Volume II.LU, page LU.11 and Background Figure LU–4 on page LU.13.

Figure LU–2
Potential Annexation Areas







Goal LU.11 Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.

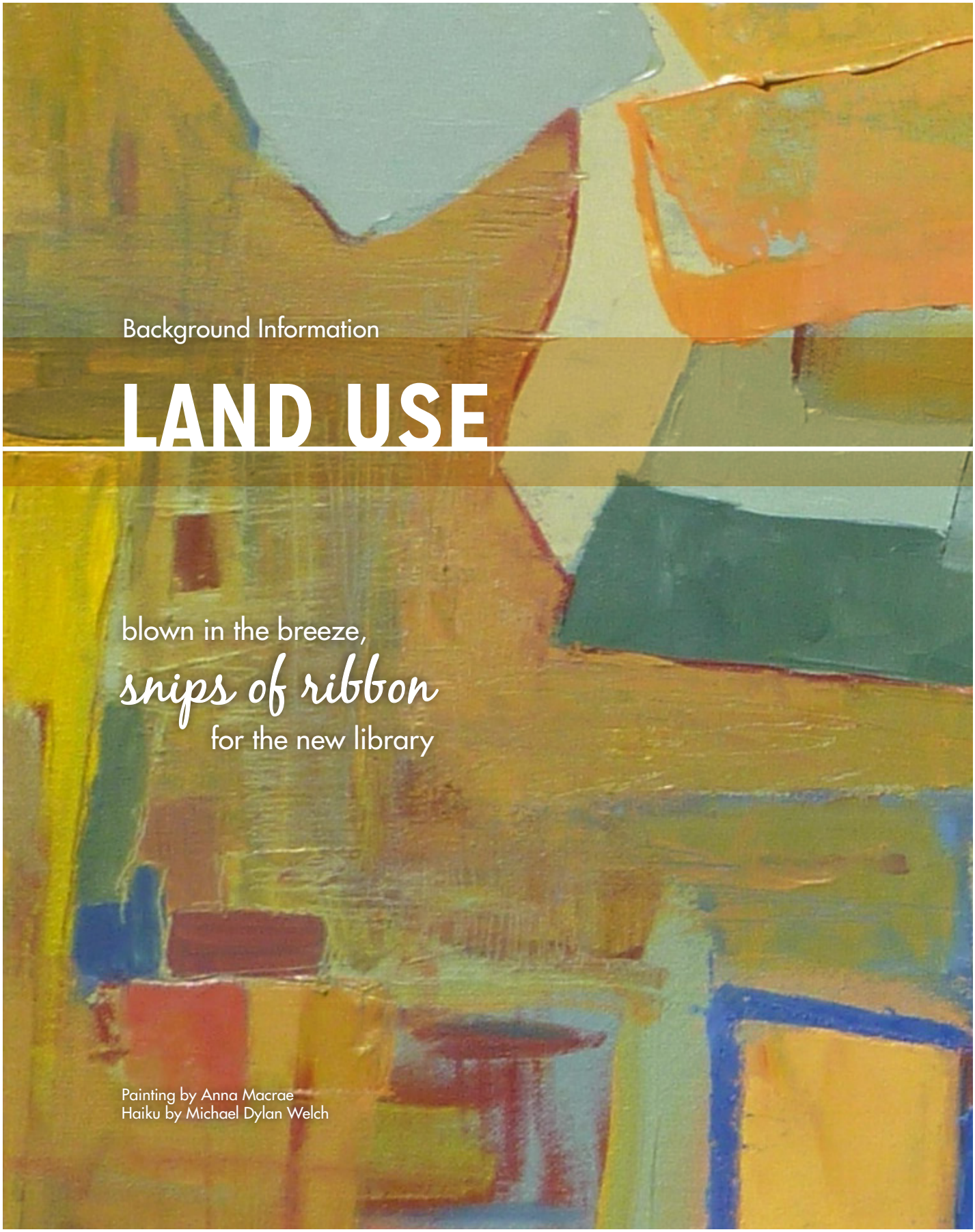
Policy LU.11.1 Provide attractive, high quality parks, recreational areas and streetscapes throughout the City.

Policy LU.11.2 Encourage joint use and development of recreation lands and facilities in accordance with the Park, Recreation and Open Space (PRO) Comprehensive Plan.

Policy LU.11.3 *Encourage parks, schools, churches, cultural centers and other public and semi-public buildings to locate on sites that give the community and neighborhoods landmarks and an identity, without creating adverse impacts on environmentally sensitive areas.*

Policy LU.11.4 *Encourage public and private community service providers, including the City, to share or reuse facilities that provide adequate shared parking, consistent with city code, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, other social facilities and gathering places.*

Policy LU.11.5 *Encourage community cultural and historical projects throughout the City to provide beautification, education, and other social benefits.*



Background Information

LAND USE

blown in the breeze,
snips of ribbon
for the new library

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Background Information

LAND USE

Background and Context

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population growth, and must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) identifies features of a land use element as listed below. These features may be located in the land use element or other elements of a comprehensive plan.

a Designation of the proposed general distribution, location and extent of land for all projected uses

b Population densities, building intensities and estimates of future population growth

c Provisions for protection of the quality and quantity of ground water used for public water supplies

d Consideration of urban planning approaches to promote physical activity

e Review of drainage, flooding and stormwater runoff and guidance for discharges that pollute waters of the state.[1]

[1] WAC 365-196-405.

Item (d) is a new requirement since 2003; the remaining requirements were considered in the City's 2003 Comprehensive Plan.

Similarly, the Puget Sound Regional Council *Vision 2040* and King County Countywide Planning Policies (CPPs) provide guidance that were consulted as part of the Land Use Element rewrite.

Existing Conditions

See Volume I, Land Use Element Policy LU.1.3 on page 27.

Natural Environment

The natural features of the City of Sammamish influence land use. For instance, steep slopes and wetlands limit development potential. See Background Figure LU–1 for a map showing the City's steep slopes, wetlands and parks.

Existing Land Use

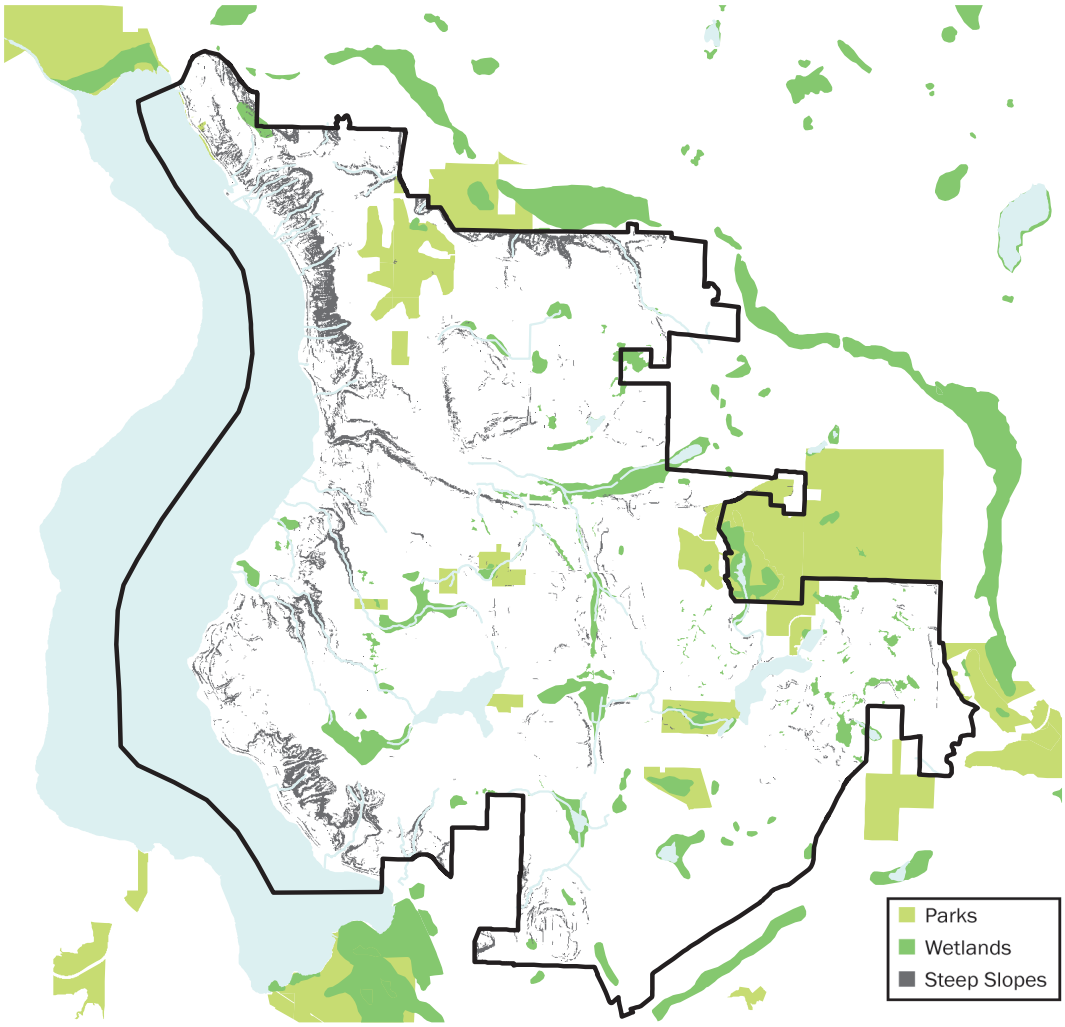
The City of Sammamish is 21.5 square miles, or 13,760 acres, including land and water area.[2] Sammamish is a low density residential community, with over one half of the area developed with single family residences. In addition to single family residences, primary land uses include vacant land, roads and open water. Together these categories comprise over 90 percent of the city's land area. Commercial, mixed uses and multifamily development are the smallest land uses in the City, occupying about one percent of land area, combined. These uses are clustered in three locations, including Inglewood Plaza, Pine Lake Village and Lakeside Plaza.

The City has four existing Potential Annexation Areas (PAA) in its unincorporated Urban Growth Area (UGA), shown in Figure LU–2 in the Land Use Element:

- Outlook—Located north of the Sahalee Country Club and Golf Course generally between Sahalee Way NE and Evans Creek Preserve. The area is an outlook and entrance for Evans Creek Preserve.
- 244th South—Located east of 244th Avenue NE generally between NE 19th Street and NE 8th Street. This area has a range of low density residential development and open space.
- Soaring Eagle Park—Currently in use as parkland.
- Aldarra Unplatted—This area consists of the golf course and open space.

[2] City of Samammish, http://www.sammamish.us/about/Statistics.aspx.

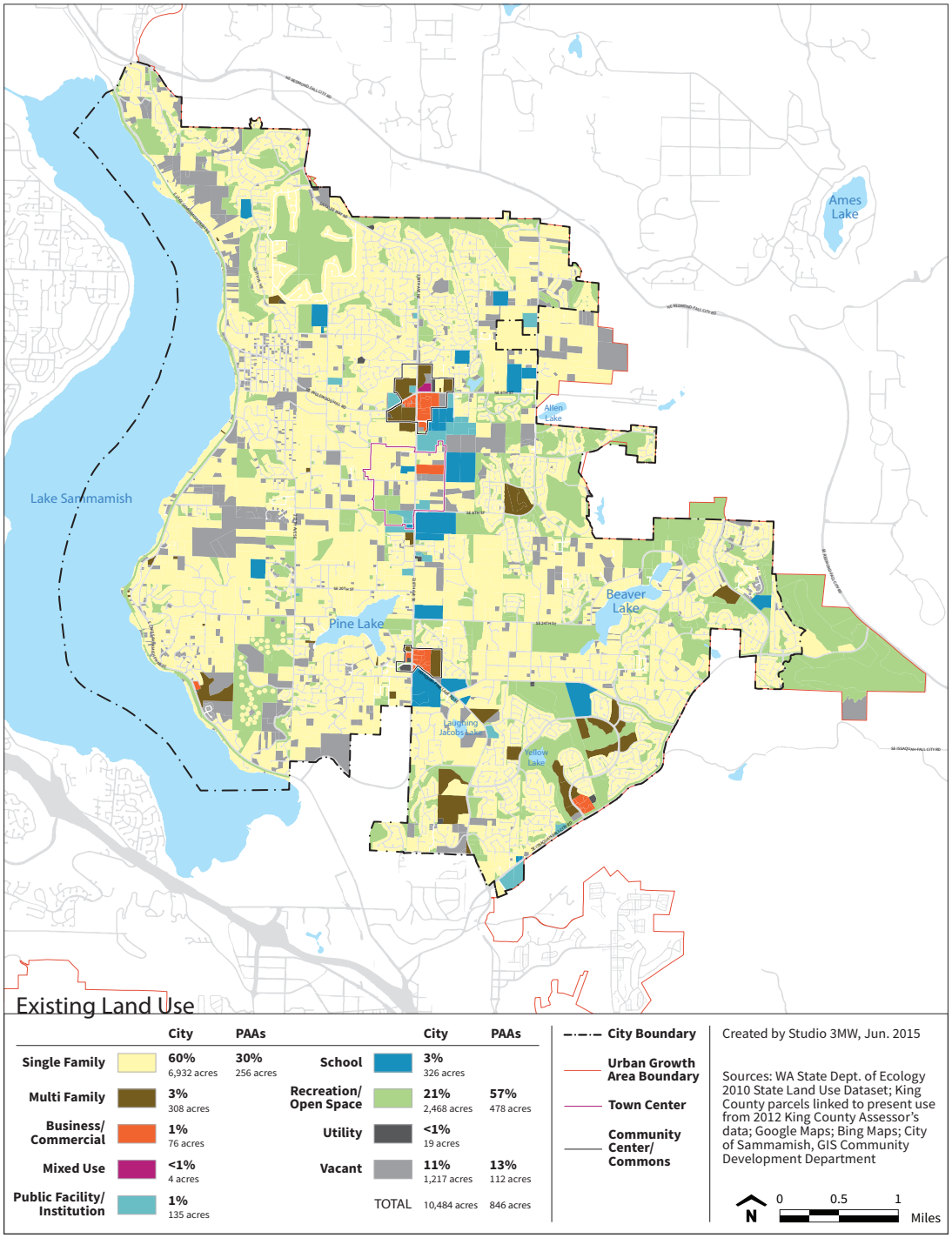
Background Figure LU–1
Sammamish Natural Features



Source: map created by Studio 3MW using data provided by the City of Sammamish in 2013.

The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Sammamish. Background Figure LU–2 on the following page shows the existing land uses and the acreage for each, based on the state's data.

Background Figure LU–2
Sammamish Existing Land Use and Acreage



Note: The Washington State Department of Ecology's 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by Studio 3MW.

Population

The population of Sammamish increased by 34% from 2000-2010 (over 10,000 people), over three times the percent change in King County's population (see Background Table LU–1). Assuming a constant growth rate, the City also grew annually at almost three times the rate of King County overall. It should be noted that annexations of unincorporated County areas account for some of the City's growth.

Background Table LU–1
City of Sammamish and King County Historic Population Growth Comparison

	2000	2010	PERCENT CHANGE 2000-2010	AVG. ANNUAL GROWTH
Sammamish	34,104	45,780	34%	3.0%
King County	1,737,034	1,931,249	11%	1.1%

Source: US Census (2000, 2010).

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Growth Targets

The state sets targets for the amount of growth counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets were adopted as part of the King County Countywide Planning Policies and then subsequently extended to the 2035 time horizon for use in the current planning process (see Background Table LU–2).

Background Table LU–2
Sammamish Growth Targets

	2006-2031 TARGETS	2015-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Land Capacity

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. In 2013, the City had available capacity for 5,120 housing units. Of this total, Town Center provided 2,000 residential units via zoning for higher density multifamily housing. The City of Sammamish has adequate residential capacity to meet the 2035 residential growth target of 4,640 units.

Town Center allows for a total of 600,000 square feet of commercial square footage. The City of Sammamish has adequate commercial capacity, assuming existing Town Center zoning, to meet the 2035 job target of 2,088 jobs.

Please see the excerpt of the 2014 King County Buildable Lands Report attached at the end of this section for additional information.

2003 Comprehensive Plan and Other Land Use Policy Guidance

The City of Sammamish's 2003 Comprehensive Plan, as amended, provides land use policy guidance. The policies in the Land Use Element reflect the following desired community attributes highlighted in the Vision Statement and Vision Ideals provided in the Introduction:

- Maintenance of a small town atmosphere and suburban development character
- Encouragement of community gathering spaces
- Respect for the character and integrity of existing neighborhoods
- Relationship of the natural environment to urban development
- Responsive government services with respect to development review

The City Council and Planning Commission also recently undertook a visioning process that resulted in a working vision to provide updated guidance for the comprehensive plan work.

The 2008 Sammamish Town Center Plan complements the City's 2003 Comprehensive Plan as amended and provides a vision and policy guidance for the Town Center area. It supports development of a Town Center that is a vibrant, urban, family-friendly gathering place in a healthy natural setting. Town Center is the only significant area in Sammamish for future commercial and employment growth and has the capacity to provide a range of cultural, shopping and dining options. Town Center also provides significant capacity for residential development and could provide alternative housing options for those who are not well-served by the traditional single family residence.

Land Use Map

The City's Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed (see Figure LU–1 in the Land Use Element). The contingent land uses for the PAAs and the City portion of Soaring Eagle Park are shown in the map inset. Contingent land uses for the Klahanie and Duthie Hill areas will be established through upcoming planning processes.

See Volume I, Land Use Element Policy LU.5.3 on page 31.

Land use designations, densities and intensities are as described below:

LAND USE DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	IMPLEMENTING ZONING DESIGNATIONS
Residential 1 (R-1)	1 unit/acre	R-1
Residential 4 (R-4)	4 units/acre	R-4
Residential 6 (R-6)	6 units/acre	R-6
Residential 8 (R-8)	8 units/acre	R-8
Residential 12 (R-12)	12 units/acre	R-12
Residential 18 (R-18)	18 units/acre	R-18
Town Center A	40 units/acre	TC A
Town Center B	20 units/acre	TC B
Town Center C	8 units/acre	TC C
Town Center D	20 units/acre	TC D
Town Center E	1 unit/acre	TC E
Neighborhood Business (NB)	8 units/acre	NB
Community Business (CB)	18 units/acre	CB
Office (O)	18 units/acre	P
Public Institution	—	

Current Zoning

According to the Sammamish Municipal Code, the City has ten zoning designations, within which there are a number of sub-zones.

See Volume I, Land Use Element Policy LU.1.1 on page 27.

Background Table LU–3
Sammamish Zoning Designations

ZONING DESIGNATIONS (OTHER THAN TOWN CENTER)	TOWN CENTER ZONING DESIGNATIONS
Urban Residential (R) **Note: sub-zones R-1 to R-18*	Mixed-Use (TC-A) **Note: sub-zones TC-A-1 to TC-A-5*
Neighborhood Business (NB)	Mixed Residential (TC-B)
Community Business (CB)	Lower Intensity Residential (TC-C)
Office (O) **Note: suffix to zone's map symbol*	*Civic Campus (TC-D)*
	Reserve (TC-E)

Sources: King County, 2013; City of Sammamish, 2014.

Half of these are specific to the Town Center area, and the other half apply to the remainder of the community (Background Table LU–3).

Within the urban residential (R) zoning designation, there are a range of sub-zones that allow for different base densities of one dwelling unit to eighteen dwelling units per net acre. The goal of these zoning designations is to implement comprehensive plan goals and policies for housing quality, diversity and affordability and to effectively use urban land, public services and energy. The R-1 through R-8 zones provide for a mix of predominantly single family detached dwelling units. The R-12 through R-18 zones provide for a mix of predominantly apartment and townhouse dwelling units. Public uses such as parks and schools are permitted in the residential zones.

The purpose of the neighborhood business (NB) zone is to provide convenient daily retail and personal services for a limited service area and to provide for some residential development. Allowed uses include retail or personal services that can serve the everyday needs of a surrounding urban residential area. This zone also allows for mixed use developments that provide housing and retail services, and for townhouse developments as a sole use in certain cases.

The purpose of the community business (CB) zone is to provide retail and personal services for local service areas that exceed the daily convenience needs of adjacent neighborhoods but that cannot be served conveniently by larger activity centers. Allowed uses include small-scale offices; a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas; and mixed use housing and retail/service developments. Commercial uses with extensive outdoor storage or auto related and industrial uses are not allowed in this zone.

The purpose of the office (O) zone is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban residential development. This zone provides for higher building heights and floor area ratios, lower ratios of required parking to building floor area and excludes auto-oriented, outdoor or other retail sales and services that do not provide for the daily convenience needs of on-site and nearby employees or residents.

Town Center zoning designations reflect the Town Center Plan. The purpose of the mixed use (TC-A) zone is to develop a core mixed use area and smaller mixed use centers that are vibrant and walkable. Sub-zone TC-A-1 provides for uses that support a core mixed use area. Sub-zones TC-A-2 through TC-A-5 provide for uses that support smaller mixed use centers. The mixed residential (TC-B) zone provides for areas with a mixture of housing types that support the desired activities of adjacent mixed use zones, and also to provide opportunities for commercial development in certain cases. The lower intensity residential (TC-C) zone provides areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones. The civic campus (TC-D) zone provides for open space, recreational, civic uses and residential uses that serve the entire City. The reserve zone (TC-E) allows current uses to remain while preserving the opportunity for future development.

Background Figure LU–3 on the following page shows the City's zoning designations and total acreage for each of them. It also shows the contingent zoning designations for the City's four PAAs.

Avoiding Unconstitutional Takings

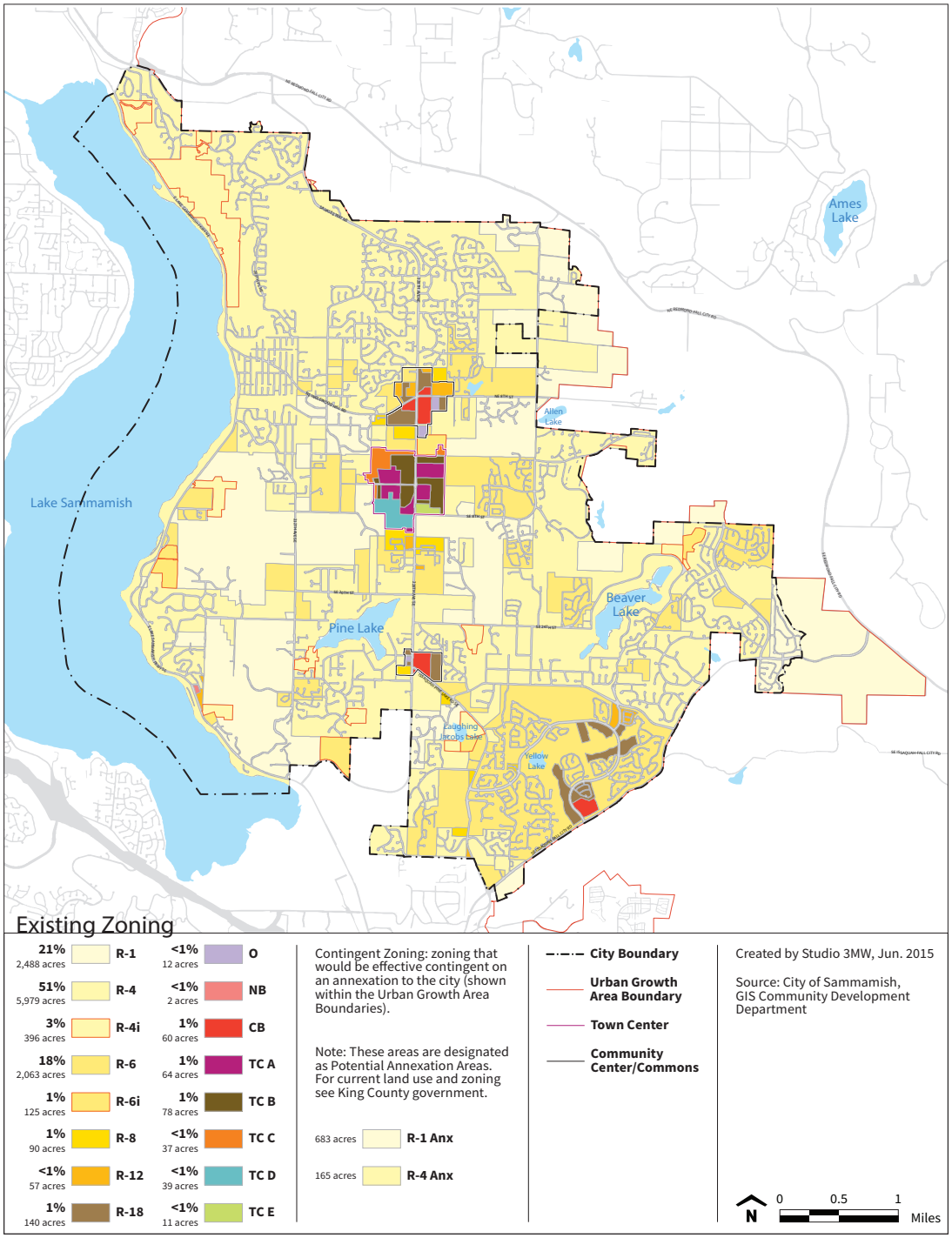
The City does not contemplate any condemnation proceedings and adopts and implements policies in a manner and method designed to avoid inverse and regulatory takings situations.

Historic Resources

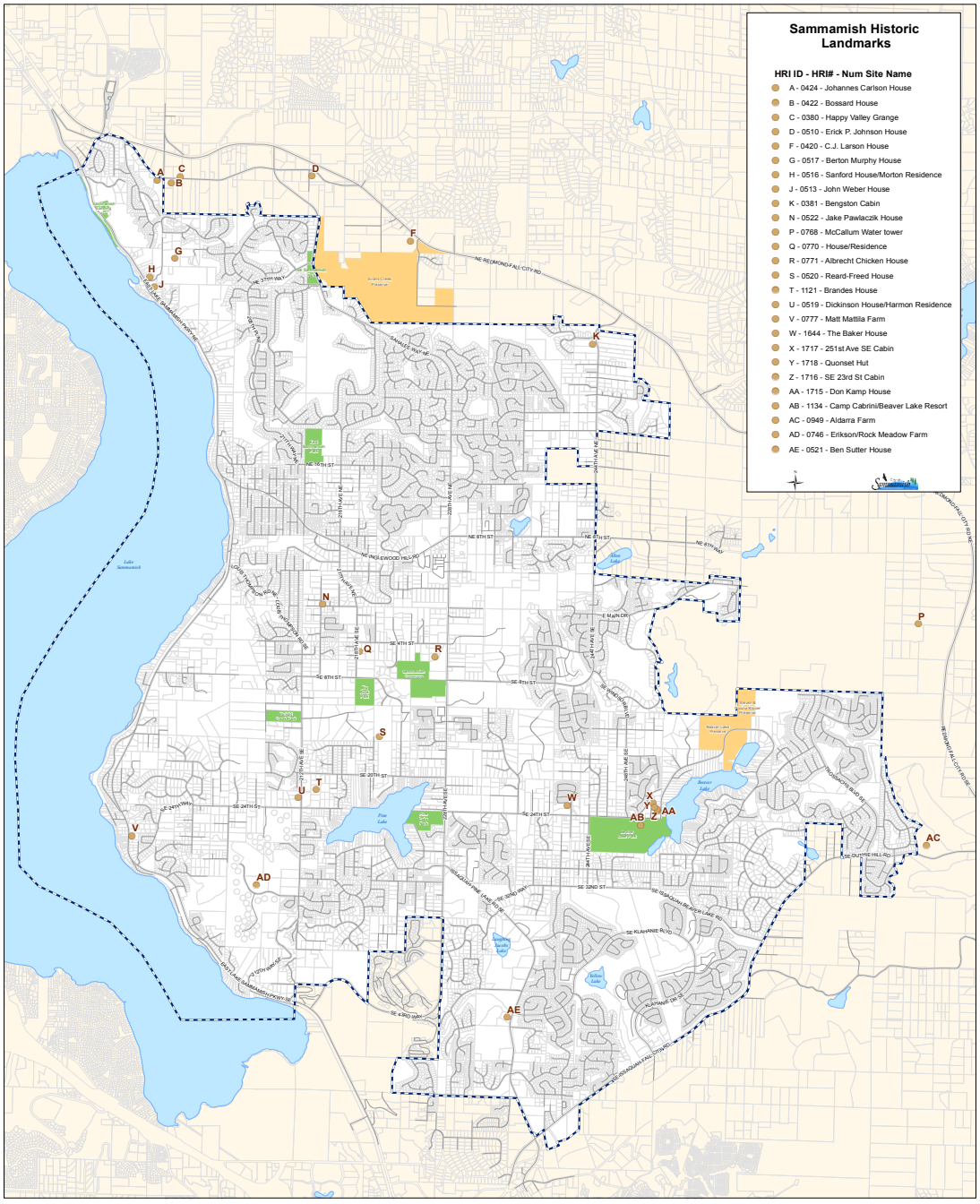
The City of Sammamish contains the Ray Brandes house, a Frank Lloyd Wright designed building that is on the US National Register of Historic Places, and the Reard Freed farmhouse, a community landmark register building. These two buildings, along with other landmarks and buildings identified in the 2012 King County Historic Resource inventory are shown in Background Figure LU–4, Historic Resources.

See Volume I, Land Use Element Goal LU.10 on page 37 and supporting policies.

Background Figure LU–3
Existing Sammamish Zoning Designations and Acreage



Background Figure LU–4
Historic Resources



CITY OF SAMMAMISH

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Sammamish gained more than 600 housing units, almost all single family.

There were several small annexations that added about 400 housing units, and an adjustment was needed to correct old estimates, in order to reach the 2010 Census count and OFM estimate of housing units in the City - more than 16,000 in 2012.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	**851.4**	**38.7**	**62.3**	**522.2**	**228.2**	**1,793**	**7.9**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				4.2	4	1.0
3 - 5 du/acre					8.8	26	3.0
5 - 7 du/acre					20.0	86	4.3
7 - 9 du/acre					4.5	22	4.9
> 9 du/acre					145.1	1,344	9.3
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**182.5**	**1,482**	**8.1**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	**56.0**	**1.4**	**3.0**	**4.5**	**47.1**	**1,225**	**26.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	13,057	1,258	**14,315**
2006-12 Change	611	10	621
= 2012 Units	13,668	1,268	14,936
Plus anxtn, adjustmt	1,700	-300	1,400
= 2012 Adj. H.Units	**15,368**	**968**	**16,336**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**4,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-611	
Net New MF Units Permitted	-10	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-621**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-621**	
Net Adjustment to Target		**(621)**
Remaining Target (2012-2031)		**3,379**

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF SAMMAMISH

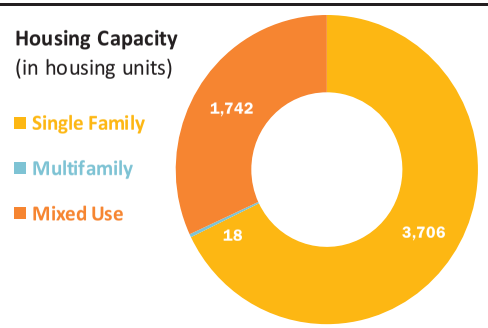
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	1,334.00	664.00	227.80	15%	375.87	1.0 / 8.0	1,375
	Redev Subtotal	2,211.00	746.00	498.10	20%	773.60	1.0 / 8.0	2,314
	Total	3,545.00	1,410.00			1,149.47		**3,706**
	Multifamily							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	8.00	4.00	1.36	20%	2.11	11.0	18
	Total	8.00	4.00			2.11		**18**
	Neighborhood Total	**3,553.0**	**1,414.0**			**1,151.6**		**3,724**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	229.00	74.00	35.70	10%	107.42	7.3 / 41.7	1,742
	Total	**229.0**	**74.0**			**107.4**		**1,742**
City Total	**All Housing**							
	Vacant Total	1,334.00	664.00	227.80	10%	375.87		1,375
	Redev Total	2,448.00	824.00	535.16	10% - 15%	883.13		4,074
	Total	**3782.0**	**1488.0**	763.0		**1259.0**		**5,466**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	3,706
Single-Family Capacity in Pipeline	0
Multifamily Zones	18
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Town Center	1,742
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**5,466**
Remaining Housing Target (2012-2031)	**3,379**
Surplus/Deficit Capacity	**2,087**

Most of Sammamish's residential capacity is in single family zones but also with a substantial number in the Town Center mixed-use area.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SAMMAMISH

From 2006 to 2012, Sammamish lost about 300 industrial/construction jobs, but gained 400 commercial jobs for an overall slight net gain.
- The City has limited commercial areas, and limited growth potential.
- Town Center development proposal was approved in 2011 and is proceeding with development. Town Center will have capacity for nearly 2,000 jobs as well as multifamily housing in a mixed-use area. With the Town Center development in place, Sammamish's capacity exceeds its job target. Much of Sammamish's employment capacity and job growth is in the education sector.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	10%	0.0
Mixed-Use	64.0	11.0	5.8	6.4	40.8	10%	36.7
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	**64.0**	**11.0**	**5.8**	**6.4**	**40.8**		**36.7**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.50	0.00	0.16		0
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**0**
Mixed-Use / Urban Center		in millions of square feet, non-residential uses only.				
Mixed Use Vacant	0.00			0.00		0
Mixed Use Redev'able	0.32	1.84	0.00	0.59	300	1,958
Mixed-Use Total	0.32	0.31/1.86	0.00	0.59		**1,958**
City Total						
Commercial	0.00	0.50	0.00	0.00		0
Mixed-Use	0.32	1.84	0.00	0.59		1,958
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	**0.32**		0.00	**0.59**		**1,958**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	4,213	683	**4,896**
2006-12 Change	387	-271	116
= 2012 Jobs	4,600	412	**5,012**
Adjustments			0
= 2012 Job Total	**4,600**	**412**	**5,012**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**1,800**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-116	
Net Adjustment to Target	**-116**	
Net Adjustment to Target		(116)
Remaining Target (2012-2031)		**1,684**
2012 Job Capacity [from table to left]		**1,958**
Adjustment to capacity		0
Final 2012 Job Capacity		**1,958**
Surplus/Deficit Capacity		**274**

Sammamish Town Center Plan

"Creating a sense of place"

Adopted June 2008

Amended January 2020

Town Center Plan Acknowledgements

This Town Center Plan benefitted through the thoughtful participation and community input from the residents, stakeholders, property and business owners of the City of Sammamish.

City Council

Mayor, Lee Fellinge

Deputy Mayor, Don Gerend

Jack Barry

Mark Cross

Kathy Huckabay

Michele Petitti

Nancy Whitten

Planning Commission

Erica Tiliacos, *Chair*

Tom Vance, *Vice Chair*

Richard Amidei

Stan Bump

Scott Hamilton

Jan Klier

Including former chairs Bob Keller and Scott Jarvis and former members Ron Brown and Karen Moran

Town Center Committee

Bob Abbott

Kelly Jensen

Sharon Peaslee

Will Sadler

Vin Santoro

Viral Saraiya

Jenny Yeh

Including: Alternate, Hank Klein

City Staff, especially:

Ben Yazici, *City Manager*

Pete Butkus, *Deputy City Manager*

Kamuron Gurol, *Community Development Director and Assistant City Manager*

Michael Matthias, *Town Center Project Manager*

Community Development, *including:*

- Susan Cesar, *Deputy Director*
- Cristina Van Valkenburgh, Asea Sandine, *Planning staff*

Public Works, *including:*

- John Cunningham, *Director*
- Steve Hartwig, *former City Engineer*
- Jeff Brauns, *Senior Transportation Program Engineer*
- Beth Carpenter, *Engineering Technician*

Parks and Recreation, *including:*

- Jessi Richardson, *Director*

Finance, *including:*

- Lyman Howard, *Director and Assistant City Manager*
- Aaron Antin, *Deputy Director*

Consultants

MAKERS architecture and urban design (including Bill Trimm)

EnviroIssues

ESA Adolfson

Transpo

Community Attributes

DEA

Table of Contents

I. The Planning Process 1

II. Objectives 5

Vision Statement: Urban and Natural 5

Public Input Summary 7

Areas of Consensus 9

The Message 10

The Preferred Alternative 10

Preferred Alternative Description 11

III. Plan Concept 15

IV. Plan Elements 21

Land Use 21

Objectives 21

Conditions, Challenges, and Opportunities 21

Strategy 22

Goals and Policies 30

Recommended Implementation Actions 33

Transportation 34

Objectives 34

Conditions, Challenges, and Opportunities 34

Strategy 37

Goals and Policies 41

Recommended Implementation Actions 44

Recommended Mitigation Actions 50

Open Space, Trails, and Public Facilities 53

Objectives 53

Conditions, Challenges, and Opportunities 53

Strategy 55

Goals and Policies 60

Recommended Implementation Actions 61

Natural Systems 62

Objectives 62

Conditions, Challenges, and Opportunities 62

Strategy 66

Goals and Policies 72

Recommended Implementation Actions 74

Table of Contents

Design 75
Objectives 75
Conditions, Challenges, and Opportunities 76
Strategy 76
Goals and Policies 81
Recommended Implementation Actions 83
Housing 84
Conditions, Challenges, and Opportunities 84
Strategy 87
Goals and Policies 89
Recommended Implementation Actions 91
Capital Facilities and Utilities 94
Inventory of Existing Facilities 94
Future Needs 95
Level of Service (LOS) Standards 99
Proposed New and Expanded Facilities 99
Financing Plan Summary 102
City Capital Investments and Operating Costs 102
Private Sector Development Costs of Infrastructure 107
Capital Infrastructure Financing Options 107
Goals and Policies 109
Recommended Implementation Actions 110

V. Implementation 111

Appendix 1: Regulatory Directions

I. The Planning Process

Figure 1. Early City Council Town Center visioning workshop.

Figure 2. March 2006 open house.

The Sammamish Town Center Plan is the result of the planning process called for in the city's Comprehensive Plan to create a new "heart of the city." The Comprehensive Plan and initial vision for the future Town Center was prepared by the City's Planning Advisory Board and adopted by the City Council in 2003, and was itself a product of numerous community discussions, environmental analysis, and direction from the goals contained in the Washington Growth Management Act.

This plan has been informed by a continuation of those public discussions, Sammamish Town Center Committee meetings, and Planning Commission and City Council briefings. The plan will guide development in the 240-acre Town Center Study Area in the center of Sammamish. (See Figure 5 on page 3.)

The Town Center planning process ensures that urban growth anticipated in Sammamish will occur in a way that contributes to the natural character and quality of life in Sammamish. The future Town Center described in this plan will be a place to direct a meaningful portion of the city's anticipated residential and commercial growth. It will integrate compatible land uses together while minimizing impacts to established neighborhoods.

The City initiated the Town Center planning process in August 2004 by establishing a 20-member citizen Task Force to help guide and advise the City Council as it developed a vision for the "Special Study Area," which was to become the future Town Center Study Area. In January 2005, the Task Force made their final recommendations as the City continued to solicit public input and feedback.

In March 2006, the City Council adopted a resolution that established a Town Center Vision Statement, which calls for a Town Center that balances both urban and natural characteristics, and creates a vibrant sense of place where Sammamish residents can gather to live, work, and play.

I. The Planning Process

The resolution also supported a continued public participation process and appointed the nine members of the Sammamish Town Center Committee to help advise City staff and consultants as they moved forward with developing this Town Center Plan.

Figure 3. June 2006 Town Center design charrette.

After the adoption of the Town Center Vision Statement, the City continued to employ a number of strategies to involve and gather input from many interested parties. These strategies included the maintenance of a project web site, property owner's forums, public open houses, a visual preference survey, attendance at a Sammamish Youth Board meeting, property owner and citywide surveys, community bus tours, a design charette, and a series of public discussion forums.

Figure 4. Preliminary alternatives open house, July 2006.

With this public input and extensive analysis of market conditions, infrastructure needs, and design options, City staff and consultants were able to develop four Town Center alternatives. The alternatives included a range of development intensities, and reflected different land use emphases. They were then refined and approved by the City Council for evaluation in the Draft Environmental Impact Statement (DEIS). The environmental analysis, a market study, and public input were considered by the Town Center Committee, Planning Commission, and City Council as they developed the Preferred Town Center Alternative.

In April 2007, the City Council adopted the Preferred Town Center Alternative – which called for a balance of civic and community amenities, retail and office opportunities, residential choices, and environmental functions and values in the future Town Center. The City Council also directed the planning team to move forward with drafting the Sammamish Town Center Plan. During winter and spring, 2008, the Planning Commission reviewed the draft plan and submitted recommendations to the City Council. The Council amended and adopted this plan in June 2008.

This plan includes:

- A description of the Town Center objectives that further describes the City Council's Vision Statement, a summary of the public involvement process and input

received, and a description of the Preferred Town Center Alternative.

- An overview of the Town Center Plan concept and the principal planning ideas and elements.
- A description of each Town Center Plan element, and the recommended actions for land use, transportation, parks and open space, environmental management, urban design, and housing.
- A summary of the recommended implementation plan that describes a general phasing strategy for development and investments required to support the recommended actions.

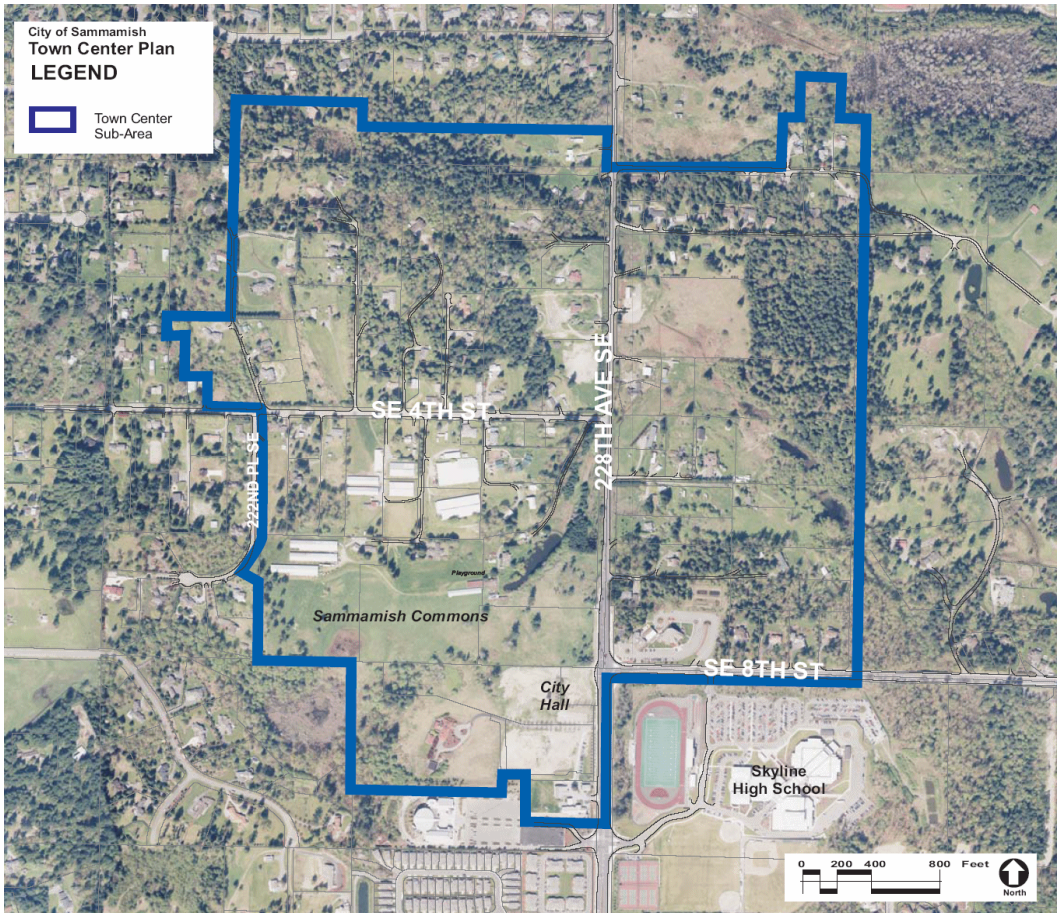


Figure 5. Town Center study area.

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II. Objectives

This chapter includes the City Council's adopted Vision Statement for the Town Center, a summary of public input received throughout the planning process, and a description of the Preferred Alternative, as adopted by the City Council.

Vision Statement: Urban and Natural

The Sammamish Town Center is a vibrant, urban, family-friendly gathering place in a healthy natural setting. The city's sense of community reflects a balance between its natural and urban characteristics.

The Town Center is **urban** in that it:

- Welcomes city residents and visitors seeking a unique place to live, work, learn, create, and play.
- Offers a unique sense of place reflected on its building forms, development patterns, and public realm which are oriented to take advantage of the city's topography and natural assets, preserve scenic views and enhance view sheds.
- Is fully integrated and synergistically complements the public parks and open spaces being developed as part of the Sammamish Commons.
- Is a central gathering place that increases social interaction and enhances art and cultural opportunities by providing for those functions, open spaces, and facilities such as a performing arts center and theaters, that bring people together.
- Offers the range of commercial, recreational, cultural, educational, and personal services and activities that provide local citizens what they need for a full life, and that reflects and incorporates the

increasingly rich mixture of cultures of Sammamish's residents.

- Fosters education for all community members, and supports knowledge workers and businesses as well as a lively arts community.
- Features well-designed mixed-use development, compatible with surrounding neighborhoods.
- Offers a variety of housing types integrated throughout the Center.
- Is linked to the region with excellent transit service and bikeways and to the rest of the city with pedestrian trails.
- Offers an economically vibrantly center providing opportunities for activities and interactions during the evening and no matter what the weather.
- Is eminently walkable, with accessible sidewalks, trails, and pathways.

The Town Center's **natural setting** is preserved and enhanced by:

- Focusing new development away from natural resources and critical areas.
- Incorporating natural resources, view corridors, and sensitive site characteristics as amenities and design elements that reflect the distinctive character of the Town Center.
- Featuring a hierarchy of interconnected public and private open spaces, ranging from an active centralized plaza or town square to less formal gathering areas, quiet residential courts, and natural open spaces with native vegetation.
- Employing a variety of environmental enhancement and low-impact development techniques to improve ecological functions, such as protections for ground water and surface water hydrology and wildlife habitat.
- Featuring new buildings and structures that, while urban in their function, reflect a "Northwest character," human scale, and welcoming aspect.

Recognizing that this vision represents an ambitious challenge, the City is prepared to take concerted **action** toward its goals by:

- Fostering a public understanding and consensus for concerted action through a participatory planning process.
- Pursuing a strategic, fiscally responsible, multifaceted plan identifying public and private actions to undertake over time.
- Establishing development regulations that direct new growth to meet public objectives in an orderly and environmentally friendly manner.
- Constructing the necessary capital improvements and "green infrastructure" to frame and support the Town Center's growth.
- Engaging property owners and developers in partnerships that produce superior new development and meet both public and private objectives.
- Integrating Town Center development efforts with other City activities in a way that equitably benefits all Sammamish residents.

Public Input Summary

City of Sammamish Town Center Planning Project

Plan YOUR Town Center!

STUDENTS: Since there will be three high schools and nearly 4,000 students adjacent to the Town Center site, your input in helping to put together a plan for the area is critical!

What types of activities/uses would you like to see in the Town Center? *It could be certain types of shops, eateries, sport/recreational activities, entertainment uses, or simply a public plaza space to hang out in??? Indicate on the map on the back where these uses should be located.*

Are there uses, activities, or development types/styles that you DO NOT want to see in the Town Center?

Do you have any other concerns or suggestions regarding the Town Center Plan? Do you have any suggestions on how you would like to participate in this planning process?

To find out what is going on, visit the Sammamish Town Center website at http://www.ci.sammamish.wa.us/TownCenter.aspx

STUDENT SURVEY 1

Figure 6. Town Center youth survey form.

Public involvement was a critical component of the Town Center planning process and City staff recognized how essential public participation was to the success of the project.

The goals of the project's public involvement strategy and efforts were as follows:

- Inform the public about the need and vision of the project and the issues relevant to the decision.
- Allow plenty of opportunities for the public to provide feedback and to be a part of the project planning process.
- Provide various public involvement activities that appeal to a wide range of audiences to maximize public participation.
- Help build and reinforce positive City relationships with stakeholders, interest groups and Sammamish residents.

II. Objectives

The project team employed a number of strategies to involve as many interested parties as possible. The following public involvement and communication activities have been completed:

- Maintenance of a Public Comment Database
- Maintenance of a Town Center Web site
- Property Owners Forum Meetings – March 2006 to present (7 total)
- Town Center Committee Meetings – March 2006 to present (10 total)
- Environmental Impact Statement (EIS) Scoping Open House – March 28, 2006
- Visual Preference Survey – March 2006
- Youth Board Meeting – April 27, 2006
- Town Center Bus Tour – June 2, 2006
- Design Charrette – June 24, 2006
- Preliminary Alternatives Open House – July 13, 2006
- Property Owners Survey – August 2006
- Citywide Level of Service Survey – September 2006
- Housing Bus Tour – October 20, 2006
- Draft Environmental Impact Statement Open House - February 1, 2007
- Public Workshop (to provide comments on the Sammamish Town Center Committee recommendations) - February 27, 2007
- Public Facilities Bus Tour – March 23, 2007
- Affordable Housing Discussion Forum - June 14, 2007
- Environment and Sustainability Discussion Forum - June 26, 2007
- Civic Facilities Discussion Forum - July 23, 2007
- Design Guidelines Discussion Forum - July 24, 2007

In-depth summaries from specific events, including, at times, anonymous but verbatim comments from participants, have been available by request or were posted on the Town Center web site during the planning process.

Figure 7. As part of the housing tour, participants visit a cottage development in Kirkland.

Areas of Consensus

While there has been a great diversity of opinion, there are some clear areas of consensus among participants:

- Sammamish may be a “bedroom community,” but it needs a “living room,” too. People want the Town Center to be a community gathering place with a variety of activities and services. There is wide agreement about having a Town Center core area near the Sammamish Commons. There is also wide acceptance of mixed-use development in the Town Center.
- The Town Center should serve local needs, and do not intend it to be a regional retail destination. There was no support for big box stores or the vast tracts of surface parking that usually accompany them. However, they would like the Town Center to offer facility amenities not currently available nearby.
- Traffic should move as smoothly and reliably as possible. This may mean limiting businesses fronting on major arterials like 228th Avenue SE, more connecting roads, or other strategies.
- Pedestrian and bicycle access is a high priority. A bike and pedestrian network should be provided within the future Town Center and should also connect to external locations. Safer pedestrian access should be a priority.
- Adverse impacts should be minimized, and mitigated in regard to the surrounding environment, particularly with fish and wildlife, wetlands, and water quality.
- People want parking to be easily accessible, adequate and—most importantly—concealed.
- People want plenty of open space and landscaping within the Town Center to preserve the natural character of the area. Landscaping and green belts should also be designed to soften the impacts of Town Center development to the existing surrounding communities.

Figure 9. People want plenty of open space and landscaping within the Town Center.

Figure 8. People want the Town Center to be a community gathering space with a variety of activities.

The Message

The message is, "Do it right," by developing and implementing design guidelines, making appropriate infrastructure investments, realistic economic strategies, and plenty of buffers for those who are hoping for a slower pace of growth.

The Preferred Alternative

The map below and text on the following pages was adopted by the City Council on April 17, 2007 and forms the basis for the plan's concept, strategies, policies, and recommended actions. It is included as documentation of the Council's direction and as a summary of the alternatives evaluation outcome.

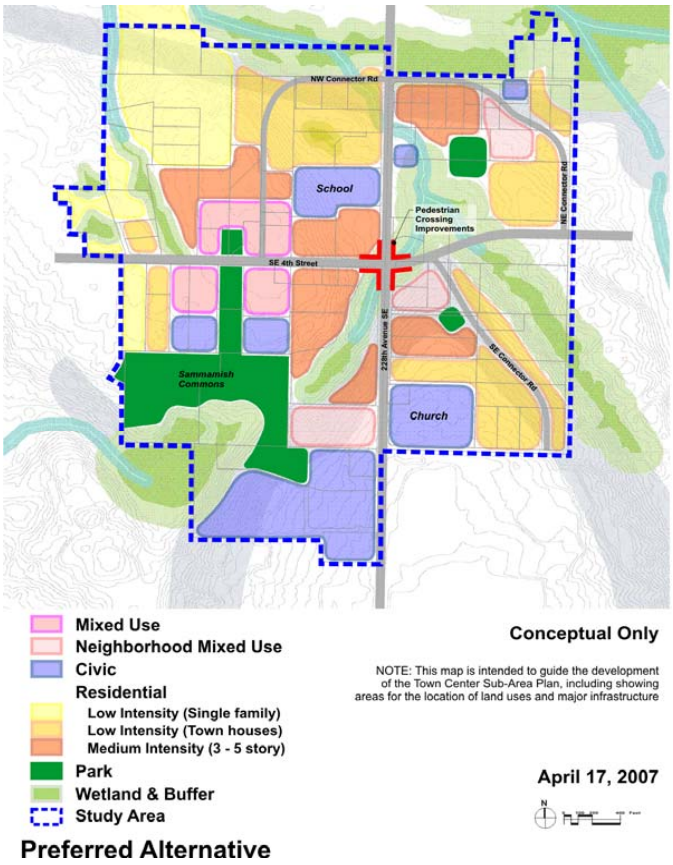


Figure 10. Adopted Town Center planning concept

Preferred Alternative Description

Role Within the City

The Sammamish Town Center is the heart of the city. As a vibrant, family-friendly, urban gathering place to live, work and play in a healthy, natural setting, the Town Center offers a unique sense of place that promotes social interaction and enhances Sammamish's quality of life.

Four-Legged Stool

The Town Center will include a variety of civic and community benefits (recreational, cultural and educational activities), retail and office opportunities (shopping and businesses), residential choices (4-6 story multi-family, townhouse, cottages) and environmental functions and values (low-impact development and other techniques) for Sammamish residents. These are the four legs of the stool, and all are important for a successful Town Center:

- **A Variety of Civic and Community Facilities, Such As:**
  - Library
  - Active recreation facilities (sports courts and/or fields)
  - Public open spaces and interactive water feature
  - Community Center, including teen/youth and senior facilities
  - Aquatic center
  - Arts and cultural facilities and opportunities (galleries, community theater)
  - Farmers market
  - Connected trail system
  - Opportunities for higher education services
  - Post office
- **Retail and Office**
  - A range of 200,000 to 400,000 square feet with flexibility as to the mix
- **Residential**
  - A range of 1300 to 2000 units
  - A variety of housing types
- **Environmental**
  - Low-Impact Development (LID)
  - Transfer of Development Right (TDR)
  - Protect and enhance Town Center ecology

Core and Neighborhood Mixed-use Areas

The Town Center will include a core mixed-use area (CMU) on the west side of 228th Avenue, north of the Sammamish Commons, with development intensities gradually decreasing towards the surrounding neighborhoods. The plan map will follow a "wedding cake" approach, concentrating civic and mixed-use buildings around a centralized plaza or green space, low and medium intensity multi-family uses ringing the core area, and townhouses and cottages transitioning to nearby neighborhoods.

The Town Center also includes three neighborhood-scale mixed-use areas (NMU): one north of City Hall in the southwest quadrant and one in both the northeast and southeast quadrants. Residential units would be planned around the neighborhood core and transition outward following the same "wedding cake" approach followed in the core area.

Residential Choices

The Town Center will contain a variety of housing choices including multi-family buildings, townhouses, and cottages. Multi-family and townhouse development will provide amenities, trails and open space throughout the center, achieve lower impact development, provide activity around the Commons and core, and provide for greater housing type options and affordability. A key aspect of this would be strong site planning standards and a review process that would ensure that public objectives for open space, environmental quality, trails, access, walkability, and parking impact reduction are achieved.

Generally the residential land use configuration will:

- Allow 4-6 story multi-family residences around the CMU area; and 3-5 story multi-family residences in the northeast and southeast quadrants (as a part of the NMU) and on the west side of 228th Avenue SE just north of City Hall.
- Allow town house or cottage development in most other areas.
- Retain single-family uses on the outer northwest quadrant of the Town Center planning area and along the western margin to better transition higher intensity uses to existing single-family areas.
- The Town Center will accommodate a meaningful portion of Sammamish's reasonably anticipated population and employment growth, consistent with the Washington's Growth Management Act and regional goals.

Infrastructure and Street Connections

The following infrastructure, street connections and improvements are important:

- A park or public open space in each quadrant.
- A central open space or public green within the mixed-use core area.
- Street connection in the northeast quadrant from E Main Street to the Eastside Catholic High School Drive.
- Street connection in the southeast quadrant from SE 8th to SE 4th Streets.
- Street connection in the northwest quadrant from the 228th Avenue SE/E Main Street intersection to the core area.
- Re-grade of SE 4th Street west of 228th Avenue to enhance access and visibility to the core mixed-use area.
- Improvements to intersection(s), with safe pedestrian crossings.
- High-speed communication and data networks and other related infrastructure for business and personal uses.

Pedestrian Network

The plan will include a comprehensive pedestrian network of sidewalks, pathways and trails. The plan should describe the public and private responsibilities, illustrate the general alignment of the network, and describe connections to surrounding areas.

- Town Center uses and natural areas should be connected with an extensive trail system for pedestrians and bicycles.
- Pedestrian safety should be a priority, especially in crossing 228th Avenue SE.
- The Town Center should be eminently walkable with accessible sidewalks, trails, and pathways. The core area should emphasize the "park once" and walk approach, with centralized, structured parking, and convenient and attractive pedestrian connections creating a viable "street scene."

Environmental

The plan will include actions to protect and enhance environmental functions and values, including:

- Monitoring the ecological viability of aquatic systems.
- Measures to maintain and enhance ecological systems including priority areas for conservation and restoration, a mitigation banking program, and educational activities.
- Low-Impact Development strategies.

Design and Development Standards

The plan will establish design and development standards that will require planning of circulation routes, parking requirements, size, scale, location, street orientation, and visual character of new development to meet public policy objectives and integrate development with nearby areas.

Transfer of Development Rights (TDR)

The plan should incorporate a TDR system to use market forces to better protect ecological resources and open space with public benefits.

Affordable Housing

The plan should incorporate an affordable housing strategy to achieve and maintain affordability for persons at 80 percent and below of median income for a range of 10 to 20 percent of new units.

Transportation

The Final EIS (FEIS) will analyze the PM peak traffic impacts of the Preferred Alternative and identify feasible and cost-effective mitigation measures.

Recommended Policies

- Activities and development should be focused in a core area near the Sammamish Commons and in neighborhood-scale areas in the northeast and southeast quadrants.
- Development intensity in the Town Center should emphasize the “wedding cake” approach, with multi-story mixed-use in the core area and transitioning towards surrounding uses at the Town Center perimeter. The plan should be developed and refined in coordination with affected landowners to maximize compatibility.
- New development should be located and designed to reduce impacts to residential neighborhoods adjacent to the Town Center.
- Town Center retail uses should primarily serve Sammamish residents and not act as a regional destination. A mid-sized grocery store and a theater are acceptable, but “big box” retailers are not.
- Civic facilities are critical to the vibrancy of the Town Center and should be included in early planning.
- Access to 228th Avenue SE should be limited to the existing signalized intersections.
- Usable open space should be a priority for each quadrant of the Town Center.
- An affordable housing strategy with implementation measures and incentives should be part of Town Center development.
- Parking impacts should be minimized (by centralizing it) as much as possible and by using structured or underground facilities.
- A shuttle system to service and link Town Center uses to other key areas should be investigated.
- New development should be focused away from natural resources and critical areas with adequate mitigation.

II. Objectives

- Office space development should take into account the needs of local businesses, including home-based businesses and entrepreneurs, and should consider flex-tech spaces and fiber communication and data networks.
- The plan should include an implementation strategy that provides a sense of confidence that the policy goals of the plan will be followed.
- The City should encourage green building techniques, low-impact development techniques and other mechanisms to minimize environmental impacts.
- The plan should take special note of sensitive drainage basin issues for Ebright Creek and George Davis Creek.
- Recognizing that market dynamics create new development, the implementation strategy, including development regulations, should be written to afford a reasonable degree of flexibility while addressing important public policy issues.
- The implementation strategy should address transition strategies such as landscape buffers and setbacks to mitigate impacts for noise and light on current residents and landowners within the planning area.
- Public view corridors should be identified and protected through site design and building location and height.
- The financial effects (costs and revenues) of the plan should be studied and appropriate strategies for minimizing impacts to taxpayers identified.
- Future transit and transit partnerships should be considered in the plan.
- Transportation impacts of Town Center development should be addressed through a variety of strategies, including:
  - Greater connectivity of roadways within, to and from the Town Center.
  - Trip reduction through bicycle/pedestrian access.
  - Transportation demand management through measures such as timing of school days, shuttle service, carpool access, etc.
  - Roadway and intersection improvements inside and outside the Town Center.
  - Other measures as may be identified.
- The conceptual map may be used to guide the subarea land use plan. However, a flexible approach for locations of mixed-use and civic facilities should be allowed, including areas shown for multi-story residential and institutional uses.

III. Plan Concept

This section describes the plan's fundamental concepts that translate the Council's vision into implementable actions and link them together in an organized framework. As noted above, the vision calls for the integration of urban and natural qualities. To accomplish this challenging goal, the plan incorporates the following conceptual directions:

- **Focus mixed-use development into village centers**. The plan envisions village type centers in each of the four quadrants. The villages in the northeast and southeast quadrants are primarily neighborhood oriented providing local services and opportunity for offices. A larger "core" mixed-use development area is centralized within the western quadrants of the Town Center and focused near SE 4th Street around an open space spine and encircled with multi-family residences. The city's most intense development (up to 6 stories) is encouraged in this primary mixed-use "core." Two smaller mixed-use areas are located north and south of City Hall. Land use intensity steps down substantially from the core mixed-use area much like a wedding cake so that land uses and design treatments on the perimeter of the Town Center are compatible with surrounding single-family neighborhoods.
- **A variety of housing types.** To encourage a diversity of housing to meet the needs of current and future residents, the plan calls for a mix of multi-family, townhouse, cottage housing, and single-family units. These will provide housing choices, allow for affordable housing initiatives, reduce impacts and support desired commercial uses.

Town Center Planning Concept

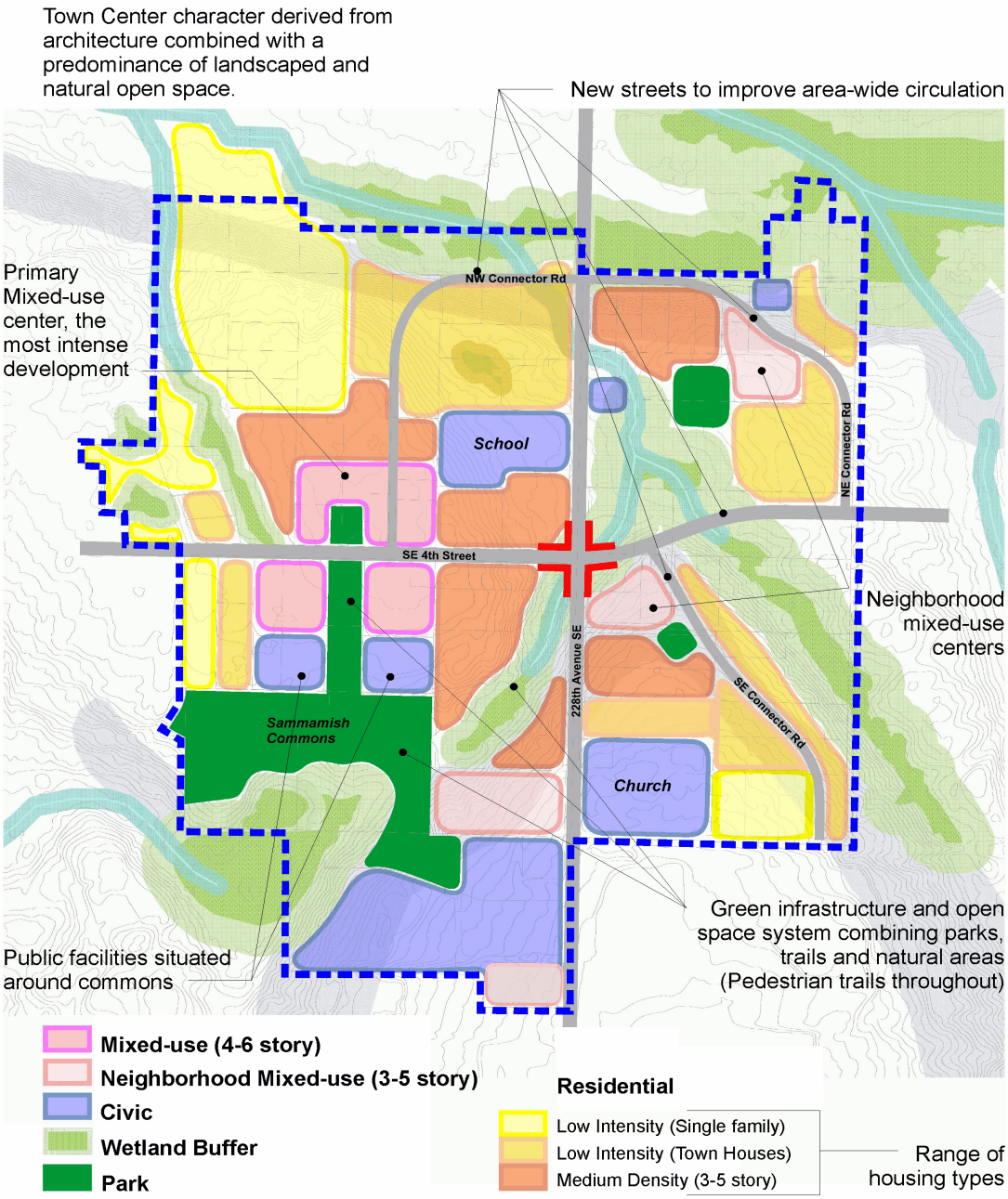


Figure 11. Concept map to be used with the color legend in Figure 12 on opposite page.

Proposed Town Center Use Types

Medium scale Mixed-Use (4 - 6 story)
- Increased density can provide more public amenities
- Typically can provide structured parking for residential and retail
- Provides "Eyes on Street" for safety
- Includes offices

Neighborhood Mixed-use (3 - 5 story)
- Structured parking for residential
- May still need surface parking for retail and office
- Upper level residential adds "eyes" on the street and adds to market for retail
- Includes offices

Civic and Institutional
- Public Buildings clustered around Sammamish Commons
- Establish a distinctive public building character

Low Intensity - Single Family or Cottage Housing
- In scale with surrounding uses
- Lower density = less available for public open space
- Cottage housing = higher density and lower cost Than regular single family homes

Low Intensity - Town Houses
- Higher density & more public amenities than SF
- More affordable than SF
- Good transitional use between single family and commercial / mixed - use areas

Medium Density (3 - 4 Stories)
- Higher density = more public amenities and open space
- Includes structured parking
- Facilitates regional storm water management

Figure 12. Illustrated legend for the concept map (Figure 11) on the previous page.

- **Create a comprehensive system of parks, open space, and trails.** Building on the Sammamish Commons and protected stream and wetland corridors, the plan includes a system of parks, open spaces, trails, and natural areas that provide a wide variety of recreational opportunities. Pedestrian and bicycle links and environmental enhancements will serve the Town Center and the city as a whole. Trail construction is an especially critical aspect of this element to physically connect the various quadrants within the center, and enhancement of forested corridors and views will likewise connect the center visually.
- **Employ an integrated strategy to managing storm water and enhance the ecology.** The Town Center offers the city's best opportunity to "do it right" in terms of environmentally sensitive development and comprehensive ecological enhancement. To be effective, environmental management and ecological enhancement activities must be combined in a comprehensive strategy that integrates, low-impact development (LID) techniques to more closely emulate the natural hydrology. This includes reduced building footprints and provisions for stream corridor enhancements and regional storm water facilities. The City may consider a comprehensive sustainability strategy to address a range of environmental issues, such as energy use, greenhouse gas generation, and green building opportunities.
- **Construct an efficient circulation system**. Several roadway improvements facilitate vehicle, pedestrian, and bicycle movement. Some recommended improvements are necessary to improve circulation around and within the Town Center while other roads primarily provide access to new development and will be paid for by the property owners. Although road construction is kept to a minimum to reduce costs and minimize impacts, the roadway system will emphasize pedestrian and bicycle travel and promote transit use.
- **Provide important community and civic facilities**. Public facilities accommodating recreation, senior, youth and community activities, library and educational resources, social services and other civic functions are clustered around the Commons for greater access, shared use of parking and other infrastructure and the

synergy that results from a mix of activities. This strategy makes maximum use of the City's investment in the Commons and will help to energize that open space. Some of the facilities may be developed through partnerships with public and private organizations.

- **Establish a distinctive design character**. The envisioned design character emphasizes integration with the natural rolling and wooded landscape and new buildings that exhibit an intimate scale, inviting architectural character, high quality construction and integration with the Town Center's natural setting. Beyond the Town Center's physical image, the town center's physical character will reinforce the larger city's identity of a progressive community supporting an active lifestyle and an intimate relationship to the natural environment.
- **Sustainability.** Development of the Sammamish Town Center is an opportunity to encourage that the health, diversity, and productivity of the environment is maintained and enhanced for the benefit of future generations. The Town Center should be developed using ecologically sustainable building and development practices, including, but not limited to, Low Impact Development, Green Building and/or LEED techniques and certification process, and others. To address climate change, the City should consider mechanisms to ensure that effective carbon reduction and elimination strategies are incorporated into development design, construction, and operations. Specific strategies shall be developed, evaluated, and adopted to implement the objectives of this policy.

Additionally, quality design and multiple venues for performances and civic and educational activities will enhance the social and cultural lives of residents. Public art and amenities will further enhance the community's sense of place and design quality.

The following chapters discuss land use, circulation, parks open space and trails, environmental management, and design elements in further detail. These individual elements are configured to work together, and to a large extent, it is impossible to discuss one element without mentioning objectives from other elements. For example,

the parks, open space and trails recommendations are intimately connected to environmental management and restoration goals. An indication of the efficiency and viability of a plan is the degree to which individual measures address multiple objectives and to which the various elements are inter-related.

Many of the recommendations call for more planning or analytical work. While most subarea plans require further analysis and detailed planning work for their implementation, this plan includes requirements for master planning and design for the mixed-use centers, trail systems, and environmental systems. These are particularly important for successful Town Center redevelopment because of the complexity of and opportunities posed by ecological systems, the constraints imposed by the road network and topography, the configuration of individual land ownership patterns, and the diversity of public facilities desired. Achieving the City's vision will take a sophisticated, strategic approach and sustained, coordinated actions.

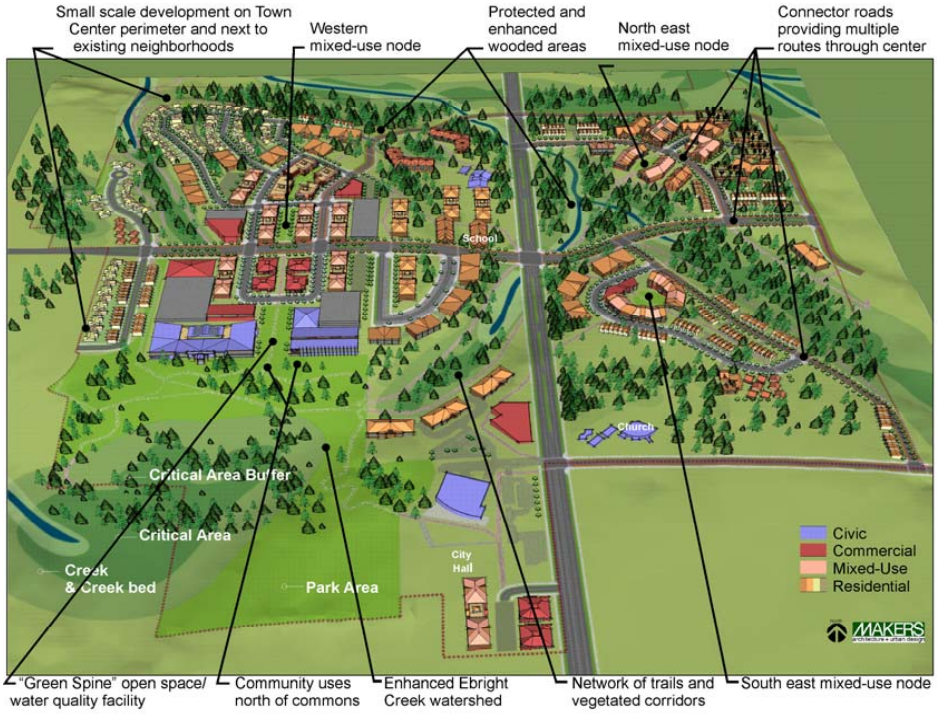


Figure 13. Sammamish Town Center concept visualization (view looking northward).

IV. Plan Elements

This chapter describes the elements that make up the Town Center Plan. The elements include **Land Use**, **Transportation**, **Open Space, Trails, and Public Facilities**, **Natural Systems**, **Design**, and **Housing**. Each element includes a discussion of the overarching objective; relevant conditions, challenges, and opportunities; strategy; goals and policies; and recommended implementation actions.

Figure 14. Type of development envisioned for the core mixed-use center.

Figure 15. Type of development envisioned for neighborhood mixed-use centers, although architecture styles may vary.

Land Use

Objectives

The Sammamish Town Center Vision Statement calls for a Town Center that is a gathering place for social interaction, with well designed mixed-use development, cultural and recreational opportunities, and a variety of housing types within a walkable, pleasantly landscaped setting. These objectives support the City's Comprehensive Plan goals encouraging land use patterns that promote walkability and diversity and reinforce a sense of community.

Conditions, Challenges, and Opportunities

Current land uses are dominated by sparsely developed residential lots and former agricultural lands. The numerous, individual property ownerships present a challenge to successful Town Center development, so implementation schemes must provide measures to ensure that new development is coordinated to provide efficient circulation and infrastructure, use compatibility, and design consistency. Additionally, to reflect timing preferences of individual landowners, the land use development strategy must be flexible. The Town Center needs a cohesive development pattern even if some properties remain undeveloped in the short term.

The planning area is surrounded by wooded steep slopes and single-family residences. For this reason, the City Council has endorsed a "wedding cake" land use configuration, with more concentrated land use intensities on the plateau north of the Sammamish Commons tapering down to low-rise development at the perimeter of the district.

This plan is intended, despite these challenges and constraints, to meet the community's vision and objectives.

Figure 16. Example of type and relative intensity envisioned for multi-family housing.

Strategy

Envisioned Land Use Pattern

The Town Center's land use development pattern consists of a core mixed-use center on the level plateau north and south of SE 4th Street and four smaller neighborhood mixed-use nodes in the southwest, northeast, and southeast quadrants. All five mixed-use areas include pedestrian-oriented retail on the ground floor, residential and office uses, and structured parking.[1] Adjacent to each of these centers will be multi-family buildings of three to five stories, with ample open space. Lower intensity townhouses and single-family residences will be developed around much of the Town Center's perimeter. An area generally along SE 8th Street allows current uses to remain while preserving the opportunity for future development.

Figure 17. Example of townhouse development.

Civic uses—City Hall, the library, and perhaps a non-profit entity—will be located around the Sammamish Commons, with a small amount of retail services located near the 228th Avenue SE/SE 8th Street intersection and other facilities located just north of the Commons.

Figure 18. Example of cottage housing.

Mixed-use areas west of 228th Avenue SE will emphasize retail-oriented commercial that supports and creates active people-friendly streetscapes and community gathering areas. Mixed-use areas east of 228th Avenue SE will emphasize office-oriented commercial with complementary

[1] If the Lake Washington School District decides to build a school on its site in the northeast quadrant, then that node will need to be reconfigured.

localized retail to support the office uses. The development regulations will address specific ways to accomplish these goals to ensure a specific and appropriate mix of uses.

All areas of Town Center would permit public schools or civic structures for public benefit after the required review for such projects. Civic uses on the west side of 228th must be complementary to the retail core as determined by development regulations and approval process.

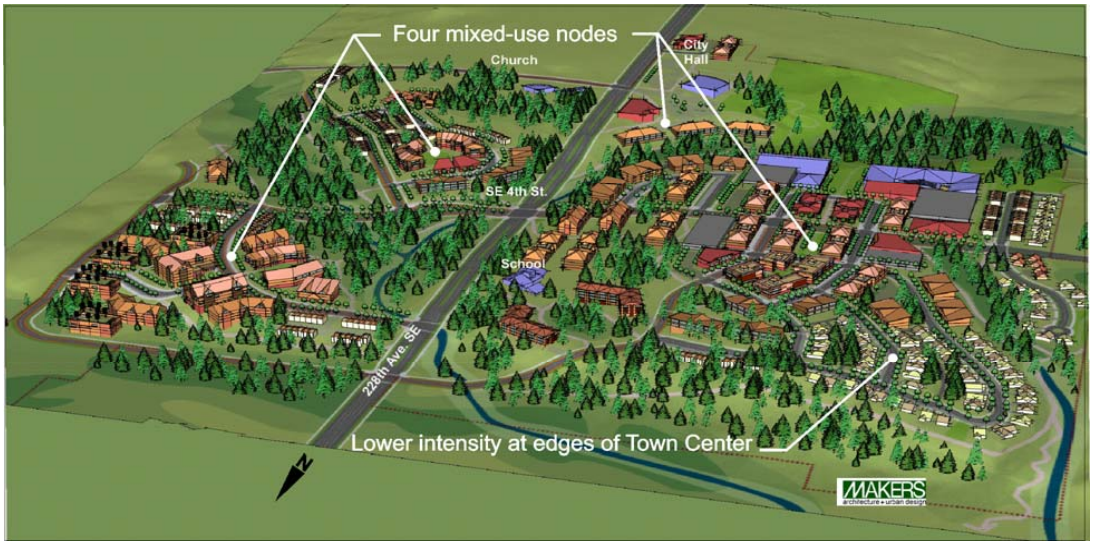


Figure 19. The envisioned Town Center land use pattern features four mixed-use nodes surrounded by multi-family residences, with low-density residential on the periphery (view looking south).

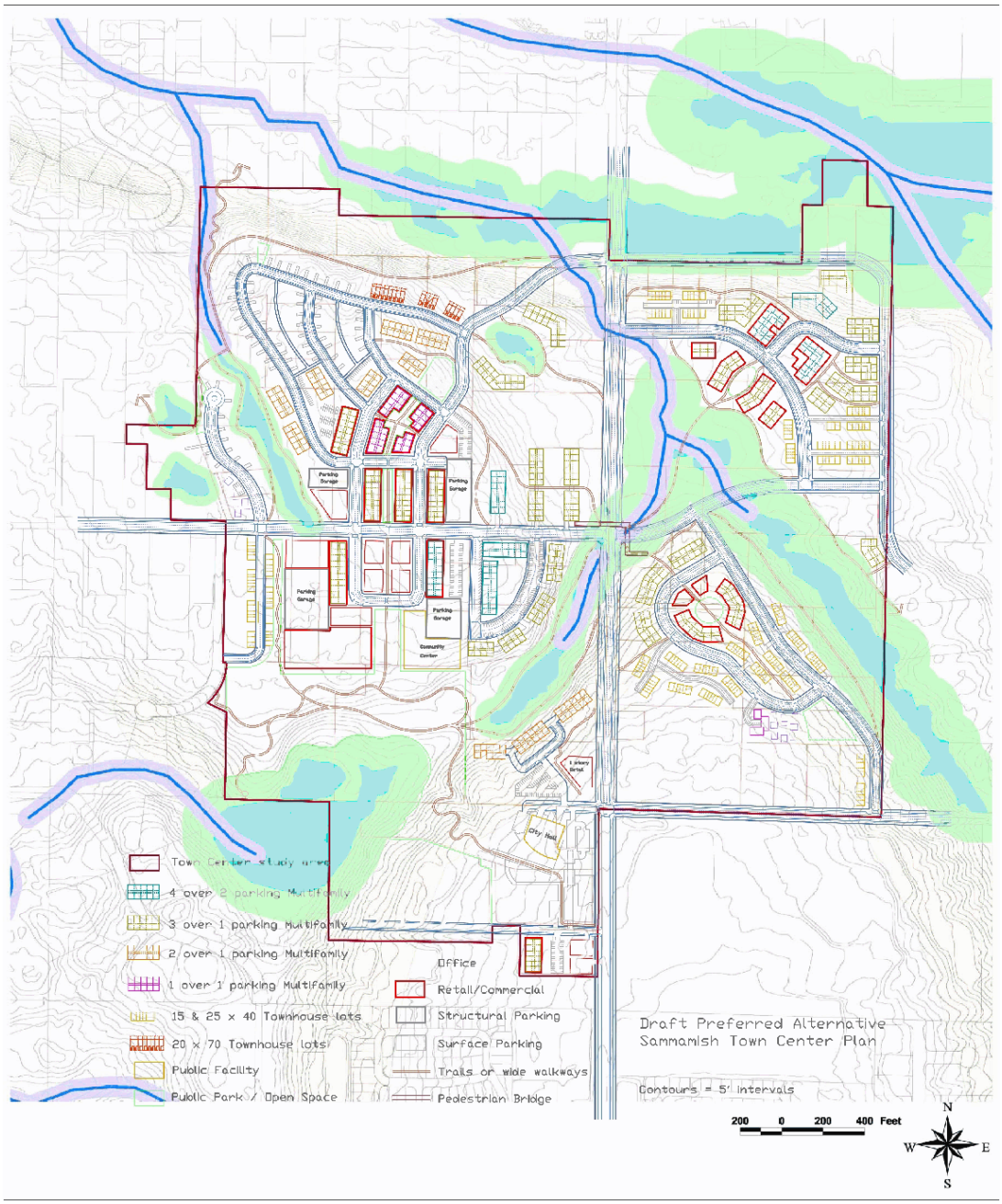


Figure 20. Town Center concept: Illustration of a possible development scenario. Ultimate development could vary considerably in the layout and location of buildings.

Regulatory Measures

As noted earlier, development of the Town Center to fit the community's vision is complicated by the area's numerous, relatively small property ownerships. Creating a cohesive Town Center is much simpler if a single or small number of entities can design and construct the whole development. Coordinated planning will be necessary to, at a minimum:

1. Construct an efficient roadway system.
2. Coordinate storm water management through an integrated regional system.
3. Integrate trails, open spaces, and pedestrian-oriented areas.
4. Locate higher intensity uses to minimize impacts and maximize compatibility.

Therefore, the implementation and regulatory framework requires master planning in each of the mixed-use nodes. Master planning will be accomplished in conjunction with the City and may be initiated by a single, large property owner or a coalition of owners of several smaller properties. A group of property owners may submit an application to the City to undertake a master plan.

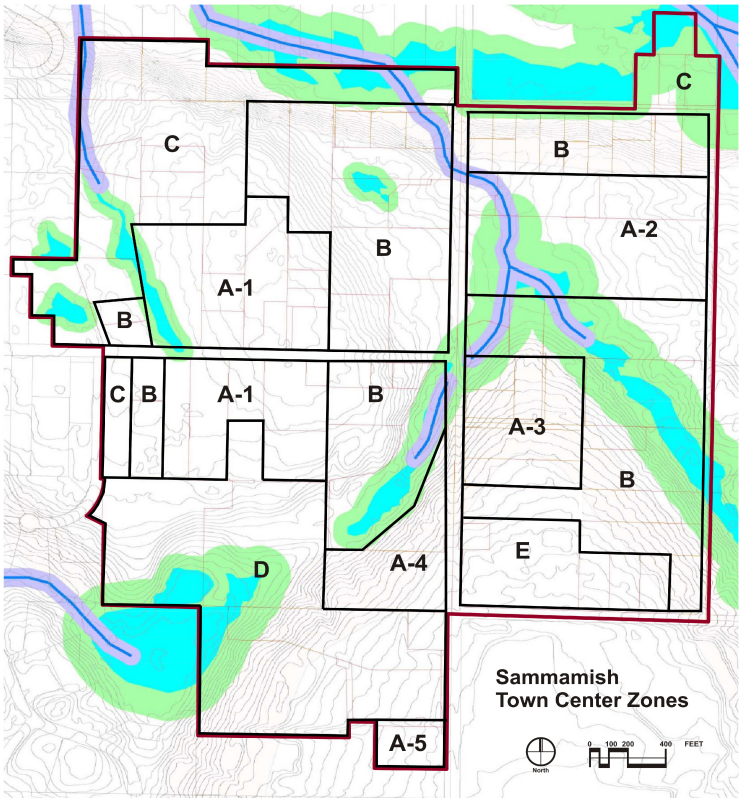


Figure 21. Town Center zones. See Table A-1 in Appendix 1 for zone-specific regulatory guidance.

As Table A-1 in Appendix 1 indicates, developers of properties in the mixed-use nodes must master plan the zone prior to any redevelopment. Owners of any of the adjacent B zone properties would be encouraged to be included in the master planning so that they can more actively participate in the design process and receive some of the benefits accruing to master planned A zone properties.

Each resulting master plan will essentially result in an agreement in which the City and property owners agree to a development layout indicating:

- Amounts and locations of proposed land uses.
- Roads and connections to activities.
- Open space and pedestrian connections.
- Surface water management facilities and practices.
- Maximum height and bulk of buildings.
- Landscape concept or guidelines.
- Architectural concept or guidelines.

The master plan will also include a process for amending the development plan to allow some flexibility as development proceeds.

Table A-1 also identifies the base and maximum residential densities and commercial development allocations for various zones within the Town Center. These allocations address several planning objectives:

- This adopted plan establishes an upper limit for development in the Town Center of 2,000 dwelling units and 600,000 square feet of commercial development. This means that the maximum build-out allowed outright by zoning should remain within these limits. However, the implementation of a Transfer of Development Rights program could exceed these allocations. (See the third item under the “Recommended Implementation Actions” on page 33.)
- This plan attempts, as much as possible, to allocate development capacity equitably to all property owners and to allow as much development flexibility as possible consistent with the City’s vision for the Town Center. Many property owners around the planning area perimeter preferred less intense development.

At the same time, most participants in the planning process stated a preference for a “wedding cake” configuration, with more intense development in the mixed-use nodes and lower intensity development at the Town Center’s edges, especially in areas adjacent to single-family neighborhoods.

- Developers and planners participating in the Developers’ Forum noted that areas with greater concentrations of both commercial and residential activity will be necessary to successfully create the envisioned mixed-use centers. Therefore, the City may create a regulatory mechanism to allow greater develop-ment intensities in the mixed-use nodes for project proposals that meet or exceed the City’s expectations for high-quality and achieving public objectives.

The solution to these challenges is to establish a base residential density and commercial development allocation for each zone that results in allocating about 80 percent of the total development. The remaining 20 percent of the development would be allocated as an incentive for proposals consistent with specified criteria. Thus, the total number of dwelling units developed if the base allocations were built out would be approximately 1,656 dwelling units. Developers could apply for a portion of the remaining dwelling units (approximately 344), up to the maximum density limits indicated in Appendix 1.

Similarly, if all properties were built to the base allocations shown in Appendix 1, there would be 470,000 square feet of commercial buildings and 130,000 square feet of capacity to provide as an incentive for exemplary development.

Figures 22 and 23 graphically illustrates the how the base and maximum densities and commercial square footage can be used to allow for concentrated growth while limiting total development to the Council’s caps and providing all property owners attractive development opportunities.

Tables A-1 and A-2 in Appendix 1 describe regulatory directions based on the policies and analysis in this section.

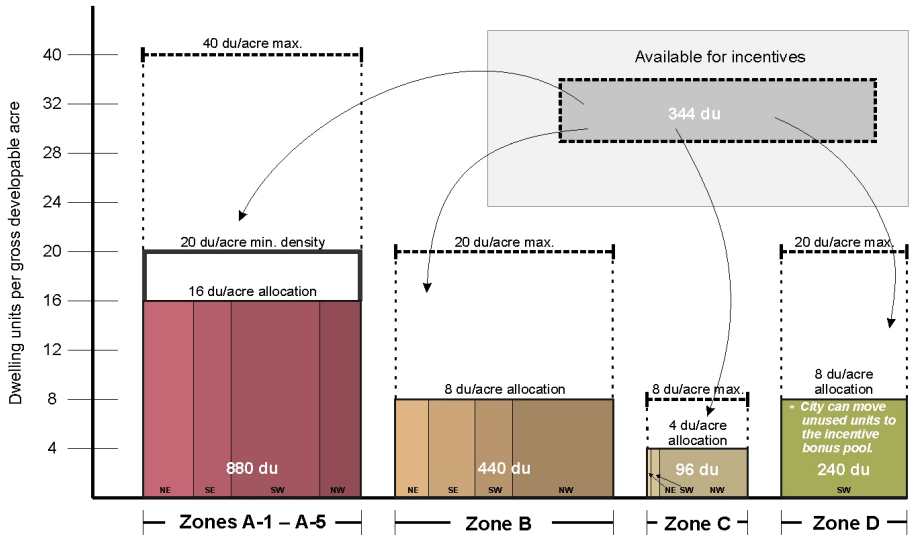


Figure 22. Illustrating base and maximum residential development allocations for the Town Center zones. Note the pool of 344 dwelling units available for distribution as bonus units.

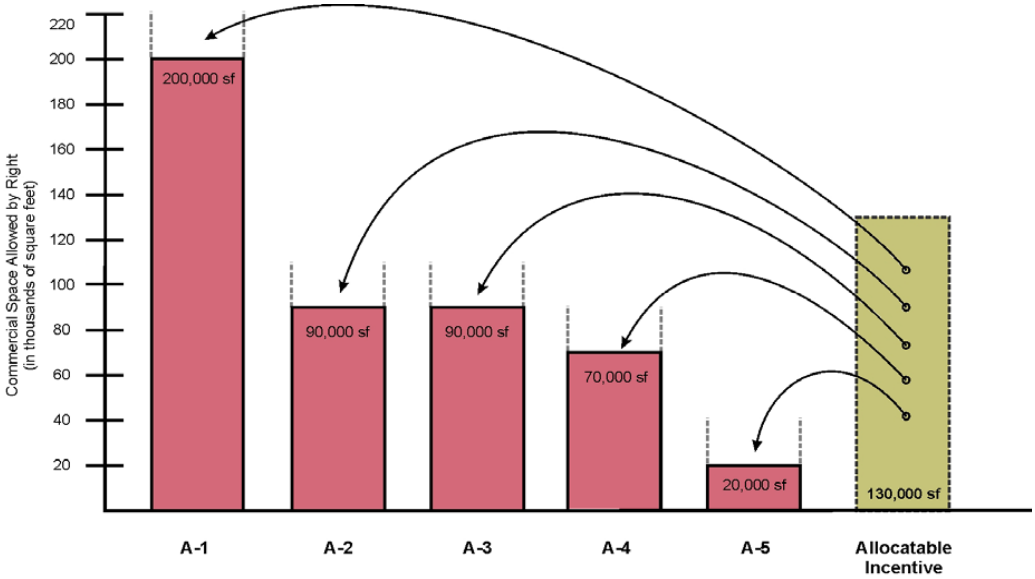


Figure 23. Illustrating the base commercial area allocations by zone and the pool of additional commercial area available for bonuses.

In implementing this regulatory approach to development allocation, the following directions are recommended:

- Residential densities are based on a “gross buildable” land area that includes property used for new roads, open space, and other public and private improvements but not critical areas and their buffers. This is because roadways will be built on some properties, and it is not intended that road construction should limit the allowable development that a property owner would otherwise have.
- If a property owner does not develop to the full development allocation, then the City should add that unused capacity to the pool of allowable dwelling units and square footage of commercial development offered as incentives to other property owners and developers. This will help ensure that the Town Center’s development capacity is not wasted and that there is sufficient intensity to provide a multi-faceted, pedestrian-oriented mixed-use center.
- The City should periodically re-evaluate the development caps. It may be that the desirability of development in the Town Center and opportunities to mitigate potential impacts would make more intense development advantageous from a public standpoint. For example, the City might re-evaluate the caps when actual development reaches approximately one-third of the current maximum development cap. During the plan’s review process, the City might also explore the benefits of raising the 600,000 square foot commercial development cap, provided that relevant issues and impacts can be addressed. It appears that the traffic impacts are less for commercial development than for new residential units, and commercial development is desirable from a tax revenue and local employment perspective.
- E zone designation could only be changed through future amendment to the Comprehensive Plan.

Goals and Policies

Goal LU-1: Promote Town Center development design that maintains a harmonious relationship to the natural surroundings, exhibits an intimate scale, welcoming character, and sense of place.

LU-1.1 New development should be located and designed to reduce impacts to residential neighborhoods adjacent to the Town Center.

LU-1.2 Access to 228th Avenue SE should be limited to the existing signalized intersections.

LU-1.3 Parking impacts should be minimized (by centralizing it) as much as possible and by using structured or underground facilities.

LU-1.4 Design guidelines should ensure that new development is characterized by human scale, integration with the surrounding landscape, and quality design.

LU-1.5 Landscaping and natural area retention should be an essential part of new development.

LU-1.6 Utilize multiple integrated measures of the preferred storm water management techniques as the standard within the Town Center.

Figure 24. Participants, Committee, Commission, and Council agreed that access from 228th Avenue SE should be restricted.

Goal LU-2: Establish a land use pattern, with central gathering places, that increases social interaction, encourages walkability, diversity, and creativity, and enhances cultural opportunities.

LU-2.1 Mixed-use activities and development should be focused in a core area north of the Sammamish Commons and in neighborhood-scale mixed-use nodes in the southwest, northeast, and southeast quadrants.

LU-2.2 Mixed-use areas on the east side of 228th Avenue SE should emphasize office-oriented commercial with complementary localized retail to support the office uses. The development regulations should address specific ways to accomplish these goals to ensure a specific and appropriate mix of uses.

Mixed-use areas west of 228th Avenue SE should emphasize retail-oriented commercial that supports and creates active people-friendly streetscapes and community gathering areas.

All areas of Town Center should permit public schools or civic structures for public benefit after the required review for such projects. Civic uses on the west side of 228th Avenue SE should be complementary to the retail core as determined by development regulations and approval process.

LU-2.3 Development intensity in the Town Center should emphasize the "wedding cake" approach, with multi-story mixed-use in the core area and transitioning towards surrounding uses at the Town Center perimeter. Each master plan should be developed and refined in coordination with affected landowners to maximize compatibility.

LU-2.4 A central gathering place should be provided in each mixed-use node.

LU-2.5 All of the mixed-use nodes should be interconnected with an well-planned system of sidewalks, trails, and pathways.

LU-2.6 Opportunities for art and cultural activities should be provided in the core mixed-use node north of the Sammamish Commons and, to a lesser extent, in the neighborhood mixed-use nodes.

Goal LU-3: Accommodate in the Town Center a full range of commercial, recreational, cultural, and educational services that provide Sammamish citizens what they need for a full life.

LU-3.1 Town Center retail uses should primarily serve Sammamish residents and not act as a regional destination. A mid-sized grocery store and a theater are acceptable, but "big box" retailers are not appropriate.

LU-3.2 If the Lake Washington School District decides to develop a school site on its property in the Town Center, then this use should be allowed and integrated with that neighborhood mixed-use center in the northeast sector.

LU-3.3 Public facilities and amenities should be priority uses, with public services and amenities located primarily adjacent to or near the Sammamish Commons.

Goal LU-4: Encourage employment and business development opportunities in the Town Center.

LU-4.1 Office space development should take into account the needs of local businesses, including home-based businesses and entrepreneurs, and should consider flex-tech spaces and include sufficient fiber communication and data networks.

LU-4.2 Allow space for businesses and services opportunities, such as medical offices or institutional facilities.

Goal LU-5: Develop a regulatory program and other implementation measures that are timely, flexible, predictable, fair to all and that result in superior development.

LU-5.1 The plan should include an implementation strategy that provides a sense of confidence that the policy goals of the plan will be followed.

LU-5.2 Recognizing that market dynamics create new development, the implementation strategy, including development regulations, should be written to afford a reasonable degree of flexibility while addressing important public policy issues.

LU-5.3 The implementation strategy should address transition strategies such as landscape buffers and setbacks to mitigate impacts for noise and light on current residents and landowners within the planning area.

LU-5.4 The regulatory system for directing new development should include a master planning process for the mixed-use nodes that encourages property owners and the City to work together for mutual benefits.

LU-5.5 Design guidelines should be established to direct new development in a way that is consistent with the Town Center Plan and the Council's vision.

LU-5.6 Encourage land assembly through property owner cooperation and other regulatory and programmatic means.

Recommended Implementation Actions

1. **Adopt implementing regulations**.
   Craft zoning, development standards, and design guidelines that address land uses, development intensity, site and building design, and incentives to achieve the goals of the plan, and designed to be supported by the market and utilize land efficiently.

2. **Establish a mixed-use node master plan process.** The process should establish a master plan for each mixed-use node area (identified as A zones in Figure 21) and should identify the procedures, responsibilities, review and approval process, contents, and timelines for each master plan.

3. **Explore Transfer of Development Rights (TDR) program provisions.** Explore provisions for a TDR program allowing residential density transfers from Sammamish properties outside of the Town Center to sites within the Town Center. Such transfers would allow developments in the Town Center to exceed the residential allocation or commercial square footage allocation since they would be reducing residential density in other parts of the city.

Transportation

Objectives

Transportation improvements are a critical element of the Town Center Plan. They are intended to provide safe, efficient, and attractive connections to Town Center uses and amenities and minimize congestion impacts within the Town Center and in surrounding areas. The plan also promotes bicycle and pedestrian access, both as a means of transportation and recreation, and provides for development that is conducive to walking, biking, and transit use.

Conditions, Challenges, and Opportunities

Pedestrian and Bicycle Access

The sidewalks along 228th Avenue and SE 8th Street and pathways through the City Hall complex and new Sammamish Commons are the only designated pedestrian areas currently in the Town Center. The 12-foot wide sidewalk on the east side of 228th Avenue SE is intended to function as a combined bicycle and pedestrian trail. SE 8th Street also includes bicycle lanes (connecting with neighborhoods to the east).

Figure 25. Off-street trails are a high priority for the Town Center.

Topography, the incomplete street grid, and the separation of uses pose substantial challenges for bicycle and pedestrian access for getting both to and around in the Town Center. 228th Avenue SE, itself, can be a formidable pedestrian barrier due to its traffic volume and width. Nevertheless, the Town Center's terrain offers tremendous opportunities for a recreational trail system that can be planned and developed in conjunction with new Town Center development. This could be a combination of soft surface nature trails along the various wetland buffers to urban multi-use trails connecting developments. The topography allows many opportunities for trail configurations that run parallel to the slopes. The street grid discussed above provides opportunities for bicycle and pedestrian traffic within bicycle lanes, shared lanes, and wide sidewalks.

Compact and coordinated mixed-use development emphasized in the Vision Statement also provides an opportunity to reduce vehicular trips by locating uses close to one another and encouraging walking and bicycling.

Transit Use

King County Metro provides all of the transit service to the City of Sammamish. Sound Transit constructed a park and ride at the commercial center south of the Town Center area. There are three routes that currently provide service along 228th Avenue and, as a result, would serve the Town Center. While the plan will likely provide enough development to justify increased transit access, frequency, and service, the challenge will be getting transit off 228th Avenue to the designated mixed-use areas. Again, with compact and coordinated mixed-use development, the areas can be designed conducive to transit use if and when it becomes available.

Vehicular Access

The primary elements of the Town Center's current circulation network include 228th Avenue SE (functioning as the central north-south spine) and three east-west streets (E Main Street and SE 4th and SE 8th Streets). Planning carefully for the 228th Avenue corridor is necessary for the Town Center's development and success.

Figure 26. 228th Avenue is the city and Town Center's primary north-south circulation spine.

- **Northeast and Southeast Quadrants**
  E Main Street and SE 8th frame the northern and southern boundaries, respectively, east of 228th Avenue SE. E Main Street is a substandard local roadway that only provides access to a few houses and ends before reaching the eastern boundary of the Town Center. With a signalized intersection at 228th Avenue, E Main Street provides a good opportunity to access development in the northeastern quadrant of the Town Center. SE 8th Street is a designated minor arterial and separates Skyline High School from the Town Center and connects with neighborhoods to the east. While SE 4th Street currently ends just east of 228th Avenue SE, Eastside Catholic High School's private driveway offers an opportunity to extend the street to serve eastern portions of the Town Center.

- **Northwest and Southwest Quadrants**
  SE 4th Street is the primary access road for most of the Town Center property west of 228th Avenue. The two-lane roadway (designated "collector") connects neighborhoods to the west with the Town Center. Distinct challenges for development of the western quadrants include the steep hill off 228th Avenue and a substandard, indirect route to neighborhoods to the west of the Town Center (via 218th Avenue SE and SE 8th Street).

Figure 27. The steep hill on SE 4th Street will need to be graded to accommodate Town Center uses and activities.

A series of small private roadways currently provide access to many of the existing homes in the Town Center. Most, if not all, will be insufficient to serve the desired Town Center development. Topography and the fragmented pattern of property ownership will pose significant challenges to the development of a connected local roadway system. Topography could make the roadways more expensive, require routes that do not correspond with land ownership patterns, create visibility challenges, and present bicycle and pedestrian access challenges. At the same time, the topography will likely help keep speeds lower and create a roadway system that will be unique to the Town Center.

Parking for existing uses in the Town Center Plan is provided by off-street parking lots and individual garages. The new City Hall features underground parking. The increase in development intensity desired as part of the plan will require substantial parking. Much of this will need to be within and underneath structures. While this is more expensive, it provides for more compact, walkable development, and the reduced impervious areas provide substantial environmental benefits. The new roadways needed for the Town Center's development also provide a good opportunity for on-street parking.

Figure 28. Large surface parking lots are not part of the vision for the Town Center.

Strategy

The Town Center Plan's transportation strategy emphasizes a combination of compact and coordinated development with a broad range of street improvements, new street configurations, and trails to provide a safe, efficient, and attractive circulation system. Below is a summary of the overarching strategy for the various elements related to circulation.

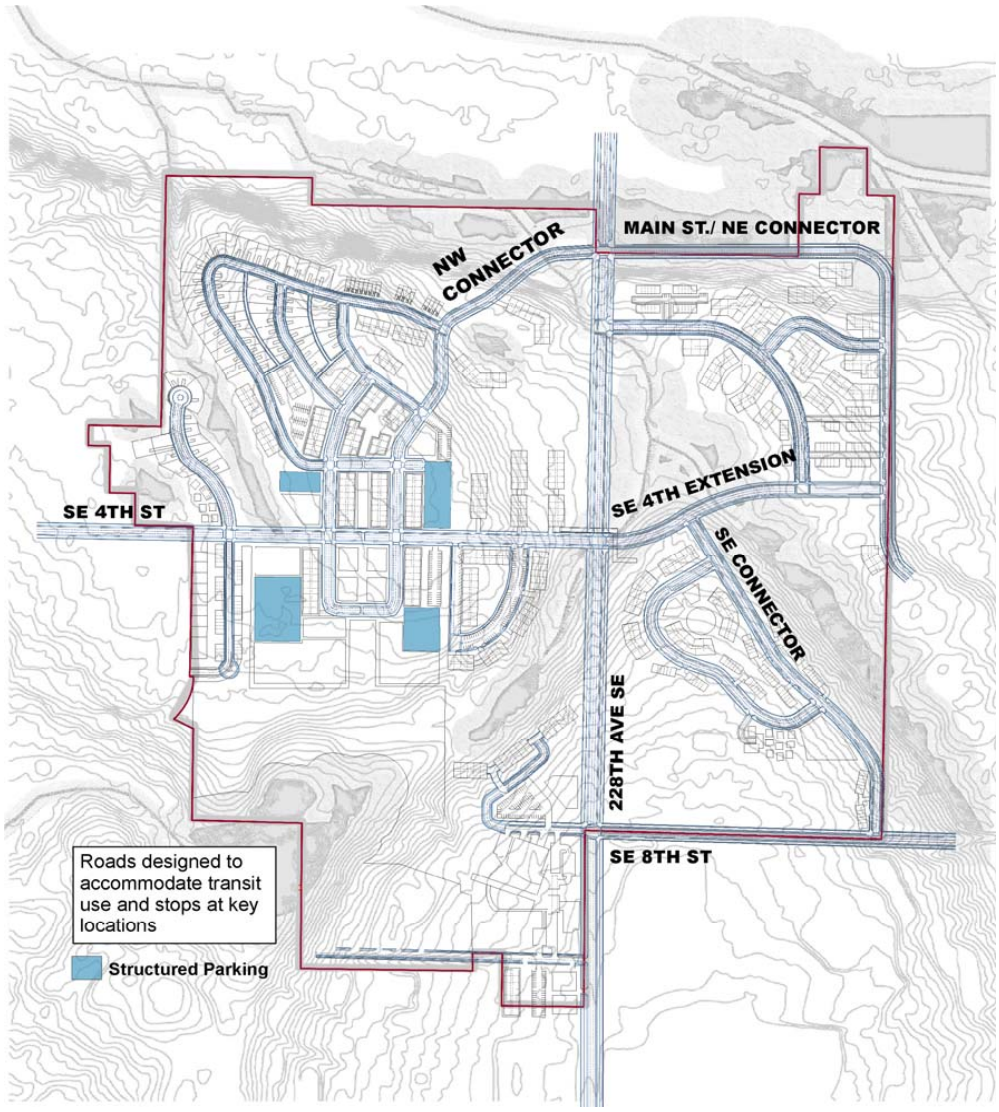


Figure 29. Key transportation elements (view looking west).

Vehicular Access

Based on the intensity and configuration of development planned for the Town Center, a range of vehicular improvements will be necessary to serve the development and to mitigate congestion impacts to the city's roadway network. This includes substantial improvements to existing roads (particularly SE 4th Street) and the creation of new roads. In order to relieve pressure on 228th Avenue, new "connector roads" will be needed to serve development in the northwest, northeast, and southeast quadrants. Additional local access roads will also be needed to serve new development and provide for a connected circulation system. A limited number of off-site street improvements may also be needed to mitigate impacts from Town Center development. These improvements, together with a connected system of trails, will allow Town Center residents and visitors a variety of choices in how to get around the area.

Parking

Parking will be accommodated by a combination of off- and on-street parking spaces/lots. Compact and coordinated mixed-use development will provide opportunities for shared parking facilities. Such facilities may be shared between public and private uses – and between different private uses. Due to the level of density anticipated in the Town Center and to environmental and aesthetic concerns, most of the required off-street parking will be underground or within structures.

Non-Motorized Transportation

As safe, efficient, and attractive pedestrian and bicycle access is one of the top priorities for the Town Center's development, the plan calls for an extensive and connected network of streets and trails. Walking and bicycling are among the most promising means of travel: friendliest to the environment, healthiest for individuals, and cheapest for society. Sidewalks will be provided on all public streets, with the widest sidewalks in the mixed-use areas. Bicycle lanes are recommended for SE 4th Street and key connector streets. Crossing improvements at all the signalized intersections along 228th Avenue SE are important, particularly at SE 4th Street.

Figure 30. Town Center development should provide for a hierarchy of trails, from urbanized pathways within developments (above) to nature trails (below).

The plan provides for a hierarchy of trails to connect the land uses and amenities of the Town Center with surrounding uses. These trails are intended to serve both transportation and recreational functions.

A critical element of non-motorized transportation strategy involves the compact and coordinated nature of development. The Town Center's configuration with mixed-use nodes will reduce walking distances between uses and amenities and reduce the dependency on automobiles.

Transit

The Town Center's configuration with compact mixed-use nodes will be built to accommodate viable transit use. The street grid will be designed to accommodate transit access and the mixed-use nodes will be designed to provide for transit stops at key locations. The land use mix and intensity in these mixed-use areas are intended to provide sufficient pedestrian activity to support transit use. Coordination with King County/METRO and Sound Transit will also be needed to provide desired transit service.

Transit-Oriented Development

Transit-oriented development (also called TOD) refers to pedestrian-friendly land development activities that are built within easy walking distance of a major transit station. TODs generally include a compact mix of different land uses that are oriented to public walkways and automobile parking is minimized to promote pedestrian activity.

Transportation Demand Management (TDM)

TDM refers to a variety of strategies that reduce congestion on our transportation corridors. TDM emphasizes commute options, including the use of carpools, vanpools, buses, bicycling, walking, compressed or varied work hours, or working from home. These strategies will be particularly critical in Sammamish given the constraints of the city and region's roadway network and the cost to add capacity to the roadway network.

Transportation Demand Management

Transportation-demand management, or TDM, succinctly is described as being "the art of influencing traveler behavior for the purpose of reducing or redistributing travel demand." The primary purpose of TDM is to reduce the number of vehicles using highway facilities while providing a wide variety of mobility options for those who wish to travel. Although the acronym "TDM" has been in use only since the mid-1980s, the concept of demand management first appeared during World War II, when drivers were urged to carpool and conserve gasoline. In 1974 the concept became institutionalized as part of the transportation management system (TMS) requirement promoted by join planning regulations set by the Federal Highway Administration and the Urban Mass Transportation Administration (now the Federal Transit Administration).

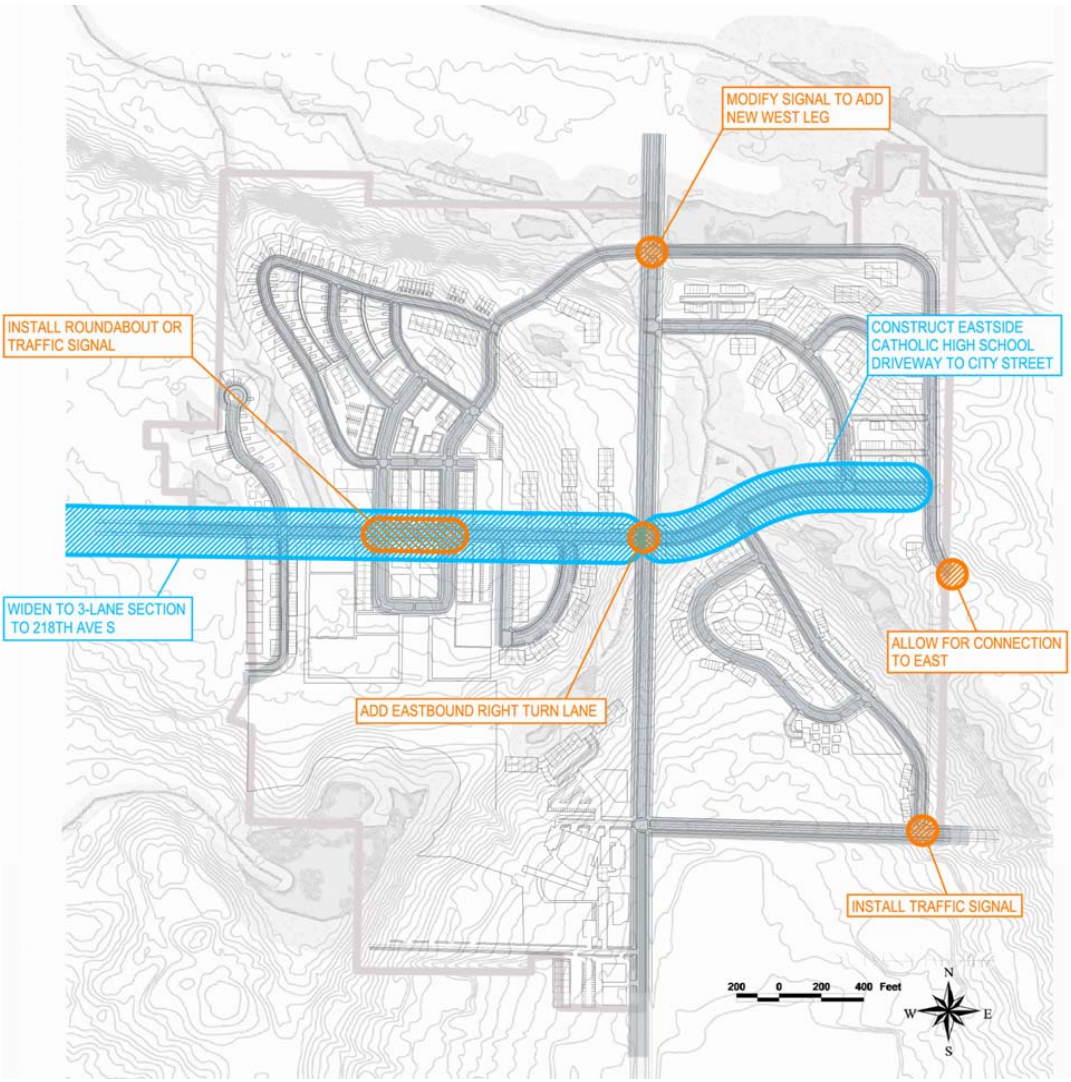


Figure 31. Proposed street improvements.

Goals and Policies

Streets

Goal T-1: Establish and maintain a connected hierarchy of streets that accommodates desired Town Center land uses and human activities.

T-1.1 Upgrade SE 4th Street and Eastside Catholic High School's private access road as the primary east-west roadway connection within the Town Center.

T-1.2 Develop new connector roads that serve new development in the northwest, northeast, and southeast quadrants and reduce pressure on existing roadways.

T-1.3 Develop a connected system of local access roads that serve planned Town Center development.

T-1.4 Enhance westerly roadway connections to and from the Town Center via SE 4th Street, 218th Avenue SE, 217th Avenue NE, and SE 8th Street.

T-1.5 Enhance easterly roadway connections to and from the Town Center via an extension of 232nd Avenue SE.

Goal T-2: Provide transportation facilities that create a unique character for the Town Center.

T-2.1 Design and configure Town Center roadways to protect environmentally critical areas.

T-2.2 Utilize the minimum required street widths to obtain the desired level-of-service (LOS) standards for the street.

T-2.3 Establish street design standards to create distinctive streetscape, lighting, crosswalk, landscaping, and street furniture design.

Goal T-3: Provide for Town Center circulation while addressing safety and minimizing impacts to surrounding neighborhoods.

T-3.1 Provide for a safe and convenient network of roadways to serve Town Center development.

T-3.2 Limit the placement of buildings or other development features that inhibit the desired connectivity of the Town Center circulation network.

T-3.3 Minimize new access points off of 228th Avenue.

T-3.4 Establish speed limits appropriate for the design of each roadway.

T-3.5 Incorporate traffic calming road design into the standards for the Town Center.

Goal T-4: Minimize transportation impacts on the natural environment, air quality, noise quality, and fuel consumption.

T-4.1 Conduct Transportation Demand Management activities.

T-4.2 Design and construct roadways to minimize impervious area.

T-4.3 Emphasize low-impact development techniques in the design and construction of streets.

Non-Motorized Transportation

Goal T-5: Create an attractive, safe, and convenient road and trail network that promotes walking, bicycling, and other non-motorized forms of transportation.

T-5.1 Develop a connected street/sidewalk and trail system. (See also the **Open Space, Trails, and Public Facilities** element on page 53.)

T-5.2 Establish streetscape design standards to encourage pedestrian and bicycle use.

T-5.3 Provide pedestrian street crossing improvements on all 228th Avenue SE intersections. In addition to crosswalk improvements, explore the feasibility of a pedestrian overpass at SE 4th Street.

Parking

Goal T-6: Provide parking in the Town Center appropriate to accommodate desired uses.

T-6.1 Provide for minimum parking requirements for Town Center land uses.

T-6.2 Adopt standards to provide for shared parking between non-residential uses.

Goal T-7: Minimize the impacts of parking facilities on the Town Center's visual environment.

T-7.1 Adopt regulations to emphasize structured parking over surface parking.

T-7.2 Adopt design guidelines that seek to locate and design parking facilities to minimize visual impacts on the pedestrian environment.

T-7.3 Configure land uses and development to encourage forms of non-motorized transportation and transit use, thus reducing the need for vehicular parking.

Transit

Goal T-8: Promote the use of transit and the expansion of transit service to serve Town Center development.

T-8.1 Provide for compact mixed-use centers that can effectively be served by transit.

T-8.2 Design collectors and arterials to accommodate transit use.

T-8.3 Work with local transit agencies to enhance transit service to and within the Town Center.

Recommended Implementation Actions

Vehicular Access

1. **Improve SE 4th Street.** This will be the primary access for most residents and visitors to the Town Center's core and, thus, the street warrants top priority. The cross-section will be designed to City standards and include bike lanes, curb, gutter, sidewalk, and landscaping. The improvements will require additional right-of-way and include a boulevard configuration with a center median/turn lane and wide planting strips. The design will need to also accommodate traffic control, such as a roundabout or traffic signal, at the main access point(s) in the core mixed-use area. Also, substantial grading will be needed on the slopes between 228th Avenue and the core mixed-use area to the west to enhance access, visibility, and safety. Widening of this corridor should also include improvements at the following intersections:

   a) SE 4th Street/228th Avenue SE. The intersection of 228th Avenue SE/SE 4th Street is anticipated to operate at an acceptable level with the plan, but queuing impacts are expected on the west approach. Eastbound queuing at the west approach can be mitigated through the addition of an eastbound right-turn lane to accommodate eastbound SE 4th Street traffic heading south on 228th Avenue SE.

   b) SE 4th Street/218th Avenue SE. The widening of SE 4th Street should extend to 218th Avenue SE to the west to provide for an additional westbound turn lane at this intersection. In addition, the traffic volumes at this intersection are forecasted to warrant additional traffic control. This would include making the intersection all-way stop controlled or installing a roundabout or traffic signal.

2. **Convert Eastside Catholic's access road to a public street.** While this road was originally intended to just access Eastside Catholic High School, it will become the primary access point to the development in the northeast and southeast quadrants. Thus, this link is expected to facilitate a substantial amount of vehicular, bicycle, pedestrian, and bus traffic. The plan calls for converting this road to a public street (the extension of SE 4th Street), acquiring a 72-foot right-of-way, making

lane configuration changes, and adding a bicycle lane, planting strip, and sidewalk improvements.

3. **Develop connector roads.** These roads will serve the northwest, southeast, and southwest quadrants and are intended to provide better circulation within the Town Center as development occurs in these quadrants. They are intended to reduce pressure on 228th Avenue and SE 4th Street by providing more options to move about the area. Due to the cost, configuration, ownership pattern, and phased nature of such developments, these roads are likely to be built in phases parallel to development activity in the Town Center. While the exact location and configuration of these roads may vary, the connection points shown in Figure 32 are the most desirable locations, provided they are designed to meet City requirements.

4. **Extend 232nd Avenue SE southeasterly.** While this connection is intended primarily to serve new development to the east of the Town Center, it will provide more circulation options for uses within the Town Center and thus reduce pressure on both 228th Avenue and SE 4th Street.

5. **Develop local access roads.** Additional public and private streets will be necessary to facilitate the planned Town Center development. While the configuration of local access roads shown in Figure 32 is only an example, it was designed to fit with the topography and provide appropriate connections to the arterial and connector streets. The cross-sections in Figure 33 illustrate desirable roadway configurations of these streets.

6. **Install a traffic signal at the future intersection of SE 8th Street/southeast connector road.** This access point is located on the slope of SE 8th Street, and future consideration should be given to improving sight distances along this corridor. If a traffic signal is installed, special design considerations would be needed to accommodate adequate sight distances and intersection design. A roundabout at this location is less than ideal given the existing grades along SE 8th Street.

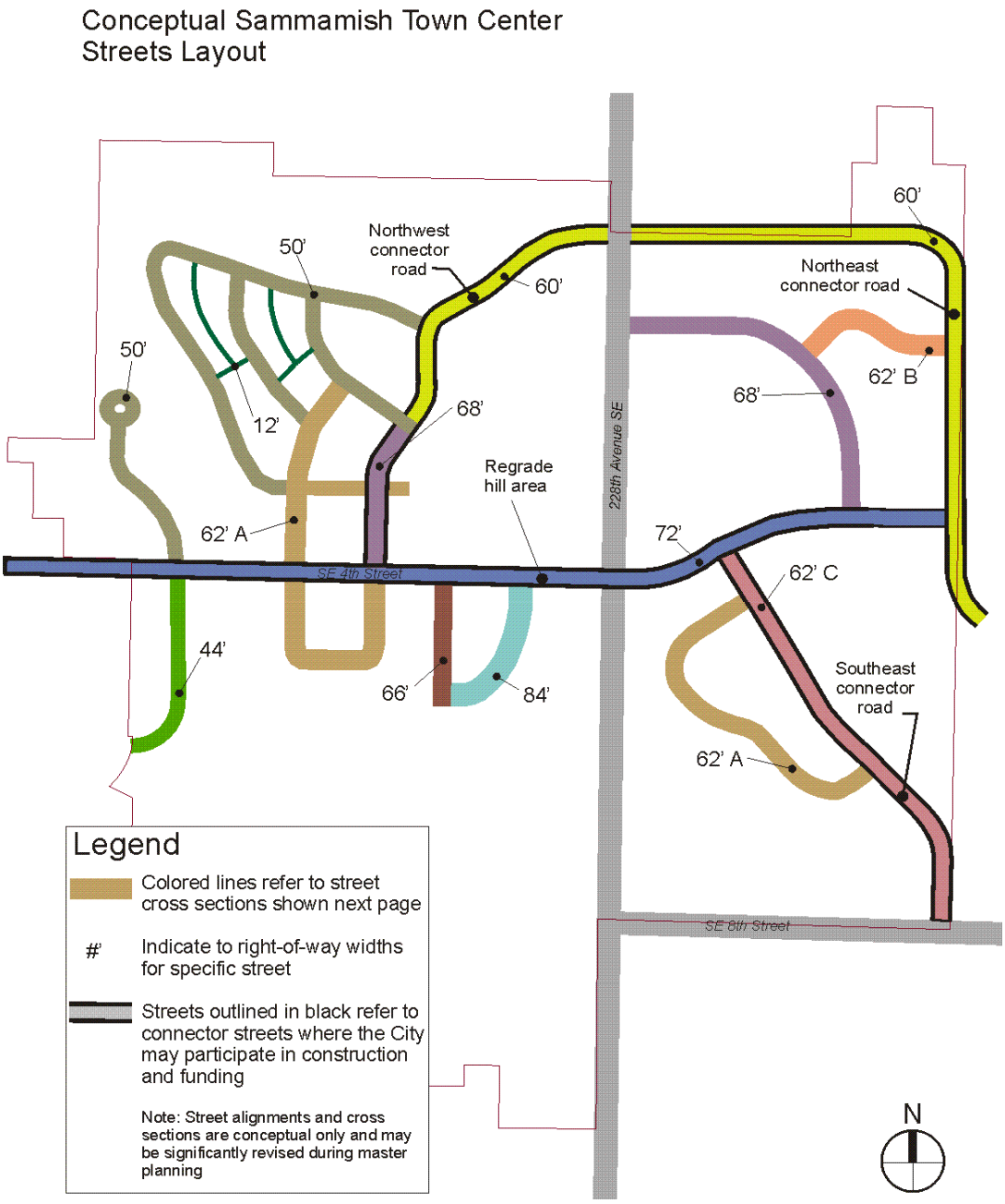


Figure 32. Conceptual Sammamish Town Center street layout.

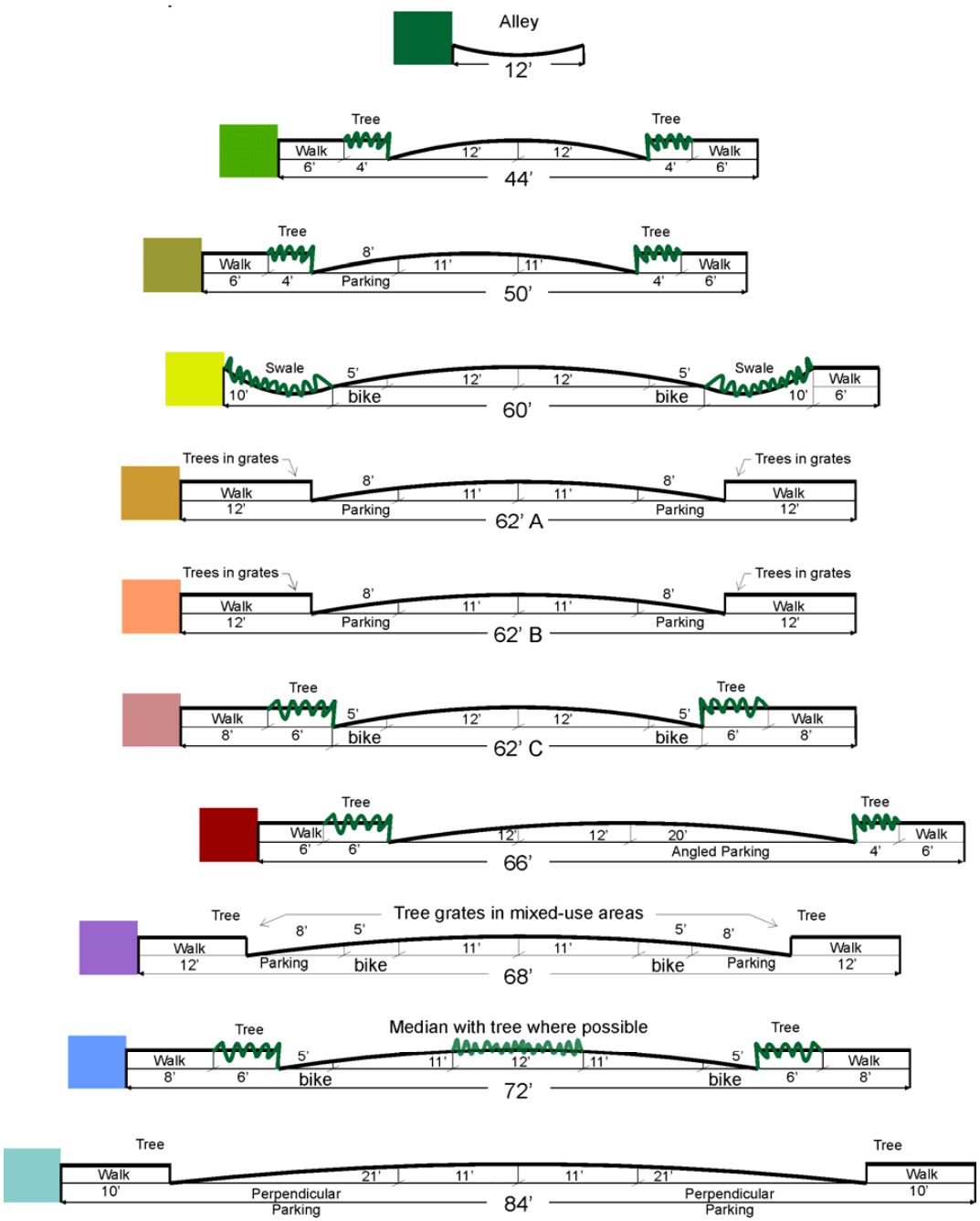


Figure 33. Conceptual Sammamish Town Center street cross-sections.

Parking

7. **Adopt parking standards emphasizing structured parking.** Specifically, at least 80 percent of all off-street parking spaces for new development shall be within or underneath a structure.

8. **Adopt parking location and design standards.** Parking structures and surface lots shall be located and designed to minimize impacts on the pedestrian environment. Design guidelines will also address way-finding signage.

9. **Provide on-street parking.** Provide on-street parking on all designated pedestrian-oriented and mixed-use streets.

10. **Adopt shared-parking standards.** Development standards that provided for shared parking amongst commercial uses should be adopted.

11. **Implement parking management in the mixed-use nodes.** A parking management strategy/program for employers in the mixed-use nodes should be developed and implemented.

12. **Establish minimum and maximum parking requirements.** The minimum requirements are set to provide flexibility to encouraged desired development, yet provide a base level of parking needed to sustain the Town Center's uses. The maximum level is set to minimize visual and environmental impacts of excessively large parking facilities on the Town Center.

13. **Explore options for a public parking garage.** Explore options of a public/private parking garage in the mixed-use core area to facilitate park use and retail activity.

Non-Motorized Transportation

14. **Construct sidewalks on all Town Center streets.** All Town center streets should be provided with comfortable and attractive sidewalks. Figure 33 provides appropriate sidewalk widths for the various streets in the Town Center. Sidewalks will be designed to contribute to the character of the Town Center and include pedestrian amenities, including landscaping, seating, and other street furniture.

15. **Construct primary trails.** Refine the proposed trail system plan outlined in this document and prepare a proposal to construct primary trails.

16. **Construct on-street bicycle facilities.** Facilities identified in this plan include a combination of bike lanes and shared auto/bike lanes on new and enhanced Town Center roadways.

17. **Construct a pedestrian overpass over 228th Avenue SE.** A pedestrian overpass of 228th Avenue SE should be constructed at SE 4th Street. The design of the overpass should take advantage of topography east and west of 228th Avenue SE to minimize the gradient for pedestrians.

Transit

18. **Design roads to accommodate transit use.** Design of connector roads and key local access roads should include provisions for an adequate turning radius and planning for transit stops and pullouts at key locations.

19. **Coordinate transit with King County/Metro and Sound Transit.** Increasing transit service on existing routes serving the Town Center and adjusting existing and/or creating new transit routes to effectively serve the mixed-use nodes in the Town Center should be coordinated with King County/Metro and Sound Transit.

20. **Coordinate transit with local high schools.** Continue the coordination with local high schools to maximize transit use by students.

21. **Explore options for a circulator bus route.** A circulator bus route connecting the Town Center, the high schools, and other commercial centers on the 228th Avenue corridor would be an asset.

Recommended Mitigation Actions

Below are recommended actions to mitigate the off-site impacts of the planned development within the Town Center. At this stage of the planning process, potential improvements have been identified but the feasibility and cost analyses have not been completed. In general, mitigating impacts to roadway and intersection segments can either be done through completing improvements that add capacity, through measures that reduce demand, or through adopting new policies that allow for higher levels of congestion.

1. **Improve 212th Avenue SE/SE 8th Street intersection.** This intersection will require separated turn lanes for the south and east approaches of the intersection. This would provide a dedicated northbound right-turn lane and separated westbound left- and right-turn lanes. This would improve intersection operations to LOS C. It may be desirable to provide turn lanes for all approaches and make this intersection an all-way stop-controlled intersection to be consistent with the 212th Avenue SE/SE 20th Street intersection to the south.

2. **Enhance SE Duthie Hill Road.** The Comprehensive Plan has identified the following widening project that would provide enough capacity to mitigate impacts for a segment of SE Duthie Hill Road east of Beaver Lake Road (CP #18: Widen to three 11' lanes, a 6' sidewalk, 5' planter strip and 5' bike lane on the east side only; construct 8' shoulder on west side).

3. **Upgrade the 218th Avenue SE/SE 8th Street Corridor.** This corridor, the main corridor west of the Town Center, is comprised of two-lane roads with minimal to no shoulders. The corridor is not built to current City standards given the lack of shoulders and pedestrian facilities. This roadway currently has a relatively low volume with capacity to accommodate the additional traffic from the Town Center, but with the increase in vehicular traffic, consideration should be given to improving pedestrian and bicycle safety along this roadway. This could include providing paved shoulders, sidewalks or pedestrian paths, and bicycle lanes to allow the safe and efficient mobility for pedestrian and bicycle travel. The specific area of interest is illustrated in Figure 34.

4. **Conduct TDM activities.** Investing in and promoting a variety of strategies for commute options will help to mitigate the Town Center's impacts on 228th Avenue and other relevant off-site transportation corridors. The City's Transportation Demand Management (TDM) strategy will emphasize the State's Commute Trip Reduction program.

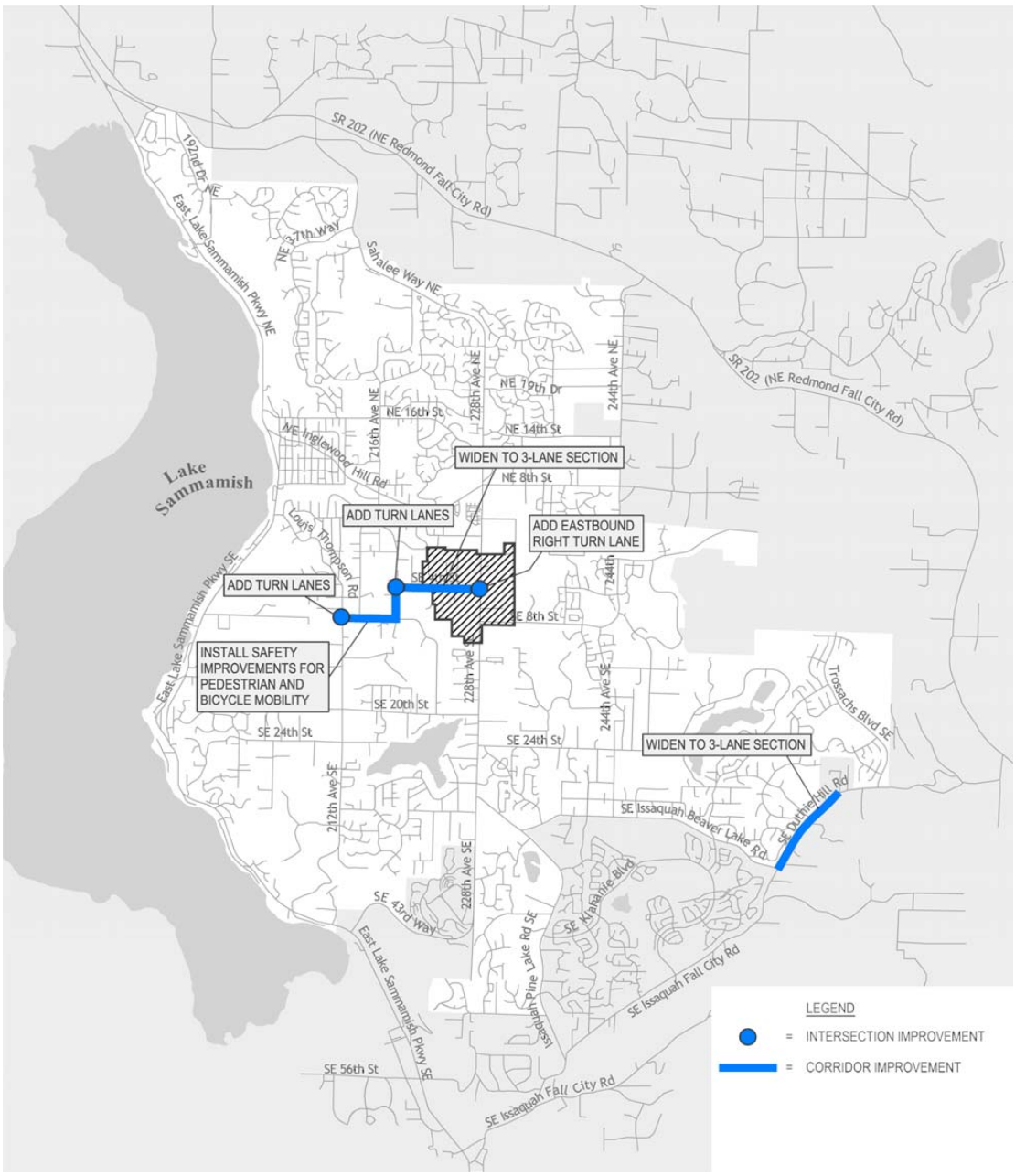


Figure 34. Recommended transportation mitigation measures.

Open Space, Trails, and Public Facilities

Objectives

The City's vision for its Town Center emphasizes establishing a hierarchy of interconnected public and private open spaces, ranging from an active central plaza to less formal gathering areas, quiet residential courts, and natural open spaces. Additionally, participants in the planning process expressed a high-priority desire for public recreational and community facilities, such as a swimming pool, gymnasium, performing arts center, and community center. Protecting and enhancing natural resources, view corridors, and other amenities within the open space network is a third objective.

Finally, parks, trails, and recreational facilities are key to enhancing human health. Walkability, in particular, is a proven means to fight cardiovascular disease and childhood obesity, and this plan's emphasis on trails and sidewalks will result in a healthier community.

Conditions, Challenges, and Opportunities

In 1999, the City began purchasing land area for the Sammamish Commons, thereby securing the central amenity around which the Town Center will be built. The construction of the City Hall, with its plaza, view corridors, and recreational amenities (including a skateboard park, climbing wall, basketball court, picnic area, and playground), adds activity and access to the Commons' eastern edge, but access from the north is difficult.

Because the area has very little level land, there are few opportunities for sports fields. This need must be addressed in other locations and through cooperative agreements with the local schools.

The Town Center area is also endowed with wooded stream channels, wetlands, and their buffers that crisscross the area and serve as wildlife corridors. The perimeters of the required buffer areas provide excellent opportunities for foot trails. The challenge will be to fully utilize these resources, develop the hierarchy of smaller open spaces noted in the vision statement, and link the areas with trails connecting to the larger citywide trail system.

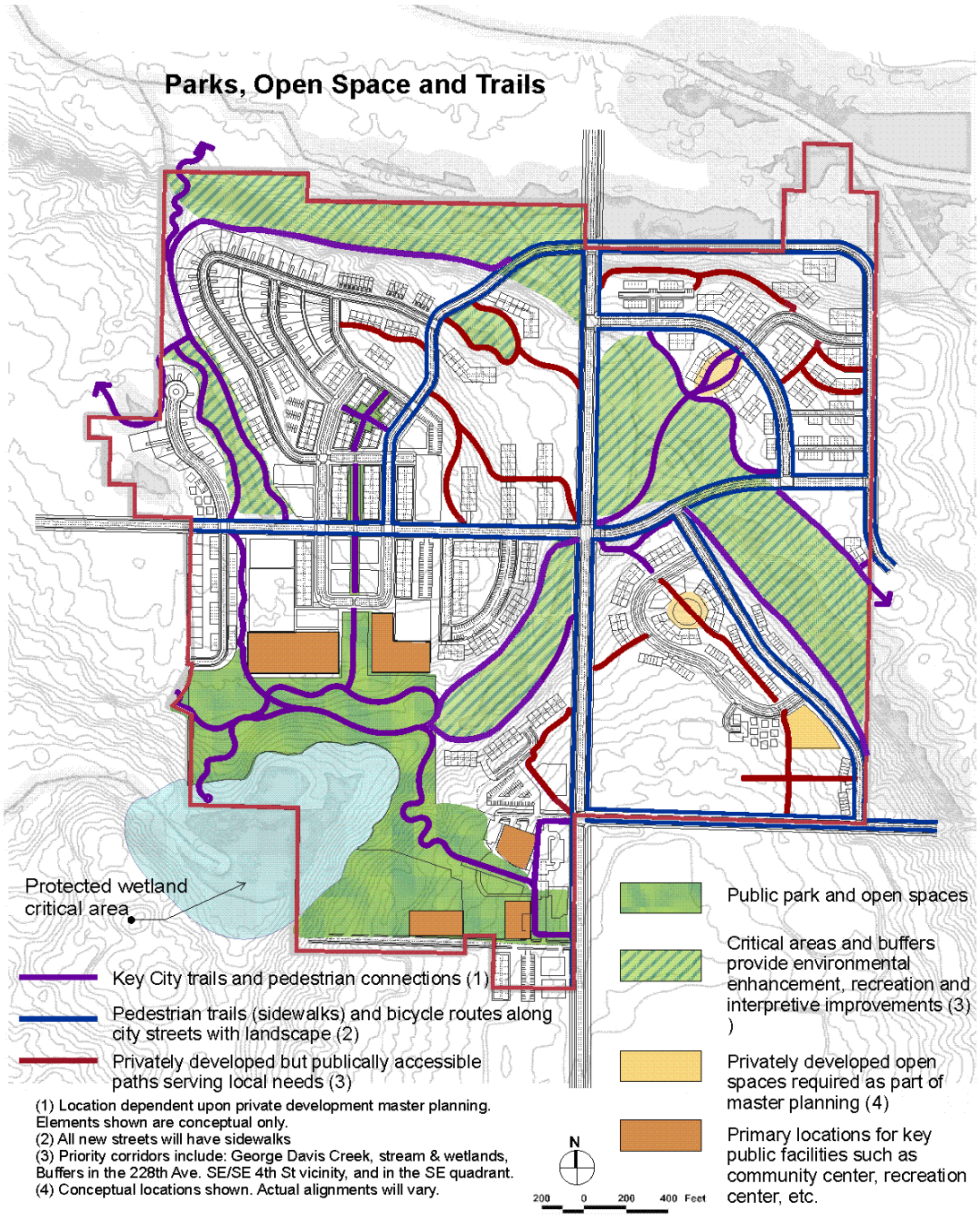


Figure 35. Town Center open space strategy.

Strategy

The Town Center's dominant, identity-giving characteristic will be its constellation of parks, open spaces, natural areas, gathering places, gardens, and trails.

The park, trail, and open space system will not only provide recreational opportunities for city residents, it will also play an important ecological role, serve as an excellent setting for public facilities, provide gathering places, enhance the Town Center's livability, and connect and unify the center with the rest of the city. Rather than being seen as only a recreational and visual amenity, the open space system envisioned by planning participants serves as an important structural, form-giving element, organizing development, providing access, and maintaining the watershed's ecological processes. The system consists of the elements described below and illustrated in the map in Figure 35.

Sammamish Commons

The City has already acquired the "jewel in the crown" of its open space system. This plan recommends gradual enhancement of the complex to adapt to emerging needs and opportunities. These items might include:

Figure 36. Sammamish Commons.

Figure 37. City Hall plaza.

- **Additional Storm Water Treatment Facilities and Ecological Restoration**

  A small pond at a bench in the northern slope and a series of measures along the Ebright Creek drainage may be appropriate, if further study confirms their feasibility and benefit.

- **Enhancements to the City Hall Plaza**

  Plazas such as this one are most successful when they achieve a strong sense of place with "active edges" that spill human activity onto the plazas. Heavily frequented retail shops, such as cafes, concessions, or galleries, and entrances to public buildings serve as active edges. Parking areas and dead walls adjacent to the plaza should be avoided. The plaza should also have a defined entry rather than spilling into the parking lot. The current restroom partially accomplishes this objective. The unique opportunity for this plaza, however, is the panoramic vista to the west. Unfortunately, there is no strong visual and

pedestrian connection between the plaza and the Commons. This could be remedied by a series of landscaped terraces from the plaza to the Commons, perhaps with an ADA switchback route, if feasible. The terraces would expand seating for fireworks without making the plaza too large at non-event times.

"Green Spine" Northern Extension of the Commons

A linear open space—or spine—about 60 feet to 120 feet wide extending north of the Commons for at least two blocks north of SE 4th Street is recommended to provide an organizing structure for new development, add a visual and recreational amenity, and treat storm water runoff. This spine might vary in size and character from block to block but would provide an attractive setting for residences, public facilities, and many businesses, especially those benefiting from an open space amenity, such as restaurants, cafes, galleries, and salons. The green spine would be especially important for its role in managing the mixed-use core's storm water through a spectrum of rain gardens, dry wells, and other facilities. Figure 38 illustrates some of the ways the spine might be utilized to handle storm water. Refer to the **Natural Systems** section on page 62 for a discussion of this function. The green spine could also serve as a public gathering space or setting for fairs, sales, and other events if partially paved with permeable pavers. A destination park is envisioned at the north end of the green spine.

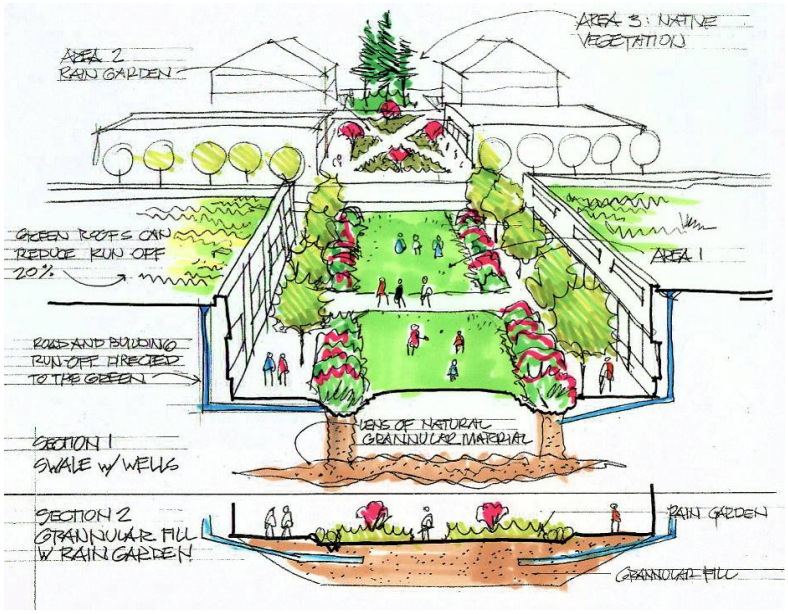


Figure 38. Green spine.

Figure 39. Plazas examples.

Figure 40. Residential open space examples.

Plazas and Open Spaces in the Northeast and Southeast Quadrants

While the Town Center's western half will be well served with parks and open spaces, the eastern quadrants will require smaller plazas, greens, or squares to serve the clusters of mixed-use development. These should be developed and maintained as part of the mixed-use centers and may range from one-third acre to one acre in size, depending upon the village center's configuration and needs. The northeast quadrant's central open space should be connected to the George Davis stream corridor buffer to the southwest for better exposure and access. Both open spaces must meet the criteria for "pedestrian open spaces" in the Town Center Guidelines. Figure 39 provides some examples of the types of open spaces envisioned in these quadrants.

Residential Courts, Greens, and Gardens

Multi-family and townhouse development in all areas should include common open space as described in the Town Center Design Guidelines. The Crime Prevention Through Environmental Design (CPTED) guidelines are particularly applicable. These should be connected, wherever feasible, to internal and public pathways. Open spaces may be a combination of active recreation, passive recreation, and natural areas and will ideally provide storm water management and other ecological functions as well. Figure 40 provides examples of the types of open spaces that the design guidelines are intended to produce.

Trails and Pedestrian Walkways

The City of Sammamish has developed an ambitious citywide trail plan but, other than the sidewalks on SE 228th Avenue, there are virtually no pedestrian walkways in the Town Center vicinity. The development of the Town Center offers a once-in-a-generation opportunity to develop critical pedestrian and bicycle links that will benefit the whole city. As indicated in Figure 35, three different types of pedestrian and bicycle facilities are recommended:

- **Primary Trails.** This includes both major City-developed off-street trails that connect different areas in the Town Center and primary trails extending to other parts of the city. These should be all-weather surfaced to provide excellent access for those with

limited mobility. In some segments, pedestrian lighting should be considered.

- **Secondary Trails.** Constructed as part of private development, these trails provide connections primarily for those living, working, or visiting the development, although they will be accessible to the general public. The location and design of trails in mixed-use areas should be identified in the master plans for these areas.
- **Streets with Sidewalks and Bicycle Lanes.** Streets so indicated in Figure 35 would include relatively wide sidewalks (8 to 12 feet wide), bicycle lanes, and substantial street trees separating vehicular traffic from pedestrians. Generally, streets so designated connect other citywide bicycle/pedestrian routes or provide convenient non-motorized circulation within the center.

Figure 41. Example of a primary trail.

Figure 42. Envisioned character of streets not in mixed-use centers with bicycle lanes and walks.

Many of the off-street trails follow wetland or stream channel buffers. The City should obtain easements or purchase these buffers outright for trail development. (See the **Natural Systems** section on page 58.)

Civic Facilities

Many residents clearly stated a desire to see a full range of public facilities, including swimming pool, recreation center, teen center, community center, farmers market, and performing arts center. Many of these could be located around the Sammamish Commons to add activity to the open space. The area between SE 4th Street and the Commons would be particularly attractive for civic facilities.

Natural Areas

The Town Center site includes large vegetated corridors along streams and wetlands that are important for wildlife corridors, visual quality, and stream corridor ecology. These corridors are protected through the City's Critical Areas Ordinance. It may be useful to acquire easements and/or land for trail construction, storm water management facilities, environmental enhancement, and consistent long-term stewardship of these critical areas. For example, reforestation of portions of the Ebright Creek and George Davis Creek corridors would increase habitat connectivity and improve water quality. And, such sites might serve as mitigation banks.

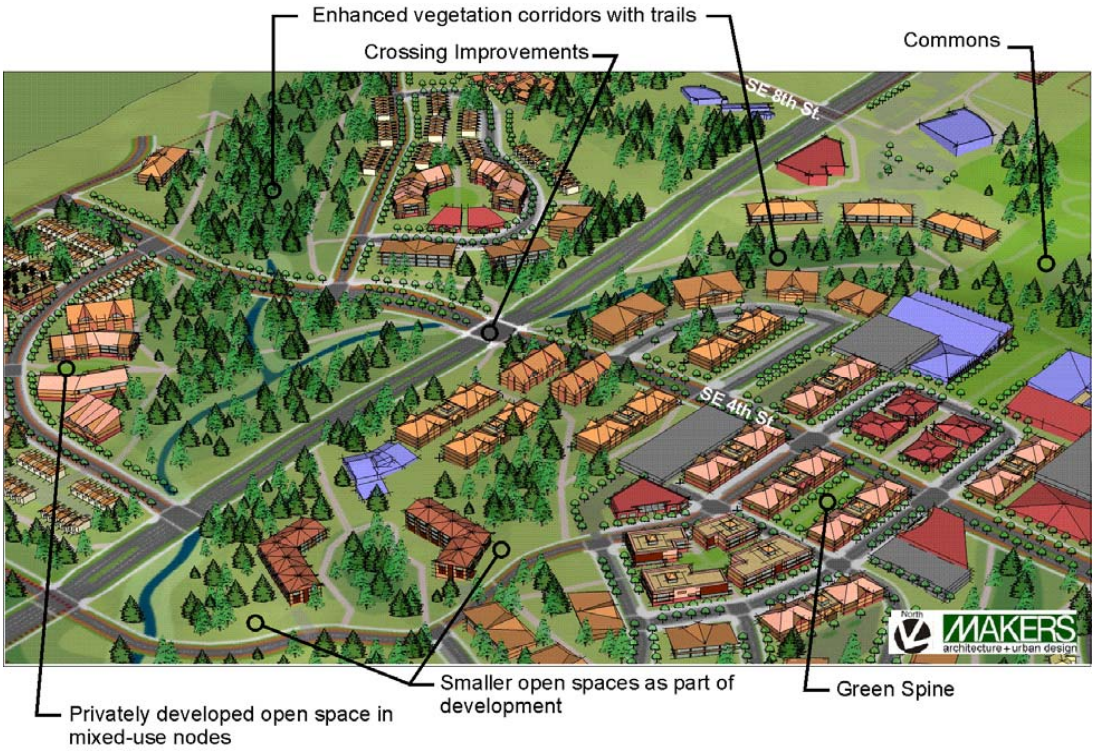


Figure 43. The Town Center features an integrated system of large open spaces, urban plazas, smaller courts and gardens, and natural corridors, all connected by a trail system (view looking southeast).

Goals and Policies

Goal OS-1: Create a hierarchy of interconnected public and private open spaces, ranging from an active centralized plaza or town square to less formal gathering areas, quiet residential courts, and natural open spaces

OS-1.1 Usable open space should be a priority for each quadrant of the Town Center.

OS-1.2 The City should complete the development of Sammamish Commons to serve as the primary civic focus for the city.

OS-1.3 Master plans for each of the mixed-use nodes (see **Land Use** element) should include a publicly accessible open space that meets the City's design guidelines.

OS-1.4 A variety of small open spaces should be developed as part of private development to serve local needs.

Goal OS-2: Construct a network of trails and pathways in the Town Center that connects sections of the city's trail system.

OS-2.1 Multi-purpose trails, pathways, and sidewalks connecting to the citywide trail system should be developed. (See also the **Transportation** element.)

OS-2.2 The City may need to acquire land or access rights in wetland buffer areas to accommodate the trails and to allow for the environmental enhancement and consistent long-term stewardship of those areas.

Goal OS-3: Construct a set of high-quality public service and recreational facilities to serve city residents.

OS-3.1 Civic facilities are critical to the vibrancy of the Town Center and should be included in early planning.

OS-3.2 Public facilities such as community and teen centers, swimming pools, libraries, performing arts centers, and recreation centers should be located adjacent to or near the Sammamish Commons.

Recommended Implementation Actions

1. **Refine the trail plan.** Refine the proposed trail system plan outlined in this document and prepare a proposal to fund and construct primary trails.
2. **Adopt design standards for trails and sidewalks.** Adopt the design standards requiring trails and sidewalks and ensure that these facilities are addressed in the mixed-use center master plans.
3. **Purchase land and begin planning the green spine.** Because the green spine may be valuable as a storm water facility as well as a recreational and visual amenity, its planning should wait for the storm water management basin master planning described in Recommended Action 1 of the **Natural Systems** section.
4. **Continue civic complex master planning.** As the library and, perhaps, other facilities are developed, ensure that the City Hall plaza is an inviting facility with spatial definition and active edges. Explore opportunities to better connect the plaza to the Commons, perhaps through a series of terraces, and consider concessions to serve nearby activities.
5. **Plan for civic facilities to ring the Commons.** Consider purchase of land, especially on the north side, for facilities such as a swimming pool, gymnasium, or teen and community centers.
6. **Acquire easements and/or land area for key wetlands, stream corridors, and buffers.** Portions of wetlands, stream corridors, and buffers should be acquired for trails, ecological enhancement, and consistent long-term stewardship. It may be possible to use enhancement activities as mitigation for impacts on other lands.

Natural Systems

Objectives

The City of Sammamish's Comprehensive Plan states that the City's vision is to maintain a "harmonious relationship between the natural environment and future urban development." The goals from the Environment and Conservation chapter of the City's Comprehensive Plan also clearly support the protection and enhancement of the city's natural systems, including the surface water and groundwater system, natural and environmentally critical areas, diversity of species and habitat, open space, trees, vegetation, natural terrain, wetlands, and drainage.

The Town Center Plan is consistent with these goals and vision. The vision statements for the center prioritize implementation of "a variety of environmental enhancement and low-impact development techniques to improve ecological functions, such as surface water hydrology and wildlife habitat." Concentrated growth will create a walkable community while preserving surrounding natural areas.

Conditions, Challenges, and Opportunities

The proposed development of the Sammamish Town Center presents a unique opportunity for focusing growth while also protecting natural areas. The plan includes a high-density, mixed-use center that is surrounded by multi-family and single-family residential development, which acts to both concentrate development impacts and reduce development impacts to the rest of the city and its remaining critical areas. This strategy is consistent with regional and statewide growth management goals.

On a site-specific scale, the proposed Town Center development and accompanying increases in density pose a number of challenges for protection of surrounding natural systems. With these challenges, however, come a variety of opportunities to reduce the environmental impacts of development on the environment through a number of targeted strategies.

Existing natural systems in the study area will be discussed in two general categories: hydrologic (or water) systems and

vegetation, habitat, and wildlife. While these two categories are inter-connected in many ways, it helps to analyze the challenges and opportunities facing the natural systems by narrowing the focus into two general topics.

Water

The Sammamish Town Center study area is located within the East Lake Sammamish watershed, which is within Water Resource Inventory Area (WRIA) 8. The U.S. Department of Agriculture, Soil Conservation Service (SCS) in the *Soil Survey of King County Area, Washington* (SCS, 1973) describes much of this area as being underlain by glacial till (Qvt) soils that have limited infiltration capacity. (See the Draft Environmental Impact Statement (DEIS) for additional details regarding soil types).

As described in the DEIS Water Resources section, seventy-three percent of the study area drains north to the Inglewood Basin via tributaries to George Davis Creek. Historically, this creek has been described to have high nutrient and bacteria levels due to livestock access to the headwaters, but also has historically sustained coho salmon, cutthroat trout, and rainbow trout. Surrounding this creek are alluvial soils that are underlain by permeable recessional glacial outwash (Qvr) materials that have a high infiltration capacity. These soils provide a large volume of water storage, which acts to moderate flooding throughout this basin.

Twenty-seven percent of the study area drains south and west to the Thompson Sub-basin. In this area, water flows from the planning area to a large wetland system, known as East Lake Sammamish Wetland 61, which forms the headwaters of Ebright Creek. The lower reaches of Ebright Creek have been identified as providing key salmonid habitat ecosystem functions. According to a study performed by the Washington State Department of Fisheries in 1975 (Williams et al., 1975) and a King County inventory in 1990 (King County, 1990), species historically reported to utilize this creek include Chinook salmon, sockeye salmon, coho salmon, kokanee salmon (spawning only), cutthroat trout, and rainbow trout. This sub-basin does not have the same alluvial soils as the Inglewood Basin and, therefore, does not have the same infiltration or water storage capacity. This sub-basin is more susceptible to increased peak flows due to urban development.

Vegetation, Habitat, and Wildlife

Vegetation within the town center study area consists of upland forest, wetland plant communities, agricultural vegetation, and urban landscaping. Vegetation communities contribute valuable ecological diversity and habitat complexity to the study area. This is especially important adjacent to wetland and stream areas.

Existing vegetation acts to naturally reduce storm water runoff by intercepting rainwater on leaves, branches, and trunks and reducing the overall amount of storm water runoff through evapotranspirtation. Vegetation also absorbs carbon dioxide, mediates the microclimate, pulls particulate matter from the air, absorbs noise, reduces wind speeds, and stabilizes soils, which reduces erosion.

In the Town Center, existing vegetation area provides valuable habitat for wildlife. Wetlands within the study area contain forested, shrub, and/or emergent plant communities that provide a variety of habitat types for amphibians, birds, and mammal species. Existing upland (non-wetland) forested areas also contain a diversity of plant species, canopy layers, downed wood, and leaf litter that provide significant habitat for a variety of animal species. According to the DEIS, common wildlife species associated with these areas include black-tailed deer, coyote, raccoon, big brown bat, Douglas squirrel, mountain beaver, barred owl, varied thrush, winter wren, chestnut-backed chickadee, golden-crowned kinglet, and northern red-legged frog. Although not as diverse, vegetation present in agricultural and urban areas also provides some habitat for wildlife.

Required stream and wetland buffers in the study area provide some protection for vegetation communities and also provide refuge and connectivity for wildlife movement. The City's Environmentally Critical Areas code defines and regulates Fish and Wildlife Habitat Conservation Areas (HCA) (SMC 21A.50.325). HCA's are those areas "that are essential for the preservation of critical habitat and species" and are comprised of four different categories (SMC 21A.15.468). One of the four categories is *wildlife habitat corridors,* meant to preserve connections between habitats along the designated wildlife habitat network. The *wildlife habitat network*, as designated on the King County

Comprehensive Plan Wildlife Habitat Network and Public Ownership 2004 Map, is comprised of natural vegetation linking wildlife habitat with critical areas, their buffers, priority habitats, trails, parks, or open spaces. The network is meant to provide for wildlife movement and alleviate the effects of habitat fragmentation.

A portion of the King County designated wildlife habitat network extends east to west through the southern portion of the Town Center subarea (see Figure 44 below). The construction of Skyline High School and the Sammamish City Hall, combined with increased road traffic on 228th Avenue SE, has altered the suitability of this corridor for use by wildlife. As part of this plan, the City proposes to realign this portion of the habitat network using the criteria developed by King County to map these networks. The new corridor, also shown on Figure 44, is composed mostly of natural vegetation and will link critical areas and their buffers, and will eventually link trails, parks, or open space planned as part of the Sammamish Town Center.

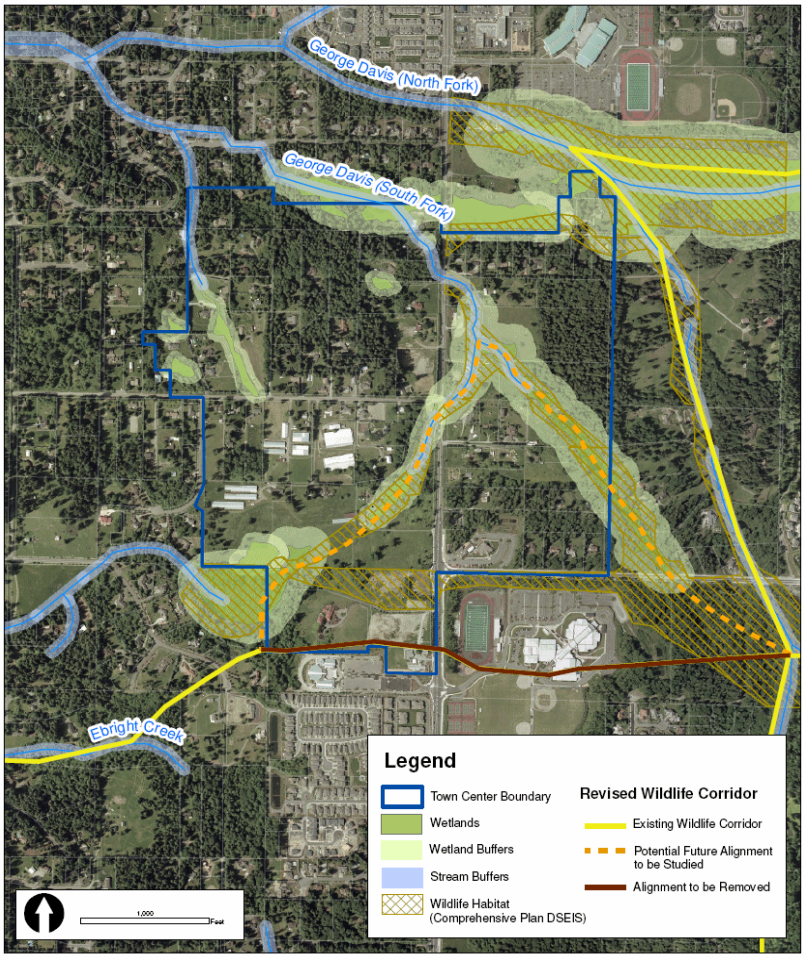


Figure 44. Natural systems of the Town Center.

With the expected growth in the Town Center area, it is inevitable that the ecological functions of the area will change. Some vegetation will be removed, resulting in loss of available wildlife habitat area. In addition, increased impervious surfaces will change hydrology patterns and could impact water quality in the watershed if proactive measures are not taken. Some proactive measures are already in place. For example, Sammamish storm water regulations currently call for Level 3 treatment, which requires measures to return storm water functions to those of forested conditions. In addition, the city's existing wetland and stream buffer requirements will continue to protect key vegetated habitat areas.

Additional targeted strategies, however, can be employed to ensure that the most valuable and intact areas outside of buffers are also preserved and enhanced. It will be important for the various recommended strategies to be mutually beneficial for a variety of ecological functions. The following section will discuss the key strategies to ensure that the ecological functions of the Town Center are maintained and that the natural systems remain intact.

Strategy

Water Quality Management

Development of the Town Center area will result in increased impervious surface areas. This will affect the natural hydrology of the area, with several potential environmental implications. Increased impervious surface area generally increases storm water runoff, which collects pollutants and increases in temperature as it flows across streets and parking lots and eventually flows into wetlands, streams, and creeks. Reduced on-site water absorption also causes larger peak flows, resulting in the flooding of streams and creeks and degradation of the aquatic habitat.

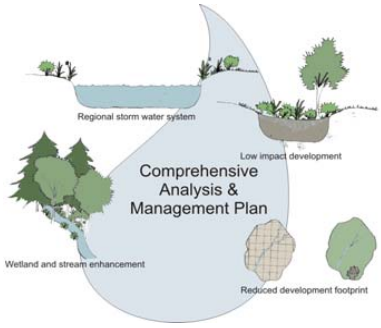


Figure 45. Successful aquatic resources management will require a combination of measures integrated by a comprehensive storm water management master plan.

A number of strategies are recommended to reduce the overall impact of increased urban densities on water quality in the Town Center area. In general, retaining existing vegetation and requiring the replacement of any lost vegetation will help absorb and manage storm water. This strategy will be discussed in detail in the **Vegetation, Habitat, and Wildlife Conservation** section.

The following key strategies can help address the potential water quality concerns due to increased impervious surfaces in the Town Center.

1. **Comprehensive Management.** In order to effectively manage the natural systems in the Town Center, the existing natural systems need to be fully understood. It is recommended that the City complete or update sub-basin studies of all the areas affecting the Town Center area and prepare a comprehensive storm water management plan.

Figure 46. SEAStreet vegetated bioretention swale. Seattle. WA.

2. **Wetland and Stream Enhancements.** The existing natural systems need to be enhanced to better handle peak flows. Existing wetlands and streams need to be protected from erosion and sediment flow with adequate buffers. Ebright Creek is particularly vulnerable to increased urban development, so a targeted restoration plan will be necessary to ensure protection of stream functions. According to the City of Sammamish Inglewood Basin Plan, George Davis Creek, with its surrounding alluvial soils, has the potential to absorb a great deal of storm water if gravely soils are not infiltrated by fine sediments from erosion. Vegetated corridors should also be maintained and enhanced to help absorb water and slow storm water flow. This strategy will be discussed further in the **Vegetation, Habitat, and Wildlife Conservation** section.

Figure 47. Grass pavers, Bainbridge Island, WA.

3. **Low-Impact Development (LID).** Incorporate preferred storm water management techniques throughout the area. These techniques will vary, depending on the type of land use and the type of underlying soils, but overall can be very effective in handling a certain percentage of storm water on site. The following techniques are recommended where appropriate:
   - Bioretention swales.
   - Bioretention cells (or rain gardens).
   - Green roofs.
   - Permeable paving.
   - Subdivision layouts to enhance storm water retention.
   - Sensitive roadway design.

Figure 48. Green roof, Chicago, IL.

LID techniques can be implemented through an LID ordinance, such as the one being considered for voluntary citywide application. The comprehensive storm water management planning should evaluate the potential contribution of LID techniques. The City should consider adopting Town Center LID regulations if the analysis determines such measures would significantly contribute to water quality and ecological performance of aquatic systems.

4. **Regional Treatment Systems.** A regional storm water management approach is also appropriate in this area. According to storm water planners and engineers, a regional system is one that treats storm water from two or more properties and often has the advantage of greater efficiency, control, and ease of maintenance. This involves a strategic, cooperative approach to planning storm water ponds, swales, and other engineered facilities throughout the Town Center to treat storm water runoff that is not absorbed through LID techniques or other natural approaches.

Figure 49. Example of regional storm water pond.

One specific element of a regional system that also incorporates LID techniques is installing a green spine or village green containing a system of bioretention swales, rain gardens, green roofs, and areas of retained native vegetation in the center of the mixed-use core of the Town Center. This area will significantly increase the vegetated cover in the mixed-use core while managing storm water runoff and defining the character of the Town Center.

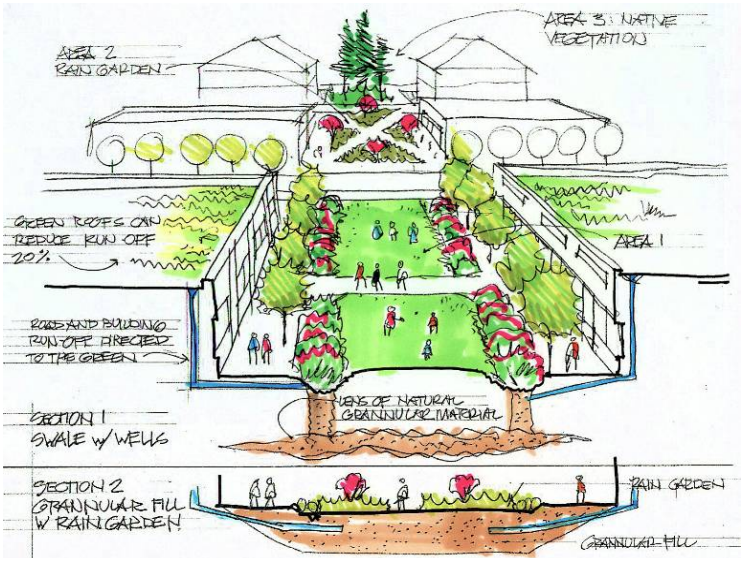


Figure 50. Rendering of envisioned village green that incorporates storm water management elements.

5. **Reduced Footprint per Dwelling.** Implicit in the Town Center development strategy is the objective of reducing the average building footprint per dwelling. This approach would act to both reduce the amount of land coverage and impervious surface and provide a greater amount of vegetated open space and opportunities for wildlife, which will, in turn, provide both regional and local ecological benefits. This can be accomplished through regulations that:
   - Limit the percentage of any lot that can be covered by impervious surface parking.
   - Require structured parking.
   - Encourage multi-level building types.

   The proposed design regulations are crafted to encourage efficient residential building types set within surrounding open spaces. This strategy will not only contribute to better storm water management, it will provide additional open space, increase housing choices, and provide better options for affordable housing.

   In Sammamish Town Center, good water quality management will require a combination of LID techniques, supportive land use regulations, sensitively designed infrastructure, and regional storm water treatment systems, tied together by an integrated storm water master management plan and supported by comprehensive analysis.

Figure 51. The plan emphasizes open space that incorporates storm water retention and retains large trees with multi-family development.

Vegetation, Habitat, and Wildlife Conservation

The strategies for vegetation and habitat enhancement are generally inter-related and, in many cases, help improve water quality and reduce storm water runoff as well. In order to minimize the environmental impact of the anticipated development in the Town Center area and maintain ecological functions, the basic strategy involves retaining as much existing vegetation as possible and enhancing vegetation in priority areas. Listed below are the primary actions toward this end.

1. **Maintain existing vegetated corridors and enhance and restore degraded corridors.** These corridors include wetland and creek buffers as well as designated wildlife corridors. Special emphasis should be placed on restoring the area surrounding Wetland 61 and Ebright Creek because these ecosystems are especially sensitive to urban development. The buffer surrounding George Davis Creek should also be enhanced and trails constructed. Such wetland/stream corridor/vegetation enhancements could be part of a mitigation bank or off-site mitigation program.

2. **Continue to enforce the city's existing tree retention strategy.** Retaining existing vegetation with new development will ensure that a certain percentage of large trees remain for canopy cover and wildlife habitat. Replacing removed vegetation as part of new development will also help to ensure that habitat is maintained.

Figure 52. Vegetated corridors leave intact the forest canopy and soils, which are especially valuable in protecting aquatic systems as well as wildlife habitat.

Figure 53. Tree retention at a park (top) and in a residential development on Bainbridge Island (bottom).

Natural Systems

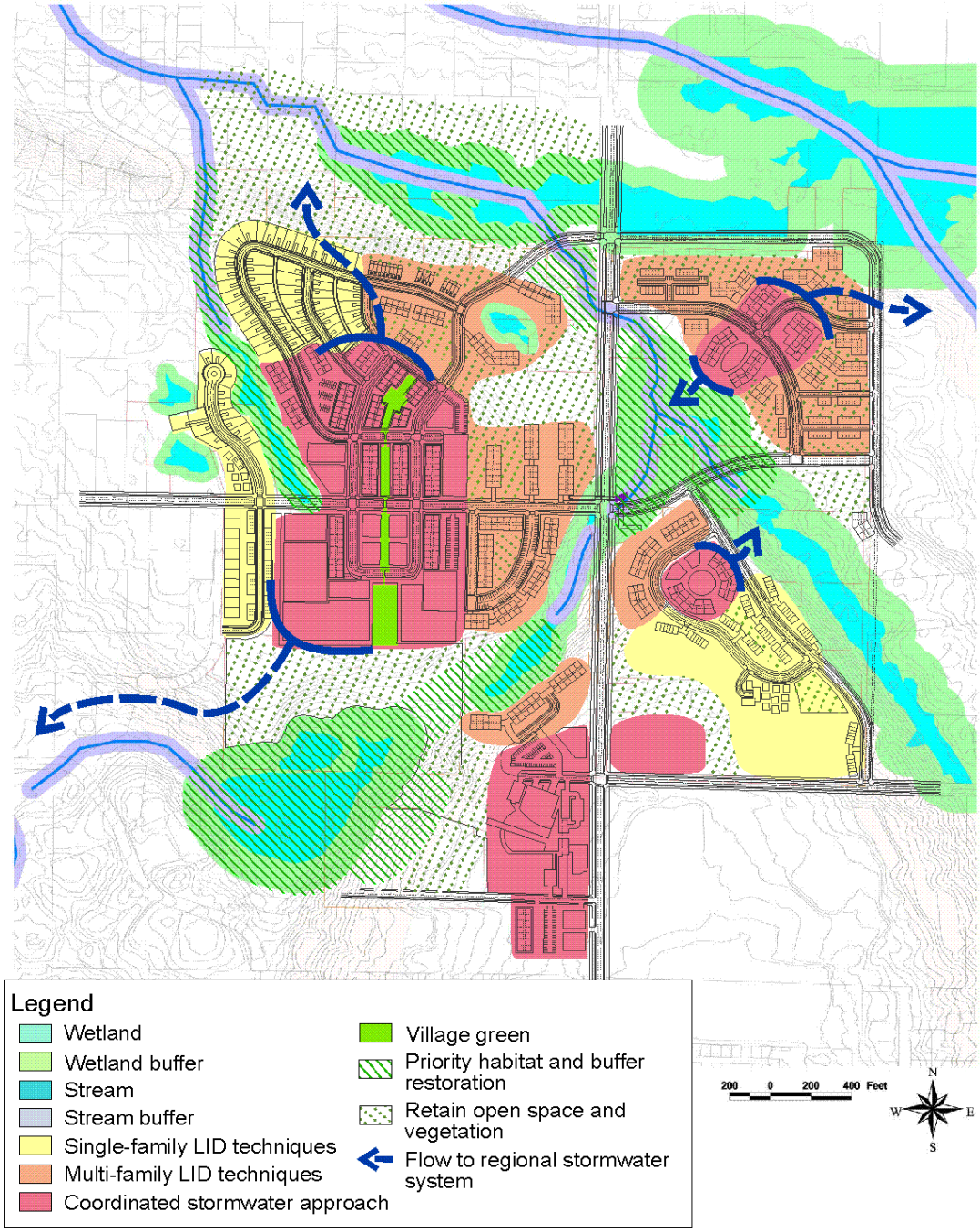


Figure 54. A conceptual diagram of the recommended Town Center natural systems strategies.

3. **Revise wildlife corridor designations.** The city's current wildlife corridor designations include an east-west route that is roughly located along the 8th Street SE alignment. This corridor should be realigned consistent with wetland and stream corridors (known preferred wildlife use areas). At the same time, corridors along Ebright Creek west of City Hall to George Davis Creek should be enhanced as noted in Strategy 1 above. See Figure 44 on page 65 for details.

4. **Create landscape standards for commercial and residential development that emphasize ecological function of landscaped areas.** This will help to ensure that the newly developed areas will have landscaping that contributes to wildlife habitat and other ecosystem functions. One possibility is to augment landscaping standards with a green area factor that allows developers flexibility with the type of landscaping incorporated into development, but ensures a standard of ecological function.

Goals and Policies

Goal NS-1: Incorporate exemplary environmental stewardship in the Town Center to the extent that it is a model for the region.

NS-1.1 Planning and development in the Town Center should take special note of sensitive drainage basin issues for Ebright Creek and George Davis Creek.

NS-1.2 Innovative environmental management techniques should be employed where appropriate.

NS-1.3 Regional storm water management systems should be designed and constructed as part of the master planning and development of mixed-use nodes.

NS-1.4 Opportunities for environmental education should be explored.

NS-1.5 The City should acknowledge that the Town Center is the single best opportunity to create district-scale environmentally responsive development.

Goal NS-2: Employ a variety of environmental management and low-impact development measures to improve ecological functions, such as the protection of surface and ground water quality and habitat.

NS-2.1 The City should encourage green building techniques, low-impact development techniques, and other mechanisms to minimize environmental impacts.

NS-2.2 Design guidelines and other development regulations should emphasize native vegetation protection and enhancement.

NS-2.3 A program of environmental monitoring and adaptive management should be established for the Town Center.

NS-2.4 “Green building” practices should be encouraged through incentives, where appropriate.

Goal NS-3: Incorporate wetlands, critical areas, open spaces, special habitats, and wooded slopes as public amenities as well as protect them as environmental resources.

NS-3.1 New development should be focused away from natural resources and critical areas with adequate mitigation.

NS-3.2 The City should acquire easements and/or land area for key portions of wetlands, wetland buffers, and other ecologically valuable and undevelopable lands for the purposes of environmental enhancement, appropriate construction of trails, and consistent long-term stewardship.

Recommended Implementation Actions

1. **Develop a storm water management plan.** Conduct a full analysis of Ebright and George Davis Creek sub-basins and prepare a storm water management plan. The existing Inglewood Basin Plan could be updated to include more detailed information about George Davis Creek.
2. **Explore a "Green Infrastructure" Plan.** The City should explore developing a "Green Infrastructure" Plan for the Town Center that would provide a mechanism to create open space and better protect natural resources.
3. **Require regional storm water facilities in mixed-use nodes.** Regional storm water facilities should be a required part of mixed-use Town Center master plans.
4. **Emphasize ecological functions in design guidelines.** Update landscape standards for the Town Center to emphasize ecological functions. Continue to implement the Critical Area Ordinance (No. 02005-193) and the Tree Retention Ordinance (No. 02005-175).
5. **Evaluate the feasibility of a "green spine" open space.** As part of the storm water management plans, evaluate the feasibility of a green spine open space to treat storm water. If feasible, take public action to construct the facility. For example, the City might purchase the land and construct the improvements. The adjacent property owners could then reimburse the City when the land is developed or institute a local improvement district to help fund the facility.
6. **Establish roadway design standards that minimize runoff.** Roadway design standards for the Town Center should minimize runoff.
7. **Revise the locations of designated wildlife corridors.** Designated wildlife corridors should be redefined to encompass areas that actually accommodate wildlife movement.

Note: See also Recommended Action 6 in the **Open Space, Trails, and Public Facilities** element calling for City acquisition of easements and/or land area within critical areas (wetlands, buffers, and vegetated wildlife corridors) for trail development, ecological enhancement, and consistent long-term stewardship.

Design

Objectives

Figure 55. The Vision Statement emphasizes clustered development, protection of wetlands, a connected trail system, and a variety of housing types.

The Council's Town Center vision includes several design-related elements that bear directly on the Town Center's visual character, amenities, and design quality. These include elements at several scales.

Looking at the Town Center overall, the Vision Statement describes the center as:

- "A unique sense of place to live, work, learn, create and play."
- "A central gathering place that increases social interaction [with] functions, open spaces and facilities that bring people together."
- "Reflecting and incorporating the increasingly rich mixture of cultures."

Elements in the realm of public spaces and districts include:

- "A hierarchy of public spaces."
- "Public parks and open spaces being developed as part of the Sammamish Commons."
- "Well-designed mixed-use development compatible with surrounding neighborhoods."

Finally, the desired quality at the human scale is characterized by:

- "A variety of housing."
- "Accessible sidewalks, trails and pathways that make the Town Center 'environmentally workable.'"
- "Natural resources, view corridors and sensitive site characteristics that are incorporated as amenities."
- "New buildings and structures that, while urban in their function, reflect a 'Northwest character,' human scale, and welcoming aspect."

The **Design** element of this plan focuses on achieving Vision Statement goals by augmenting and integrating the other plan elements through a combination of zoning standards, master planning processes and guidelines, and public improvements.

Conditions, Challenges, and Opportunities

The Town Center site provides a great deal of physical amenities on which to build a "green heart" for the City of Sammamish. The Sammamish Commons Civic Park, an ample public park at the center of the site, is a resource that is unique within the region and an excellent setting for public buildings as well as activities. The rolling hills of the site's upper plateau topography offer attractive (although, in some cases, challenging) building sites deserving of creative architectural design. And, the wooded ravines and stream banks, because they are protected from development, will continue to frame and connect the Town Center with ribbons of greenery.

Figure 56. The Town Center's rolling hills and tall stands of trees offer both challenges and opportunities for development.

The City Hall, public library, and, perhaps, other civic-oriented facilities anchor the south end of the Commons, while the relatively flat area north of the Commons provides the most likely opportunity for other civic and higher-intensity uses. The site's edges are largely wooded, with development constraints such as wetlands and steep slopes, except on the western and southern periphery, where existing single-family residences mean that new development must be sensitive to current development.

Strategy

Directing Development

Because the vision for the Town Center encompasses design objectives at the center, district, and human scales, the design strategy for creating an attractive, vibrant heart for the city includes design measures to address all three levels. This Town Center Plan establishes the structural framework and large-scale design elements and identifies the general location and character of the mixed-use nodes, public facilities, parks and open space, greenbelts, streets, and trails.

Yet, there is much flexibility in the configuration, mix of uses, circulation patterns, parking facilities, and open space design of the individual nodes. These elements will be determined during the master planning of each node.

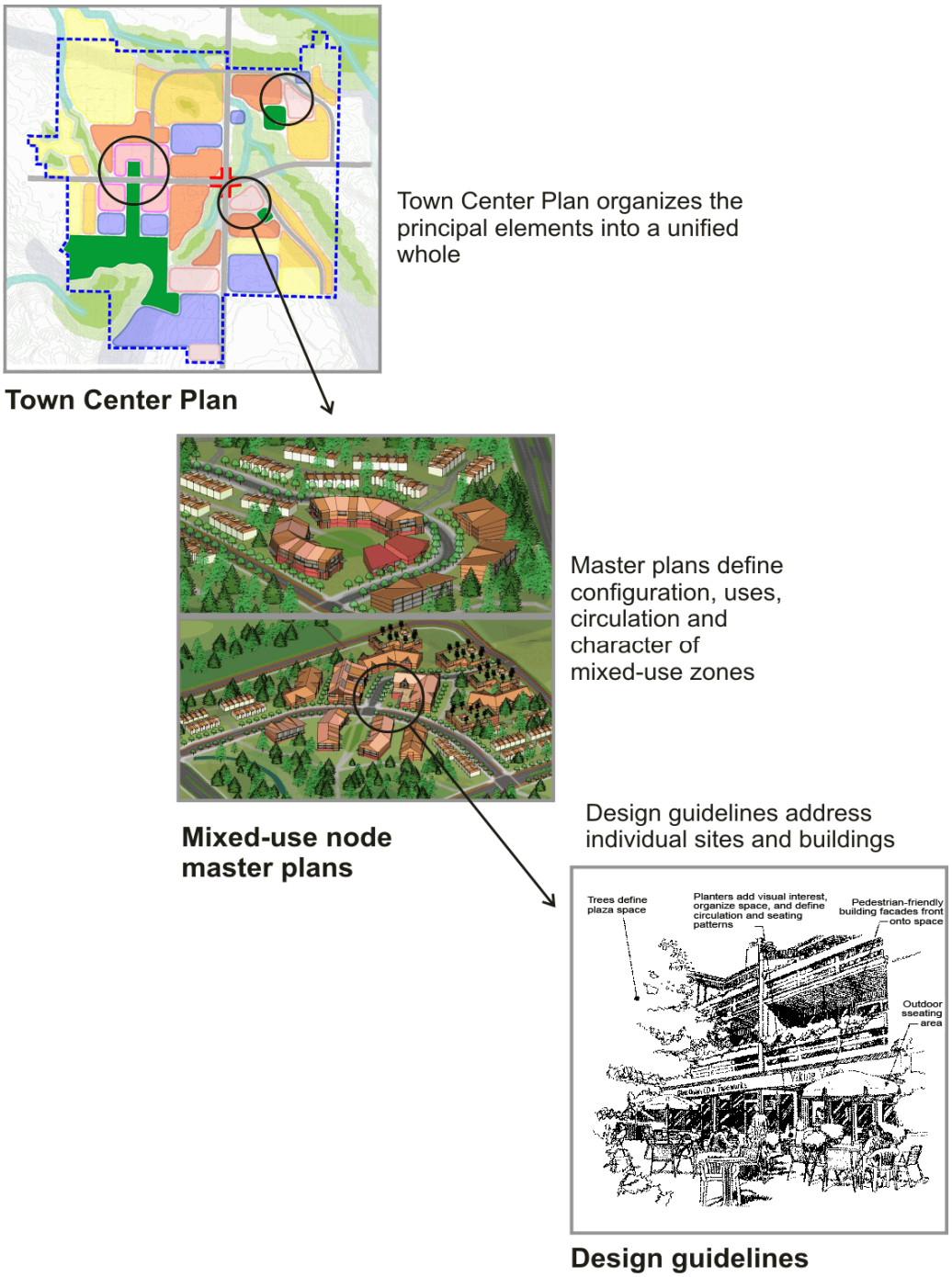


Figure 57. Design quality will be achieved in the Town Center through an integrated system of subarea planning, mixed-use node master planning, and design guidelines.

When a critical mass of property owners desire to develop a node, they will either jointly prepare a master plan delineating circulation routes, open spaces and amenities, the type and character of development, parking and storm water management facilities, and trails or, alternatively, they could petition the City to initiate the master planning process. Either way, the larger issues will be addressed in a development agreement with some form of binding site plan that will direct development.

Figure 58. Mill Creek developed its Town Center through a cooperative master planning process.

Even with such a master plan in place, there will be a good deal of flexibility regarding how individual property owners develop their properties, and property owners outside the mixed-use nodes will not be subject to the master plan requirement. Therefore, the City will adopt a set of design guidelines to ensure the quality of the site layout, buildings, landscaping, and other features being proposed. The guidelines will also include general principles to guide the master planning process. Together, the plan framework, the master planning process, and the design guidelines will direct new development to achieve the Town Center's design vision while allowing the freedom for innovative thinking and adaptation to emerging opportunities.

Infrastructure Design

The design quality of streets, utilities, and public facilities contributes greatly to a community's identity. The **Transportation** section outlines a system of roadway sections that include landscaping and streetscape elements to create an attractive network. Traveling around the Town Center on foot, bicycle, or vehicle will be a pleasant experience, with many curvilinear streets following the natural topography, territorial views and distant vistas, composed plantings of street trees, and attractive adjacent development.

Figure 59. The design of 228th Avenue SE sets a precedent for excellent streetscape design.

It will be important to consider the sequential experience of travel when designing along the street. For example, the design of improvements on SE 4th Street should include street trees that frame the view to the west while allowing visibility north and south into the mixed-use nodes and partially screening the residential areas east and west of the nodes. This suggests that a composed sequence of different tree types might be employed at different sections rather than a uniform planting of a single species.

Other infrastructure, such as utilities and storm water ponds, should also be designed to support the overall vision for a high-quality civic identity. Transmission lines should be undergrounded, signal controller cabinets located in less prominent locations, service areas, maintenance yards, and utility equipment screened, and storm water facilities attractively landscaped.

Public buildings are also important in establishing a sense of design excellence. Sammamish's City Hall sets an exemplary precedent that other facilities should follow. Its characteristics include:

- Orientation toward its site, taking advantage of views, open spaces, and traffic patterns.
- Asymmetric composition of forms.
- Inviting entry.
- Mix of materials, with an emphasis on warm colors and natural textures.
- Contemporary, but not hard-edged or industrial in style.

Public buildings situated around the Commons should feature entries, windows, and, where appropriate, outdoor activities, seating areas, and concessions to provide the Commons with active edges, encouraging human activities.

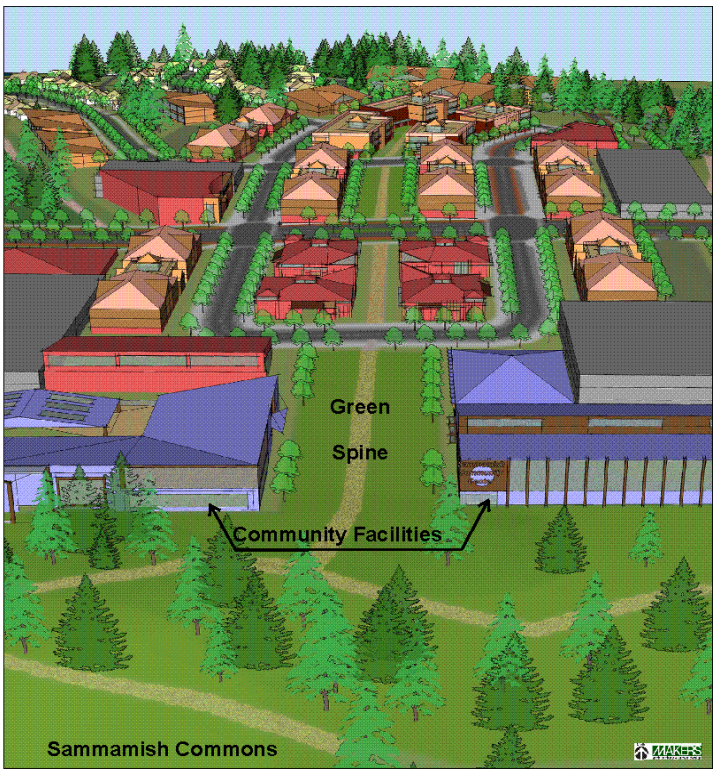


Figure 60. Community facilities around the Commons will help to activate the space (view looking north from the Commons).

Design Character

During the charrette work sessions and public presentations conducted during this plan's development, participants generally preferred buildings with traditional forms and natural materials. However, panelists at the Design Forum held in July 2007 at City Hall unanimously recommenced against restricting buildings to a single style, noting that such restrictions can stifle creativity and lead to a homogeneous, "cookie-cutter" town center. At the same time, the use of a historic theme seems inappropriate to a contemporary, dynamic community. Therefore, while the guidelines direct buildings to exhibit a human scale, fine detailing, and inviting appearance, no particular style is recommended. As the Town Center develops, it may be that a characteristic style that features a mix of contemporary and Northwest-inspired elements, with some natural materials and a strong relationship to the natural setting, develops naturally.

Goals and Policies

Figure 61. Conceptual development example for the northeast quadrant. Note the design features to reduce the architectural scale of the buildings and how the buildings are integrated with the surrounding open space and trail system.

Goal D-1: Create a "sense of place" reflected in building forms, development patterns, and the public realm.

D-1.1 The City should establish a master planning process for mixed-use nodes in the Town Center, with principles to direct development in those nodes.

D-1.2 The City should adopt development standards and design guidelines for the Town Center consistent with this plan addressing the following:

- Providing for a hierarchy of open spaces throughout the Town Center.
- Promoting a variety of housing types.
- Providing an attractive and connected system of sidewalks, trails, and pathways through out the Town Center.
- Emphasizing landscaping as a prominent design element of development.
- Emphasizing human scale, fine detailing, quality building materials, and an inviting appearance in new buildings.
- Orienting development to adjacent streets and public open spaces by providing inviting entries and transparent windows facing the street/public open space.
- Restricting the amount of surface parking permitted for all development types.
- Promoting convenient vehicular circulation without negatively impacting the pedestrian environment and visual character of the area.
- Providing for appropriate transitions between dissimilar uses and intensities.
- Emphasizing design techniques that enhance personal safety.
- Locating and designing service elements and mechanical equipment to minimize impacts to the visual environment and surrounding uses.

D-1.3 Landscaping and natural elements should play a prominent role in the Town Center's overall design character, and landscape design should be an important part of public facilities, streets, and private development.

D-1.4 Aesthetics should be an important design criterion in the design of public infrastructure, including streets, utilities, and public facilities.

D-1.5 In the design of streets, consider the sequential visual experience of motorists, cyclists, and pedestrians traveling along the street.

D-1.6 Foster design excellence by seeking a higher standard in the design and construction quality of civic buildings.

D-1.7 Provide for a design review process through which community members, developers, architects, and City staff can work together to ensure that new development contributes positively to the Town Center.

Goal D-2: Take maximum advantage of natural assets, such as topography, vegetation, and views.

D-2.1 Building forms and layouts should take advantage of views.

D-2.2 Public art and places for cultural events should be created.

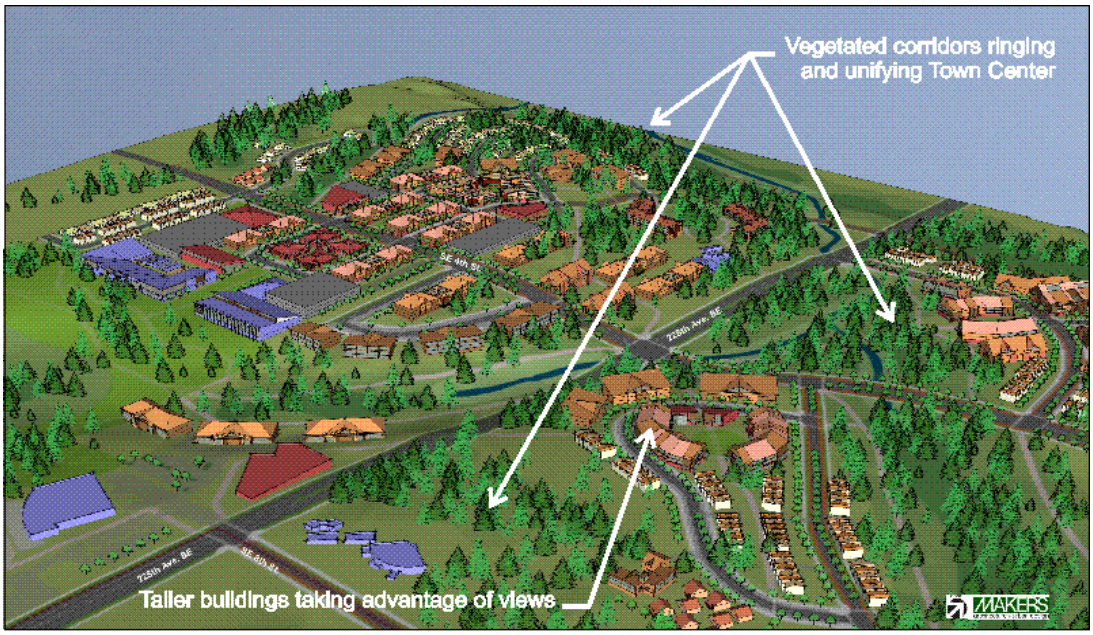


Figure 62. The Town Center's rolling topography and natural setting will be a dominant aspect of its visual character (view looking northwest).

Recommended Implementation Actions

1. **Adopt development standards, design guidelines, and a design review process.** Together, design guidelines and a design review process will guide the development in the Town Center.

2. **Develop roadway standards with streetscape elements.** Streets in the Town Center should be attractive to travel and an optimal settings for new development.

Housing

Housing choices and increased affordability are essential components of the City's vision for the Town Center. Sammamish is currently one of the least affordable cities in King County, in terms of housing cost, and it contains one of the lowest ratios of multi-family housing to single-family housing in the county. Consistent with trends throughout the region and nation, there is strong interest in providing opportunities for people to live in the Town Center, where they can be within walking distance of shops, restaurants, parks, and other amenities. Ultimately, the desired amount, mix, and configuration of housing in the Town Center will be shaped by the community's environmental, vehicular circulation, economic, social, and community character goals and challenges.

Figure 63. Over 90 percent of housing units in Sammamish are detached single-family houses.

Conditions, Challenges, and Opportunities

Sammamish's housing stock is relatively young, suburban, expensive, and predominately single family. The latest U.S. Census (2000) estimated that over 90 percent of housing units are detached single-family housing. This compares to about 40 percent for other parts of East King County. Housing ownership is also much higher in Sammamish (90 percent) than in King County (60 percent) or East King County (66 percent). Single-family home prices in Sammamish are also well above average home prices in King County (approximately $625,000 compared to approximately $475,000 countywide). Condominiums in Sammamish provide a relatively affordable form of ownership housing (2006 average cost, $257,000) but still require incomes close to the County median income and are only a small portion of the overall housing stock.

Figure 64. Higher land costs can make underground parking more viable financially, providing the opportunity for increased density and freeing more area for open space.

There are a number of factors affecting the diversity and cost of housing in both the city and the Town Center:

- High land costs. Land is becoming increasingly expensive in the city and in the region. The average home price in Sammamish is now well beyond the means of most county residents in terms of income levels and monthly payments. While the high land cost creates an immense challenge for providing affordable

housing, it's a strong incentive for increasing the intensity and diversity of housing types.

- Environmental constraints. Approximately one-half of the Town Center's acreage is not useable for housing construction due to wetlands and subsequent environmental restrictions. Steep topography also provides a considerable constraint on housing development. However, these factors are also opportunities, as these attributes will tend to be amenities to residents of the area. The nature of these constraints tends to support clustered housing techniques whereby the less constrained lands support a higher intensity of development—and possibly a greater diversity of housing types. These environmental concerns also tended to make multi-family housing types more acceptable than single-family uses due to their smaller footprint on the land where structured parking can feasibly be provided.

Figure 65. Cottage housing is a desirable housing type at the perimeter of the Town Center as it is compatible with adjacent single-family uses.

- Community character. Since Sammamish has been developed as a predominately low-density suburb, there are naturally concerns that more intensive multi-family development will change the character of the community. The stark contrast between the current character of the Town Center's properties and images of the higher intensity mixed-use development envisioned for the core area can be difficult for long-time residents to imagine. The community character issue is particularly important on the edges of the Town Center, where it is adjacent to single-family neighborhoods. Greater residential development intensities are more acceptable in the core mixed-use areas away from the Town Center boundaries.
- Traffic congestion. Sammamish's limited citywide roadway network and public transit options, combined with increasing traffic congestion, have often created arguments in favor of limiting new residential development. These concerns include congestion to new and existing roads within the Town Center and increasing difficulties for Sammamish residents in getting on and off the plateau. On the other hand, considering the city's deficiency in retail uses, the concentration of housing in a mixed-use configuration offers an opportunity to reduce the need for vehicular trips off the plateau.

- Property ownership configuration. The numerous and relatively small property ownerships present a challenge to coordinated residential development in the Town Center. The need to cost effectively provide necessary infrastructure, however, provides a strong incentive for property owners wishing to develop to coordinate with nearby property owners. Coordinated development usually provides greater opportunities for a higher intensity of development and, subsequently, a greater profit for current property owners. Care needs to be taken in how these developments are coordinated and phased, how the infrastructure is connected, and how the new development transitions to adjacent properties.
- Changing demographics and urban interests. While Sammamish's population is relatively young and the average household size is large (3.0 compared to a county average of 2.4 per the 2000 Census), there is strong interest in providing for a greater diversity of housing types from a multitude of viewpoints:
  - *Downsizing empty nesters.* Sammamish will see an increasing number of empty nester residents. Regional trends show that empty nesters are increasingly interested in downsizing to dwelling units in locations that are close to restaurants, parks, and amenities and without the large yard to maintain.
  - *Opportunities for youths to stay in Sammamish.* Given the housing prices, few of the students now in Sammamish will be able to afford a place of their own in the city once they leave their parents' house. Besides, young adults are increasingly favoring higher density/higher amenity environments over traditional suburban environments.
  - *Sammamish workers.* Many people who work in Sammamish would like to live in Sammamish but cannot afford to, including teachers, firemen and police.

  The Town Center may provide an opportunity for a wider variety of current and future residents than the current housing stock.

Figure 66. Empty nesters and young adults are increasingly looking for housing within walking distance of restaurants, shopping areas, and other urban amenities.

Strategy

Amount, Type, and Configuration of Housing

The Town Center Plan calls for up to 2,000 dwelling units and includes a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. The most intensive housing densities are planned for the four mixed-use nodes (in the western, northeast, and southeast quadrants).

The **Land Use** section of Chapter IV describes the regulatory concept for the Town Center, which addresses development density, height limits, impervious areas, and building footprint, among other issues. The regulatory concept emphases master planning for the mixed-use core areas and strongly encourages transfers of development rights from the Town Center's fringe areas to the mixed-use areas and other sites intended for multi-family uses.

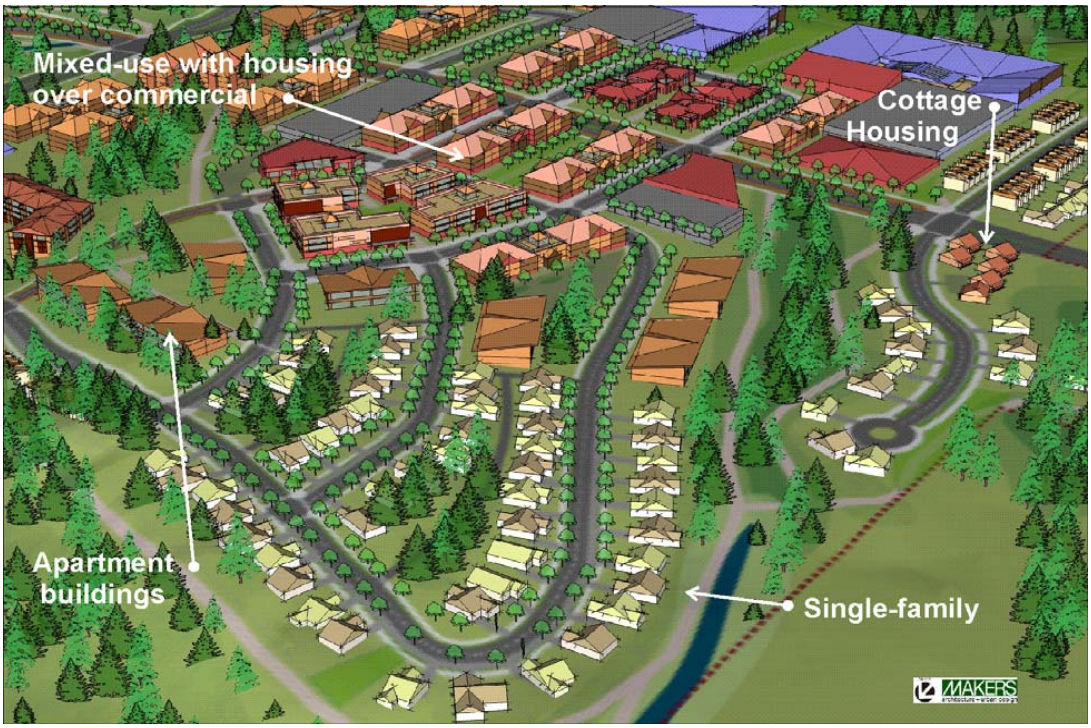


Figure 67. Example configuration of housing in the western quadrants of the Town Center (view looking southeast at the western quadrants of the Town Center).

The **Land Use**, **Circulation**, **Open Space, Trails, and Public Facilities**, **Natural Systems**, and **Design** elements of Chapter IV all describe the environmental and development context in which the desired mix of housing types will be built. The mixed-use areas will be compact in form, with pedestrian-oriented streets and spaces and buildings up to six floors. Surrounding the mixed-use areas will be "residential focus" areas with a variety of multi-family dwelling units emphasizing relatively small building footprints with surrounding open space and trails. Lower intensity areas around the fringe of the Town Center will largely be detached single-family and cottage housing types that will blend well with the adjacent single-family neighborhoods. All areas will be linked with a connected street and trail system.

Design standards and guidelines will promote design techniques that enhance pedestrian access, de-emphasize vehicular access, provide for attractive and safe open space, reduce the perceived scale of buildings, enhance neighborhood character, and promote environment-friendly design.

Affordable Housing

Due to the limited stock of land within the city zoned and available for residential development, actions taken by the City to create development capacity in Town Center, and the demonstrated need for affordable housing in the city, new residential development within the Town Center will need to provide a portion of housing affordable to low- or moderate-income residents.

Figure 68. The design of affordable housing should be comparable to that of market rate housing.

The Town Center Plan also calls for land use regulations that help implement the adopted Comprehensive Plan Housing element goals to provide a diversity of housing types and densities in order to accommodate housing alternatives that meet changing population needs and preferences (Goal HG-3) and to support opportunities to develop housing in the city and region to meet the needs of all economic segments of the community (Goal HG-6).

These actions will help to address the shortage of housing in the city for persons of low and moderate income, including local employees; to promote development of housing that may not otherwise be built in the city; to preserve opportunities for affordable housing as the city

continues to grow; and to create a successful pedestrian-oriented community.

Based on the range of housing needs in the community and input at a community forum in June 2007, affordable housing should be provided in a variety of forms, serving various income levels, and be integrated with other uses in the Town Center.

Goals and Policies

Housing Amount, Type, and Location

Goal H-1: Accommodate a meaningful portion of Sammamish's reasonably anticipated population and employment growth within the Town Center, consistent with the Washington's Growth Management Act and regional goals.

H-1.1 Adopt development regulations that allow for up to 2,000 dwelling units in the Town Center.

Goal H-2: Provide sufficient housing to support the community's goal for a pedestrian-friendly mixed-use center for Sammamish.

H-2.1 Adopt development regulations that encourage more intensive residential development in the mixed-use areas of the Town Center.

Figure 69. Encourage quality housing that is sensitive to the desired character for each neighborhood.

Goal H-3: Provide for a variety of housing choices, including multi-family buildings, townhouses, and cottages.

H-3.1 Adopt development regulations that emphasize the "wedding cake" approach by providing for multi-family uses in the mixed-use areas, a combination of multi-family and townhouses in the residential focus areas, and single-family homes and cottage housing in the low-intensity residential areas.

H-3.2 Provide regulatory incentives to develop cottage housing as an alternative to standard detached single-family homes.

Housing Design

Goal H-4: Encourage quality housing design that is sensitive to the desired character for each neighborhood or area with the Town Center.

H-4.1 Adopt strong design guidelines that, through an efficient review process, will ensure that public objectives for building design, open space, environmental quality, trails, access, and walkability are achieved.

Affordable Housing

Goal H-5: Provide for housing for persons of low and moderate income, including local employees, as a vital component to creating a successful pedestrian-oriented community.

H-5.1 Adopt development regulations that require all new housing developments in the Town Center to include or otherwise provide a minimum of 10 percent of housing affordable to low- and moderate-income households (as defined in the **Housing** element).

H-5.2 Provide density, economic, or other regulatory incentives that encourage developments to include more than the minimum amount of required affordable housing in the Town Center (up to 20 percent of housing affordable to low- and moderate-income households).

H-5.3 Long-term affordability, and other requirements of affordable units, shall be secured through a recorded agreement with the City.

H-5.4 Regulations shall have provisions that allow satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, provided such method achieves a result equal to or better than providing affordable housing on-site and meets the intent of this Affordable Housing section.

H-5.5 Affordable dwelling units shall meet Town Center design guidelines and be comparable to the exterior appearance of nearby market-rate dwellings.

Goal H-6: Provide affordable housing in a variety of forms, serving various income levels, and integrated into all of the housing types projected for the Town Center.

H-6.1 Affordable dwelling units shall be of similar tenure and mix as to what the market is providing.

Recommended Implementation Actions

1. **Adopt land use regulations that accommodate desired residential development**. This includes up to 2,000 dwelling units, emphasizing multi-family units in the mixed-use areas (up to six stories in the Core Mixed-Use area and up to five stories in other mixed-use areas), apartments and townhouses up to five floors in the residential focus area, and single-family and cottage housing uses in the low-intensity areas.

2. **Adopt design guidelines and a design review process.** Together, design guidelines and a design review process will guide residential development in the Town Center consistent with the vision, goals, and policies.

3. **Adopt development regulations requiring all residential developments to provide housing affordable to persons of low and moderate income.** Specifically, each development shall include or otherwise provide an amount of housing equal to 10 percent of the units in new housing developments that is affordable to persons of low or moderate income levels. The specific affordability levels will be established in the development regulations and may include different affordability thresholds for rental and ownership housing.

4. **Adopt development regulations encouraging affordable housing above and beyond the minimum 10 percent requirements.** The development regulations will include additional incentives for development that provides more than the minimum required affordability. One incentive will be density incentives for providing additional

affordable housing. (For example, allowing two additional units for each affordable dwelling unit provided beyond the minimum required 10 percent affordable housing requirement up to a maximum of 20 percent of the total allowable dwelling units.) The specific affordability levels will be defined in the development regulations and will be reviewed on a regular basis to ensure appropriate public benefit is being achieved relative to the incentives provided by the City.

5. **Adopt development regulations that allow affordable dwelling units to be provided off-site, provided they are still within the Town Center boundaries.** Applicants can submit to the City, for the City's consideration and approval, a specific proposal to meet the affordable housing requirement off-site. The proposal must describe a specific location, type, and amount of affordable housing and how and when it will be developed. The proposal must achieve a result equal to or better than providing affordable housing on-site. The off-site location for the affordable housing units shall not lead to an undue concentration of affordable housing within the Town Center. Proposals for off-site affordable housing must be submitted to the City simultaneously with or prior to any proposals for housing for the subject property. Any proposal for providing off-site affordable housing must also address the timing for providing the off-site housing, which, unless otherwise approved by the City, shall be built simultaneously with or prior to the construction of housing for the subject property.

6. **Require a recorded agreement ensuring sustained affordability for required affordable housing units.** Prior to issuing a building permit, an agreement in a form acceptable to the City that addresses price restrictions, homebuyer or tenant qualifications, long-term affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

7. **Explore provisions for a Transfer of Development Rights program allowing density transfers from Sammamish properties outside of the Town Center to sites within the Town Center.** Such transfers would allow development in the Town Center to exceed the allotted density, since they would be reducing residential density in other parts of the city.

8. **Explore the adoption of other incentives, such as a Short-Term Multi-Family Tax Abatement program, for the Town Center as a way to encourage affordable housing.**

Capital Facilities and Utilities

The development of the Sammamish Town Center will require substantial capital improvements. This section describes capital facilities, including roads, utilities and parks and recreation facilities necessary to support the proposed land uses described in this plan. A fundamental purpose of the following discussion is to identify the public costs and means of funding the proposed improvements. In accordance with the Growth Management Act, RCW 36.70A.070 outlining the mandatory elements of a comprehensive plan, this section includes:

- An inventory of existing facilities;
- An assessment of future facility needs;
- Proposed locations and capacities of expanded or new capital facilities;
- A minimum six-year financing plan, along with a note regarding private capital investment; and
- Policies which include a provision for re-evaluating land use element policies if the funding for capital improvements does not meet existing needs.

Inventory of Existing Facilities

Transportation Facilities

The existing transportation facilities in the Town Center are identified in Section 7.1 of the Town Center Draft Environmental Impact Statement dated January 31, 2007 (DEIS). A discussion of transportation systems throughout the city is in Chapter V of the city, Comprehensive Plan, dated Sept 16, 2003. As noted in the Transportation section, the street grid is incomplete and sidewalks are provided only on a few of the major streets; most noticeably on 228th Ave SE which has been recently reconstructed with a median, sidewalks and landscaping.

Utilities

Existing utility services are described in Section 9.1.2 of the Town Center DEIS. Water and Sewer service is provided by the Sammamish Plateau Water and Sewer District. Puget Sound Energy (PSE) provides electricity and natural gas. Solid waste collection and disposal is provided by Rabanco Companies.

The existing parks and recreation facilities in the Town Center are identified in Section 9.1.1.4 of the Town Center DEIS. The approximately 30 acre Sammamish Commons is the only city owned park in the Town Center. The commons has been designed to be the central park /hub of the Sammamish parks system. The parks upper 10 acres includes City Hall and a civic plaza. The lower 20 acres, with its wetlands and sloping terrain, is more suited for passive activities.

Future Needs

Transportation and Parks

The transportation and Parks facilities needs are identified in preceding sections in this chapter. The recommendations in the plan are intended to fulfill those needs and meet the City's level of service (LOS) targets (See discussion below).

Utilities

The two attached figures depict the existing and anticipated future water and sewer facilities within the Town Center Area. The new facilities will augment existing facilities to provide water and sewer service for the proposed land uses within the Town Center area.

The future facilities shown on the Water and Sewer Figures are conceptual in nature, based on the Town Center layout currently shown in the figures background, and include replacement of certain existing water mains.

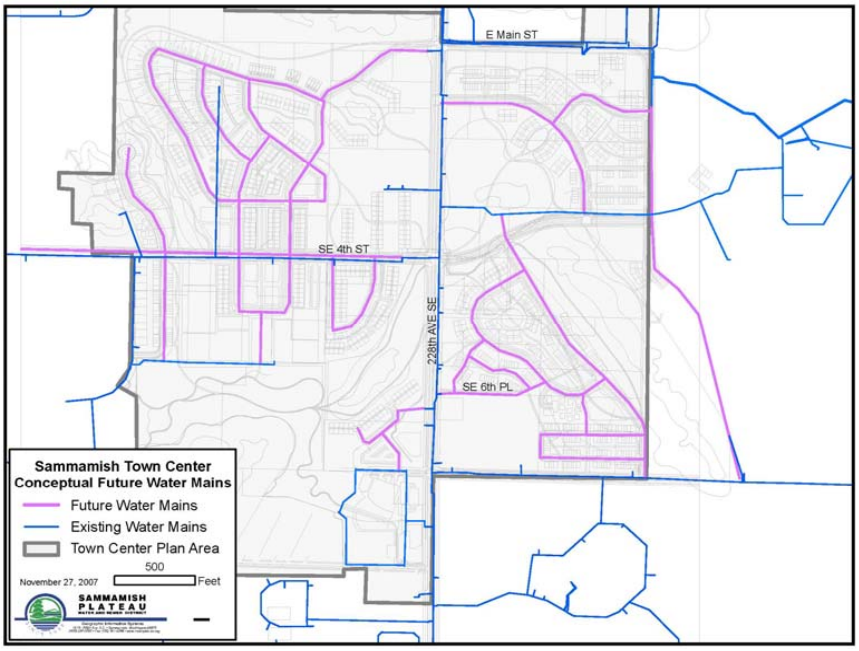


Figure 70. Conceptual future Town Center water mains.

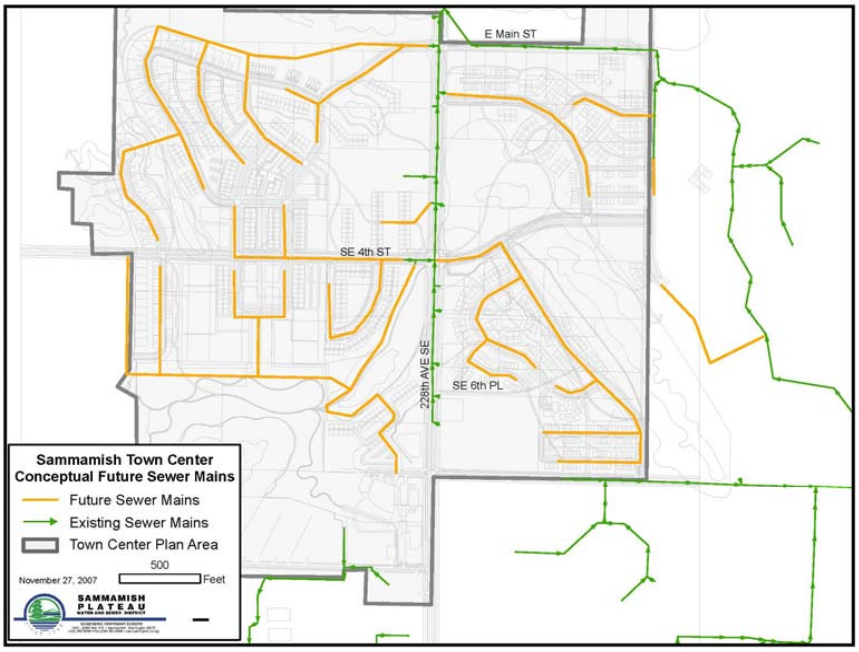


Figure 71. Conceptual future Town Center sewer mains.

General Water and Sewer Facility Considerations

It is anticipated that the water and sewer infrastructure within the proposed roads will cost approximately $20 million (2007 dollars) – approximately $8 million and $12 million west and east of 228th Avenue SE, respectively.

The District will collect connection charges for the provision of water and sewer service and facility improvements to new developments in the Town Center area. The costs for District installed facilities (see Processes section following) may be recouped through collection of Local Facility Charges (LFCs) for 8-inch diameter water and sewer mains or Special LFCs for the larger mains required to serve non-single-family developments.

The construction of the water and sewer facilities will need to consider that the Town Center will be built in phases. Unless the specific needs for water and sewer service are considered in determining the order of phased construction, offsite water and sewer improvements may be required to provide service.

Processes to Install Water and Sewer Facilities

In situations where the City capital public works projects are used to construct new roads or other access routes, the District expects to participate in and construct the new water and sewer facilities as a District Capital Improvement Project.

For situations where the roads or access routes are being constructed by a private developer, the developer would be required to install the new water and sewer facilities under a Developer Extension Agreement with the District. The developer is responsible for paying for the design, permitting and installation of the water and sewer facilities. If the facilities installed by the developer have the potential to provide direct service to other properties, the developer may enter into a Reimbursement Agreement with the District. This agreement allows reimbursement from those properties for a period of 15 years, when they connect to the developer-constructed water/sewer facilities.

Water Facility Design Considerations

Water mains are normally located in roads and other access routes.

Additional water mains may be required, depending on the layout of the buildings and appurtenance requirements for water service connections, irrigation, and fire protection.

Water mains shall be looped wherever possible to improve reliability, fire protection, and water quality.

The size of the water mains required is determined in part by the development type. In general, single-family developments may be served by 8-inch diameter water mains, while all other types of development (commercial, multi-family, including townhomes, public/institutional, etc.) may be served by 12-inch diameter water mains.

Existing Water Mains to Be Replaced

The existing 8-inch water main on SE 4th Street will need to be replaced with a 12-inch water main from 220th Avenue SE eastward to the end of an existing 12-inch water main, west of the intersection with 228th Avenue SE.

The existing 2-inch water main on 224th Avenue SE will need to be replaced with a network of 12-inch water mains to serve the commercial/mixed-use/multi-family area in the northwest quadrant of the Town Center.

Some water mains on the east side of 228th Avenue SE may be 16-inch diameter and function as part of the District's transmission system as well as being part of the water distribution system.

Sewer Facility Design Considerations

All proposed development should be served with gravity sewer service. Providing gravity sewer service may require that sewers be located on the downhill side of some buildings, particularly in the northwest portion of the Town Center area.

Sewers should be located within roadways or other access routes. Vehicular access must be provided to all manholes for maintenance, with either drive-through provisions or defined turnaround areas for large tractor trucks.

Space should be provided between buildings to route sewers to the main collection sewers.

The new sewer mains within the Town Center area will be 8-inch to 12-inch diameter.

Level of Service (LOS) Standards

This plan adopts the existing policies and LOS standards contained in the City of Sammamish Comprehensive Plan. Goal CF 3 addresses the following: "Provide adequate public facilities concurrent with the impact of new development." The policy that supports this goal states, "The City should ensure public facilities and services are provided concurrent with the impact of new development or redevelopment, including storm water, roads, and local parks. Require that non-City public facilities are provided concurrent with the impact of new development or redevelopment, including water and wastewater. Consistent with the GMA, road improvements may be provided at the time of or within six years of development."

Proposed New and Expanded Facilities

Table 1 summarizes future City of Sammamish capital projects, not including other jurisdictions' public investments (essentially utilities), and private sector investment in infrastructure for development As noted above and in the Transportation section, the development of the Town Center will require capital investment within the planning area and may also require capital facilities investment beyond the Town Center boundaries. City public investment is also broken down by projects to be undertaken within the Town Center and those projects that must be built outside of the Town Center to manage impacts beyond the Town Center boundary.

These actions are generally projected to be constructed during the course of Town Center development in the succeeding 20 years. Along with the adopted comprehensive plan, this list serves to guide the city's on-going 6-year transportation improvement plan (TIP) and capital improvement plans (CIP). For the Town Center plan, the figures are used as inputs to the financing plan in this chapter.

Table 1. Capital Projects for Town Center Development

Location/Description	Length/Area	Cost[1]
Roadways and Associated Storm Water Projects In Town Center Area		
SE 4th Street Upgrade from approximately 218th Pl. SE to 228th Ave. SE. New 3 lane roadway with median, bike lanes, concrete curb and gutter, sidewalk, planter strip and landscape median with trees where possible. (See Implementation Action #1 in the Transportation element)	3,300 feet	$20,000,000
SE 4th Street Extension Eastside Catholic High School entry road. Currently being constructed but has a narrower cross-section than what is identified in the conceptual street cross-sections. (See Implementation Action #2 in the Transportation element)	1,450 feet	$5,410,000
Northwest Connector Road Extension of E Main St. from 228th Ave. SE to SE 4th St. New 2 lane roadway w/either parking, concrete curb & gutter, sidewalk, trees, in pots or bike lanes, sidewalk, swales. Includes storm water facilities associated with roadway. (See Implementation Action #3 in the Transportation element)	1,850 feet	$5,710,000
Roadway Projects Outside Town Center[2]		
SE Duthie Hill Road SE Duthie Hill Road east of Beaver Lake Rd. Widen to three 11' lanes, a 6' sidewalk, 5' planter strip and 5' bike lane on the east side only; construct 8' shoulder on west side. (See Mitigation Action #2 in the Transportation element)	2,000 feet	$12,120,000

Location/Description	Length/Area	Cost[1]
Parks		
Approximately 2.7 miles of public trails.	14,256 feet	$356,400
Development of walking bridges and structures.		$500,000
Pre-design of potential pedestrian overpass across 228th Ave. SE.		$100,000
Acquisition of critical wetlands buffers and sensitive areas to allow for better management of wetlands.	11 acres	$950,000
Open Space Acquisition		
Opportunities that present themselves to acquire open space for civic purposes.		$4,000,000
Storm Water		
There may be opportunities for the City to undertake exemplary storm water management projects that can, over time, be recaptured from private developers. The City may incur costs of initial financing and design.		$3,000,000
Basin Analysis and Preliminary System Design		$500,000
Total City Costs for Infrastructure		**$52,646,400**

Notes:

1. *Project estimates in 2007 dollars based on build-out of residential, commercial, and institutional development in the Town Center.*
2. *Consistent with the methodology for the City's Impact Fees 2006 Amendments, Town Center's share of mitigation project costs would be something less than 100% and could be based on the percentage of capacity needed by Town Center versus the total capacity created by the project*
3. *Residential cost estimates assume 2,000 dwelling units with an average floor area of 1,500 square feet and construction costs ranging from $240-$300/square foot depending on the housing type.*
4. *Commercial cost estimates assume 600,000 square feet of floor area with construction costs averaging $400 per square foot.*

Financing Plan Summary

City investments required to support development of Town Center include capital investments in infrastructure located within Town Center boundaries, along with infrastructure outside of Town Center boundaries. In addition, annual City operation costs will increase as people and businesses move into Town Center, along with civic uses, such as parks, open space and community services.

Current analysis suggests that Town Center implementation would require more than $80 million in new City investments and increased operation costs, of which $18 million consists of new reserve roadway capacity that would unavoidably come with new roadways and expansion.

Town Center would bring in municipal revenues through 2027 matching the costs, net of revenues the City would otherwise receive under a “no action” scenario for Town Center implementation. Figure 72 provides an overview of the major components of sources and projects. Figures 73 and 74 break out these components into Capital and Operations finances, with additional detail as discussed in the following sections.

City Capital Investments and Operating Costs

Capital Investments

Capital investments for infrastructure costs within Town Center include building the major arterials to circulate traffic through Town Center and to facilitate access to activity nodes within Town Center. Costs include right of way acquisition, road construction and storm water management systems ($43 million in new roadways and $3.5 million in storm water infrastructure, based on construction costs estimated for 2008). Additional capital investments include parkland acquisition and related development (approximately $2 million) and open space acquisition ($4 million).

Operating Costs

Operating cost increases include citywide operating costs for police, fire and all other City staff and operational expenses. Estimates include a per capita basis, driven by household population expected to live in Town Center ($15 million through 2027, expressed in 2008 dollars based on 2007 costs).

Revenues

Revenues to the City will increase with Town Center implementation, based on existing policies and tax laws. In addition, the City will adjust the citywide impact fees for transportation improvements based on capital costs for transportation citywide along with increased development within Town Center. State and local laws require some revenue sources to cover capital costs only, while other sources cover operating costs.

Capital Revenues

For capital costs, existing sources of revenues that will increase include revenues for roads and parks from real estate excise taxes (estimated to be more than $2 million for roads and $2 million for parks, all in 2008 dollars). Revised impact fee rates and other potential policies, such as a potential local improvement district or transportation benefit district, will make up the remaining differences.

Operations Revenues

Revenues devoted to operating costs include retail sales tax, city permit fees and user taxes, and property tax revenues, with a sum total of $31 million through 2027.

Sales tax includes revenues from retail operations within Town Center, based on trends of taxable retail sales elsewhere in Sammamish. In addition, Sammamish receives an allocation of retail sales tax from the State, based on local population and statewide sales tax trends. The implementation of the State's streamlined sales tax policy also brings revenues into Sammamish, as local residents take delivery on purchases made elsewhere. Finally, Sammamish receives a collection of revenues from the State based on citywide population. Altogether, sales tax revenues and State allocation revenues would be expected to increase by a sum total $16 million through 2027, with implementation of Town Center (net of the same revenues from a no action scenario).

Projected property tax revenues assume assessed values consistent with new construction in Sammamish, with an assumption that no levy lid lift occurs in the City through 2027. Under these assumptions, the City's portion of property tax revenues from Town Center would be expected to total $1 million through 2027 (net change in property tax revenues from Town Center implementation).

Permit and user fees are direct revenues received from development of the plan, totaling $8 million.

Initial Public Town Center Implementation Projects - Expenses	$86
Land Assembly for Initial Parks & Open Space	$5
Parks Development	$1
New Roadways	$43
Prior Investments: New revenues	$18
Stormwater	$4
Operations	$15

Initial Public Town Center Implementation Projects - Sources	$99
Potential Sources: Impact Fees, LIDs, TBDs, others	$64
Known Sources: REETs, Permits, Property Taxes, Sales Taxes	$35
Difference	$13

** Potential public revenue sources include creation of a Town Center local improvement district, transportation benefit district, impact fees, or others.*

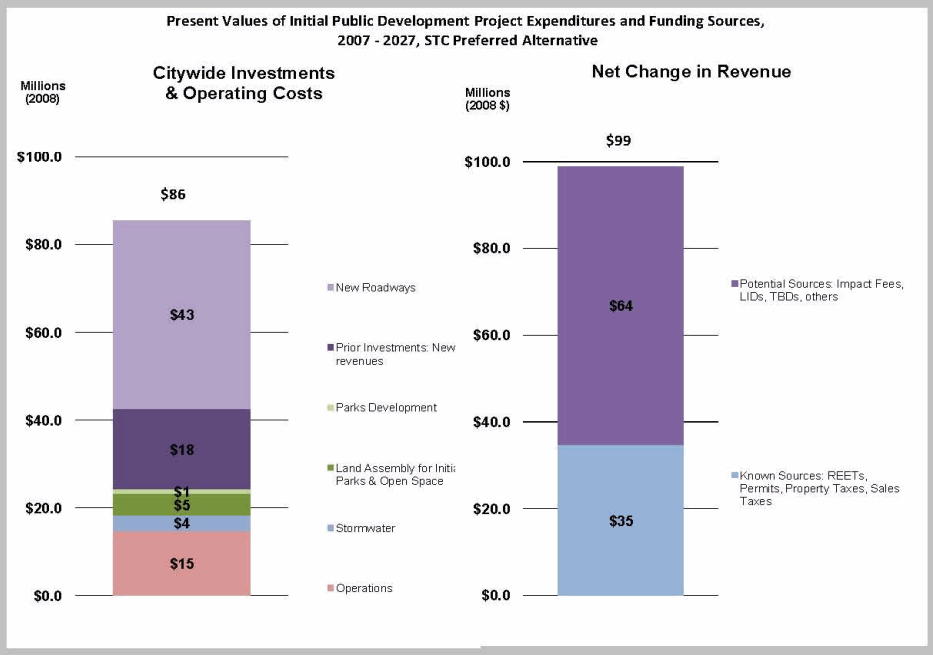


Figure 72. Financial summary of initial public projects for the Town Center.

Initial Public Town Center Implementation Projects - Capital Expenses	$71
Land Assembly for Initial Parks & Open Space	$5
Parks Development	$1
New Roadways	$43
Prior Investments: New impact fees	$18
Stormwater Infrastructure	$4

Initial Public Town Center Implementation Projects - Capital Sources	$69
REET - Parks	$2
REET - Transportation	$2
Impact Fees - Parks (current policy)	$4
Potential Sources: Impact Fees, LIDs, TBDs, others	$60
SWM Capital Facilities Charges	$0.3

Revenues - Expenditures Balance *	-$2

** Potential additional revenue sources might include creation of a Town Center local improvement district, transportation benefit district, impact fees, or others.*

Figure 73. Initial projects: Capital facilities and revenues.

Initial Public Town Center Implementation Projects - Expenses	$15
City Operations & Public Services Expenditures	$15

Initial Public Town Center Implementation Projects - Sources	$31
Sales Taxes & Revenue Returned From State	$16
Property Taxes	$6.8
Building Permit and User Fees	$8

Revenues - Expenditures Balance *	$16

** Potential public revenue sources include creation of a Town Center local improvement district, transportation benefit district, impact fees, or others.*

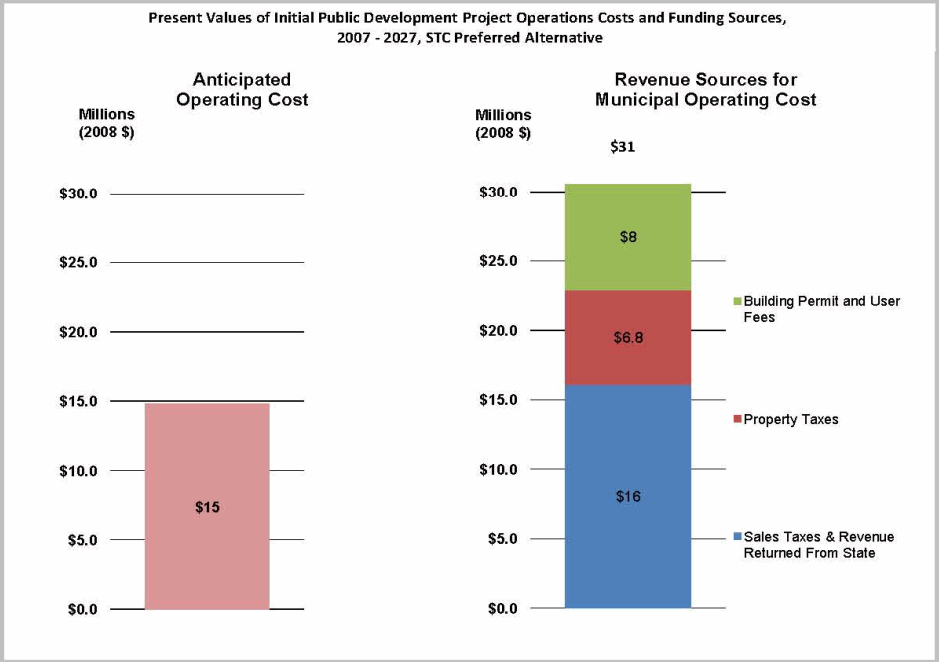


Figure 74. Initial projects: Operations services.

Private Sector Development Costs of Infrastructure

On-site infrastructure costs borne by the property owners must also be considered as part of development. This is especially true in the Town Center as much of the development will require private construction of access roads, utility lines and landscaping.

Capital Infrastructure Financing Options

The adopted policy in Sammamish is to ensure that "growth pays proportionate costs of capital facilities required to serve the growth," or, more simply, that "growth pays for growth." (See Comprehensive Plan Goal CF-7.) In 2006, Sammamish undertook an update of the City's transportation and parks impact fee ordinances. That process involved a rigorous analysis of costs, evaluation of proportionate shares among current residents and new growth, and a statutory review.

To implement the Town Center Plan and integrate the financial costs and revenues with the City's current financial program, including impact fees, some additional review and analysis will be necessary. Specific strategies will be developed and proposed along with the recommended implementing regulations.

In addition to impact fees, a number of financing options exist to provide the necessary facilities to serve the development contained in the Town Center Plan. The options may include:

- Local Improvement Districts (LID) that can finance public improvements for specific geographic areas.
- Transportation Benefit Districts (TBD). Revenues derived from such districts are used to provide transportation improvements for a specific geographic area.
- Acquisition of land, exchange of land, or leasing of land for infrastructure or to increase the feasibility of potential development.

- Bonding to provide for capital projects such as structured parking, supported by defined or general revenue streams.
- Latecomers fees, where the public sector can front the cost of infrastructure development and receive back developer fees as development occurs.
- Dedication of land as a developer requirement.
- Requirements for developers to construct specific site improvements that could include open space, trails, parking facilities, environmental mitigation improvements, roadways, etc.
- Incentives related to zoning that provide developers with increased development options if development is designed to achieve specific public policy goals.
- Washington State currently related to projected revenue streams from retail sales tax).
- Other.

Many of these options can be designed to maximize desired goals in the plan. As a part of developing an implementation strategy for the Town Center Plan, the consultants and City staff will undertake a review of these options to determine which achieve the goals of the plan with the greatest feasibility and effectiveness.

Goals and Policies

The City's Comprehensive Plan addresses capital facilities and states a number of goals related to them. Three of those goals are especially relevant to this Town Center planning process. They are as follows:

- **GOAL CF-3:** Provide adequate public facilities concurrent with the impact of new development. ***(VII-34)***
- **GOAL CF 7:** Ensure growth pays proportionate costs of capital facilities required to serve the growth. ***(VII-37)***
- **GOAL CF 8:** Locate and design capital facilities to realize the community vision and to be compatible with surrounding land uses and the environment. **(VII-37)**

In accordance with these goals, the following Town Center goals (TCCF) and policies are recommended

Goal TCCF-1 Ensure that capital improvement costs are distributed equitably.

TCCF-1.1 Establish funding distributions so that private development pays for itself, either in terms of direct improvement costs or in terms of long term revenue to the City.

TCCF-1.2 Identify cost effective financing mechanisms for public improvements. Explore potential sources of revenue, including local improvement districts, bond financing, grants, impact fees development process, and other resources.

TCCF-1.3 Assure that the Town Center capital project program is coordinated with the citywide Capital Improvement Plan. Coordinate public expenditures with private investment to ensure effective leveraging of public investment.

TCCF-1.4 When funding capital facilities projects, identify which capital improvements are solely for the benefit of the property owner and which include a benefit to the general public.

TCCF-1.5 Identify appropriate development cost sharing for public and private sectors.

Goal TCCF-2 Ensure that infrastructure and capital facilities are sufficient to support growth.

TCCF-2.1 Continue to evaluate and analyze the cost structure of development by enhancing and fine-tuning the City's economic model.

TCCF-2.2 Periodically re-evaluate land use provisions and adequacy of capital facilities to determine if the projected development can be supported. Revise land use policies and regulations if necessary so that new development can be supported with adequate facilities.

Recommended Implementation Actions

1. **Develop an infrastructure phasing plan consistent with the Comprehensive Plan and Town Center Plan goals and policies.** See the **Implementation** chapter for the full list of actions and more information on phasing. This is scheduled for 2008/2009.
2. **Update impact fees ordinance to provide for revenues anticipated in this plan.** This is scheduled for 2008/2009.
3. **Adopt annual Transportation Improvement Plans.** The first plan is scheduled for the 2009 City budget.
4. **Account for Town Center capital facilities element funding in the two year budget process.**

V. Implementation

As noted earlier, implementation of the City's vision for its Town Center will be challenging because of physical conditions, small property ownerships, and need to complete infrastructure. This means that creation of a Town Center will require assertive action on the part of the City that combines regulatory standards, public/private master planning, and both public and private infrastructure investment.

The regulatory measures will build on the City's current codes, adding more specific standards and guidelines to address site planning, design, access, open space, design quality, and green infrastructure/low-impact development (LID) objectives.

The development of integrated mixed-use nodes will require either the coordination of multiple property owners or the assembly of land so that integration of buildings, uses, circulation, and open spaces can be coordinated and infrastructure provided efficiently. Therefore, this plan recommends that master planning be required in areas designated for mixed-use zones. The City will need to establish a process for joint City/property owner master planning as part of its regulatory program.

Infrastructure will be funded jointly by the City, service providers, and private development. Developers will pay for development costs; the City will pay for those elements where the general public enjoys the benefits; and funding will be allocated according to the relative amount of public and private benefits arising from a specific road, utility, or amenity construction.

Thinking in broad terms, there are roughly three phases or steps of public actions to consider. The first step, to be accomplished in 2007 and 2008, is to adopt this plan and implementing regulations, including a process for master planning mixed-use nodes. Refinement of roadway and utility planning and standards and sub-basin storm water

management systems should be substantially completed in 2008. This planning should identify lands to be acquired for needed public facilities. Step 1 efforts would provide the framework necessary for private development of individual sites and the master planning of mixed-use nodes.

Step 2 includes active City assistance to mixed-use property owners in encouraging the preparation of master plans and acquisition of identified parcels to provide public facilities, storm water management improvements, and public open space/environmental enhancements.

Step 3 features the construction of connector roads and public trails, processing of individual permit applications, master planning of mixed-use nodes, and monitoring of conditions relevant to the City's vision, especially environmental conditions.

Table 2 on the following page lists the recommended public actions and suggests time frames and participants. In the table, the starting date (S) indicates the beginning of project planning and the completion date (C) indicates completion of construction or adoption, if a regulatory measure.

Table 2. Implementation

	Timing (S - start C - complete)	Lead Party	Comments
Land Use			
1. Adopt this plan and implementing regulations.	S - 2008 C - 2009	Planning	Proceed immediately upon adoption of this plan.
2. Establish a mixed-use node master plan process.	S - 2008 C - 2009	Planning	Proceed immediately upon adoption of this plan.
3. Explore TDR program provisions.	S - 2008 C - 2009	Planning	Proceed immediately upon adoption of this plan.
Transportation			
Actions			
1. Improve SE 4th Street. *	S - 2009 (planning)	Public Works	Needed to support west sector development. Also refer to *Design* Action #2.
2. Convert Eastside Catholic's access road to a public street.*	S - 2009 (planning)	Public Works	Needed to support east sector development.
3. Develop connector roads.*	S - 2009 (planning)	Public Works	Also refer to *Design* Action #2.
4. Extend 232nd Avenue SE southeasterly.*	S - 2009 (planning)	Public Works	Also refer to *Design* Action #2.
5. Develop local access roads. *	With master planning	Planning	Privately developed. Also refer to *Design* Action #2.
6. Install a traffic signal at the future intersection of SE 8th Street/ southeast connector road.	With adjacent development	Public Works	
7. Adopt standards emphasizing structured parking.	S - 2008 C - 2009	Planning	Part of *Land Use* Action #*1*.
8. Adopt parking location and design standards.	S - 2008 C - 2009	Planning	Part of *Land Use* Action #*1*.
9. Provide on-street parking.	With street construction	Public Works	Part of street design.
10. Adopt shared-parking standards.	S - 2008 C - 2009	Planning	
11. Implement parking management in the mixed-use nodes.	When master planned	Planning	
12. Establish minimum and maximum parking requirements.	S - 2008 C - 2009	Planning	Part of *Land Use* Action #*1*.

V. Implementation

	Timing (S - start C - complete)	Lead Party	Comments
13. Explore options for a public parking garage.	With master planning	Planning	
14. Construct sidewalks on all Town Center streets.	With road construction	Public Works	
15. Construct primary trails.	S - 2009 C - 2013	Parks	Incremental construction over time or as funded by a bond measure.
16. Construct on-street bicycle facilities.	With road construction	Public Works	
17. Construct pedestrian overpass over 228th Avenue SE.	When warranted	Planning and Public Works	Evaluate need as development progresses.
18. Design roads to accommodate transit use.*	S - 2009 C - ongoing	Public Works	Coordination with Metro.
19. Coordinate transit with King County/Metro and Sound Transit.	S - 2008 C -ongoing	Planning and Public Works	
20. Coordinate transit with local high schools.	S - 2008 C - ongoing	Planning	Encourage TDM measures.
21. Explore options for a circulator bus route.	S - 2008 C - when warranted	Planning and Public Works	Also consider if Metro routes can provide this.
Mitigation			
1. Improve 212th Avenue SE/SE 8th Street intersection.	When warranted	Public Works	
2. Enhance SE Duthie Hill Road.	When warranted	Public Works	
3. Upgrade 218th Avenue SE/SE 8th Street corridor.	When warranted	Public Works	
4. Conduct TDM activities.	S - 2009 C - ongoing	Planning and Public Works	
* *Include traffic calming measures for roadways in the Town Center where appropriate, per T-3.5.*			
Open Space			
1. Refine the trail plan.	S - 2009 C - ongoing	Planning and Parks	Town Center can provide many “missing” trail links.
2. Adopt design standards for trails and sidewalks.	S - 2008 C - 2009	Parks and Public Works	

	Timing (S - start C - complete)	Lead Party	Comments
3. Purchase land and begin planning the green spine.	S - 2008 C - with development	Public Works with Planning and Parks	Follows *Natural Systems #1* and *#5*.
4. Continue civic complex master planning.	S - 2008 C - 2009	Planning with Parks and Public Works	
5. Plan for civic facilities to ring the Commons.	S - 2008 C - ongoing	Planning and Parks	
6. Acquire and enhance portions of environmentally critical areas.	S - 2008 C - ongoing	Parks with Planning and Public Works	
Natural Systems			
1. Develop a storm water management plan.	S - 2008 C - 2009	Public Works with Planning	Based on sub-basin analysis.
2. Adopt integrated storm water management standards for development.	S - 2008 C - 2009	Planning and Public Works	Part of *Land Use #1*.
3. Require regional storm water facilities in mixed-use nodes.	S - 2008 C - 2009	Planning	Part of *Land Use #1* and *#2*.
4. Emphasize ecological functions in design guidelines.	S - 2008 C - 2009	Planning	Part of *Land Use #1*.
5. Evaluate the feasibility of a green spine open space.	S - 2008 C - 2009	Public Works with Planning	Follows *Natural Systems #1* and *#3*.
6. Establish roadway design standards that minimize runoff.	S - 2008 C - 2009	Public Works with Planning	As part of developing roadway standards (*Design #2*).
7. Revise the locations of designated wildlife corridors.	S/C - 2008	Planning	Implement concurrent with plan adoption.
Design			
1. Adopt design guidelines and a design review process.	S - 2008 C - 2009	Planning	Part of *Land Use #1*.
2. Develop roadway standards with streetscape elements.	S - 2008 C - 2009	Planning and Public Works	Needed prior to *Transportation (Actions) #1* through *#5.*
Housing			
1. Adopt land use regulations that accommodate desired residential development.	S - 2008 C - 2009	Planning	Part of *Land Use #1*.

	Timing (S - start C - complete)	Lead Party	Comments
2. Adopt design guidelines and a design review process.	S - 2008 C - 2009	Planning	Part of *Land Use #1* and *Design #1*.
3. Require residential developments to provide affordable housing.	S - 2008 C - 2009	Planning	Begin formulation of a strategy including *Housing #3* through *#8.*
4. Encourage affordable housing above the minimum 10 percent requirement.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
5. Allow affordable dwelling units to be provided off-site.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
6. Require a recorded sustained affordability agreement.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
7. Explore TDR program provisions.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
8. Explore a Multi-family Tax Abatement program.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
Capital Facilities and Utilities			
1. Develop an infrastructure phasing plan consistent with the Comprehensive Plan and Town Center Plan goals and policies.	S - 2008 C - 2009	Planning	
2. Update impact fees ordinance to provide for revenues anticipated in this plan.	S - 2008 C - 2009	Planning/ Finance	
3. Adopt annual Transportation Improvement Plans.	S - 2009 C - ongoing	Public Works	Annual City budget process
4. Account for Town Center capital facilities element funding in the 2 year budget process.	S – 2009/2010 C - ongoing	Planning/ Finance	

Appendix 1: Regulatory Directions

Table A-1. Zone-Specific Regulatory Guidance

Zone: *(See Figure 21 on page 25 for zone locations)*	A Commercial Focus	B Residential Focus	C Low-Intensity Residential	D Civic Campus	E Reserve
Allocated dwelling unit density (du/gross developable acre): base - maximum[1]	16-40	8-20	4-8	8-20	0
Allocated commercial square footage/gross acre[2]	See breakdown[4]	See notes[5]	None	0-10,000[3]	None
Minimum density	20 du/acre[6]	8 du/acre[7]	None	None	None
Maximum height	6 stories (5 stories E of 228th)	4 stories	3 stories	5 stories	35 feet
Master planning[8]	Required	May opt in for commercial uses	Encouraged	Encouraged	None
Structured parking	9	9	9	9	

NOTES

1. *Allocations are based on 138 developable acres in the Town Center and the ability to achieve up to 2,000 total dwelling units. "Gross developable acre" includes new roadways but not critical areas and buffers. Should the designated wetland buffers be reduced or expanded from what's currently shown in this plan, the allocations shall be adjusted accordingly.*
2. *In-structure parking and vehicular access areas shall not be counted as floor area in calculations.*
3. *Residential or commercial development may be allowed in Zone D as part of an approved master plan.*
4. *Commercial square footage allocation:*
   Zone A-1: 200,000 square feet.
   Zone A-2: 90,000 square feet.
   Zone A-3: 90,000 square feet.
   Zone A-4: 70,000 square feet.
   Zone A-5: 20,000 square feet.
   Up to 130,000 square feet of additional commercial floor area is available through bonuses.
5. *Properties in Zone B may include some commercial space, as determined by the City, if it is contiguous to an A zoned property and included in an approved master plan. Since there is no commercial space allocation for B Zones, such space must be allocated from the pool of additional commercial space allocation at the City's discretion or purchased or transferred from another property.*
6. *Mixed-use developments may include retail, office, and residential components. Development regulations should address mechanisms to achieve densities and intensities for new development consistent with the policy direction in this plan.*
7. *Each development site shall achieve a dwelling unit density of at least 8 dwelling units per gross developable acre.*

8. *Master planning must be as approved by the City and indicate:*
   - *Amounts and locations of proposed land uses.*
   - *Roads and connections to activities.*
   - *Open space and pedestrian connections.*
   - *Surface water management facilities and practices.*
   - *Maximum height and bulk of buildings.*
   - *Landscape concept or guidelines.*
   - *Architectural concept or guidelines.*

   Master plans must demonstrate to the City's satisfaction that the elements of the Town Center Plan are met.

   Property owners outside but contiguous with Zone A may opt into the master planning process and receive additional use allocation at the City's discretion.
9. *A minimum percentage of on-site parking must be provided within structures. The City may grant flexibility to this requirement, provided the design minimizes pedestrian and environmental impacts.*

See policies in this plan for elaboration and intent.

Table A-2. Allowed Building Types

Use or Building Type[1,2]	Zone					
	A (west[3])	A (east[4])	B	C	D	E[5]
Single-Family Residential	X	X	●	●	X	●
Cottage Housing	X	X	●	●	X	X
Townhouse (attached single-family residences)	MP	MP	●	●	C/MP	X
Multiple-Family Residential (apartment flats) [6]	MP	MP	●	X	C/MP	X
Mixed-Use	MP	MP	MP	X	C/MP	X
Commercial Office	MP	MP	MP	X	C/MP	X
Commercial Retail[7]	MP	MP	MP	X	C/MP	X
Institutional or Public	●	●	●	●	●	X

● = *Allowed outright*

X = *Not allowed*

MP = *Allowed as part of an approved master plan*

C = *Allowed as a conditional use*

NOTES

1. *In addition to the provisions in the above tables, development must adhere to design guidelines and standards, the Low-Impact Development and other storm- water requirements of this plan and applicable city ordinances, building and fire codes, tree retention ordinance, and standards for streets.*
2. *Development regulations shall address compatibility issues related to zone transitions.*
3. *A (west) applies to areas west of 228th Avenue SE.*
4. *A (east) applies to areas east of 228th Avenue SE.*
5. *E designation is intended to allow for current land uses to remain while preserving the opportunity for future development.*
6. *Include three story walkups (attached and detached) and other innovative designs.*
7. *Includes recreational uses.*

City of Sammamish Washington

Chapter 21B.25
DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS

Sections:

21B.25.010 Purpose.
21B.25.020 Interpretation of tables and general development capacity provisions.
21B.25.030 Densities and dimensions.
21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.
21B.25.050 Measurement methods.
21B.25.060 Minimum urban residential density.
21B.25.070 Calculations – Allowable dwelling units, lots or floor area.
21B.25.080 Calculations – Gross developable acreage.
21B.25.090 Calculations – Site area used for minimum density calculations.
21B.25.100 Lot area – Prohibited reduction.
21B.25.110 Measurement of setbacks.
21B.25.120 Setbacks – Specific building or use.
21B.25.130 Setbacks – Modifications.
21B.25.140 Setbacks – From regional utility corridors.
21B.25.150 Setbacks – From alley.
21B.25.160 Setbacks – Required modifications.
21B.25.170 Setbacks – Projections and structures allowed.
21B.25.180 Height – Exceptions to limits.
21B.25.190 Lot divided by zone boundary.
21B.25.200 Sight distance requirements.

21B.25.010 Purpose.

The purpose of this chapter is to establish density and dimensional standards for development to implement Town Center policy goals and objectives. The standards are established to provide a balance between certainty and flexibility in project design, and promote compatibility between uses. (Ord. O2010-293 § 1 (Att. A))

21B.25.020 Interpretation of tables and general development capacity provisions.

(1) SMC 21B.25.030 contains general density and dimension standards for all Town Center zones. Additional provisions, requirements, incentives, rules, and exceptions are set forth elsewhere in this title.

(2) Commercial development capacity will be allocated during the unified zone development process set forth in Chapter 21B.95 SMC for the mixed-use nodes (also see SMC 21B.25.040 and the Town Center Plan, Chapter IV, Land Use Element).

(3) Development standards are listed down the left side of both tables, and the zones are listed at the top. The matrix cells contain the minimum requirements of the zone. The parenthetical numbers in the matrix identify specific requirements applicable either to a specific use or zone. A blank box or the words “none” or “NA” indicates that there are no specific requirements. If more than one standard appears in a cell, each standard will be subject to any applicable footnote following the standard.

(4) See SMC 21B.25.040 for methods to acquire additional residential and commercial development capacity. (Ord. O2010-293 § 1 (Att. A))

21B.25.030 Densities and dimensions.

(1) Table of Densities and Dimensional Standards for Town Center Zones.

	TOWN CENTER ZONES				
STANDARDS	**TC-A**	**TC-B**	**TC-C**	**TC-D**	**TC-E**
Maximum Residential Density[1,2,3] (DU/Acre)	40 du/ac	20 du/ac	8 du/ac	20 du/ac	1 du/ac
Allocated Residential Density[1,3,4,20] (DU/Acre)	16 du/ac	8 du/ac	4 du/ac	8 du/ac	1 du/ac
Minimum Residential Density[1,3,5] (DU/Acre)	16 du/ac	8 du/ac	None	None	None
Allocated Commercial Area[18]	Variable[6,7]	None[8]	None	10,000[8,19]	None
Minimum Lot Width	NA	NA	30 ft[9]	NA	30 ft
Minimum Street Setback[10,11,12]	0 ft	10 ft[13]	15 ft	15 ft	15 ft
Minimum Side Yard Setback[11,14]	NA	NA	7 ft[9]	7 ft	10 ft
Minimum Back Yard Setback[11,14]	NA	20 ft	20 ft	20 ft	20 ft
Maximum Floor Area Ratio	NA	0.5[15]	0.5[15]	NA	NA
Maximum Height[16]	60 – 70 ft[17]	50 ft	35 ft	60 ft	35 ft

Development Conditions:

1. Densities are based on gross developable acreage as established by SMC 21B.25.080.

2. Maximum density means the absolute maximum density allowed after all incentives and bonus units are added per SMC 21B.25.040. Units purchased through the City’s TDR program do not count toward maximum residential density. The number of allowed units on a property may exceed the maximum allowed density by the number of TDRs purchased.

3. Density applies only to dwelling units and not to sleeping units.

4. Allocated density is the density allowed by right, before any additional units are added per SMC 21B.25.040. See Figure 21B.25.040a for clarification on the density allocation for all Town Center zones.

5. For TC-A zones, the 16 du/acre minimum density applies to the average net density for the entire sub-zone (or development site if it does not cover the whole sub-zone). Minimum densities for individual properties will be determined during the unified zone development process.

6. A maximum of 600,000 square feet of commercial floor area are available within the Town Center, allocated during the unified zone development process, with base allocations divided as follows:

a. 200,000 square feet in the TC-A-1 sub-zone.

b. 90,000 square feet in the TC-A-2 sub-zone.

c. 90,000 square feet in the TC-A-3 sub-zone.

d. 70,000 square feet in the TC-A-4 sub-zone.

e. 20,000 square feet in the TC-A-5 sub-zone.

f. 10,000 square feet in the TC-D sub-zone.

An additional 120,000 square feet of “bonus” commercial floor area may be allocated to the sub-zones per the bonus criteria set forth in SMC 21B.25.040.

7. Additional commercial floor area may be available from the commercial development capacity bonus pool per SMC 21B.25.040.

8. Commercial floor area may be permitted in the TC-B zone provided the site is developed as part of a unified zone development plan with an adjacent TC-A zone, as agreed upon in the UZDP (subject to the size and type of development). See SMC 21B.95.020(2)(c) for details.

9. Minimum lot width and minimum side yard setbacks internal to developments may be modified for zero lot line configurations (see SMC 21B.30.260(4)) and townhouse developments.

10. See SMC 21B.30.030 for greater specificity, exceptions, and departures to minimum street setbacks.

11. See SMC 21B.30.090 for open space and landscaped area requirements.

12. Minimum setbacks for private garages or carports shall be 20 feet. This setback allows sufficient space to park most vehicles in the driveway without blocking movement along the sidewalk.

13. The minimum street setback may be reduced to zero if the site is part of a unified zone development plan.

14. See also Chapter 21B.30 SMC for greater specificity, exceptions, and departures for side and rear yard setbacks. For townhouse and multifamily development, the minimum side and back yard setback shall be 20 feet along any property line abutting R-1 through R-8 zones and TC-C and TC-E zones, except for structures in on-site play areas, which shall have a setback of five feet.

15. Maximum floor area ratio (total building area available for occupation, including garage, divided by total lot area) applies only to detached single-family houses and duplexes.

16. See SMC 21B.25.050(3) for measurement of height.

17. The maximum height as measured in SMC 21B.25.050(3) is 70 feet (with a maximum of six stories above the adjacent street(s)) west of 228th Avenue SE and 60 feet (with a maximum of five stories above adjacent street(s)) east of 228th Avenue SE.

18. See Chapter 21B.20 SMC for commercial uses subject to the commercial allocation cap.

19. Commercial floor area may be permitted in the TC-D zone, provided it is developed consistent with the unified zone development principles set forth in SMC 21B.95.050.

20. See SMC 21B.75.020 for calculations of affordable housing units related to allocated density.

(Ord. O2010-293 § 1 (Att. A))

21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.

(1) Bonus Residential Dwelling Units. SMC 21B.25.030 identifies the “maximum density” and “allocated density” for each Town Center zone. Projects may obtain additional density by complying with the affordable housing provisions set forth in Chapter 21B.75 SMC, by the incorporation of site amenities subject to TC-D zone residential dwelling unit transfers, and/or through the City’s transfer of development rights (TDR) program (subject to the adoption by the City council including the Town Center as a receiving site). Bonus provisions vary by zone. Specifically:

(a) TC-A Zones. Applicants may select from the following options for obtaining additional dwelling units, subject to the provisions below:

(i) Additional dwelling units are awarded from the Town Center's available affordable housing bonus pool subject to compliance with affordable housing provisions set forth in Chapter 21B.75 SMC. Within each quadrant, the bonus pool units shall be distributed on a first come, first served basis, up to the maximum number of bonus pool units, provided the development does not exceed the density limit for the zone.

(ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of subsection (2)(b) of this section.

(iii) Once the affordable housing bonus pool is exhausted, developments may obtain additional units through the City's TDR program or through the provisions of subsection (2)(d) of this section.

(b) TC-B Zones. Additional dwelling units may be awarded from a combination of the following, up to the zone's specified maximum density:

(i) Until the affordable housing bonus pool is exhausted, up to 25 percent of additional requested dwelling units may be taken from the bonus pool (subject to compliance with affordable housing provisions set forth in Chapter 21B.75 SMC). The bonus pool units shall be distributed on a first come, first served basis, provided the development does not exceed the density limits for the applicable zone.

(ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of subsection (2)(b) of this section.

(iii) Additional dwelling units may be obtained through the City's TDR program.

(c) TC-C Zones. Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.

(d) TC-D Zone. Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.

(e) TC-E Zone. Bonus dwelling units are not available in this zone.

See Figures 21B.25.040a and 21B.25.040b for clarification on the distribution of bonus dwelling units per zone.

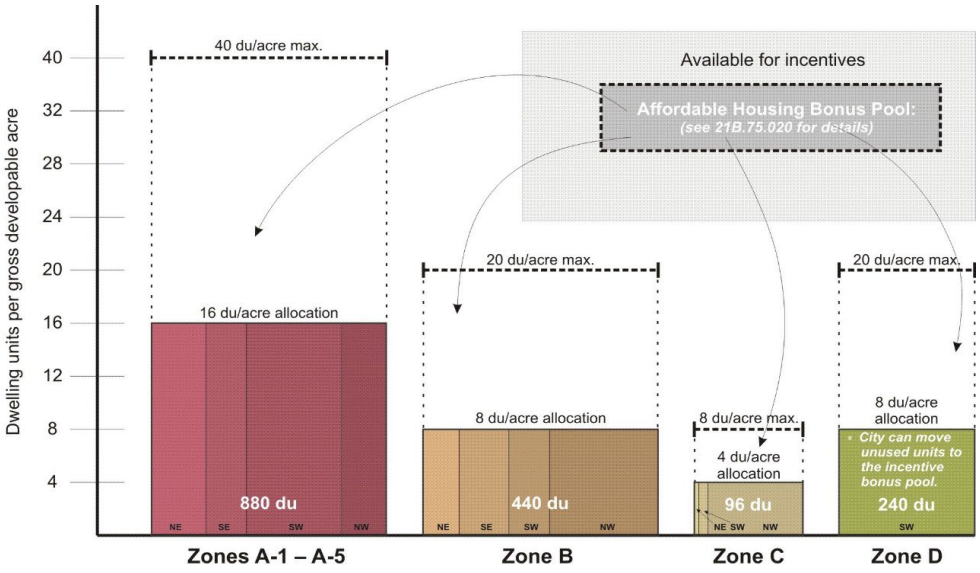


Figure 21B.25.040a. Illustrating the base and maximum residential development allocations (by the number of dwelling units) for the Town Center zones. Note that the pool of dwelling units referenced in the upper box is available for distribution as bonus units.

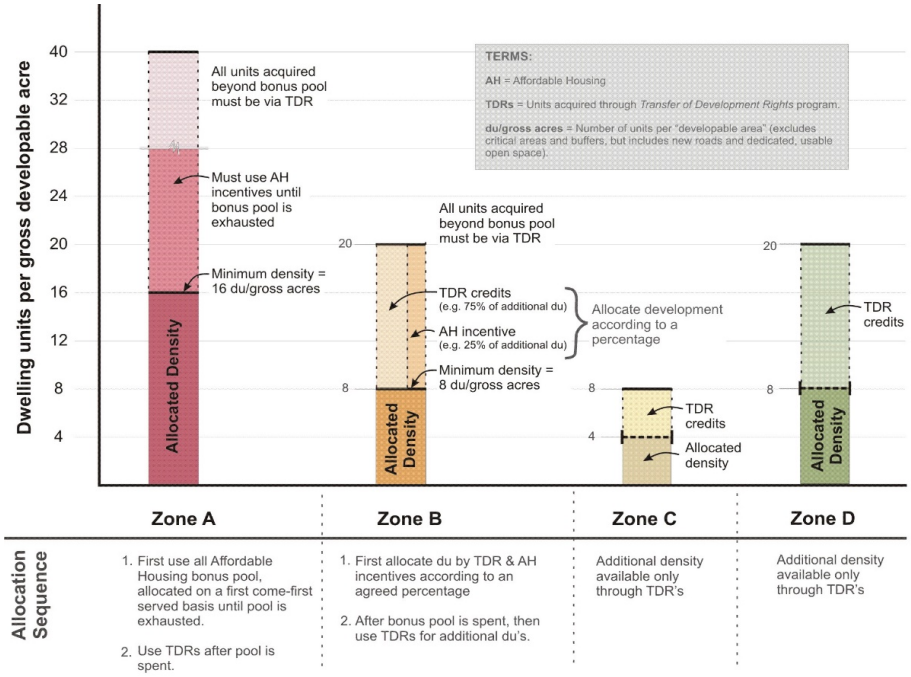


Figure 21B.25.040b. Standards for allocating bonus dwelling units per Town Center zones.

(2) Bonus Commercial and Residential Development Capacity. SMC 21B.25.030 and Figure 21B.25.040c specify commercial floor area allocations by zones and sub-zones with an additional 120,000 square feet of commercial floor area available through bonus incentives. Subsections (2)(a) and (b) of this section provide the distribution and criteria for allocating bonus commercial floor area, respectively. Subsection (2)(b) of this section also includes provisions for allocating bonus residential dwelling units. Subsection (2)(c) of this section provides for the opportunity for additional commercial or residential development capacity through the City's TDR program. Subsection (2)(d) of this section provides an option for the City to sell units from its TC-D residential density allocation to other properties within the Town Center.

(a) Distribution of Bonus Commercial Development Capacity.

SUB-ZONE	ALLOCATION	MAXIMUM BONUS DISTRIBUTION[1,2]	MAXIMUM ALLOCATION WITH INCENTIVE[1,2]
TC-A-1	200,000	50,000	250,000
TC-A-2	90,000	22,500	112,500
TC-A-3	90,000	22,500	112,500
TC-A-4	70,000	17,500	87,500
TC-A-5	20,000	5,000	25,000
TC-D	10,000	2,500	12,500
TOTAL	480,000	120,000	600,000

Table notes:

1. Bonus floor area shall be distributed on a proportional basis per the maximum levels indicated above until all 120,000 square feet of the available bonus floor area has been distributed. If it becomes clear after five years of adoption of the ordinance codified in this chapter that due to development patterns, the bonus development capacity will not be utilized in any of the A zones or the D zone, the director may allow the allocation of bonus square feet of development to another part of the Town Center, provided the other provisions in this section are met.

2. Bonus floor area allocation is subject to the design criteria specified in subsection (2)(b) of this section.

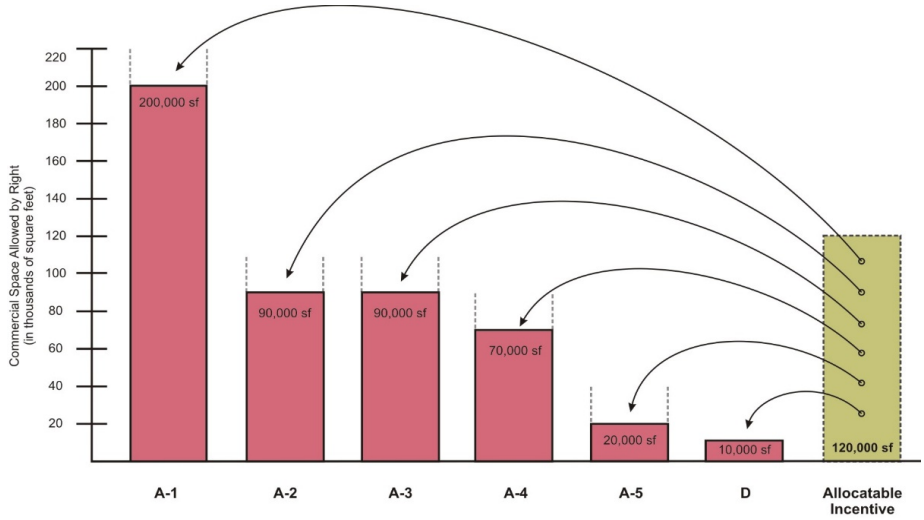


Figure 21B.25.040c. Illustrating the base commercial area allocations by zone and the pool of additional commercial area available for bonuses.

(b) Design Criteria for Awarding Bonus Commercial and Residential Development Capacity. Developments requesting available bonus commercial and residential development capacity (where awarded by the City from its TC-D residential density allocation) shall achieve a higher level of design performance than those specifically required in the Town Center development regulations. In order to qualify for bonus floor area or dwelling units, developments shall incorporate at least five of the development features listed below as determined in the unified zone development plan or other applicable review process.

(i) An extensive pedestrian network connected to the City's trail system with lighting, landscaping, and other amenities.

(ii) Creative and effective vehicular circulation system that minimizes impacts of motorized vehicles on the pedestrian environment.

(iii) A unique multi-use central open space with special amenities and activities.

(iv) Increased use of structured parking.

(v) Enhanced off-street pedestrian routes that connect to the existing/planned trail system.

(vi) Special accommodation of transit services.

(vii) Extensive environmental restoration and/or tree retention.

(viii) Environmental certification of all structures (LEED, Built Green or other similar certification).

(ix) Enhanced commitment for affordable housing.

(x) Includes a use or uses that will expand the range of activities in the Town Center. Such use or uses might include a gym, dance studio or health center, cultural or performing arts facilities, educational facilities, artists' studios, medical clinics, assembly areas, small business centers and similar uses that will encourage economic diversity, additional local services, pedestrian activity and/or support for other business or community activities.

(xi) Other significant features that exceed the development standards and regulations.

(xii) Low impact development site planning principles/practices that minimize stormwater runoff generated by the development. Such principles may include limited site disturbance, protection of natural drainage paths/features, minimize soil disturbance/compaction and/or restoration of compacted soils back to their original state.

The City shall maintain documentation of bonus floor area awarded in UZDP applications and which development features were utilized to obtain the bonus.

(c) Commercial and residential bonus development capacity may be accessed by use of TDR program. The ratio of TDR credit/amount of commercial or residential development shall be determined by the director and reported periodically to City council.

(d) The City is authorized to sell dwelling units from its TC-D residential density allocation to other properties zoned TC-A within the Town Center. The City shall limit the sale of dwelling units to projects that have a pending land use application within the Town Center at the time of closing of the sale. The price of such units shall be based upon a market analysis performed within 180 days of closing on the sale and the proceeds shall be used for public benefits within the Town Center. Each unit transferred from the TC-D zone into the TC-A zone shall be worth one dwelling unit for development in the TC-A zone. For example, if 10 dwelling units are purchased from the TC-D zone, they may be used to develop 10 dwelling units in the TC-A zone.

Extensive pedestrian network connected to the City's trail system

Vehicle circulation that reduces impacts and enhances the development's organization and open space

Structured parking away from primary open spaces and building entries

Substantive use of low impact development techniques

A unique multi-purpose open space such as this plaza that accomodates a farmer's market

Extensive environmental restoration, especially when incorporated as an amenity as in this case

Special amenity feature

Development configured to maximize tree retention

Figure 21B.25.040d. Examples of exemplary development worthy of consideration for commercial space allocation.

(Ord. O2016-429 § 9 (Att. I); Ord. 2011-310 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.25.050 Measurement methods.

The following provisions shall be used to determine compliance with this title:

(1) Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround, except as provided by SMC 21B.25.150;

(2) Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot; provided, that an access easement shall not be included within the circle; and

(3) Building height shall be measured from the average finished grade to the highest point of the roof. The average finished grade shall be determined by first delineating the smallest square or rectangle that can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle; provided, that the measured elevations do not include berms. (Ord. O2010-293 § 1 (Att. A))

21B.25.060 Minimum urban residential density.

Minimum density for residential development in the urban areas designated by the Comprehensive Plan shall be based on the tables in this chapter and adjusted as provided for in SMC 21B.25.090. (Ord. O2010-293 § 1 (Att. A))

21B.25.070 Calculations – Allowable dwelling units, lots or floor area.

Permitted number of units, lots or floor area shall be determined as follows:

(1) The allowed number of dwelling units or lots (base density) shall be computed by multiplying the site area specified in SMC 21B.25.080 by the applicable allocated residential density number;

(2) The maximum density (unit or lot) limits shall be computed by adding the bonus or transfer units authorized by SMC 21B.25.040(1) or Chapter 21B.75 SMC to the allocated residential units computed under subsection (1) of this section;

(3) The allowed commercial floor area includes all leasable floor area designed for commercial tenant occupancy, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the interior face of exterior walls. Structured or underground parking areas and areas housing mechanical equipment shall be excluded from commercial floor area calculations; and

(4) When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

(a) Fractions of 0.50 or above shall be rounded up; and

(b) Fractions below 0.50 shall be rounded down. (Ord. O2010-293 § 1 (Att. A))

21B.25.080 Calculations – Gross developable acreage.

(1) All site areas may be used in the calculation of allocated and maximum allowed residential density or project floor area except as outlined under the provisions of subsection (2) of this section.

(2) Submerged lands, landslide hazard areas and buffers, Category I through IV wetlands and buffers, and Type S, F, Np, and Ns streams and buffers shall not be credited toward allocated and maximum density or floor area calculations. Property used for new roadways, trails, stormwater facilities, or other features used by residents or the general public shall be counted as part of the site area for density calculations. Property transferred to the City for the construction of public roadways or other public feature shall be counted as part of the site area if the City and property owner reach such an agreement as part of the transfer. (Ord. O2010-293 § 1 (Att. A))

21B.25.090 Calculations – Site area used for minimum density calculations.

Minimum density shall be determined by multiplying the minimum density (dwelling units/acre) as set forth in SMC 21B.25.030(1) by the gross developable acreage of the project site as forth in SMC 21B.25.080. (Ord. O2010-293 § 1 (Att. A))

21B.25.100 Lot area – Prohibited reduction.

Any portion of a lot that was used to calculate compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot. (Ord. O2010-293 § 1 (Att. A))

21B.25.110 Measurement of setbacks.

(1) Street Setback. The street setback is measured from the street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone.

(2) Side Yard Setback. The side setback is measured from the side lot line adjacent to another private property to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.

(3) Back Yard Setback. The back yard setback is measured from the rear lot line adjacent to another private property to a line parallel to and measured perpendicularly from the rear lot lines at the depth prescribed for each zone.

(4) Corner Lots. For corner lots, setbacks from all street rights-of-way shall conform to setback and other development standards for front yards. (Ord. O2010-293 § 1 (Att. A))

21B.25.120 Setbacks – Specific building or use.

When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified building or use. (Ord. O2010-293 § 1 (Att. A))

21B.25.130 Setbacks – Modifications.

The following setback modifications are permitted:

(1) When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line; and

(2) When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two nonconforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback. (Ord. O2010-293 § 1 (Att. A))

21B.25.140 Setbacks – From regional utility corridors.

(1) In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.

(2) In other types of land development permits, easements shall be used to delineate such corridors.

(3) All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor or when structures are allowed by mutual agreement in the utility corridor. (Ord. O2010-293 § 1 (Att. A))

21B.25.150 Setbacks – From alley.

Accessory structures and accessory dwelling units, where built on top of an existing garage, may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access are provided within the alley. (Ord. O2010-293 § 1 (Att. A))

21B.25.160 Setbacks – Required modifications.

In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial. (Ord. O2010-293 § 1 (Att. A))

21B.25.170 Setbacks – Projections and structures allowed.

Provided, that the required setbacks from regional utility corridors of SMC 21B.25.140 and the sight distance requirements of SMC 21B.25.200 are maintained, structures may extend into or be located in required setbacks, as follows:

(1) Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project 30 inches into a street setback, provided such projections are:

(a) Limited to two per facade; and

(b) Not wider than 10 feet;

(2) Unenclosed porches and entry features may project six feet into the street setback;

(3) Eaves may not project more than:

(a) Twenty-four inches into a street setback;

(b) Eighteen inches across a lot line in a zero lot line development; provided, that any neighboring building and its associated eaves are 10 feet from the lot line;

(4) Fences may be allowed within front, side, or back yard setback per SMC 21B.30.180. For fences along an alley, see SMC 21B.30.260(3);

(5) Rockeries, retaining walls and curbs may project into or be located in any setback, provided these structures do not exceed a height of six feet from the property line grade;

(6) Fences located on top of rockeries, retaining walls or berms are subject to the requirements of SMC 21B.30.180;

(7) Telephone poles and lines; power poles and lines; cable TV and Internet lines; light and flagpoles; trellises not exceeding eight feet in height, not wider than 10 feet; culverts; underground water facilities; underground sewer facilities; and accessory facilities for the provision of utilities, such as drains, but excluding electrical and cellular equipment cabinets, and similar utility boxes and vaults;

(8) The following may project into or be located within a setback, but may only project into or be located within a setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure:

(a) Sprinkler systems, electrical and cellular equipment cabinets and other similar utility boxes and vaults;

(b) Security system access controls;

(c) Structures, except for buildings, associated with trails and on-site recreation spaces and play areas required in SMC 21B.30.060 and 21B.30.170 such as benches, picnic tables and drinking fountains; and

(d) Surface water management facilities as required by City of Sammamish stormwater management regulations;

(9) Mailboxes and newspaper boxes may project into or be located within street setbacks but will not be allowed in TC-A zones;

(10) Fire hydrants and associated appendages;

(11) Metro bus shelters may be located within street setbacks;

(12) Unless otherwise prohibited in SMC 21B.25.200 and Chapter 21B.45 SMC, freestanding and monument signs four feet or less in height, with a maximum sign area of 20 square feet, may project into or be located within street setbacks;

(13) Storm water vaults, structures, and conveyance systems, both above and below ground, provided such projections are:

(a) Consistent with setback, easement and access requirements specified in the current Surface Water Design Manual; or

(b) In the absence of said specifications, not within 10 feet of the property line for stormwater vaults and structures, and not within five feet of the property line for conveyance systems; and

(14) Building elements that (a) do not restrict pedestrian access to or views from the street into the setback area or (b) make a fire or safety hazard or adverse impact. Such elements may, in some conditions, include canopies, awnings, blade signs, and lights.

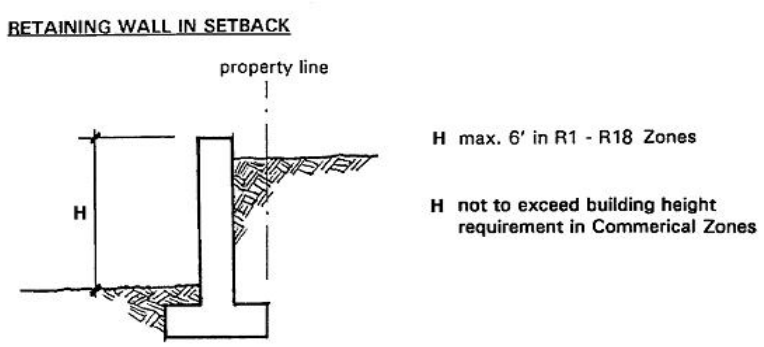


Figure 21B.25.170a. Retaining wall standards.

(Ord. O2016-429 § 9 (Att. I); Ord. O2010-293 § 1 (Att. A))

21B.25.180 Height – Exceptions to limits.

The following structures may be erected above the height limits set forth in SMC 21B.25.030:

(1) An additional two feet in height is allowed for structures with green roofs occupying at least 50 percent of the area of the roof;

(2) Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to 10 feet in the TC-A and

TC-B zones provided the design meets the provisions of SMC 21B.30.140;

(3) Fire or parapet walls may exceed the height limit by up to 10 feet in the TC-A and TC-B zones provided the design meets the building design provisions of Chapter 21B.30 SMC; and

(4) Skylights, flagpoles, chimneys, church steeples, crosses, spires, communication transmission and receiving structures, and similar structures. (Ord. O2010-293 § 1 (Att. A))

21B.25.190 Lot divided by zone boundary.

When a lot is divided by a zone boundary, the following rules shall apply:

(1) When a lot contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site;

(2) When a lot contains residential zones of varying density:

> (a) Any residential density transfer within the lot shall be allowed from the portion with the lesser residential density to that of the greater residential density;
>
> (b) Compliance with these criteria shall be evaluated during review of any development proposals in which such a transfer is proposed; and

(3) Uses on each portion of the lot shall only be those permitted in each zone pursuant to Chapter 21B.20 SMC. (Ord. O2010-293 § 1 (Att. A))

21B.25.200 Sight distance requirements.

Except for utility poles and traffic control signs, the following sight distance provisions shall apply to all intersections and site access points:

(1) A sight distance triangle area as determined by subsection (2) of this section shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between 42 inches and eight feet above the existing street grade;

(2) The sight distance triangle at:

(a) A street intersection shall be determined by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle; or

(b) A site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle; and

(3) The director may require modification or removal of structures or landscaping located in required street setbacks, if:

(a) Such improvements prevent adequate sight distance to drivers entering or leaving a driveway; and

(b) No reasonable driveway relocation alternative for an adjoining lot is feasible.

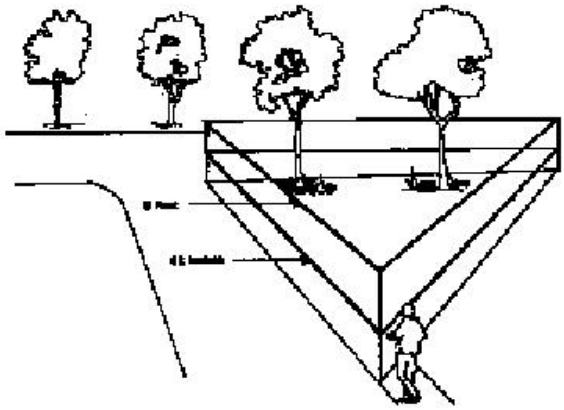
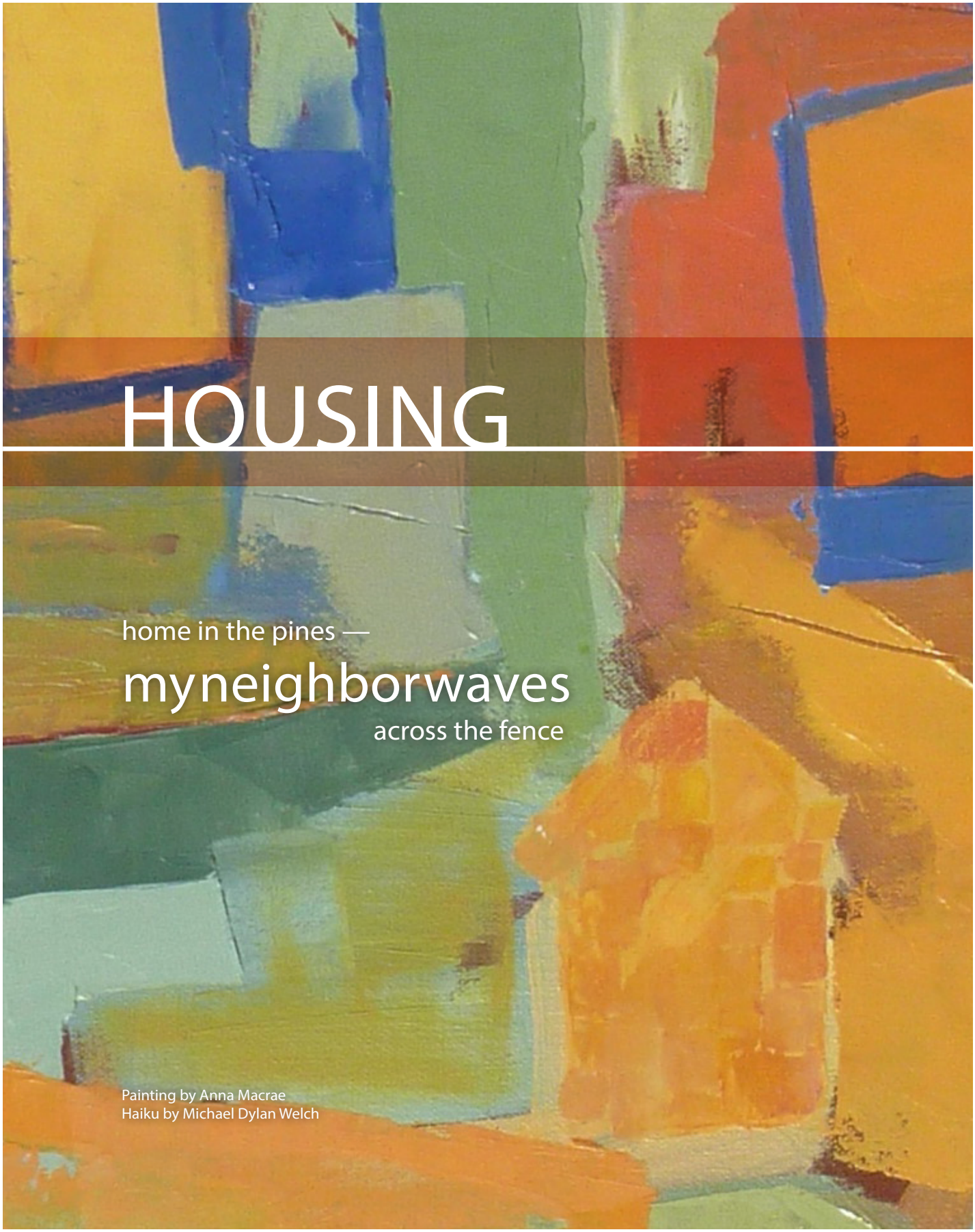


Figure 21B.25.200a. The area of a sight distance triangle between 42 inches and eight feet above the existing street grade shall remain open.

(Ord. O2010-293 § 1 (Att. A))


HOUSING
home in the pines —
myneighborwaves
across the fence
Painting by Anna Macrae
Haiku by Michael Dylan Welch

Housing Goals

Goal H.1	Neighborhood Vitality and Character Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.
Goal H.2	Housing Supply and Variety Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.
Goal H.3	Housing Affordability Provide for a range of housing opportunities to address the needs of all economic segments of the community.
Goal H.4	Housing for People with Special Needs Support a variety of housing opportunities to serve those with special needs.
Goal H.5	Regional Collaboration Actively participate and coordinate with other agencies in efforts to meet regional housing needs.
Goal H.6	Monitoring Implement Housing Element goals in a manner that is effective, efficient and transparent.

HOUSING

Introduction

The Housing Element addresses the preservation, improvement, and development of housing, identifies land to accommodate different housing types, and makes provisions for the existing and projected housing needs of all economic segments of the community. Sammamish's housing element ensures that there will be enough housing to accommodate expected growth in the city, and the variety of housing necessary to accommodate a range of income levels, ages and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

The Housing Element is supported by a housing needs analysis, which quantifies existing and projected housing needs and identifies the number of housing units necessary to accommodate projected growth. This analysis prompts the City to consider what current and future residents will need, and this in turn informs policies that shape the zoning and development standards in place today and planned for the future. This is an element in which multiple interests need to be balanced, including community character, demographic characteristics, affordability, and others. This analysis is contained in the Housing Element Background

Lancaster Ridge

Multifamily housing

Information. Specifically, the Housing Element Background Information contains the East King County Housing Needs Analysis, beginning on page ~~H.3~~H.5, prepared by ARCH (A Regional Coalition for Housing), in collaboration with the participating cities. The Housing Needs Analysis, dated January 27, 2015, includes a review of demographics, household characteristics, housing supply and summary findings for both the East King County area and the City of Sammamish. ~~The Housing Element Background Information also includes the February 2, 2006 Planning Commission Recommended Draft City of Sammamish Housing Strategy Plan, which identifies recommended actions to implement the Housing Element of the 2003 Comprehensive Plan.~~

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

~~To accomplish aims of this Element, the City will develop a shorter range Strategy Plan that lists potential strategies to implement various goals and policies and their relative priority for consideration.~~ The 2018 Housing Strategy, Sammmamish Home Grown - A Plan for People, Places, and Community is a plan to guide the implementation of the following goals and policies and their relative priority for consideration. In addition, the results of activities undertaken through ~~the Strategy~~ this Plan will facilitate performance monitoring, evaluation, and future planning updates.

Goals and policies that support housing sustainability and healthy communities address energy efficiency.

Single family homes

Townhomes

Goals and Policies

Goal H.1 — Neighborhood Vitality and Character

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.

Policy H.1.1 — Ensure new development and redevelopment is sensitive to the context of existing and planned neighborhood character.

Policy H.1.2 Support investment in existing neighborhoods and housing in order to preserve the character and condition of neighborhoods and housing.

Policy H.1.3 Support the preservation of the city's historically significant housing.

Policy H.1.4 Provide notification and foster public awareness and participation in decisions affecting neighborhoods.

Goal H.2 Housing Supply and Variety

Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

Policy H.2.1 Maintain an adequate supply of appropriately zoned land to accommodate the city's housing growth targets.

Policy H.2.2 Support a variety of residential densities and housing types to meet the needs and preferences of all Sammamish residents.

Policy H.2.3 Consider the impacts on citywide housing capacity and diversity when making land use policy decisions or code amendments.

Policy H.2.4 Support residential and mixed use development in Town Center and other commercial areas where combining such uses would promote the vitality and economic viability of the area.

Policy H.2.5 Permit and promote smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses).

Policy H.2.6 Promote the development of accessory dwelling units (ADUs).

Policy H.2.7 Permit manufactured homes in residential zones in accordance with the provisions of state and federal law.

Based on the assumptions described in the Land Use Element, the City has development capacity to meet the adopted 2035 targets of 4,640 houses and 2,088 jobs.

Multifamily housing

Neighborhood within easy walking distance of Eastlake High School, local transit and Sammamish Highlands

Urban infill is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term "urban infill" itself implies that existing land is mostly built-out and what is being built is in effect "filling in" the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

Fair Housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability—these are the "protected classes" under state and federal law. (Some places also protect age, sexual orientation, or having a Section 8 voucher). Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. Sammamish's fair housing practices are evaluated periodically by King County as part of a countywide report to the federal government.

Location-efficient Housing refers to homes that have easy or inexpensive access to workplaces, schools, shopping, and other necessary destinations. Housing locations are efficient to the most people when the ways to these destinations are easily walkable, don't require the resident to own an automobile, and can be reached in 20 minutes or less.

New housing development under construction

Policy H.2.8	Avoid creating regulations and procedures that discourage the housing industry's ability to respond to market needs or unnecessarily increase the costs of developing housing.
Policy H.2.9	Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.
Policy H.2.10	Promote minimum densities in commercial zones that allow housing to achieve mixed-use development.
Policy H.2.11	Ensure fair and legal housing practices throughout the city.
Policy H.2.12	Promote location-efficient and energy-efficient housing choices through incentives and other means.

Goal H.3 Housing Affordability

Provide for a range of housing opportunities to address the needs of all economic segments of the community.

Policy H.3.1 Develop and implement plans and strategies that promote a proportionate amount of the countywide need for housing affordable to households with moderate, low and very low incomes, including those with special needs.

Policy H.3.2 Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.

Policy H.3.3 Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.

Policy H.3.4 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two person households.

Policy H.3.5 Consider offering financial aid and/or technical assistance to organizations that provide affordable housing for very low-, low- and moderate-income households.

Policy H.3.6 Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable to very low-, low- and moderate-income households.

Given the unique challenges of providing housing affordable to households at less than 30% AMI (very low-income), local efforts will require collaboration with other jurisdictions and funders.

Multifamily housing

Single family homes

Multifamily housing

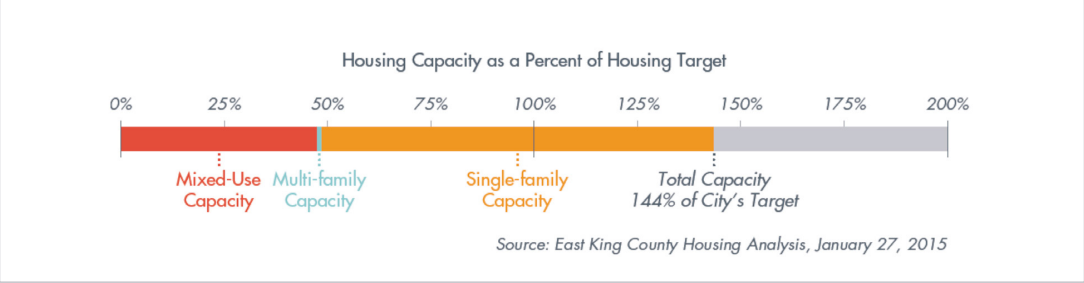
Low-density development

Area Median Income (AMI)

Housing Affordability

Growth Management Act Context

Comprehensive Plan Requirements. The Growth Management Act requires that comprehensive plan housing elements contain an inventory and analysis of projected housing needs to manage projected growth, provide a statement of goals and policies for the preservation, improvement and development of housing, identify sufficient land for housing, and make adequate provisions for existing and projected needs of all economic segments of the community.



As shown in the bar chart above, the City of Sammamish has demonstrated sufficient land for housing, with a housing capacity of 144% of the City's housing target. Given the cost of single family housing, and because mixed use and multifamily housing types are typically more affordable than single-family, detached housing, the City recognizes the importance of having sufficient zoned capacity for multi-family and Town Center mixed use residential development in order to meet affordability needs. As shown above, approximately 50 percent of the City's capacity was in either multi-family or mixed use residentially zoned land. This is an important element in the City's overall approach to providing for affordable housing in Sammamish.

Countywide Planning Requirements. The King County Countywide Planning Policies (CPPs), in addition to reaffirming the GMA housing goals, require all cities to share the responsibility for achieving the goal of an equitable distribution of affordable housing in King County. Through the CPPs, cities in King County have agreed that housing in each community should reflect the existing countywide mix of household income. The CPPs define the county-wide need for housing by income as follows:

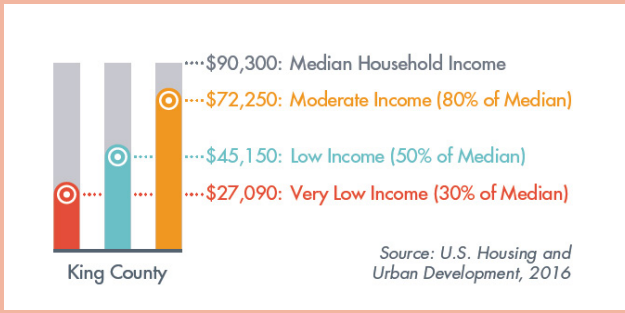
- 50–80% of AMI (moderate) 16% of total housing supply
- 30–50% of AMI (low) 12% of total housing supply
- 30% and below AMI (very low) 12% of total housing supply

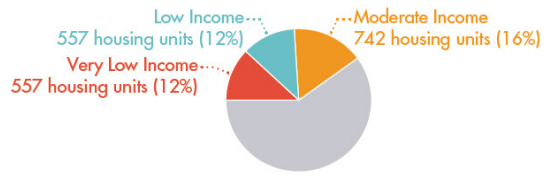
Currently the supply of existing affordable housing for lower income households is less than existing needs both countywide and in many cities, especially for very low income households. Sammamish has only about 2 percent of the City's existing housing stock affordable at up to 50 percent of median income, and about 5 percent affordable between 50 percent and 80 percent of median income. This is a much lower proportion than most other cities countywide and in East King County.

The CPPs encourage cities to employ a range of housing tools to address the countywide need and recognize that local jurisdictions should tailor their housing policies based on local circumstances and conditions. Cities are also expected to work collaboratively to meet the regional affordable housing need and to monitor and measure results.

Measuring Countywide Affordable Housing Need

These charts help to illustrate the estimated City of Sammamish proportionate share of the countywide affordable housing need resulting from new growth. The chart at right summarizes King County household income levels corresponding to 80, 50, and 30 percent of the 2016 HUD estimate of King County median household income. Based on the City's housing target of 4,640 units, the pie chart below shows the amount of affordable housing needed at each income level to meet a proportionate share of countywide affordable housing demand.





City of Sammamish Proportionate Share of County-wide Affordable Housing Resulting from New Growth
(2035 growth target = 4,640 units)

Recognizing that Sammamish has a lower proportion of affordable housing than other cities in East King County, the City will continue to work toward fulfilling its role in meeting the countywide need for affordable housing in King County. The goals and policies in this Housing Element specifically identify the policies, strategies and actions identified by the City to address this goal.

Special needs housing in this plan includes homes suitable for and occupied by people with one or more self-help limitations, such as physical or mental disability, long-term illness, or alcohol or drug issues. The housing may or may not incorporate supportive services, and may be permanent or transitional. Examples include adult family homes, assisted living facilities, and group homes for people with developmental disabilities.

Universal design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and low-floor buses that "kneel" (bring their front end to ground level, rather than on-board lifts).

Policy H.3.7 Support affordable rental and ownership housing throughout the city especially in areas with good access to transit, employment, education and shopping.

Policy H.3.8 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

Policy H.3.9 Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for affordable housing with a preference for housing for low-income and very-low income households.

Goal H.4 Housing for People with Special Needs

Support a variety of housing opportunities to serve those with special needs.

Policy H.4.1 Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.

Policy H.4.2 Support a range of housing types for seniors; e.g., adult family homes, skilled nursing facilities, assisted living and independent living communities.

Policy H.4.3 Ensure development regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations in Sammamish.

Policy H.4.4 Encourage the geographic distribution of special needs housing throughout the city, understanding that some clustering of such housing may be appropriate if proximity to public transportation, employment opportunities, medical facilities or other services is necessary.

Policy H.4.5 Support public and private housing and services for people who are homeless.

Goal H.5 Regional Collaboration

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

Policy H.5.1 Support the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.

Policy H.5.2 Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations, to develop a coordinated, regional approach to homelessness.

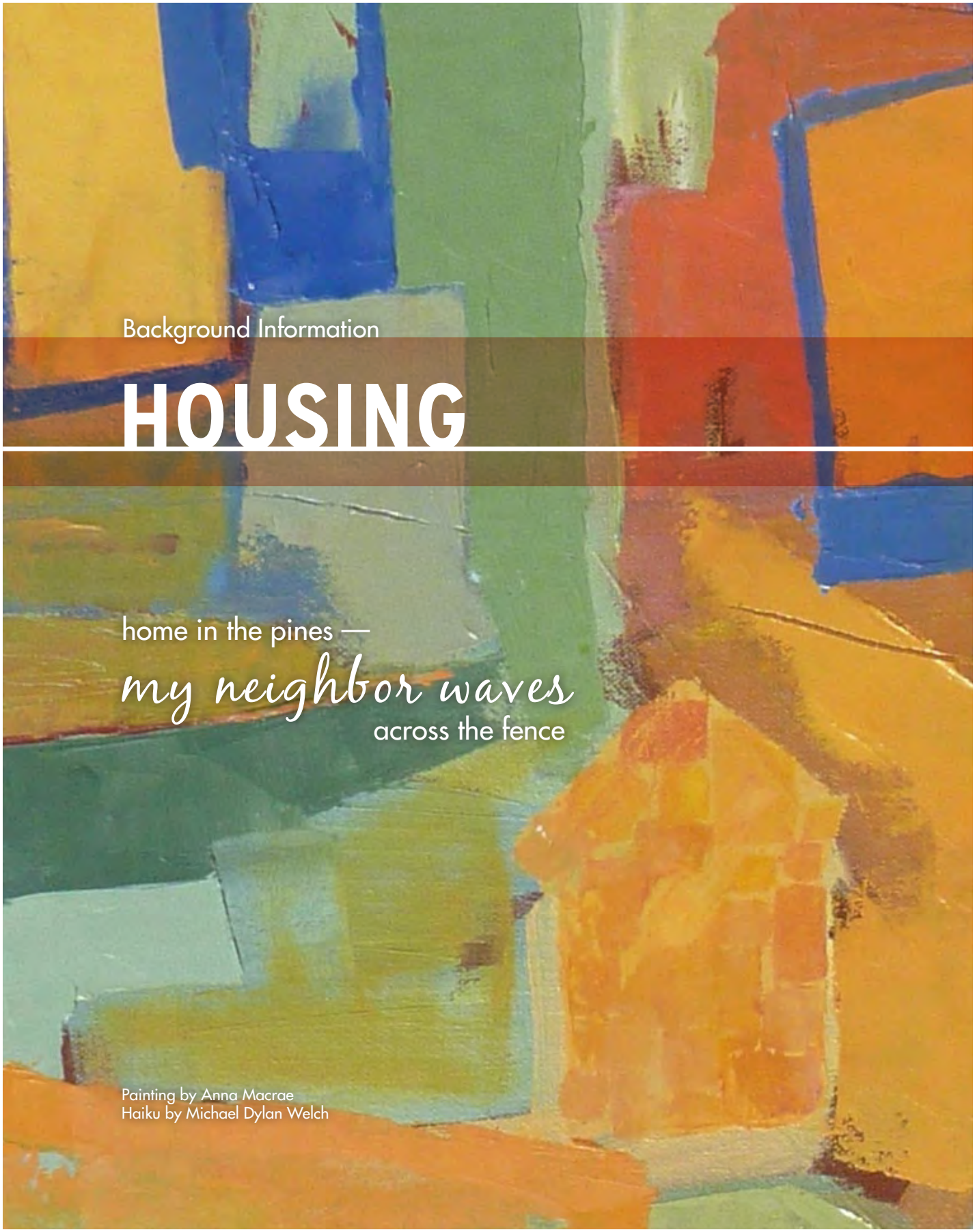
Policy H.5.3 Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.

Policy H.5.4 Support and encourage housing legislation at the county, state, and federal levels that promotes the City's and region's housing goals and policies, including support for affordable and sustainable housing for all residents in the City and region.

Single family homes near Allen Lake

For more information, see the recommended 2006 Housing Strategy Plan, Exhibit A in Volume.II.H, beginning on page H.77.

Goal H.6	Monitoring Implement Housing Element goals in a manner that is effective, efficient and transparent.
Policy H.6.1	Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element.
Policy H.6.2	Support regional housing strategies.
Policy H.6.3	Monitor the city's housing supply, type and affordability including measurable progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.
Policy H.6.4	Evaluate and report on how the goals and policies of this Housing Element are being achieved.
Policy H.6.5	On a regular basis, based on results of monitoring local data and effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet local housing needs.



Background Information

HOUSING

home in the pines —
my neighbor waves
across the fence

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Background Information

HOUSING

This is a new page added to the Background Chapter of the Housing Element.

Complete information about the City of Sammamish 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Housing, and Community can be found on the City of Sammamish webpage at http://www.sammamish.us

Sammamish Home Grown is a plan to guide the implementation of the goals and policies of the Housing Element. It serves as a work plan that assists the City with transforming policies into near-term actions and determine priorities for the preferred housing strategies.

Neighborhood near Allen Lake

Note on the following pages that the page numbers have been updated. No other changes have been made to this document.

East King County

Housing Analysis

Pursuant to RCW 36.70A.070(2), Growth Management Act of Washington.

City of Sammamish Washington

ARCH A Regional Coalition for Housing

1/27/2015

Table of Contents

List of Charts and Exhibits 2
I. EAST KING COUNTY NEEDS ANALYSIS 6
INTRODUCTION 6
HOUSING NEEDS 7
Population Growth 8
Household Types 9
Household Sizes 9
Senior Population 9
Ethnicity/Immigration 10
Household Incomes and Cost-burdened Households 10
Local Employment 12
Persons with Special Housing Needs 14
HOUSING SUPPLY 16
General Housing Stock 16
Existing Housing Affordability 19
HOUSING TARGETS AND CAPACITY 22
SUMMARY FINDINGS 24
II. LOCAL NEEDS ANALYSIS SUPPLEMENT II-1
LOCAL DEMOGRAPHIC HOUSING DATA II-1
NEIGHBORHOOD CONDITIONS II-3
SUMMARY OF LOCAL HOUSING STRATEGIES II-4
OVERALL RESULTS II-5
III. APPENDIX A-1

List of Charts and Exhibits

CHART	TITLE	PAGE
1.	HOUSEHOLD TYPES	I-7
2.	POPULATION AGE	I-8

H.7

3.	Household Incomes	I-9
4.	Cost–Burdened (35%) Household by Tenure and Household Age	I-10
5.	Jobs–Housing Balance	I-11
6.	Average Wages	I-12
7.	Employees Who Live Where They Work	I-13
8	Causes of Homelessness	I-14
9.	Housing Units by Units in Structure	I-15
10-A.	Affordable and Actual Average Rents	I-18
10-B.	Change in Household Income, Sales Prices, and Rents	I-18
10-C.	Affordable and Actual Average Prices of Single-Family Homes	I-18
10-D.	Affordable and Actual Average Prices, Detached Homes & Condos	I-18
11.	Progress toward affordable Housing Targets	I-20
12.	Housing Capacity as Percent of Housing Targets	I-21

APPENDIX

A.	Population	A-3
B.	Household Types	A-4
C.	Household Size:	
C-1.	Households by Number of People (Chart)	A-5
C-2.	Households by Number of People (Table)	A-6
D.	Population Age:	
D-1.	Population Age	A-7
D-2.	Population Age, 55 Years and Older	A-8
E.	Ethnicity and Nativity:	
E-1.	Race and Ethnicity	A-9
E-2.	Foreign-born Population	A-10
E-3.	Limited English Proficiency	A-11
F.	Income:	
F-1.	Household Income relative to Median Income	A-12
F-2.	Household Incomes, East King County Cities	A-12
G.	Poverty:	

APPENDIX

G-1. HOUSEHOLDS BELOW POVERTY LEVEL A-13
G-2. ELDERLY HOUSEHOLDS LIVING BELOW POVERTY LEVEL A-13
G-3. HOUSEHOLDS BELOW POVERTY LEVEL A-14
H. HOUSING COST BURDEN:
H-1. COST BURDENED HOUSEHOLDS BY TENURE (TABLE) A-15
H-2. COST-BURDENED HOUSEHOLDS BY INCOME, EAST KING COUNTY CITIES A-15
H-3. COST-BURDENED HOUSEHOLDS BY TENURE (CHART) A-16
H-4. SEVERELY COST-BURDENED HOUSEHOLDS BY TENURE A-17
I. JOBS-HOUSING BALANCE RATIO A-18
J. JOBS AND WAGES:
J-1. EMPLOYMENT BY SECTOR A-19
J-2. AVERAGE WAGE BY SECTOR A-20
K. PERSONS WITH SPECIAL NEEDS:
K-1. HOUSEHOLDS RECEIVING SUPPLEMENTAL SECURITY INCOME A-21
K-2. PERSONS LIVING IN GROUP QUARTERS A-22
K-3. CHARACTERISTICS OF HOMELESS FAMILIES A-23
K-4. ONE NIGHT COUNT SUMMARY, KING COUNTY A-23
K-5. ONE NIGHT COUNT OF UNSHELTERED HOMELESS PERSONS A-24
K-6. SCHOOL-REPORTED HOMELESS CHILDREN A-24
L. HOUSING STOCK:
L-1. HOUSING TYPES A-25
L-2. RESIDENTIAL PERMIT ACTIVITY A-27
L-3. NEW ATTACHED HOUSING BY TENURE A-27
L-4. HOMEOWNERSHIP (CHART) A-28
L-5. HOMEOWNERSHIP (TABLE) A-28
M AFFORDABLE HOUSING STOCK:
M-1. AFFORDABLE HOUSING STOCK A-29
M-2. AFFORDABLE HOUSING STOCK, BY TENURE A-30
N. AFFORDABILITY OF NEW MULTIFAMILY HOUSING

H.9

APPENDIX

N-1. AFFORDABILITY OF NEW PRIVATE ATTACHED HOUSING (CHART) A-31

N-2. AFFORDABILITY OF NEW MULTIFAMILY HOUSING (TABLE) A-32

O. HOUSING UNITS IN 2011 BY YEAR BUILT A-33

P. HOUSING COSTS:

P-1. HOME SALES PRICES A-34

P-2. RENTAL HOUSING COSTS AND VACANCIES A-35

Q. HOUSING FOR PERSONS WITH SPECIAL NEEDS:

Q-1. NEW ACCESSORY DWELLING UNITS (ADUS) A-36

Q-2. ADULT FAMILY HOMES AND ASSISTED SENIOR HOUSING A-36

Q-3. SUBSIDIZED HOUSING WITH COVENANTED RESTRICTIONS A-37

Q-4. HOUSING PRODUCTION TOWARD *10-YEAR PLAN TO END HOMELESSNESS* A-37

R. HOUSING TARGETS:

R-1. HOUSING AND EMPLOYMENT TARGETS A-38

R-2. PERMIT ACTIVITY AND HOUSING TARGETS A-39

S. NEW AFFORDABLE HOUSING:

S-1. AFFORDABLE HOUSING CREATED A-40

S-2. NEW AFFORDABLE HOUSING UNITS, EAST KING COUNTY A-40

T. LIST OF SOURCES A-41

I. EAST KING COUNTY NEEDS ANALYSIS

INTRODUCTION

Under the provisions of the Growth Management Act, each housing element is to "include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth." Further guidance on preparing a "needs analysis" is provided in the Countywide Planning Policies.[1] The goal of this East King County Needs Analysis is to provide all ARCH (A Regional Coalition for Housing) member cities with consistent data and analysis which will inform and assist in the updates of local comprehensive plans. The housing needs analysis should inform readers as to the specific needs that they can expect to exist within the forecast population. It is also intended to help understand who lives and works in East King County in order to inform our individual cities and overall sub-region's existing and projected housing needs.

Cities in East King County have created a partnership through ARCH to help them better address local housing needs. This partnership of cities has acknowledged that they are all part of a larger contiguous housing market with common issues facing many member cities. This needs analysis has been organized to reflect this partnership and recognize the many common housing market conditions and needs. Along those lines this document is organized into three sections:

- East King County Report. This report highlights the key demographic and housing information for East King County. Much of the discussion in this section focuses on the sub-regional level, with some mention of significant variations or similarities between cities and East King County averages.
- City Summary Report. A separate report is also provided for each city that is a member of ARCH. This report highlights where an individual city's conditions vary significantly from the results reported in the East King County report, unique characteristics of the city that impact local housing conditions, and local efforts made in the past to address local housing needs.
- Housing Needs Analysis Appendix. The appendix includes a wider range of demographic and housing related data, including more detailed tables for all the information provided in the sub-regional and city summary reports. Most data is provided at the city, sub-regional and countywide level.

There are several elements of the East King County needs analysis. The first part, Planning Context, focuses on the regional and county-level planning policies that guide the city's comprehensive planning. The second part, Housing Needs, provides demographic and other information for local residents. It also includes information regarding the local workforce. This information helps to define the demand for housing in a community. The third part, Housing Supply, looks at the type and affordability of existing housing in the community. The fourth

[1] CPP H-3.

H.11

part, Summary Findings, identifies areas of needs by comparing *demand*—for various housing types and affordability levels for existing residents and employees and projected growth—with existing and projected housing *supply*.

PLANNING CONTEXT

Supplementing the state's Growth Management Act is a system of regional (county-wide and multi-county) planning policies. The purpose of the following discussion is not to describe the entire context of these regional policies, but to focus on those related to the analysis of housing demand and supply—particularly housing types and affordability.

Housing Diversity

In the regional planning context, "housing diversity" means that the housing needs of all economic and demographic groups are addressed within all jurisdictions.[2] The Housing Element needs to show how a city will accommodate a variety of housing types at a variety of densities.[3] Specifically, cities should address housing for rental and ownership and for a range of household types and sizes, including housing suitable and affordable for households with special needs.[4]

Housing Affordability

The Growth Management Act states that the Housing Element must show how a city will provide opportunities for affordable housing for all economic segments of the community.[5] The Multicounty Planning Policies in *VISION 2040* call for policies that provide for a "sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region."[6] This is furthered in the King County Countywide Planning Policies (CPPs) which require each city to adopt policies, strategies, actions, and regulations that promote housing affordability, especially to address the countywide need for housing affordable to very low-, low-, and moderate-income households.[7] The county-wide need for housing by income is defined as follows ("AMI" stands for King County Area Median Income):[8]

50–80% of AMI (moderate)	16% of total housing supply
30–50% of AMI (low)	12% of total housing supply
30% and below AMI (very low)	12% of total housing supply

While a city cannot guarantee that a given number of units at each affordability level will be created, establishing the countywide need clarifies the scope of the effort for each jurisdiction.

[2] MPP-H-1 and CPP Overarching Goal, Housing.
[3] Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410. MPP-H-1. CPP H-4.
[4] CPP H-5 and MPP H-3.
[5] Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410.
[6] MPP-H-2.
[7] CPP H-5.
[8] CPP H-1.

Cities are encouraged to employ a range of housing tools to ensure the countywide need is addressed and should tailor their housing policies, strategies, regulations, and programs "to local needs, conditions, and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions."[9] Where the supply of affordable housing is significantly less than a city's proportional share of the countywide need, the city may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Planning should include housing "that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work."[10]

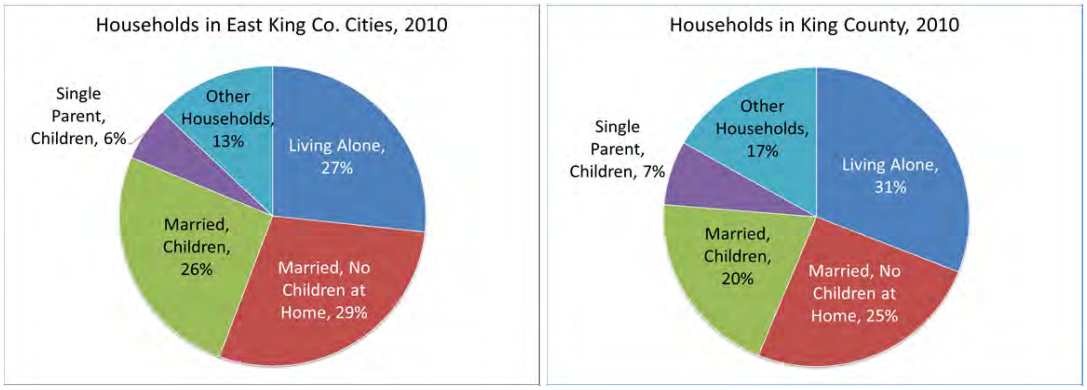
In addition, cities are expected to "work cooperatively … to provide mutual support in meeting countywide housing growth targets and affordable housing needs,"[11] Finally, cities also need to monitor the results of their efforts, and as needed reassess and adjust their policies and strategies.[12]

The analysis that follows addresses current and trending housing needs and supply.

HOUSING NEEDS

Population Growth

CHART 1: Household Types



Source: *2010 U.S. Census*

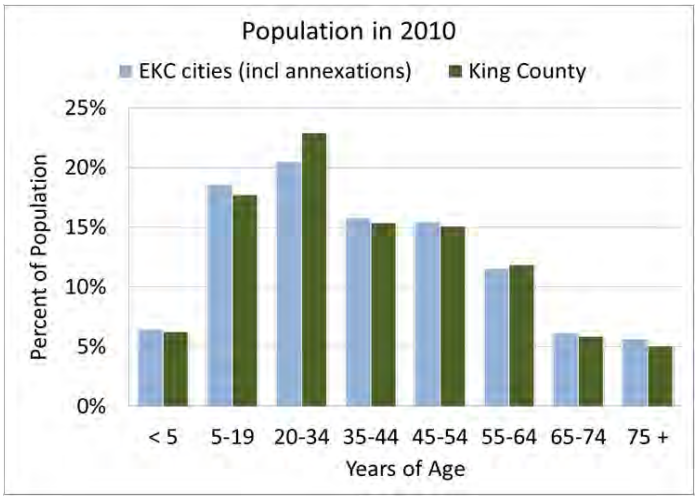
East King County cities grew 30% in population between 2000 and 2010, if two large annexations to Kirkland (which became official in 2011) are included. (See **Exhibit A** in the Appendix.) Without the Kirkland annexations, that growth is 19%, still half again greater than the rate of Seattle (13%), more than one and a half times that of the King County average (11%),

[9] CPP H-8.
[10] CPP H-9.
[11] CPP H-14.
[12] CPPs H-17 and H-18.

H.13

and greater than the state population growth rate of 14%. The cities in East King County with the highest proportion of population increase included Issaquah, Redmond, Sammamish and Newcastle, while the population of Mercer Island and the "Point Cities" (Medina, Clyde Hill, Yarrow Point, Hunts Point, Beaux Arts Village) remained essentially unchanged.

CHART 2: Population Age



Source: *2010 U.S. Census*

Household Types

The mix of household types in East King County are not strikingly different from King County overall (**Chart 1**). Compared to countywide, East King County has a larger proportion of married-couple households.

By and large, Eastside cities have not seen a significant change in their mix of household types from 2000 levels. (See Appendix**, Exhibits B-1 and B-2**.) Most East King County cities have similar blends of household types, with the notable exceptions that Sammamish and the Point Cities have higher proportions of married with children households, and Kirkland and Redmond have higher proportions of one-person households.

One-person households and married couples without children compose 57% of East King County households. Sammamish, at just over 40%, is the only Eastside city with less than 50% of households in these two categories.

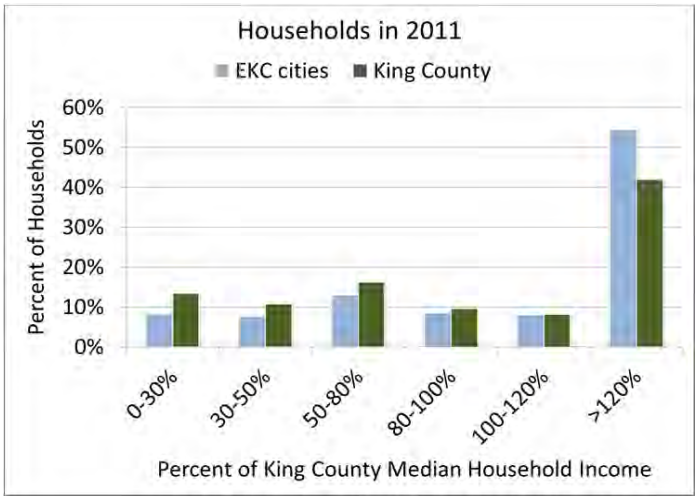
Household Sizes

Based on the household mix, it is not surprising that ***61% of Eastside households have one or two people.*** Thirty-one percent (31%) have household sizes of three or four-persons and only 7% are larger than four people. (See Appendix**, Exhibit C-1 or C-2**.) One-person households are more likely to be seniors, or living below the poverty level.

Senior Population

Unlike 1990s which saw a percentage increase in seniors (especially over the age of 75), ***the percentage of senior residents has remained relatively stable since 2000*** (about 12%). (See Appendix**, Exhibit D-2**.) Relative to the East King County average, Bellevue, Mercer Island and the Point Cities have high proportions of seniors, while Sammamish, Newcastle and Redmond have relatively low proportions of seniors.

CHART 3: Household Incomes



Source: *2011 American Community Survey (ACS) 5-Year Estimates*[14]

Seniors remain about equally split between seniors aged 65 to 75, and those over age 75. This suggests that the increasing senior population resulting from longer life spans may be beginning to flatten out. However, as shown in **Chart 2**, ***the 'Baby Boom' will be entering the 65- to 75-year age group in the next decade. The Area Plan on Aging (Aging and Disability Services, 2007) predicts that residents over age 60 could make up almost a quarter of East King County's population by 2025.***

Ethnicity/Immigration

Ethnic mix in East King County has seen significant shifts over the past 20 years. Minority populations have increased from just over 10% in 1990 to 32% in 2011 (Appendix**, Exhibit E-1**). A large portion of this increase has been due to increases in Asian population. Since the early 2000s there has also been a large proportional increase in Hispanic population, though the percentage of Hispanics is significantly less than Asian population. By comparison, the African-American population has remained proportionately stable countywide, and in East King County has remained at a relatively low proportion of 2% of the population.

A high proportion of the increase in minority population correlates to a large increase in foreign-born residents (Appendix**, Exhibit E-2**). This can lead to a higher number of households with limited English proficiency[13] (Appendix**, Exhibit E-3**), who often earn less, are at a higher risk of becoming homeless, and can experience difficulties finding and obtaining affordable housing and information about affordable housing opportunities.

Household Incomes and Cost-burdened Households

Household Income. Overall, household median incomes are higher in East King County cities than the countywide average. In terms of understanding housing demand, it is more relevant to look at the cross section of household incomes (**Chart 3**). This evaluation shows that

[13] "Limited English proficiency" is defined as a household in which no one 14 years old or older speaks only English or speaks a non-English language and speaks English "very well." Until 2010, the Census Bureau used the term "linguistically isolated household."

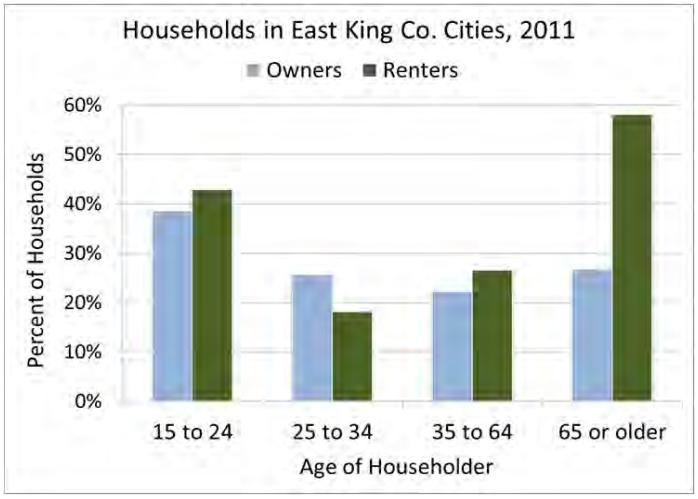
H.15

approximately 16% of all East King County households earn under 50% of median income ("low-income," $35,300 for all households in 2011. See Appendix**, Exhibit F** for more detail). Of those, about half earn less than 30% of median income. An additional 13% earn between 50% and 80% of median income ("moderate-income," $56,500 for all households in 2011). While significant levels, both of these figures are lower than countywide figures. Middle-income households (80% to 120% median income) make up another 16% of households, which is similar to countywide figures. ***Compared to 2000, there has been an increase in the proportion of low-income households, and a small decrease in the proportion of moderate- and middle-income households*** (Appendix**, Exhibit F-2**). Lower income households[15] are more likely to be households headed by persons under 25 years of age, or to a lesser extent, above 65 years of age.

Poverty Level.[16] Approximately 6% of households in East King County have incomes below the poverty level, compared to 13% in Seattle and 10% countywide. (See Appendix**, Exhibit G-3**.) Poverty levels have increased from about 4% in 2000, a similar level of increase as countywide. Poverty levels range from as low as 3% in Issaquah, Sammamish, and the Point Cities, to as high as 9% in Kenmore. These households live predominantly in rental housing, are less likely to be families versus other types of households, and slightly more likely to be seniors (Appendix**, Exhibits G-1 and G-2**).

Cost-Burdened Households. Cost-burdened households are those that pay more than 30% of their incomes for housing. Overall, about 34% of all households in East King County are cost-burdened. This is slightly less than countywide figures. (See Appendix**, Exhibit H-1**.) In East King County, rates have increased somewhat since 2000, especially for homeowners, which could be explained by the large increase in home prices relative to median income. Percentages of

CHART 4: Cost-Burdened (35%) Households by Tenure and Householder Age



Source: *2011 ACS 5-Year Estimates*

[15] Household incomes under $50,000 in 2011 dollars.
[16] Households are classified as poor when the total income of the householder's family is below the applicable poverty threshold. The poverty thresholds vary depending on three criteria: size of family, number of related children, and, for 1- and 2-person families, age of householder (U.S. Census Bureau).

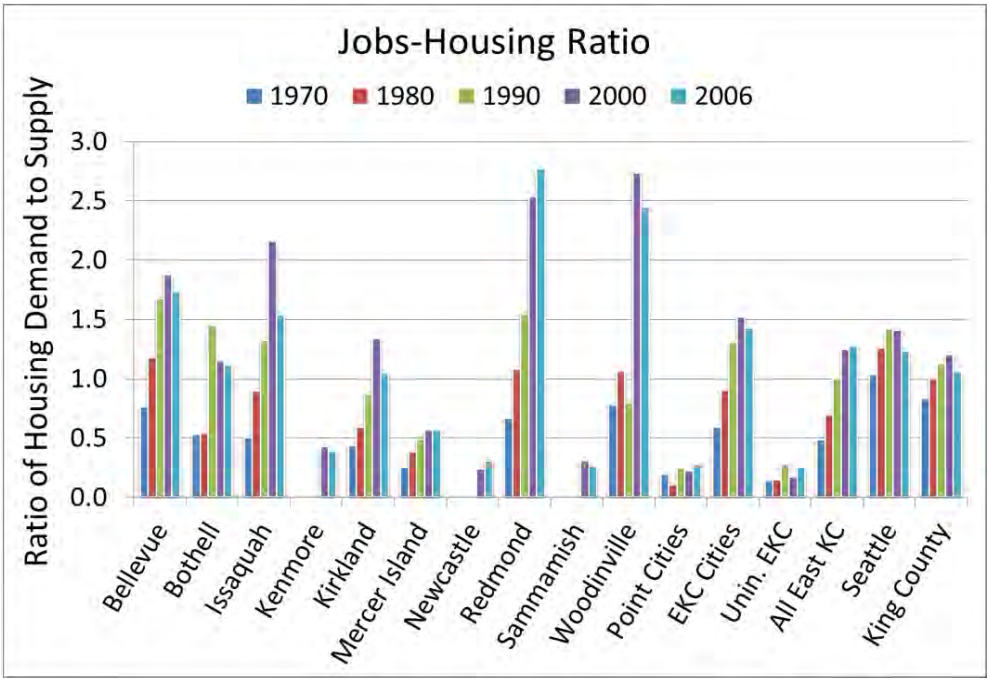
cost-burdened households increased at a greater rate countywide. A somewhat higher proportion of renter versus owner households (37% versus 32%) are cost-burdened. Most significantly, ***a much higher proportion of lower income households—75%—are cost-burdened, compared to 13% of higher income households. (See Appendix, Exhibit H-2.) Though the number of cost-burdened households is spread throughout all age groups, a higher proportion of young households and senior households are cost-burdened*** (**Chart 4**).

Severely Cost-Burdened Households. Households who pay over 50% of their income for housing are considered severely cost-burdened. About 14% of all East King County households are severely cost-burdened. (See Appendix**, Exhibit H-4.**) About one-third of cost-burdened homeowners are severely cost-burdened, while about one-half of cost-burdened renter households are severely cost-burdened.

Local Employment

Jobs-Housing Balance. A primary driver of the demand for housing is the local workforce. Many of the cities in East King County and East King County as a whole over the last 30 years

CHART 5: Jobs-Housing Balance



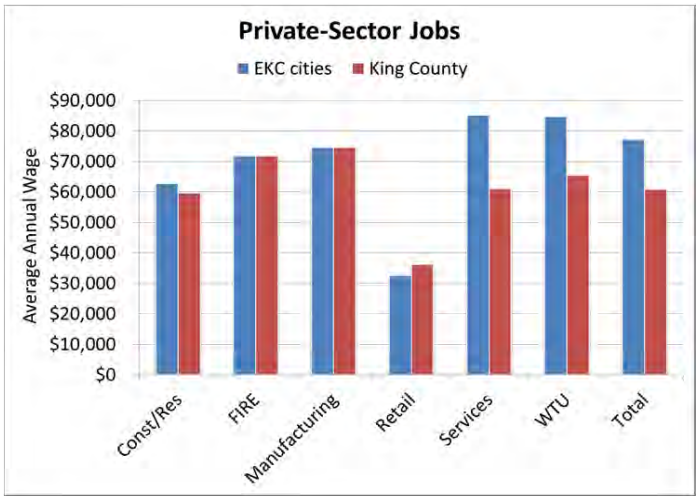
A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

Source: ARCH.

H.17

have transformed from suburban "bedroom" communities to employment centers. This workforce can impact the local housing market in several ways. First is the overall demand for housing. **Chart 5** shows that ***East King County and many of its cities have a greater demand for housing resulting from employment than there is housing available ("jobs-housing balance").*** While the last eight years has seen some stabilization in this ratio of demand for housing from employment, it is still relatively high. When planned for employment and housing growth is added to existing levels, the cumulative impact could further increase the imbalance of housing to employment in East King County (Appendix**, Exhibit I**).

CHART 6: Average Wages in 2010



Source: Puget Sound Regional Council

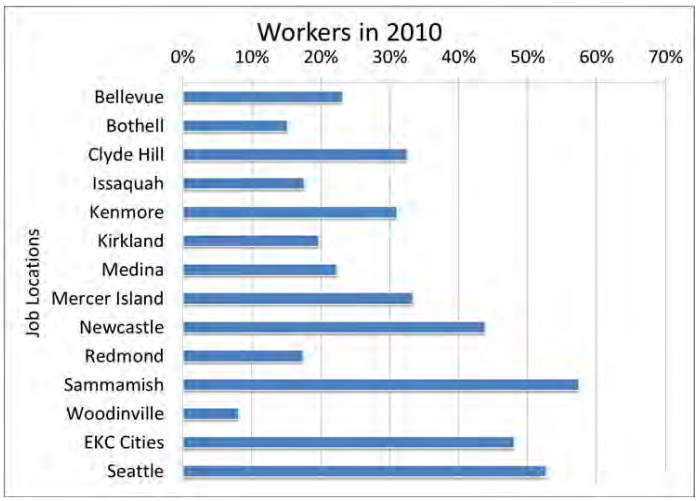
Local Salaries. A second important driver of housing demand is how well the supply of housing matches the profile of the local workforce, both in terms of the type and affordability of housing. A common perception is that local employment is skewed toward higher paying, technology-related jobs. East King County does have a relatively high proportion of service sector (including tech) jobs[17]—60% versus 49% countywide—and represents the sector with the highest employment growth over the last 10 years in East King County. Notably, 74% of Redmond's jobs are service sector jobs and have an average salary twice the countywide average. But for the other two-thirds of service sector jobs in the rest of East King County, average salaries are comparable to countywide salaries (**Chart 6**). In addition, other than the WTU sector (wholesale, transportation and utilities), average salaries in cities for the balance of jobs are at, or in many cases, less than countywide salaries for similar sector jobs (Appendix**, Exhibit J-2**). In other words, ***while the average salary for 25% of the jobs in East King County is higher than the countywide average, 75% of jobs have similar or lower salaries than countywide averages.***

Relationship to Commuting. The balance between the local workforce and housing supply may have impacts on local transportation systems and economic development. Commute

[17] The "services" sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

patterns in East King County appear to support the data on jobs-housing balance described above. In 2010, fewer than half of the people that worked in East King County lived within East King County (**Chart 7**). One question this leads to is who is commuting and why? How much is it a choice versus an economic decision? Overall housing costs and resident median income are relatively high in East King County, but many jobs have similar salaries as countywide averages. Considering local housing costs and the number of cost-burdened households in East King County, it is fair to surmise that a large number of employees find it difficult financially to live in East King County.

CHART 7: Employees Who Live Where They Work



Source: AASHTO

This type of situation where workers may "drive to qualify" has led to increased interest in accounting for both housing and transportation expenses when considering overall housing affordability. There have been attempts to develop an index that measure these combined costs. Time and money spent on commuting have financial and quality of life impacts on households, as well as potentially impacting the ability to recruit qualified workers. This could be particularly true for employers such as hospitals and school districts being able to recruit or retain employees for positions that have similar pay in different regions.

People with Special Housing Needs

Within any population there are smaller sub-groups that have additional needs, especially related to housing with appropriate services, affordability, or both. This includes seniors, persons with disabilities, and the homeless. Given the size of these populations, their needs are typically described on a more regional level, but needs to some degree exist in all communities. Following is some information to give perspective on these needs in East King County.

Supplemental Security Income (SSI). One indicator of persons with special needs are persons receiving Supplemental Security Income (SSI), which provides a minimum level of income for needy aged, blind, or disabled individuals. Overall, about 3,200 households in East King County receive SSI (Appendix**, Exhibit K-1**). At 2% of total households, East King County's rate is

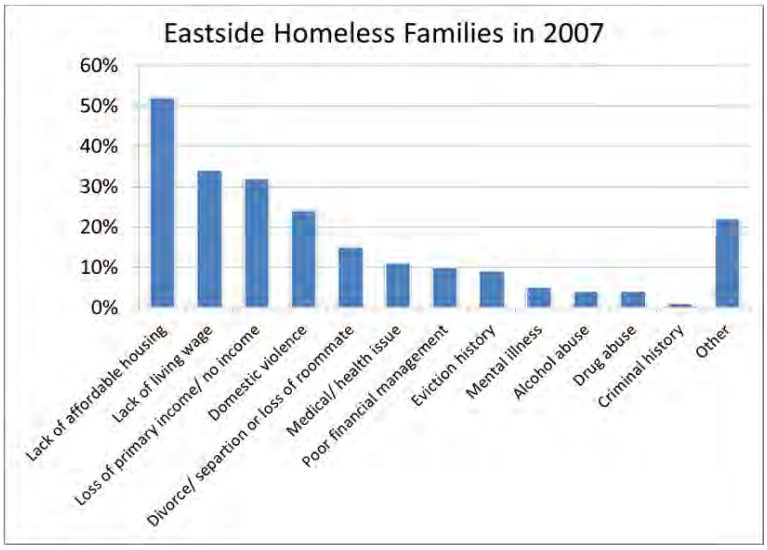
H.19

lower than the 3% countywide average; Kenmore is highest at 3%. Communities with lower proportions of seniors typically have lower SSI participation.

Group Quarters. Another indicator of residents with special needs is persons who live in group quarters.[18] This is consistently less than one percent of the population of Eastside cities. The percentages are slightly higher in the rest of King County and Washington (2%). (See Appendix**, Exhibit K-2.**)

Homelessness. In 2005, government officials, funders, homeless people, and housing and service providers initiated the Committee to End Homelessness (CEH) with a plan to end homelessness in King County in ten years. The plan included a goal of creating 8,800 additional units and beds countywide for homeless individuals and families. CEH has galvanized efforts to improve housing and services for homeless people, resulting in significant increases in housing targeted to the homeless. Through 2012, a total of 5,424 new units or beds were open or in the pipeline (CEH, 2012). As part of this countywide effort, the Eastside Human Services Forum and Eastside Homeless Advisory Committee created a plan targeting the needs of homeless in East King County. The plan estimates a need for 820 units to serve single adults, 930 units for families, including 75 for victims of domestic violence, and 96 for youth and young adults. Each of these populations can have different needs, so different types of housing and services are appropriate. Since 2005, approximately 380 new units and beds have been made available on the Eastside, more than

CHART 8: Causes of Homelessness



Causes identified by case managers at Sound Families intake. Families could list more than one cause of homelessness.

Source: Eastside Human Services Forum

[18] A group quarters is a place where people, usually unrelated to one another, live or stay in a (home) that is owned or managed by an entity or organization providing housing and/or services for the residents… These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories (U.S. Census Bureau).

doubling the 231 that existed prior to the *10-Year Plan to End Homelessness*. (See Appendix**, Exhibit Q-4.**)

Data collected through Family Housing Connection, the new coordinated screening system for homeless families, provides insights regarding homelessness. **Chart 8** summarizes causes of homelessness, with 52% indicating the primary cause is the lack of affordable housing. Homeless families cope in a variety of ways, from doubling up (or "couch surfing"), to using shelter, to being in places not meant for habitation (e.g., cars, abandoned buildings). Many are experiencing homelessness for the first time, have high school or higher education, or have been employed (Appendix**, Exhibit K-3**).

Data prepared by school districts (homeless students) and the One-Night Count help to track results of local circumstances. The state Superintendent of Public Instruction's report for the 2011-2012 school year showed a 43% increase in homeless students in East King County schools from the 2007-08 school year (from 487 students to 696; Appendix**, Exhibit K-5**).

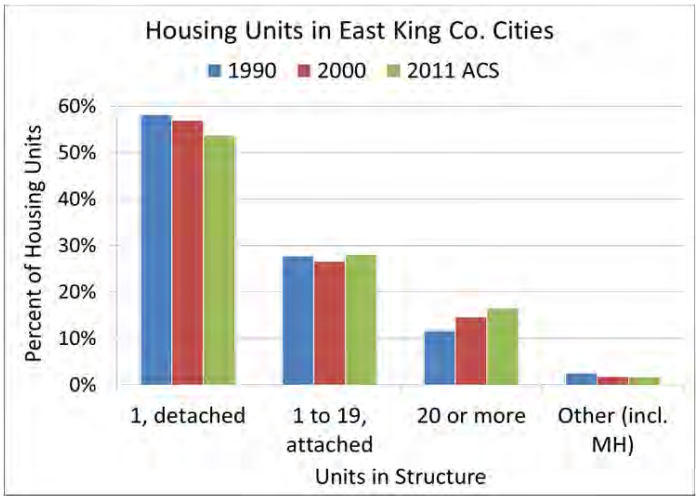
The One-Night Count of 2013 showed a marked increase in unsheltered, homeless persons on the Eastside, after decreasing from 2011 to 2012 (Appendix**, Exhibit K-4**).

These reports show that ***while considerable efforts have been made, homelessness persists in our cities.***

HOUSING SUPPLY

This section discusses the existing housing supply in East King County and how the supply of residential housing has changed over time. It includes information on the type and cost of existing housing, capacity for new housing, and targets for new and affordable housing.

CHART 9: Housing Units by Units in Structure



Source: *1990 and 2000 U.S. Censuses* and *2011 ACS 5-Year Estimates*

General Housing Stock

Type and Cost. The most basic distinction in housing is if it is single-family, multi-family or manufactured housing. **Chart 9** shows that the proportion of single-family homes in East King County has decreased about 5 percentage points over the last 20 years, with a proportional increase in multi-family housing, primarily

H.21

in developments with more than 20 units. This trend is fairly consistent among ARCH cities, and is consistent with local policies to encourage new development in their centers and preserving existing single-family areas.

Homeownership. Over time, the rate of homeownership in East King County (64% in 2011) has generally been higher than the countywide average (59%), and has followed trends similar to countywide/national trends. (See Appendix**, Exhibit L-3**.) Homeownership rates decreased in the 1980s, followed by increases into the early 2000s, and then decreases in recent years, the overall result being a slight decrease in ownership rates from 1980 to present. This overall trend appears to be as much due to national financial policy as local policies or housing supply. Among East King County cities, the two cities that buck this trend are Issaquah, which saw its ownership rate go from less than the countywide average to more than the countywide average, and Redmond, which experienced the opposite.

Condominiums. The continued strong ownership rates in the midst of shifting housing type are explained by another shift in the past 20 years. In the past, multi-family housing was synonymous with rental housing. Increasingly over the last ten to 20 years, however, multi-family housing includes ownership housing, both through new construction, as well as conversion of existing rental housing. ARCH has surveyed new multi-family housing over the last 15 years, and approximately 37% of new multi-family housing surveyed were condominiums, ranging from 25% in Woodinville to 43% in Issaquah (Appendix**, Exhibit L-3**). Condo conversions were very popular in the mid-2000s but essentially stopped after 2008. While they generally provide one of the most affordable types of ownership housing, they also result in the loss of rental housing that is typically affordable at lower incomes. Because they often do not require permits, it can be difficult to track the exact amount of conversion. A Dupre+Scott Apartment Advisors publication (2008) reported that conversions hitting the King County market grew from 900 in 2003 to 1,800 in 2004, 3,600 in 2005, and more than 6,000 in 2006. But conversions fell to 2,800 in 2007 and just 168 units had converted or were scheduled to convert at the report's publication date in 2008.

Housing Age and Condition. Overall, the housing stock in East King County is relatively new compared to Seattle. Fifty-seven percent (57%) of housing in East King County was built since 1980, compared to 43% countywide and 29% in Seattle. The only East King County cities with a lower proportion of housing built since 1980 are Bellevue, Mercer Island, Kenmore and the Point Cities (Appendix**, Exhibit O**). ***More important in terms of local housing issues, however, is the condition of existing housing and the likelihood of redevelopment. Is reinvestment occurring as homes age? This is becoming a more important question in East King County because a larger proportion of homes is reaching an age (over 30 years old) where ongoing maintenance is more important and costly***.

Another increasing phenomenon in East King County is redevelopment of property. This can range from major remodels or rebuilding of single-family homes, to redevelopment of central areas with more intensive development. This type of reinvestment within communities is

important to maintain the stability of the community as well as for cities to achieve their long term goals. In East King County, this issue seems to occur primarily in scattered locations or smaller localized areas, and not in large contiguous areas. Each of the city chapters of this document will include a section identifying particular areas of the community where general building condition or other factors suggest that redevelopment is likely to occur. Areas where this is occurring include older neighborhood shopping areas and existing manufactured housing communities. ***As cities plan to address these areas, another consideration is to what extent these areas currently provide relatively affordable housing, and will this housing be lost, or if efforts can be taken to preserve or replace affordable housing in these areas***.

Specialized Types of Housing. Of special note are a handful of housing types that increase housing options, meet a specialized housing need, or provide services to meet the needs of residents.

Accessory Dwelling Units (ADUs). Over 500 accessory dwelling units have been permitted in East King County Cities since 1994, with the vast majority being permitted in Mercer Island, Kirkland and Bellevue (Appendix**, Exhibit Q-1**). ADUs provide a relatively affordable form of housing for smaller households, which can also benefit existing homeowners and can be created at relatively low cost.

Manufactured Housing. Manufactured housing is mentioned here because it provides one of the most affordable forms of ownership housing, in many cases owned by senior households (Appendix**, Exhibit L-1**). In East King County it is a relatively small amount of the overall housing, with most located in the northern half of the area. Typically they are located in manufactured housing communities, and often on leased land which can be threatened with redevelopment. In addition, much of the manufactured housing stock is aged and can be challenging to maintain. In the last ten years, no new communities have been created, several smaller communities and one larger community (located in downtown Woodinville) have closed, and other closures have threatened. (ARCH members assisted preservation of one community in Redmond through the ARCH trust fund.)

Adult Family Homes. Adult family homes (AFHs) are state-licensed facilities to provide housing and care services for up to six adults in a regular house located in a residential neighborhood. All AFHs provide housing and meals; some provide specialized care for a range of needs including dementia, developmental disabilities and mental health. While many primarily serve seniors, they can serve other populations with special needs. In 2010, there were over350 licensed adult family homes in East King County serving over 2,000 persons, with over 70% in Bellevue, Kirkland and Bothell (Appendix**, Exhibit Q-2**).

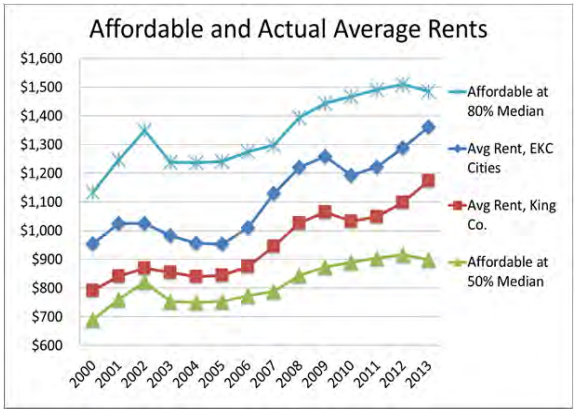
H.23

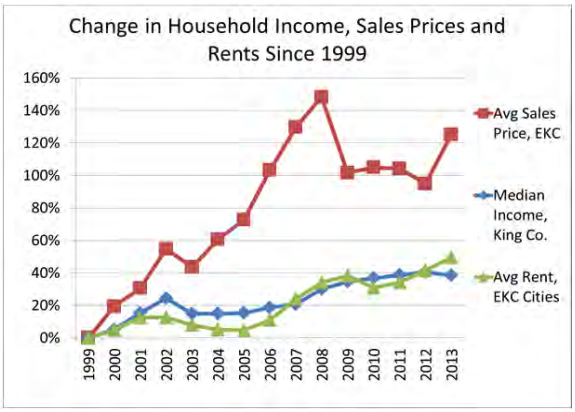
Senior Housing with Services. There are a variety of facilities providing services to seniors including independent living, assisted living[19] and nursing homes, with many facilities providing a variety of services. (This combination is known as "continuum of care." For more information, see ARCH's website at http://www.archhousing.org/current-residents/senior-housing.html.) Nearly 60 licensed nursing homes and assisted living facilities exist in East King County. All forms of senior housing in East King County have capacity to serve over 8,800 residents (Appendix**, Exhibit Q-2**). Based on survey information of new multifamily housing collected by ARCH, over 4,000 new units of housing oriented for seniors were permitted from 1995 to 2009.

Housing Affordability

Housing Costs. Historically, costs of both rental and ownership housing have been higher in East King County than the countywide average, with the exceptions of sales prices in Kenmore and Bothell being somewhat below the countywide average (Appendix**, Exhibit P-1**). **Charts 10A, 10B, 10C and 10D** show changes in rents and sales prices since 2000 for East King County. Fluctuations notwithstanding, rents rose about the same as median income across the entire period from 2000 to 2010, and sale prices increased more than median income. In general, price increases in individual cities have been similar, though with stronger than average increases in rents and home prices occurring in Mercer Island, Bellevue and Kirkland.

CHARTS 10 A, B

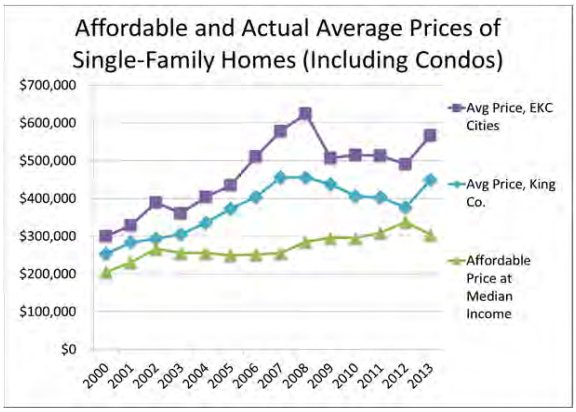


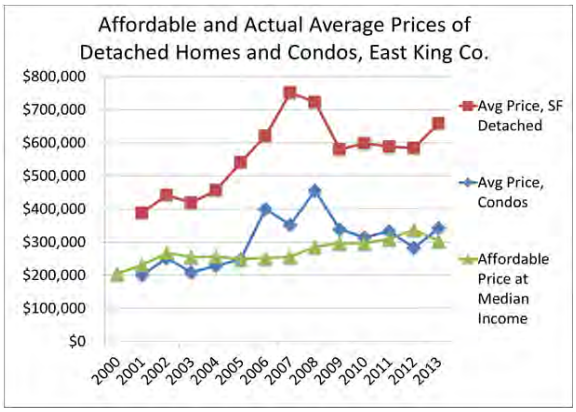


Source: *Central Puget Sound Real Estate Research Committee*

[19] An assisted living facility (ALF) is licensed to provide housing and care services to seven or more people in a home or facility located in a residential neighborhood. All ALFs provide housing and meals and may also provide specialized care to people living with developmental disabilities, dementia, or mental illness.

CHARTS 10 C, D





Source: *Central Puget Sound Real Estate Research Committee*

Overall Housing Affordability. Under the updated Countywide Planning Policies, cities' local housing efforts are guided by all cities working to achieve housing affordability proportional to countywide needs. As stated earlier, countywide housing needs are 12% affordable at 30% of median income, 12% affordable between 30% and 50% of median income (a total of 24% affordable at 50% of median income), and 16% affordable between 50% and 80% of median income. In East King County, about 7% of the existing overall housing supply is affordable at 50% of median income (about $43,000 for a family of four), with individual cities ranging from 1% to 13% and with most of that housing affordable in the 30% to 50% affordability range. Housing affordable between 50% and 80% of median income (about $69,000 for a family of four) is 17% throughout East King County, with affordable units ranging from 2% or less in the Point Cities to 26% in Bothell (Appendix**, Exhibit M-1).** This information is further broken down between affordability of rental and ownership housing in the Appendix**, Exhibit M-2.** Most of the housing affordable to low and moderate incomes is rental housing, with only about 4% of ownership housing affordable to households earning less than 80% of median income. These proportions are much lower than statewide and national figures for ownership housing.

New Market-Rate Housing Affordability. ARCH's multi-family survey also evaluates the affordability of new multi-family housing.[20] ***Of surveyed units, about 14% (2,790) were affordable at 80% of median income, another 22% affordable at 100%, and another 18% at 120% of median income*** (Appendix**, Exhibit N-2**). ***Of the units affordable at 80% of median, the majority were smaller (studio or one-bedroom) rental units.*** For individual cities, the percentage of new multi-family housing affordable at 80% of median ranged from 1% in Mercer Island, to approximately 39% in Bothell.

[20] New single-family housing has not been surveyed because virtually all new single-family homes are affordable only to households having incomes greater than 120% of the median.

H.25

CHART 11: Progress Toward 1992-2012 Affordable Housing Targets

Affordable Housing Units Created, 1993–2012

	Low-Income Housing (50% of Median Income)			Moderate-Income Housing (80% of Median Income)		
	Annual Averages		Actual Total	Annual Averages		Actual Total
	Actual	2012 Goal	Since 1993	Actual	2012 Goal	Since 1993
Beaux Arts	0.0	0.0	0.1	0.1	0.0	2
Bellevue	47	105	947	105	74	2,095
Bothell	6	23	126	37	17	731
Clyde Hill	0.4	0.1	8	0.2	0.1	5
Hunts Point	2.9	0.0	58	0.0	0.0	0.1
Issaquah	9	41	188	24	29	477
Kenmore	7	19	95	11	13	160
Kirkland	16	70	319	26	50	526
Medina	0.2	0.2	4	0.1	0.1	2
Mercer Island	3	13	59	12	10	232
Newcastle	1	11	22	1	8	26
Redmond	14	139	271	49	99	979
Sammamish	0.5	n/a	6	0.6	n/a	7
Woodinville	3	23	61	10	16	186
Yarrow Point	0.1	0.2	2	0.0	0.2	0.1
TOTAL	***108***	***445***	***2,166***	***271***	***315***	***5,428***
Pct of Goal		24%			86%	

Reflects supporting jurisdiction, not necessarily location.
Source: ARCH

Affordable Housing. Cities have created affordable housing through a variety of means, including direct assistance (e.g., ARCH Trust Fund, land donation, fee waivers), development incentives (e.g., density bonuses, rezones, ADUs), and the private market. These activities can involve building new units or preserving existing housing with explicit long-term affordability. Local resources are leveraged with other county, state and federal programs and target a range of incomes up to 80% of median income. In East King County there are a total of about 8,000 publicly assisted housing units with long term affordability restrictions (Appendix**, Exhibit Q-3**). This represents about 4.5% of the overall housing stock and is spread throughout East King County. Almost 50% is either owned or administered by the King County Housing Authority (KCHA). Of these almost 1,700 are Section 8 vouchers which are used by individuals in privately owned housing. This is just under 20% of the total vouchers administered by KCHA countywide outside Seattle and Renton. ***One reason that a low proportion of vouchers are used in East King County is relatively high rents. A priority of ARCH and its members has been to preserve privately owned Section 8 "project-based" housing***. Over the last 15-plus years, 485

units of privately owned, federally assisted housing have been preserved long-term as affordable housing, with 140 units remaining in private ownership.

HOUSING TARGETS AND CAPACITY

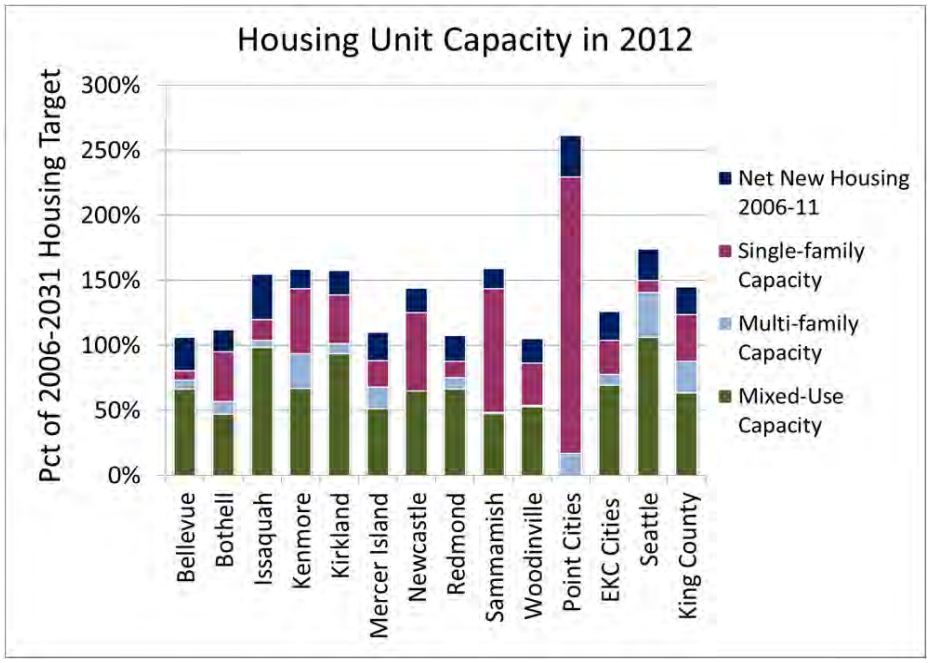
Housing Targets. Each city has planning targets for overall housing and employment, which are updated every five years (Appendix**, Exhibit R-1**). The most recently updated targets are for the 2006–2031 planning period. Several cities have kept pace with their new housing goals and, even after four or five years of slower development, East King County is close to the pace of housing production expected for the 25-year period (Appendix**, Exhibit R-2**).

In the Countywide Planning Policies before 2012, every jurisdiction in King County also had affordable housing targets. Each city's affordable housing targets were set as a percent of their overall housing target (24% for low-income and 18% for moderate-income). These percentages corresponded to the amount of additional low- and moderate-income households that will result from planned growth throughout the county. **Chart 11** summarizes progress toward affordable housing goals of 1992. (See Appendix**, Exhibit R-1** for more detail.) ***The data*** (see Appendix**, Exhibit S-1)** ***show that communities have been somewhat successful at using a wide range of approaches to create housing affordable at moderate-income.*** Individual cities that have seen more moderate-income housing include those with active incentive programs, or where the market has managed to provide moderately priced units, which typically have been smaller (studio or one-bedroom) rental units.

Progress toward low-income goals has been more elusive. Cumulatively, cities have achieved 25% of their low-income goals. Almost all of this housing has required some type of direct assistance. While progress toward goals has varied significantly from year to year, one trend appears to be achieving a lower proportion of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund being relatively flat for the last ten years, while housing costs have increased; and newer multi-family housing being relatively more expensive than in the past. (See Capacity, below.)

H.27

CHART 12: Housing Capacity as Percent of 2006-2031 Housing Targets



Source: King County

Capacity for Housing. Having sufficient land capacity for growth is the first step in being able to achieve future housing goals. Developable land should be sufficient to handle expected growth in each of a number of housing types, which meet a range of needs in the community, including affordable housing. Based on information from the 2006 Buildable Lands report (King County, 2007b), **Chart 12** summarizes each city's housing capacity relative to their overall housing target, and also by type of housing (single-family, multi-family, mixed-use), with the following observations:

- ***All cities have sufficient land capacity to meet their housing targets.***
- ***Given costs of single-family housing, it is important to have sufficient zoning capacity for multi-family housing and other less expensive forms of housing (e.g., ADUs) to plan for affordable housing needs***. When accounting for several recent actions to update town center plans (Sammamish, Issaquah, Woodinville, Bel-Red in Bellevue), cities seem to have achieved that objective.
- Over the past decade, almost all cities in East King County have taken action to increase housing opportunities in their centers. As a result ***over 50% of future housing growth is planned for mixed-use zones.*** While this can be a way to create forms of housing not currently available in the community and create more sustainable development, the reliance

on this development makes it imperative that these areas provide housing for a wide range of household types (including families), and affordability. Of note is that to date, new housing in these zones has been relatively more expensive than new housing in more traditional, lower density multi-family zones (e.g., wood frame, surface parking). This places greater importance on cities being more proactive in these mixed-use areas to ensure that housing is developed, and to create affordable housing opportunities. Several cities have taken steps along those lines by actions such as using FAR (floor-to-area ratio) instead of unit density (encouraging smaller units), linking affordability to rezones or height increases, and offering incentives such as fee waivers and exempting property taxes for a period of time in exchange for affordability.

SUMMARY FINDINGS

Stabilizing/Maturing Communities. Demographically, we may be seeing signs of maturing or stabilizing communities. Demographic patterns in East King County cities are becoming more similar to countywide figures. Also, there were less significant shifts in items such as household type and senior population as there have been in previous decades.

Senior Population. The proportion of seniors did not change over the last decade; however, seniors can be expected to increase in proportion over the next ten to 20 years. The potential relevance to housing is twofold. First, some portion of seniors have specialized housing needs, especially older seniors (over age 75), which are half of the senior population. Second, for seniors that rent, a relatively high proportion are cost-burdened.

Increasing Low-Income Population. The percentage of the population that is very low-income (under 30% of median income) and low-income (30% to 50%) has increased both in East King County and countywide.

Jobs-Housing Balance. The jobs-housing "imbalance" creates an excess demand for housing relative to local supply. Based on future employment and housing targets, the relative demand for housing from employment could become even proportionately higher. The demand for housing from local employment not only puts pressure on the overall supply of housing, but also the diversity and affordability of housing to match the needs of the workforce.

Rental Housing and Cost-Burdened Households. On the surface, data on rental housing can look encouraging. Average rents are affordable to moderate-income households, and over the past ten years rent increases have essentially matched increases in median income. However, a significant portion of renter households are very low-income or low-income, for whom the affordable supply is lower. This is reflected in the large portion of lower-income households that are cost-burdened. Also, relatively high rents in East King County may contribute to the relatively low portion of the East King County workforce that lives in East King County.

Housing Capacity in Mixed-Use Zones. Much of the capacity for future housing growth is in areas zoned for mixed use. This can provide opportunities for creating more sustainable

communities. But the first generation of housing in our urban centers has been relatively expensive compared to multi-family housing built in the past. These factors could place more emphasis on communities being more proactive in developing strategies to increase a range of types and affordability of housing in these centers.

Single-Person Households. The high proportion of one-person households presents opportunities to explore less conventional housing types as a way to increase diversity and affordability. More efficient forms could range from ADUs to multiplexes and more innovative forms of housing, especially near transit (e.g., smaller spaces, prefabricated housing).

Ethnic Diversity. Increased ethnic diversity should lead to sensitivity in designing housing programs, especially for non-English speaking households.

Homelessness. Prior to a large increase in 2013, one-night counts suggested that the *10-Year Plan to End Homelessness*, a "housing-first" approach, and additional shelter capacity may have helped arrest growth in the number of unsheltered families and individuals countywide. Surveys indicate that homelessness is still a significant problem across Eastside communities, but working together has more than doubled the emergency shelter beds and service-supported housing units in just five years.

Progress against Affordable Housing Targets. East King County cities together have kept pace with their collective moderate-income housing target, but achieved only 22% of the pro-rated low-income target. Individual cities achieving more moderate-income housing are those with active incentive programs, or where the market has managed to provide smaller, moderately priced units. Almost all of the lower-income housing has required some type of direct assistance. Another concern is an apparent trend toward achieving lower proportions of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund and several other public funding sources being relatively flat for the last ten years, and newer multi-family housing being relatively more expensive than in the past.

Planning to house more local workers, seniors, young families, and people with disabilities in East King County (and throughout the region) is a real challenge because of long-standing market conditions; but Housing Element policies, existing programs, and new strategies can help meet the community's future needs for housing diversity and affordability.

H.30

H.31

II. NEEDS ANALYSIS SUPPLEMENT: SAMMAMISH

This report supplements information provided in the East King County Needs Analysis. Its purpose is to: highlight demographic and housing data for Sammamish that varies from the material presented in the East King County Needs Analysis; describe potential housing issues in different neighborhoods; and summarize housing programs utilized by the City.

LOCAL DEMOGRAPHIC-HOUSING DATA

Sammamish has experienced strong **population growth** compared to other King County cities—34% from 2000 to 2010—greater, in fact, than any East King County city other than Newcastle and Issaquah (see Appendix**, Exhibit A**).[1]

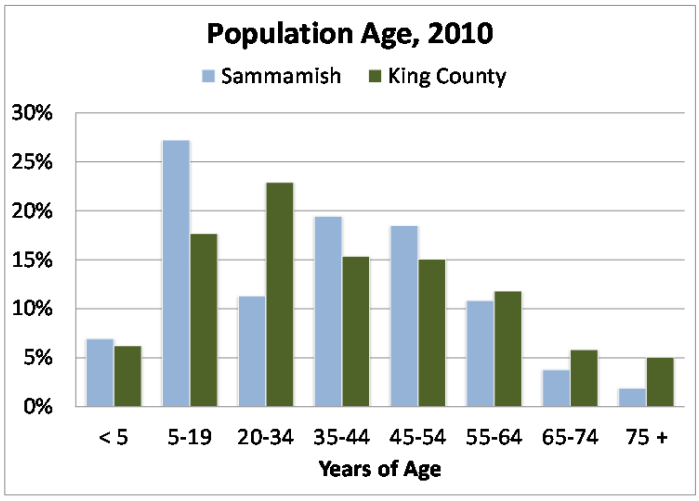


CHART S-1

Source: U.S. Census Bureau (2011)

Population age data is another demographic where Sammamish varies from the rest of the county (**Chart S-1**). ***Sammamish has a larger proportion of school-age children*** (26% versus 18%), and lower proportions of younger (age 20 to 34) and older (over age 55) adults.

The mix of household types in Sammamish is quite different from countywide averages (**Chart S-2**). ***The largest number of households are married couples with children, which make up 47% of all households.*** In fact, Sammamish has the highest proportion of married households of any ARCH-member city. (See Appendix**, Exhibit B**.) Related to this fact is that Sammamish has relatively few one-person households (11% versus all East King County cities at 27%) and a higher percentage of larger families—38% with four or more people, compared to 22% in all East King County cities (Appendix**, Exhibit C-1**).

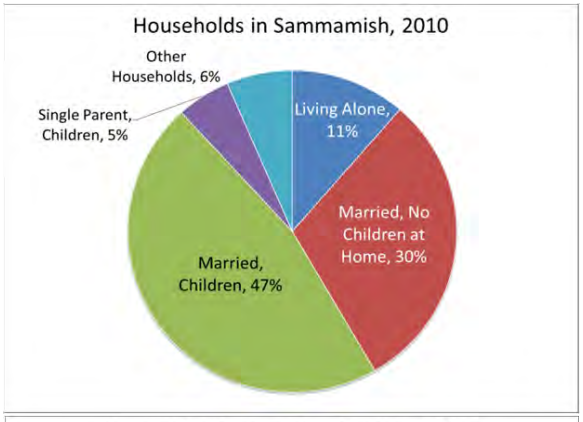
[1] Minus annexations, Issaquah's population growth was 116% and Sammamish's 33%.

Housing/Building Types. Corresponding to the family types found in Sammamish, the community's housing types are also considerably different from others of the Eastside—greater proportions of single-family detached homes and lower percentages of apartments (although there appears to be some movement toward the rest of East King County in this regard; see **Chart S-3**). The Land Use and Housing Elements should make it possible for housing developers to meet the demand for a range of housing types and densities.

New Group Homes. Sammamish added 99 residents of group homes between 2000 and 2010. In 2000, no group home population was recorded. (See Appendix**, Exhibit K-2.**)

Building Activity. From 2000 to 2011, 81% of Sammamish's housing permits went to single-family homes. (See Appendix**, Exhibit L-2.**) For comparison, Newcastle has a similar proportion (76%), Issaquah issued 46% single-family permits, and Redmond's permits were 35% single-family. Overall, EKC cities' permits were roughly 43% single-family from 1992–2011.

Sammamish has maintained **home ownership figures** consistently higher than countywide averages and those of other East King County cities. While homeownership has been approximately 60% countywide and over 60% in East King County cities,



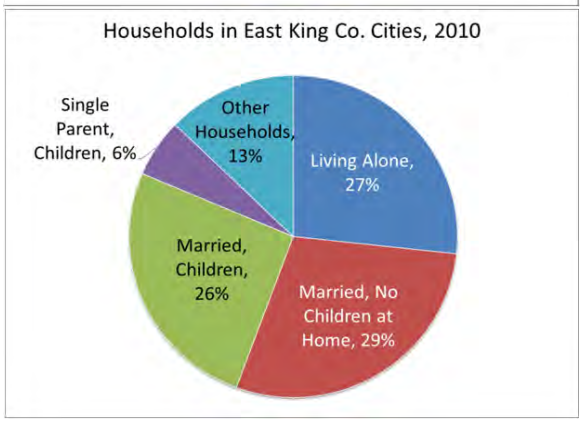


CHART S-2
Source: U.S. Census Bureau (2010)

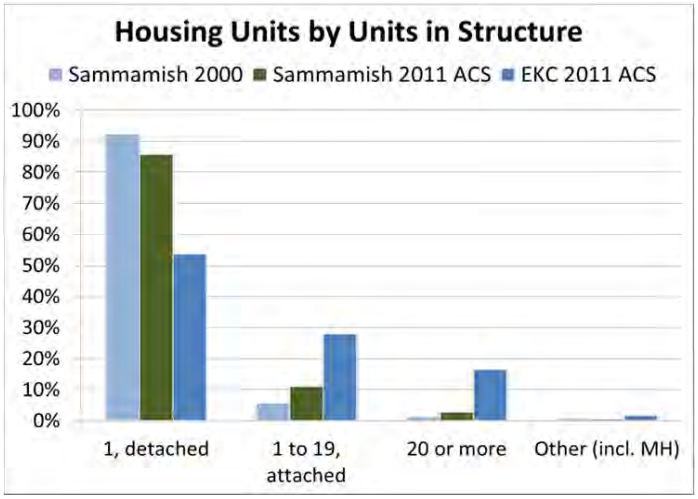


CHART S-3
Source: U.S. Census Bureau (2010)

H.33

Sammamish's ownership is nearly 90%, as it was in 2000 (Appendix**, Exhibit L-3**).

While average **home sales prices** in East King County are generally higher than countywide averages (30% higher), those in Sammamish were more than 55% higher than countywide averages in 2010 (Appendix**, Exhibit O-1**). Likewise, the median income of Sammamish households is significantly higher than the King County median (Appendix**, Exhibit F-1**). About 6% of the city's households are lower-income and about 7% moderate-income, compared to 16% and 13%, respectively, for East King County overall. Consequently, the city's housing affordability does not approach the countywide need, indicating the need to adopt policies and strategies to plan for and promote the expansion in the availability of housing affordable at these income levels (**Table S-1** and **Appendix, Exhibit M-1**).

TABLE S-1: AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2010

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE AT INCOME LEVEL	COUNTY-WIDE HOUSING NEED
Pct of Area Median		Sammamish	Based on Household Incomes
< 30%:	Very Low-Income	0%	12%
30% to 50%:	Low-Income	1%	12%
50% to 80%:	Moderate-Income	4%	16%
80% to 100%:	Middle-Income	8%	10%
> 100%:	Higher-Income	86%	50%

Source: 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

Despite higher overall household incomes, a number of ***Sammamish residents have moderate and low income levels. Sammamish households are housing cost burdened at about the same rate as other cities in East King County.***[2] Thirty-six percent (36%) of renters and 31% of homeowners in Sammamish are considered "housing cost-burdened" (Appendix, **Exhibit H-1**). Most cities, including Sammamish, saw two- to four-percentage point increases in cost-burdened households since 2000, among homeowners. "Severely cost-burdened" renters (those paying more than 50% of income for housing) were also found in proportions close to those of the Eastside overall (Appendix**, Exhibit H-4**). As in other East King County cities, cost-burdened

[2] The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (HUD, http://www.hud.gov/offices/cpd/affordablehousing/, accessed 10/4/2011).

households are primarily lower-income and relatively young (under 25 years of age) or relatively old (65 or over), suggesting the need for more affordable housing opportunities for seniors as well as for younger households entering the market.

Jobs-housing balance is a figure developed to indicate the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio higher than 1.0 means there is a greater demand for housing from the workforce than there is available housing. **Chart 5** (Section I) shows that East King County's jobs-housing ratio has increased from well below 1.0 in 1970 to 1.3 in 2006. Sammamish's ratio, meanwhile, has remained under 0.30. ***Looking forward to the year 2031, the jobs-housing ratio for Sammamish, including existing levels and planned growth, is expected to remain essentially the same*** (See Appendix**, Exhibit I**). Planned growth for employment and housing in East King County as a whole would result in a jobs-housing "imbalance" of 1.4, a small increase from 2006.

Employment and Wages by Job Type (Sector). Certain employment-related information about Sammamish's work force could have housing implications. First, Sammamish has an unusual employment mix compared to other cities its size in King County. ***In 2010, 26% of its workforce works in public education; Sammamish is the only mid-sized East King County city where that percentage is greater than 15%*** (see Appendix**, Exhibit J-1**). Second, apart from school and government jobs, average private-sector wages in Sammamish in 2008 ($37,506) were the fourth lowest among East King County cities, mainly because the vast majority of occupations are lower-paying, service-sector jobs (see Appendix**, Exhibit J-2**).[3] A household at this income ($37,506) in 2008 would be able to afford housing costs up to $938 per month, significantly less than average rents in Sammamish and nearby communities. This implies households are either cost burdened, commuting long distances, or have more than one job.

In summary, Sammamish is predominately higher-income families (homeowners) with children and relatively expensive single-family homes, with few local jobs, most of which pay entry-level wages. While indications are that the community has developed as planned in 2012, the next 20-year planning horizon raises necessary questions for future housing supplies and demands, including:

- If the city's demographics become more like those of the rest of King County, will the housing market be able to accommodate them? Older householders and smaller households typify trends in other East King County communities (e.g. Bellevue, Redmond) over the past 20 years.

[3] The average does not include public-sector wages. The "services" sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

H.35

- If more Sammamish workers want to live in the community will they be able to find housing they can afford in suitable locations?

SUMMARY OF LOCAL HOUSING STRATEGIES

Over the last eight years the City of Sammamish has initiated a range of strategies to increase the diversity and affordability of housing in the city.

Amount and Diversity of Housing: Creating "Additional Housing Choices"

- **Town Center.** The City's 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the city, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. New code amendments allow more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the city amended its code to enable developers to build more housing units by purchasing development rights from property owners in low-density zones of the city.
- **Low-impact development (LID) incentives.** The city now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density and height bonuses and attached housing.
- **Accessory dwelling units (ADUs).** The city has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to revise off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. (And to improve proximity of housing to shopping and services, limited commercial uses are allowed in multi-family zones.)
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1 (subject to design standards).
- **Cottage housing.** The city has established a pilot program for cottage housing in R-4 through R-18 zones.
- **Manufactured housing.** Consistent with state law, the city allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

Housing Affordability

- **Town Center.** The new code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households[4] (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive three bonus units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved transfer of city property (the former Lamb house) to Habitat to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).
- **ARCH Trust Fund**. The city has provided approximately $300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

Housing for People with Special Needs.

- Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

OVERALL RESULTS

Through 2009, Sammamish was ahead of the pace indicated to achieve its *overall* housing target for 2001–2022 (291 units per year, compared to 192; Appendix**, Exhibit Q-2**). In terms of achieving its affordable housing goals, the city had seen no new moderate-income housing through 2010, and 3% of its low-income housing target (Section I, **Chart 11**); but keep in mind that the strategies enacted recently (described above), have not had time to take effect.

[4] Households with incomes of 80% of King County's median household income, adjusted for household size.

H.37

III. APPENDIX

EXHIBIT	TITLE	PAGE
A.	Population	A-3
B.	Household Types	A-4
C.	Household Size:	
C-1.	Households by Number of People (Chart)	A-5
C-2.	Households by Number of People (Table)	A-6
D.	Population Age:	
D-1.	Population Age	A-7
D-2.	Population Age, 55 Years and Older	A-8
E.	Ethnicity, Nativity, and Language:	
E-1.	Race and Ethnicity	A-9
E-2.	Foreign-born Population	A-10
E-3.	Limited English Proficiency	A-11
F.	Income:	
F-1.	Household Income Distribution	A-12
F-2.	Household Incomes, East King County Cities	A-12
G.	Poverty:	
G-1.	Households Below Poverty Level	A-13
G-2.	Elderly Households Living Below Poverty Level	A-13
G-3.	Households Below Poverty Level	A-14
H.	Housing Cost Burden:	
H-1.	Cost Burdened Households	A-15
H-2.	Housing Cost Burden by Income, East King County Cities	A-15
H-3.	Housing Cost Burden by Tenure	A-16
H-4.	Severely Cost-Burdened Households	A-17
I.	Jobs-Housing Balance	A-18
J.	Jobs and Wages:	
J-1.	Employment by Sector	A-19
J-2.	Average Wages by Sector	A-20
K.	Persons with Special Needs:	
K-1.	Households Receiving Supplemental Security Income	A-21
K-2.	Persons Living in Group Quarters	A-22
K-3.	Characteristics of Homeless Families	A-23
K-4.	One Night Count Summary	A-23
K-5.	One Night Count of Unsheltered Homeless	A-24
K-6.	School-reported Homeless Children	A-24

EXHIBIT	TITLE	PAGE
L.	HOUSING STOCK:	
L-1.	HOUSING TYPES	A-25
L-2.	SINGLE-FAMILY AND MULTI-FAMILY PERMIT ACTIVITY	A-27
L-3.	TENURE OF NEW ATTACHED HOUSING	A-27
L-4.	HOMEOWNERSHIP (CHART)	A-28
L-5.	HOMEOWNERSHIP (TABLE)	A-28
M.	AFFORDABLE HOUSING STOCK:	
M-1.	AFFORDABLE HOUSING STOCK	A-29
M-2.	AFFORDABLE HOUSING STOCK BY TENURE	A-30
N.	AFFORDABILITY OF NEW MULTIFAMILY HOUSING	
N-1.	AFFORDABILITY OF NEW MULTI-FAMILY HOUSING (CHART)	A-31
N-2.	AFFORDABILITY OF NEW MULTI-FAMILY HOUSING (TABLE)	A-32
O.	HOUSING UNITS BY YEAR BUILT	A-33
P.	HOUSING PRICES:	
P-1.	HOME SALES PRICES	A-34
P-2.	RENT PRICES AND VACANCY RATES	A-35
Q.	HOUSING FOR PERSONS WITH SPECIAL NEEDS:	
Q-1.	NEW ACCESSORY DWELLING UNITS (ADUS)	A-36
Q-2.	ADULT FAMILY HOMES AND ASSISTED SENIOR HOUSING	A-36
Q-3.	SUBSIDIZED HOUSING AND HOUSING WITH RENT OR RESALE COVENANTS	A-37
Q-4.	HOUSING PRODUCTION TOWARD 10-YEAR PLAN TO END HOMELESSNESS	A-37
R.	HOUSING TARGETS:	
R-1.	HOUSING AND EMPLOYMENT TARGETS, 2006–2031	A-38
R-2.	PERMIT ACTIVITY AND HOUSING TARGETS	A-39
S.	NEW AFFORDABLE HOUSING:	
S-1.	AFFORDABLE HOUSING CREATED	A-40
S-2.	NEW AFFORDABLE HOUSING UNITS	A-40
T.	LIST OF SOURCES	A-41

H.39

Exhibit A: Population

2000, 2010 U.S. Census; Washington Office of Financial Management

	2000	2010	Pct Change	Change from Annexation, 2000-2010	Population Growth, 2000-2010
Beaux Arts Village	307	299	-3%	-	(8)
Bellevue	109,827	122,363	11%	2,764	9,772
Bothell	30,150	33,505	11%	12	3,343
Clyde Hill	2,890	2,984	3%	-	94
Hunts Point	443	394	-11%	-	(49)
Issaquah	11,212	30,434	171%	6,210	13,012
Kenmore	18,678	20,460	10%	-	1,782
Kirkland (incl 2011 annexations)	n/a	84,559	n/a	n/a	n/a
Kirkland (before 2011 annex.)	45,054	48,787	8%	170	3,563
Inglewood-Finn Hill CDP	22,661	22,707	0%	n/a	46
Kingsgate CDP	12,222	13,065	7%	n/a	843
Medina	3,011	2,969	-1%	-	(42)
Mercer Island	22,036	22,699	3%	-	663
Newcastle	7,737	10,380	34%	-	2,643
Redmond	45,256	54,144	20%	482	8,406
Sammamish	34,104	45,780	34%	345	11,331
Woodinville	9,194	10,938	19%	19	1,725
Yarrow Point	1,008	1,001	-1%	-	(7)
EKC Cities (incl 2011 annexations)	***340,907***	***442,909***	***30%***	***9,832***	***52,665***
Seattle	536,376	608,660	13%	-	72,284
King County	1,737,046	1,931,249	11%	n/a	n/a
Washington	5,894,121	6,724,540	14%	n/a	n/a

U.S. Census Bureau, PL 94-171 Redistricting data, 2000 and 2010 and WA Office of Financial Management.

Exhibit B: Household Types

2000, 2010 U.S. Census

		Percent of Total Households				
	Total Households	Living Alone	Married, No Children at Home	Married, Children	Single Parent, Children	Other Households
Beaux Arts Village, 2010	113	20%	38%	33%	6%	3%
2000	*121*	*17%*	*41%*	*29%*	*4%*	*9%*
Bellevue, 2010	50,355	28%	30%	23%	5%	14%
2000	*45,836*	*28%*	*31%*	*22%*	*5%*	*13%*
Bothell, 2010	13,497	27%	29%	23%	7%	14%
2000	*11,923*	*26%*	*27%*	*26%*	*7%*	*13%*
Clyde Hill, 2010	1,028	12%	41%	38%	4%	5%
2000	*1,054*	*13%*	*47%*	*31%*	*3%*	*6%*
Hunts Point, 2010	151	17%	47%	28%	2%	7%
2000	*165*	*15%*	*45%*	*28%*	*4%*	*8%*
Issaquah, 2010	12,841	30%	26%	26%	6%	12%
2000	*4,840*	*31%*	*26%*	*21%*	*8%*	*14%*
Kenmore, 2010	7,984	23%	31%	25%	7%	14%
2000	*7,307*	*24%*	*30%*	*26%*	*7%*	*13%*
Kirkland, 2010 (incl annexations)	36,074	30%	28%	20%	6%	15%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kirkland, 2010 (before annex.)	22,445	36%	25%	18%	6%	16%
2000	*20,736*	*36%*	*25%*	*17%*	*6%*	*16%*
Inglewood-Finn Hill CDP, 2010	8,751	20%	33%	25%	6%	15%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kingsgate CDP, 2010	4,878	23%	30%	25%	7%	14%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Medina, 2010	1,061	16%	39%	34%	5%	6%
2000	*1,111*	*15%*	*40%*	*34%*	*4%*	*7%*
Mercer Island, 2010	9,109	24%	35%	27%	6%	8%
2000	*8,437*	*22%*	*35%*	*30%*	*5%*	*7%*
Newcastle, 2010	4,021	22%	32%	29%	5%	12%
2000	*3,028*	*20%*	*34%*	*30%*	*4%*	*12%*
Redmond, 2010	22,550	30%	26%	25%	6%	13%
2000	*19,102*	*30%*	*27%*	*22%*	*6%*	*15%*
Sammamish, 2010	15,154	11%	30%	47%	5%	6%
2000	*11,131*	*9%*	*31%*	*49%*	*5%*	*6%*
Woodinville, 2010	4,478	30%	28%	24%	6%	12%
2000	*3,512*	*26%*	*27%*	*30%*	*7%*	*10%*
Yarrow Point, 2010	374	17%	38%	34%	5%	5%
2000	*379*	*15%*	*45%*	*33%*	*1%*	*5%*
EKC Cities, 2010 (incl annexations)	**178,790**	**27%**	**29%**	**26%**	**6%**	**13%**
2000	***138,682***	***27%***	***29%***	***25%***	***6%***	***13%***
Seattle, 2010	283,510	41%	20%	13%	5%	21%
2000	*258,499*	*41%*	*20%*	*13%*	*5%*	*21%*
King County, 2010	789,232	31%	25%	20%	7%	17%
2000	*710,916*	*31%*	*25%*	*21%*	*7%*	*16%*
Washington, 2010	2,620,076	27%	29%	20%	9%	15%
2000	*2,271,398*	*26%*	*28%*	*24%*	*9%*	*13%*

H.41

Exhibit C-1: Households by Number of People 1990, 2000, 2010 U.S. Census

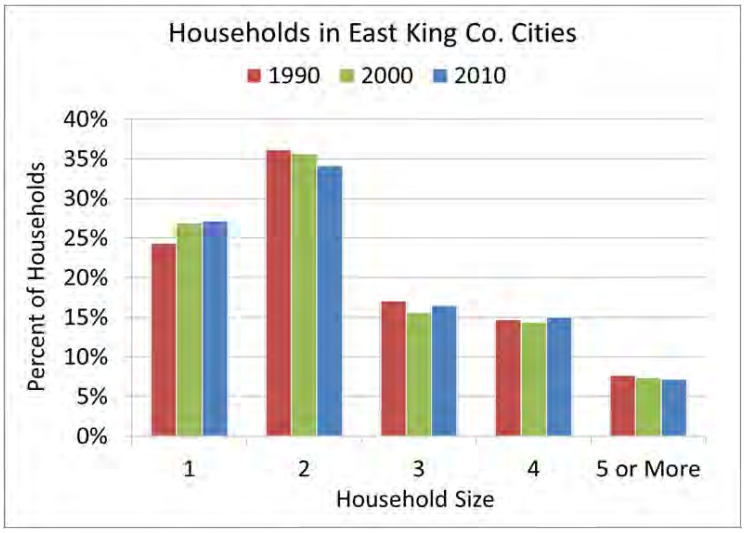


Exhibit C-2: Households by Number of People

2000, 2010 U.S. Census

	Total	1	2	3	4	5 or More
Beaux Arts Village, 2010	113	20%	37%	12%	20%	10%
2000	*121*	*17%*	*45%*	*13%*	*21%*	*5%*
Bellevue, 2010	50,355	28%	35%	16%	14%	7%
2000	*45,836*	*28%*	*37%*	*15%*	*13%*	*7%*
Bothell , 2010	13,497	27%	34%	17%	14%	8%
2000	*11,923*	*26%*	*34%*	*16%*	*16%*	*8%*
Clyde Hill, 2010	1,028	12%	36%	17%	21%	13%
2000	*1,054*	*13%*	*44%*	*15%*	*17%*	*11%*
Hunts Point, 2010	151	17%	44%	15%	15%	10%
2000	*165*	*15%*	*44%*	*17%*	*12%*	*13%*
Issaquah, 2010	12,841	30%	34%	16%	14%	6%
2000	*4,840*	*31%*	*36%*	*15%*	*13%*	*5%*
Kenmore, 2010	7,984	23%	35%	18%	16%	8%
2000	*7,307*	*24%*	*35%*	*17%*	*16%*	*8%*
Kirkland (2010, incl annex.)	36,074	30%	35%	16%	13%	6%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kirkland (2010, before annex.)	22,445	36%	35%	14%	11%	4%
2000	*20,736*	*36%*	*36%*	*14%*	*10%*	*4%*
Inglewood-Finn Hill CDP, 2010	8,751	20%	37%	19%	16%	8%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kingsgate CDP, 2010	4,878	23%	33%	18%	15%	10%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Medina, 2010	1,061	16%	38%	14%	18%	14%
2000	*1,111*	*15%*	*41%*	*16%*	*18%*	*10%*
Mercer Island, 2010	9,109	24%	37%	15%	16%	8%
2000	*8,437*	*22%*	*36%*	*15%*	*18%*	*9%*
Newcastle, 2010	4,021	22%	35%	18%	18%	8%
2000	*3,028*	*20%*	*37%*	*19%*	*17%*	*7%*
Redmond, 2010	22,550	30%	33%	17%	14%	6%
2000	*19,102*	*30%*	*36%*	*15%*	*12%*	*7%*
Sammamish, 2010	15,154	11%	29%	21%	27%	11%
2000	*11,131*	*9%*	*31%*	*21%*	*26%*	*13%*
Woodinville, 2010	4,478	30%	32%	16%	14%	8%
2000	*3,512*	*26%*	*31%*	*16%*	*17%*	*10%*
Yarrow Point, 2010	374	17%	37%	16%	22%	8%
2000	*379*	*15%*	*42%*	*15%*	*20%*	*8%*
EKC cities (2010, incl annex.)	**178,790**	**27%**	**34%**	**17%**	**15%**	**7%**
2000	***138,682***	***27%***	***36%***	***16%***	***14%***	***7%***
Seattle, 2010	283,510	41%	33%	12%	9%	5%
2000	*258,499*	*41%*	*34%*	*12%*	*8%*	*5%*
King County, 2010	789,232	31%	33%	15%	13%	8%
2000	*710,916*	*31%*	*34%*	*15%*	*13%*	*8%*
Washington, 2010	2,620,076	27%	35%	16%	13%	10%
2000	*2,271,398*	*26%*	*34%*	*16%*	*14%*	*10%*

H.43

Exhibit D-1: Population Age

2000, 2010 U.S. Census

	Total	Under 5 yrs	5 to 19 yrs	20 to 34 yrs	35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 yrs or older
Beaux Arts Village, 2010	299	4%	27%	3%	16%	15%	14%	11%	10%
2000	*307*	*4%*	*20%*	*10%*	*12%*	*19%*	*16%*	*11%*	*8%*
Bellevue, 2010	122,363	6%	17%	22%	14%	15%	11%	7%	7%
2000	*109,569*	*6%*	*17%*	*22%*	*17%*	*15%*	*10%*	*7%*	*6%*
Bothell, 2010	33,505	6%	18%	21%	15%	16%	12%	6%	6%
2000	*30,150*	*6%*	*22%*	*20%*	*18%*	*16%*	*8%*	*5%*	*5%*
Clyde Hill, 2010	2,984	5%	26%	6%	13%	18%	14%	10%	8%
2000	*2,890*	*6%*	*22%*	*7%*	*16%*	*16%*	*15%*	*11%*	*8%*
Hunts Point, 2010	394	5%	21%	6%	12%	16%	15%	15%	9%
2000	*443*	*6%*	*23%*	*8%*	*14%*	*18%*	*16%*	*6%*	*10%*
Issaquah, 2010	30,434	8%	17%	21%	18%	13%	9%	5%	8%
2000	*11,212*	*6%*	*18%*	*22%*	*20%*	*16%*	*8%*	*5%*	*5%*
Kenmore, 2010	20,460	7%	18%	18%	15%	16%	13%	6%	6%
2000	*18,678*	*6%*	*21%*	*19%*	*18%*	*17%*	*9%*	*6%*	*5%*
Kirkland, 2010 (incl 2011 annex.)	84,559	6%	16%	23%	16%	15%	12%	6%	4%
Kirkland (before annex.), 2010	48,787	6%	15%	25%	16%	15%	12%	6%	5%
2000	*45,054*	*5%*	*15%*	*27%*	*18%*	*15%*	*9%*	*5%*	*5%*
Inglewood-Finn Hill CDP, 2010	22,707	6%	18%	20%	16%	17%	14%	6%	3%
2000	*22,661*	*7%*	*22%*	*20%*	*19%*	*17%*	*9%*	*4%*	*2%*
Kingsgate CDP, 2010	13,065	7%	19%	22%	16%	15%	12%	7%	4%
2000	*12,222*	*7%*	*24%*	*21%*	*18%*	*15%*	*9%*	*4%*	*2%*
Medina, 2010	2,969	4%	27%	6%	12%	19%	14%	10%	8%
2000	*3,011*	*7%*	*22%*	*9%*	*17%*	*17%*	*13%*	*9%*	*8%*
Mercer Island, 2010	22,699	4%	22%	10%	12%	18%	15%	9%	11%
2000	*22,036*	*5%*	*23%*	*9%*	*15%*	*18%*	*12%*	*9%*	*10%*
Newcastle, 2010	10,380	7%	18%	19%	17%	18%	12%	6%	3%
2000	*7,737*	*8%*	*17%*	*22%*	*21%*	*16%*	*9%*	*4%*	*2%*
Redmond, 2010	54,144	8%	16%	28%	17%	12%	9%	5%	5%
2000	*45,256*	*6%*	*17%*	*28%*	*17%*	*14%*	*8%*	*4%*	*5%*
Sammamish, 2010	45,780	7%	27%	11%	19%	19%	11%	4%	2%
2000	*34,104*	*8%*	*27%*	*14%*	*22%*	*18%*	*7%*	*2%*	*2%*
Woodinville, 2010	10,938	6%	20%	18%	16%	16%	12%	5%	6%
2000	*9,194*	*7%*	*22%*	*20%*	*19%*	*16%*	*8%*	*3%*	*6%*
Yarrow Point, 2010	1,001	4%	26%	6%	11%	20%	13%	11%	8%
2000	*1,008*	*5%*	*22%*	*8%*	*16%*	*15%*	*16%*	*11%*	*8%*
EKC cities, 2010 (incl 2011 annex	**442,909**	**6%**	**19%**	**20%**	**16%**	**15%**	**12%**	**6%**	**6%**
2000	***340,649***	***6%***	***19%***	***21%***	***18%***	***16%***	***9%***	***6%***	***5%***
Seattle, 2010	608,660	5%	13%	30%	16%	13%	12%	5%	5%
2000	*563,374*	*5%*	*14%*	*31%*	*17%*	*14%*	*7%*	*5%*	*7%*
King County, 2010	1,931,249	6%	18%	23%	15%	15%	12%	6%	5%
2000	*1,737,034*	*6%*	*19%*	*24%*	*18%*	*15%*	*8%*	*5%*	*5%*
Washington, 2010	6,724,540	7%	20%	21%	14%	15%	12%	7%	6%
2000	*5,894,121*	*7%*	*22%*	*21%*	*17%*	*14%*	*8%*	*6%*	*6%*

Exhibit D-2: Population Age, 55 Years and Older

1990, 2000, 2010 U.S. Census

	55 to 64 yrs	65 to 74 yrs	75 yrs and over
Beaux Arts, 1990	16%	10%	2%
2000	16%	11%	8%
2010	14%	11%	10%
Bellevue, 1990	10%	7%	4%
2000	10%	7%	6%
2010	11%	7%	7%
Bothell, 1990	7%	7%	5%
2000	8%	5%	5%
2010	12%	6%	6%
Clyde Hill, 1990	14%	11%	4%
2000	15%	11%	8%
2010	14%	10%	8%
Hunts Point, 1990	13%	11%	4%
2000	16%	6%	10%
2010	15%	15%	9%
Issaquah, 1990	7%	6%	6%
2000	8%	5%	5%
2010	9%	5%	8%
Kenmore, 1990	8%	6%	4%
2000	9%	6%	5%
2010	13%	6%	6%
Kirkland, 1990	7%	6%	4%
2000	9%	5%	5%
2010 (before annex.)	12%	6%	5%
2010 (incl annexations)	12%	6%	4%
Inglewood-Finn Hill, 1990	6%	4%	2%
2000	9%	4%	2%
2010	14%	6%	3%
Kingsgate CDP, 1990	6%	3%	1%
2000	9%	5%	2%
2010	12%	7%	4%

	55 to 64 yrs	65 to 74 yrs	75 yrs and over
Medina, 1990	14%	11%	4%
2000	13%	9%	8%
2010	14%	10%	8%
Mercer Island, 1990	12%	9%	5%
2000	12%	9%	10%
2010	15%	9%	11%
Newcastle, 1990	n/a	n/a	n/a
2000	9%	4%	2%
2010	12%	6%	3%
Redmond, 1990	6%	4%	3%
2000	8%	4%	5%
2010	9%	5%	5%
Sammamish, 1990	n/a	n/a	n/a
2000	7%	2%	2%
2010	11%	4%	2%
Woodinville, 1990	4%	3%	1%
2000	8%	3%	6%
2010	12%	5%	6%
Yarrow Point, 1990	15%	11%	4%
2000	16%	11%	8%
2010	13%	11%	8%
EKC cities, 1990	***8%***	***6%***	***4%***
2000	***9%***	***6%***	***5%***
2010 (incl annexations)	***12%***	***6%***	***6%***
Seattle, 1990	7%	8%	7%
2000	7%	5%	7%
2010	12%	5%	5%
King County, 1990	8%	6%	5%
2000	8%	5%	5%
2010	12%	6%	5%
Washington, 1990	8%	7%	5%
2000	8%	6%	6%
2010	12%	7%	6%

H.45

Exhibit E-1: Race and Ethnicity

2000, 2010 U.S. Census

		Not Hispanic or Latino							
	Total	White alone	Black or African American alone	American Indian & Alaska Native alone	Asian alone	Hawaiian & Other Pacific Islander alone	Some Other Race alone	2 or more	Hispanic or Latino, any Race
Beaux Arts, 2000	307	97%	0%	0%	2%	0%	0%	0%	0%
2010	299	95%	0%	0%	4%	0%	0%	0%	1%
Bellevue, 2000	109,569	72%	2%	0%	17%	0%	0%	3%	5%
2010	122,363	59%	2%	0%	28%	0%	0%	3%	7%
Bothell, 2000	30,150	85%	1%	1%	6%	0%	0%	3%	4%
2010	33,505	75%	1%	0%	10%	0%	0%	4%	9%
Clyde Hill, 2000	2,890	89%	1%	0%	7%	0%	0%	2%	1%
2010	2,984	83%	1%	0%	12%	0%	0%	2%	2%
Hunts Point, 2000	443	93%	0%	0%	3%	0%	0%	1%	2%
2010	394	80%	1%	1%	11%	0%	0%	7%	1%
Issaquah, 2000	11,212	85%	1%	1%	6%	0%	0%	2%	5%
2010	30,434	71%	1%	0%	17%	0%	0%	3%	6%
Kenmore, 2000	18,678	85%	1%	0%	7%	0%	0%	3%	4%
2010	20,460	76%	2%	0%	10%	0%	0%	4%	7%
Kirkland, 2000	45,054	83%	2%	0%	8%	0%	0%	3%	4%
2010	48,787	76%	2%	0%	11%	0%	0%	4%	6%
2010 (incl 2011 annex.)	84,559	75%	2%	0%	11%	0%	0%	4%	7%
Inglewood-Finn Hill, 2000	22,661	85%	1%	0%	6%	0%	0%	3%	4%
2010	22,707	79%	2%	0%	9%	0%	0%	4%	6%
Kingsgate, 2000	12,222	77%	2%	1%	12%	0%	0%	4%	6%
2010	13,065	68%	2%	0%	16%	0%	0%	4%	9%
Medina, 2000	3,011	92%	0%	0%	5%	0%	0%	2%	1%
2010	2,969	82%	0%	0%	12%	0%	0%	3%	3%
Mercer Island, 2000	22,036	83%	1%	0%	12%	0%	0%	2%	2%
2010	22,699	76%	1%	0%	16%	0%	0%	4%	3%
Newcastle, 2000	7,737	74%	2%	0%	18%	0%	0%	3%	3%
2010	10,380	63%	2%	0%	25%	0%	0%	5%	4%
Redmond, 2000	45,256	76%	1%	0%	13%	0%	0%	3%	6%
2010	54,144	61%	2%	0%	25%	0%	1%	3%	8%
Sammamish, 2000	34,104	86%	1%	0%	8%	0%	0%	2%	3%
2010	45,780	72%	1%	0%	19%	0%	0%	3%	4%
Woodinville, 2000	9,194	81%	1%	0%	7%	0%	0%	3%	7%
2010	10,938	76%	1%	0%	11%	0%	0%	3%	7%
Yarrow Point, 2000	1,008	92%	1%	0%	3%	0%	0%	1%	2%
2010	1,001	85%	0%	0%	9%	0%	1%	4%	2%
EKC cities, 2000	***340,649***	***79%***	***1%***	***0%***	***12%***	***0%***	***0%***	***3%***	***4%***
2010 (incl 2011 annex.)	***442,909***	***68%***	***2%***	***0%***	***19%***	***0%***	***0%***	***4%***	***6%***
Seattle, 2000	563,374	68%	8%	1%	13%	0%	0%	4%	5%
2010	608,660	66%	8%	1%	14%	0%	0%	4%	7%
King Co., 2000	1,737,034	73%	5%	1%	11%	1%	0%	3%	5%
2010	1,931,249	65%	6%	1%	14%	1%	0%	4%	9%
Washington, 2000	5,894,121	79%	3%	1%	5%	0%	0%	3%	7%
2010	6,724,540	73%	3%	1%	7%	1%	0%	4%	11%

Exhibit E-2: Foreign-born Population 2000 U.S. Census, 2011 ACS 5-Year Estimates*

	2000	2011 ACS
Beaux Arts Village	9%	8%
Bellevue	25%	32%
Bothell	11%	14%
Clyde Hill	12%	15%
Hunts Point	8%	18%
Issaquah	12%	21%
Kenmore	10%	19%
Kirkland (incl annexations)	n/a	19%
Kirkland (before annex.)	14%	19%
Inglewood-Finn Hill CDP	12%	17%
Kingsgate CDP	17%	23%
Medina	9%	15%
Mercer Island	14%	17%
Newcastle	21%	25%
Redmond	21%	30%
Sammamish	10%	24%
Woodinville	14%	15%
Yarrow Point	6%	16%
EKC Cities	***17%***	***25%***
Seattle	17%	17%
King County	15%	20%
Washington	10%	13%

"2011 ACS" refers to the American Community Survey (ACS), five-year averages of 2007-2011. The ACS is the latest dataset from the Census Bureau that reports this data for city geographies, but it is sample data and sometimes carries high margins of error. Wherever available, we report 2010 Census data, which is a 100% count, not a sample, of population and housing units.

H.47

Exhibit E-3: Limited English Proficiency*

2000 U.S. Census, 2011 ACS 5-Year Estimates

	Percent of Households	
	2000	2011
Beaux Arts Village	0%	0%
Bellevue	7%	9%
Bothell	2%	3%
Clyde Hill	1%	3%
Hunts Point	0%	5%
Issaquah	3%	6%
Kenmore	2%	5%
Kirkland (incl 2011 annexations)	n/a	4%
Kirkland (before annexations)	3%	4%
Inglewood-Finn Hill CDP	2%	2%
Kingsgate CDP	4%	7%
Medina	1%	3%
Mercer Island	3%	3%
Newcastle	6%	7%
Redmond	5%	7%
Sammamish	1%	3%
Woodinville	4%	1%
Yarrow Point	0%	0%
EKC cities (incl 2011 annexations)	***4%***	***6%***
Seattle	5%	6%
King County	5%	6%
Washington	3%	4%

*Limited English Proficiency means no one in the home 14 years or older speaks English only or speaks English "very well." "Linguistic isolation" was the term used in the 2000 Census for the same measure.

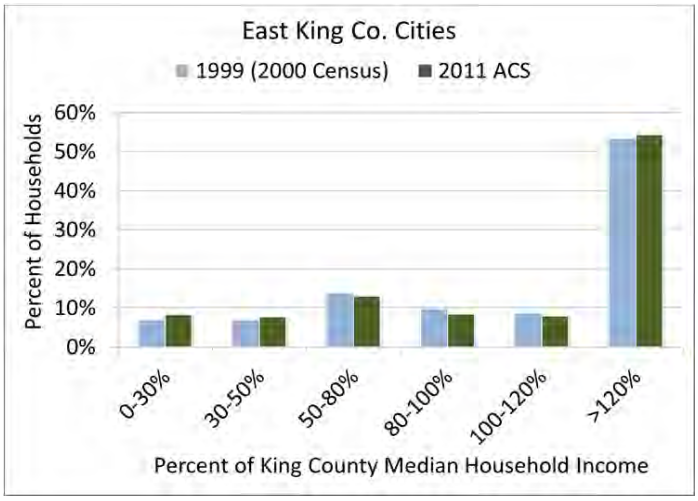
Exhibit F-1: Household Income Distribution, 2011

2011 ACS 5-Year Estimates

Income category:		Less than $21,200	$21,200 to $35,299	$35,300 to $56,499	$56,500 to $70,599	$70,600 to $84,699	$84,700 and greater	
Pct of County's median HH income:	Total Households	Very Low Income <30%	Low Income 30-50%	Moderate Income 50-80%	80-100% of Median	100-120% of Median	Over 120% of Median	Median income
Beaux Arts Village	134	3%	2%	8%	6%	5%	76%	$131,250
Bellevue	50,255	10%	8%	14%	9%	8%	51%	$84,503
Bothell	13,569	9%	11%	18%	11%	8%	43%	$70,935
Clyde Hill	952	4%	6%	4%	4%	5%	77%	$197,917
Hunts Point	155	10%	1%	6%	3%	3%	77%	$205,625
Issaquah	12,461	9%	6%	15%	9%	9%	51%	$87,038
Kenmore	7,914	11%	9%	15%	9%	8%	48%	$81,097
Kirkland (incl annexations)	37,684	8%	8%	14%	9%	9%	52%	n/a
Kirkland (before annex.)	22,624	8%	8%	14%	9%	9%	52%	$88,756
Inglewood-Finn Hill CDP	9,559	7%	9%	13%	8%	9%	54%	$91,839
Kingsgate CDP	5,501	10%	8%	15%	9%	8%	50%	$82,210
Medina	1,037	6%	6%	4%	5%	4%	75%	$176,354
Mercer Island	9,253	6%	7%	11%	6%	6%	64%	$123,328
Newcastle	3,932	6%	6%	11%	8%	8%	61%	$106,339
Redmond	23,048	9%	8%	11%	8%	9%	55%	$92,851
Sammamish	14,583	3%	3%	7%	5%	5%	75%	$135,432
Woodinville	4,350	7%	9%	15%	8%	8%	54%	$91,049
Yarrow Point	364	5%	3%	7%	6%	7%	72%	$153,056
EKC cities	***179,691***	***8%***	***8%***	***13%***	***8%***	***8%***	***54%***	***n/a***
Seattle	282,480	17%	12%	17%	9%	7%	37%	$61,856
King County	790,070	13%	11%	16%	10%	8%	42%	$70,567
Washington	2,602,568	17%	16%	13%	15%	11%	28%	$58,890

Exhibit F-2: Household Incomes

2000 U.S. Census, 2011 ACS 5-Year Estimates



Note: Neither F-1 nor F-2 take household size into account when classifying by percent of median income.

H.49

Exhibit G-1: Households below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

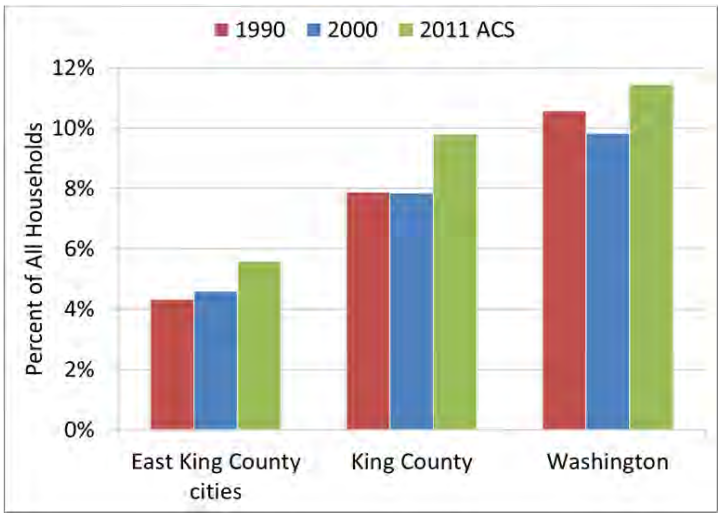


Exhibit G-2: Elderly Householders below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

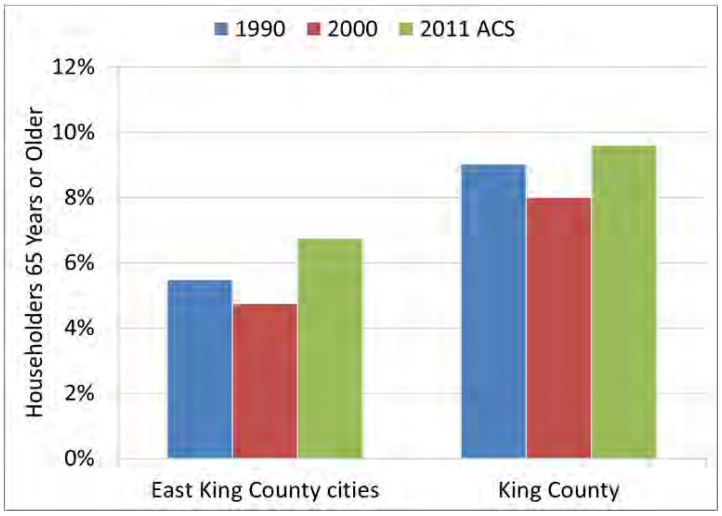


Exhibit G-3: Households below Poverty Level,* 2011

2011 ACS 5-Year Estimates

	All Households		Family Households		Other Households	
	Total	Below Poverty Income	Total	Below Poverty Income	Total	Below Poverty Income
Beaux Arts Village	134	*1%*	105	*0%*	29	*3%*
Bellevue	50,255	*6%*	32,153	*4%*	18,102	*10%*
Bothell	13,569	*6%*	8,700	*4%*	4,869	*10%*
Clyde Hill	952	*3%*	850	*2%*	102	*10%*
Hunts Point	155	*10%*	138	*9%*	17	*12%*
Issaquah	12,461	*3%*	7,824	*1%*	4,637	*6%*
Kenmore	7,914	*9%*	5,270	*7%*	2,644	*13%*
Kirkland (incl annexations)	37,684	*6%*	22,806	*4%*	14,878	*8%*
Kirkland (before annex.)	22,624	*6%*	12,317	*4%*	10,307	*8%*
Inglewood-Finn Hill CDP	9,559	*5%*	6,819	*2%*	2,740	*12%*
Kingsgate CDP	5,501	*7%*	3,670	*8%*	1,831	*5%*
Medina	1,037	*3%*	853	*2%*	184	*9%*
Mercer Island	9,253	*4%*	6,444	*1%*	2,809	*11%*
Newcastle	3,932	*6%*	2,851	*5%*	1,081	*8%*
Redmond	23,048	*6%*	13,471	*4%*	9,577	*10%*
Sammamish	14,583	*3%*	12,522	*3%*	2,061	*5%*
Woodinville	4,350	*6%*	2,740	*3%*	1,610	*10%*
Yarrow Point	364	*3%*	291	*2%*	73	*8%*
EKC Cities	***179,691***	***6%***	***117,018***	***4%***	***62,673***	***9%***
Seattle	282,480	*13%*	123,811	*7%*	158,669	*17%*
King County	790,070	*10%*	463,619	*7%*	326,451	*14%*
Washington	2,602,568	*11%*	1,683,102	*8%*	919,466	*17%*

*The Census Bureau defines poverty levels for households of different sizes, ages of householders, and number of children. In 2011, the poverty threshold for a single adult under 65 years of age was $11,848; for two adults and no children, $14,657; for two adults and one child, $17,916; and for two adults and two children $23,021.

H.51

Exhibit H-1: Cost-Burdened* Households

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter households			Owner households			Renters & Owners Combined		
	1990	2000	2011 ACS	1990	2000	2011 ACS	1990	2000	2011 ACS
Beaux Arts	0%	0%	43%	14%	23%	30%	13%	23%	31%
Bellevue	41%	39%	36%	18%	25%	31%	28%	31%	34%
Bothell	36%	36%	47%	21%	27%	31%	27%	30%	37%
Clyde Hill	47%	44%	18%	18%	23%	30%	20%	24%	29%
Hunts Point	0%	48%	7%	32%	21%	49%	28%	25%	45%
Issaquah	40%	39%	41%	19%	25%	36%	31%	32%	38%
Kenmore	29%	36%	42%	23%	25%	37%	25%	29%	38%
Kirkland (incl annexations)	n/a	n/a	36%	n/a	n/a	38%	n/a	n/a	37%
Kirkland (before annex.)	35%	33%	33%	20%	26%	36%	27%	30%	35%
Inglewood-Finn Hill	32%	31%	42%	19%	28%	40%	22%	29%	40%
Kingsgate CDP	43%	29%	41%	23%	27%	38%	29%	27%	39%
Medina	34%	26%	36%	21%	27%	29%	22%	27%	30%
Mercer Island	36%	35%	40%	18%	27%	26%	22%	29%	29%
Newcastle	n/a	32%	35%	n/a	26%	34%	n/a	27%	34%
Redmond	34%	35%	31%	18%	24%	30%	25%	29%	31%
Sammamish	n/a	36%	36%	n/a	27%	31%	n/a	28%	32%
Woodinville	37%	46%	52%	27%	28%	31%	29%	33%	39%
Yarrow Point	24%	50%	50%	22%	30%	39%	22%	31%	40%
EKC cities (incl annexations)	***37%***	***36%***	***37%***	***20%***	***26%***	***33%***	***27%***	***30%***	***34%***
Seattle	41%	40%	45%	17%	27%	34%	30%	34%	40%
King County	38%	38%	45%	18%	27%	35%	27%	32%	39%
Washington	37%	39%	47%	16%	26%	33%	25%	31%	38%

* "Housing cost-burdened" means a household spending more than 30 percent of its income on housing costs.

Exhibit H-2: Housing Cost Burden by Income

2011 ACS 5-Year Estimates

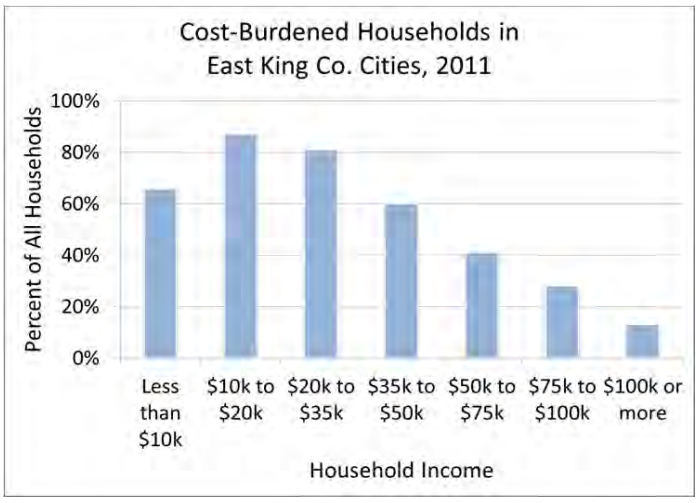
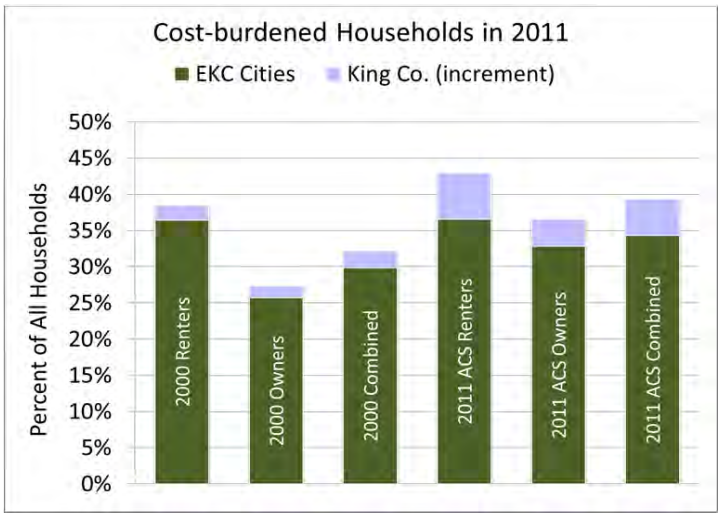


Exhibit H-3: Housing Cost Burden by Tenure

2000 U.S. Census; 2011 ACS 5-Year Estimates



H.53

Exhibit H-4: Severely Cost-Burdened* Households

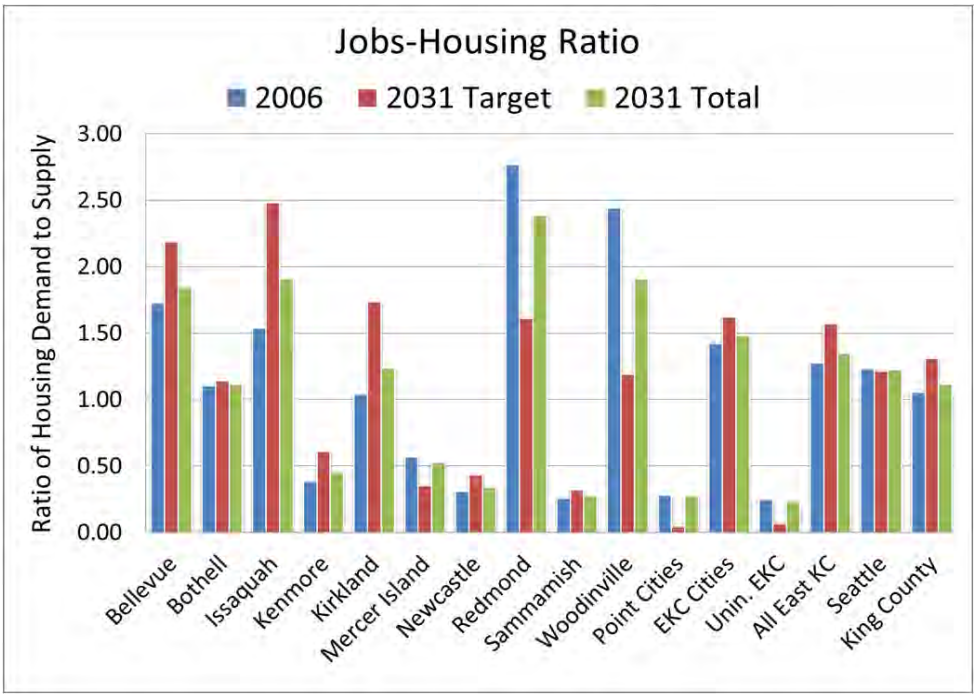
2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter Households		Owner Households		Renter and Owners Combined	
	2000	2011 ACS	2000	2011 ACS	2000	2011 ACS
Beaux Arts Village	0%	43%	10%	8%	10%	11%
Bellevue	17%	17%	9%	13%	12%	15%
Bothell	14%	23%	7%	9%	9%	14%
Clyde Hill	26%	7%	8%	15%	9%	14%
Hunts Point	9%	0%	8%	21%	8%	19%
Issaquah	13%	21%	9%	11%	11%	15%
Kenmore	15%	22%	8%	15%	10%	17%
Kirkland (incl annexations)	n/a	15%	n/a	14%	n/a	14%
Kirkland (before annex.)	15%	13%	9%	15%	12%	14%
Inglewood-Finn Hill CDP	12%	20%	9%	14%	10%	16%
Kingsgate CDP	9%	19%	7%	12%	7%	13%
Medina	11%	19%	13%	13%	13%	13%
Mercer Island	18%	24%	9%	10%	11%	13%
Newcastle	14%	18%	8%	11%	10%	13%
Redmond	13%	17%	7%	11%	10%	14%
Sammamish	15%	17%	8%	8%	9%	9%
Woodinville	27%	28%	7%	8%	13%	15%
Yarrow Point	0%	45%	13%	28%	12%	29%
EKC cities (incl annexations)	***16%***	***18%***	***8%***	***12%***	***11%***	***14%***
Seattle	17%	22%	9%	13%	14%	17%
King County	17%	22%	8%	13%	12%	17%
Washington	18%	23%	8%	12%	12%	16%

*"Severely cost-burdened" means a household spending more than 50 percent of its income on housing costs.

Exhibit I: Jobs-Housing Balance*

ARCH



*"Jobs-housing balance" indicates the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

	1970	1980	1990	2000	2006	2031 Target	2031 Total
Bellevue	0.77	1.18	1.67	1.87	1.73	2.19	1.85
Bothell	0.53	0.54	1.45	1.15	1.11	1.14	1.12
Issaquah	0.50	0.89	1.32	2.16	1.54	2.48	1.91
Kenmore				0.43	0.39	0.61	0.46
Kirkland	0.43	0.59	0.86	1.34	1.04	1.74	1.24
Mercer Island	0.25	0.38	0.49	0.57	0.57	0.36	0.53
Newcastle				0.24	0.31	0.44	0.34
Redmond	0.66	1.08	1.54	2.53	2.77	1.61	2.39
Sammamish				0.31	0.26	0.32	0.28
Woodinville	0.78	1.06	0.80	2.74	2.45	1.19	1.91
Point Cities	0.19	0.11	0.24	0.22	0.28	0.05	0.28
EKC Cities	**0.59**	**0.90**	**1.31**	**1.52**	**1.42**	**1.62**	**1.48**
Unin. EKC	0.14	0.15	0.28	0.17	0.25	0.07	0.24
All East KC	***0.48***	***0.69***	***1.00***	***1.25***	***1.27***	***1.57***	***1.35***
Seattle	1.04	1.26	1.42	1.41	1.23	1.22	1.23
King County	0.83	1.00	1.13	1.20	1.06	1.31	1.12

H.55

Exhibit J-1: Employment by Sector, 2012

Puget Sound Regional Council

City	Const/Res	FIRE	Manufac-turing	Retail	Services	WTU	Govern-ment	Education	Total
Beaux Arts	*	0	0	0	*	0	2	0	13
Pct of total	*	0%	0%	0%	*	0%	15%	0%	100%
Bellevue	4,318	10,379	5,827	12,694	73,872	7,811	4,030	4,090	123,022
Pct of total	4%	8%	5%	10%	60%	6%	3%	3%	100%
Bothell	466	1,608	786	760	5,984	1,442	463	1,275	12,784
Pct of total	4%	13%	6%	6%	47%	11%	4%	10%	100%
Clyde Hill	12	6	0	0	351	19	14	197	599
Pct of total	2%	1%	0%	0%	59%	3%	2%	33%	100%
Hunts Point	0	*	0	0	21	*	4	0	29
Pct of total	0%	*	0%	0%	72%	*	14%	0%	100%
Issaquah	507	683	1,114	2,997	12,505	1,540	778	638	20,761
Pct of total	2%	3%	5%	14%	60%	7%	4%	3%	100%
Kenmore	300	127	32	375	1,634	314	120	492	3,392
Pct of total	9%	4%	1%	11%	48%	9%	4%	15%	100%
Kirkland	2,176	2,584	1,422	4,172	20,256	2,077	4,136	1,890	38,712
Pct of total	6%	7%	4%	11%	52%	5%	11%	5%	100%
Medina	*	18	*	28	193	6	26	0	282
Pct of total	*	6%	*	10%	68%	2%	9%	0%	100%
Mercer Island	257	1,289	32	504	3,374	200	294	631	6,580
Pct of total	4%	20%	0%	8%	51%	3%	4%	10%	100%
Newcastle	53	73	34	225	1,337	89	42	178	2,030
Pct of total	3%	4%	2%	11%	66%	4%	2%	9%	100%
Redmond	2,193	1,592	7,239	4,029	56,724	3,908	1,010	919	77,615
Pct of total	3%	2%	9%	5%	73%	5%	1%	1%	100%
Sammamish	156	130	11	418	2,577	245	234	1,241	5,012
Pct of total	3%	3%	0%	8%	51%	5%	5%	25%	100%
Woodinville	1,622	307	2,479	1,490	4,261	1,146	193	349	11,848
Pct of total	14%	3%	21%	13%	36%	10%	2%	3%	100%
Yarrow Point	0	*	*	*	34	*	5	0	91
Pct of total	*	*	*	*	37%	*	5%	0%	100%
EKC Cities	***12,060***	***18,796***	***18,976***	***27,692***	***183,123***	***18,797***	***11,351***	***11,900***	***302,770***
Pct of total	***4%***	***6%***	***6%***	***9%***	***60%***	***6%***	***4%***	***4%***	***100%***
Seattle	16,485	31,615	25,644	41,497	257,398	28,794	46,681	35,204	483,318
Pct of total	3%	7%	5%	9%	53%	6%	10%	7%	100%
King County	47,474	62,648	101,121	107,890	567,264	100,053	86,212	70,971	1,143,633
Pct of total	4%	5%	9%	9%	50%	9%	8%	6%	100%

* suppressed for confidentiality.

"Const/Res:" construction and resource industries; "FIRE:" finance, insurance, and real estate industries; "WTU:" wholesale, transportation, and utilities industries.

The dataset for March of each year is presented here as a representative month when seasonal fluctuations are minimized. The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents; part-time and temporary positions are included. To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Office of Washington Superintendent of Public Instruction (OSPI), and governmental units throughout the central Puget Sound region (PSRC).

Exhibit J-2: Average Wages by Sector, 2010

Puget Sound Regional Council

	Const/Res	FIRE	Manufac-turing	Retail	Services	WTU	All Private Sectors	Total Private Jobs
Beaux Arts	*	-	-	-	$51,761	-	$52,385	12
Bellevue	$68,619	$77,679	$83,884	$34,403	$74,166	$86,844	$71,321	111,804
Bothell	$55,635	$54,088	$75,867	$36,061	$54,817	$112,821	$62,618	10,751
Clyde Hill	*	*	*	*	$43,966	$94,703	$45,579	402
Hunts Point	-	$67,947	-	-	$50,655	-	$53,067	30
Issaquah	$57,941	$60,614	$78,130	$30,687	$78,999	$80,378	$69,981	18,091
Kenmore	$50,889	$30,601	$45,256	$27,686	$30,302	$49,893	$35,468	2,893
Kirkland	$64,309	$71,926	$70,529	$35,756	$55,826	$101,496	$59,059	25,551
Medina	*	$59,032	-	$33,880	$54,442	$125,156	$53,851	265
Mercer Island	$58,581	$80,880	$45,512	$30,277	$39,722	$86,168	$51,629	5,721
Newcastle	$34,641	$30,932	$37,813	$30,142	$31,575	$64,493	$34,717	1,418
Redmond	$59,772	$52,902	$77,627	$27,648	$122,362	$76,778	$107,075	74,937
Sammamish	$42,682	$42,437	$28,486	$26,152	$36,600	$112,491	$40,005	3,222
Woodinville	$58,758	$45,449	$43,753	$27,630	$36,749	$58,351	$43,132	10,869
Yarrow Point	$33,142	*	*	*	$32,333	*	$33,148	73
EKC cities	***$62,679***	***$71,845***	***$74,534***	***$32,486***	***$85,248***	***$84,743***	***$77,268***	***266,009***
Seattle	$68,862	$80,557	$67,803	$45,707	$56,341	$67,004	$59,450	379,142
King County	$59,672	$71,746	$74,576	$36,188	$61,071	$65,402	$60,830	942,055
Region	**$53,939**	**$65,986**	**$73,586**	**$32,675**	**$53,627**	**$61,510**	**$54,931**	**1,390,343**

* suppressed for confidentiality.

"Const/Res:" construction and resource industries; "FIRE:" finance, insurance, and real estate industries; "WTU:" wholesale, transportation, and utilities industries.

H.57

Exhibit K-1: Households Receiving Supplemental Security Income*

2000 U.S. Census; 2011 ACS 5-Year Estimates

	2000		2011 ACS	
	Households	Pct	Households	Pct
Beaux Arts Village	-	0%	2	1%
Bellevue	958	2%	1,189	2%
Bothell	248	2%	286	2%
Clyde Hill	12	1%	16	2%
Hunts Point	3	2%	-	0%
Issaquah	91	2%	184	1%
Kenmore	147	2%	224	3%
Kirkland (incl annexations)	n/a	n/a	727	2%
Kirkland (before annex.)	333	2%	385	2%
Inglewood-Finn Hill CDP	98	1%	200	2%
Kingsgate CDP	121	3%	142	3%
Medina	14	1%	-	0%
Mercer Island	127	2%	140	2%
Newcastle	32	1%	68	2%
Redmond	283	1%	444	2%
Sammamish	100	1%	145	1%
Woodinville	51	1%	103	2%
Yarrow Point	4	1%	4	1%
EKC Cities	***2,403***	***2%***	***3,917***	***2%***
Seattle	9,428	4%	8,847	3%
King County	21,426	3%	23,811	3%
Washington	84,750	4%	101,364	4%

*Supplemental Security Income (SSI) is a nationwide federal assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals. Although administered by the Social Security Administration, SSI is funded from the U.S. Treasury general funds, not the Social Security trust fund.

Exhibit K-2: Population in Group Quarters

1990, 2000, 2010 U.S. Census

	1990	2000	2010	2010 Per 1,000 Pop.
Beaux Arts Village	-	-	-	-
Bellevue	569	791	1,110	9.1
Bothell	127	216	321	9.6
Clyde Hill	-	-	-	-
Hunts Point	-	-	-	-
Issaquah	193	227	443	14.6
Kenmore	40	87	123	6.0
Kirkland (incl annexations)	n/a	n/a	998	11.8
Kirkland (before annex.)	794	848	630	12.9
Inglewood-Finn Hill CDP	181	140	177	7.8
Kingsgate CDP	24	24	191	14.6
Medina	-	-	-	-
Mercer Island	83	279	68	3.0
Newcastle		15	33	3.2
Redmond	379	833	274	5.1
Sammamish		-	99	2.2
Woodinville	-	23	47	4.3
Yarrow Point	-	-	-	-
EKC cities (incl annexations)	***2,185***	***3,319***	***3,148***	***7.7***
Seattle	21,199	26,655	24,925	41.0
King County	30,512	37,619	37,131	19.2
Washington	120,531	136,382	139,375	20.7

H.59

Exhibit K-3: Characteristics of Homeless Families, King County, 2012

Committee to End Homelessness

Families interviewed and assessed	3,788
Families placed into shelter or housing	757
Interpreter needed at assessment interview	539
Languages spoken to interpreters	34
Stayed in places not meant for human habitation	7%
Couch surfed or double-up	56%
Emergency housing with a shelter or hotel voucher	14%
Rented housing with no subsidy	10%
Stayed in a hotel without a voucher	4%
Homeless for the first time	69%
Recent positive work history	53%
Never been evicted	67%
High school diploma or more	72%
No criminal history	86%

Exhibit K-4: One-Night Count Summary, King County, 2012

Seattle-King County Coalition on Homelessness

Street Count	2,594	29%
Emergency Shelter	2,682	30%
Transitional Housing	3,554	40%
Total	**8,830**	**100%**

Exhibit K-5: One-Night Count of Unsheltered Homeless Individuals, 2014

Seattle-King County Coalition on Homelessness

	Seattle	Kent	North End	Eastside	White Center	Federal Way	Renton	Night Owl Buses	Auburn	Total
Men	683	30	6	70	14	28	16	92	6	945
Women	168	3	-	25	1	3	2	11	-	213
Gender unknown	1,527	30	20	83	29	81	72	2	91	1,935
Minor (under 18)	14	-	-	-	2	1	-	7	-	24
Total, 2014	**2,392**	**63**	**26**	**178**	**46**	**113**	**90**	**112**	**97**	**3,117**
Benches	51	2	-	-	1	-	2	-	-	56
Parking garages	14	-	-	-	-	1	-	-	-	15
Cars/trucks	730	19	16	65	12	55	38	-	49	984
Structures	357	8	-	10	21	4	10	-	2	412
Under roadways	228	1	-	6	-	3	6	-	5	249
Doorways	206	10	-	3	-	2	7	-	-	228
City parks	54	3	-	-	2	-	2	-	27	88
Bushes/undergrowth	64	3	5	2	2	19	19	-	4	118
Bus stops	22	2	-	-	1	1	-	-	-	26
Alleys	43	2	-	-	-	2	-	-	-	47
Walking around	244	12	5	2	7	18	5	-	9	302
Other	379	1	-	90	-	8	1	112	1	592
Total, 2014	**2,392**	**63**	**26**	**178**	**46**	**113**	**90**	**112**	**97**	**3,117**
Total, 2013	1,989	53	106	197	51	118	83	82	57	2,736
Total, 2012	1,898	104	31	138	55	77	73	174	44	2,594
Total, 2011	1,753	108	35	146	54	124	71	106	45	2,442
Total, 2010	1,986	60	45	141	47	181	84	165	50	2,759
Total, 2009	1,977	193	23	158	39	116	90	171	60	2,827

Exhibit K-6: School-reported Homeless Children

Office of Superintendent of Public Instruction

	2012-2013 School Year								
District Name	Pre-K and K	Grades 1-6	Grades 7-8	Grades 9-12	Shelters	Doubled Up	Un-sheltered	Hotel Motel	Total
Bellevue	17	85	30	59	84	91	8	8	191
Issaquah	11	67	20	26	49	74	-	1	124
Lake Washington	49	120	37	53	90	136	22	11	259
Mercer Island	1	4	-	4	1	7	-	1	9
Northshore	12	101	27	65	54	124	17	10	205
EKC schools	***90***	***377***	***114***	***207***	***278***	***432***	***47***	***31***	***788***
Seattle	163	860	313	1,034	1,678	587	31	74	2,370
King County	551	2,742	854	2,041	2,476	3,143	180	389	6,188
Washington	3,322	13,747	4,053	9,487	6,527	21,153	1,254	1,675	30,609
EKC schools, 2011-12	*86*	*338*	*94*	*178*	*273*	*372*	*42*	*9*	*696*
EKC schools, 2010-11	*89*	*340*	*74*	*191*	*337*	*336*	*16*	*5*	*694*
EKC schools, 2009-10	*66*	*285*	*85*	*178*	*254*	*331*	*14*	*15*	*614*
EKC schools, 2008-09	*56*	*252*	*74*	*123*	*258*	*227*	*5*	*15*	*505*
EKC schools, 2007-08	*60*	*255*	*60*	*112*	*210*	*248*	*7*	*22*	*487*

H.61

Exhibit L-1: Housing Types 1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Beaux Arts, 1990	117	100%	0%	0%	0%
2000	123	97%	3%	0%	0%
2011 ACS	136	100%	0%	0%	0%
Bellevue, 1990	37,430	55%	30%	14%	1%
2000	48,303	54%	28%	19%	0%
2011 ACS	53,978	50%	29%	21%	0%
Bothell, 1990	5,158	48%	26%	7%	19%
2000	12,362	54%	24%	10%	12%
2011 ACS	14,195	55%	24%	10%	11%
Clyde Hill, 1990	1,081	100%	0%	0%	0%
2000	1,074	100%	0%	0%	0%
2011 ACS	991	98%	1%	1%	0%
Hunts Point, 1990	204	99%	1%	0%	0%
2000	186	97%	3%	0%	0%
2011 ACS	204	100%	0%	0%	0%
Issaquah, 1990	3,311	50%	34%	13%	3%
2000	5,086	45%	42%	12%	1%
2011 ACS	13,511	41%	43%	16%	0%
Kenmore, 1990	3,781	60%	11%	18%	11%
2000	7,488	67%	15%	14%	5%
2011 ACS	8,400	66%	16%	13%	6%
Kirkland, 1990	18,061	49%	37%	13%	1%
2000	21,939	44%	37%	18%	0%
2011 ACS	24,267	43%	37%	19%	0%
2011 ACS (incl annex.)	39,820	54%	32%	13%	0%
Inglewood-Finn Hill CDP	10,361	82%	16%	2%	0%
2000	8,511	79%	16%	5%	0%
2011 ACS	9,868	77%	20%	3%	0%
Kingsgate CDP, 1990	4,852	70%	24%	5%	1%
2000	4,373	68%	25%	6%	0%
2011 ACS	5,685	61%	32%	6%	1%
Medina, 1990	1,172	99%	1%	0%	0%
2000	1,160	100%	0%	0%	0%
2011 ACS	1,102	98%	1%	0%	1%

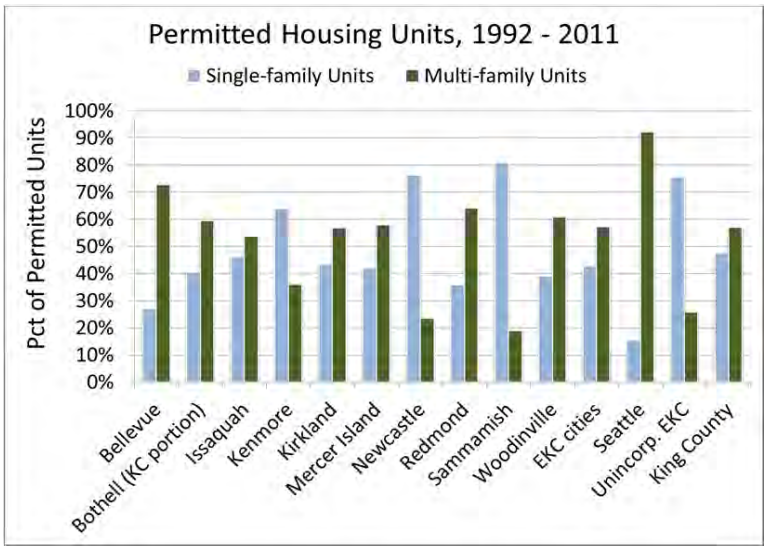
Exhibit L-1: Housing Types [continued]

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Mercer Island, 1990	8,321	79%	13%	7%	0%
2000	8,806	78%	11%	11%	0%
2011 ACS	9,850	72%	11%	17%	0%
Newcastle, 1990	n/a	n/a	n/a	n/a	n/a
2000	3,169	74%	12%	13%	1%
2011 ACS	4,061	67%	16%	16%	1%
Redmond, 1990	14,972	49%	37%	12%	2%
2000	20,296	41%	39%	18%	2%
2011 ACS	24,689	40%	40%	18%	2%
Sammamish, 1990	n/a	n/a	n/a	n/a	n/a
2000	11,682	92%	6%	1%	1%
2011 ACS	15,396	86%	11%	3%	0%
Woodinville, 1990	7,750	84%	8%	5%	3%
2000	3,494	61%	22%	13%	4%
2011 ACS	4,646	54%	23%	21%	2%
Yarrow Point, 1990	385	98%	1%	0%	1%
2000	395	97%	3%	0%	0%
2011 ACS	423	99%	1%	0%	0%
EKC Cities, 1990	***101,743***	***58%***	***28%***	***12%***	***2%***
2000	***145,563***	***57%***	***27%***	***15%***	***2%***
2011 ACS	***175,849***	***54%***	***28%***	***16%***	***2%***
Seattle, 1990	249,032	52%	27%	20%	1%
2000	270,536	49%	26%	24%	1%
2011 ACS	304,164	45%	26%	28%	0%
King County, 1990	647,343	58%	24%	14%	4%
2000	742,237	57%	24%	16%	3%
2011 ACS	844,169	56%	25%	17%	2%
Washington, 1990	2,032,378	62%	20%	8%	10%
2000	2451075	62%	19%	9%	9%
2011 ACS	2,861,985	63%	20%	9%	7%

H.63

Exhibit L-2: Single-family and Multi-family Permit Activity

King County, PSRC, and ARCH



Units are net of demolitions.

Exhibit L-3: Tenure of New Attached Housing

ARCH

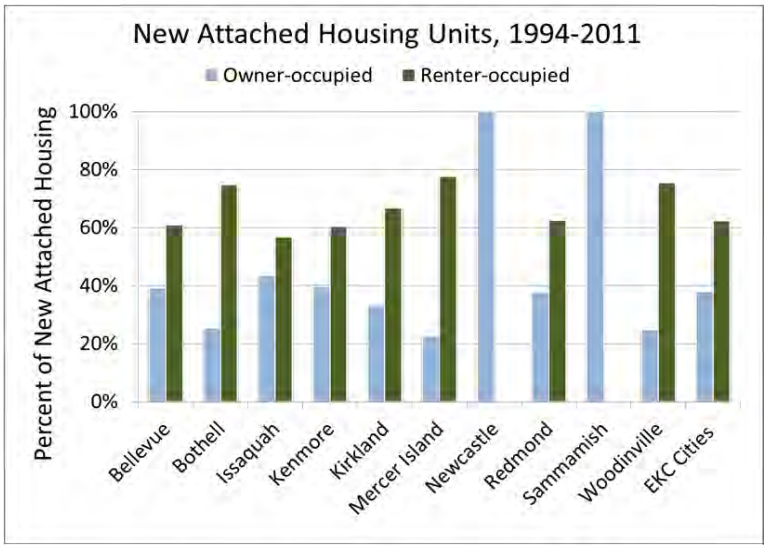


Exhibit L-4: Homeownership

1990, 2000, 2010 U.S. Census

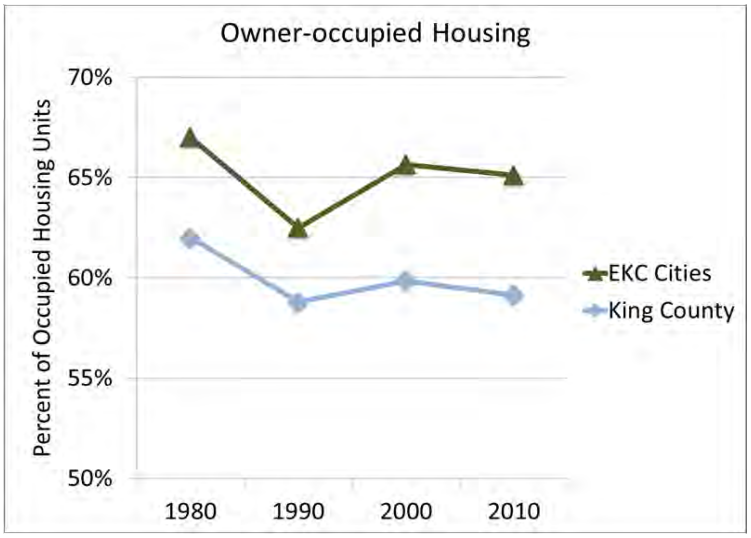
	Occupied Housing Units		
	1990	2000	2010
Beaux Arts Village	119	121	113
Owner-occupied	97%	96%	92%
Bellevue	35,756	45,836	50,355
Owner-occupied	58%	61%	59%
Bothell	4,919	11,923	13,497
Owner-occupied	65%	68%	66%
Clyde Hill	1,063	1,054	1,028
Owner-occupied	95%	96%	92%
Hunts Point	187	165	151
Owner-occupied	88%	87%	90%
Issaquah	3,170	4,840	12,841
Owner-occupied	48%	59%	66%
Kenmore	3,519	7,307	7,984
Owner-occupied	67%	72%	74%
Kirkland (incl annexations)	n/a	n/a	36,074
Owner-occupied			64%
Kirkland (before annex.)	17,211	20,736	22,445
Owner-occupied	55%	57%	57%
Inglewood-Finn Hill CDP	10,074	8,306	8,751
Owner-occupied	76%	77%	76%
Kingsgate CDP	4,729	4,314	4,878
Owner-occupied	74%	77%	77%

	Occupied Housing Units		
	1990	2000	2010
Medina	1,129	1,111	1,061
Owner-occupied	91%	92%	89%
Mercer Island	8,007	8,437	9,109
Owner-occupied	79%	80%	72%
Newcastle	n/a	3,028	4,021
Owner-occupied	n/a	76%	74%
Redmond	14,153	19,102	22,550
Owner-occupied	58%	55%	54%
Sammamish	n/a	11,131	15,154
Owner-occupied	n/a	90%	88%
Woodinville*	7,479	3,512	4,478
Owner-occupied	82%	73%	65%
Yarrow Point	371	379	374
Owner-occupied	90%	94%	93%
EKC cities (incl annexations)	***97,083***	***138,682***	***178,790***
Owner-occupied	***63%***	***66%***	***65%***
Seattle	236,702	258,499	283,510
Owner-occupied	49%	48%	48%
King County	615,792	710,916	789,232
Owner-occupied	63%	60%	59%
Washington State	1,872,431	2,271,398	2,620,076
Owner-occupied	63%	65%	64%

*Woodinville figures for 1990 comprise an area called the "Woodinville Census-Defined Place" (CDP), before the city of Woodinville incorporated. The CDP was larger than the incorporated city; hence, the 1990 figures are usually larger than the 2000 figures.

Exhibit L-5: Homeownership

1980, 1990, 2000, 2010 U.S. Census



H.65

Exhibit M-1: Affordable Housing Stock, 2010

2010 CHAS 5-Year Estimates*

	Occupied Housing Units	<30% AMI (all rental)	31 - 50% AMI (combo)	All Units under 50% AMI (combo)	51 - 80% AMI (combo)	81 - 100% AMI (combo)	Over 100% AMI (all owner)
Beaux Arts Village	136	0%	0%	0%	0%	10%	90%
Bellevue	49,965	2%	5%	7%	20%	19%	54%
Bothell	13,379	1%	10%	12%	21%	17%	50%
Clyde Hill	895	2%	0%	3%	1%	7%	89%
Hunts Point	166	7%	5%	12%	2%	2%	83%
Issaquah	11,889	3%	3%	6%	15%	24%	56%
Kenmore	7,853	3%	10%	13%	15%	7%	65%
Kirkland (incl 2011 annexations)	36,165	2%	4%	7%	16%	19%	59%
Kirkland	21,983	2%	4%	7%	18%	23%	53%
Inglewood-Finn Hill CDP	8,860	1%	3%	4%	14%	11%	71%
Kingsgate CDP	5,322	4%	6%	10%	11%	17%	61%
Medina	1,041	3%	0%	3%	2%	10%	85%
Mercer Island	9,154	2%	2%	5%	6%	15%	74%
Newcastle	3,853	0%	2%	2%	15%	14%	69%
Redmond	22,329	2%	5%	7%	21%	26%	45%
Sammamish	14,160	0%	1%	2%	4%	8%	86%
Woodinville	4,314	2%	4%	5%	25%	13%	56%
Yarrow Point	333	0%	4%	4%	2%	2%	91%
EKC cities (incl 2011 annexations,	***175,632***	***2%***	***5%***	***7%***	***17%***	***18%***	***59%***
Seattle	275,929	6%	12%	18%	22%	14%	45%
King County	773,260	4%	11%	15%	20%	15%	50%
Washington state	2,549,365	4%	14%	18%	25%	16%	41%
United States	114,139,849	5%	22%	27%	30%	15%	29%

* "CHAS Data" are a special tabulation of estimates from the American Community Survey (ACS) produced by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD). Originally created for local governments to use in their Consolidated Planning processes, HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions. This dataset represents the five-year averages of 2006-2010.

"Affordability" means the percentage of rented units having gross rents (contract rents plus utilities, adjusted for number of bedrooms) within the means of a household's income at the given level of Area Median Income (AMI); or in the case of ownership housing, the percentage of units having value (estimated by the owner and adjusted for number of bedrooms) within the means of a household's income at the given level of AMI.

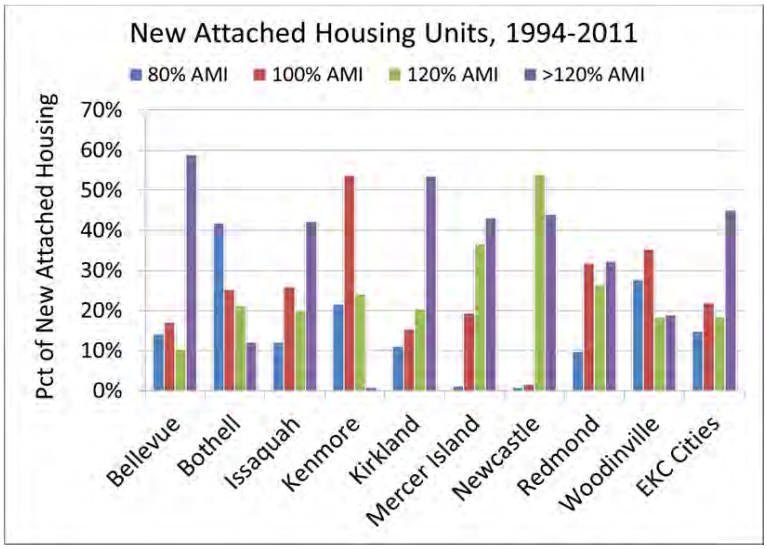
Exhibit M-2: Affordable Housing Stock by Tenure, 2010

2010 CHAS 5-Year Estimates

	Owner-occupied					Renter-occupied				
	Total	Less than 50% AMI	50% to 80% AMI	80% to 100% AMI	Greater than 100% AMI	Total	Less than 30% AMI	30% to 50% AMI	50% to 80% AMI	Greater than 80% AMI
Beaux Arts Village	122	0%	0%	0%	100%	14	0%	0%	0%	100%
Bellevue	29,145	2%	1%	5%	92%	20,820	6%	8%	47%	39%
Bothell	8,740	8%	5%	10%	77%	4,639	4%	14%	52%	31%
Clyde Hill	820	0%	1%	1%	98%	75	27%	0%	0%	73%
Hunts Point	146	5%	0%	0%	95%	20	60%	0%	20%	20%
Issaquah	7,630	1%	2%	10%	87%	4,259	9%	5%	39%	48%
Kenmore	5,769	5%	2%	4%	88%	2,084	11%	24%	52%	14%
Kirkland (incl 2011 annexations)	24,157	2%	2%	8%	88%	12,008	7%	9%	43%	41%
Kirkland	13,144	2%	1%	8%	89%	8,839	6%	8%	42%	44%
Inglewood-Finn Hill CDP	6,885	1%	2%	5%	91%	1,975	6%	7%	55%	31%
Kingsgate CDP	4,128	3%	4%	14%	79%	1,194	19%	17%	35%	29%
Medina	890	0%	0%	0%	99%	151	19%	0%	13%	68%
Mercer Island	7,030	1%	1%	1%	96%	2,124	11%	5%	23%	62%
Newcastle	2,873	1%	2%	4%	93%	980	1%	5%	52%	42%
Redmond	11,819	5%	2%	8%	86%	10,510	4%	5%	43%	47%
Sammamish	12,595	1%	0%	2%	97%	1,565	4%	2%	34%	61%
Woodinville	2,789	1%	4%	8%	87%	1,525	4%	10%	63%	23%
Yarrow Point	307	1%	0%	0%	99%	26	0%	38%	31%	31%
EKC cities (incl 2011 annexation	***114,832***	***3%***	***2%***	***6%***	***90%***	***60,800***	***6%***	***8%***	***45%***	***41%***
Seattle	136,304	2%	1%	5%	92%	139,625	12%	22%	43%	24%
King County	466,690	4%	4%	9%	82%	306,570	10%	22%	45%	23%
Washington	1,660,550	8%	13%	16%	63%	888,815	11%	24%	48%	16%
United States	76,399,129	22%	22%	13%	43%	37,740,720	14%	23%	44%	19%

Exhibit N-1: Affordability of New Multi-family Housing

ARCH



H.67

Exhibit N-2: Affordability of New Multi-family Housing, 1994–2011

ARCH

	Total (1)	<50% of median	51% - 80% of median	81% - 100% of median	101% - 120% of median	>120% of median	Units surveyed
Bellevue	9,075	18	1,205	1,380	830	4,782	8,215
Pct of surveyed		0%	15%	17%	10%	58%	
Bothell	2,406	40	653	419	352	199	1,663
Pct of surveyed		2%	39%	25%	21%	12%	
Issaquah	3,453	0	251	556	451	877	2,135
Pct of surveyed		0%	12%	26%	21%	41%	
Kenmore	237	0	51	127	57	2	237
Pct of surveyed		0%	22%	54%	24%	1%	
Kirkland	3,215	43	238	436	550	1,254	2,521
Pct of surveyed		2%	9%	17%	22%	50%	
Mercer Island	1,314	0	10	188	406	454	1,058
Pct of surveyed		0%	1%	18%	38%	43%	
Newcastle	133	0	0	4	72	57	133
Pct of surveyed		0%	0%	3%	54%	43%	
Redmond	3,935	45	350	1,100	906	1,107	3,508
Pct of surveyed		1%	10%	31%	26%	32%	
Sammamish	705	0	0	0	0	0	0
Pct of surveyed		0%	0%	0%	0%	0%	
Woodinville	1,145	0	153	195	101	104	553
Pct of surveyed		0%	28%	35%	18%	19%	
Total	***25,618***	***146***	***2,911***	***4,405***	***3,725***	***8,836***	***20,023***
Pct of surveyed		***1%***	***15%***	***22%***	***19%***	***44%***	

(1) Includes surveyed housing and senior housing with services (e.g. nursing homes, assisted living, congregate care).

Other notes: Affordability based on survey of new attached housing by ARCH. Does not include special senior housing or housing receiving public financial support.

Survey affordability not available for all attached housing units.

Newcastle data begins in 1998. Clyde Hill, Kenmore, and Sammamish data begin in 2001.

Exhibit O: Housing Units in 2011 by Year Built

2011 ACS 5-Year Estimates

	1959 or earlier	1960 to 1979	1980 to 1999	2000 or later
Beaux Arts Village	65%	21%	4%	9%
Bellevue	14%	42%	33%	12%
Bothell	8%	33%	45%	14%
Clyde Hill	25%	47%	16%	12%
Hunts Point	37%	29%	27%	6%
Issaquah	5%	17%	39%	39%
Kenmore	17%	38%	30%	15%
Kirkland (incl annexations)	8%	42%	38%	11%
Kirkland (before annex.)	10%	33%	43%	14%
Inglewood-Finn Hill CDP	7%	55%	31%	8%
Kingsgate CDP	2%	63%	29%	6%
Medina	37%	35%	17%	11%
Mercer Island	26%	40%	19%	15%
Newcastle	3%	17%	51%	29%
Redmond	2%	33%	47%	17%
Sammamish	3%	16%	53%	27%
Woodinville	3%	19%	60%	18%
Yarrow Point	36%	35%	18%	11%
EKC cities (incl annexations)	***10%***	***35%***	***39%***	***17%***
Seattle	52%	19%	17%	12%
King County	29%	28%	29%	14%
Washington	25%	28%	32%	15%

H.69

Exhibit P-1: (1st Quarter) Home Sales Prices

Central Puget Sound Real Estate Research Committee

	2000	2005	2010	Change, 2000 - 2010	2013			Change, 2010-2013		
	All	All	All	Total	Attached	Detached	All	Attached	Detached	Total
Bellevue-Point Cities	$317,608	$500,932	$621,682	96%	$487,364	$785,236	$653,573	28%	1%	5%
Bothell	$231,690	$286,727	$317,735	37%	$168,771	$501,610	$412,395	-23%	27%	30%
Issaquah	$313,082	$373,418	$451,106	44%	$252,101	$564,348	$472,559	-21%	5%	5%
Kenmore	$234,437	$365,760	$352,049	50%	$185,575	$415,114	$357,729	-5%	7%	2%
Kirkland	$267,508	$384,396	$534,209	100%	$296,844	$592,742	$499,526	-12%	-3%	-6%
Medina	-	$1,696,111	$827,848	-	$0	$2,133,778	$2,133,778	-	158%	158%
Mercer Island	$562,330	$862,957	$1,169,603	108%	$298,869	$1,137,728	$1,060,591	16%	-17%	-9%
Redmond	$298,736	$461,293	$491,175	64%	$296,485	$602,280	$521,204	4%	1%	6%
Sammamish	-	$519,429	$612,589	-	$370,739	$696,497	$643,956	27%	10%	5%
Woodinville	$356,281	$332,675	$495,417	39%	$130,100	$509,700	$448,143	-9%	-	-10%
EKC cities	$300,230	$434,752	$515,362	***72%***	$342,528	$657,988	$566,529	***9%***	***10%***	***10%***
Seattle	$266,182	$390,210	$435,989	64%	$391,958	$481,579	$450,968	3%	3%	3%
King County	$253,241	$373,322	$406,300	60%	$312,254	$492,155	$449,597	-17%	14%	11%

Exhibit P-2: Rent Prices and Vacancy Rates

Dupre+Scott Apartment Advisors

Market Area		1990	2000	2005	2010	2013	Pct Change 2000 - 2010	Pct Change 2010- 2013
Bellevue- East	Avg Rent	$535	$845	$806	$1,039	$1,217	23.0%	17.1%
	Vacancy	3.0%	3.6%	5.7%	3.2%	2.3%		
Bellevue- West	Avg Rent	$640	$1,114	$1,040	$1,416	$1,685	27.1%	19.0%
	Vacancy	2.8%	4.3%	5.1%	3.2%	3.1%		
Bothell	Avg Rent	$532	$826	$824	$976	$1,094	18.2%	12.1%
	Vacancy	3.4%	3.1%	6.8%	3.6%	5.0%		
Factoria	Avg Rent	$595	$948	$973	$1,136	$1,311	19.8%	15.4%
	Vacancy	3.2%	4.0%	7.2%	5.3%	4.0%		
Issaquah	Avg Rent	$635	$1,141	$1,079	$1,253	$1,387	9.8%	10.7%
	Vacancy	5.6%	5.6%	10.0%	4.1%	3.0%		
Juanita	Avg Rent	$571	$934	$895	$1,084	$1,209	16.1%	11.5%
	Vacancy	3.2%	4.3%	6.3%	5.5%	3.2%		
Kirkland	Avg Rent	$624	$1,122	$1,306	$1,403	$1,514	25.0%	7.9%
	Vacancy	5.2%	6.3%	5.9%	6.0%	4.3%		
Mercer Island	Avg Rent	$539	$941	$1,102	$1,443	$1,597	53.3%	10.7%
	Vacancy	0.8%	2.4%	6.2%	4.5%	5.7%		
Redmond	Avg Rent	$589	$1,010	$989	$1,207	$1,361	19.5%	12.8%
	Vacancy	5.2%	4.1%	5.1%	4.4%	3.8%		
Woodinville-TL	Avg Rent	$546	$866	$778	$1,040	$1,171	20.1%	12.6%
	Vacancy	5.1%	4.5%	6.4%	3.8%	4.8%		
EKC cities	***Avg Rent***	***n/a***	***n/a***	***$953***	***$1,192***	***$1,362***	***n/a***	14.3%
	Vacancy	***n/a***	***n/a***	***6.3%***	***4.1%***	***3.8%***		
King County	Avg Rent	$501	$792	$845	$1,033	$1,173	30.4%	13.6%
	Vacancy	4.4%	3.7%	6.7%	4.9%	3.3%		
KC Median Income		$41,500	$65,800	$77,900	$85,600	$86,700	30.1%	1.3%

H.71

Exhibit Q-1: New Accessory Dwelling Units (ADUs), 1994–2011

Puget Sound Regional Council

	TOTAL	ADUs per 1,000 SF Detached Homes
Beaux Arts	**2**	14.7
Bellevue	**109**	4.0
Bothell	**2**	0.3
Clyde Hill	**3**	3.1
Hunts Point	**-**	-
Issaquah	**36**	6.4
Kenmore	**33**	6.0
Kirkland	**123**	11.7
Medina	**1**	0.9
Mercer Island	**218**	30.8
Newcastle	**26**	9.5
Redmond	**11**	1.1
Sammamish	**10**	0.8
Woodinville	**1**	0.4
Yarrow Point	**-**	-
EKC cities Total	***575***	***6.1***

Exhibit Q-2: Adult Family Homes and Assisted Senior Housing, 2013

Washington Department of Social and Health Services

	Licensed Adult Family Homes		Licensed Nursing Homes		Licensed Assisted Living Facilities		Independent Living/ Other		Combined Beds
	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds	per 1,000 Seniors
Bellevue	126	724	2	183	11	685	2	227	58.7
Bothell	76	438	1	99	5	349	1	120	122.6
Issaquah	16	89	3	293	4	267	1	133	115.8
Kenmore	21	117	-	-	2	106	-	-	43.3
Kirkland	60	333	1	190	6	397	-	-	82.9
Mercer Island	7	34	2	143	4	178	-	-	46.0
Newcastle	4	24	-	-	2	75	-	-	45.0
Redmond	25	139	2	200	7	502	2	2,472	328.0
Sammamish	11	63	-	-	-	-	-	-	8.3
Woodinville	10	59	2	12	4	75	1	91	92.6
Total	**356**	**2,020**	**13**	**1,120**	**45**	**2,634**	**7**	**3,043**	**85.5**

Exhibit Q-3: Subsidized Housing and Housing with Rent or Resale Covenants, 2010

ARCH

City	King County Housing Authority HUD (1)	Tax Credits (2)	Bonds (3)	Vouchers (4)	ARCH Trust Fund	Privately-Owned (5)	City Incentives (6)	Total
Bellevue	387	396	913	978	850	242	223	3,989
Bothell	62	119		114	69	18	-	382
Issaquah	40			111	325	162	104	742
Kenmore	91				83	70	-	244
Kirkland	182			218	186	215	31	832
Mercer Island	-			5	59		-	64
Newcastle	-				12		-	12
Redmond	142			253	747	104	185	1,431
Sammamish	-			28	-		-	28
Woodinville	30			28	100		20	178
Total Units	**934**	**515**	**913**	**1,735**	**2,431**	**811**	**563**	**7,902**
Percent	12%	7%	12%	22%	31%	10%	7%	

1. Families living in HUD-funded units pay 30% of their incomes to the Housing Authority for rent.
2. Families pay rent set according to a percentage of area median income (usually 60% AMI, or less).
3. Families pay rent set according to a percentage of area median income (usually 80% AMI, or less).
4. Families rent apartments at Fair Market Value using 30% of their incomes, and pay the balance with vouchers.
5. Includes publicly funded prior to or outside ARCH and old privately owned HUD subsidized.
6. Incentives do not include ADUs because no covenant.

Exhibit Q-4: East King County Efforts toward *10-Year Plan to End Homelessness*

Eastside Homeless Advisory Committee

	Existing in 2005	Dedicated Units or Beds	Leasing Existing Housing	In Develop-ment	Total Increase	Goal
Single Adults	30	21	100	23	144	820
Families	134	113	46	16	175	930
Youth and Young Adults	67	31	21	10	62	96
Total	**231**	**165**	**167**	**49**	**381**	**1,846**

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Exhibit R-1: Housing and Employment Targets, 2006–2031

King County

Jurisdiction	Housing Units	Employees
Beaux Arts Village	3	3
Bellevue	17,000	53,000
Bothell (King Co. part)	3,000	4,800
Clyde Hill	10	0
Hunts Point	1	0
Issaquah	5,750	20,000
Kenmore	3,500	3,000
Kirkland (incl 2011 annexations)	8,570	20,850
Medina	19	0
Mercer Island	2,000	1,000
Newcastle	1,200	735
Redmond	10,200	23,000
Sammamish	4,000	1,800
Woodinville	3,000	5,000
Yarrow Point	14	0
EKC cities	***58,267***	***133,188***
Uninc. East King Co.	3,750	850
East King Co. total	***62,017***	***134,038***
Seattle	86,000	146,700
King County	233,077	428,068

Exhibit R-2: Permit Activity and Housing Targets

Jurisdiction	1992-2012 Target* Total	1992-2011 Net Units Permitted	2001-2022 Target Total	2001-2011 Net Units Permitted	2001-2022 Target Average	2001-2011 Permits Average	2006-2031 Target Total	2006-2011 Net Units Permitted	2006-2031 Target Average	2006-2011 Permits Average
Beaux Arts	0	4	3	4	0.2	0	3	0	0.1	0
Bellevue	8,727	12,952	10,117	6,344	506	577	17,000	4,408	680	735
Bothell (KC Part)	1,951	2,580	1,751	891	88	81	3,000	548	120	91
Clyde Hill	12	45	21	81	1	7	10	7	0.4	1
Hunts Point	4	15	1	11	0.1	1	1	-3	0.0	-1
Issaquah	3,380	6,752	3,993	4,764	200	433	5,750	2,023	230	337
Kenmore	1,082	1,499	2,325	1,289	116	117	3,500	528	140	88
Kirkland	5,837	6,095	5,480	3,241	274	295	8,570	1,359	343	227
Medina	17	88	31	53	2	5	19	-4	1	-1
Mercer Island	1,122	1,611	1,437	1,258	72	114	2,000	430	80	72
Newcastle	833	1,292	863	808	43	73	1,200	231	48	39
Redmond	11,617	7,693	9,083	4,481	454	407	10,200	2,027	408	338
Sammamish	n/a	3,574	3,842	2,874	192	261	4,000	651	160	109
Woodinville	1,797	1,860	1,869	1,161	93	106	3,000	587	120	98
Yarrow Point	18	37	28	30	1	3	14	8	1	1
EKC Cities	***36,395***	***46,097***	***40,844***	***27,290***	***2,042***	***2,481***	***58,267***	***12,800***	***2,331***	***2,133***
Seattle	53,742	64,955	51,510	39,654	2,576	3,605	86,000	21,770	3,440	3,628
Uninc. King Co.	33,501	48,104	13,405	17,714	670	1,610	15,850	5,247	634	875
King County Total	197,184	204,747	152,332	109,951	7,617	9,996	233,077	50,769	9,323	8,462

* Per adopted local Comprehensive Plan (Note: midpoint used if capacity stated as a range).

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Exhibit S-1: Affordable Housing Created, 1993–2012

ARCH

	Low Income (50% of Median Income)				Moderate Income (51% - 80% of Median Income)				Total Low and Moderate Income
	Direct Assistance	Land Use Incentives	Market	Sub-total	Direct Assistance	Land Use Incentives	Market	Sub-total	
Beaux Arts	0.1	0	0	0.1	0.0	2.0	0.0	2.0	2.1
Bellevue	939	0	8	947	543	413	1,139	2,095	3,043
Bothell	126	0	0	126	86	2	643	731	857
Clyde Hill	4.5	0	0	4.5	1.8	3.0	0	4.8	9.3
Hunts Point	0.5	0	0	0.5	0.1	0	0	0.1	0.5
Issaquah	187	4	0	191	30	196	251	477	668
Kenmore	88	0	0	88	78	31	51	160	248
Kirkland	330	3	43	376	172	155	199	526	902
Medina	3.4	0	0	3.4	0.5	1.0	0	1.5	4.9
Mercer Island	59	0	0	59	8	214	10	232	291
Newcastle	23	0	0	23	3	21	2	26	49
Redmond	276	3	0	279	405	240	334	979	1,258
Sammamish	6	0	0	6	1	6	0	7	13
Woodinville	61	0	0	61	1	32	153	186	247
Yarrow Point	0.7	0	0	0.7	0.1	0	0	0.1	1
EKC cities	***2,104***	***10***	***51***	***2,165***	***1,330***	***1,316***	***2,782***	***5,428***	***7,593***

Note: "Direct Assistance" shows city financial support, not necessarily location.

Exhibit S-2: New Affordable Housing Units, East King County

ARCH

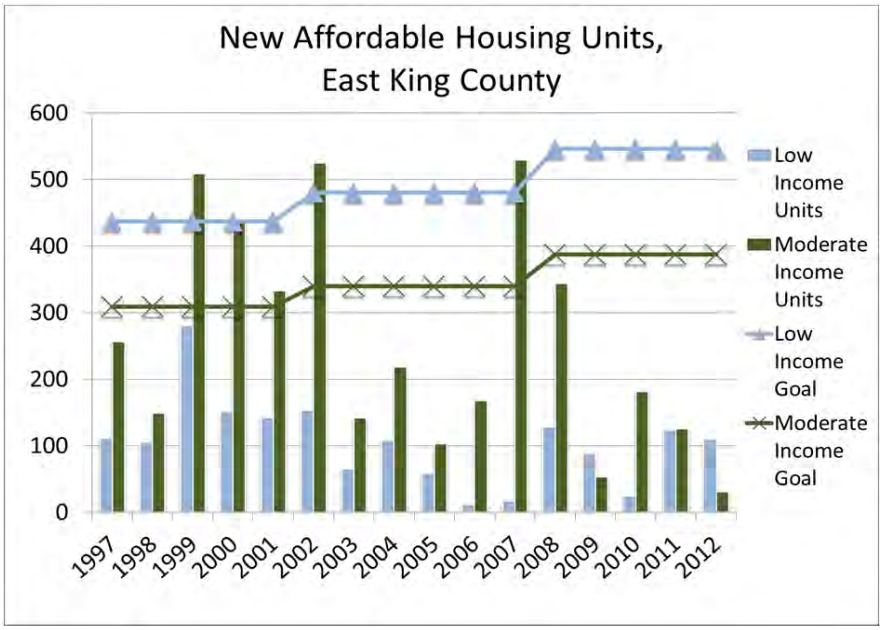

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Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
A. NEIGHBORHOOD QUALITY (HP-1, HP-2, HP-3, HP-4, HP-5)							
Neighborhood Quality Objectives and Desired Outcomes:							
Neighborhood quality policies focus on preserving and enhancing existing residential single family neighborhoods. The plan strives to protect neighborhoods by directing new growth consistent with the community vision to appropriate sites. Policies emphasize compatibility with existing neighborhood character for adjacent and infill development. The plan also strives to involve neighbors and community groups in neighborhood actions and improvements.							
AI. NEIGHBORHOOD QUALITY: LAND USE REGULATIONS							
1. **Sub Area Plans for Centers** Develop Subarea Plans for the Inglewood and Pine Lake Centers; and a Master Plan for the Sammamish Commons area. Promote public notification and community participation in subarea planning (LUP 2.2, HP-3)	X				X	X	Town Center(TC) H Other Centers (OC)-M
2. **Community Design Standards** Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center. Design standards should address issues such as: (LUP-3.11, LUP-6.2, LUP-6.3, HP-2, HP-3)	X				X	X	
• Design criteria for SF dwellings on individual lots (LUP-6.2)							M
• Requirements for design variety while providing for designs with distinctive local character (LUP-3.11)							M
• Compatibility with surrounding uses (LUP-3.11, HP-2)							H
• Buildings of a scale and character appropriate to the site (LUP 3.11)							M
• Personal safety and reduction of vandalism (LUP-1.1, LUP 6.7)							M
• landscape and open space requirements that residential development fit in with the natural landscape; protects the privacy of other residences; and maintains the character of the nearby neighborhoods (LUP 14.1, LUP 3.11)							M
• promote public notification and community participation / input (HP-3)							

The 2018 Housing Strategies will be included in Appendix H of the Sammamish Home Grown Plan

Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
							on-going
3. **Compatible Infill in Transition Areas & Areas with Certain Services** Develop Community Design Standards for compatible infill, especially in areas which (1) transition between SF residential and other uses or densities;(2) are served by an arterial street system with sidewalks; (3) are located within one-quarter mile of a neighborhood park or recreation area;(4) have nearby pedestrian access to public transit services; and, (5) allow access by service alleys when compatible with topography. (LUP-7.7, LUP-7.8, HP-1, HP-2,HP-3, HP-4)	X				X	X	H
AII. NEIGHBORHOOD QUALITY: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **Neighborhood Enhancement** Provide support for individuals and organizations that promote neighborhood enhancement and public art. Include community participation in neighborhood enhancement programs. (HP-5, HP-3)					X	X	L
2. **Housing Repair and Preservation** Promote preservation of existing housing by City support of organizations and programs involved in housing repair and education. City actions may include: (HP-18)					X	X	
• partner with the King County Housing Repair and Rehabilitation Program or non-profit organizations such as Rebuilding Together Eastside to assist low income residents maintain and repair the health and safety features of their homes							L
• educating the community about Housing Repair programs through community fairs, brochures, City website etc.							M
3. **Provide Infrastructure Improvements** In the City's Capital Facilities Plan provide for regular infrastructure maintenance in residential neighborhoods. (HP-39)		X	X	X	X	X	on-going

B. TYPES, VARIETY AND AMOUNT OF HOUSING (HP-6, HP-7, HP-8, HP-9, HP-10, HP-11, HP-12, HP-13)

Types, Variety and Amount of Housing Objectives and Desired Outcomes:

Types, Variety and Amount of Housing policies focus on allowing new housing types that

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
give the market the opportunity to provide housing choices to meet changing population needs and preferences. The proposed single-family alternatives, including cottages, ADUs and attached single-family homes, are compatible with existing neighborhoods and the environment. Providing opportunities for smaller, more affordable starter homes, homes suitable for empty nesters, and homes for those who work in the community is consistent with the essence of the City's vision of community.							
BI. TYPES, VARIETY AND AMOUNT OF HOUSING: LAND USE REGULATIONS							
1. **ADUs** Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation. Actions may include: (HP-19, HP-10) • streamlined permits • revise existing ADU regulations (more flexible, less restrictive, reduce procedural requirements) to encourage additional ADU creation while addressing neighborhood compatibility • Make ADU permits available on mybuildingpermit.gov	X			X	X		M
2. **Mixed Use Design Standards** Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area. Consider issues such as: (LUP-2.4, LUP-2.6, LUP-3.12, LUP-7.5, HP-3, HP-6, HP-9) • Attractive street fronts with human scale (MF) (LUP-2.4) • Connecting walkways (LUP-2.4) • Horizontal façade regulations to ensure variation in façade, rooflines and other building design features to give a residential scale and identity to MF (LUP 7.5) • Adaptive re-use of existing structures • Innovative design techniques (LUP-2.6) • promote public notification and community participation / input (HP-3)	X				X	X	H H M L TC-H/OC-M on-going
3. **Incentives to Expand Housing Choice** Provide incentives for diverse housing	X			X	X	X	

Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
opportunities that meet community needs. (LUP-1.4, LUP-2.2, LUP-1.5, LUP 2.5, LUP-2.6, LUP-2.7, HP-6, HP-20, LUP-3.5)							
Housing to consider include:							
a. **Diverse housing opportunities in City centers** that may include MF, mixed use and mixed income residential located close to services and arterials (e.g. Inglewood, Pine Lake, the Sammamish Commons SSA, and properties along 228th that may be affected by the Sammamish Commons). Incentives may be considered for community friendly development in centers, such as innovative design, walkway connections, public open spaces, below grade parking and ground floor commercial.							TC-H/OC-M
b. **Affordable or Workforce Housing** including MF close to services and arterials, such as near Inglewood Center, Pine Lake center, and Sammamish Commons SSA.							TC-H/OC-M due to timing
Incentives to consider include:							
• flexible development standards, e.g. reduced/flexible minimum lot area, setbacks, lot dimensions, height regulations or transitional area buffers. Provide residential density incentives where project demonstrates clear and compelling need and public benefit (LUP-3.5)							M
• height incentives, e.g. allowing modified Type V wood frame construction up to 5 stories in R-6 & R-8 (current limits 35'); R-12 & R-18 (current limits 60')							M
• innovative parking designs							H
• strategic capital investments, infrastructure improvements							H
• State provision (RCW 84.14) to allow 10 year multifamily tax exemptions in Urban Centers. (HP-6, HP-20)							L
• permit expediting, streamlined administrative process							L
4. **Innovative Housing** Provide regulatory flexibility to allow innovative housing compatible with SF neighborhoods or SF transition areas. Housing types may include accessory units, small lot SF, attached SF, carriage houses or cottages, townhouses, manufactured housing; and multiplexes ("great-house" that resembles a SF unit). (LUP 1.1, LUP 7.4, HP-6, HP-10, HP-11, HP-12). Strategies	X			X	X	X	

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Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
may include: • Innovative Housing Demonstration Projects • Mixing attached and detached housing in appropriately zoned areas. (LUP 7.4)							M H
5. **Transit Oriented Housing Development** Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development (TOHD) near existing or planned transportation facilities. (LUP-1.4, LUP-2.2, LUP 2.5, LUP-2.6, HP-9)	X				X	X	H
6. **Manufactured Housing** Allow manufactured housing in all residential zones consistent with Senate Bill 6593 (enacted 2004) that requires local governments to regulate manufactured housing in the same manner as other housing. (HP-12)	X				X	X	**Done**
7. **Flexible Subdivision and Short Plat Standards** Evaluate effectiveness and flexibility of subdivision and short plat standards to allow clustering of new residential development as a means of protecting environmentally sensitive areas. In addition to clustering, consider the following: (HP-3, HP-8) • Integrate different housing types and densities within projects • density averaging • shared driveways • small lot and zero lot line development	X					X	M
8. **Minimum Density Requirements** Adopt minimum density requirements to the R-8, R-18, NB, CB and O zones.	X				X	X	**Done**
9. **Growth Phasing for Residential Development** Adopt residential development growth phasing that guides the location and timing of residential growth, recognizing environmental capacities and level of service standards, while providing for residential housing targets, including affordable housing. Account for on-going review. (LUP-3.4)	X				X	X	**Done**
10. **Criteria to Allow MF Zoning Increase** Establish criteria for evaluating rezone requests that would establish "demonstration of a clear and compelling need and public benefit"; as well as location criteria; e.g. should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational facilities. (LUP-3.5, LUP 7.6, HP-7, HP-21)	X		X	X	X	X	H

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Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
BII. TYPES, VARIETY AND AMOUNT OF HOUSING: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **ADUs** Develop education and community outreach efforts to increase production of ADUs.	X			X	X		H
2. **Support Ownership Opportunities** Support innovative programs to support ownership housing for low, moderate, and middle income households (e.g. owner-built housing, shared housing, 1st time homebuyer assistance programs, manufactured housing communities, price-restricted ownership, small lot and multiplex SF). Innovative programs may include: (HP-23)		X		X	X	X	
• Habitat for Humanity (assisted by ARCH HTF)							H
• WSHFC 1st time homebuyer state bond mortgage programs							H
• WSHFC/ARCH/KC Homebuyer Assistance Program (assisted by ARCH HTF)							H
• Manufactured Housing Community Preservationists (assisted by ARCH HTF)							L
3. **Capital Investments to Support Mixed-Use and Mixed Income Housing** Include investment strategies, e.g. planned and existing infrastructure, for Town Center planning area that adequately encourages mixed use and mixed income residential neighborhoods. (LUP-1.4, LUP-2.2, LUP 2.5, LUP-2.6, LUP-2.7, HP-9)		X			X	X	H
4. **Technical Assistance and Education** Provide technical assistance to establish innovative and diverse housing concepts. City actions may include (HP-22):			X	X	X	X	
• housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects							On-going
• information workshops to increase developer interest and capacity for innovative, well designed infill housing							M
• Print ads to promote housing choice and diversity							M
• residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects							M

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Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
C. HOUSING AFFORDABILITY (HP-14, HP-15, HP-16, HP-17, HP-18, HP-19, HP-20, HP-21, HP-22, HP-23, HP-24)							
Housing Affordability Objectives and Desired Outcomes:							
Housing Affordability policies support opportunities to preserve and develop housing in the City and region to meet the needs of all economic segments of the community. The plan includes policies, incentives, regulations and programs appropriate to local housing conditions to accommodate the City's share of housing affordable to low and moderate-income households, consistent with regional housing targets. Affordability targets are to be achieved in a variety of ways including accessory dwelling units, preservation of existing housing, and working with regional groups that support affordable housing. These options are to include design and review processes with the objective of providing affordable housing options while fitting into existing neighborhood character.							
CI. HOUSING AFFORDABILITY: LAND USE REGULATIONS							
1. **Criteria for Rezones requiring Affordable Housing** Establish standards and criteria for rezones to require providing affordable housing on or off-site. Criteria to include clear and compelling need and public benefit. (LUP-3.5, HP-7, HP-21)	X			X	X		H
2. **Zoning to allow Range of Housing Affordability** Establish a range of residential densities to meet community housing needs and considering compatibility with the character of the City. (LUP 8.2)	X			X	X	X	H
3. **Dispersed Affordable Housing** Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community. (HP-15)	X			X	X		H

Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
4. **Procedures and Regulations** Streamline review procedures and regulation to minimize unnecessary costs and time delays. Balance this objective with maintaining opportunities for public involvement and review, public safety, and other explicitly stated City policies. Actions may include: (HP-17)	X		X	X	X	X	
• **Fees.** Evaluate the cumulative impact of fees, including off site mitigation, to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.							L
• **Permit process.** Evaluate timeliness of permit process to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.							H-in process
• Review **land use code** for redundant or overly restrictive regulations, particularly those which result in increased housing costs. Examples may include: allow rounding up of mf units at a lower fraction; increasing the distance between streetlights, reducing rights-of-way and street widths.							L
• Review **administrative procedures** for ease of administration and consistency with procedures used in other jurisdictions.							L
CII. HOUSING AFFORDABILITY: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **Applications to other Funders** Provide support for funding applications and other efforts by market and not-for-profit developers to build new or rehabilitate existing housing. Support efforts of affordable housing agencies and social and health service agencies to address housing needs for all economic segments of the population. (HP-16, HP-24)		X	X	X			on-going
2. **Direct assistance for affordable housing.** Explore potential for a more dedicated revenue source that could be targeted toward affordable housing. Examples may include: (HP-22)		X	X	X			L
• cash mitigation from new developments							
• portion of sales or property tax from new residential construction							
3. **Impact Fee Reductions** Consider waiving or reducing fees for affordable housing. Examples may include permit fees, impact fees, hook-up fees. (HP-20, HP-22)		X	X	X			M

Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
• evaluate which fees and if done programmatically or case-by-case							
4. **Homebuyer Assistance** Promote homebuyer assistance programs offered by lenders and public agencies. Activities may include: (HP-23) • housing fairs • distribute homebuyer program info (Sammamish website, City newsletter/press release, brochure display)				X	X		L

D. SPECIAL NEEDS HOUSING (HP-25, HP-26, HP-27)

Special Needs Housing Objectives and Desired Outcomes:

Special Needs Housing policies support equal and fair housing access for all members of the community, including individuals with special needs. City's codes and ordinances provide the necessary flexibility for group homes, home based care or other housing options for persons with special needs.

The plan recognizes that providing housing for persons with special needs often requires regional partnerships, such as Sammamish's participation with the King County Consortium and ARCH.

DI. SPECIAL NEEDS HOUSING: LAND USE REGULATIONS

1. **Dispersed Special Needs Housing** Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community. (HP-25)	X		X	X			L
2. **Fair Housing Act Consistency** Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing, including emergency housing, transitional housing, assisted living, independent living, family based living and institutions. (HP-27, HP-10) • evaluate that provisions allow for reasonable accommodation • provide regulatory flexibility to promote independent living (HP-10) • ensure that assisted housing and group homes are treated the same as housing of a similar size and density • ensure policies do not preclude special needs housing from any residential zoning districts	X		X	X			M

Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
• evaluate residential regulations to ensure they allow group living situations • to avoid excluding those with disabilities, ensure that land use code definitions (disability, residential care facilities) are current to ADA/FHA							on-going
3. **Senior Housing** Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes, which may include: (HP-27) • reduced parking requirements • intensity of development (e.g. density bonus or relaxed density standard) • recognize different and emerging types of senior housing and account for different levels of need and impact on the community	X			X	X	X	M
4. **Homeless Encampments** Review existing TUP regulations and consider criteria, process and conditions for homeless encampments. (HP-27)	X		X				H
DII. SPECIAL NEEDS HOUSING: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **Applications to Funders** Provide support for funding applications and other efforts by market and not-for-profit developers, housing agencies, and social and health service agencies, to build new or rehabilitate existing special needs housing. (HP-26)		X	X	X			on-going

E. REGIONAL EFFORTS (HP-28, HP-29, HP-30, HP-31, HP-32, HP-33, HP-34)

Regional Efforts Objectives and Desired Outcomes:

Regional Efforts policies support a coordinated, regional approach to meeting housing needs; particularly housing for persons with special needs or lower income families. Policies include support of regional housing coalitions and innovative public-private partnerships that are consistent with the City's land use policies.

E. REGIONAL EFFORTS (HP-28, HP-29, HP-30, HP-31, HP-32, HP-33, HP-34)

1. **Countywide Planning Policies** Coordinate with countywide housing policy and analysis, such as updates to Countywide Planning Policies. (HP-30)	X		X	X	X	X	on-going

PAGE TO BE REMOVED

Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
2. **Housing Balance** Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH. (HP-34)		X	X	X	X	X	on-going
3. **Regional Land and Housing Monitoring** Collect housing information on a regular basis needed for regional Benchmarks, Buildable Lands and OFM housing reports. (LUP 16.2, HP-28HP-36, HP-37)			X	X	X	X	on-going
4. **Regional Housing Finance Strategy** Work with other jurisdictions to develop and implement a new regional housing finance strategy. (HP-29).		X	X	X	X		on-going
5. **Federal Housing Legislation** Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish. (HP-32)		X	X	X	X	X	on-going

F. LOCAL IMPLEMENTATION / OVERSIGHT

(HP-35, HP-36, HP-37, HP-38, HP-39)

Implementation Objectives and Desired Outcomes:

Implementation policies focus on review and update of the housing plan and development standards in order to measure their effectiveness in meeting the housing needs of Sammamish residents. Plan implementation may be through sub-area and special district planning, through a housing strategy plan, regulatory amendments, residential development growth management tools, and other amendments to development permit processes that are participatory, timely, predictable and fair to all affected parties.

1. **Single Family Neighborhoods** Monitor zoning guidelines and development to ensure single-family dwellings are the principal use in the City's established single family neighborhoods. (LUP 8.3)	X					X	on-going
2. **Monitor Innovative Housing Development** Review effectiveness of housing regulations and approval process to allow/encourage a variety of housing types to meet community housing need. Innovative housing types may include: Accessory units; small lot SF; attached SF; carriage houses or cottages; townhouses; mixed use residential; multiplexes ("great-house" that resembles a SF dwelling unit); manufactured housing; and Transit oriented housing development. If a need is	X				X	X	future work item

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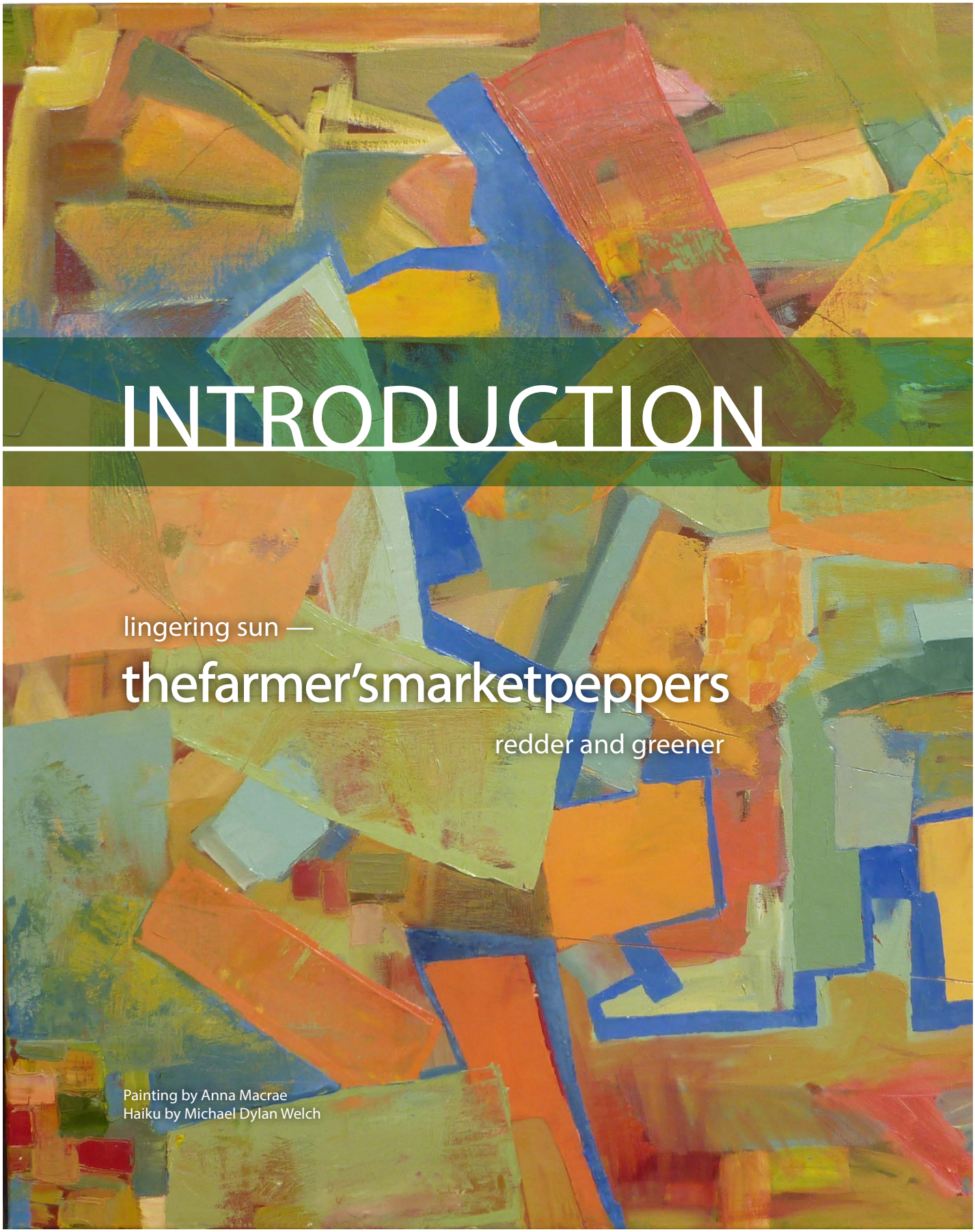
Exhibit A

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
determined, consider incentives and programs to encourage, e.g. BI.3, BI.4. (LUP 1.1, LUP 7.4, HP-6, HP-9, HP-10, HP-11, HP-12)							
3. **ARCH Housing Trust Fund** Participate in local, interjurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing. (HP-31, HP-34)		X	X	X	X		H
4. **Housing Supply** Monitor development and evaluate the affects new regulations and/or rezones may have on the housing supply/land capacity, and the community vision. Monitor progress in meeting housing needs and report to City Council. (HP-13, HP-36, HP-37)				X	X	X	on-going
5. **Public Land Survey** Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses. (HP-36,HP-38)			X	X	X	X	on-going
6. **Infrastructure Improvements** Monitor infrastructure improvements and maintenance in residential neighborhoods consistent with City's Capital Facilities and subarea plans. (HP-39)		X	X	X	X	X	on-going
7. **Housing Strategy Plan** Prepare a Housing Strategy Plan to develop strategies to address low and moderate income housing targets consistent with the Countywide policies. Update every three years. (HP-14, HP-35)		X	X	X	X	X	in process
8. **Housing Element Updates** Review and update the Housing Element at the time of the Comprehensive Plan Update. (HP-35)	X		X	X	X	X	on-going


INTRODUCTION
lingering sun —
thefarmer'smarketpeppers
redder and greener
Painting by Anna Macrae
Haiku by Michael Dylan Welch

INTRODUCTION

Introduction

Welcome to the City of Sammamish Comprehensive Plan! This plan looks forward to 2035, provides a vision for the future, identifies goals and policies to achieve that vision, creates a basis for the City's regulations, and guides future decision-making.

This plan builds on the City's 2003 Comprehensive Plan, responds to community needs, and fulfills the Washington Growth Management (GMA) requirements for periodic review. It also conforms to King County's Countywide Planning Policies and guidance from the Puget Sound Regional Council Vision 2040.

> Have a plan. Follow the plan, and you'll be surprised how successful you can be.
>
> Paul "Bear" Bryant

What is a Comprehensive Plan?

In short, it's a blueprint for the future character of the city. It guides decisions on land use, transportation, housing, capital facilities, parks, and the environment. It also sets standards for roads and other infrastructure, identifies how they'll be paid for, and establishes the basis for zoning and development regulations.

As suggested by the word "comprehensive," this plan encompasses topics that address the physical, social, and economic health of the City. A comprehensive plan takes a long-range perspective, in this

case looking 20 years into the future. For this reason, guidance is intentionally general, providing broad direction, but not prescribing specific implementation measures or regulatory actions. A plan is also a living document, adaptable to evolving conditions, and offering a framework for the consideration of policy changes.

What's in the Comprehensive Plan?

As established by the GMA, the City is required to include chapters that address land use, housing, transportation, capital facilities, utilities and shorelines. The City may also include chapters on other topics of local importance. In this case, the City of Sammamish has opted to include chapters on the environment and parks.

In addition to this introduction, the Sammamish Comprehensive Plan contains eight chapters, or elements, with goals and policies identified for each element. The goals and policies are numbered and labeled according to their respective elements. Goals and policies are aspirational and provide the means for Sammamish to grow and prosper and yet maintain the unique character of the city for current and future generations. The contents of each element are briefly summarized below.

ELEMENT	ELEMENT FOCUS
Land Use	Land use capacity to meet projected growth, compatibility, environmental protection, sense of community, community character
Environment & Conservation	Environmental stewardship, protection of habitat areas, natural hazards, wetland protection, preservation of surface and groundwater quality, air quality and climate change, sustainability, and forested character
Housing	Housing capacity to meet projected growth, housing preservation, provision of a range of housing types to serve diverse needs and all economic segments of the community
Transportation	Transportation to support land uses envisioned by the Comprehensive Plan, including movement of people and goods
Utilities	Telecommunications, electricity, water and sewer service, and stormwater systems
Parks, Recreation, Open Space	Parks, recreation, open space; athletic fields; recreation facilities as established in the City's adopted Parks, Recreation and Open Space Plan
Capital Facilities	Facilities and infrastructure needed for public services that will support planned population and employment
Shoreline	Shoreline use, environmental protection of shoreline areas, and public access as established in the City's adopted Shoreline Master Plan

Art in the Comprehensive Plan

In the summer of 2014, the City of Sammamish Arts Commission issued a call to artists for artwork in the Comprehensive Plan. Suggestions for types of artwork to help enhance the Comprehensive Plan included photography, short poetry, and abstract designs. Ultimately, the City selected two submittals, both from residents of the City of Sammamish.

From the Ashes, a 36' by 36" abstract in oil paint, was submitted by Anna Macrae. Macrae is a third generation artist, born and educated in England, she has lived in Sammamish since 2001. She is a lifelong artist, and from an early age she surrounded herself with art making. She gained qualifications in Civil Engineering, and now focuses on her true passion for the arts.

Macrae is a process driven artist. Her work is generated in response to the materials that she uses, together with the techniques and processes that she has developed. Her website is www.annamacrae.com.

As the artist describes From the Ashes,

> This piece references the building of neighborhoods and communities. It shows strong color blocks in patterns that describe an evolving City landscape. It shows some areas that are more densely populated with mark making, and others with open spaces. It also shows areas of overlapping information and others where you can still see the history of what was there before.
>
> The piece is built up of many layers of oil paint, for color and surface interest. There is a richness of marks, some with a brush and some with a platelet knife, and the application of the paint runs from thick to thin.

From the Ashes is shown on the following page, and excerpts from the piece are shown at the start of each plan element.

Samples of short verse, submitted by Michael Dylan Welch, are also included at the start of each element which represents his varied impressions of life in this city. Welch is poet laureate for Redmond, Washington, and lives in Sammamish. He is founder of National Haiku Writing Month, runs SoulFood Poetry Night in Redmond, and is a curator of Eastside Writes and Redmond Association of Spokenword readings. He has published numerous books of poetry, and his poems have appeared in hundreds of journals and anthologies. His website is www.graceguts.com.

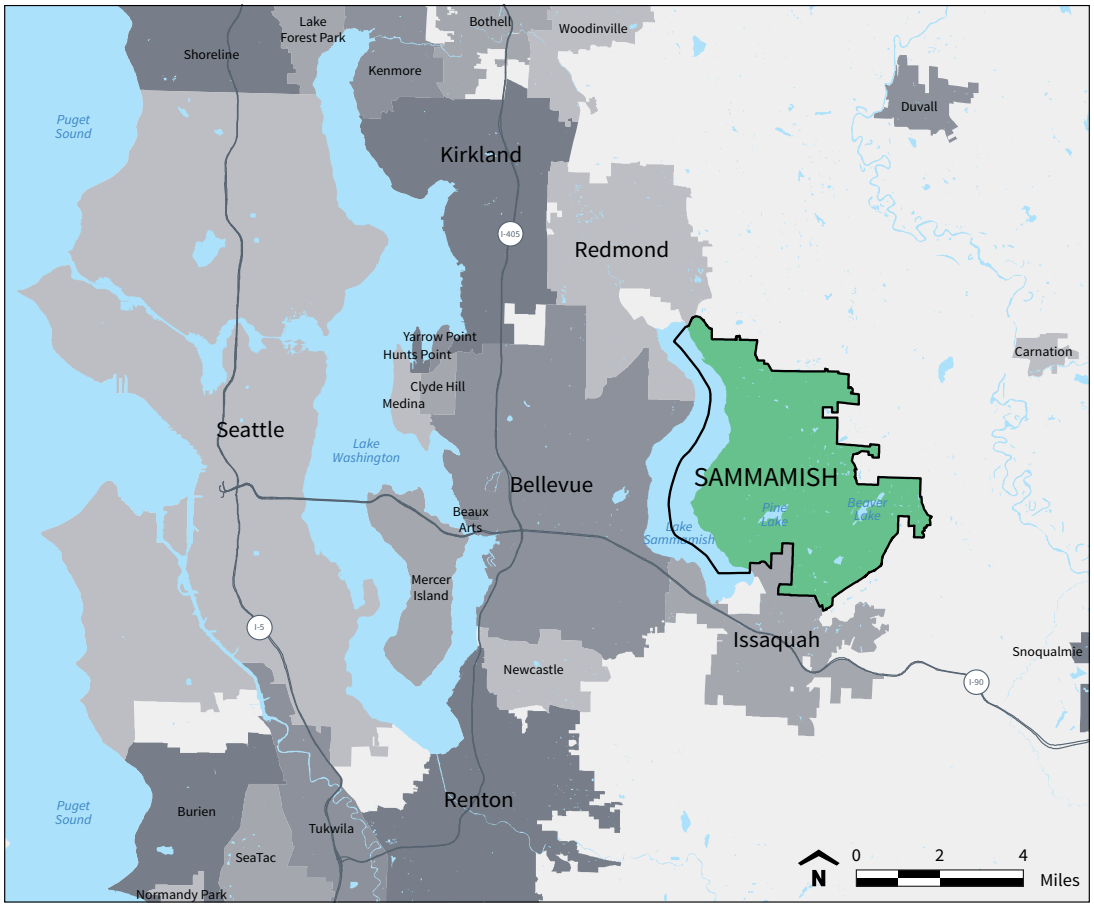
From the Ashes
by Anna Macrae

About Sammamish

A Snapshot of Sammamish

The City of Sammamish is located west of the Cascade Mountains in the Puget Sound region, about 20 miles east of Seattle. The city takes its name from Lake Sammamish, a picturesque body of water that forms the city's western border. To the south, Sammamish is bordered by Issaquah, to the north by Redmond, and to the east, by rural King County. Sammamish covers 22 square miles, measures almost seven miles north to south, and six miles east to west. Including Lake Sammamish, there are three major lakes in the city. The other two are Pine Lake and Beaver Lake.

City of Sammamish
Vicinity Map



2016 SAMMAMISH POPULATION:

60,000

(estimated population, including 2016 annexation of Klahanie and adjacent neighborhoods)

In 2012, Sammamish had a population of 47,420 residents. The City's population and housing stock is oriented to families with children; roughly one-third of the population is under the age of 18. Comparatively, the numbers of young adults under the age of 30, and older adults over the age of 65, are relatively small.

Sammamish is largely a low-density residential city, with about 60 percent of its land area developed in single-family residences. Commercial and multi-family uses occupy about three percent of the land area. About 11 percent of the city is vacant land.[1]

Additional information about Sammamish can be found in the City of Sammamish Community Profile, January 2014 (please see the Introduction Element Background Information).

A Short History

Incorporated in 1999, Sammamish is the area's newest city. While the city itself is still quite young, the land it occupies has a long history. The shore of Lake Sammamish was home to bands from both the Duwamish and Snoqualmie tribes for at least 13,000 years. These early residents are part of the Lushootseed-speaking peoples, which includes tribes from around the Puget Sound watershed, including the Tulalip, Skagit, and Sauk-Suiattle to the north and the Skykomish, Suquamish, Muckleshoot, Puyallup, Nisqually, and Sahewamish in the south.

Snoqualmie tribal members, Inglewood (later Sammamish), ca. 1900 (courtesy Issaquah Historical Society, neg. no, 86-18-306)

The tribes lived off many plants and animals that are familiar to us today, practicing a kind of agroecology involving productivity, stability, sustainability and equitability. They deliberately managed the landscape to produce more of what was useful to the tribe for clothing, shelter, food, and healing, while retaining other native plants and keeping the stable forest ecosystem intact. Salmon was harvested from Lake Sammamish. A rich variety of vegetables such as nettle, cow parsnip, salmonberry and thimbleberry shoots; roots such as camas, onion, riceroot, wapato, and fern roots; and berries such a salal, salmonberry, dewberry, blueberry, huckleberry and serviceberry were gathered. Animals, including deer, elk, beaver, bear and cougar, were hunted for food and other resources. The western red cedar was a key resource. The wood provided the building material for canoes. Fibers from the bark was made into rope and baskets. Oils from the tree's wood provide insect repellant. And leaves from the western red cedar were used for medicinal and other purposes.

[1] Washington State Department of Ecology. 2010 land use GIS dataset.

Pioneer settlement by European-Americans began in the 1870s. Newcomers cleared land for agriculture on homesteads, with some later moving on to other enterprises. Among other things, the new farmers raised hops. They also employed some native people on these farms. Logging became the main industry at the end of the 19th century, with the Monohon Mill opening in the 1880s, and the Lake Sammamish Shingle Mill at Weber Point opening in 1898.

Inglewood (later Sammamish) logger, ca. 1900 (courtesy Issaquah Historical Society, neg. no. 86-18-242b)

By the 1930s, logging had declined, and Sammamish became home to several resorts, at both Pine Lake and Beaver Lake. Agriculture was still a major land use through the mid-20th century, but a major change came along when residential development began to take off in the 1960s. By the 1970s and 80s, the lakeside resorts had closed down and the area was dominated by single family homes, schools, and a nearby shopping/commercial center.

Docks at Pine Lake Resort, Sammamish Plateau, ca. 1958 (courtesy Sammamish Heritage Society)

By the 1980s, as the pace of development on the Sammamish plateau was accelerating, interest in incorporation or annexation to a neighboring city was also increasing. In the early 1990s, two separate elections, one for incorporation and one for annexation, were defeated. By the late 1990s, the path of incorporation emerged as the most viable option for the area to achieve cityhood. On November 3, 1998, nearly 8,000 citizens voted to create the City of Sammamish. At midnight on August 31, 1999, incorporation took effect and Sammamish became its own City.

Vision and Planning Framework

This section contains the City of Sammamish Comprehensive Plan Vision Statement and frameworks for sustainability and health, citizen participation and amending the Comprehensive Plan.

Sammamish Vision

A vision statement is an aspirational description of the future that the City is trying to achieve through its plans and actions. For this Comprehensive Plan, the vision statement should use words to paint a picture of the City of Sammamish in 2035.

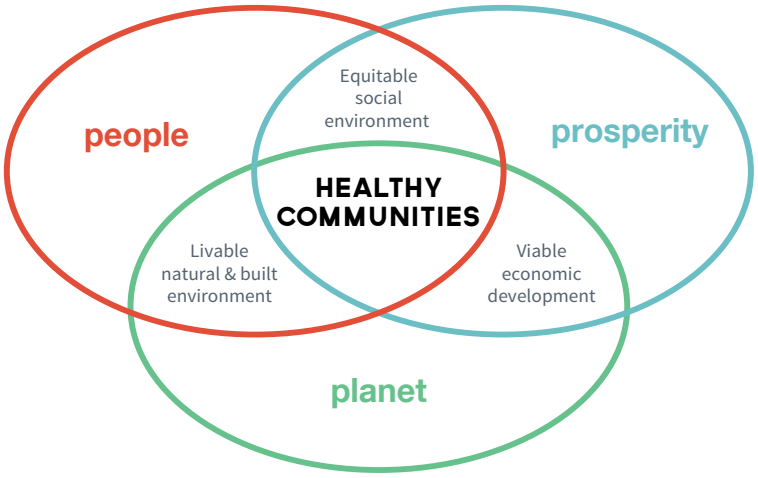
The City's 2003 Comprehensive Plan contains a vision statement that served as a good starting place for reviewing and considering

an updated vision to 2035. Citizens were asked what they value about Sammamish and helped to identify priorities for the future. Recognizing that, 20 years in the future, today's youth will be adults, middle and high school students also participated in helping to prioritize ideas for what Sammamish should be like in 2035. The City Council and Planning Commission reviewed these findings and used this information to develop the updated vision for the City.

> Sammamish is a vibrant bedroom community blessed with a well-preserved natural environment, a family-friendly, kid-safe culture, and unrivaled connectedness. From its expanding tree canopy, to its peaceful neighborhoods, to its multi-modal transportation resources, Sammamish captures the best of the past even as it embraces a burgeoning digital future and meets housing affordability through balanced, sustainable housing. It is a state-of-the-art community—engaged, responsive and generous in its support for the full range of human endeavor.

Health and Sustainability

Healthy and sustainable places are built on a foundation that considers the needs of the community with respect to environmental quality, economic vitality and social equity. As shown in the diagram below, these characteristics are also referred to as people, prosperity and planet. Healthy and sustainable communities are in balance with respect to people, prosperity and planet.



The City of Sammamish has prioritized sustainability and health as an overriding goal for the Comprehensive Plan. The Health and Sustainability Framework, shown below, is the foundation for incorporating health and sustainability goals and policies throughout the Comprehensive Plan. In each element, goals and policies that focus specifically on sustainability and healthy communities are highlighted with the icon at right. These goals and policies are also consolidated on the following pages in Table I–1, Sustainability Goals and Policies.

In each element, goals and policies that focus specifically on sustainability and healthy communities are highlighted with this icon.

Framework for Health and Sustainability

HS.1 Create and protect healthy habitat.

HS.2 Maintain a diverse ecosystem supporting a variety of wildlife.

HS.3 Maintain Sammamish's forested character.

HS.4 Conserve energy usage in buildings.

HS.5 Conserve water and protect water quality.

HS.6 Protect air quality.

HS.7 Reduce energy consumption and emissions related to mobility.

HS.8 Foster healthy neighborhoods and promote a citywide culture of environmental and human health.

HS.9 Promote sustainable development through the use of environmentally sensitive building techniques and low impact stormwater methods.

HS.10 Minimize the paved area of rights-of-way to the minimum infrastructure required for mobility and safety.

HS.12 Promote inclusive citizen involvement in shaping decisions for Sammamish's future.

HS.13 Support a regional economy that provides opportunities for economic vitality.

Table I–1
Sustainability Goals and Policies

ELEMENT	SUSTAINABILITY GOALS AND POLICIES*	
Land Use	Goal LU.6	Promote development design that maintains a harmonious relationship with the natural environment.
	Goal LU.7	Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.
	Goal LU.9	Encourage sustainable development.
	Goal LU.11	Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.
Environment & Conservation	Goal EC.1	Serve as a leader in environmental stewardship of the natural environment for current and future generations.
	Goal EC.2	Protect people, property and the environment in areas of natural hazards.
	Goal EC.3	Protect wetlands and other water resources from encroachment and degradation and encourage restoration of such resources.
	Goal EC.4	Protect and promote a diversity of plant, pollinator and animal species habitat in Sammamish.
	Goal EC.5	Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.
	Goal EC.6	Improve and preserve air quality.
	Goal EC.7	Support regional efforts in mitigating and adapting to climate change.
	Goal EC.8	Sammamish is a sustainable city.
	Goal EC.9	Increase the sustainability and efficiency of building practices in Sammamish.
	Goal EC.10	Maintain and improve the City's forested character.
Housing	Policy H.2.9	Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.
	Policy H.2.12	Promote location-efficient and energy-efficient housing choices through incentives and other means.

ELEMENT	SUSTAINABILITY GOALS AND POLICIES*	
Transportation	Goal T.2	Greater Options and Mobility. Invest in transportation systems that offer greater options, mobility and access in support of the city's growth strategy.
	Goal T.4	Sustainability. Design and manage the city's transportation system to minimize the negative impacts of transportation on the natural environment, to promote public health and safety, and to achieve optimum efficiency.
Utilities	Goal UT.5	Encourage the use of innovative measures and new technologies to reduce overall demand and enhance service to city residents.
	Goal UT.6	Encourage conservation of water and protect water quality.
Parks, Recreation, Open Space	Goal P.5	Maintain Sammamish parks and recreation facilities to ensure longevity of assets, a positive aesthetic and sensory experience, preservation of habitat and natural systems, and safety for park patrons.
Capital Facilities	Goal CF.4	Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness, and sustainability.
Shoreline	Shoreline goals and policies that address the following topics: • Conservation • Shoreline Restoration and Enhancement • Critical Areas and Environmental Protection • Flood Hazard Reduction • Restoration and Enhancement • Shoreline Vegetation Conservation • Site Planning • Water Quality, Stormwater and Nonpoint Pollution	

*Please note that supporting policies for each of the listed goals also support sustainability and health.

Regional Planning and Vision 2040

The Sammamish Comprehensive Plan was developed to support and help implement the multicounty policy guidance of Vision 2040. The following briefly summarizes how the city's Comprhensive Plan advances the overall direction established by Vision 2040.

A systems approach emphasizes an understanding of the interdependent and interactive relationships between the elements of the comprehensive plan.

Sammamish's comprehensive plan advances a sustainable approach to growth and future development. The plan incorporates a systems approach to planning and decision-making that addresses protection of the natural environment. The plan commits to maintaining and restoring ecosystems, through steps to conserve key habitats, maintain and protect surface and groundwater resources and reduce greenhouse gas emissions. The plan includes provisions that ensure that a healthy environment remains available for future generations in our city.

The comprehensive plan has been updated based on residential and employment targets that align with Vision 2040. The plan identifies the targeted number of housing units in the city for the year 2035.

The comprehensive plan addresses each of the policy areas in Vision 2040. Comprehensive plan policies address habitat protection, water conservation, air quality, and climate change. Environmentally friendly development techniques, such as low-impact development are supported. The plan calls for compact urban development and includes development standards for mixed use development. The housing element commits to expanding housing production at all income levels to meet the diverse needs of both current and future residents. Economic development policies focus on development of designated commercial centers, and support a distinctive community character and high quality of life as key economic development drivers. The transportation element advances cleaner and more sustainable mobility, with provisions for complete streets, alternatives to driving alone and community health. Transportation planning is coordinated with neighboring jurisdictions, including level-of-service standards and concurrency provisions. Public service policies emphasize sustainability and conservation. The comprehensive plan also addresses local implementation actions in Vision 2040, such as co-location of public facilities and housing targets.

Citizen Participation

An active public participation program was an essential part of the 2015 comprehensive plan re-write. The goals of public outreach were to:

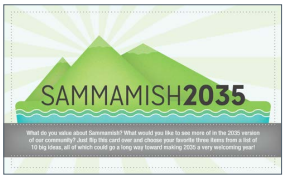
- Encourage participation among a wide range of citizens
- Obtain meaningful, productive and substantive input to the content of the comprehensive plan
- Communicate to participants how their input affects decisions
- Engage the public in resolving conflicts among competing interests
- Build a framework that encourages a sustained dialog
- Evaluation and document participation throughout the life of the project

In order to achieve these goals, the City undertook a wide variety of activities. Major components of the City's outreach program included:

1. Traveling Exhibit and Materials. Traveling materials were intended to reach out to community members who may be interested in the comprehensive plan, but not able to attend traditional public meetings or workshops. Materials included:

- Tabletop Display. Early in the planning process, traveling tabletop display was developed to describe the Comprehensive Plan rewrite, what it is, why it matters to City residents and inviting input. The tabletop display was circulated through multiple venues in the City, including the library, coffee shops, grocery stores, the Arts Fair, the Farmers' Market, and City Hall. City staff and Planning Commissioners typically accompanied the display in order to answer questions and engage directly with citizens about issues of interest.
- Postcard/questionnaire. During the visioning process, a postcard/questionnaire was developed to engage citizens in questions about their preferences for the future of the community. Staff took the questionnaire to local activity areas and events, such as the South Sammamish Park & Ride, grocery stores and the Nightmare at Beaver Lake.
- Posters. As the Planning Commission was developing preliminary recommendations, a series of posters were prepared and posted on a rotating basis throughout the City. Posters described each draft element, the "big ideas" contained in each draft element and invited input on these issues. Each poster also included a QR code for easier

Traveling tabletop display



Postcards posed questions about potential future priorities and asked citizens to select their top three priorities

connection to the City's website. Posters were displayed at many of the same venues described above, including the Farmers Market, library, retail centers and City Hall.

- Project brochure. A project brochure provided basic project information and invited input in the planning process. The brochure was used at multiple venues.

Additional information about some of these outreach activities can be found in the City of Sammamish Community Profile (2014).

"Big ideas" from each draft element were described on a series of posters displayed at various venues and events

What concerns do you have for the future?

We want to reach as many people as possible, so please let us know how you would like to be involved. **What is the best way to engage with you as we plan for the future?**

For project updates (optional)
Name _____
Address _____
_____
email _____

Questions or comments?
Please contact Project Manager Emily Arteche at (425) 295-0522 or earteche@sammamish.us

Please cut along dotted line

How do I get involved?

First off, consider the questions on the postcard and mail in your thoughts. Or click the QR code below to provide your comments online.

In addition, you are invited to participate in public events, workshops and Planning Commission meetings. We welcome your comments. Look on the City's website for the latest info (link below), such as where we are in the process, details about upcoming events, a listserv sign-up for email notices and additional background information.

On the web
www.ci.sammamish.wa.us/departments/communitydevelopment/ComprehensivePlan.aspx

Questions?
Contact Emily Arteche, City Project Manager at (425) 295-0522 or earteche@sammamish.us

AUTUMN 2013

SAMMAMISH Comprehensive Plan Rewrite

What's this all about?

Sammamish is rewriting the City's Comprehensive Plan as required by the Washington State Growth Management Act (GMA). The updated plan will look 20-years to the future and include generalized policy guidance to help achieve the City's desired future. We are just starting the planning process and — over the next year — we look forward to hearing your thoughts on our City's future.

Look inside for more about... SAMMAMISH2035

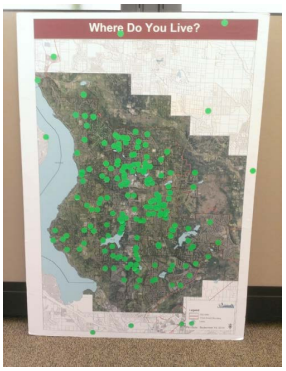
Project brochure

2. Speaker's Bureau. Using content based on the traveling exhibit, the speaker's bureau was used to present information about the Comprehensive Plan rewrite at regular meetings of boards, commissions and community organizations. The presentations were an important opportunity for providing accurate and timely information to members of the community. Materials used at speaking events included a slide presentation and project brochure.

3. Web page. The City's web page was used to describe the Comprehensive Plan rewrite purpose, process and opportunities to participate. Background materials and draft comprehensive plan elements were posted on an ongoing basis and comments were invited. Web visitors could also sign up on an email alert list.

4. Email alerts. Email alerts containing project updates, alerting citizens of major events, and inviting comment on draft work products were sent out on an ongoing basis over the course of the project. An estimated 1,000 email addresses are included on this list.

5. On-line Survey. The website was used to survey citizens about a future vision statement and key issues/concerns related to each element of the comprehensive plan. Questions were timed so that responses could be provided to the Planning Commission as they were reviewing the element that pertained to the questions. Survey questions were not designed as a statistically significant research tool, but just as another indication of public opinion and opportunity for interested parties to engage in the process.



A large map of the city invited passers-by to find their home on the map at popular public venues to build awareness of the comprehensive plan and encourage community engagement

Youth provide feedback about their vision for Sammamish in the future

6. Outreach to Schools. City staff met with middle and senior high school students at four different schools and the City's Youth Board to explain the planning process to students and solicit feedback on student perspective on important City issues and future vision. At each session, staff led an interactive exercise designed to identify the issues that were most important to the students.

7. Community Open Houses. Informal and interactive open houses were held at two different times to invite comments on preliminary plan goals and policies. Information about the key issues and direction of the plan were displayed and participants were invited to provide verbal or written comment. Invitations to these workshops were sent to the email alert list, printed in the City newsletter, posted to the website and printed in the newspaper.

8. Planning Commission meetings. Between late 2013 and adoption of the Comprehensive Plan in 2015, the Planning Commission met approximately 30 times to review information, discuss policy issues and make recommendations on policy direction. All meetings were open to the public and public comment was invited. Planning Commission meeting materials were also posted on the City's website.

Framework for Citizen Participation

Going forward, active citizen participation remains a vital component of the City's planning process. The framework for citizen participation is shown below.

CP.1 Encourage and facilitate user-friendly public participation in community decision-making.

CP.2 Consider the interests of the entire community in making decisions.

CP.3 Encourage and emphasize open communication between all parties when considering planning issues.

CP.4 Incorporate a variety of public outreach approaches to oversee major amendments to the Comprehensive Plan.

CP.5 Share information with the public about planning and development processes, how they interrelate, and how to provide effective input.

CP.6 Consider the interests of present and future residents over the length of the planning period when making decisions.

Amending the Comprehensive Plan

Comprehensive plans are dynamic living documents that require regular review and revision to ensure that they respond to changing needs of the community and respond to new federal or state law.

The city's Development Code and Town Center Development Code (Sammamish Municipal Code Title 21A and 21B) is a major implementation tool for the Comprehensive Plan. The Development Code specifies the kinds of uses that are permitted in each zone and sets standards for all new development and re-development. Other parts of the Sammamish Municipal Code – Land Division, Surface Water Management, Public Works and Transportation, among others – play an important role in implementing the Comprehensive Plan.

The Comprehensive Plan also guides the location and sizing of infrastructure and other capital facilities, the placement of facility enhancements (decorative street lighting, for example) that affect community character, and the implementation of operational activities (recreational and cultural programming, for example) that affect community health, safety and character.

Visit www.sammamish.us for the most current version of the City's maps and GIS data.

As noted before, comprehensive plan goals and policies provide guidance, but are intentionally written broadly to allow for flexibility in their future implementation. The City's approach to review and amendment to the Comprehensive Plan is described in the goals and policies below.

Framework for Implementing and Amending the Comprehensive Plan

IA.1 Consistent with GMA requirements, develop and document a strategy for implementation of the Comprehensive Plan, including a proposed schedule and priorities.

IA.2 Maintain the Comprehensive Plan to ensure that changing conditions, including changes in the community and changes to regional, state and federal policies and regulations are monitored and reflected in the plan.

Monitoring key indicators will allow the City to track progress on Comprehensive Plan implementation and effectiveness of policies in order to ensure that policies remain current and relevant.

IA.3 Consider proposed Comprehensive Plan Amendments concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle as authorized in the Growth Management Act. All proposed Comprehensive Plan Amendments should include the following elements:

- a A detailed statement of what is proposed to be changed and why,
- b A statement of anticipated impacts of the change, including geographic area affected and issues presented,
- c A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply,
- d A statement of how the amendment complies with the Growth Management Act's goals and specific requirements,
- e A statement of how the amendment complies with regional and/or county goals and policies,
- f A statement of how the amendment complies with the Sammamish Vision Statement,
- g A statement of how functional plans and capital improvement programs support the change, and
- h Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

IA.4 Ensure proposed Comprehensive Plan policy amendments are accompanied by any related and required implementing actions.

IA.5 Implement a public participation strategy appropriate for each Comprehensive Plan amendment cycle, as established in the Citizen Participation Framework

IA.6 Ensure that the Comprehensive Plan, development regulations, City and other agency functional plans and budgets are mutually consistent and reinforce each other.

Background Information

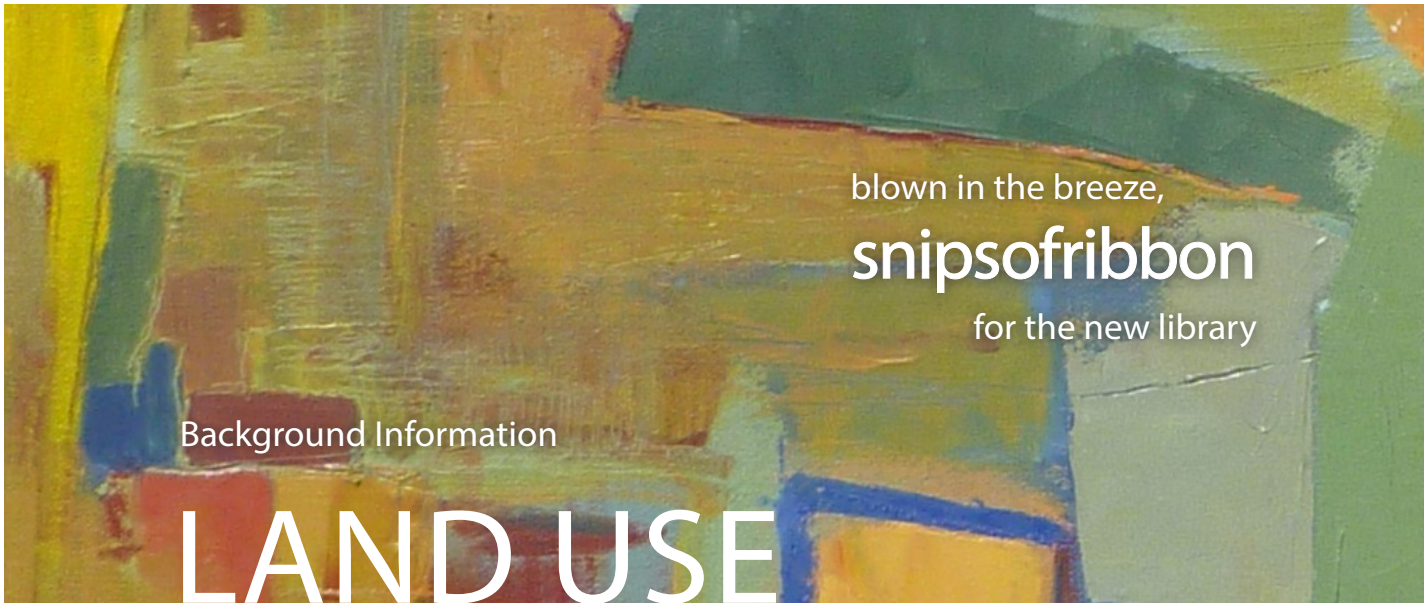
LAND USE

blown in the breeze,

snipsofribbon

for the new library

Painting by Anna Macrae
Haiku by Michael Dylan Welch



Background Information

LAND USE

Background and Context

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population growth, and must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) identifies features of a land use element as listed below. These features may be located in the land use element or other elements of a comprehensive plan.

a Designation of the proposed general distribution, location and extent of land for all projected uses

b Population densities, building intensities and estimates of future population growth

c Provisions for protection of the quality and quantity of ground water used for public water supplies

d Consideration of urban planning approaches to promote physical activity

e Review of drainage, flooding and stormwater runoff and guidance for discharges that pollute waters of the state.[1]

[1] WAC 365-196-405.

Item (d) is a new requirement since 2003; the remaining requirements were considered in the City's 2003 Comprehensive Plan.

Similarly, the Puget Sound Regional Council Vision 2040 and King County Countywide Planning Policies (CPPs) provide guidance that were consulted as part of the Land Use Element rewrite.

Existing Conditions

See Volume I, Land Use Element Policy LU.1.3 on page 27.

Natural Environment

The natural features of the City of Sammamish influence land use. For instance, steep slopes and wetlands limit development potential. See Background Figure LU–1 for a map showing the City's steep slopes, wetlands and parks.

Existing Land Use

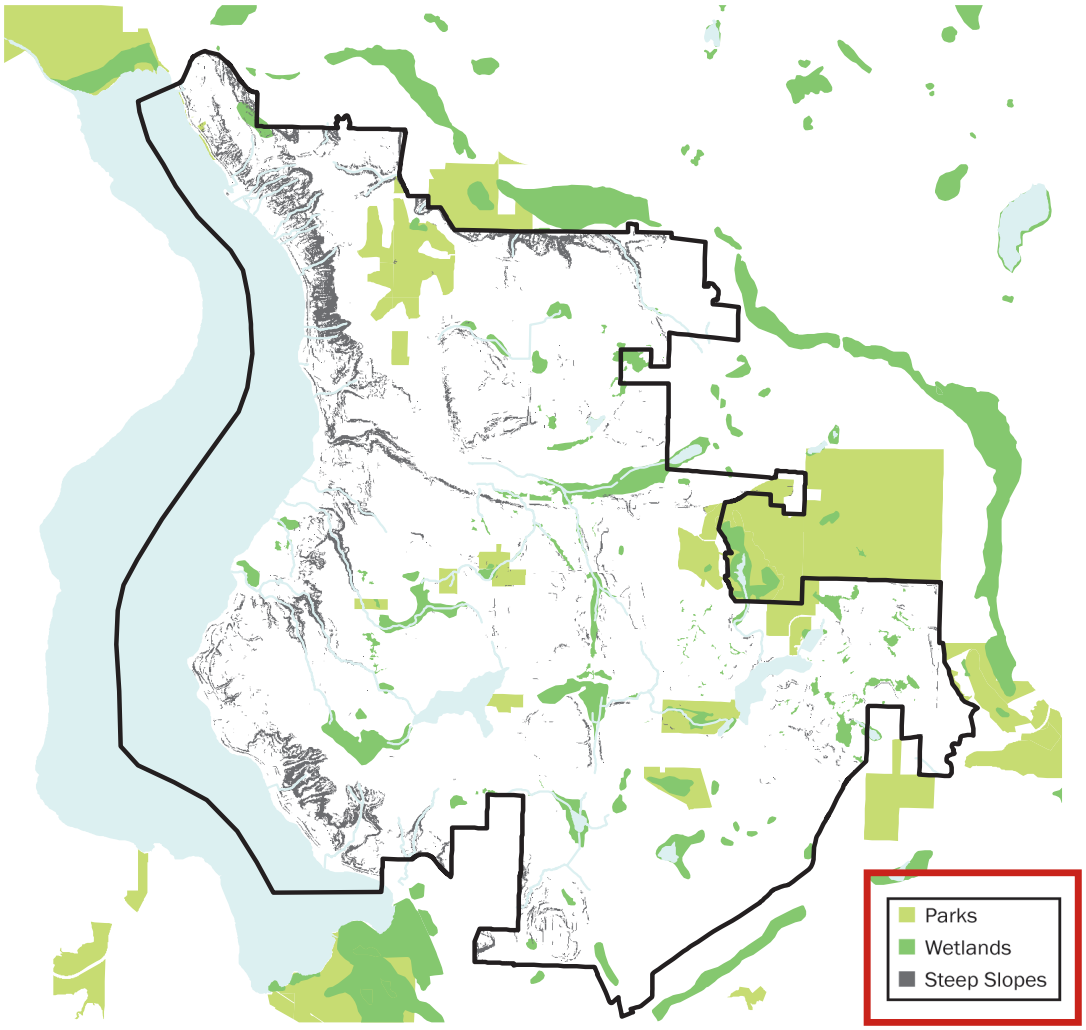
The City of Sammamish is 21.5 square miles, or 13,760 acres, including land and water area.[2] Sammamish is a low density residential community, with over one half of the area developed with single family residences. In addition to single family residences, primary land uses include vacant land, roads and open water. Together these categories comprise over 90 percent of the city's land area. Commercial, mixed uses and multifamily development are the smallest land uses in the City, occupying about one percent of land area, combined. These uses are clustered in three locations, including Inglewood Plaza, Pine Lake Village and Lakeside Plaza.

The City has four existing Potential Annexation Areas (PAA) in its unincorporated Urban Growth Area (UGA), shown in Figure LU–2 in the Land Use Element:

- Outlook—Located north of the Sahalee Country Club and Golf Course generally between Sahalee Way NE and Evans Creek Preserve. The area is an outlook and entrance for Evans Creek Preserve.
- 244th South—Located east of 244th Avenue NE generally between NE 19th Street and NE 8th Street. This area has a range of low density residential development and open space.
- Soaring Eagle Park—Currently in use as parkland.
- Aldarra Unplatted—This area consists of the golf course and open space.

[2] City of Samammish, http://www.sammamish.us/about/Statistics.aspx.

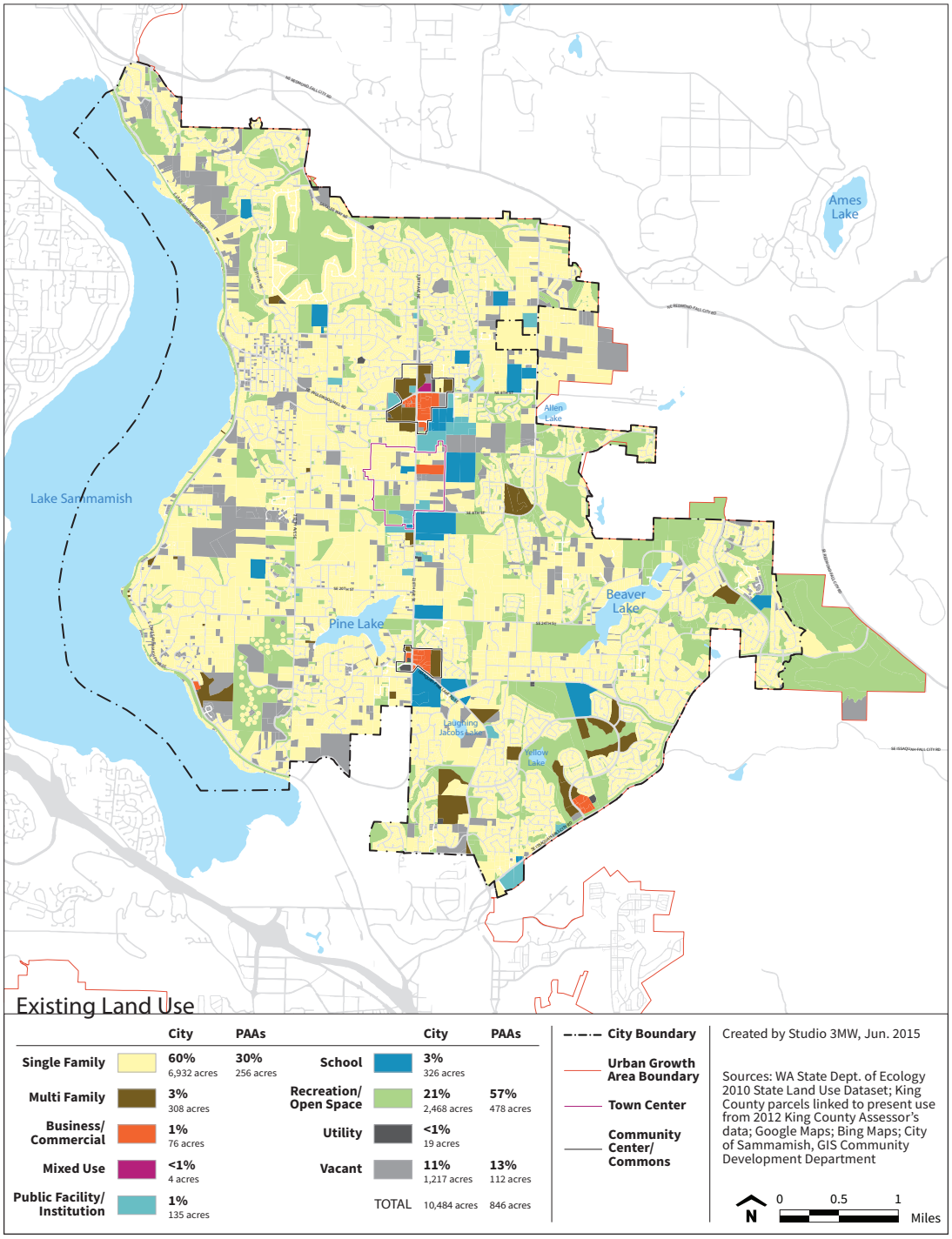
Background Figure LU–1
Sammamish Natural Features



Source: map created by Studio 3MW using data provided by the City of Sammamish in 2013.

The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Sammamish. Background Figure LU–2 on the following page shows the existing land uses and the acreage for each, based on the state's data.

Background Figure LU–2
Sammamish Existing Land Use and Acreage



Note: The Washington State Department of Ecology's 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by Studio 3MW.

Population

The population of Sammamish increased by 34% from 2000-2010 (over 10,000 people), over three times the percent change in King County's population (see Background Table LU–1). Assuming a constant growth rate, the City also grew annually at almost three times the rate of King County overall. It should be noted that annexations of unincorporated County areas account for some of the City's growth.

Background Table LU–1
City of Sammamish and King County Historic Population Growth Comparison

	2000	2010	PERCENT CHANGE 2000-2010	AVG. ANNUAL GROWTH
Sammamish	34,104	45,780	34%	3.0%
King County	1,737,034	1,931,249	11%	1.1%

Source: US Census (2000, 2010).

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Growth Targets

The state sets targets for the amount of growth counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets were adopted as part of the King County Countywide Planning Policies and then subsequently extended to the 2035 time horizon for use in the current planning process (see Background Table LU–2).

Background Table LU–2
Sammamish Growth Targets

	2006-2031 TARGETS	2015-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Land Capacity

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. In 2013, the City had available capacity for 5,120 housing units. Of this total, Town Center provided 2,000 residential units via zoning for higher density multifamily housing. The City of Sammamish has adequate residential capacity to meet the 2035 residential growth target of 4,640 units.

Town Center allows for a total of 600,000 square feet of commercial square footage. The City of Sammamish has adequate commercial capacity, assuming existing Town Center zoning, to meet the 2035 job target of 2,088 jobs.

Please see the excerpt of the 2014 King County Buildable Lands Report attached at the end of this section for additional information.

2003 Comprehensive Plan and Other Land Use Policy Guidance

The City of Sammamish's 2003 Comprehensive Plan, as amended, provides land use policy guidance. The policies in the Land Use Element reflect the following desired community attributes highlighted in the Vision Statement and Vision Ideals provided in the Introduction:

- Maintenance of a small town atmosphere and suburban development character
- Encouragement of community gathering spaces
- Respect for the character and integrity of existing neighborhoods
- Relationship of the natural environment to urban development
- Responsive government services with respect to development review

The City Council and Planning Commission also recently undertook a visioning process that resulted in a working vision to provide updated guidance for the comprehensive plan work.

The 2008 Sammamish Town Center Plan complements the City's 2003 Comprehensive Plan as amended and provides a vision and policy guidance for the Town Center area. It supports development of a Town Center that is a vibrant, urban, family-friendly gathering place in a healthy natural setting. Town Center is the only significant area in Sammamish for future commercial and employment growth and has the capacity to provide a range of cultural, shopping and dining options. Town Center also provides significant capacity for residential development and could provide alternative housing options for those who are not well-served by the traditional single family residence.

Land Use Map

The City's Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed (see Figure LU–1 in the Land Use Element). The contingent land uses for the PAAs and the City portion of Soaring Eagle Park are shown in the map inset. Contingent land uses for the Klahanie and Duthie Hill areas will be established through upcoming planning processes.

See Volume I, Land Use Element Policy LU.5.3 on page 31.

Land use designations, densities and intensities are as described below:

LAND USE DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	IMPLEMENTING ZONING DESIGNATIONS
Residential 1 (R-1)	1 unit/acre	R-1
Residential 4 (R-4)	4 units/acre	R-4
Residential 6 (R-6)	6 units/acre	R-6
Residential 8 (R-8)	8 units/acre	R-8
Residential 12 (R-12)	12 units/acre	R-12
Residential 18 (R-18)	18 units/acre	R-18
Town Center A	40 units/acre	TC A
Town Center B	20 units/acre	TC B
Town Center C	8 units/acre	TC C
Town Center D	20 units/acre	TC D
Town Center E	1 unit/acre	TC E
Neighborhood Business (NB)	8 units/acre	NB
Community Business (CB)	18 units/acre	CB
Office (O)	18 units/acre	P
Public Institution	—	

Current Zoning

According to the Sammamish Municipal Code, the City has ten zoning designations, within which there are a number of sub-zones.

See Volume I, Land Use Element Policy LU.1.1 on page 27.

Background Table LU–3
Sammamish Zoning Designations

ZONING DESIGNATIONS (OTHER THAN TOWN CENTER)	TOWN CENTER ZONING DESIGNATIONS
Urban Residential (R) *Note: sub-zones R-1 to R-18	Mixed-Use (TC-A) *Note: sub-zones TC-A-1 to TC-A-5
Neighborhood Business (NB)	Mixed Residential (TC-B)
Community Business (CB)	Lower Intensity Residential (TC-C)
Office (O) *Note: suffix to zone's map symbol	Civic Campus (TC-D)
	Reserve (TC-E)

Sources: King County, 2013; City of Sammamish, 2014.

Half of these are specific to the Town Center area, and the other half apply to the remainder of the community (Background Table LU–3).

Within the urban residential (R) zoning designation, there are a range of sub-zones that allow for different base densities of one dwelling unit to eighteen dwelling units per net acre. The goal of these zoning designations is to implement comprehensive plan goals and policies for housing quality, diversity and affordability and to effectively use urban land, public services and energy. The R-1 through R-8 zones provide for a mix of predominantly single family detached dwelling units. The R-12 through R-18 zones provide for a mix of predominantly apartment and townhouse dwelling units. Public uses such as parks and schools are permitted in the residential zones.

The purpose of the neighborhood business (NB) zone is to provide convenient daily retail and personal services for a limited service area and to provide for some residential development. Allowed uses include retail or personal services that can serve the everyday needs of a surrounding urban residential area. This zone also allows for mixed use developments that provide housing and retail services, and for townhouse developments as a sole use in certain cases.

The purpose of the community business (CB) zone is to provide retail and personal services for local service areas that exceed the daily convenience needs of adjacent neighborhoods but that cannot be served conveniently by larger activity centers. Allowed uses include small-scale offices; a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas; and mixed use housing and retail/service developments. Commercial uses with extensive outdoor storage or auto related and industrial uses are not allowed in this zone.

The purpose of the office (O) zone is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban residential development. This zone provides for higher building heights and floor area ratios, lower ratios of required parking to building floor area and excludes auto-oriented, outdoor or other retail sales and services that do not provide for the daily convenience needs of on-site and nearby employees or residents.

Town Center zoning designations reflect the Town Center Plan. The purpose of the mixed use (TC-A) zone is to develop a core mixed use area and smaller mixed use centers that are vibrant and walkable. Sub-zone TC-A-1 provides for uses that support a core mixed use area. Sub-zones TC-A-2 through TC-A-5 provide for uses that support smaller mixed use centers. The mixed residential (TC-B) zone provides for areas with a mixture of housing types that support the desired activities of adjacent mixed use zones, and also to provide opportunities for commercial development in certain cases. The lower intensity residential (TC-C) zone provides areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones. The civic campus (TC-D) zone provides for open space, recreational, civic uses and residential uses that serve the entire City. The reserve zone (TC-E) allows current uses to remain while preserving the opportunity for future development.

Background Figure LU–3 on the following page shows the City's zoning designations and total acreage for each of them. It also shows the contingent zoning designations for the City's four PAAs.

Avoiding Unconstitutional Takings

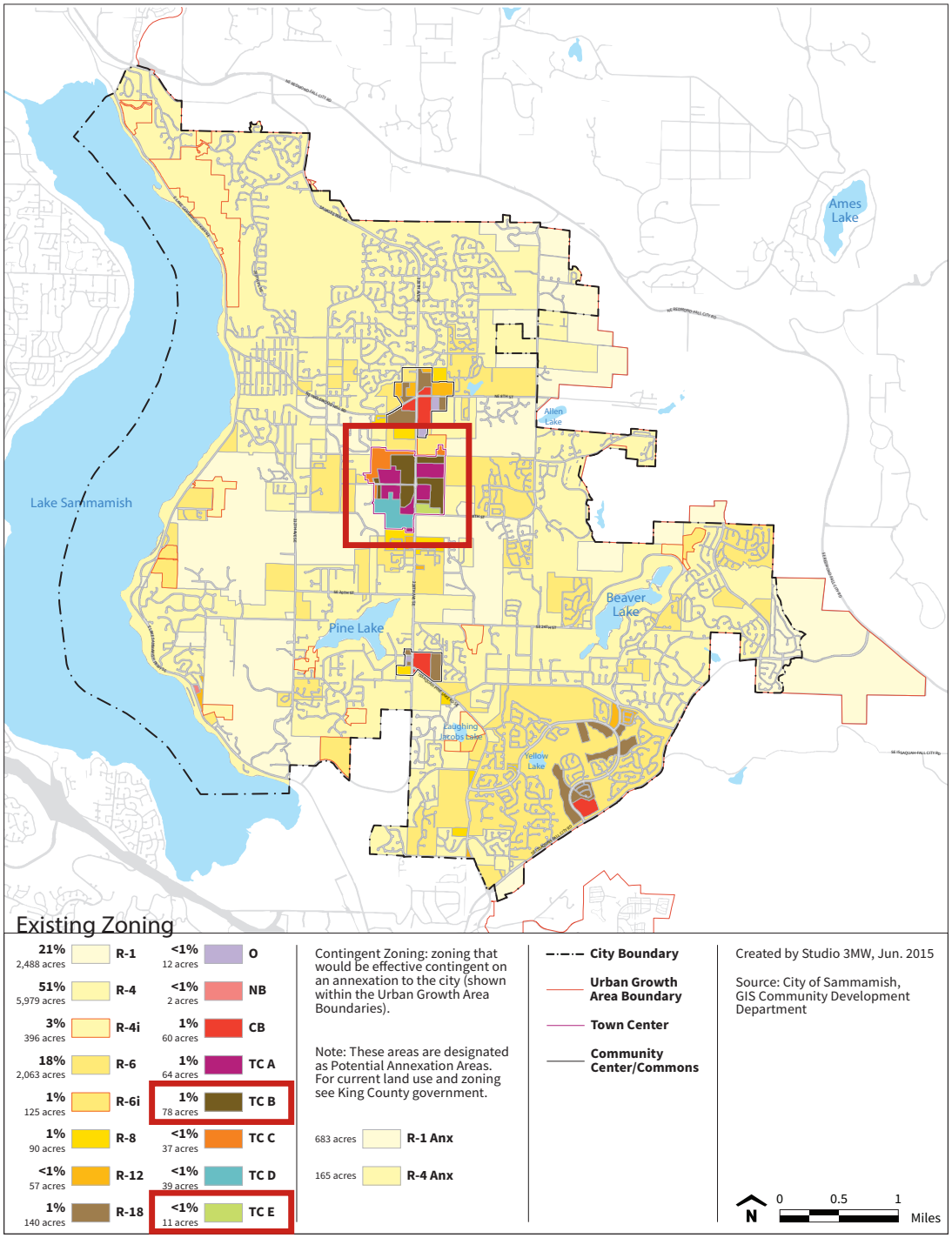
The City does not contemplate any condemnation proceedings and adopts and implements policies in a manner and method designed to avoid inverse and regulatory takings situations.

Historic Resources

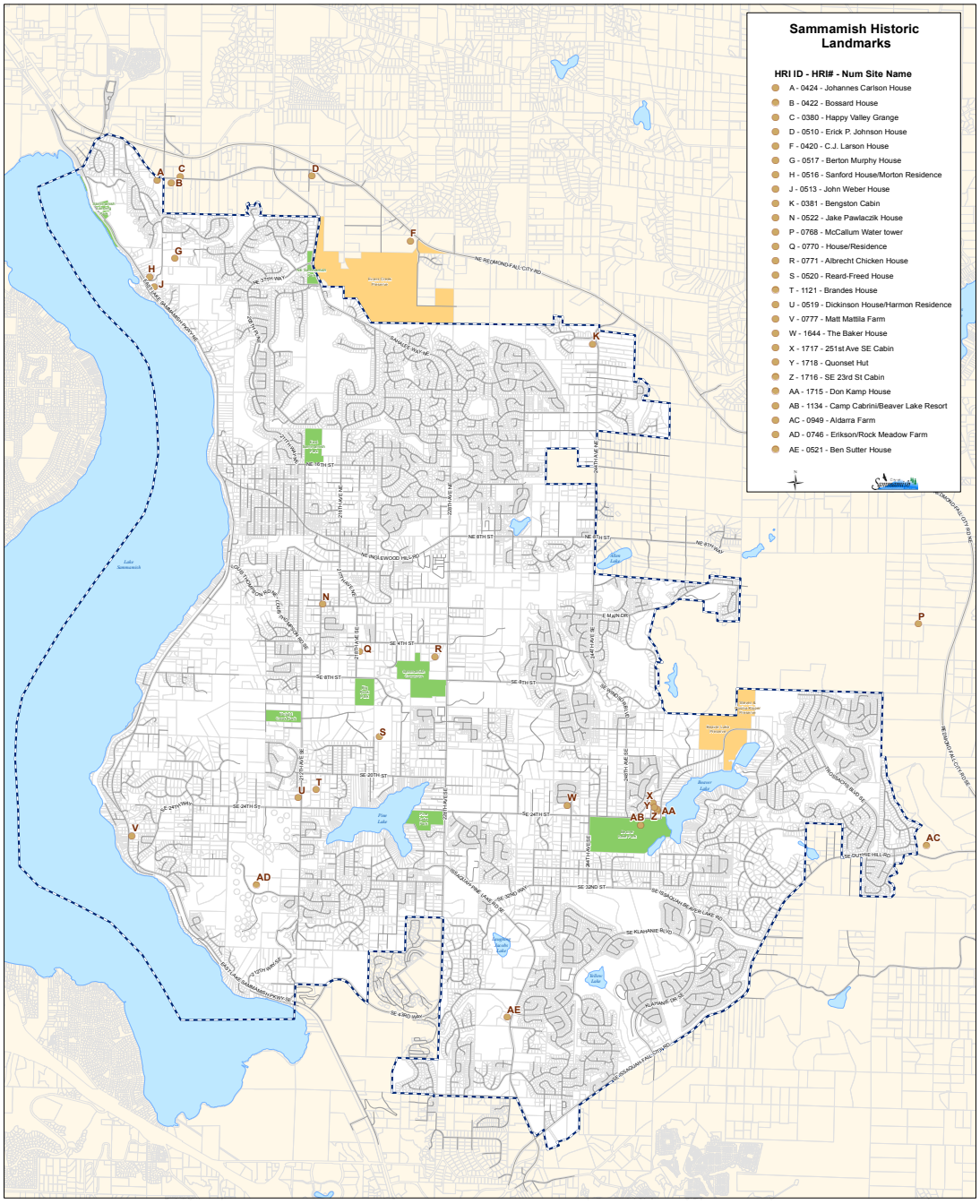
The City of Sammamish contains the Ray Brandes house, a Frank Lloyd Wright designed building that is on the US National Register of Historic Places, and the Reard Freed farmhouse, a community landmark register building. These two buildings, along with other landmarks and buildings identified in the 2012 King County Historic Resource inventory are shown in Background Figure LU–4, Historic Resources.

See Volume I, Land Use Element Goal LU.10 on page 37 and supporting policies.

Background Figure LU–3
Existing Sammamish Zoning Designations and Acreage



Background Figure LU–4
Historic Resources



CITY OF SAMMAMISH

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Sammamish gained more than 600 housing units, almost all single family.

There were several small annexations that added about 400 housing units, and an adjustment was needed to correct old estimates, in order to reach the 2010 Census count and OFM estimate of housing units in the City - more than 16,000 in 2012.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	**851.4**	**38.7**	**62.3**	**522.2**	**228.2**	**1,793**	**7.9**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				4.2	4	1.0
3 - 5 du/acre					8.8	26	3.0
5 - 7 du/acre					20.0	86	4.3
7 - 9 du/acre					4.5	22	4.9
> 9 du/acre					145.1	1,344	9.3
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**182.5**	**1,482**	**8.1**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	**56.0**	**1.4**	**3.0**	**4.5**	**47.1**	**1,225**	**26.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	13,057	1,258	**14,315**
2006-12 Change	611	10	621
= 2012 Units	13,668	1,268	14,936
Plus anxtn, adjustmt	1,700	-300	1,400
= 2012 Adj. H.Units	**15,368**	**968**	**16,336**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**4,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-611	
Net New MF Units Permitted	-10	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-621**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-621**	
Net Adjustment to Target		**(621)**
Remaining Target (2012-2031)		**3,379**

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF SAMMAMISH

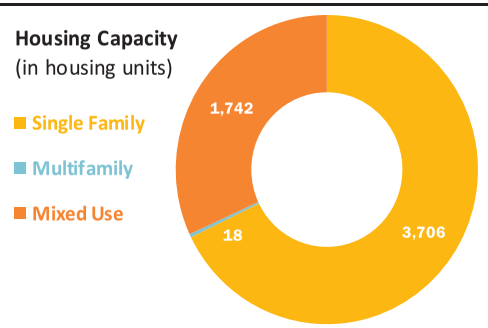
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	1,334.00	664.00	227.80	15%	375.87	1.0 / 8.0	1,375
	Redev Subtotal	2,211.00	746.00	498.10	20%	773.60	1.0 / 8.0	2,314
	Total	3,545.00	1,410.00			1,149.47		**3,706**
	Multifamily							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	8.00	4.00	1.36	20%	2.11	11.0	18
	Total	8.00	4.00			2.11		**18**
	Neighborhood Total	**3,553.0**	**1,414.0**			**1,151.6**		**3,724**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	229.00	74.00	35.70	10%	107.42	7.3 / 41.7	1,742
	Total	**229.0**	**74.0**			**107.4**		**1,742**
City Total	**All Housing**							
	Vacant Total	1,334.00	664.00	227.80	10%	375.87		1,375
	Redev Total	2,448.00	824.00	535.16	10% - 15%	883.13		4,074
	Total	**3782.0**	**1488.0**	763.0		**1259.0**		**5,466**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	3,706
Single-Family Capacity in Pipeline	0
Multifamily Zones	18
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Town Center	1,742
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**5,466**
Remaining Housing Target (2012-2031)	**3,379**
Surplus/Deficit Capacity	**2,087**

Most of Sammamish's residential capacity is in single family zones but also with a substantial number in the Town Center mixed-use area.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SAMMAMISH

From 2006 to 2012, Sammamish lost about 300 industrial/construction jobs, but gained 400 commercial jobs for an overall slight net gain.
- The City has limited commercial areas, and limited growth potential.
- Town Center development proposal was approved in 2011 and is proceeding with development. Town Center will have capacity for nearly 2,000 jobs as well as multifamily housing in a mixed-use area. With the Town Center development in place, Sammamish's capacity exceeds its job target. Much of Sammamish's employment capacity and job growth is in the education sector.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	10%	0.0
Mixed-Use	64.0	11.0	5.8	6.4	40.8	10%	36.7
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	**64.0**	**11.0**	**5.8**	**6.4**	**40.8**		**36.7**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.50	0.00	0.16		0
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**0**
Mixed-Use / Urban Center		in millions of square feet, non-residential uses only.				
Mixed Use Vacant	0.00			0.00		0
Mixed Use Redev'able	0.32	1.84	0.00	0.59	300	1,958
Mixed-Use Total	0.32	0.31/1.86	0.00	0.59		**1,958**
City Total						
Commercial	0.00	0.50	0.00	0.00		0
Mixed-Use	0.32	1.84	0.00	0.59		1,958
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	**0.32**		0.00	**0.59**		**1,958**

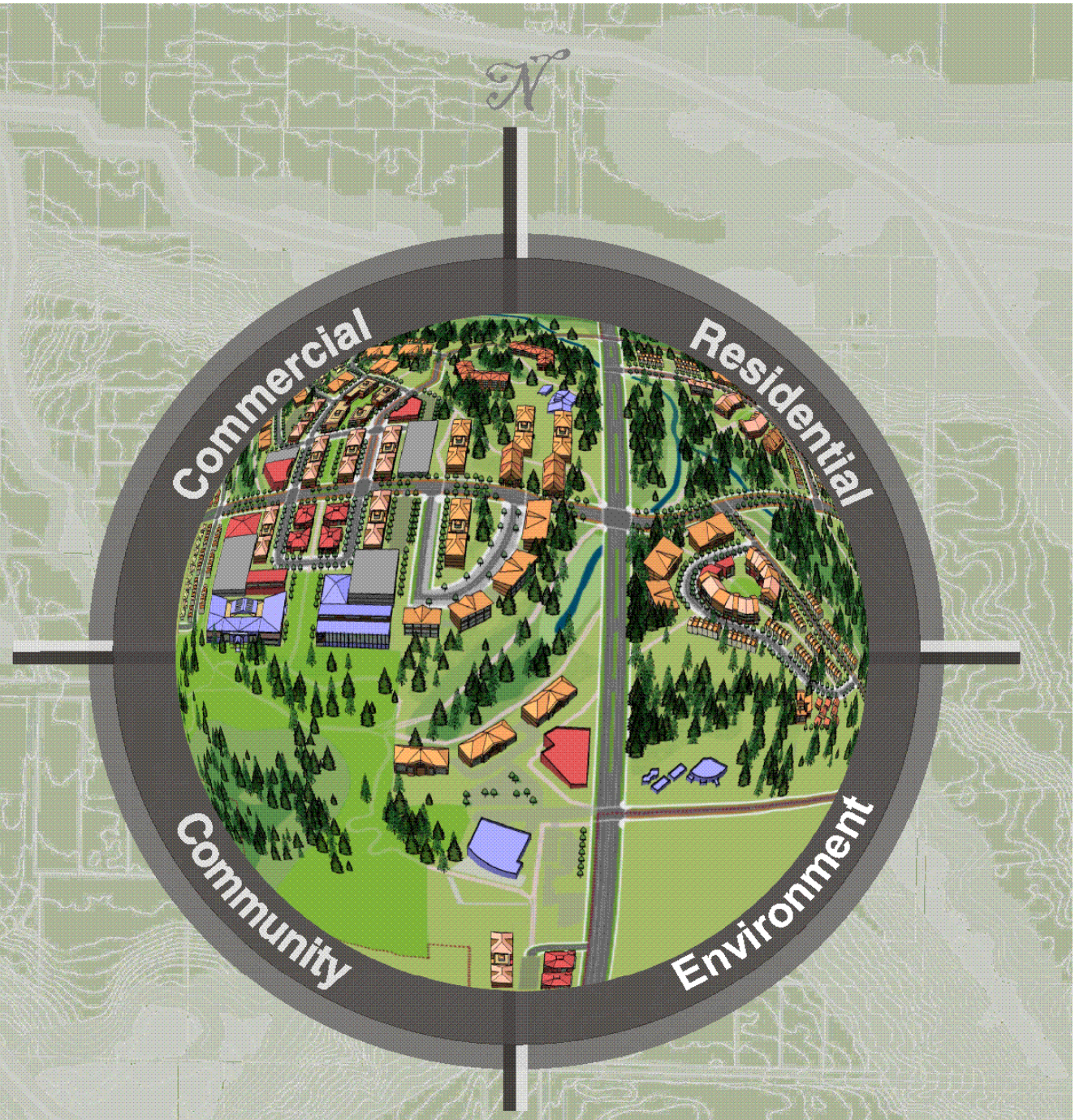
Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	4,213	683	**4,896**
2006-12 Change	387	-271	116
= 2012 Jobs	4,600	412	**5,012**
Adjustments			0
= 2012 Job Total	**4,600**	**412**	**5,012**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**1,800**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-116	
Net Adjustment to Target	**-116**	
Net Adjustment to Target		(116)
Remaining Target (2012-2031)		**1,684**
2012 Job Capacity [from table to left]		**1,958**
Adjustment to capacity		0
Final 2012 Job Capacity		**1,958**
Surplus/Deficit Capacity		**274**



Sammamish Town Center Plan

"Creating a sense of place"

Adopted June 2008

Amended January 2020

Town Center Plan Acknowledgements

This Town Center Plan benefitted through the thoughtful participation and community input from the residents, stakeholders, property and business owners of the City of Sammamish.

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Transpo

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Table of Contents

I. The Planning Process 1

II. Objectives 5

Vision Statement: Urban and Natural 5

Public Input Summary 7

Areas of Consensus 9

The Message 10

The Preferred Alternative 10

Preferred Alternative Description 11

III. Plan Concept 15

IV. Plan Elements 21

Land Use 21

Objectives 21

Conditions, Challenges, and Opportunities 21

Strategy 22

Goals and Policies 30

Recommended Implementation Actions 33

Transportation 34

Objectives 34

Conditions, Challenges, and Opportunities 34

Strategy 37

Goals and Policies 41

Recommended Implementation Actions 44

Recommended Mitigation Actions 50

Open Space, Trails, and Public Facilities 53

Objectives 53

Conditions, Challenges, and Opportunities 53

Strategy 55

Goals and Policies 60

Recommended Implementation Actions 61

Natural Systems 62

Objectives 62

Conditions, Challenges, and Opportunities 62

Strategy 66

Goals and Policies 72

Recommended Implementation Actions 74

Table of Contents

Design 75
Objectives 75
Conditions, Challenges, and Opportunities 76
Strategy 76
Goals and Policies 81
Recommended Implementation Actions 83
Housing 84
Conditions, Challenges, and Opportunities 84
Strategy 87
Goals and Policies 89
Recommended Implementation Actions 91
Capital Facilities and Utilities 94
Inventory of Existing Facilities 94
Future Needs 95
Level of Service (LOS) Standards 99
Proposed New and Expanded Facilities 99
Financing Plan Summary 102
City Capital Investments and Operating Costs 102
Private Sector Development Costs of Infrastructure 107
Capital Infrastructure Financing Options 107
Goals and Policies 109
Recommended Implementation Actions 110

V. Implementation 111

Appendix 1: Regulatory Directions

I. The Planning Process

Figure 1. Early City Council Town Center visioning workshop.

Figure 2. March 2006 open house.

The Sammamish Town Center Plan is the result of the planning process called for in the city's Comprehensive Plan to create a new "heart of the city." The Comprehensive Plan and initial vision for the future Town Center was prepared by the City's Planning Advisory Board and adopted by the City Council in 2003, and was itself a product of numerous community discussions, environmental analysis, and direction from the goals contained in the Washington Growth Management Act.

This plan has been informed by a continuation of those public discussions, Sammamish Town Center Committee meetings, and Planning Commission and City Council briefings. The plan will guide development in the 240-acre Town Center Study Area in the center of Sammamish. (See Figure 5 on page 3.)

The Town Center planning process ensures that urban growth anticipated in Sammamish will occur in a way that contributes to the natural character and quality of life in Sammamish. The future Town Center described in this plan will be a place to direct a meaningful portion of the city's anticipated residential and commercial growth. It will integrate compatible land uses together while minimizing impacts to established neighborhoods.

The City initiated the Town Center planning process in August 2004 by establishing a 20-member citizen Task Force to help guide and advise the City Council as it developed a vision for the "Special Study Area," which was to become the future Town Center Study Area. In January 2005, the Task Force made their final recommendations as the City continued to solicit public input and feedback.

In March 2006, the City Council adopted a resolution that established a Town Center Vision Statement, which calls for a Town Center that balances both urban and natural characteristics, and creates a vibrant sense of place where Sammamish residents can gather to live, work, and play.

I. The Planning Process

The resolution also supported a continued public participation process and appointed the nine members of the Sammamish Town Center Committee to help advise City staff and consultants as they moved forward with developing this Town Center Plan.

Figure 3. June 2006 Town Center design charrette.

After the adoption of the Town Center Vision Statement, the City continued to employ a number of strategies to involve and gather input from many interested parties. These strategies included the maintenance of a project web site, property owner's forums, public open houses, a visual preference survey, attendance at a Sammamish Youth Board meeting, property owner and citywide surveys, community bus tours, a design charette, and a series of public discussion forums.

Figure 4. Preliminary alternatives open house, July 2006.

With this public input and extensive analysis of market conditions, infrastructure needs, and design options, City staff and consultants were able to develop four Town Center alternatives. The alternatives included a range of development intensities, and reflected different land use emphases. They were then refined and approved by the City Council for evaluation in the Draft Environmental Impact Statement (DEIS). The environmental analysis, a market study, and public input were considered by the Town Center Committee, Planning Commission, and City Council as they developed the Preferred Town Center Alternative.

In April 2007, the City Council adopted the Preferred Town Center Alternative – which called for a balance of civic and community amenities, retail and office opportunities, residential choices, and environmental functions and values in the future Town Center. The City Council also directed the planning team to move forward with drafting the Sammamish Town Center Plan. During winter and spring, 2008, the Planning Commission reviewed the draft plan and submitted recommendations to the City Council. The Council amended and adopted this plan in June 2008.

This plan includes:

- A description of the Town Center objectives that further describes the City Council's Vision Statement, a summary of the public involvement process and input

received, and a description of the Preferred Town Center Alternative.

- An overview of the Town Center Plan concept and the principal planning ideas and elements.
- A description of each Town Center Plan element, and the recommended actions for land use, transportation, parks and open space, environmental management, urban design, and housing.
- A summary of the recommended implementation plan that describes a general phasing strategy for development and investments required to support the recommended actions.

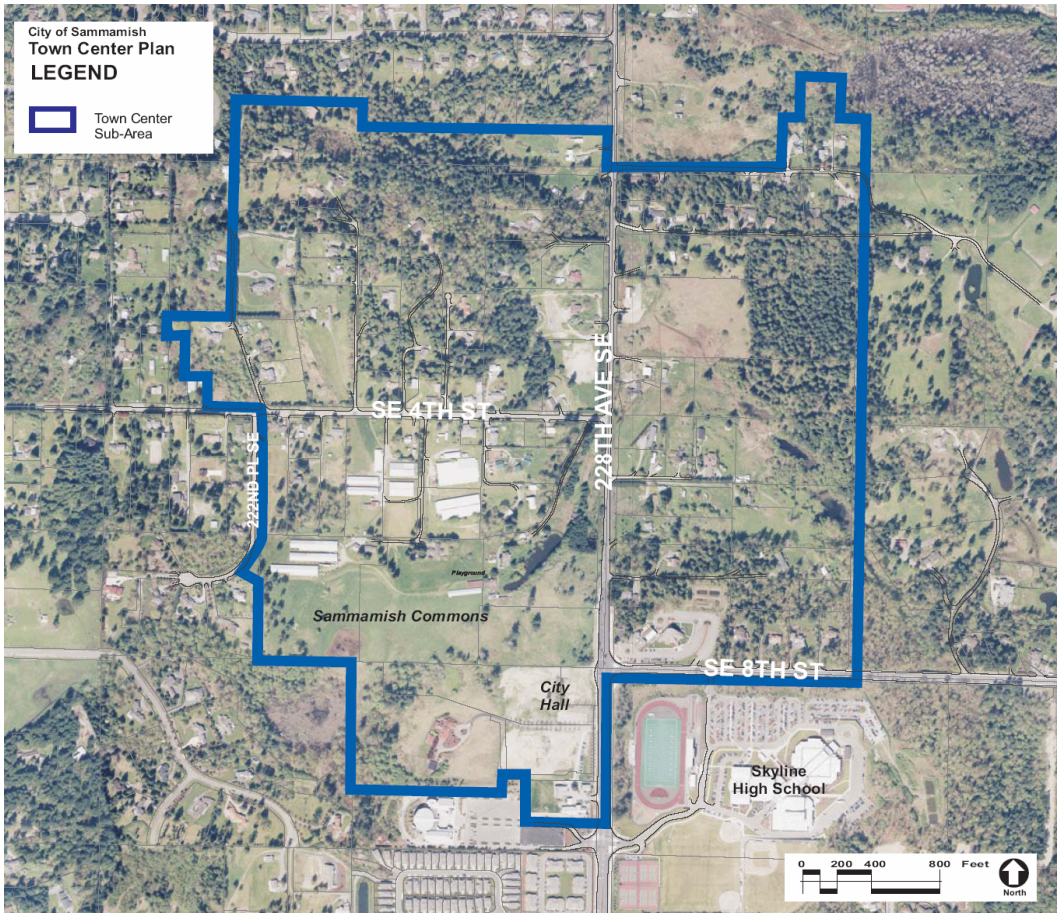

Figure 5. Town Center study area.

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II. Objectives

This chapter includes the City Council's adopted Vision Statement for the Town Center, a summary of public input received throughout the planning process, and a description of the Preferred Alternative, as adopted by the City Council.

Vision Statement: Urban and Natural

The Sammamish Town Center is a vibrant, urban, family-friendly gathering place in a healthy natural setting. The city's sense of community reflects a balance between its natural and urban characteristics.

The Town Center is **urban** in that it:

- Welcomes city residents and visitors seeking a unique place to live, work, learn, create, and play.
- Offers a unique sense of place reflected on its building forms, development patterns, and public realm which are oriented to take advantage of the city's topography and natural assets, preserve scenic views and enhance view sheds.
- Is fully integrated and synergistically complements the public parks and open spaces being developed as part of the Sammamish Commons.
- Is a central gathering place that increases social interaction and enhances art and cultural opportunities by providing for those functions, open spaces, and facilities such as a performing arts center and theaters, that bring people together.
- Offers the range of commercial, recreational, cultural, educational, and personal services and activities that provide local citizens what they need for a full life, and that reflects and incorporates the

increasingly rich mixture of cultures of Sammamish's residents.

- Fosters education for all community members, and supports knowledge workers and businesses as well as a lively arts community.
- Features well-designed mixed-use development, compatible with surrounding neighborhoods.
- Offers a variety of housing types integrated throughout the Center.
- Is linked to the region with excellent transit service and bikeways and to the rest of the city with pedestrian trails.
- Offers an economically vibrantly center providing opportunities for activities and interactions during the evening and no matter what the weather.
- Is eminently walkable, with accessible sidewalks, trails, and pathways.

The Town Center's **natural setting** is preserved and enhanced by:

- Focusing new development away from natural resources and critical areas.
- Incorporating natural resources, view corridors, and sensitive site characteristics as amenities and design elements that reflect the distinctive character of the Town Center.
- Featuring a hierarchy of interconnected public and private open spaces, ranging from an active centralized plaza or town square to less formal gathering areas, quiet residential courts, and natural open spaces with native vegetation.
- Employing a variety of environmental enhancement and low-impact development techniques to improve ecological functions, such as protections for ground water and surface water hydrology and wildlife habitat.
- Featuring new buildings and structures that, while urban in their function, reflect a "Northwest character," human scale, and welcoming aspect.

Recognizing that this vision represents an ambitious challenge, the City is prepared to take concerted **action** toward its goals by:

- Fostering a public understanding and consensus for concerted action through a participatory planning process.
- Pursuing a strategic, fiscally responsible, multifaceted plan identifying public and private actions to undertake over time.
- Establishing development regulations that direct new growth to meet public objectives in an orderly and environmentally friendly manner.
- Constructing the necessary capital improvements and "green infrastructure" to frame and support the Town Center's growth.
- Engaging property owners and developers in partnerships that produce superior new development and meet both public and private objectives.
- Integrating Town Center development efforts with other City activities in a way that equitably benefits all Sammamish residents.

Public Input Summary

City of Sammamish Town Center Planning Project

Plan YOUR Town Center!

STUDENTS: Since there will be three high schools and nearly 4,000 students adjacent to the Town Center site, your input in helping to put together a plan for the area is critical!

What types of activities/uses would you like to see in the Town Center? *It could be certain types of shops, eateries, sport/recreational activities, entertainment uses, or simply a public plaza space to hang out in??? Indicate on the map on the back where these uses should be located.*

Are there uses, activities, or development types/styles that you DO NOT want to see in the Town Center?

Do you have any other concerns or suggestions regarding the Town Center Plan? Do you have any suggestions on how you would like to participate in this planning process?

To find out what is going on, visit the Sammamish Town Center website at http://www.ci.sammamish.wa.us/TownCenter.aspx

STUDENT SURVEY 1

Figure 6. Town Center youth survey form.

Public involvement was a critical component of the Town Center planning process and City staff recognized how essential public participation was to the success of the project.

The goals of the project's public involvement strategy and efforts were as follows:

- Inform the public about the need and vision of the project and the issues relevant to the decision.
- Allow plenty of opportunities for the public to provide feedback and to be a part of the project planning process.
- Provide various public involvement activities that appeal to a wide range of audiences to maximize public participation.
- Help build and reinforce positive City relationships with stakeholders, interest groups and Sammamish residents.

II. Objectives

The project team employed a number of strategies to involve as many interested parties as possible. The following public involvement and communication activities have been completed:

- Maintenance of a Public Comment Database
- Maintenance of a Town Center Web site
- Property Owners Forum Meetings – March 2006 to present (7 total)
- Town Center Committee Meetings – March 2006 to present (10 total)
- Environmental Impact Statement (EIS) Scoping Open House – March 28, 2006
- Visual Preference Survey – March 2006
- Youth Board Meeting – April 27, 2006
- Town Center Bus Tour – June 2, 2006
- Design Charrette – June 24, 2006
- Preliminary Alternatives Open House – July 13, 2006
- Property Owners Survey – August 2006
- Citywide Level of Service Survey – September 2006
- Housing Bus Tour – October 20, 2006
- Draft Environmental Impact Statement Open House - February 1, 2007
- Public Workshop (to provide comments on the Sammamish Town Center Committee recommendations) - February 27, 2007
- Public Facilities Bus Tour – March 23, 2007
- Affordable Housing Discussion Forum - June 14, 2007
- Environment and Sustainability Discussion Forum - June 26, 2007
- Civic Facilities Discussion Forum - July 23, 2007
- Design Guidelines Discussion Forum - July 24, 2007

In-depth summaries from specific events, including, at times, anonymous but verbatim comments from participants, have been available by request or were posted on the Town Center web site during the planning process.

Figure 7. As part of the housing tour, participants visit a cottage development in Kirkland.

Areas of Consensus

While there has been a great diversity of opinion, there are some clear areas of consensus among participants:

- Sammamish may be a “bedroom community,” but it needs a “living room,” too. People want the Town Center to be a community gathering place with a variety of activities and services. There is wide agreement about having a Town Center core area near the Sammamish Commons. There is also wide acceptance of mixed-use development in the Town Center.
- The Town Center should serve local needs, and do not intend it to be a regional retail destination. There was no support for big box stores or the vast tracts of surface parking that usually accompany them. However, they would like the Town Center to offer facility amenities not currently available nearby.
- Traffic should move as smoothly and reliably as possible. This may mean limiting businesses fronting on major arterials like 228th Avenue SE, more connecting roads, or other strategies.
- Pedestrian and bicycle access is a high priority. A bike and pedestrian network should be provided within the future Town Center and should also connect to external locations. Safer pedestrian access should be a priority.
- Adverse impacts should be minimized, and mitigated in regard to the surrounding environment, particularly with fish and wildlife, wetlands, and water quality.
- People want parking to be easily accessible, adequate and—most importantly—concealed.
- People want plenty of open space and landscaping within the Town Center to preserve the natural character of the area. Landscaping and green belts should also be designed to soften the impacts of Town Center development to the existing surrounding communities.

Figure 9. People want plenty of open space and landscaping within the Town Center.

Figure 8. People want the Town Center to be a community gathering space with a variety of activities.

The Message

The message is, “Do it right,” by developing and implementing design guidelines, making appropriate infrastructure investments, realistic economic strategies, and plenty of buffers for those who are hoping for a slower pace of growth.

The Preferred Alternative

The map below and text on the following pages was adopted by the City Council on April 17, 2007 and forms the basis for the plan’s concept, strategies, policies, and recommended actions. It is included as documentation of the Council’s direction and as a summary of the alternatives evaluation outcome.

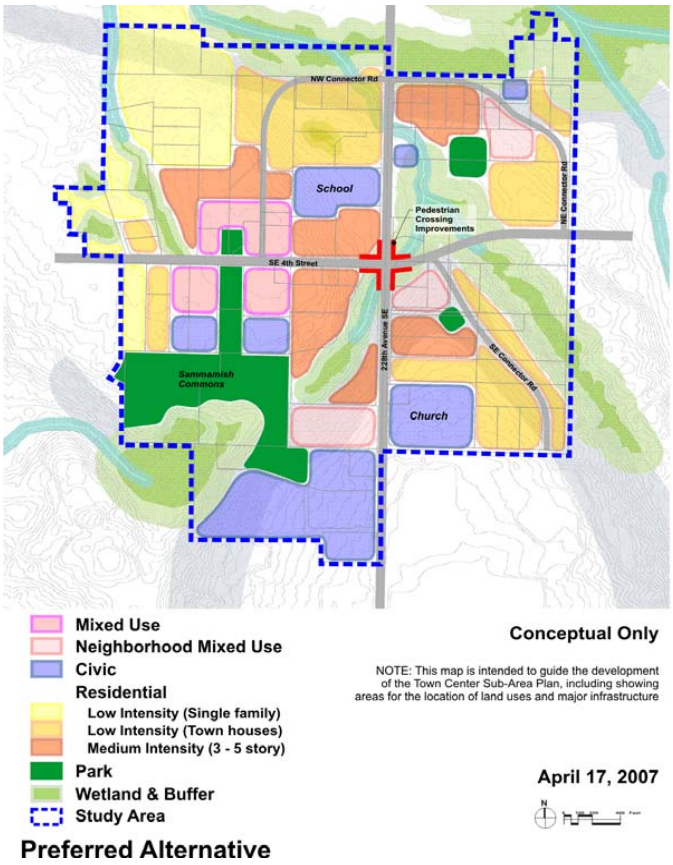


Figure 10. Adopted Town Center planning concept

Preferred Alternative Description

Role Within the City

The Sammamish Town Center is the heart of the city. As a vibrant, family-friendly, urban gathering place to live, work and play in a healthy, natural setting, the Town Center offers a unique sense of place that promotes social interaction and enhances Sammamish's quality of life.

Four-Legged Stool

The Town Center will include a variety of civic and community benefits (recreational, cultural and educational activities), retail and office opportunities (shopping and businesses), residential choices (4-6 story multi-family, townhouse, cottages) and environmental functions and values (low-impact development and other techniques) for Sammamish residents. These are the four legs of the stool, and all are important for a successful Town Center:

- **A Variety of Civic and Community Facilities, Such As:**
  - Library
  - Active recreation facilities (sports courts and/or fields)
  - Public open spaces and interactive water feature
  - Community Center, including teen/youth and senior facilities
  - Aquatic center
  - Arts and cultural facilities and opportunities (galleries, community theater)
  - Farmers market
  - Connected trail system
  - Opportunities for higher education services
  - Post office
- **Retail and Office**
  - A range of 200,000 to 400,000 square feet with flexibility as to the mix
- **Residential**
  - A range of 1300 to 2000 units
  - A variety of housing types
- **Environmental**
  - Low-Impact Development (LID)
  - Transfer of Development Right (TDR)
  - Protect and enhance Town Center ecology

Core and Neighborhood Mixed-use Areas

The Town Center will include a core mixed-use area (CMU) on the west side of 228th Avenue, north of the Sammamish Commons, with development intensities gradually decreasing towards the surrounding neighborhoods. The plan map will follow a "wedding cake" approach, concentrating civic and mixed-use buildings around a centralized plaza or green space, low and medium intensity multi-family uses ringing the core area, and townhouses and cottages transitioning to nearby neighborhoods.

The Town Center also includes three neighborhood-scale mixed-use areas (NMU): one north of City Hall in the southwest quadrant and one in both the northeast and southeast quadrants. Residential units would be planned around the neighborhood core and transition outward following the same "wedding cake" approach followed in the core area.

Residential Choices

The Town Center will contain a variety of housing choices including multi-family buildings, townhouses, and cottages. Multi-family and townhouse development will provide amenities, trails and open space throughout the center, achieve lower impact development, provide activity around the Commons and core, and provide for greater housing type options and affordability. A key aspect of this would be strong site planning standards and a review process that would ensure that public objectives for open space, environmental quality, trails, access, walkability, and parking impact reduction are achieved.

Generally the residential land use configuration will:

- Allow 4-6 story multi-family residences around the CMU area; and 3-5 story multi-family residences in the northeast and southeast quadrants (as a part of the NMU) and on the west side of 228th Avenue SE just north of City Hall.
- Allow town house or cottage development in most other areas.
- Retain single-family uses on the outer northwest quadrant of the Town Center planning area and along the western margin to better transition higher intensity uses to existing single-family areas.
- The Town Center will accommodate a meaningful portion of Sammamish's reasonably anticipated population and employment growth, consistent with the Washington's Growth Management Act and regional goals.

Infrastructure and Street Connections

The following infrastructure, street connections and improvements are important:

- A park or public open space in each quadrant.
- A central open space or public green within the mixed-use core area.
- Street connection in the northeast quadrant from E Main Street to the Eastside Catholic High School Drive.
- Street connection in the southeast quadrant from SE 8th to SE 4th Streets.
- Street connection in the northwest quadrant from the 228th Avenue SE/E Main Street intersection to the core area.
- Re-grade of SE 4th Street west of 228th Avenue to enhance access and visibility to the core mixed-use area.
- Improvements to intersection(s), with safe pedestrian crossings.
- High-speed communication and data networks and other related infrastructure for business and personal uses.

Pedestrian Network

The plan will include a comprehensive pedestrian network of sidewalks, pathways and trails. The plan should describe the public and private responsibilities, illustrate the general alignment of the network, and describe connections to surrounding areas.

- Town Center uses and natural areas should be connected with an extensive trail system for pedestrians and bicycles.
- Pedestrian safety should be a priority, especially in crossing 228th Avenue SE.
- The Town Center should be eminently walkable with accessible sidewalks, trails, and pathways. The core area should emphasize the "park once" and walk approach, with centralized, structured parking, and convenient and attractive pedestrian connections creating a viable "street scene."

Environmental

The plan will include actions to protect and enhance environmental functions and values, including:

- Monitoring the ecological viability of aquatic systems.
- Measures to maintain and enhance ecological systems including priority areas for conservation and restoration, a mitigation banking program, and educational activities.
- Low-Impact Development strategies.

Design and Development Standards

The plan will establish design and development standards that will require planning of circulation routes, parking requirements, size, scale, location, street orientation, and visual character of new development to meet public policy objectives and integrate development with nearby areas.

Transfer of Development Rights (TDR)

The plan should incorporate a TDR system to use market forces to better protect ecological resources and open space with public benefits.

Affordable Housing

The plan should incorporate an affordable housing strategy to achieve and maintain affordability for persons at 80 percent and below of median income for a range of 10 to 20 percent of new units.

Transportation

The Final EIS (FEIS) will analyze the PM peak traffic impacts of the Preferred Alternative and identify feasible and cost-effective mitigation measures.

Recommended Policies

- Activities and development should be focused in a core area near the Sammamish Commons and in neighborhood-scale areas in the northeast and southeast quadrants.
- Development intensity in the Town Center should emphasize the “wedding cake” approach, with multi-story mixed-use in the core area and transitioning towards surrounding uses at the Town Center perimeter. The plan should be developed and refined in coordination with affected landowners to maximize compatibility.
- New development should be located and designed to reduce impacts to residential neighborhoods adjacent to the Town Center.
- Town Center retail uses should primarily serve Sammamish residents and not act as a regional destination. A mid-sized grocery store and a theater are acceptable, but “big box” retailers are not.
- Civic facilities are critical to the vibrancy of the Town Center and should be included in early planning.
- Access to 228th Avenue SE should be limited to the existing signalized intersections.
- Usable open space should be a priority for each quadrant of the Town Center.
- An affordable housing strategy with implementation measures and incentives should be part of Town Center development.
- Parking impacts should be minimized (by centralizing it) as much as possible and by using structured or underground facilities.
- A shuttle system to service and link Town Center uses to other key areas should be investigated.
- New development should be focused away from natural resources and critical areas with adequate mitigation.

II. Objectives

- Office space development should take into account the needs of local businesses, including home-based businesses and entrepreneurs, and should consider flex-tech spaces and fiber communication and data networks.
- The plan should include an implementation strategy that provides a sense of confidence that the policy goals of the plan will be followed.
- The City should encourage green building techniques, low-impact development techniques and other mechanisms to minimize environmental impacts.
- The plan should take special note of sensitive drainage basin issues for Ebright Creek and George Davis Creek.
- Recognizing that market dynamics create new development, the implementation strategy, including development regulations, should be written to afford a reasonable degree of flexibility while addressing important public policy issues.
- The implementation strategy should address transition strategies such as landscape buffers and setbacks to mitigate impacts for noise and light on current residents and landowners within the planning area.
- Public view corridors should be identified and protected through site design and building location and height.
- The financial effects (costs and revenues) of the plan should be studied and appropriate strategies for minimizing impacts to taxpayers identified.
- Future transit and transit partnerships should be considered in the plan.
- Transportation impacts of Town Center development should be addressed through a variety of strategies, including:
  - Greater connectivity of roadways within, to and from the Town Center.
  - Trip reduction through bicycle/pedestrian access.
  - Transportation demand management through measures such as timing of school days, shuttle service, carpool access, etc.
  - Roadway and intersection improvements inside and outside the Town Center.
  - Other measures as may be identified.
- The conceptual map may be used to guide the subarea land use plan. However, a flexible approach for locations of mixed-use and civic facilities should be allowed, including areas shown for multi-story residential and institutional uses.

III. Plan Concept

This section describes the plan's fundamental concepts that translate the Council's vision into implementable actions and link them together in an organized framework. As noted above, the vision calls for the integration of urban and natural qualities. To accomplish this challenging goal, the plan incorporates the following conceptual directions:

- **Focus mixed-use development into village centers**. The plan envisions village type centers in each of the four quadrants. The villages in the northeast and southeast quadrants are primarily neighborhood oriented providing local services and opportunity for offices. A larger "core" mixed-use development area is centralized within the western quadrants of the Town Center and focused near SE 4th Street around an open space spine and encircled with multi-family residences. The city's most intense development (up to 6 stories) is encouraged in this primary mixed-use "core." Two smaller mixed-use areas are located north and south of City Hall. Land use intensity steps down substantially from the core mixed-use area much like a wedding cake so that land uses and design treatments on the perimeter of the Town Center are compatible with surrounding single-family neighborhoods.
- **A variety of housing types.** To encourage a diversity of housing to meet the needs of current and future residents, the plan calls for a mix of multi-family, townhouse, cottage housing, and single-family units. These will provide housing choices, allow for affordable housing initiatives, reduce impacts and support desired commercial uses.

Town Center Planning Concept

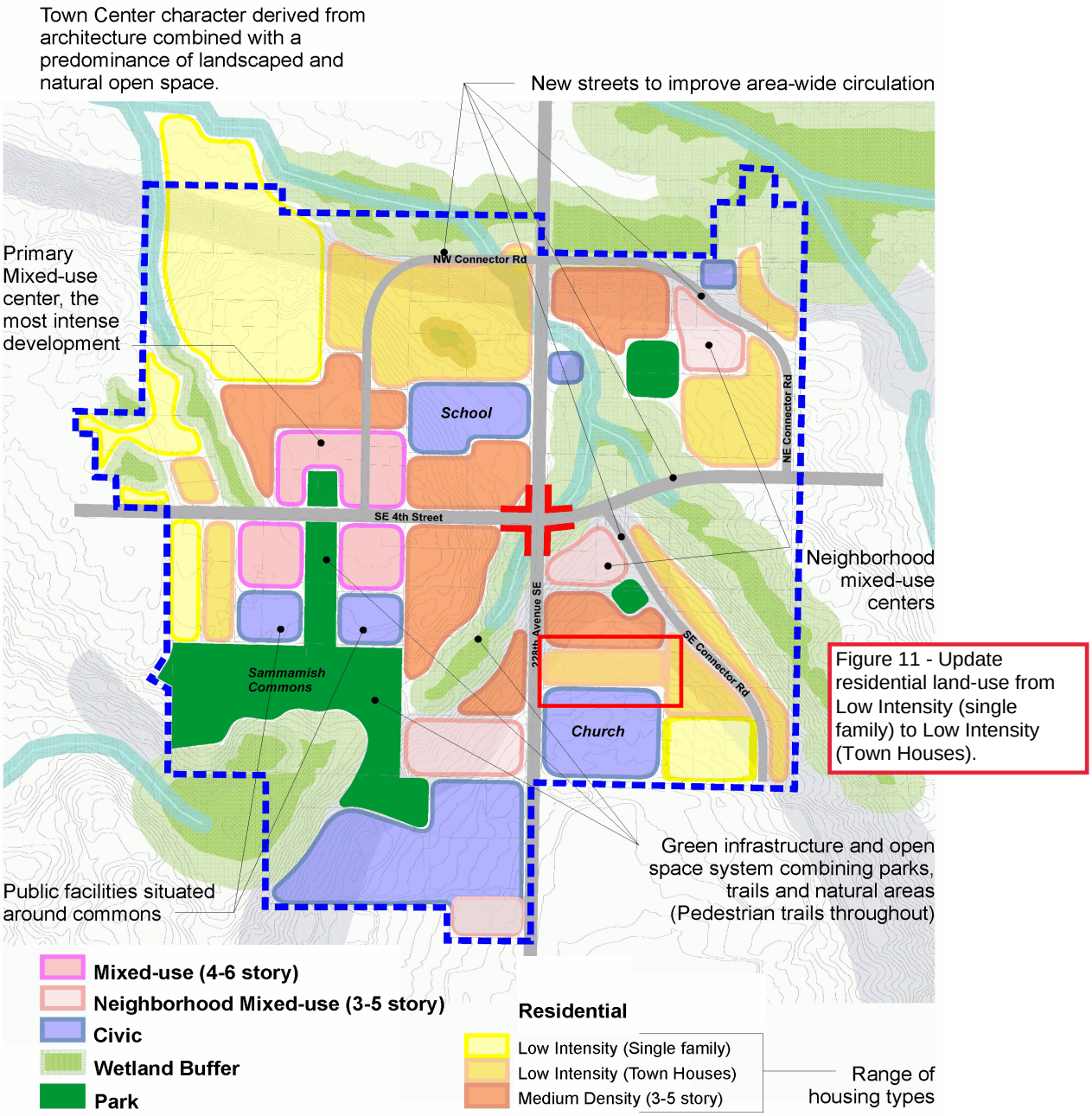


Figure 11. Concept map to be used with the color legend in Figure 12 on opposite page.

Proposed Town Center Use Types

Medium scale Mixed-Use (4 - 6 story)
- Increased density can provide more public amenities
- Typically can provide structured parking for residential and retail
- Provides "Eyes on Street" for safety
- Includes offices

Neighborhood Mixed-use (3 - 5 story)
- Structured parking for residential
- May still need surface parking for retail and office
- Upper level residential adds "eyes" on the street and adds to market for retail
- Includes offices

Civic and Institutional
- Public Buildings clustered around Sammamish Commons
- Establish a distinctive public building character

Low Intensity - Single Family or Cottage Housing
- In scale with surrounding uses
- Lower density = less available for public open space
- Cottage housing = higher density and lower cost Than regular single family homes

Low Intensity - Town Houses
- Higher density & more public amenities than SF
- More affordable than SF
- Good transitional use between single family and commercial / mixed - use areas

Medium Density (3 - 4 Stories)
- Higher density = more public amenities and open space
- Includes structured parking
- Facilitates regional storm water management

Figure 12. Illustrated legend for the concept map (Figure 11) on the previous page.

- **Create a comprehensive system of parks, open space, and trails.** Building on the Sammamish Commons and protected stream and wetland corridors, the plan includes a system of parks, open spaces, trails, and natural areas that provide a wide variety of recreational opportunities. Pedestrian and bicycle links and environmental enhancements will serve the Town Center and the city as a whole. Trail construction is an especially critical aspect of this element to physically connect the various quadrants within the center, and enhancement of forested corridors and views will likewise connect the center visually.
- **Employ an integrated strategy to managing storm water and enhance the ecology.** The Town Center offers the city's best opportunity to "do it right" in terms of environmentally sensitive development and comprehensive ecological enhancement. To be effective, environmental management and ecological enhancement activities must be combined in a comprehensive strategy that integrates, low-impact development (LID) techniques to more closely emulate the natural hydrology. This includes reduced building footprints and provisions for stream corridor enhancements and regional storm water facilities. The City may consider a comprehensive sustainability strategy to address a range of environmental issues, such as energy use, greenhouse gas generation, and green building opportunities.
- **Construct an efficient circulation system**. Several roadway improvements facilitate vehicle, pedestrian, and bicycle movement. Some recommended improvements are necessary to improve circulation around and within the Town Center while other roads primarily provide access to new development and will be paid for by the property owners. Although road construction is kept to a minimum to reduce costs and minimize impacts, the roadway system will emphasize pedestrian and bicycle travel and promote transit use.
- **Provide important community and civic facilities**. Public facilities accommodating recreation, senior, youth and community activities, library and educational resources, social services and other civic functions are clustered around the Commons for greater access, shared use of parking and other infrastructure and the

synergy that results from a mix of activities. This strategy makes maximum use of the City's investment in the Commons and will help to energize that open space. Some of the facilities may be developed through partnerships with public and private organizations.

- **Establish a distinctive design character**. The envisioned design character emphasizes integration with the natural rolling and wooded landscape and new buildings that exhibit an intimate scale, inviting architectural character, high quality construction and integration with the Town Center's natural setting. Beyond the Town Center's physical image, the town center's physical character will reinforce the larger city's identity of a progressive community supporting an active lifestyle and an intimate relationship to the natural environment.
- **Sustainability.** Development of the Sammamish Town Center is an opportunity to encourage that the health, diversity, and productivity of the environment is maintained and enhanced for the benefit of future generations. The Town Center should be developed using ecologically sustainable building and development practices, including, but not limited to, Low Impact Development, Green Building and/or LEED techniques and certification process, and others. To address climate change, the City should consider mechanisms to ensure that effective carbon reduction and elimination strategies are incorporated into development design, construction, and operations. Specific strategies shall be developed, evaluated, and adopted to implement the objectives of this policy.

Additionally, quality design and multiple venues for performances and civic and educational activities will enhance the social and cultural lives of residents. Public art and amenities will further enhance the community's sense of place and design quality.

The following chapters discuss land use, circulation, parks open space and trails, environmental management, and design elements in further detail. These individual elements are configured to work together, and to a large extent, it is impossible to discuss one element without mentioning objectives from other elements. For example,

the parks, open space and trails recommendations are intimately connected to environmental management and restoration goals. An indication of the efficiency and viability of a plan is the degree to which individual measures address multiple objectives and to which the various elements are inter-related.

Many of the recommendations call for more planning or analytical work. While most subarea plans require further analysis and detailed planning work for their implementation, this plan includes requirements for master planning and design for the mixed-use centers, trail systems, and environmental systems. These are particularly important for successful Town Center redevelopment because of the complexity of and opportunities posed by ecological systems, the constraints imposed by the road network and topography, the configuration of individual land ownership patterns, and the diversity of public facilities desired. Achieving the City's vision will take a sophisticated, strategic approach and sustained, coordinated actions.

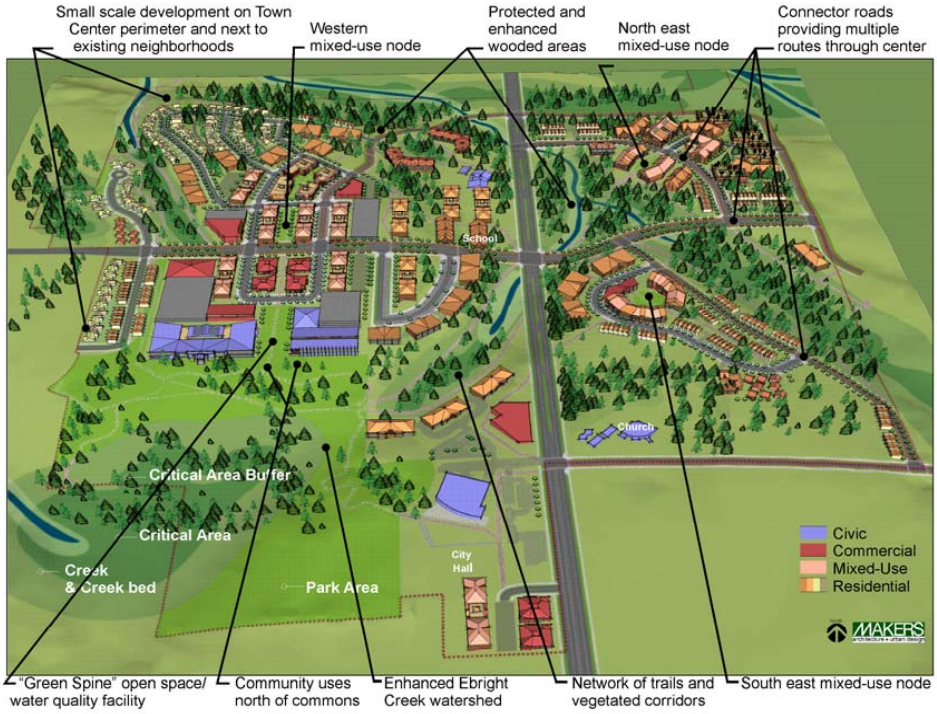


Figure 13. Sammamish Town Center concept visualization (view looking northward).

IV. Plan Elements

This chapter describes the elements that make up the Town Center Plan. The elements include **Land Use**, **Transportation**, **Open Space, Trails, and Public Facilities**, **Natural Systems**, **Design**, and **Housing**. Each element includes a discussion of the overarching objective; relevant conditions, challenges, and opportunities; strategy; goals and policies; and recommended implementation actions.

Figure 14. Type of development envisioned for the core mixed-use center.

Land Use

Objectives

The Sammamish Town Center Vision Statement calls for a Town Center that is a gathering place for social interaction, with well designed mixed-use development, cultural and recreational opportunities, and a variety of housing types within a walkable, pleasantly landscaped setting. These objectives support the City's Comprehensive Plan goals encouraging land use patterns that promote walkability and diversity and reinforce a sense of community.

Figure 15. Type of development envisioned for neighborhood mixed-use centers, although architecture styles may vary.

Conditions, Challenges, and Opportunities

Current land uses are dominated by sparsely developed residential lots and former agricultural lands. The numerous, individual property ownerships present a challenge to successful Town Center development, so implementation schemes must provide measures to ensure that new development is coordinated to provide efficient circulation and infrastructure, use compatibility, and design consistency. Additionally, to reflect timing preferences of individual landowners, the land use development strategy must be flexible. The Town Center needs a cohesive development pattern even if some properties remain undeveloped in the short term.

The planning area is surrounded by wooded steep slopes and single-family residences. For this reason, the City Council has endorsed a "wedding cake" land use configuration, with more concentrated land use intensities on the plateau north of the Sammamish Commons tapering down to low-rise development at the perimeter of the district.

This plan is intended, despite these challenges and constraints, to meet the community's vision and objectives.

Figure 16. Example of type and relative intensity envisioned for multi-family housing.

Strategy

Envisioned Land Use Pattern

The Town Center's land use development pattern consists of a core mixed-use center on the level plateau north and south of SE 4th Street and four smaller neighborhood mixed-use nodes in the southwest, northeast, and southeast quadrants. All five mixed-use areas include pedestrian-oriented retail on the ground floor, residential and office uses, and structured parking.[1] Adjacent to each of these centers will be multi-family buildings of three to five stories, with ample open space. Lower intensity townhouses and single-family residences will be developed around much of the Town Center's perimeter. An area generally along SE 8th Street allows current uses to remain while preserving the opportunity for future development.

Figure 17. Example of townhouse development.

Civic uses—City Hall, the library, and perhaps a non-profit entity—will be located around the Sammamish Commons, with a small amount of retail services located near the 228th Avenue SE/SE 8th Street intersection and other facilities located just north of the Commons.

Figure 18. Example of cottage housing.

Mixed-use areas west of 228th Avenue SE will emphasize retail-oriented commercial that supports and creates active people-friendly streetscapes and community gathering areas. Mixed-use areas east of 228th Avenue SE will emphasize office-oriented commercial with complementary

[1] If the Lake Washington School District decides to build a school on its site in the northeast quadrant, then that node will need to be reconfigured.

localized retail to support the office uses. The development regulations will address specific ways to accomplish these goals to ensure a specific and appropriate mix of uses.

All areas of Town Center would permit public schools or civic structures for public benefit after the required review for such projects. Civic uses on the west side of 228th must be complementary to the retail core as determined by development regulations and approval process.

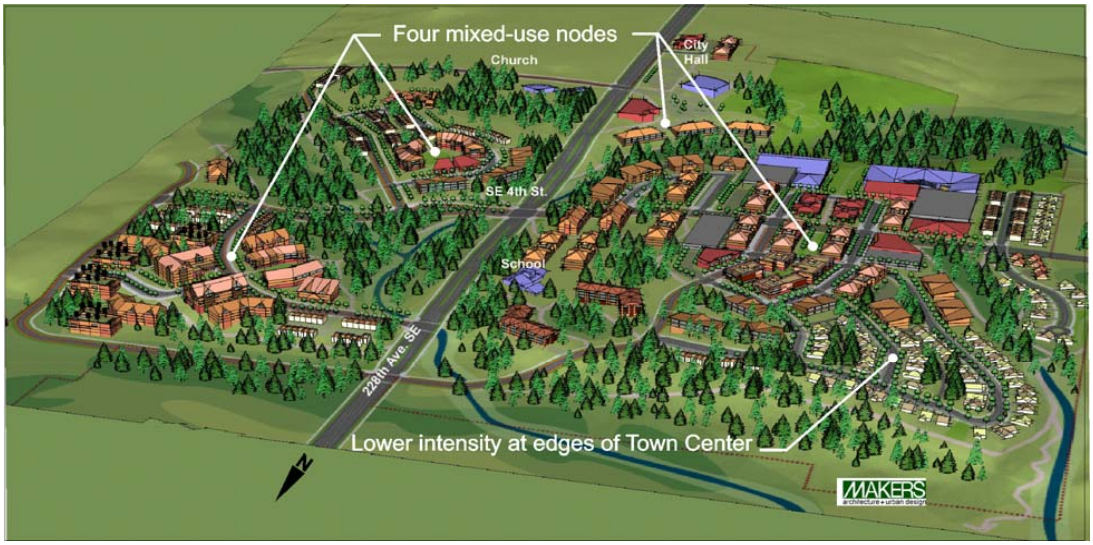


Figure 19. The envisioned Town Center land use pattern features four mixed-use nodes surrounded by multi-family residences, with low-density residential on the periphery (view looking south).

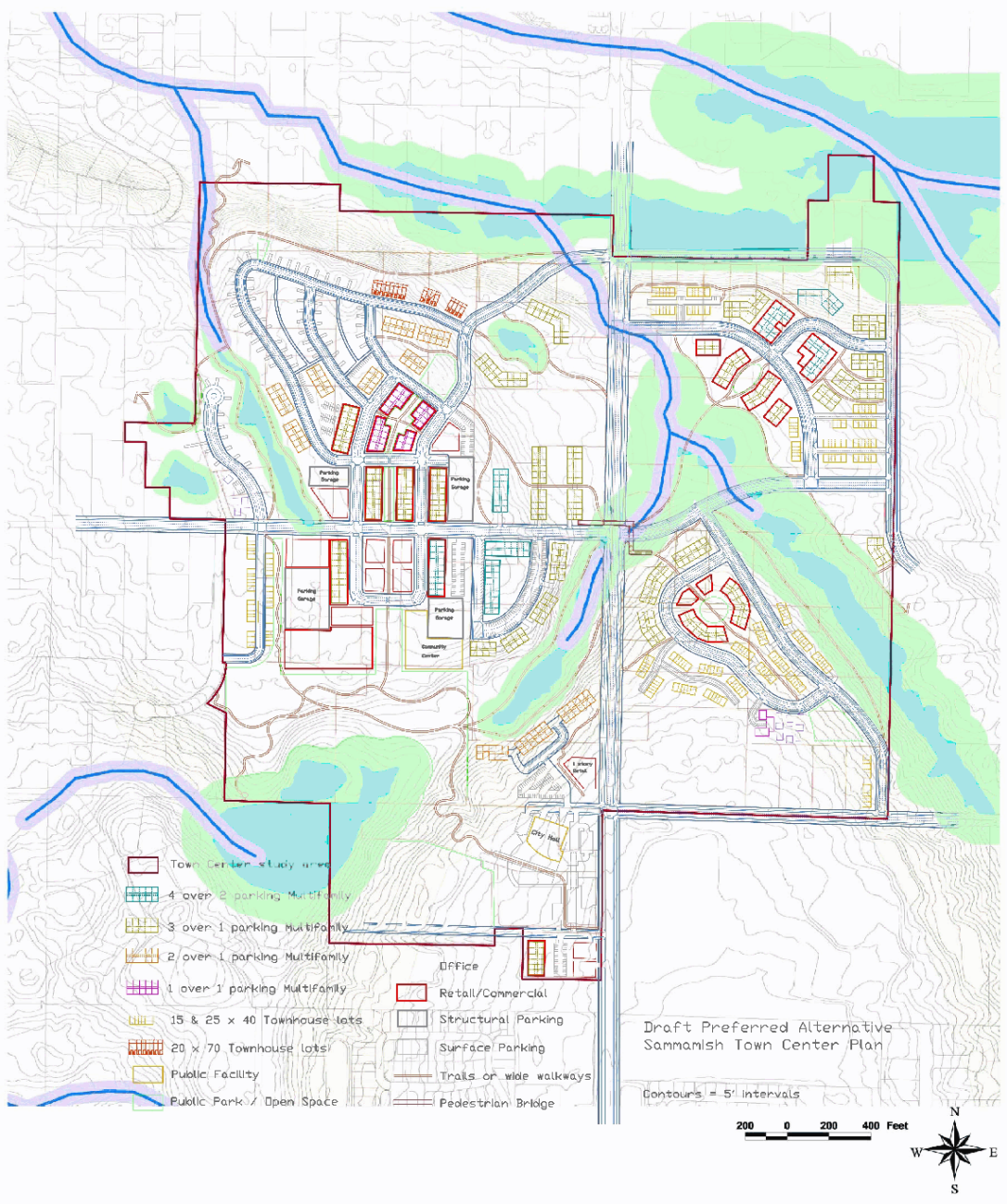


Figure 20. Town Center concept: Illustration of a possible development scenario. Ultimate development could vary considerably in the layout and location of buildings.

Regulatory Measures

As noted earlier, development of the Town Center to fit the community's vision is complicated by the area's numerous, relatively small property ownerships. Creating a cohesive Town Center is much simpler if a single or small number of entities can design and construct the whole development. Coordinated planning will be necessary to, at a minimum:

1. Construct an efficient roadway system.
2. Coordinate storm water management through an integrated regional system.
3. Integrate trails, open spaces, and pedestrian-oriented areas.
4. Locate higher intensity uses to minimize impacts and maximize compatibility.

Therefore, the implementation and regulatory framework requires master planning in each of the mixed-use nodes. Master planning will be accomplished in conjunction with the City and may be initiated by a single, large property owner or a coalition of owners of several smaller properties. A group of property owners may submit an application to the City to undertake a master plan.

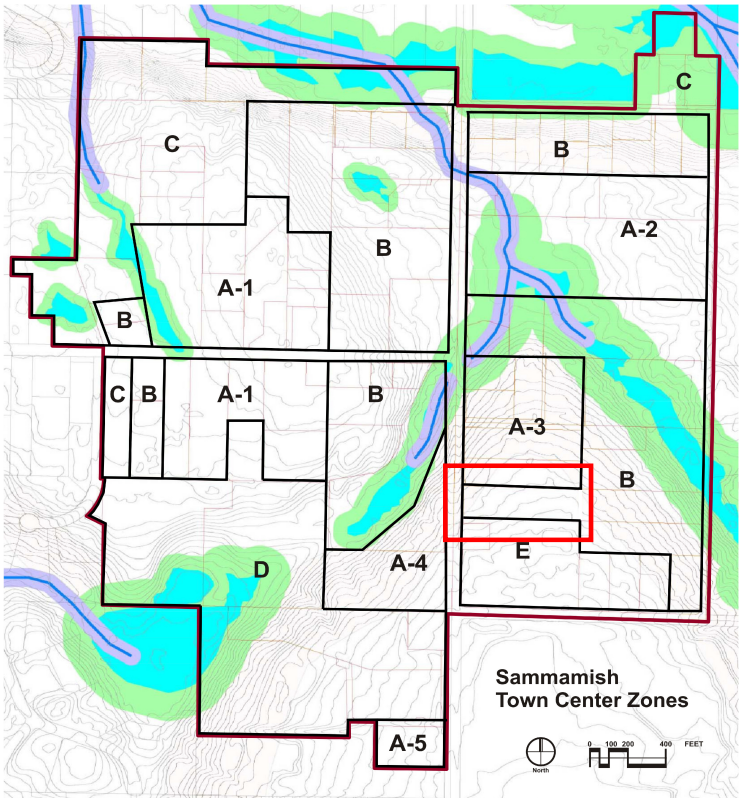


Figure 21 - Update land use zone from TC-E to TC-B.

Figure 21. Town Center zones. See Table A-1 in Appendix 1 for zone-specific regulatory guidance.

IV. Plan Elements

As Table A-1 in Appendix 1 indicates, developers of properties in the mixed-use nodes must master plan the zone prior to any redevelopment. Owners of any of the adjacent B zone properties would be encouraged to be included in the master planning so that they can more actively participate in the design process and receive some of the benefits accruing to master planned A zone properties.

Each resulting master plan will essentially result in an agreement in which the City and property owners agree to a development layout indicating:

- Amounts and locations of proposed land uses.
- Roads and connections to activities.
- Open space and pedestrian connections.
- Surface water management facilities and practices.
- Maximum height and bulk of buildings.
- Landscape concept or guidelines.
- Architectural concept or guidelines.

The master plan will also include a process for amending the development plan to allow some flexibility as development proceeds.

Table A-1 also identifies the base and maximum residential densities and commercial development allocations for various zones within the Town Center. These allocations address several planning objectives:

- This adopted plan establishes an upper limit for development in the Town Center of 2,000 dwelling units and 600,000 square feet of commercial development. This means that the maximum build-out allowed outright by zoning should remain within these limits. However, the implementation of a Transfer of Development Rights program could exceed these allocations. (See the third item under the “Recommended Implementation Actions” on page 33.)
- This plan attempts, as much as possible, to allocate development capacity equitably to all property owners and to allow as much development flexibility as possible consistent with the City’s vision for the Town Center. Many property owners around the planning area perimeter preferred less intense development.

At the same time, most participants in the planning process stated a preference for a “wedding cake” configuration, with more intense development in the mixed-use nodes and lower intensity development at the Town Center’s edges, especially in areas adjacent to single-family neighborhoods.

- Developers and planners participating in the Developers’ Forum noted that areas with greater concentrations of both commercial and residential activity will be necessary to successfully create the envisioned mixed-use centers. Therefore, the City may create a regulatory mechanism to allow greater develop-ment intensities in the mixed-use nodes for project proposals that meet or exceed the City’s expectations for high-quality and achieving public objectives.

The solution to these challenges is to establish a base residential density and commercial development allocation for each zone that results in allocating about 80 percent of the total development. The remaining 20 percent of the development would be allocated as an incentive for proposals consistent with specified criteria. Thus, the total number of dwelling units developed if the base allocations were built out would be approximately 1,656 dwelling units. Developers could apply for a portion of the remaining dwelling units (approximately 344), up to the maximum density limits indicated in Appendix 1.

Similarly, if all properties were built to the base allocations shown in Appendix 1, there would be 470,000 square feet of commercial buildings and 130,000 square feet of capacity to provide as an incentive for exemplary development.

Figures 22 and 23 graphically illustrates the how the base and maximum densities and commercial square footage can be used to allow for concentrated growth while limiting total development to the Council’s caps and providing all property owners attractive development opportunities.

Tables A-1 and A-2 in Appendix 1 describe regulatory directions based on the policies and analysis in this section.

Figure 22 - Remove area acreage reference for each zone classification.

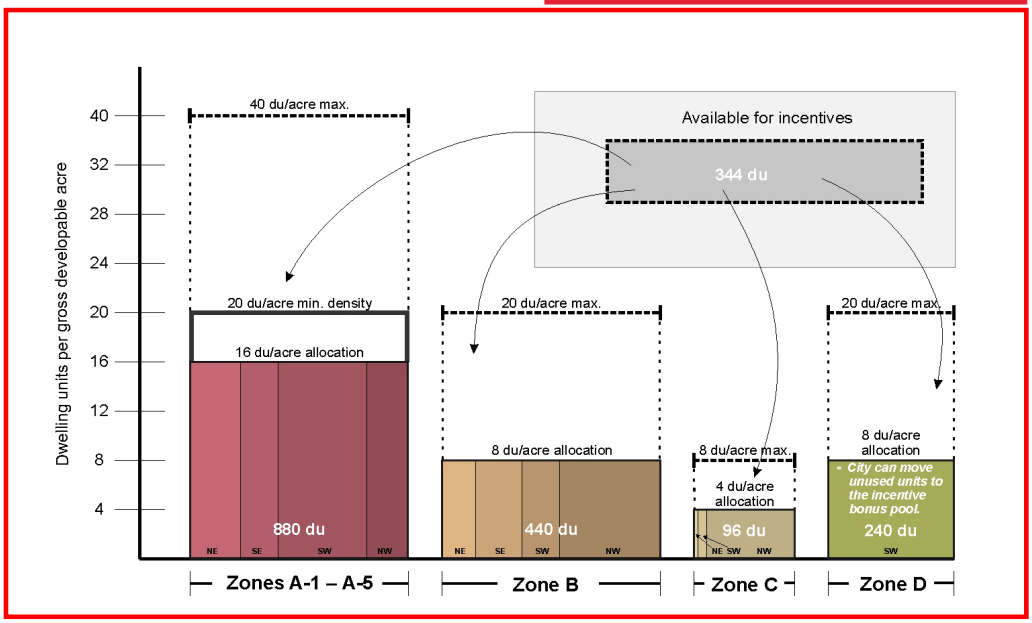


Figure 22. Illustrating base and maximum residential development allocations for the Town Center zones. Note the pool of 344 dwelling units available for distribution as bonus units.

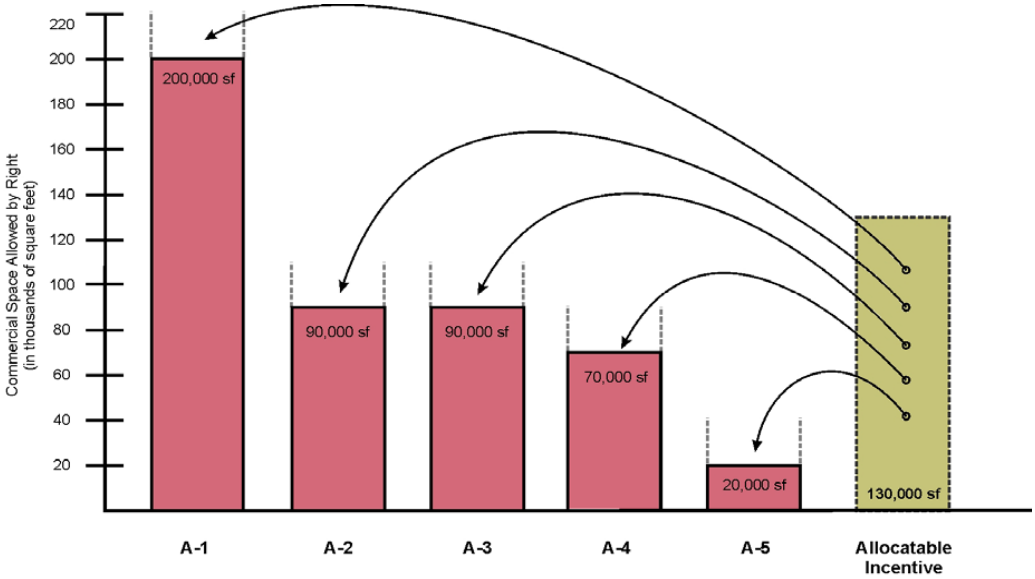


Figure 23. Illustrating the base commercial area allocations by zone and the pool of additional commercial area available for bonuses.

In implementing this regulatory approach to development allocation, the following directions are recommended:

- Residential densities are based on a “gross buildable” land area that includes property used for new roads, open space, and other public and private improvements but not critical areas and their buffers. This is because roadways will be built on some properties, and it is not intended that road construction should limit the allowable development that a property owner would otherwise have.
- If a property owner does not develop to the full development allocation, then the City should add that unused capacity to the pool of allowable dwelling units and square footage of commercial development offered as incentives to other property owners and developers. This will help ensure that the Town Center’s development capacity is not wasted and that there is sufficient intensity to provide a multi-faceted, pedestrian-oriented mixed-use center.
- The City should periodically re-evaluate the development caps. It may be that the desirability of development in the Town Center and opportunities to mitigate potential impacts would make more intense development advantageous from a public standpoint. For example, the City might re-evaluate the caps when actual development reaches approximately one-third of the current maximum development cap. During the plan’s review process, the City might also explore the benefits of raising the 600,000 square foot commercial development cap, provided that relevant issues and impacts can be addressed. It appears that the traffic impacts are less for commercial development than for new residential units, and commercial development is desirable from a tax revenue and local employment perspective.
- E zone designation could only be changed through future amendment to the Comprehensive Plan.

Goals and Policies

Goal LU-1: Promote Town Center development design that maintains a harmonious relationship to the natural surroundings, exhibits an intimate scale, welcoming character, and sense of place.

LU-1.1 New development should be located and designed to reduce impacts to residential neighborhoods adjacent to the Town Center.

LU-1.2 Access to 228th Avenue SE should be limited to the existing signalized intersections.

LU-1.3 Parking impacts should be minimized (by centralizing it) as much as possible and by using structured or underground facilities.

LU-1.4 Design guidelines should ensure that new development is characterized by human scale, integration with the surrounding landscape, and quality design.

LU-1.5 Landscaping and natural area retention should be an essential part of new development.

LU-1.6 Utilize multiple integrated measures of the preferred storm water management techniques as the standard within the Town Center.

Figure 24. Participants, Committee, Commission, and Council agreed that access from 228th Avenue SE should be restricted.

Goal LU-2: Establish a land use pattern, with central gathering places, that increases social interaction, encourages walkability, diversity, and creativity, and enhances cultural opportunities.

LU-2.1 Mixed-use activities and development should be focused in a core area north of the Sammamish Commons and in neighborhood-scale mixed-use nodes in the southwest, northeast, and southeast quadrants.

LU-2.2 Mixed-use areas on the east side of 228th Avenue SE should emphasize office-oriented commercial with complementary localized retail to support the office uses. The development regulations should address specific ways to accomplish these goals to ensure a specific and appropriate mix of uses.

Mixed-use areas west of 228th Avenue SE should emphasize retail-oriented commercial that supports and creates active people-friendly streetscapes and community gathering areas.

All areas of Town Center should permit public schools or civic structures for public benefit after the required review for such projects. Civic uses on the west side of 228th Avenue SE should be complementary to the retail core as determined by development regulations and approval process.

LU-2.3 Development intensity in the Town Center should emphasize the "wedding cake" approach, with multi-story mixed-use in the core area and transitioning towards surrounding uses at the Town Center perimeter. Each master plan should be developed and refined in coordination with affected landowners to maximize compatibility.

LU-2.4 A central gathering place should be provided in each mixed-use node.

LU-2.5 All of the mixed-use nodes should be interconnected with an well-planned system of sidewalks, trails, and pathways.

LU-2.6 Opportunities for art and cultural activities should be provided in the core mixed-use node north of the Sammamish Commons and, to a lesser extent, in the neighborhood mixed-use nodes.

Goal LU-3: Accommodate in the Town Center a full range of commercial, recreational, cultural, and educational services that provide Sammamish citizens what they need for a full life.

LU-3.1 Town Center retail uses should primarily serve Sammamish residents and not act as a regional destination. A mid-sized grocery store and a theater are acceptable, but "big box" retailers are not appropriate.

LU-3.2 If the Lake Washington School District decides to develop a school site on its property in the Town Center, then this use should be allowed and integrated with that neighborhood mixed-use center in the northeast sector.

LU-3.3 Public facilities and amenities should be priority uses, with public services and amenities located primarily adjacent to or near the Sammamish Commons.

Goal LU-4: Encourage employment and business development opportunities in the Town Center.

LU-4.1 Office space development should take into account the needs of local businesses, including home-based businesses and entrepreneurs, and should consider flex-tech spaces and include sufficient fiber communication and data networks.

LU-4.2 Allow space for businesses and services opportunities, such as medical offices or institutional facilities.

Goal LU-5: Develop a regulatory program and other implementation measures that are timely, flexible, predictable, fair to all and that result in superior development.

LU-5.1 The plan should include an implementation strategy that provides a sense of confidence that the policy goals of the plan will be followed.

LU-5.2 Recognizing that market dynamics create new development, the implementation strategy, including development regulations, should be written to afford a reasonable degree of flexibility while addressing important public policy issues.

LU-5.3 The implementation strategy should address transition strategies such as landscape buffers and setbacks to mitigate impacts for noise and light on current residents and landowners within the planning area.

LU-5.4 The regulatory system for directing new development should include a master planning process for the mixed-use nodes that encourages property owners and the City to work together for mutual benefits.

LU-5.5 Design guidelines should be established to direct new development in a way that is consistent with the Town Center Plan and the Council's vision.

LU-5.6 Encourage land assembly through property owner cooperation and other regulatory and programmatic means.

Recommended Implementation Actions

1. **Adopt implementing regulations**.
   Craft zoning, development standards, and design guidelines that address land uses, development intensity, site and building design, and incentives to achieve the goals of the plan, and designed to be supported by the market and utilize land efficiently.

2. **Establish a mixed-use node master plan process.** The process should establish a master plan for each mixed-use node area (identified as A zones in Figure 21) and should identify the procedures, responsibilities, review and approval process, contents, and timelines for each master plan.

3. **Explore Transfer of Development Rights (TDR) program provisions.** Explore provisions for a TDR program allowing residential density transfers from Sammamish properties outside of the Town Center to sites within the Town Center. Such transfers would allow developments in the Town Center to exceed the residential allocation or commercial square footage allocation since they would be reducing residential density in other parts of the city.

Transportation

Objectives

Transportation improvements are a critical element of the Town Center Plan. They are intended to provide safe, efficient, and attractive connections to Town Center uses and amenities and minimize congestion impacts within the Town Center and in surrounding areas. The plan also promotes bicycle and pedestrian access, both as a means of transportation and recreation, and provides for development that is conducive to walking, biking, and transit use.

Conditions, Challenges, and Opportunities

Pedestrian and Bicycle Access

The sidewalks along 228th Avenue and SE 8th Street and pathways through the City Hall complex and new Sammamish Commons are the only designated pedestrian areas currently in the Town Center. The 12-foot wide sidewalk on the east side of 228th Avenue SE is intended to function as a combined bicycle and pedestrian trail. SE 8th Street also includes bicycle lanes (connecting with neighborhoods to the east).

Figure 25. Off-street trails are a high priority for the Town Center.

Topography, the incomplete street grid, and the separation of uses pose substantial challenges for bicycle and pedestrian access for getting both to and around in the Town Center. 228th Avenue SE, itself, can be a formidable pedestrian barrier due to its traffic volume and width. Nevertheless, the Town Center's terrain offers tremendous opportunities for a recreational trail system that can be planned and developed in conjunction with new Town Center development. This could be a combination of soft surface nature trails along the various wetland buffers to urban multi-use trails connecting developments. The topography allows many opportunities for trail configurations that run parallel to the slopes. The street grid discussed above provides opportunities for bicycle and pedestrian traffic within bicycle lanes, shared lanes, and wide sidewalks.

Compact and coordinated mixed-use development emphasized in the Vision Statement also provides an opportunity to reduce vehicular trips by locating uses close to one another and encouraging walking and bicycling.

Transit Use

King County Metro provides all of the transit service to the City of Sammamish. Sound Transit constructed a park and ride at the commercial center south of the Town Center area. There are three routes that currently provide service along 228th Avenue and, as a result, would serve the Town Center. While the plan will likely provide enough development to justify increased transit access, frequency, and service, the challenge will be getting transit off 228th Avenue to the designated mixed-use areas. Again, with compact and coordinated mixed-use development, the areas can be designed conducive to transit use if and when it becomes available.

Vehicular Access

The primary elements of the Town Center's current circulation network include 228th Avenue SE (functioning as the central north-south spine) and three east-west streets (E Main Street and SE 4th and SE 8th Streets). Planning carefully for the 228th Avenue corridor is necessary for the Town Center's development and success.

Figure 26. 228th Avenue is the city and Town Center's primary north-south circulation spine.

- **Northeast and Southeast Quadrants**
  E Main Street and SE 8th frame the northern and southern boundaries, respectively, east of 228th Avenue SE. E Main Street is a substandard local roadway that only provides access to a few houses and ends before reaching the eastern boundary of the Town Center. With a signalized intersection at 228th Avenue, E Main Street provides a good opportunity to access development in the northeastern quadrant of the Town Center. SE 8th Street is a designated minor arterial and separates Skyline High School from the Town Center and connects with neighborhoods to the east. While SE 4th Street currently ends just east of 228th Avenue SE, Eastside Catholic High School's private driveway offers an opportunity to extend the street to serve eastern portions of the Town Center.

- **Northwest and Southwest Quadrants**
  SE 4th Street is the primary access road for most of the Town Center property west of 228th Avenue. The two-lane roadway (designated "collector") connects neighborhoods to the west with the Town Center. Distinct challenges for development of the western quadrants include the steep hill off 228th Avenue and a substandard, indirect route to neighborhoods to the west of the Town Center (via 218th Avenue SE and SE 8th Street).

Figure 27. The steep hill on SE 4th Street will need to be graded to accommodate Town Center uses and activities.

A series of small private roadways currently provide access to many of the existing homes in the Town Center. Most, if not all, will be insufficient to serve the desired Town Center development. Topography and the fragmented pattern of property ownership will pose significant challenges to the development of a connected local roadway system. Topography could make the roadways more expensive, require routes that do not correspond with land ownership patterns, create visibility challenges, and present bicycle and pedestrian access challenges. At the same time, the topography will likely help keep speeds lower and create a roadway system that will be unique to the Town Center.

Parking for existing uses in the Town Center Plan is provided by off-street parking lots and individual garages. The new City Hall features underground parking. The increase in development intensity desired as part of the plan will require substantial parking. Much of this will need to be within and underneath structures. While this is more expensive, it provides for more compact, walkable development, and the reduced impervious areas provide substantial environmental benefits. The new roadways needed for the Town Center's development also provide a good opportunity for on-street parking.

Figure 28. Large surface parking lots are not part of the vision for the Town Center.

Strategy

The Town Center Plan's transportation strategy emphasizes a combination of compact and coordinated development with a broad range of street improvements, new street configurations, and trails to provide a safe, efficient, and attractive circulation system. Below is a summary of the overarching strategy for the various elements related to circulation.

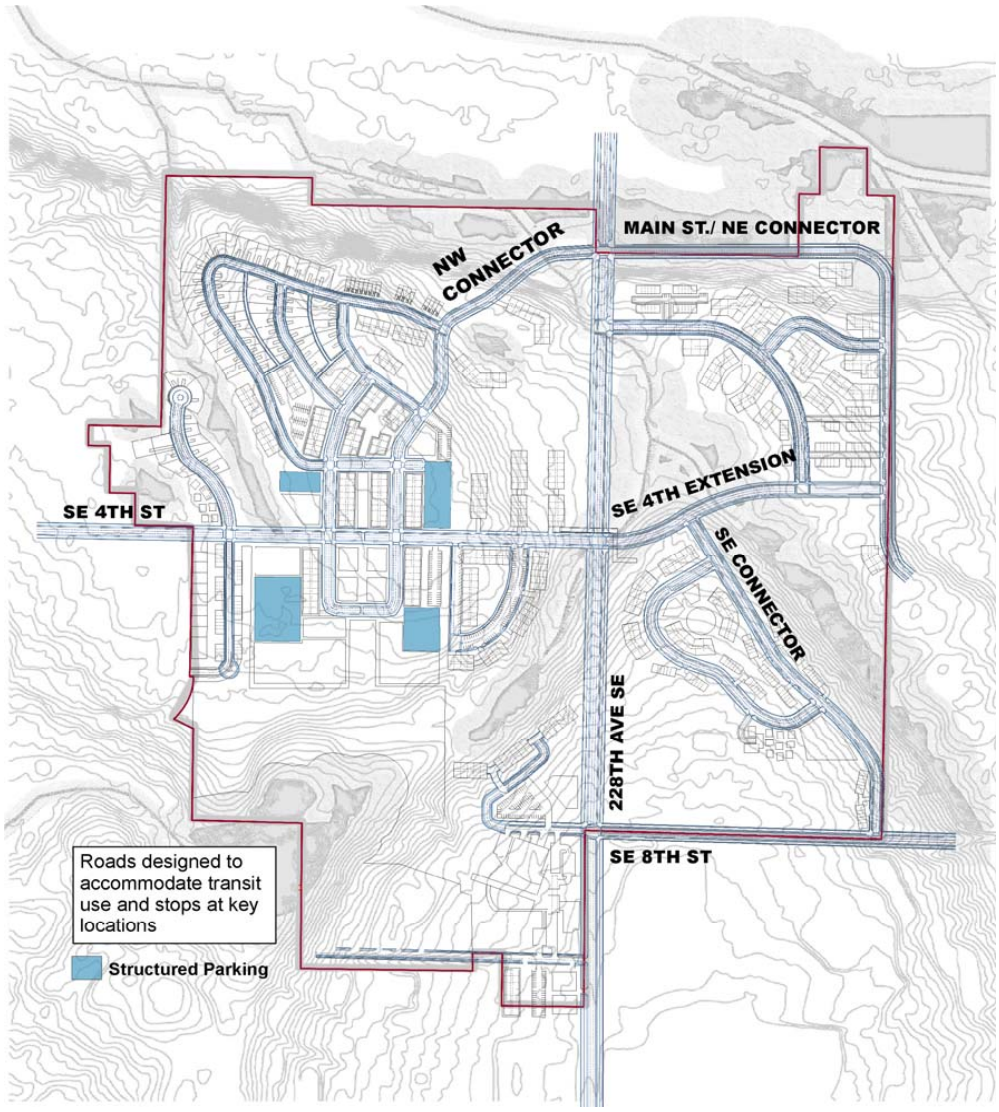


Figure 29. Key transportation elements (view looking west).

Vehicular Access

Based on the intensity and configuration of development planned for the Town Center, a range of vehicular improvements will be necessary to serve the development and to mitigate congestion impacts to the city's roadway network. This includes substantial improvements to existing roads (particularly SE 4th Street) and the creation of new roads. In order to relieve pressure on 228th Avenue, new "connector roads" will be needed to serve development in the northwest, northeast, and southeast quadrants. Additional local access roads will also be needed to serve new development and provide for a connected circulation system. A limited number of off-site street improvements may also be needed to mitigate impacts from Town Center development. These improvements, together with a connected system of trails, will allow Town Center residents and visitors a variety of choices in how to get around the area.

Parking

Parking will be accommodated by a combination of off- and on-street parking spaces/lots. Compact and coordinated mixed-use development will provide opportunities for shared parking facilities. Such facilities may be shared between public and private uses – and between different private uses. Due to the level of density anticipated in the Town Center and to environmental and aesthetic concerns, most of the required off-street parking will be underground or within structures.

Non-Motorized Transportation

As safe, efficient, and attractive pedestrian and bicycle access is one of the top priorities for the Town Center's development, the plan calls for an extensive and connected network of streets and trails. Walking and bicycling are among the most promising means of travel: friendliest to the environment, healthiest for individuals, and cheapest for society. Sidewalks will be provided on all public streets, with the widest sidewalks in the mixed-use areas. Bicycle lanes are recommended for SE 4th Street and key connector streets. Crossing improvements at all the signalized intersections along 228th Avenue SE are important, particularly at SE 4th Street.

Figure 30. Town Center development should provide for a hierarchy of trails, from urbanized pathways within developments (above) to nature trails (below).

The plan provides for a hierarchy of trails to connect the land uses and amenities of the Town Center with surrounding uses. These trails are intended to serve both transportation and recreational functions.

A critical element of non-motorized transportation strategy involves the compact and coordinated nature of development. The Town Center's configuration with mixed-use nodes will reduce walking distances between uses and amenities and reduce the dependency on automobiles.

Transit

The Town Center's configuration with compact mixed-use nodes will be built to accommodate viable transit use. The street grid will be designed to accommodate transit access and the mixed-use nodes will be designed to provide for transit stops at key locations. The land use mix and intensity in these mixed-use areas are intended to provide sufficient pedestrian activity to support transit use. Coordination with King County/METRO and Sound Transit will also be needed to provide desired transit service.

Transit-Oriented Development

Transit-oriented development (also called TOD) refers to pedestrian-friendly land development activities that are built within easy walking distance of a major transit station. TODs generally include a compact mix of different land uses that are oriented to public walkways and automobile parking is minimized to promote pedestrian activity.

Transportation Demand Management (TDM)

TDM refers to a variety of strategies that reduce congestion on our transportation corridors. TDM emphasizes commute options, including the use of carpools, vanpools, buses, bicycling, walking, compressed or varied work hours, or working from home. These strategies will be particularly critical in Sammamish given the constraints of the city and region's roadway network and the cost to add capacity to the roadway network.

Transportation Demand Management

Transportation-demand management, or TDM, succinctly is described as being "the art of influencing traveler behavior for the purpose of reducing or redistributing travel demand." The primary purpose of TDM is to reduce the number of vehicles using highway facilities while providing a wide variety of mobility options for those who wish to travel. Although the acronym "TDM" has been in use only since the mid-1980s, the concept of demand management first appeared during World War II, when drivers were urged to carpool and conserve gasoline. In 1974 the concept became institutionalized as part of the transportation management system (TMS) requirement promoted by join planning regulations set by the Federal Highway Administration and the Urban Mass Transportation Administration (now the Federal Transit Administration).

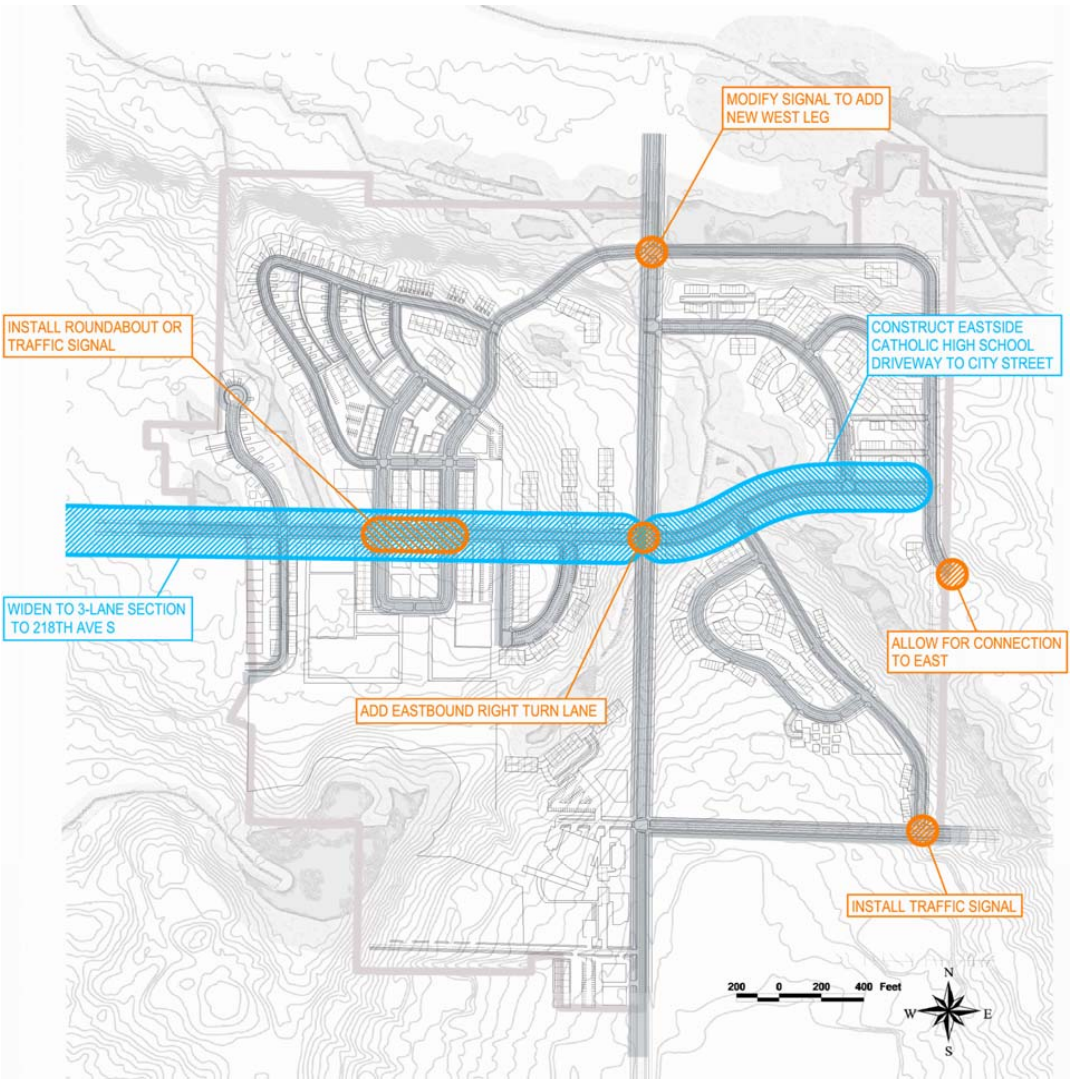


Figure 31. Proposed street improvements.

Goals and Policies

Streets

Goal T-1: Establish and maintain a connected hierarchy of streets that accommodates desired Town Center land uses and human activities.

T-1.1 Upgrade SE 4th Street and Eastside Catholic High School's private access road as the primary east-west roadway connection within the Town Center.

T-1.2 Develop new connector roads that serve new development in the northwest, northeast, and southeast quadrants and reduce pressure on existing roadways.

T-1.3 Develop a connected system of local access roads that serve planned Town Center development.

T-1.4 Enhance westerly roadway connections to and from the Town Center via SE 4th Street, 218th Avenue SE, 217th Avenue NE, and SE 8th Street.

T-1.5 Enhance easterly roadway connections to and from the Town Center via an extension of 232nd Avenue SE.

Goal T-2: Provide transportation facilities that create a unique character for the Town Center.

T-2.1 Design and configure Town Center roadways to protect environmentally critical areas.

T-2.2 Utilize the minimum required street widths to obtain the desired level-of-service (LOS) standards for the street.

T-2.3 Establish street design standards to create distinctive streetscape, lighting, crosswalk, landscaping, and street furniture design.

Goal T-3: Provide for Town Center circulation while addressing safety and minimizing impacts to surrounding neighborhoods.

T-3.1 Provide for a safe and convenient network of roadways to serve Town Center development.

T-3.2 Limit the placement of buildings or other development features that inhibit the desired connectivity of the Town Center circulation network.

T-3.3 Minimize new access points off of 228th Avenue.

T-3.4 Establish speed limits appropriate for the design of each roadway.

T-3.5 Incorporate traffic calming road design into the standards for the Town Center.

Goal T-4: Minimize transportation impacts on the natural environment, air quality, noise quality, and fuel consumption.

T-4.1 Conduct Transportation Demand Management activities.

T-4.2 Design and construct roadways to minimize impervious area.

T-4.3 Emphasize low-impact development techniques in the design and construction of streets.

Non-Motorized Transportation

Goal T-5: Create an attractive, safe, and convenient road and trail network that promotes walking, bicycling, and other non-motorized forms of transportation.

T-5.1 Develop a connected street/sidewalk and trail system. (See also the **Open Space, Trails, and Public Facilities** element on page 53.)

T-5.2 Establish streetscape design standards to encourage pedestrian and bicycle use.

T-5.3 Provide pedestrian street crossing improvements on all 228th Avenue SE intersections. In addition to crosswalk improvements, explore the feasibility of a pedestrian overpass at SE 4th Street.

Parking

Goal T-6: Provide parking in the Town Center appropriate to accommodate desired uses.

T-6.1 Provide for minimum parking requirements for Town Center land uses.

T-6.2 Adopt standards to provide for shared parking between non-residential uses.

Goal T-7: Minimize the impacts of parking facilities on the Town Center's visual environment.

T-7.1 Adopt regulations to emphasize structured parking over surface parking.

T-7.2 Adopt design guidelines that seek to locate and design parking facilities to minimize visual impacts on the pedestrian environment.

T-7.3 Configure land uses and development to encourage forms of non-motorized transportation and transit use, thus reducing the need for vehicular parking.

Transit

Goal T-8: Promote the use of transit and the expansion of transit service to serve Town Center development.

T-8.1 Provide for compact mixed-use centers that can effectively be served by transit.

T-8.2 Design collectors and arterials to accommodate transit use.

T-8.3 Work with local transit agencies to enhance transit service to and within the Town Center.

Recommended Implementation Actions

Vehicular Access

1. **Improve SE 4th Street.** This will be the primary access for most residents and visitors to the Town Center's core and, thus, the street warrants top priority. The cross-section will be designed to City standards and include bike lanes, curb, gutter, sidewalk, and landscaping. The improvements will require additional right-of-way and include a boulevard configuration with a center median/turn lane and wide planting strips. The design will need to also accommodate traffic control, such as a roundabout or traffic signal, at the main access point(s) in the core mixed-use area. Also, substantial grading will be needed on the slopes between 228th Avenue and the core mixed-use area to the west to enhance access, visibility, and safety. Widening of this corridor should also include improvements at the following intersections:

   a) SE 4th Street/228th Avenue SE. The intersection of 228th Avenue SE/SE 4th Street is anticipated to operate at an acceptable level with the plan, but queuing impacts are expected on the west approach. Eastbound queuing at the west approach can be mitigated through the addition of an eastbound right-turn lane to accommodate eastbound SE 4th Street traffic heading south on 228th Avenue SE.

   b) SE 4th Street/218th Avenue SE. The widening of SE 4th Street should extend to 218th Avenue SE to the west to provide for an additional westbound turn lane at this intersection. In addition, the traffic volumes at this intersection are forecasted to warrant additional traffic control. This would include making the intersection all-way stop controlled or installing a roundabout or traffic signal.

2. **Convert Eastside Catholic's access road to a public street.** While this road was originally intended to just access Eastside Catholic High School, it will become the primary access point to the development in the northeast and southeast quadrants. Thus, this link is expected to facilitate a substantial amount of vehicular, bicycle, pedestrian, and bus traffic. The plan calls for converting this road to a public street (the extension of SE 4th Street), acquiring a 72-foot right-of-way, making

lane configuration changes, and adding a bicycle lane, planting strip, and sidewalk improvements.

3. **Develop connector roads.** These roads will serve the northwest, southeast, and southwest quadrants and are intended to provide better circulation within the Town Center as development occurs in these quadrants. They are intended to reduce pressure on 228th Avenue and SE 4th Street by providing more options to move about the area. Due to the cost, configuration, ownership pattern, and phased nature of such developments, these roads are likely to be built in phases parallel to development activity in the Town Center. While the exact location and configuration of these roads may vary, the connection points shown in Figure 32 are the most desirable locations, provided they are designed to meet City requirements.

4. **Extend 232nd Avenue SE southeasterly.** While this connection is intended primarily to serve new development to the east of the Town Center, it will provide more circulation options for uses within the Town Center and thus reduce pressure on both 228th Avenue and SE 4th Street.

5. **Develop local access roads.** Additional public and private streets will be necessary to facilitate the planned Town Center development. While the configuration of local access roads shown in Figure 32 is only an example, it was designed to fit with the topography and provide appropriate connections to the arterial and connector streets. The cross-sections in Figure 33 illustrate desirable roadway configurations of these streets.

6. **Install a traffic signal at the future intersection of SE 8th Street/southeast connector road.** This access point is located on the slope of SE 8th Street, and future consideration should be given to improving sight distances along this corridor. If a traffic signal is installed, special design considerations would be needed to accommodate adequate sight distances and intersection design. A roundabout at this location is less than ideal given the existing grades along SE 8th Street.

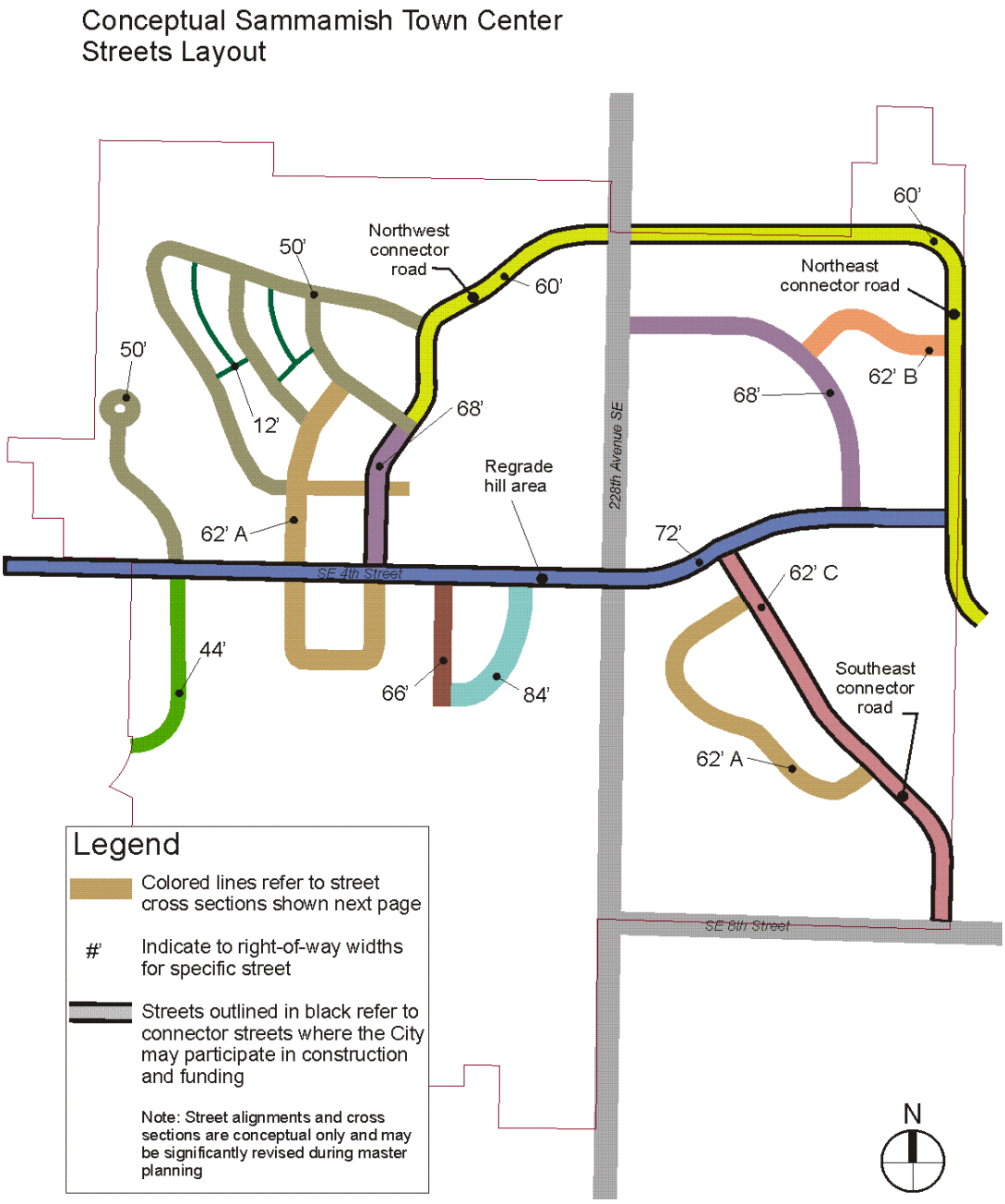


Figure 32. Conceptual Sammamish Town Center street layout.

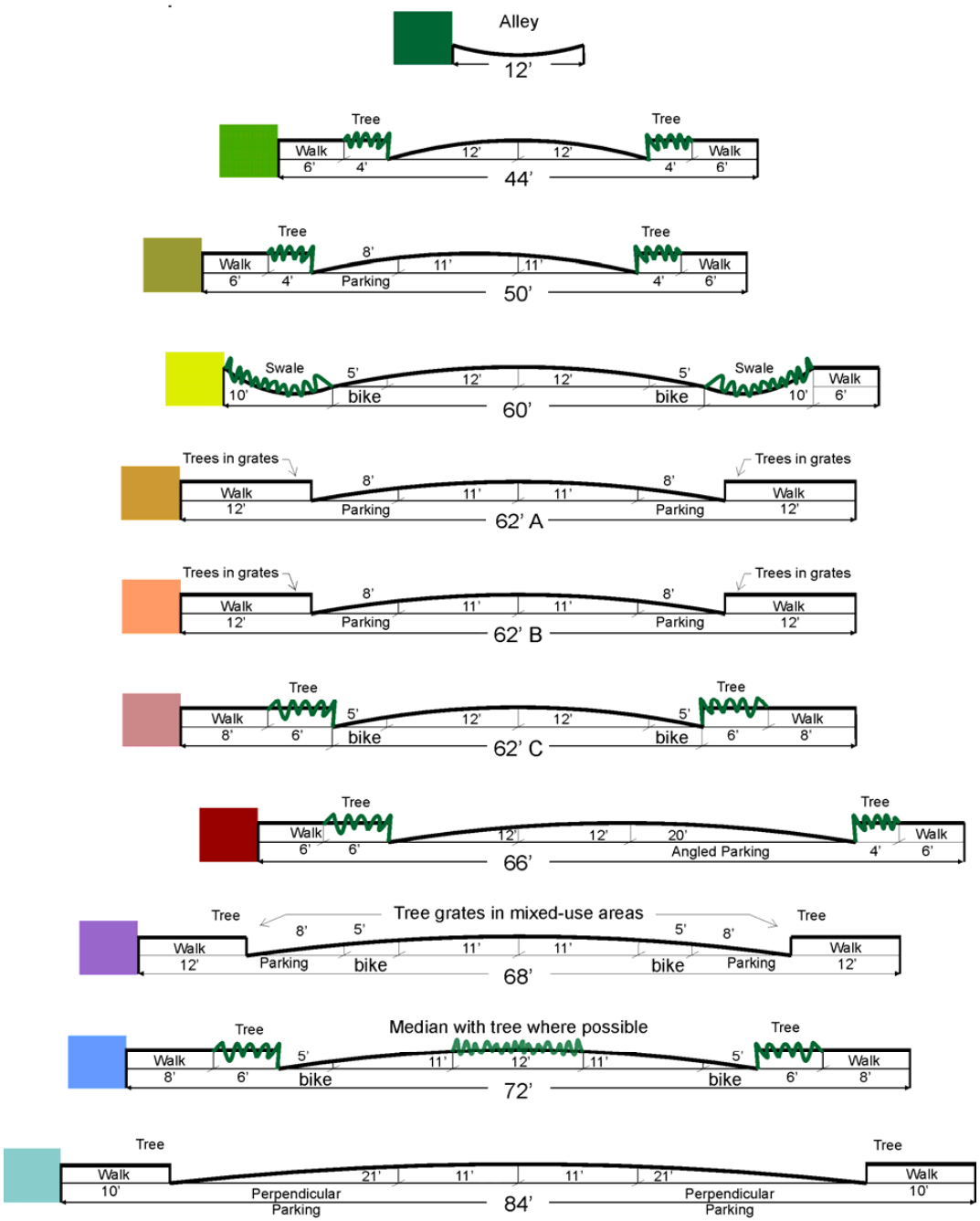


Figure 33. Conceptual Sammamish Town Center street cross-sections.

Parking

7. **Adopt parking standards emphasizing structured parking.** Specifically, at least 80 percent of all off-street parking spaces for new development shall be within or underneath a structure.

8. **Adopt parking location and design standards.** Parking structures and surface lots shall be located and designed to minimize impacts on the pedestrian environment. Design guidelines will also address way-finding signage.

9. **Provide on-street parking.** Provide on-street parking on all designated pedestrian-oriented and mixed-use streets.

10. **Adopt shared-parking standards.** Development standards that provided for shared parking amongst commercial uses should be adopted.

11. **Implement parking management in the mixed-use nodes.** A parking management strategy/program for employers in the mixed-use nodes should be developed and implemented.

12. **Establish minimum and maximum parking requirements.** The minimum requirements are set to provide flexibility to encouraged desired development, yet provide a base level of parking needed to sustain the Town Center's uses. The maximum level is set to minimize visual and environmental impacts of excessively large parking facilities on the Town Center.

13. **Explore options for a public parking garage.** Explore options of a public/private parking garage in the mixed-use core area to facilitate park use and retail activity.

Non-Motorized Transportation

14. **Construct sidewalks on all Town Center streets.** All Town center streets should be provided with comfortable and attractive sidewalks. Figure 33 provides appropriate sidewalk widths for the various streets in the Town Center. Sidewalks will be designed to contribute to the character of the Town Center and include pedestrian amenities, including landscaping, seating, and other street furniture.

15. **Construct primary trails.** Refine the proposed trail system plan outlined in this document and prepare a proposal to construct primary trails.

16. **Construct on-street bicycle facilities.** Facilities identified in this plan include a combination of bike lanes and shared auto/bike lanes on new and enhanced Town Center roadways.

17. **Construct a pedestrian overpass over 228th Avenue SE.** A pedestrian overpass of 228th Avenue SE should be constructed at SE 4th Street. The design of the overpass should take advantage of topography east and west of 228th Avenue SE to minimize the gradient for pedestrians.

Transit

18. **Design roads to accommodate transit use.** Design of connector roads and key local access roads should include provisions for an adequate turning radius and planning for transit stops and pullouts at key locations.

19. **Coordinate transit with King County/Metro and Sound Transit.** Increasing transit service on existing routes serving the Town Center and adjusting existing and/or creating new transit routes to effectively serve the mixed-use nodes in the Town Center should be coordinated with King County/Metro and Sound Transit.

20. **Coordinate transit with local high schools.** Continue the coordination with local high schools to maximize transit use by students.

21. **Explore options for a circulator bus route.** A circulator bus route connecting the Town Center, the high schools, and other commercial centers on the 228th Avenue corridor would be an asset.

Recommended Mitigation Actions

Below are recommended actions to mitigate the off-site impacts of the planned development within the Town Center. At this stage of the planning process, potential improvements have been identified but the feasibility and cost analyses have not been completed. In general, mitigating impacts to roadway and intersection segments can either be done through completing improvements that add capacity, through measures that reduce demand, or through adopting new policies that allow for higher levels of congestion.

1. **Improve 212th Avenue SE/SE 8th Street intersection.** This intersection will require separated turn lanes for the south and east approaches of the intersection. This would provide a dedicated northbound right-turn lane and separated westbound left- and right-turn lanes. This would improve intersection operations to LOS C. It may be desirable to provide turn lanes for all approaches and make this intersection an all-way stop-controlled intersection to be consistent with the 212th Avenue SE/SE 20th Street intersection to the south.

2. **Enhance SE Duthie Hill Road.** The Comprehensive Plan has identified the following widening project that would provide enough capacity to mitigate impacts for a segment of SE Duthie Hill Road east of Beaver Lake Road (CP #18: Widen to three 11' lanes, a 6' sidewalk, 5' planter strip and 5' bike lane on the east side only; construct 8' shoulder on west side).

3. **Upgrade the 218th Avenue SE/SE 8th Street Corridor.** This corridor, the main corridor west of the Town Center, is comprised of two-lane roads with minimal to no shoulders. The corridor is not built to current City standards given the lack of shoulders and pedestrian facilities. This roadway currently has a relatively low volume with capacity to accommodate the additional traffic from the Town Center, but with the increase in vehicular traffic, consideration should be given to improving pedestrian and bicycle safety along this roadway. This could include providing paved shoulders, sidewalks or pedestrian paths, and bicycle lanes to allow the safe and efficient mobility for pedestrian and bicycle travel. The specific area of interest is illustrated in Figure 34.

4. **Conduct TDM activities.** Investing in and promoting a variety of strategies for commute options will help to mitigate the Town Center's impacts on 228th Avenue and other relevant off-site transportation corridors. The City's Transportation Demand Management (TDM) strategy will emphasize the State's Commute Trip Reduction program.

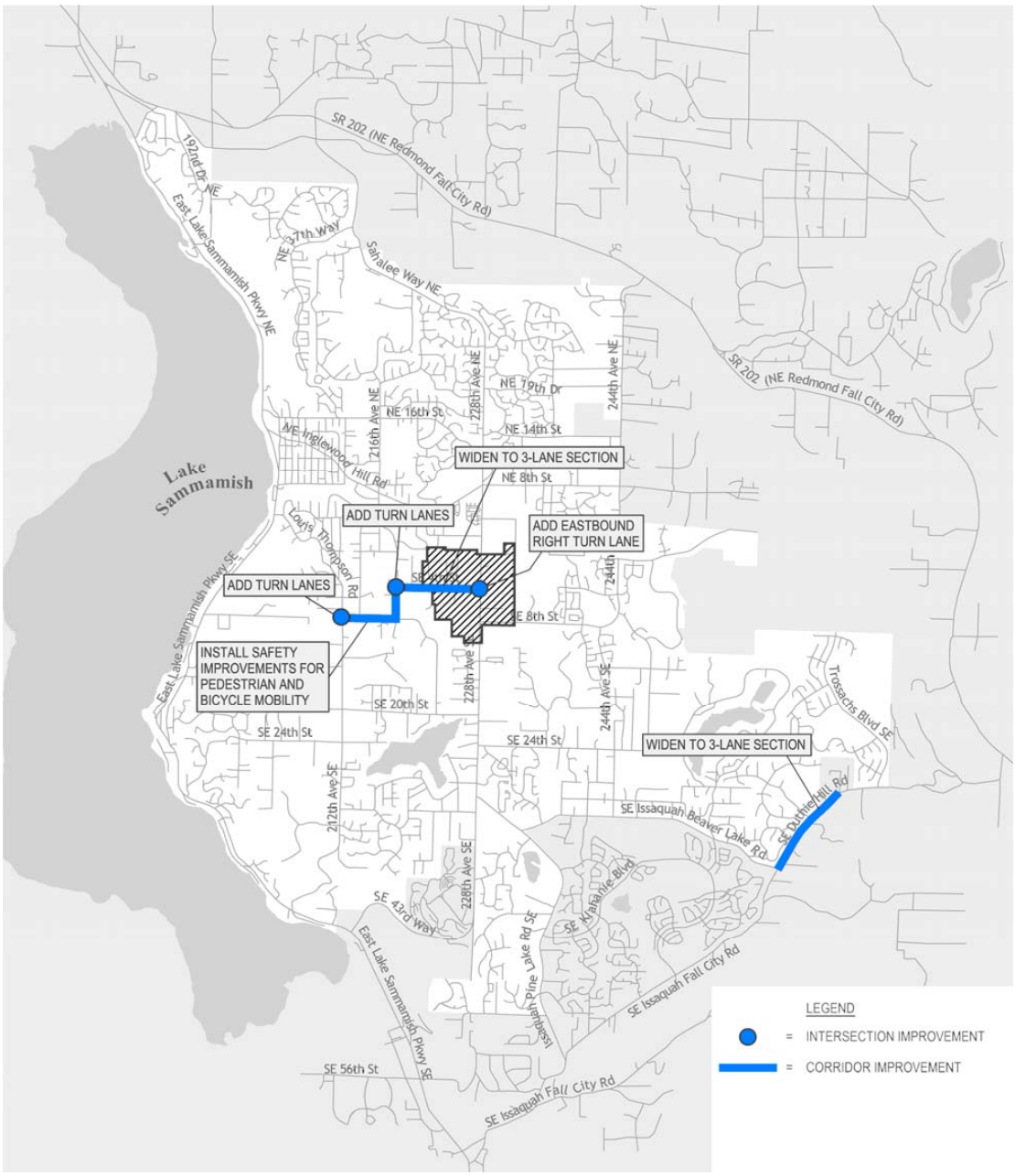


Figure 34. Recommended transportation mitigation measures.

Open Space, Trails, and Public Facilities

Objectives

The City's vision for its Town Center emphasizes establishing a hierarchy of interconnected public and private open spaces, ranging from an active central plaza to less formal gathering areas, quiet residential courts, and natural open spaces. Additionally, participants in the planning process expressed a high-priority desire for public recreational and community facilities, such as a swimming pool, gymnasium, performing arts center, and community center. Protecting and enhancing natural resources, view corridors, and other amenities within the open space network is a third objective.

Finally, parks, trails, and recreational facilities are key to enhancing human health. Walkability, in particular, is a proven means to fight cardiovascular disease and childhood obesity, and this plan's emphasis on trails and sidewalks will result in a healthier community.

Conditions, Challenges, and Opportunities

In 1999, the City began purchasing land area for the Sammamish Commons, thereby securing the central amenity around which the Town Center will be built. The construction of the City Hall, with its plaza, view corridors, and recreational amenities (including a skateboard park, climbing wall, basketball court, picnic area, and playground), adds activity and access to the Commons' eastern edge, but access from the north is difficult.

Because the area has very little level land, there are few opportunities for sports fields. This need must be addressed in other locations and through cooperative agreements with the local schools.

The Town Center area is also endowed with wooded stream channels, wetlands, and their buffers that crisscross the area and serve as wildlife corridors. The perimeters of the required buffer areas provide excellent opportunities for foot trails. The challenge will be to fully utilize these resources, develop the hierarchy of smaller open spaces noted in the vision statement, and link the areas with trails connecting to the larger citywide trail system.

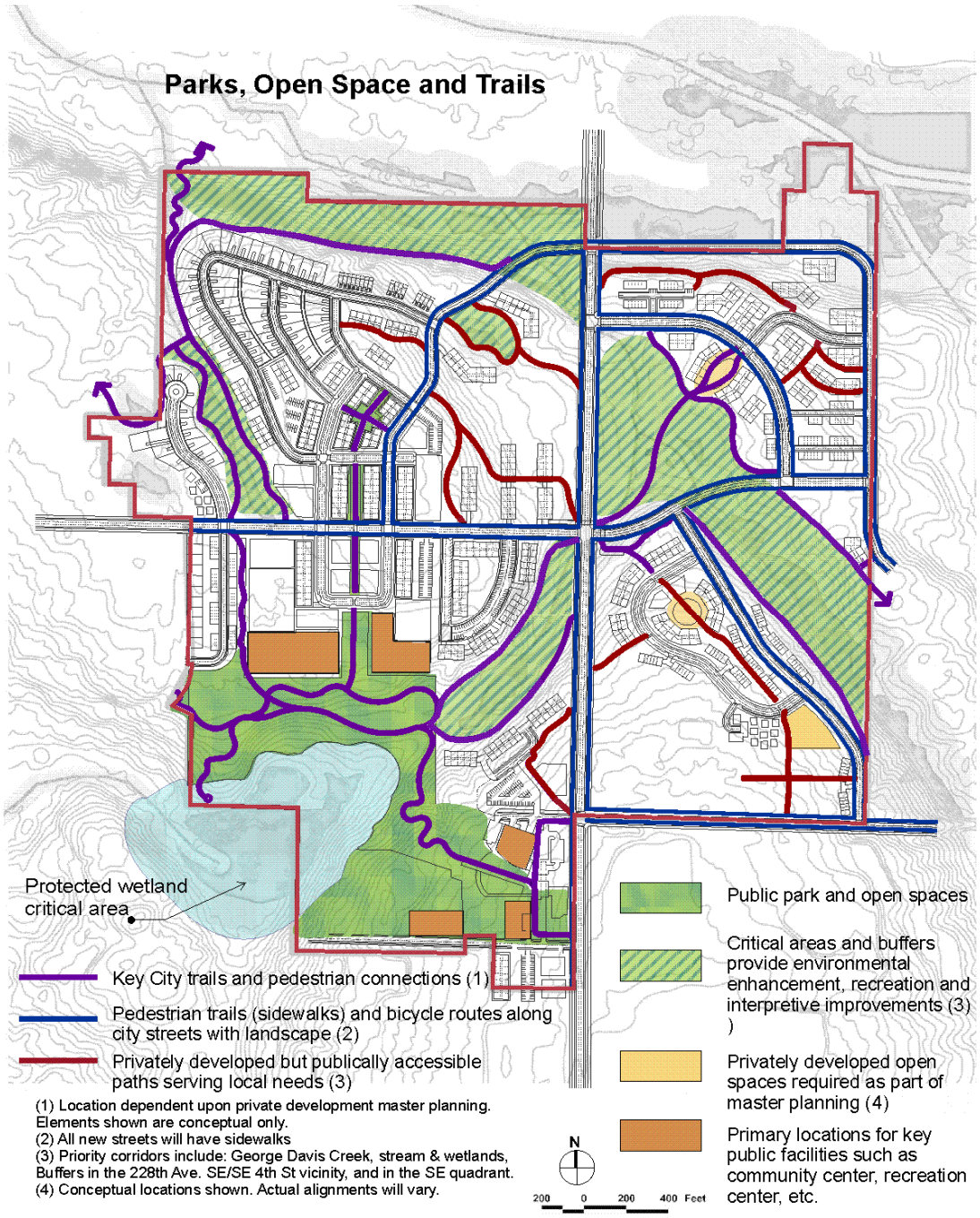


Figure 35. Town Center open space strategy.

Strategy

The Town Center's dominant, identity-giving characteristic will be its constellation of parks, open spaces, natural areas, gathering places, gardens, and trails.

The park, trail, and open space system will not only provide recreational opportunities for city residents, it will also play an important ecological role, serve as an excellent setting for public facilities, provide gathering places, enhance the Town Center's livability, and connect and unify the center with the rest of the city. Rather than being seen as only a recreational and visual amenity, the open space system envisioned by planning participants serves as an important structural, form-giving element, organizing development, providing access, and maintaining the watershed's ecological processes. The system consists of the elements described below and illustrated in the map in Figure 35.

Sammamish Commons

The City has already acquired the "jewel in the crown" of its open space system. This plan recommends gradual enhancement of the complex to adapt to emerging needs and opportunities. These items might include:

Figure 36. Sammamish Commons.

Figure 37. City Hall plaza.

- **Additional Storm Water Treatment Facilities and Ecological Restoration**

  A small pond at a bench in the northern slope and a series of measures along the Ebright Creek drainage may be appropriate, if further study confirms their feasibility and benefit.

- **Enhancements to the City Hall Plaza**

  Plazas such as this one are most successful when they achieve a strong sense of place with "active edges" that spill human activity onto the plazas. Heavily frequented retail shops, such as cafes, concessions, or galleries, and entrances to public buildings serve as active edges. Parking areas and dead walls adjacent to the plaza should be avoided. The plaza should also have a defined entry rather than spilling into the parking lot. The current restroom partially accomplishes this objective. The unique opportunity for this plaza, however, is the panoramic vista to the west. Unfortunately, there is no strong visual and

pedestrian connection between the plaza and the Commons. This could be remedied by a series of landscaped terraces from the plaza to the Commons, perhaps with an ADA switchback route, if feasible. The terraces would expand seating for fireworks without making the plaza too large at non-event times.

"Green Spine" Northern Extension of the Commons

A linear open space—or spine—about 60 feet to 120 feet wide extending north of the Commons for at least two blocks north of SE 4th Street is recommended to provide an organizing structure for new development, add a visual and recreational amenity, and treat storm water runoff. This spine might vary in size and character from block to block but would provide an attractive setting for residences, public facilities, and many businesses, especially those benefiting from an open space amenity, such as restaurants, cafes, galleries, and salons. The green spine would be especially important for its role in managing the mixed-use core's storm water through a spectrum of rain gardens, dry wells, and other facilities. Figure 38 illustrates some of the ways the spine might be utilized to handle storm water. Refer to the **Natural Systems** section on page 62 for a discussion of this function. The green spine could also serve as a public gathering space or setting for fairs, sales, and other events if partially paved with permeable pavers. A destination park is envisioned at the north end of the green spine.

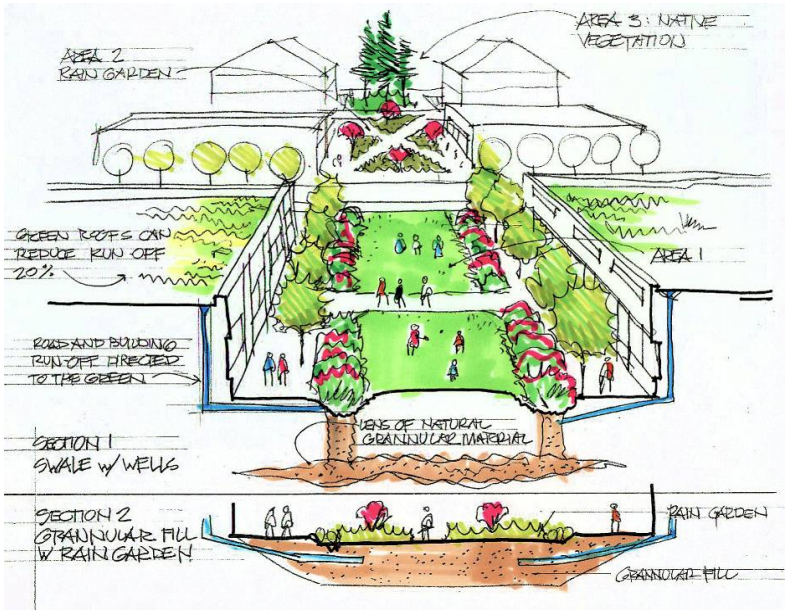


Figure 38. Green spine.

Figure 39. Plazas examples.

Figure 40. Residential open space examples.

Plazas and Open Spaces in the Northeast and Southeast Quadrants

While the Town Center's western half will be well served with parks and open spaces, the eastern quadrants will require smaller plazas, greens, or squares to serve the clusters of mixed-use development. These should be developed and maintained as part of the mixed-use centers and may range from one-third acre to one acre in size, depending upon the village center's configuration and needs. The northeast quadrant's central open space should be connected to the George Davis stream corridor buffer to the southwest for better exposure and access. Both open spaces must meet the criteria for "pedestrian open spaces" in the Town Center Guidelines. Figure 39 provides some examples of the types of open spaces envisioned in these quadrants.

Residential Courts, Greens, and Gardens

Multi-family and townhouse development in all areas should include common open space as described in the Town Center Design Guidelines. The Crime Prevention Through Environmental Design (CPTED) guidelines are particularly applicable. These should be connected, wherever feasible, to internal and public pathways. Open spaces may be a combination of active recreation, passive recreation, and natural areas and will ideally provide storm water management and other ecological functions as well. Figure 40 provides examples of the types of open spaces that the design guidelines are intended to produce.

Trails and Pedestrian Walkways

The City of Sammamish has developed an ambitious citywide trail plan but, other than the sidewalks on SE 228th Avenue, there are virtually no pedestrian walkways in the Town Center vicinity. The development of the Town Center offers a once-in-a-generation opportunity to develop critical pedestrian and bicycle links that will benefit the whole city. As indicated in Figure 35, three different types of pedestrian and bicycle facilities are recommended:

- **Primary Trails.** This includes both major City-developed off-street trails that connect different areas in the Town Center and primary trails extending to other parts of the city. These should be all-weather surfaced to provide excellent access for those with

limited mobility. In some segments, pedestrian lighting should be considered.

- **Secondary Trails.** Constructed as part of private development, these trails provide connections primarily for those living, working, or visiting the development, although they will be accessible to the general public. The location and design of trails in mixed-use areas should be identified in the master plans for these areas.
- **Streets with Sidewalks and Bicycle Lanes.** Streets so indicated in Figure 35 would include relatively wide sidewalks (8 to 12 feet wide), bicycle lanes, and substantial street trees separating vehicular traffic from pedestrians. Generally, streets so designated connect other citywide bicycle/pedestrian routes or provide convenient non-motorized circulation within the center.

Figure 41. Example of a primary trail.

Figure 42. Envisioned character of streets not in mixed-use centers with bicycle lanes and walks.

Many of the off-street trails follow wetland or stream channel buffers. The City should obtain easements or purchase these buffers outright for trail development. (See the **Natural Systems** section on page 58.)

Civic Facilities

Many residents clearly stated a desire to see a full range of public facilities, including swimming pool, recreation center, teen center, community center, farmers market, and performing arts center. Many of these could be located around the Sammamish Commons to add activity to the open space. The area between SE 4th Street and the Commons would be particularly attractive for civic facilities.

Natural Areas

The Town Center site includes large vegetated corridors along streams and wetlands that are important for wildlife corridors, visual quality, and stream corridor ecology. These corridors are protected through the City's Critical Areas Ordinance. It may be useful to acquire easements and/or land for trail construction, storm water management facilities, environmental enhancement, and consistent long-term stewardship of these critical areas. For example, reforestation of portions of the Ebright Creek and George Davis Creek corridors would increase habitat connectivity and improve water quality. And, such sites might serve as mitigation banks.

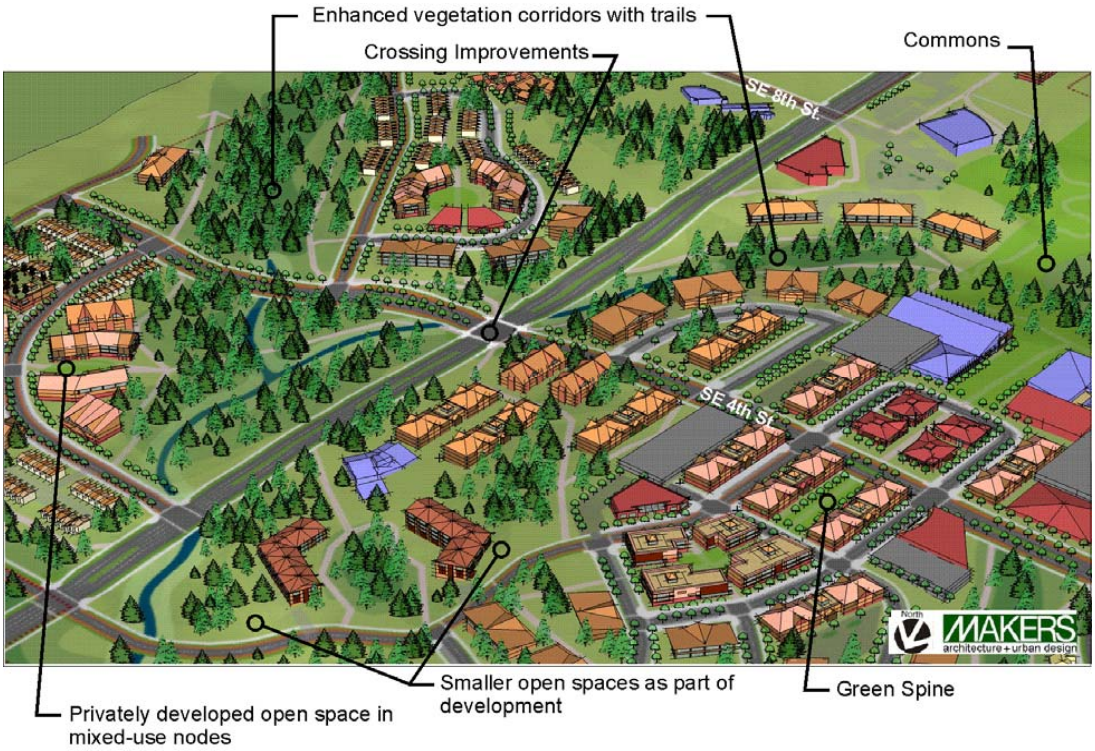


Figure 43. The Town Center features an integrated system of large open spaces, urban plazas, smaller courts and gardens, and natural corridors, all connected by a trail system (view looking southeast).

Goals and Policies

Goal OS-1: Create a hierarchy of interconnected public and private open spaces, ranging from an active centralized plaza or town square to less formal gathering areas, quiet residential courts, and natural open spaces

OS-1.1 Usable open space should be a priority for each quadrant of the Town Center.

OS-1.2 The City should complete the development of Sammamish Commons to serve as the primary civic focus for the city.

OS-1.3 Master plans for each of the mixed-use nodes (see **Land Use** element) should include a publicly accessible open space that meets the City's design guidelines.

OS-1.4 A variety of small open spaces should be developed as part of private development to serve local needs.

Goal OS-2: Construct a network of trails and pathways in the Town Center that connects sections of the city's trail system.

OS-2.1 Multi-purpose trails, pathways, and sidewalks connecting to the citywide trail system should be developed. (See also the **Transportation** element.)

OS-2.2 The City may need to acquire land or access rights in wetland buffer areas to accommodate the trails and to allow for the environmental enhancement and consistent long-term stewardship of those areas.

Goal OS-3: Construct a set of high-quality public service and recreational facilities to serve city residents.

OS-3.1 Civic facilities are critical to the vibrancy of the Town Center and should be included in early planning.

OS-3.2 Public facilities such as community and teen centers, swimming pools, libraries, performing arts centers, and recreation centers should be located adjacent to or near the Sammamish Commons.

Recommended Implementation Actions

1. **Refine the trail plan.** Refine the proposed trail system plan outlined in this document and prepare a proposal to fund and construct primary trails.
2. **Adopt design standards for trails and sidewalks.** Adopt the design standards requiring trails and sidewalks and ensure that these facilities are addressed in the mixed-use center master plans.
3. **Purchase land and begin planning the green spine.** Because the green spine may be valuable as a storm water facility as well as a recreational and visual amenity, its planning should wait for the storm water management basin master planning described in Recommended Action 1 of the **Natural Systems** section.
4. **Continue civic complex master planning.** As the library and, perhaps, other facilities are developed, ensure that the City Hall plaza is an inviting facility with spatial definition and active edges. Explore opportunities to better connect the plaza to the Commons, perhaps through a series of terraces, and consider concessions to serve nearby activities.
5. **Plan for civic facilities to ring the Commons.** Consider purchase of land, especially on the north side, for facilities such as a swimming pool, gymnasium, or teen and community centers.
6. **Acquire easements and/or land area for key wetlands, stream corridors, and buffers.** Portions of wetlands, stream corridors, and buffers should be acquired for trails, ecological enhancement, and consistent long-term stewardship. It may be possible to use enhancement activities as mitigation for impacts on other lands.

Natural Systems

Objectives

The City of Sammamish's Comprehensive Plan states that the City's vision is to maintain a "harmonious relationship between the natural environment and future urban development." The goals from the Environment and Conservation chapter of the City's Comprehensive Plan also clearly support the protection and enhancement of the city's natural systems, including the surface water and groundwater system, natural and environmentally critical areas, diversity of species and habitat, open space, trees, vegetation, natural terrain, wetlands, and drainage.

The Town Center Plan is consistent with these goals and vision. The vision statements for the center prioritize implementation of "a variety of environmental enhancement and low-impact development techniques to improve ecological functions, such as surface water hydrology and wildlife habitat." Concentrated growth will create a walkable community while preserving surrounding natural areas.

Conditions, Challenges, and Opportunities

The proposed development of the Sammamish Town Center presents a unique opportunity for focusing growth while also protecting natural areas. The plan includes a high-density, mixed-use center that is surrounded by multi-family and single-family residential development, which acts to both concentrate development impacts and reduce development impacts to the rest of the city and its remaining critical areas. This strategy is consistent with regional and statewide growth management goals.

On a site-specific scale, the proposed Town Center development and accompanying increases in density pose a number of challenges for protection of surrounding natural systems. With these challenges, however, come a variety of opportunities to reduce the environmental impacts of development on the environment through a number of targeted strategies.

Existing natural systems in the study area will be discussed in two general categories: hydrologic (or water) systems and

vegetation, habitat, and wildlife. While these two categories are inter-connected in many ways, it helps to analyze the challenges and opportunities facing the natural systems by narrowing the focus into two general topics.

Water

The Sammamish Town Center study area is located within the East Lake Sammamish watershed, which is within Water Resource Inventory Area (WRIA) 8. The U.S. Department of Agriculture, Soil Conservation Service (SCS) in the *Soil Survey of King County Area, Washington* (SCS, 1973) describes much of this area as being underlain by glacial till (Qvt) soils that have limited infiltration capacity. (See the Draft Environmental Impact Statement (DEIS) for additional details regarding soil types).

As described in the DEIS Water Resources section, seventy-three percent of the study area drains north to the Inglewood Basin via tributaries to George Davis Creek. Historically, this creek has been described to have high nutrient and bacteria levels due to livestock access to the headwaters, but also has historically sustained coho salmon, cutthroat trout, and rainbow trout. Surrounding this creek are alluvial soils that are underlain by permeable recessional glacial outwash (Qvr) materials that have a high infiltration capacity. These soils provide a large volume of water storage, which acts to moderate flooding throughout this basin.

Twenty-seven percent of the study area drains south and west to the Thompson Sub-basin. In this area, water flows from the planning area to a large wetland system, known as East Lake Sammamish Wetland 61, which forms the headwaters of Ebright Creek. The lower reaches of Ebright Creek have been identified as providing key salmonid habitat ecosystem functions. According to a study performed by the Washington State Department of Fisheries in 1975 (Williams et al., 1975) and a King County inventory in 1990 (King County, 1990), species historically reported to utilize this creek include Chinook salmon, sockeye salmon, coho salmon, kokanee salmon (spawning only), cutthroat trout, and rainbow trout. This sub-basin does not have the same alluvial soils as the Inglewood Basin and, therefore, does not have the same infiltration or water storage capacity. This sub-basin is more susceptible to increased peak flows due to urban development.

Vegetation, Habitat, and Wildlife

Vegetation within the town center study area consists of upland forest, wetland plant communities, agricultural vegetation, and urban landscaping. Vegetation communities contribute valuable ecological diversity and habitat complexity to the study area. This is especially important adjacent to wetland and stream areas.

Existing vegetation acts to naturally reduce storm water runoff by intercepting rainwater on leaves, branches, and trunks and reducing the overall amount of storm water runoff through evapotranspirtation. Vegetation also absorbs carbon dioxide, mediates the microclimate, pulls particulate matter from the air, absorbs noise, reduces wind speeds, and stabilizes soils, which reduces erosion.

In the Town Center, existing vegetation area provides valuable habitat for wildlife. Wetlands within the study area contain forested, shrub, and/or emergent plant communities that provide a variety of habitat types for amphibians, birds, and mammal species. Existing upland (non-wetland) forested areas also contain a diversity of plant species, canopy layers, downed wood, and leaf litter that provide significant habitat for a variety of animal species. According to the DEIS, common wildlife species associated with these areas include black-tailed deer, coyote, raccoon, big brown bat, Douglas squirrel, mountain beaver, barred owl, varied thrush, winter wren, chestnut-backed chickadee, golden-crowned kinglet, and northern red-legged frog. Although not as diverse, vegetation present in agricultural and urban areas also provides some habitat for wildlife.

Required stream and wetland buffers in the study area provide some protection for vegetation communities and also provide refuge and connectivity for wildlife movement. The City's Environmentally Critical Areas code defines and regulates Fish and Wildlife Habitat Conservation Areas (HCA) (SMC 21A.50.325). HCA's are those areas "that are essential for the preservation of critical habitat and species" and are comprised of four different categories (SMC 21A.15.468). One of the four categories is *wildlife habitat corridors,* meant to preserve connections between habitats along the designated wildlife habitat network. The *wildlife habitat network*, as designated on the King County

Comprehensive Plan Wildlife Habitat Network and Public Ownership 2004 Map, is comprised of natural vegetation linking wildlife habitat with critical areas, their buffers, priority habitats, trails, parks, or open spaces. The network is meant to provide for wildlife movement and alleviate the effects of habitat fragmentation.

A portion of the King County designated wildlife habitat network extends east to west through the southern portion of the Town Center subarea (see Figure 44 below). The construction of Skyline High School and the Sammamish City Hall, combined with increased road traffic on 228th Avenue SE, has altered the suitability of this corridor for use by wildlife. As part of this plan, the City proposes to realign this portion of the habitat network using the criteria developed by King County to map these networks. The new corridor, also shown on Figure 44, is composed mostly of natural vegetation and will link critical areas and their buffers, and will eventually link trails, parks, or open space planned as part of the Sammamish Town Center.

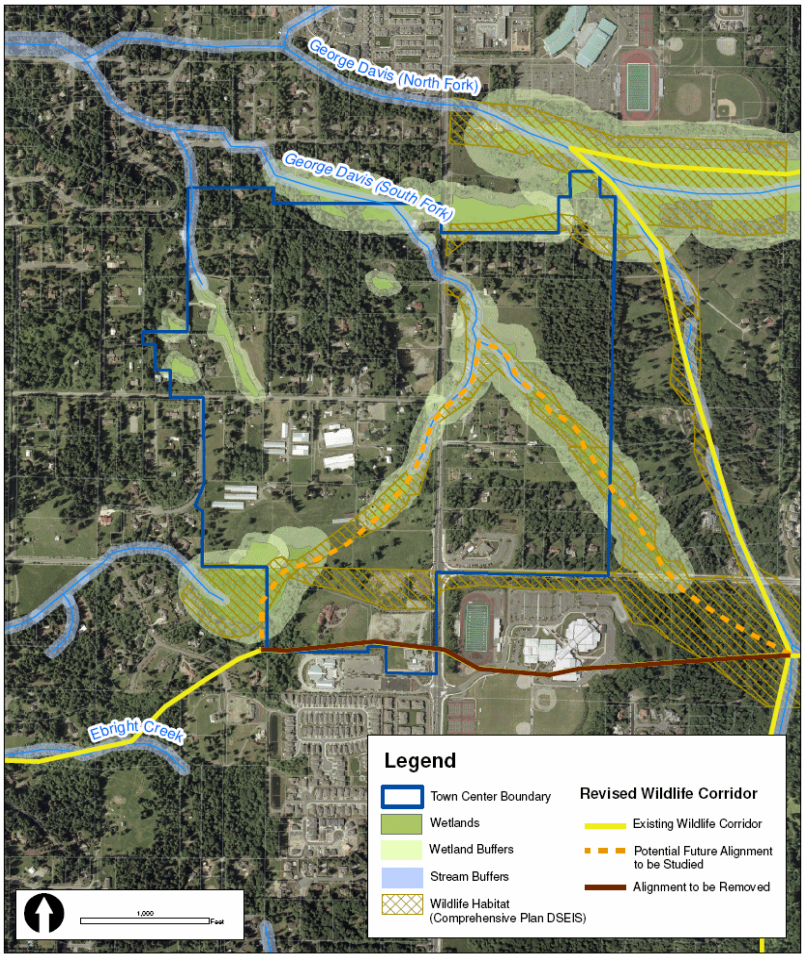


Figure 44. Natural systems of the Town Center.

With the expected growth in the Town Center area, it is inevitable that the ecological functions of the area will change. Some vegetation will be removed, resulting in loss of available wildlife habitat area. In addition, increased impervious surfaces will change hydrology patterns and could impact water quality in the watershed if proactive measures are not taken. Some proactive measures are already in place. For example, Sammamish storm water regulations currently call for Level 3 treatment, which requires measures to return storm water functions to those of forested conditions. In addition, the city's existing wetland and stream buffer requirements will continue to protect key vegetated habitat areas.

Additional targeted strategies, however, can be employed to ensure that the most valuable and intact areas outside of buffers are also preserved and enhanced. It will be important for the various recommended strategies to be mutually beneficial for a variety of ecological functions. The following section will discuss the key strategies to ensure that the ecological functions of the Town Center are maintained and that the natural systems remain intact.

Strategy

Water Quality Management

Development of the Town Center area will result in increased impervious surface areas. This will affect the natural hydrology of the area, with several potential environmental implications. Increased impervious surface area generally increases storm water runoff, which collects pollutants and increases in temperature as it flows across streets and parking lots and eventually flows into wetlands, streams, and creeks. Reduced on-site water absorption also causes larger peak flows, resulting in the flooding of streams and creeks and degradation of the aquatic habitat.

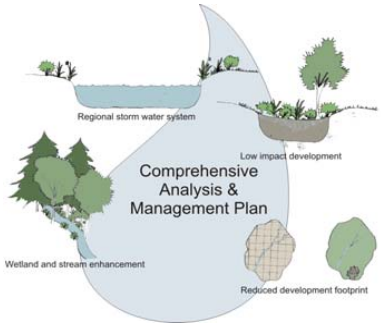


Figure 45. Successful aquatic resources management will require a combination of measures integrated by a comprehensive storm water management master plan.

A number of strategies are recommended to reduce the overall impact of increased urban densities on water quality in the Town Center area. In general, retaining existing vegetation and requiring the replacement of any lost vegetation will help absorb and manage storm water. This strategy will be discussed in detail in the **Vegetation, Habitat, and Wildlife Conservation** section.

The following key strategies can help address the potential water quality concerns due to increased impervious surfaces in the Town Center.

1. **Comprehensive Management.** In order to effectively manage the natural systems in the Town Center, the existing natural systems need to be fully understood. It is recommended that the City complete or update sub-basin studies of all the areas affecting the Town Center area and prepare a comprehensive storm water management plan.

Figure 46. SEAStreet vegetated bioretention swale. Seattle. WA.

2. **Wetland and Stream Enhancements.** The existing natural systems need to be enhanced to better handle peak flows. Existing wetlands and streams need to be protected from erosion and sediment flow with adequate buffers. Ebright Creek is particularly vulnerable to increased urban development, so a targeted restoration plan will be necessary to ensure protection of stream functions. According to the City of Sammamish Inglewood Basin Plan, George Davis Creek, with its surrounding alluvial soils, has the potential to absorb a great deal of storm water if gravely soils are not infiltrated by fine sediments from erosion. Vegetated corridors should also be maintained and enhanced to help absorb water and slow storm water flow. This strategy will be discussed further in the **Vegetation, Habitat, and Wildlife Conservation** section.

Figure 47. Grass pavers, Bainbridge Island, WA.

3. **Low-Impact Development (LID).** Incorporate preferred storm water management techniques throughout the area. These techniques will vary, depending on the type of land use and the type of underlying soils, but overall can be very effective in handling a certain percentage of storm water on site. The following techniques are recommended where appropriate:
   - Bioretention swales.
   - Bioretention cells (or rain gardens).
   - Green roofs.
   - Permeable paving.
   - Subdivision layouts to enhance storm water retention.
   - Sensitive roadway design.

Figure 48. Green roof, Chicago, IL.

LID techniques can be implemented through an LID ordinance, such as the one being considered for voluntary citywide application. The comprehensive storm water management planning should evaluate the potential contribution of LID techniques. The City should consider adopting Town Center LID regulations if the analysis determines such measures would significantly contribute to water quality and ecological performance of aquatic systems.

4. **Regional Treatment Systems.** A regional storm water management approach is also appropriate in this area. According to storm water planners and engineers, a regional system is one that treats storm water from two or more properties and often has the advantage of greater efficiency, control, and ease of maintenance. This involves a strategic, cooperative approach to planning storm water ponds, swales, and other engineered facilities throughout the Town Center to treat storm water runoff that is not absorbed through LID techniques or other natural approaches.

Figure 49. Example of regional storm water pond.

One specific element of a regional system that also incorporates LID techniques is installing a green spine or village green containing a system of bioretention swales, rain gardens, green roofs, and areas of retained native vegetation in the center of the mixed-use core of the Town Center. This area will significantly increase the vegetated cover in the mixed-use core while managing storm water runoff and defining the character of the Town Center.

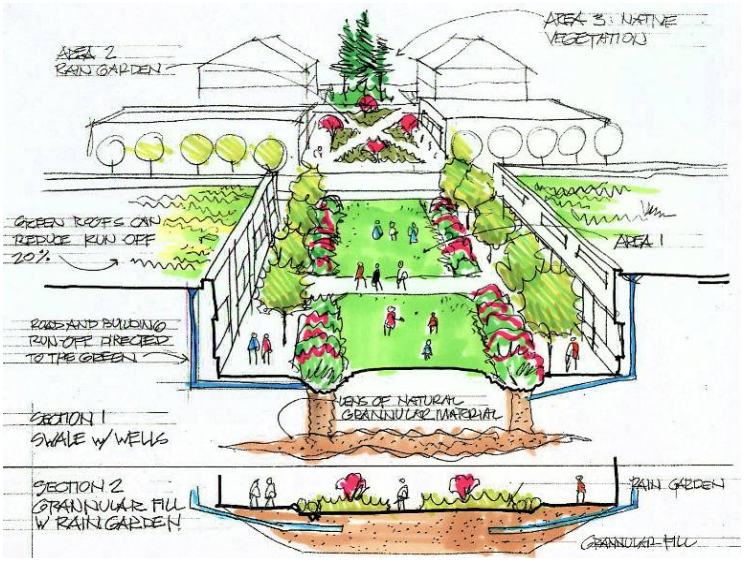


Figure 50. Rendering of envisioned village green that incorporates storm water management elements.

5. **Reduced Footprint per Dwelling.** Implicit in the Town Center development strategy is the objective of reducing the average building footprint per dwelling. This approach would act to both reduce the amount of land coverage and impervious surface and provide a greater amount of vegetated open space and opportunities for wildlife, which will, in turn, provide both regional and local ecological benefits. This can be accomplished through regulations that:
   - Limit the percentage of any lot that can be covered by impervious surface parking.
   - Require structured parking.
   - Encourage multi-level building types.

   The proposed design regulations are crafted to encourage efficient residential building types set within surrounding open spaces. This strategy will not only contribute to better storm water management, it will provide additional open space, increase housing choices, and provide better options for affordable housing.

   In Sammamish Town Center, good water quality management will require a combination of LID techniques, supportive land use regulations, sensitively designed infrastructure, and regional storm water treatment systems, tied together by an integrated storm water master management plan and supported by comprehensive analysis.

Figure 51. The plan emphasizes open space that incorporates storm water retention and retains large trees with multi-family development.

Vegetation, Habitat, and Wildlife Conservation

The strategies for vegetation and habitat enhancement are generally inter-related and, in many cases, help improve water quality and reduce storm water runoff as well. In order to minimize the environmental impact of the anticipated development in the Town Center area and maintain ecological functions, the basic strategy involves retaining as much existing vegetation as possible and enhancing vegetation in priority areas. Listed below are the primary actions toward this end.

1. **Maintain existing vegetated corridors and enhance and restore degraded corridors.** These corridors include wetland and creek buffers as well as designated wildlife corridors. Special emphasis should be placed on restoring the area surrounding Wetland 61 and Ebright Creek because these ecosystems are especially sensitive to urban development. The buffer surrounding George Davis Creek should also be enhanced and trails constructed. Such wetland/stream corridor/vegetation enhancements could be part of a mitigation bank or off-site mitigation program.

2. **Continue to enforce the city's existing tree retention strategy.** Retaining existing vegetation with new development will ensure that a certain percentage of large trees remain for canopy cover and wildlife habitat. Replacing removed vegetation as part of new development will also help to ensure that habitat is maintained.

Figure 52. Vegetated corridors leave intact the forest canopy and soils, which are especially valuable in protecting aquatic systems as well as wildlife habitat.

Figure 53. Tree retention at a park (top) and in a residential development on Bainbridge Island (bottom).

Natural Systems

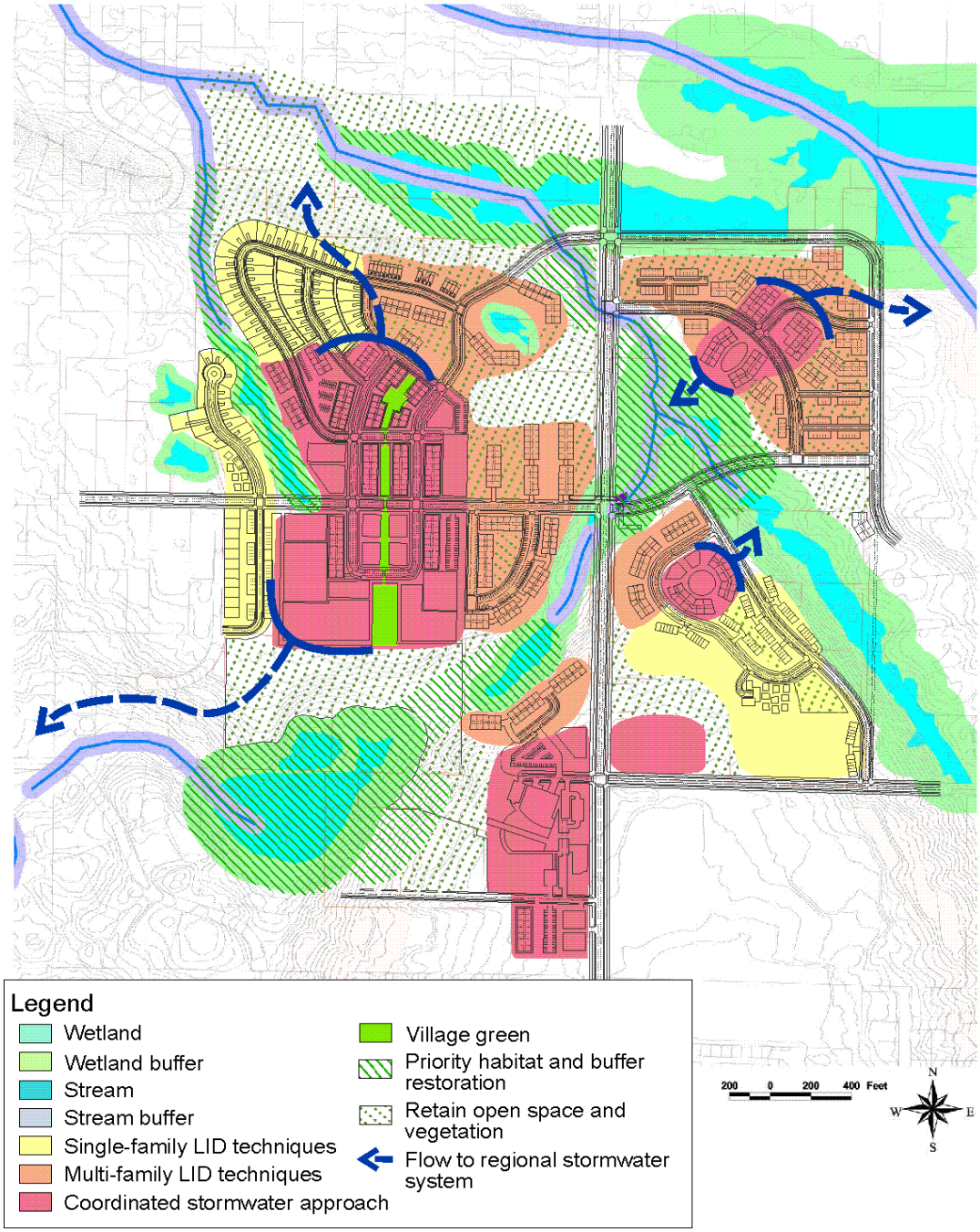


Figure 54. A conceptual diagram of the recommended Town Center natural systems strategies.

3. **Revise wildlife corridor designations.** The city's current wildlife corridor designations include an east-west route that is roughly located along the 8th Street SE alignment. This corridor should be realigned consistent with wetland and stream corridors (known preferred wildlife use areas). At the same time, corridors along Ebright Creek west of City Hall to George Davis Creek should be enhanced as noted in Strategy 1 above. See Figure 44 on page 65 for details.

4. **Create landscape standards for commercial and residential development that emphasize ecological function of landscaped areas.** This will help to ensure that the newly developed areas will have landscaping that contributes to wildlife habitat and other ecosystem functions. One possibility is to augment landscaping standards with a green area factor that allows developers flexibility with the type of landscaping incorporated into development, but ensures a standard of ecological function.

Goals and Policies

Goal NS-1: Incorporate exemplary environmental stewardship in the Town Center to the extent that it is a model for the region.

NS-1.1 Planning and development in the Town Center should take special note of sensitive drainage basin issues for Ebright Creek and George Davis Creek.

NS-1.2 Innovative environmental management techniques should be employed where appropriate.

NS-1.3 Regional storm water management systems should be designed and constructed as part of the master planning and development of mixed-use nodes.

NS-1.4 Opportunities for environmental education should be explored.

NS-1.5 The City should acknowledge that the Town Center is the single best opportunity to create district-scale environmentally responsive development.

Goal NS-2: Employ a variety of environmental management and low-impact development measures to improve ecological functions, such as the protection of surface and ground water quality and habitat.

NS-2.1 The City should encourage green building techniques, low-impact development techniques, and other mechanisms to minimize environmental impacts.

NS-2.2 Design guidelines and other development regulations should emphasize native vegetation protection and enhancement.

NS-2.3 A program of environmental monitoring and adaptive management should be established for the Town Center.

NS-2.4 “Green building” practices should be encouraged through incentives, where appropriate.

Goal NS-3: Incorporate wetlands, critical areas, open spaces, special habitats, and wooded slopes as public amenities as well as protect them as environmental resources.

NS-3.1 New development should be focused away from natural resources and critical areas with adequate mitigation.

NS-3.2 The City should acquire easements and/or land area for key portions of wetlands, wetland buffers, and other ecologically valuable and undevelopable lands for the purposes of environmental enhancement, appropriate construction of trails, and consistent long-term stewardship.

Recommended Implementation Actions

1. **Develop a storm water management plan.** Conduct a full analysis of Ebright and George Davis Creek sub-basins and prepare a storm water management plan. The existing Inglewood Basin Plan could be updated to include more detailed information about George Davis Creek.
2. **Explore a "Green Infrastructure" Plan.** The City should explore developing a "Green Infrastructure" Plan for the Town Center that would provide a mechanism to create open space and better protect natural resources.
3. **Require regional storm water facilities in mixed-use nodes.** Regional storm water facilities should be a required part of mixed-use Town Center master plans.
4. **Emphasize ecological functions in design guidelines.** Update landscape standards for the Town Center to emphasize ecological functions. Continue to implement the Critical Area Ordinance (No. 02005-193) and the Tree Retention Ordinance (No. 02005-175).
5. **Evaluate the feasibility of a "green spine" open space.** As part of the storm water management plans, evaluate the feasibility of a green spine open space to treat storm water. If feasible, take public action to construct the facility. For example, the City might purchase the land and construct the improvements. The adjacent property owners could then reimburse the City when the land is developed or institute a local improvement district to help fund the facility.
6. **Establish roadway design standards that minimize runoff.** Roadway design standards for the Town Center should minimize runoff.
7. **Revise the locations of designated wildlife corridors.** Designated wildlife corridors should be redefined to encompass areas that actually accommodate wildlife movement.

Note: See also Recommended Action 6 in the **Open Space, Trails, and Public Facilities** element calling for City acquisition of easements and/or land area within critical areas (wetlands, buffers, and vegetated wildlife corridors) for trail development, ecological enhancement, and consistent long-term stewardship.

Design

Objectives

Figure 55. The Vision Statement emphasizes clustered development, protection of wetlands, a connected trail system, and a variety of housing types.

The Council's Town Center vision includes several design-related elements that bear directly on the Town Center's visual character, amenities, and design quality. These include elements at several scales.

Looking at the Town Center overall, the Vision Statement describes the center as:

- "A unique sense of place to live, work, learn, create and play."
- "A central gathering place that increases social interaction [with] functions, open spaces and facilities that bring people together."
- "Reflecting and incorporating the increasingly rich mixture of cultures."

Elements in the realm of public spaces and districts include:

- "A hierarchy of public spaces."
- "Public parks and open spaces being developed as part of the Sammamish Commons."
- "Well-designed mixed-use development compatible with surrounding neighborhoods."

Finally, the desired quality at the human scale is characterized by:

- "A variety of housing."
- "Accessible sidewalks, trails and pathways that make the Town Center 'environmentally workable.'"
- "Natural resources, view corridors and sensitive site characteristics that are incorporated as amenities."
- "New buildings and structures that, while urban in their function, reflect a 'Northwest character,' human scale, and welcoming aspect."

The **Design** element of this plan focuses on achieving Vision Statement goals by augmenting and integrating the other plan elements through a combination of zoning standards, master planning processes and guidelines, and public improvements.

Conditions, Challenges, and Opportunities

The Town Center site provides a great deal of physical amenities on which to build a "green heart" for the City of Sammamish. The Sammamish Commons Civic Park, an ample public park at the center of the site, is a resource that is unique within the region and an excellent setting for public buildings as well as activities. The rolling hills of the site's upper plateau topography offer attractive (although, in some cases, challenging) building sites deserving of creative architectural design. And, the wooded ravines and stream banks, because they are protected from development, will continue to frame and connect the Town Center with ribbons of greenery.

Figure 56. The Town Center's rolling hills and tall stands of trees offer both challenges and opportunities for development.

The City Hall, public library, and, perhaps, other civic-oriented facilities anchor the south end of the Commons, while the relatively flat area north of the Commons provides the most likely opportunity for other civic and higher-intensity uses. The site's edges are largely wooded, with development constraints such as wetlands and steep slopes, except on the western and southern periphery, where existing single-family residences mean that new development must be sensitive to current development.

Strategy

Directing Development

Because the vision for the Town Center encompasses design objectives at the center, district, and human scales, the design strategy for creating an attractive, vibrant heart for the city includes design measures to address all three levels. This Town Center Plan establishes the structural framework and large-scale design elements and identifies the general location and character of the mixed-use nodes, public facilities, parks and open space, greenbelts, streets, and trails.

Yet, there is much flexibility in the configuration, mix of uses, circulation patterns, parking facilities, and open space design of the individual nodes. These elements will be determined during the master planning of each node.

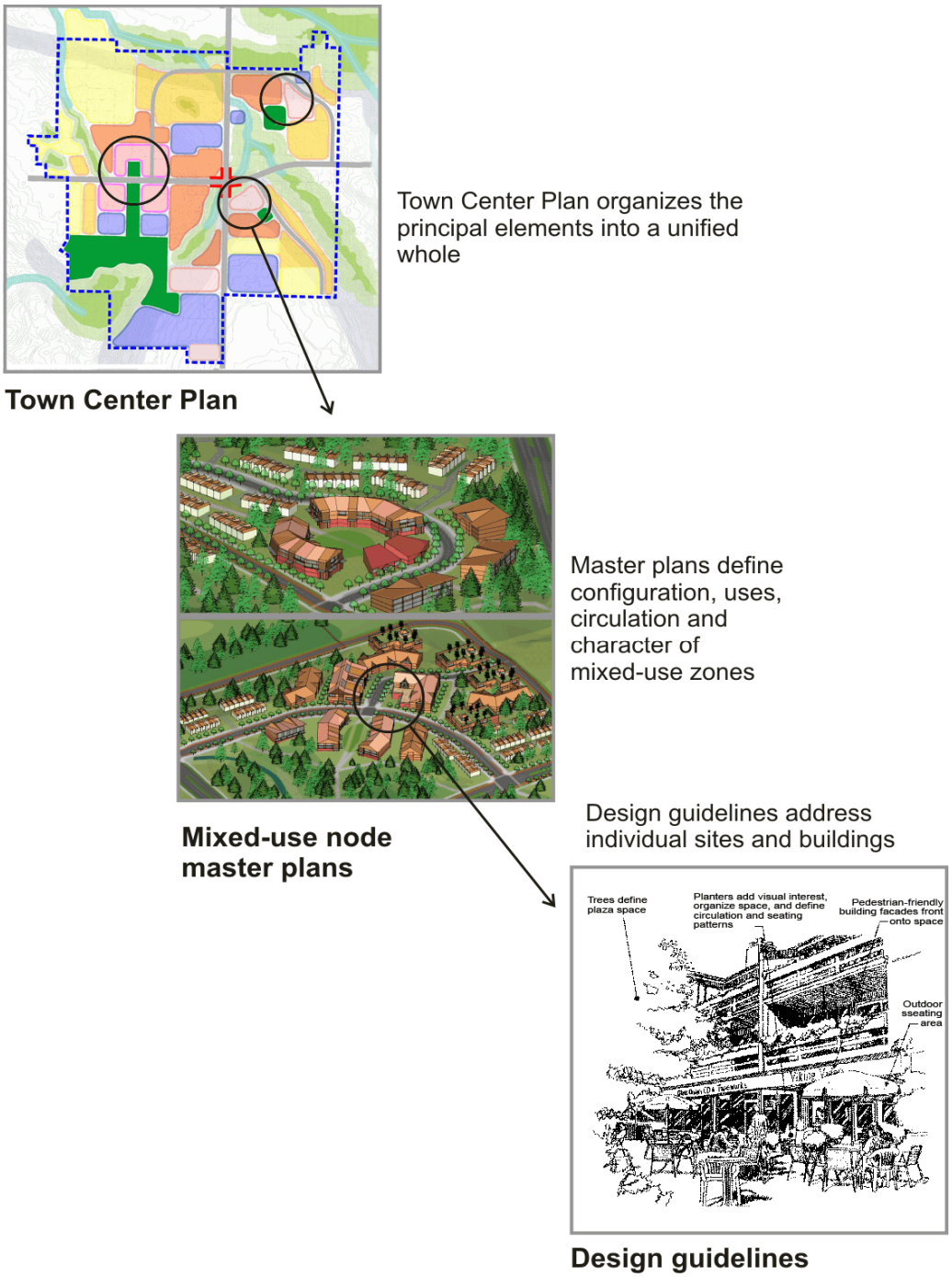


Figure 57. Design quality will be achieved in the Town Center through an integrated system of subarea planning, mixed-use node master planning, and design guidelines.

When a critical mass of property owners desire to develop a node, they will either jointly prepare a master plan delineating circulation routes, open spaces and amenities, the type and character of development, parking and storm water management facilities, and trails or, alternatively, they could petition the City to initiate the master planning process. Either way, the larger issues will be addressed in a development agreement with some form of binding site plan that will direct development.

Figure 58. Mill Creek developed its Town Center through a cooperative master planning process.

Even with such a master plan in place, there will be a good deal of flexibility regarding how individual property owners develop their properties, and property owners outside the mixed-use nodes will not be subject to the master plan requirement. Therefore, the City will adopt a set of design guidelines to ensure the quality of the site layout, buildings, landscaping, and other features being proposed. The guidelines will also include general principles to guide the master planning process. Together, the plan framework, the master planning process, and the design guidelines will direct new development to achieve the Town Center's design vision while allowing the freedom for innovative thinking and adaptation to emerging opportunities.

Infrastructure Design

The design quality of streets, utilities, and public facilities contributes greatly to a community's identity. The **Transportation** section outlines a system of roadway sections that include landscaping and streetscape elements to create an attractive network. Traveling around the Town Center on foot, bicycle, or vehicle will be a pleasant experience, with many curvilinear streets following the natural topography, territorial views and distant vistas, composed plantings of street trees, and attractive adjacent development.

Figure 59. The design of 228th Avenue SE sets a precedent for excellent streetscape design.

It will be important to consider the sequential experience of travel when designing along the street. For example, the design of improvements on SE 4th Street should include street trees that frame the view to the west while allowing visibility north and south into the mixed-use nodes and partially screening the residential areas east and west of the nodes. This suggests that a composed sequence of different tree types might be employed at different sections rather than a uniform planting of a single species.

Other infrastructure, such as utilities and storm water ponds, should also be designed to support the overall vision for a high-quality civic identity. Transmission lines should be undergrounded, signal controller cabinets located in less prominent locations, service areas, maintenance yards, and utility equipment screened, and storm water facilities attractively landscaped.

Public buildings are also important in establishing a sense of design excellence. Sammamish's City Hall sets an exemplary precedent that other facilities should follow. Its characteristics include:

- Orientation toward its site, taking advantage of views, open spaces, and traffic patterns.
- Asymmetric composition of forms.
- Inviting entry.
- Mix of materials, with an emphasis on warm colors and natural textures.
- Contemporary, but not hard-edged or industrial in style.

Public buildings situated around the Commons should feature entries, windows, and, where appropriate, outdoor activities, seating areas, and concessions to provide the Commons with active edges, encouraging human activities.

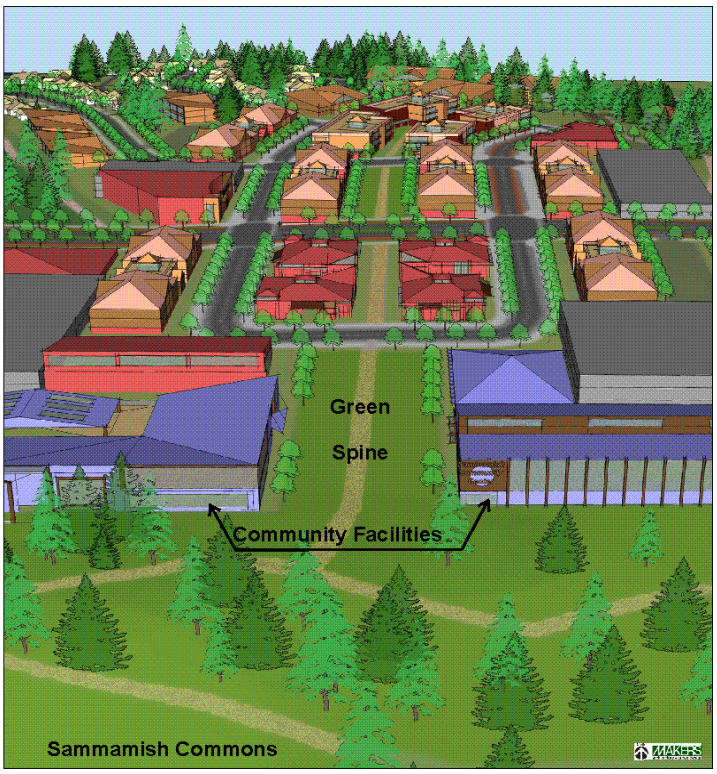


Figure 60. Community facilities around the Commons will help to activate the space (view looking north from the Commons).

Design Character

During the charrette work sessions and public presentations conducted during this plan's development, participants generally preferred buildings with traditional forms and natural materials. However, panelists at the Design Forum held in July 2007 at City Hall unanimously recommenced against restricting buildings to a single style, noting that such restrictions can stifle creativity and lead to a homogeneous, "cookie-cutter" town center. At the same time, the use of a historic theme seems inappropriate to a contemporary, dynamic community. Therefore, while the guidelines direct buildings to exhibit a human scale, fine detailing, and inviting appearance, no particular style is recommended. As the Town Center develops, it may be that a characteristic style that features a mix of contemporary and Northwest-inspired elements, with some natural materials and a strong relationship to the natural setting, develops naturally.

Goals and Policies

Figure 61. Conceptual development example for the northeast quadrant. Note the design features to reduce the architectural scale of the buildings and how the buildings are integrated with the surrounding open space and trail system.

Goal D-1: Create a "sense of place" reflected in building forms, development patterns, and the public realm.

D-1.1 The City should establish a master planning process for mixed-use nodes in the Town Center, with principles to direct development in those nodes.

D-1.2 The City should adopt development standards and design guidelines for the Town Center consistent with this plan addressing the following:

- Providing for a hierarchy of open spaces throughout the Town Center.
- Promoting a variety of housing types.
- Providing an attractive and connected system of sidewalks, trails, and pathways through out the Town Center.
- Emphasizing landscaping as a prominent design element of development.
- Emphasizing human scale, fine detailing, quality building materials, and an inviting appearance in new buildings.
- Orienting development to adjacent streets and public open spaces by providing inviting entries and transparent windows facing the street/public open space.
- Restricting the amount of surface parking permitted for all development types.
- Promoting convenient vehicular circulation without negatively impacting the pedestrian environment and visual character of the area.
- Providing for appropriate transitions between dissimilar uses and intensities.
- Emphasizing design techniques that enhance personal safety.
- Locating and designing service elements and mechanical equipment to minimize impacts to the visual environment and surrounding uses.

D-1.3 Landscaping and natural elements should play a prominent role in the Town Center's overall design character, and landscape design should be an important part of public facilities, streets, and private development.

D-1.4 Aesthetics should be an important design criterion in the design of public infrastructure, including streets, utilities, and public facilities.

D-1.5 In the design of streets, consider the sequential visual experience of motorists, cyclists, and pedestrians traveling along the street.

D-1.6 Foster design excellence by seeking a higher standard in the design and construction quality of civic buildings.

D-1.7 Provide for a design review process through which community members, developers, architects, and City staff can work together to ensure that new development contributes positively to the Town Center.

Goal D-2: Take maximum advantage of natural assets, such as topography, vegetation, and views.

D-2.1 Building forms and layouts should take advantage of views.

D-2.2 Public art and places for cultural events should be created.

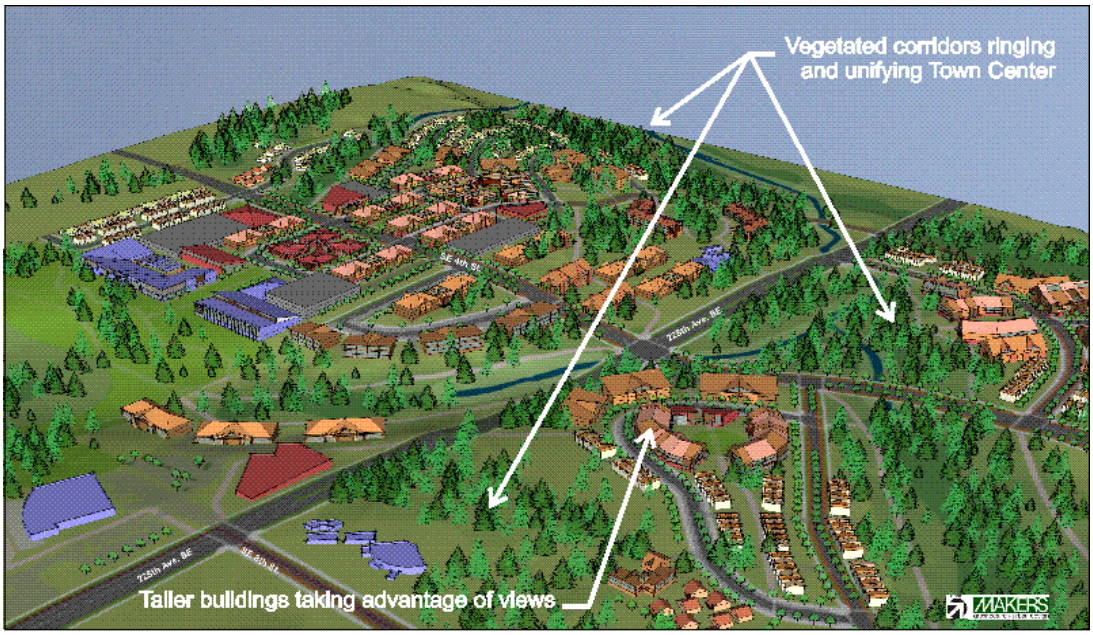


Figure 62. The Town Center's rolling topography and natural setting will be a dominant aspect of its visual character (view looking northwest).

Recommended Implementation Actions

1. **Adopt development standards, design guidelines, and a design review process.** Together, design guidelines and a design review process will guide the development in the Town Center.

2. **Develop roadway standards with streetscape elements.** Streets in the Town Center should be attractive to travel and an optimal settings for new development.

Housing

Housing choices and increased affordability are essential components of the City's vision for the Town Center. Sammamish is currently one of the least affordable cities in King County, in terms of housing cost, and it contains one of the lowest ratios of multi-family housing to single-family housing in the county. Consistent with trends throughout the region and nation, there is strong interest in providing opportunities for people to live in the Town Center, where they can be within walking distance of shops, restaurants, parks, and other amenities. Ultimately, the desired amount, mix, and configuration of housing in the Town Center will be shaped by the community's environmental, vehicular circulation, economic, social, and community character goals and challenges.

Figure 63. Over 90 percent of housing units in Sammamish are detached single-family houses.

Conditions, Challenges, and Opportunities

Sammamish's housing stock is relatively young, suburban, expensive, and predominately single family. The latest U.S. Census (2000) estimated that over 90 percent of housing units are detached single-family housing. This compares to about 40 percent for other parts of East King County. Housing ownership is also much higher in Sammamish (90 percent) than in King County (60 percent) or East King County (66 percent). Single-family home prices in Sammamish are also well above average home prices in King County (approximately $625,000 compared to approximately $475,000 countywide). Condominiums in Sammamish provide a relatively affordable form of ownership housing (2006 average cost, $257,000) but still require incomes close to the County median income and are only a small portion of the overall housing stock.

Figure 64. Higher land costs can make underground parking more viable financially, providing the opportunity for increased density and freeing more area for open space.

There are a number of factors affecting the diversity and cost of housing in both the city and the Town Center:

- High land costs. Land is becoming increasingly expensive in the city and in the region. The average home price in Sammamish is now well beyond the means of most county residents in terms of income levels and monthly payments. While the high land cost creates an immense challenge for providing affordable

housing, it's a strong incentive for increasing the intensity and diversity of housing types.

- Environmental constraints. Approximately one-half of the Town Center's acreage is not useable for housing construction due to wetlands and subsequent environmental restrictions. Steep topography also provides a considerable constraint on housing development. However, these factors are also opportunities, as these attributes will tend to be amenities to residents of the area. The nature of these constraints tends to support clustered housing techniques whereby the less constrained lands support a higher intensity of development—and possibly a greater diversity of housing types. These environmental concerns also tended to make multi-family housing types more acceptable than single-family uses due to their smaller footprint on the land where structured parking can feasibly be provided.

Figure 65. Cottage housing is a desirable housing type at the perimeter of the Town Center as it is compatible with adjacent single-family uses.

- Community character. Since Sammamish has been developed as a predominately low-density suburb, there are naturally concerns that more intensive multi-family development will change the character of the community. The stark contrast between the current character of the Town Center's properties and images of the higher intensity mixed-use development envisioned for the core area can be difficult for long-time residents to imagine. The community character issue is particularly important on the edges of the Town Center, where it is adjacent to single-family neighborhoods. Greater residential development intensities are more acceptable in the core mixed-use areas away from the Town Center boundaries.
- Traffic congestion. Sammamish's limited citywide roadway network and public transit options, combined with increasing traffic congestion, have often created arguments in favor of limiting new residential development. These concerns include congestion to new and existing roads within the Town Center and increasing difficulties for Sammamish residents in getting on and off the plateau. On the other hand, considering the city's deficiency in retail uses, the concentration of housing in a mixed-use configuration offers an opportunity to reduce the need for vehicular trips off the plateau.

- Property ownership configuration. The numerous and relatively small property ownerships present a challenge to coordinated residential development in the Town Center. The need to cost effectively provide necessary infrastructure, however, provides a strong incentive for property owners wishing to develop to coordinate with nearby property owners. Coordinated development usually provides greater opportunities for a higher intensity of development and, subsequently, a greater profit for current property owners. Care needs to be taken in how these developments are coordinated and phased, how the infrastructure is connected, and how the new development transitions to adjacent properties.
- Changing demographics and urban interests. While Sammamish's population is relatively young and the average household size is large (3.0 compared to a county average of 2.4 per the 2000 Census), there is strong interest in providing for a greater diversity of housing types from a multitude of viewpoints:
  - *Downsizing empty nesters.* Sammamish will see an increasing number of empty nester residents. Regional trends show that empty nesters are increasingly interested in downsizing to dwelling units in locations that are close to restaurants, parks, and amenities and without the large yard to maintain.
  - *Opportunities for youths to stay in Sammamish.* Given the housing prices, few of the students now in Sammamish will be able to afford a place of their own in the city once they leave their parents' house. Besides, young adults are increasingly favoring higher density/higher amenity environments over traditional suburban environments.
  - *Sammamish workers.* Many people who work in Sammamish would like to live in Sammamish but cannot afford to, including teachers, firemen and police.

  The Town Center may provide an opportunity for a wider variety of current and future residents than the current housing stock.

Figure 66. Empty nesters and young adults are increasingly looking for housing within walking distance of restaurants, shopping areas, and other urban amenities.

Strategy

Amount, Type, and Configuration of Housing

The Town Center Plan calls for up to 2,000 dwelling units and includes a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. The most intensive housing densities are planned for the four mixed-use nodes (in the western, northeast, and southeast quadrants).

The **Land Use** section of Chapter IV describes the regulatory concept for the Town Center, which addresses development density, height limits, impervious areas, and building footprint, among other issues. The regulatory concept emphases master planning for the mixed-use core areas and strongly encourages transfers of development rights from the Town Center's fringe areas to the mixed-use areas and other sites intended for multi-family uses.

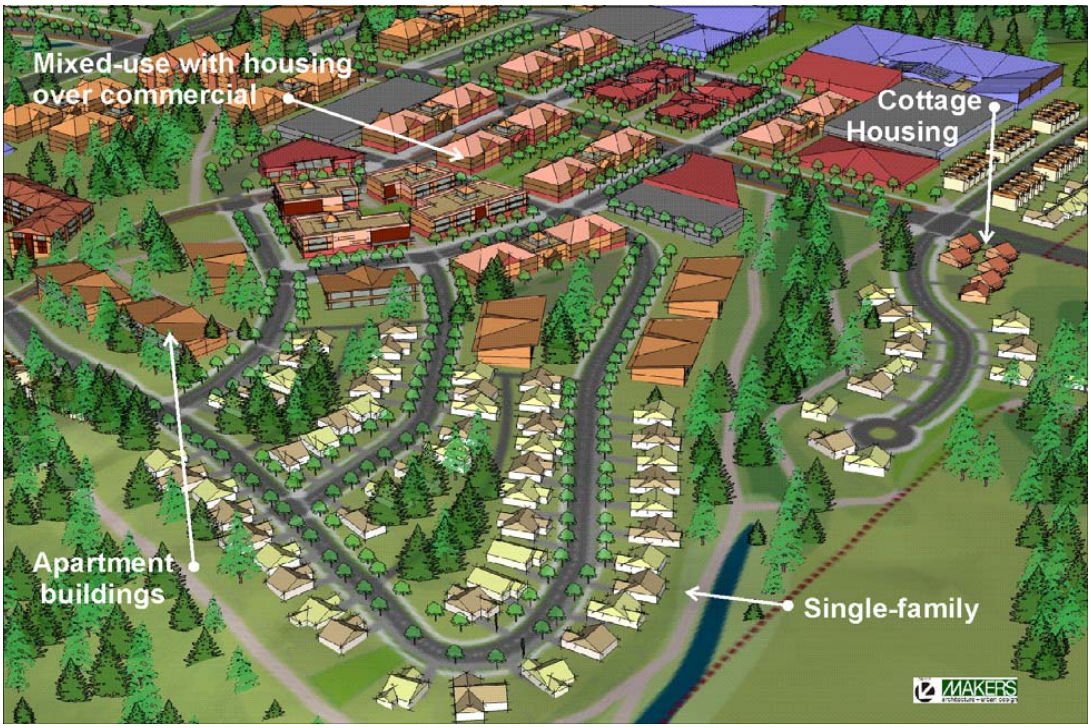


Figure 67. Example configuration of housing in the western quadrants of the Town Center (view looking southeast at the western quadrants of the Town Center).

The **Land Use**, **Circulation**, **Open Space, Trails, and Public Facilities**, **Natural Systems**, and **Design** elements of Chapter IV all describe the environmental and development context in which the desired mix of housing types will be built. The mixed-use areas will be compact in form, with pedestrian-oriented streets and spaces and buildings up to six floors. Surrounding the mixed-use areas will be "residential focus" areas with a variety of multi-family dwelling units emphasizing relatively small building footprints with surrounding open space and trails. Lower intensity areas around the fringe of the Town Center will largely be detached single-family and cottage housing types that will blend well with the adjacent single-family neighborhoods. All areas will be linked with a connected street and trail system.

Design standards and guidelines will promote design techniques that enhance pedestrian access, de-emphasize vehicular access, provide for attractive and safe open space, reduce the perceived scale of buildings, enhance neighborhood character, and promote environment-friendly design.

Affordable Housing

Due to the limited stock of land within the city zoned and available for residential development, actions taken by the City to create development capacity in Town Center, and the demonstrated need for affordable housing in the city, new residential development within the Town Center will need to provide a portion of housing affordable to low- or moderate-income residents.

Figure 68. The design of affordable housing should be comparable to that of market rate housing.

The Town Center Plan also calls for land use regulations that help implement the adopted Comprehensive Plan Housing element goals to provide a diversity of housing types and densities in order to accommodate housing alternatives that meet changing population needs and preferences (Goal HG-3) and to support opportunities to develop housing in the city and region to meet the needs of all economic segments of the community (Goal HG-6).

These actions will help to address the shortage of housing in the city for persons of low and moderate income, including local employees; to promote development of housing that may not otherwise be built in the city; to preserve opportunities for affordable housing as the city

continues to grow; and to create a successful pedestrian-oriented community.

Based on the range of housing needs in the community and input at a community forum in June 2007, affordable housing should be provided in a variety of forms, serving various income levels, and be integrated with other uses in the Town Center.

Goals and Policies

Housing Amount, Type, and Location

Goal H-1: Accommodate a meaningful portion of Sammamish's reasonably anticipated population and employment growth within the Town Center, consistent with the Washington's Growth Management Act and regional goals.

H-1.1 Adopt development regulations that allow for up to 2,000 dwelling units in the Town Center.

Goal H-2: Provide sufficient housing to support the community's goal for a pedestrian-friendly mixed-use center for Sammamish.

H-2.1 Adopt development regulations that encourage more intensive residential development in the mixed-use areas of the Town Center.

Figure 69. Encourage quality housing that is sensitive to the desired character for each neighborhood.

Goal H-3: Provide for a variety of housing choices, including multi-family buildings, townhouses, and cottages.

H-3.1 Adopt development regulations that emphasize the "wedding cake" approach by providing for multi-family uses in the mixed-use areas, a combination of multi-family and townhouses in the residential focus areas, and single-family homes and cottage housing in the low-intensity residential areas.

H-3.2 Provide regulatory incentives to develop cottage housing as an alternative to standard detached single-family homes.

Housing Design

Goal H-4: Encourage quality housing design that is sensitive to the desired character for each neighborhood or area with the Town Center.

H-4.1 Adopt strong design guidelines that, through an efficient review process, will ensure that public objectives for building design, open space, environmental quality, trails, access, and walkability are achieved.

Affordable Housing

Goal H-5: Provide for housing for persons of low and moderate income, including local employees, as a vital component to creating a successful pedestrian-oriented community.

H-5.1 Adopt development regulations that require all new housing developments in the Town Center to include or otherwise provide a minimum of 10 percent of housing affordable to low- and moderate-income households (as defined in the **Housing** element).

H-5.2 Provide density, economic, or other regulatory incentives that encourage developments to include more than the minimum amount of required affordable housing in the Town Center (up to 20 percent of housing affordable to low- and moderate-income households).

H-5.3 Long-term affordability, and other requirements of affordable units, shall be secured through a recorded agreement with the City.

H-5.4 Regulations shall have provisions that allow satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, provided such method achieves a result equal to or better than providing affordable housing on-site and meets the intent of this Affordable Housing section.

H-5.5 Affordable dwelling units shall meet Town Center design guidelines and be comparable to the exterior appearance of nearby market-rate dwellings.

Goal H-6: Provide affordable housing in a variety of forms, serving various income levels, and integrated into all of the housing types projected for the Town Center.

H-6.1 Affordable dwelling units shall be of similar tenure and mix as to what the market is providing.

Recommended Implementation Actions

1. **Adopt land use regulations that accommodate desired residential development**. This includes up to 2,000 dwelling units, emphasizing multi-family units in the mixed-use areas (up to six stories in the Core Mixed-Use area and up to five stories in other mixed-use areas), apartments and townhouses up to five floors in the residential focus area, and single-family and cottage housing uses in the low-intensity areas.

2. **Adopt design guidelines and a design review process.** Together, design guidelines and a design review process will guide residential development in the Town Center consistent with the vision, goals, and policies.

3. **Adopt development regulations requiring all residential developments to provide housing affordable to persons of low and moderate income.** Specifically, each development shall include or otherwise provide an amount of housing equal to 10 percent of the units in new housing developments that is affordable to persons of low or moderate income levels. The specific affordability levels will be established in the development regulations and may include different affordability thresholds for rental and ownership housing.

4. **Adopt development regulations encouraging affordable housing above and beyond the minimum 10 percent requirements.** The development regulations will include additional incentives for development that provides more than the minimum required affordability. One incentive will be density incentives for providing additional

affordable housing. (For example, allowing two additional units for each affordable dwelling unit provided beyond the minimum required 10 percent affordable housing requirement up to a maximum of 20 percent of the total allowable dwelling units.) The specific affordability levels will be defined in the development regulations and will be reviewed on a regular basis to ensure appropriate public benefit is being achieved relative to the incentives provided by the City.

5. **Adopt development regulations that allow affordable dwelling units to be provided off-site, provided they are still within the Town Center boundaries.** Applicants can submit to the City, for the City's consideration and approval, a specific proposal to meet the affordable housing requirement off-site. The proposal must describe a specific location, type, and amount of affordable housing and how and when it will be developed. The proposal must achieve a result equal to or better than providing affordable housing on-site. The off-site location for the affordable housing units shall not lead to an undue concentration of affordable housing within the Town Center. Proposals for off-site affordable housing must be submitted to the City simultaneously with or prior to any proposals for housing for the subject property. Any proposal for providing off-site affordable housing must also address the timing for providing the off-site housing, which, unless otherwise approved by the City, shall be built simultaneously with or prior to the construction of housing for the subject property.

6. **Require a recorded agreement ensuring sustained affordability for required affordable housing units.** Prior to issuing a building permit, an agreement in a form acceptable to the City that addresses price restrictions, homebuyer or tenant qualifications, long-term affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

7. **Explore provisions for a Transfer of Development Rights program allowing density transfers from Sammamish properties outside of the Town Center to sites within the Town Center.** Such transfers would allow development in the Town Center to exceed the allotted density, since they would be reducing residential density in other parts of the city.

8. **Explore the adoption of other incentives, such as a Short-Term Multi-Family Tax Abatement program, for the Town Center as a way to encourage affordable housing.**

Capital Facilities and Utilities

The development of the Sammamish Town Center will require substantial capital improvements. This section describes capital facilities, including roads, utilities and parks and recreation facilities necessary to support the proposed land uses described in this plan. A fundamental purpose of the following discussion is to identify the public costs and means of funding the proposed improvements. In accordance with the Growth Management Act, RCW 36.70A.070 outlining the mandatory elements of a comprehensive plan, this section includes:

- An inventory of existing facilities;
- An assessment of future facility needs;
- Proposed locations and capacities of expanded or new capital facilities;
- A minimum six-year financing plan, along with a note regarding private capital investment; and
- Policies which include a provision for re-evaluating land use element policies if the funding for capital improvements does not meet existing needs.

Inventory of Existing Facilities

Transportation Facilities

The existing transportation facilities in the Town Center are identified in Section 7.1 of the Town Center Draft Environmental Impact Statement dated January 31, 2007 (DEIS). A discussion of transportation systems throughout the city is in Chapter V of the city, Comprehensive Plan, dated Sept 16, 2003. As noted in the Transportation section, the street grid is incomplete and sidewalks are provided only on a few of the major streets; most noticeably on 228th Ave SE which has been recently reconstructed with a median, sidewalks and landscaping.

Utilities

Existing utility services are described in Section 9.1.2 of the Town Center DEIS. Water and Sewer service is provided by the Sammamish Plateau Water and Sewer District. Puget Sound Energy (PSE) provides electricity and natural gas. Solid waste collection and disposal is provided by Rabanco Companies.

The existing parks and recreation facilities in the Town Center are identified in Section 9.1.1.4 of the Town Center DEIS. The approximately 30 acre Sammamish Commons is the only city owned park in the Town Center. The commons has been designed to be the central park /hub of the Sammamish parks system. The parks upper 10 acres includes City Hall and a civic plaza. The lower 20 acres, with its wetlands and sloping terrain, is more suited for passive activities.

Future Needs

Transportation and Parks

The transportation and Parks facilities needs are identified in preceding sections in this chapter. The recommendations in the plan are intended to fulfill those needs and meet the City's level of service (LOS) targets (See discussion below).

Utilities

The two attached figures depict the existing and anticipated future water and sewer facilities within the Town Center Area. The new facilities will augment existing facilities to provide water and sewer service for the proposed land uses within the Town Center area.

The future facilities shown on the Water and Sewer Figures are conceptual in nature, based on the Town Center layout currently shown in the figures background, and include replacement of certain existing water mains.

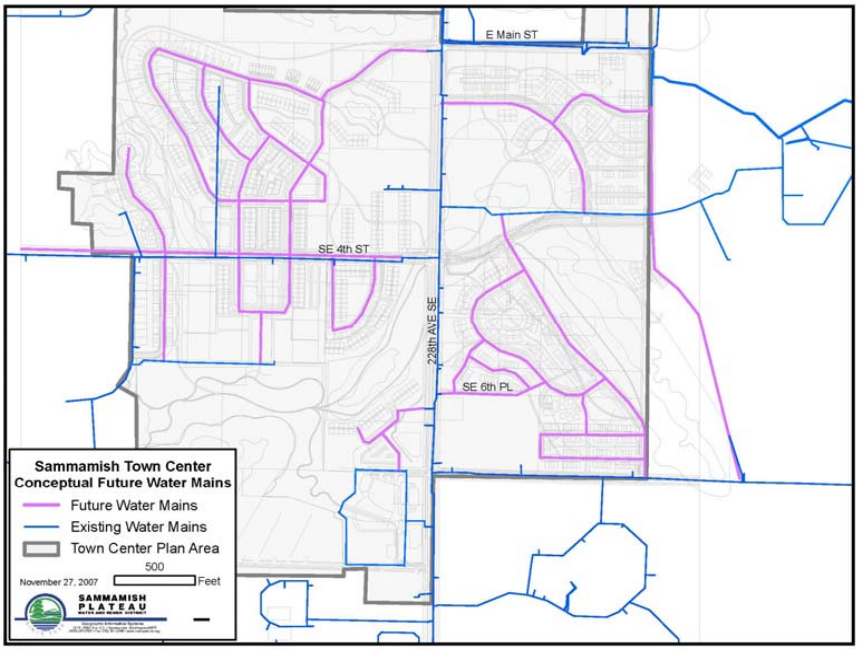


Figure 70. Conceptual future Town Center water mains.

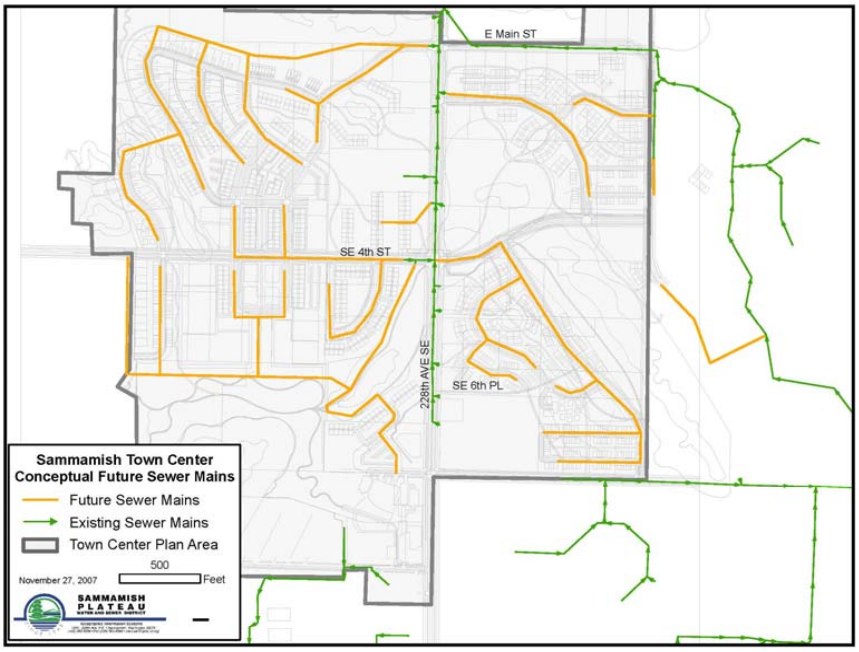


Figure 71. Conceptual future Town Center sewer mains.

General Water and Sewer Facility Considerations

It is anticipated that the water and sewer infrastructure within the proposed roads will cost approximately $20 million (2007 dollars) – approximately $8 million and $12 million west and east of 228th Avenue SE, respectively.

The District will collect connection charges for the provision of water and sewer service and facility improvements to new developments in the Town Center area. The costs for District installed facilities (see Processes section following) may be recouped through collection of Local Facility Charges (LFCs) for 8-inch diameter water and sewer mains or Special LFCs for the larger mains required to serve non-single-family developments.

The construction of the water and sewer facilities will need to consider that the Town Center will be built in phases. Unless the specific needs for water and sewer service are considered in determining the order of phased construction, offsite water and sewer improvements may be required to provide service.

Processes to Install Water and Sewer Facilities

In situations where the City capital public works projects are used to construct new roads or other access routes, the District expects to participate in and construct the new water and sewer facilities as a District Capital Improvement Project.

For situations where the roads or access routes are being constructed by a private developer, the developer would be required to install the new water and sewer facilities under a Developer Extension Agreement with the District. The developer is responsible for paying for the design, permitting and installation of the water and sewer facilities. If the facilities installed by the developer have the potential to provide direct service to other properties, the developer may enter into a Reimbursement Agreement with the District. This agreement allows reimbursement from those properties for a period of 15 years, when they connect to the developer-constructed water/sewer facilities.

Water Facility Design Considerations

Water mains are normally located in roads and other access routes.

Additional water mains may be required, depending on the layout of the buildings and appurtenance requirements for water service connections, irrigation, and fire protection.

Water mains shall be looped wherever possible to improve reliability, fire protection, and water quality.

The size of the water mains required is determined in part by the development type. In general, single-family developments may be served by 8-inch diameter water mains, while all other types of development (commercial, multi-family, including townhomes, public/institutional, etc.) may be served by 12-inch diameter water mains.

Existing Water Mains to Be Replaced

The existing 8-inch water main on SE 4th Street will need to be replaced with a 12-inch water main from 220th Avenue SE eastward to the end of an existing 12-inch water main, west of the intersection with 228th Avenue SE.

The existing 2-inch water main on 224th Avenue SE will need to be replaced with a network of 12-inch water mains to serve the commercial/mixed-use/multi-family area in the northwest quadrant of the Town Center.

Some water mains on the east side of 228th Avenue SE may be 16-inch diameter and function as part of the District's transmission system as well as being part of the water distribution system.

Sewer Facility Design Considerations

All proposed development should be served with gravity sewer service. Providing gravity sewer service may require that sewers be located on the downhill side of some buildings, particularly in the northwest portion of the Town Center area.

Sewers should be located within roadways or other access routes. Vehicular access must be provided to all manholes for maintenance, with either drive-through provisions or defined turnaround areas for large tractor trucks.

Space should be provided between buildings to route sewers to the main collection sewers.

The new sewer mains within the Town Center area will be 8-inch to 12-inch diameter.

Level of Service (LOS) Standards

This plan adopts the existing policies and LOS standards contained in the City of Sammamish Comprehensive Plan. Goal CF 3 addresses the following: "Provide adequate public facilities concurrent with the impact of new development." The policy that supports this goal states, "The City should ensure public facilities and services are provided concurrent with the impact of new development or redevelopment, including storm water, roads, and local parks. Require that non-City public facilities are provided concurrent with the impact of new development or redevelopment, including water and wastewater. Consistent with the GMA, road improvements may be provided at the time of or within six years of development."

Proposed New and Expanded Facilities

Table 1 summarizes future City of Sammamish capital projects, not including other jurisdictions' public investments (essentially utilities), and private sector investment in infrastructure for development As noted above and in the Transportation section, the development of the Town Center will require capital investment within the planning area and may also require capital facilities investment beyond the Town Center boundaries. City public investment is also broken down by projects to be undertaken within the Town Center and those projects that must be built outside of the Town Center to manage impacts beyond the Town Center boundary.

These actions are generally projected to be constructed during the course of Town Center development in the succeeding 20 years. Along with the adopted comprehensive plan, this list serves to guide the city's on-going 6-year transportation improvement plan (TIP) and capital improvement plans (CIP). For the Town Center plan, the figures are used as inputs to the financing plan in this chapter.

Table 1. Capital Projects for Town Center Development

Location/Description	Length/Area	Cost[1]
Roadways and Associated Storm Water Projects In Town Center Area		
SE 4th Street Upgrade from approximately 218th Pl. SE to 228th Ave. SE. New 3 lane roadway with median, bike lanes, concrete curb and gutter, sidewalk, planter strip and landscape median with trees where possible. (See Implementation Action #1 in the Transportation element)	3,300 feet	$20,000,000
SE 4th Street Extension Eastside Catholic High School entry road. Currently being constructed but has a narrower cross-section than what is identified in the conceptual street cross-sections. (See Implementation Action #2 in the Transportation element)	1,450 feet	$5,410,000
Northwest Connector Road Extension of E Main St. from 228th Ave. SE to SE 4th St. New 2 lane roadway w/either parking, concrete curb & gutter, sidewalk, trees, in pots or bike lanes, sidewalk, swales. Includes storm water facilities associated with roadway. (See Implementation Action #3 in the Transportation element)	1,850 feet	$5,710,000
Roadway Projects Outside Town Center[2]		
SE Duthie Hill Road SE Duthie Hill Road east of Beaver Lake Rd. Widen to three 11' lanes, a 6' sidewalk, 5' planter strip and 5' bike lane on the east side only; construct 8' shoulder on west side. (See Mitigation Action #2 in the Transportation element)	2,000 feet	$12,120,000

Location/Description	Length/Area	Cost[1]
Parks		
Approximately 2.7 miles of public trails.	14,256 feet	$356,400
Development of walking bridges and structures.		$500,000
Pre-design of potential pedestrian overpass across 228th Ave. SE.		$100,000
Acquisition of critical wetlands buffers and sensitive areas to allow for better management of wetlands.	11 acres	$950,000
Open Space Acquisition		
Opportunities that present themselves to acquire open space for civic purposes.		$4,000,000
Storm Water		
There may be opportunities for the City to undertake exemplary storm water management projects that can, over time, be recaptured from private developers. The City may incur costs of initial financing and design.		$3,000,000
Basin Analysis and Preliminary System Design		$500,000
Total City Costs for Infrastructure		**$52,646,400**

Notes:

1. *Project estimates in 2007 dollars based on build-out of residential, commercial, and institutional development in the Town Center.*
2. *Consistent with the methodology for the City's Impact Fees 2006 Amendments, Town Center's share of mitigation project costs would be something less than 100% and could be based on the percentage of capacity needed by Town Center versus the total capacity created by the project*
3. *Residential cost estimates assume 2,000 dwelling units with an average floor area of 1,500 square feet and construction costs ranging from $240-$300/square foot depending on the housing type.*
4. *Commercial cost estimates assume 600,000 square feet of floor area with construction costs averaging $400 per square foot.*

Financing Plan Summary

City investments required to support development of Town Center include capital investments in infrastructure located within Town Center boundaries, along with infrastructure outside of Town Center boundaries. In addition, annual City operation costs will increase as people and businesses move into Town Center, along with civic uses, such as parks, open space and community services.

Current analysis suggests that Town Center implementation would require more than $80 million in new City investments and increased operation costs, of which $18 million consists of new reserve roadway capacity that would unavoidably come with new roadways and expansion.

Town Center would bring in municipal revenues through 2027 matching the costs, net of revenues the City would otherwise receive under a “no action” scenario for Town Center implementation. Figure 72 provides an overview of the major components of sources and projects. Figures 73 and 74 break out these components into Capital and Operations finances, with additional detail as discussed in the following sections.

City Capital Investments and Operating Costs

Capital Investments

Capital investments for infrastructure costs within Town Center include building the major arterials to circulate traffic through Town Center and to facilitate access to activity nodes within Town Center. Costs include right of way acquisition, road construction and storm water management systems ($43 million in new roadways and $3.5 million in storm water infrastructure, based on construction costs estimated for 2008). Additional capital investments include parkland acquisition and related development (approximately $2 million) and open space acquisition ($4 million).

Operating Costs

Operating cost increases include citywide operating costs for police, fire and all other City staff and operational expenses. Estimates include a per capita basis, driven by household population expected to live in Town Center ($15 million through 2027, expressed in 2008 dollars based on 2007 costs).

Revenues

Revenues to the City will increase with Town Center implementation, based on existing policies and tax laws. In addition, the City will adjust the citywide impact fees for transportation improvements based on capital costs for transportation citywide along with increased development within Town Center. State and local laws require some revenue sources to cover capital costs only, while other sources cover operating costs.

Capital Revenues

For capital costs, existing sources of revenues that will increase include revenues for roads and parks from real estate excise taxes (estimated to be more than $2 million for roads and $2 million for parks, all in 2008 dollars). Revised impact fee rates and other potential policies, such as a potential local improvement district or transportation benefit district, will make up the remaining differences.

Operations Revenues

Revenues devoted to operating costs include retail sales tax, city permit fees and user taxes, and property tax revenues, with a sum total of $31 million through 2027.

Sales tax includes revenues from retail operations within Town Center, based on trends of taxable retail sales elsewhere in Sammamish. In addition, Sammamish receives an allocation of retail sales tax from the State, based on local population and statewide sales tax trends. The implementation of the State's streamlined sales tax policy also brings revenues into Sammamish, as local residents take delivery on purchases made elsewhere. Finally, Sammamish receives a collection of revenues from the State based on citywide population. Altogether, sales tax revenues and State allocation revenues would be expected to increase by a sum total $16 million through 2027, with implementation of Town Center (net of the same revenues from a no action scenario).

Projected property tax revenues assume assessed values consistent with new construction in Sammamish, with an assumption that no levy lid lift occurs in the City through 2027. Under these assumptions, the City's portion of property tax revenues from Town Center would be expected to total $1 million through 2027 (net change in property tax revenues from Town Center implementation).

Permit and user fees are direct revenues received from development of the plan, totaling $8 million.

Initial Public Town Center Implementation Projects - Expenses	$86
Land Assembly for Initial Parks & Open Space	$5
Parks Development	$1
New Roadways	$43
Prior Investments: New revenues	$18
Stormwater	$4
Operations	$15

Initial Public Town Center Implementation Projects - Sources	$99
Potential Sources: Impact Fees, LIDs, TBDs, others	$64
Known Sources: REETs, Permits, Property Taxes, Sales Taxes	$35
Difference	$13

** Potential public revenue sources include creation of a Town Center local improvement district, transportation benefit district, impact fees, or others.*

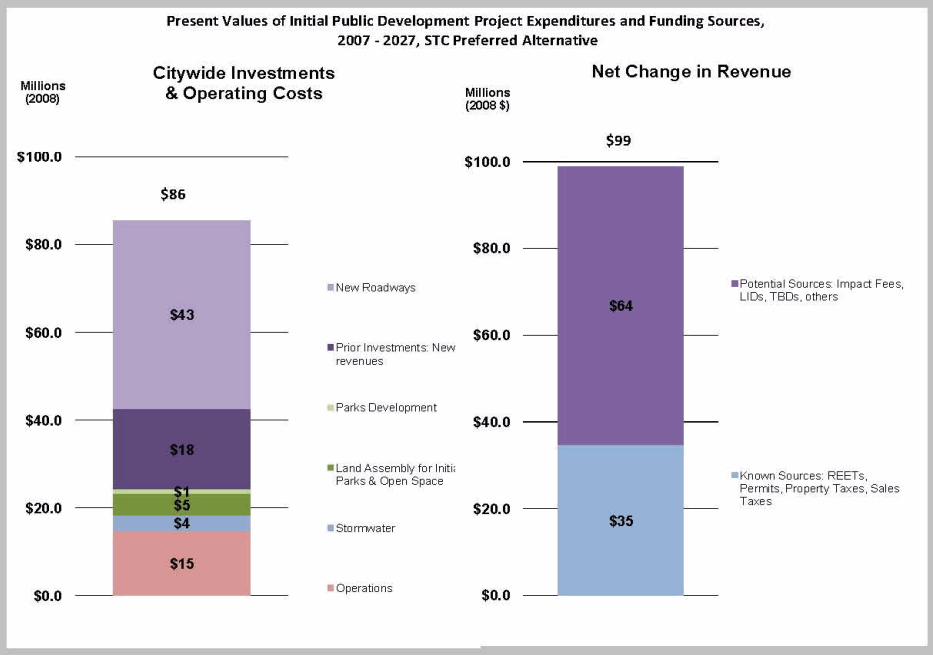


Figure 72. Financial summary of initial public projects for the Town Center.

Initial Public Town Center Implementation Projects - Capital Expenses	$71
Land Assembly for Initial Parks & Open Space	$5
Parks Development	$1
New Roadways	$43
Prior Investments: New impact fees	$18
Stormwater Infrastructure	$4

Initial Public Town Center Implementation Projects - Capital Sources	$69
REET - Parks	$2
REET - Transportation	$2
Impact Fees - Parks (current policy)	$4
Potential Sources: Impact Fees, LIDs, TBDs, others	$60
SWM Capital Facilities Charges	$0.3

Revenues - Expenditures Balance *	-$2

** Potential additional revenue sources might include creation of a Town Center local improvement district, transportation benefit district, impact fees, or others.*

Figure 73. Initial projects: Capital facilities and revenues.

Initial Public Town Center Implementation Projects - Expenses	$15
City Operations & Public Services Expenditures	$15

Initial Public Town Center Implementation Projects - Sources	$31
Sales Taxes & Revenue Returned From State	$16
Property Taxes	$6.8
Building Permit and User Fees	$8

Revenues - Expenditures Balance *	$16

** Potential public revenue sources include creation of a Town Center local improvement district, transportation benefit district, impact fees, or others.*

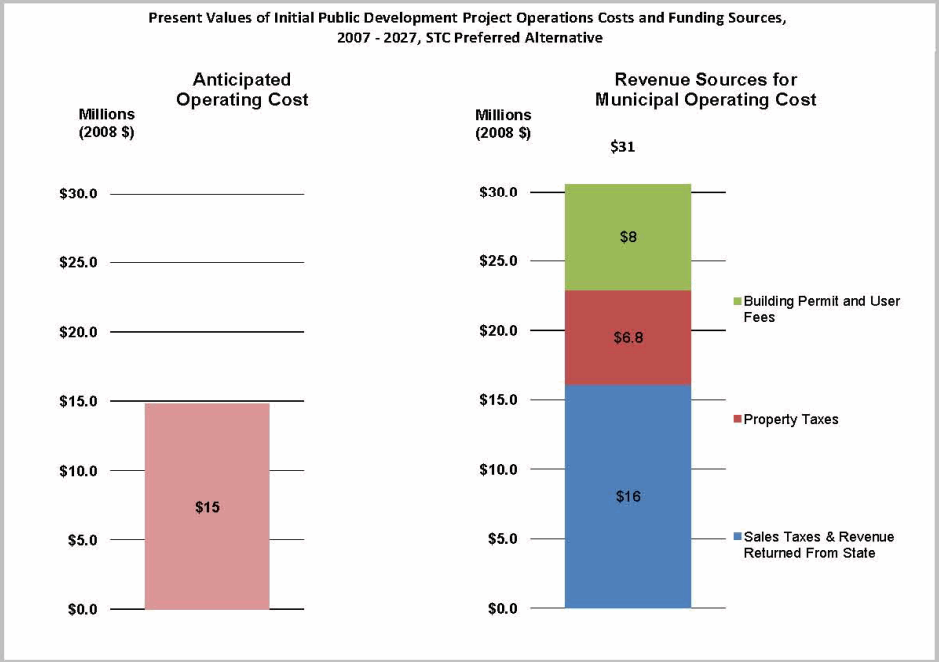


Figure 74. Initial projects: Operations services.

Private Sector Development Costs of Infrastructure

On-site infrastructure costs borne by the property owners must also be considered as part of development. This is especially true in the Town Center as much of the development will require private construction of access roads, utility lines and landscaping.

Capital Infrastructure Financing Options

The adopted policy in Sammamish is to ensure that "growth pays proportionate costs of capital facilities required to serve the growth," or, more simply, that "growth pays for growth." (See Comprehensive Plan Goal CF-7.) In 2006, Sammamish undertook an update of the City's transportation and parks impact fee ordinances. That process involved a rigorous analysis of costs, evaluation of proportionate shares among current residents and new growth, and a statutory review.

To implement the Town Center Plan and integrate the financial costs and revenues with the City's current financial program, including impact fees, some additional review and analysis will be necessary. Specific strategies will be developed and proposed along with the recommended implementing regulations.

In addition to impact fees, a number of financing options exist to provide the necessary facilities to serve the development contained in the Town Center Plan. The options may include:

- Local Improvement Districts (LID) that can finance public improvements for specific geographic areas.
- Transportation Benefit Districts (TBD). Revenues derived from such districts are used to provide transportation improvements for a specific geographic area.
- Acquisition of land, exchange of land, or leasing of land for infrastructure or to increase the feasibility of potential development.

- Bonding to provide for capital projects such as structured parking, supported by defined or general revenue streams.
- Latecomers fees, where the public sector can front the cost of infrastructure development and receive back developer fees as development occurs.
- Dedication of land as a developer requirement.
- Requirements for developers to construct specific site improvements that could include open space, trails, parking facilities, environmental mitigation improvements, roadways, etc.
- Incentives related to zoning that provide developers with increased development options if development is designed to achieve specific public policy goals.
- Washington State currently related to projected revenue streams from retail sales tax).
- Other.

Many of these options can be designed to maximize desired goals in the plan. As a part of developing an implementation strategy for the Town Center Plan, the consultants and City staff will undertake a review of these options to determine which achieve the goals of the plan with the greatest feasibility and effectiveness.

Goals and Policies

The City's Comprehensive Plan addresses capital facilities and states a number of goals related to them. Three of those goals are especially relevant to this Town Center planning process. They are as follows:

- **GOAL CF-3:** Provide adequate public facilities concurrent with the impact of new development. ***(VII-34)***
- **GOAL CF 7:** Ensure growth pays proportionate costs of capital facilities required to serve the growth. ***(VII-37)***
- **GOAL CF 8:** Locate and design capital facilities to realize the community vision and to be compatible with surrounding land uses and the environment. **(VII-37)**

In accordance with these goals, the following Town Center goals (TCCF) and policies are recommended

Goal TCCF-1 Ensure that capital improvement costs are distributed equitably.

TCCF-1.1 Establish funding distributions so that private development pays for itself, either in terms of direct improvement costs or in terms of long term revenue to the City.

TCCF-1.2 Identify cost effective financing mechanisms for public improvements. Explore potential sources of revenue, including local improvement districts, bond financing, grants, impact fees development process, and other resources.

TCCF-1.3 Assure that the Town Center capital project program is coordinated with the citywide Capital Improvement Plan. Coordinate public expenditures with private investment to ensure effective leveraging of public investment.

TCCF-1.4 When funding capital facilities projects, identify which capital improvements are solely for the benefit of the property owner and which include a benefit to the general public.

TCCF-1.5 Identify appropriate development cost sharing for public and private sectors.

Goal TCCF-2 Ensure that infrastructure and capital facilities are sufficient to support growth.

TCCF-2.1 Continue to evaluate and analyze the cost structure of development by enhancing and fine-tuning the City's economic model.

TCCF-2.2 Periodically re-evaluate land use provisions and adequacy of capital facilities to determine if the projected development can be supported. Revise land use policies and regulations if necessary so that new development can be supported with adequate facilities.

Recommended Implementation Actions

1. **Develop an infrastructure phasing plan consistent with the Comprehensive Plan and Town Center Plan goals and policies.** See the **Implementation** chapter for the full list of actions and more information on phasing. This is scheduled for 2008/2009.
2. **Update impact fees ordinance to provide for revenues anticipated in this plan.** This is scheduled for 2008/2009.
3. **Adopt annual Transportation Improvement Plans.** The first plan is scheduled for the 2009 City budget.
4. **Account for Town Center capital facilities element funding in the two year budget process.**

V. Implementation

As noted earlier, implementation of the City's vision for its Town Center will be challenging because of physical conditions, small property ownerships, and need to complete infrastructure. This means that creation of a Town Center will require assertive action on the part of the City that combines regulatory standards, public/private master planning, and both public and private infrastructure investment.

The regulatory measures will build on the City's current codes, adding more specific standards and guidelines to address site planning, design, access, open space, design quality, and green infrastructure/low-impact development (LID) objectives.

The development of integrated mixed-use nodes will require either the coordination of multiple property owners or the assembly of land so that integration of buildings, uses, circulation, and open spaces can be coordinated and infrastructure provided efficiently. Therefore, this plan recommends that master planning be required in areas designated for mixed-use zones. The City will need to establish a process for joint City/property owner master planning as part of its regulatory program.

Infrastructure will be funded jointly by the City, service providers, and private development. Developers will pay for development costs; the City will pay for those elements where the general public enjoys the benefits; and funding will be allocated according to the relative amount of public and private benefits arising from a specific road, utility, or amenity construction.

Thinking in broad terms, there are roughly three phases or steps of public actions to consider. The first step, to be accomplished in 2007 and 2008, is to adopt this plan and implementing regulations, including a process for master planning mixed-use nodes. Refinement of roadway and utility planning and standards and sub-basin storm water

management systems should be substantially completed in 2008. This planning should identify lands to be acquired for needed public facilities. Step 1 efforts would provide the framework necessary for private development of individual sites and the master planning of mixed-use nodes.

Step 2 includes active City assistance to mixed-use property owners in encouraging the preparation of master plans and acquisition of identified parcels to provide public facilities, storm water management improvements, and public open space/environmental enhancements.

Step 3 features the construction of connector roads and public trails, processing of individual permit applications, master planning of mixed-use nodes, and monitoring of conditions relevant to the City's vision, especially environmental conditions.

Table 2 on the following page lists the recommended public actions and suggests time frames and participants. In the table, the starting date (S) indicates the beginning of project planning and the completion date (C) indicates completion of construction or adoption, if a regulatory measure.

Table 2. Implementation

	Timing (S - start C - complete)	Lead Party	Comments
Land Use			
1. Adopt this plan and implementing regulations.	S - 2008 C - 2009	Planning	Proceed immediately upon adoption of this plan.
2. Establish a mixed-use node master plan process.	S - 2008 C - 2009	Planning	Proceed immediately upon adoption of this plan.
3. Explore TDR program provisions.	S - 2008 C - 2009	Planning	Proceed immediately upon adoption of this plan.
Transportation			
Actions			
1. Improve SE 4th Street. *	S - 2009 (planning)	Public Works	Needed to support west sector development. Also refer to *Design* Action #2.
2. Convert Eastside Catholic's access road to a public street.*	S - 2009 (planning)	Public Works	Needed to support east sector development.
3. Develop connector roads.*	S - 2009 (planning)	Public Works	Also refer to *Design* Action #2.
4. Extend 232nd Avenue SE southeasterly.*	S - 2009 (planning)	Public Works	Also refer to *Design* Action #2.
5. Develop local access roads. *	With master planning	Planning	Privately developed. Also refer to *Design* Action #2.
6. Install a traffic signal at the future intersection of SE 8th Street/ southeast connector road.	With adjacent development	Public Works	
7. Adopt standards emphasizing structured parking.	S - 2008 C - 2009	Planning	Part of *Land Use* Action #*1*.
8. Adopt parking location and design standards.	S - 2008 C - 2009	Planning	Part of *Land Use* Action #*1*.
9. Provide on-street parking.	With street construction	Public Works	Part of street design.
10. Adopt shared-parking standards.	S - 2008 C - 2009	Planning	
11. Implement parking management in the mixed-use nodes.	When master planned	Planning	
12. Establish minimum and maximum parking requirements.	S - 2008 C - 2009	Planning	Part of *Land Use* Action #*1*.

V. Implementation

	Timing (S - start C - complete)	Lead Party	Comments
13. Explore options for a public parking garage.	With master planning	Planning	
14. Construct sidewalks on all Town Center streets.	With road construction	Public Works	
15. Construct primary trails.	S - 2009 C - 2013	Parks	Incremental construction over time or as funded by a bond measure.
16. Construct on-street bicycle facilities.	With road construction	Public Works	
17. Construct pedestrian overpass over 228th Avenue SE.	When warranted	Planning and Public Works	Evaluate need as development progresses.
18. Design roads to accommodate transit use.*	S - 2009 C - ongoing	Public Works	Coordination with Metro.
19. Coordinate transit with King County/Metro and Sound Transit.	S - 2008 C -ongoing	Planning and Public Works	
20. Coordinate transit with local high schools.	S - 2008 C - ongoing	Planning	Encourage TDM measures.
21. Explore options for a circulator bus route.	S - 2008 C - when warranted	Planning and Public Works	Also consider if Metro routes can provide this.
Mitigation			
1. Improve 212th Avenue SE/SE 8th Street intersection.	When warranted	Public Works	
2. Enhance SE Duthie Hill Road.	When warranted	Public Works	
3. Upgrade 218th Avenue SE/SE 8th Street corridor.	When warranted	Public Works	
4. Conduct TDM activities.	S - 2009 C - ongoing	Planning and Public Works	
* *Include traffic calming measures for roadways in the Town Center where appropriate, per T-3.5.*			
Open Space			
1. Refine the trail plan.	S - 2009 C - ongoing	Planning and Parks	Town Center can provide many "missing" trail links.
2. Adopt design standards for trails and sidewalks.	S - 2008 C - 2009	Parks and Public Works	

	Timing (S - start C - complete)	Lead Party	Comments
3. Purchase land and begin planning the green spine.	S - 2008 C - with development	Public Works with Planning and Parks	Follows *Natural Systems #1* and *#5*.
4. Continue civic complex master planning.	S - 2008 C - 2009	Planning with Parks and Public Works	
5. Plan for civic facilities to ring the Commons.	S - 2008 C - ongoing	Planning and Parks	
6. Acquire and enhance portions of environmentally critical areas.	S - 2008 C - ongoing	Parks with Planning and Public Works	
Natural Systems			
1. Develop a storm water management plan.	S - 2008 C - 2009	Public Works with Planning	Based on sub-basin analysis.
2. Adopt integrated storm water management standards for development.	S - 2008 C - 2009	Planning and Public Works	Part of *Land Use #1*.
3. Require regional storm water facilities in mixed-use nodes.	S - 2008 C - 2009	Planning	Part of *Land Use #1* and *#2*.
4. Emphasize ecological functions in design guidelines.	S - 2008 C - 2009	Planning	Part of *Land Use #1*.
5. Evaluate the feasibility of a green spine open space.	S - 2008 C - 2009	Public Works with Planning	Follows *Natural Systems #1* and *#3*.
6. Establish roadway design standards that minimize runoff.	S - 2008 C - 2009	Public Works with Planning	As part of developing roadway standards (*Design #2*).
7. Revise the locations of designated wildlife corridors.	S/C - 2008	Planning	Implement concurrent with plan adoption.
Design			
1. Adopt design guidelines and a design review process.	S - 2008 C - 2009	Planning	Part of *Land Use #1*.
2. Develop roadway standards with streetscape elements.	S - 2008 C - 2009	Planning and Public Works	Needed prior to *Transportation (Actions) #1* through *#5.*
Housing			
1. Adopt land use regulations that accommodate desired residential development.	S - 2008 C - 2009	Planning	Part of *Land Use #1*.

	Timing (S - start C - complete)	Lead Party	Comments
2. Adopt design guidelines and a design review process.	S - 2008 C - 2009	Planning	Part of *Land Use #1* and *Design #1*.
3. Require residential developments to provide affordable housing.	S - 2008 C - 2009	Planning	Begin formulation of a strategy including *Housing #3* through *#8.*
4. Encourage affordable housing above the minimum 10 percent requirement.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
5. Allow affordable dwelling units to be provided off-site.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
6. Require a recorded sustained affordability agreement.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
7. Explore TDR program provisions.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
8. Explore a Multi-family Tax Abatement program.	S - 2008 C - 2009	Planning	Combine with *Housing #3* through *#8*.
Capital Facilities and Utilities			
1. Develop an infrastructure phasing plan consistent with the Comprehensive Plan and Town Center Plan goals and policies.	S - 2008 C - 2009	Planning	
2. Update impact fees ordinance to provide for revenues anticipated in this plan.	S - 2008 C - 2009	Planning/ Finance	
3. Adopt annual Transportation Improvement Plans.	S - 2009 C - ongoing	Public Works	Annual City budget process
4. Account for Town Center capital facilities element funding in the 2 year budget process.	S – 2009/2010 C - ongoing	Planning/ Finance	

Appendix 1: Regulatory Directions

Table A-1. Zone-Specific Regulatory Guidance

Zone: *(See Figure 21 on page 25 for zone locations)*	A Commercial Focus	B Residential Focus	C Low-Intensity Residential	D Civic Campus	E Reserve
Allocated dwelling unit density (du/gross developable acre): base - maximum[1]	16-40	8-20	4-8	8-20	0
Allocated commercial square footage/gross acre[2]	See breakdown[4]	See notes[5]	None	0-10,000[3]	None
Minimum density	20 du/acre[6]	8 du/acre[7]	None	None	None
Maximum height	6 stories (5 stories E of 228th)	4 stories	3 stories	5 stories	35 feet
Master planning[8]	Required	May opt in for commercial uses	Encouraged	Encouraged	None
Structured parking	9	9	9	9	

NOTES

1. *Allocations are based on 138 developable acres in the Town Center and the ability to achieve up to 2,000 total dwelling units. "Gross developable acre" includes new roadways but not critical areas and buffers. Should the designated wetland buffers be reduced or expanded from what's currently shown in this plan, the allocations shall be adjusted accordingly.*
2. *In-structure parking and vehicular access areas shall not be counted as floor area in calculations.*
3. *Residential or commercial development may be allowed in Zone D as part of an approved master plan.*
4. *Commercial square footage allocation:*
   Zone A-1: 200,000 square feet.
   Zone A-2: 90,000 square feet.
   Zone A-3: 90,000 square feet.
   Zone A-4: 70,000 square feet.
   Zone A-5: 20,000 square feet.
   Up to 130,000 square feet of additional commercial floor area is available through bonuses.
5. *Properties in Zone B may include some commercial space, as determined by the City, if it is contiguous to an A zoned property and included in an approved master plan. Since there is no commercial space allocation for B Zones, such space must be allocated from the pool of additional commercial space allocation at the City's discretion or purchased or transferred from another property.*
6. *Mixed-use developments may include retail, office, and residential components. Development regulations should address mechanisms to achieve densities and intensities for new development consistent with the policy direction in this plan.*
7. *Each development site shall achieve a dwelling unit density of at least 8 dwelling units per gross developable acre.*

8. *Master planning must be as approved by the City and indicate:*
   - *Amounts and locations of proposed land uses.*
   - *Roads and connections to activities.*
   - *Open space and pedestrian connections.*
   - *Surface water management facilities and practices.*
   - *Maximum height and bulk of buildings.*
   - *Landscape concept or guidelines.*
   - *Architectural concept or guidelines.*

   Master plans must demonstrate to the City's satisfaction that the elements of the Town Center Plan are met.

   Property owners outside but contiguous with Zone A may opt into the master planning process and receive additional use allocation at the City's discretion.
9. *A minimum percentage of on-site parking must be provided within structures. The City may grant flexibility to this requirement, provided the design minimizes pedestrian and environmental impacts.*

See policies in this plan for elaboration and intent.

Table A-2. Allowed Building Types

Use or Building Type[1,2]	Zone					
	A (west[3])	A (east[4])	B	C	D	E[5]
Single-Family Residential	X	X	●	●	X	●
Cottage Housing	X	X	●	●	X	X
Townhouse (attached single-family residences)	MP	MP	●	●	C/MP	X
Multiple-Family Residential (apartment flats) [6]	MP	MP	●	X	C/MP	X
Mixed-Use	MP	MP	MP	X	C/MP	X
Commercial Office	MP	MP	MP	X	C/MP	X
Commercial Retail[7]	MP	MP	MP	X	C/MP	X
Institutional or Public	●	●	●	●	●	X

● = *Allowed outright*

X = *Not allowed*

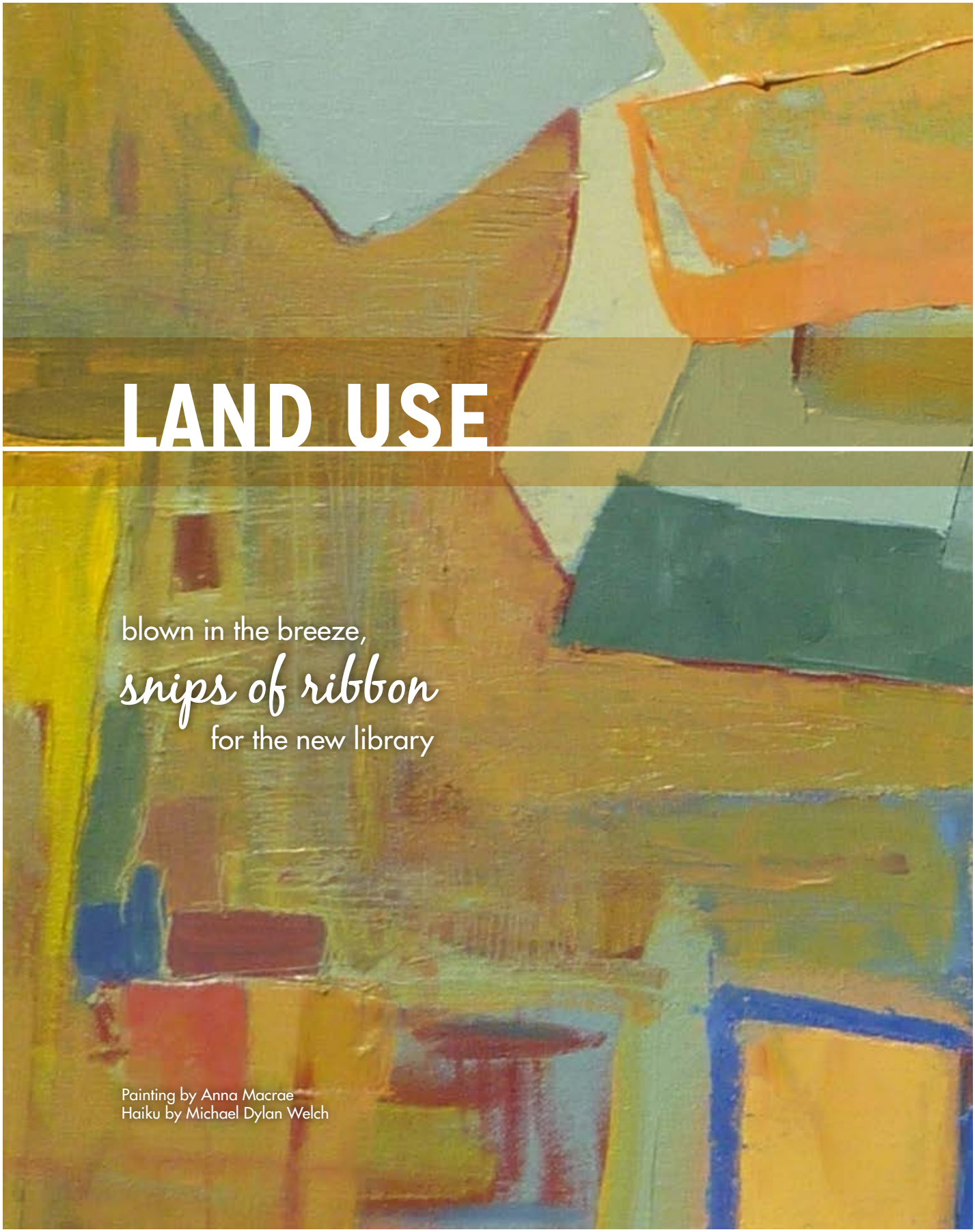
MP = *Allowed as part of an approved master plan*

C = *Allowed as a conditional use*

NOTES

1. *In addition to the provisions in the above tables, development must adhere to design guidelines and standards, the Low-Impact Development and other storm- water requirements of this plan and applicable city ordinances, building and fire codes, tree retention ordinance, and standards for streets.*
2. *Development regulations shall address compatibility issues related to zone transitions.*
3. *A (west) applies to areas west of 228th Avenue SE.*
4. *A (east) applies to areas east of 228th Avenue SE.*
5. *E designation is intended to allow for current land uses to remain while preserving the opportunity for future development.*
6. *Include three story walkups (attached and detached) and other innovative designs.*
7. *Includes recreational uses.*

City of Sammamish Washington


LAND USE
blown in the breeze,
snips of ribbon
for the new library
Painting by Anna Macrae
Haiku by Michael Dylan Welch

Land Use Goals

Goal LU.1 Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.

Goal LU.2 Preserve and enhance the natural features, quality, character and function of the City's residential neighborhoods.

Goal LU.3 Promote the four designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate.

Goal LU.4 Ensure that public facilities support and strengthen community character.

Goal LU.5 Provide for planned population and employment growth and maintain the City's suburban patterns.

Goal LU.6 Promote development design that maintains a harmonious relationship with the natural environment.

Goal LU.7 Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.

Goal LU.8 Participate in inter-agency partnerships to address regional planning issues.

Goal LU.9 Encourage sustainable development.

Goal LU.10 Identify, protect, encourage and preserve historic, cultural and archaeological resources.

Goal LU.11 Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.

LAND USE

Introduction

The Land Use Element guides future use of land in Sammamish and helps to ensure the City's high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, encourage community open spaces, foster a sense of community, reflect current and historic character, and keep new growth context sensitive with existing development. It recognizes the auto-oriented legacy of historic development patterns, and sets policies to continue suburban patterns that are more walkable and promote good human health. Lastly, it aims to be part of a coherent regional whole by coordinating planning efforts with neighboring cities, special districts, and King County.

"Fourth on the Plateau" at Sammamish Commons

Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, land use policies promote opportunities for sustainable development patterns, active transportation, access to healthy foods, and social connectedness.

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land

that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Information contains the background data and analysis that provide the foundation for the Land Use Element goals and policies.

Varying land uses in Sammamish, including the Farmer's Market, local businesses and a school.

Goals and Policies

Goal LU.1 **Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.**

Policy LU.1.1 *Establish land use policies and regulations that promote a safe, healthy and engaged residential community with a range of housing options, safeguard the environment and foster a sense of community.*

For more information, see the Current Zoning Section in Volume II.LU, page LU.9.

Policy LU.1.2 *Promote complementary and compatible development and smooth transitions between differing land uses.*

Policy LU.1.3 *Recognize and preserve the natural environment as an important element of the City's identity.*

For more information, see the Natural Environment Section in Volume II.LU, page LU.4 and Background Figure LU–1 on page LU.5.

Policy LU.1.4 *Where appropriate, develop design guidelines and development regulations to support the following:*

- *a Compatibility with natural site features*
- *b Retention of trees and native vegetation*
- *c Low impact development*
- *d Development at a scale and character appropriate to the site*
- *e Design that supports the human scale*
- *f Design that reflects community character*
- *g Landscaping to enhance building and site appearance and function*
- *h Integrated and connected access for bicycles, pedestrians and vehicles*
- *i Balanced consideration of automobile and pedestrian/bicycle mobility and safety*
- *j Usable passive and active open space, including community gathering places*
- *k Cohesive design character that minimizes visual clutter*
- *l Sense of personal safety*

Human scale development

Commercial landscaping

Goal LU.2 **Preserve and enhance the natural features, quality, character and function of the City's residential neighborhoods.**

Policy LU.2.1 *Promote a variety of housing types to meet all housing needs.*

Policy LU.2.2 *Support design variety, such as variation in facade and rooflines, flexible setback standards, excluding the perimeter of developments, and other design features in accordance with other applicable codes to enhance neighborhood character.*

Renaissance Ridge neighborhood gateway

Policy LU.2.3 *Periodically review housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, parking and other standards in the residential development standards.*

Please see the Housing Element for additional housing and residential neighborhood goals and policies.

Clustered development *is the grouping of buildings on small lots within a development site in order to preserve sensitive natural features and open space.*

Policy LU.2.4 *Establish a program to acquire property for public purposes consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights or easements, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include: protection of environmentally sensitive areas, preservation of view corridors, preservation of parcels that convey a unique sense of the community's character or historical tradition, parcels to provide breaks in development patterns along designated arterials, passive and active recreation opportunities.*

Policy LU.2.5 *Promote clustering to preserve open space, retain significant natural features and reduce surface water runoff, where appropriate.*

Policy LU.2.6 *Where feasible, design stormwater facilities to provide supplemental benefits, such as pollinator and wildlife habitat, recreation, trails and enhancement of community character.*

Policy LU.2.7 *Consider site and design measures in residential areas to:*

a *Ensure that stormwater facilities enhance neighborhood character, whenever possible*

b *Promote privacy*

c Preserve vegetation, protect the natural environment and encourage planting of trees and native vegetation

d Provide passive recreation, including trails where appropriate

e Develop compatible services, recreation and gathering places within walking/bicycling distance of homes

Policy LU.2.8 *Infill development should be encouraged in areas which:*

a Transition between single family residential and other uses or densities

b Are served by an arterial street system with sidewalks

c Have nearby pedestrian access to public transit services

d Are located within one-quarter mile of a neighborhood park or recreation area

Pedestrian oriented commercial development in Sammamish

Policy LU.2.9 *Ensure non-residential uses—including but not limited to schools, religious facilities, group residences and similar uses—in residential zones minimize impacts to existing uses and surrounding single family residences. Such non-residential uses should be compatible with the supporting neighborhood to the extend authorized by law.*

Goal LU.3 **Promote the four designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate.**

Policy LU.3.1 *Town Center and the designated Commercial Centers should provide for a lively mix of activities, such as:*

a Specialty retail and restaurants

b Professional services

c Pedestrian walkways and transit access

d Civic, community service, community gathering and recreational uses

Public art feature at Sammamish Commons

Sammamish Commons

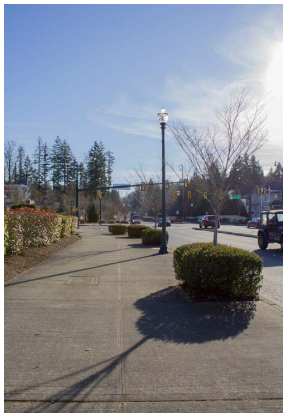
Policy LU.3.2 *Develop subarea plans and design guidelines for designated Community Centers/Commons to support long term compatibility and vitality.*

Policy LU.3.3 *Review and update performance standards to ensure that new and expanding businesses restrict adverse impacts including but not limited to: noise, vibration, smoke, fumes, surface or ground water pollution, air pollution, hazardous wastes and risk of explosion.*

Policy LU.3.4 *Support education and training programs through cooperative planning efforts with other agencies.*

Policy LU.3.5 *Foster public/private partnerships to implement economic development programs and projects.*

Policy LU.3.6 *Consider adding an economic development element to the Comprehensive Plan.*



Enhanced landscaping on 228th Ave SE

Goal LU.4 **Ensure that public facilities support and strengthen community character.**

Policy LU.4.1 *Create community landmarks and promote identity through public art and public/semi-public development.*

Policy LU.4.2 *Enhance the visual character and function of stormwater management facilities through creative features, such as fountains and ponds, and innovative use of evolving technologies.*

Policy LU.4.3 *Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping, including native plantings, and street furniture to enhance community character.*

Policy LU.4.4 *In order to promote dark skies, lighting should be appropriate to the task and located and shielded to reduce light trespass on the surrounding area.*

Goal LU.5 Provide for planned population and employment growth and maintain the City's suburban patterns.

For more information, see the Growth Targets Section in Volume II.LU, page LU.7.

Policy LU.5.1 *Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses.*

Policy LU.5.2 *Through the future land use pattern, promote a variety of housing, including affordable opportunities, reduce external vehicle trips and related traffic congestion patterns.*

Policy LU.5.3 *Establish and maintain a Comprehensive Plan Future Land Use Map, included as Figure LU–1.*

For more information, see the Land Use Map Section in Volume II.LU, page LU.9.

Goal LU.6 Promote development design that maintains a harmonious relationship with the natural environment.

Policy LU.6.1 *Encourage design flexibility, such as lot clustering, to preserve existing site features, including clusters of trees, wetlands, streams, native topography and similar features.*

Policy LU.6.2 *Maximize tree retention and assure replacement where tree retention is not feasible.*

Policy LU.6.3 *Promote retention of existing landscaping and native vegetation to the maximum extent practicable in development.*

Please see the Environment & Conservation Element for additional natural environment policy guidance.

LAND USE DESIGNATIONS

Residential Districts

The residential districts implement Comprehensive Plan policies for housing quality, diversity (such as townhomes, cottage housing, apartments, duplex, and single-family detached), and affordability, and efficient use of land, public services, and energy. The R-1 district should be applied in areas with, or in proximity to, lands with area-wide environmental constraints, wildlife corridors, or in established neighborhoods of the same density. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. The R-4 through R-8 districts, provide for predominantly single detached dwelling units at varying densities. The R-12 through R-18 districts allow for a mix of multifamily development at a variety of densities. Minimum residential densities should be met in the TC-A and TC-B districts. In all residential districts, accessory uses and complementary nonresidential uses may be allowed.

Neighborhood Business

The Neighborhood Business District provides small-scale, convenient, daily retail and personal services for a limited service area, minimizes the impacts of commercial activities on nearby properties, and provides for limited residential development not to exceed R-8 density.

Community Business

The Community Business District provides convenience and comparison retail and personal services for local service areas serving neighborhoods that cannot be served conveniently by larger commercial centers. Compared to the Neighborhood Business District, a wider range of uses are permitted, including small-scale office and mixed-use developments.

Office

The Office District provides for pedestrian and transit-oriented, high-density-employment, office uses together with the potential for complementary retail and urban-density residential development in certain locations.

Town Center

The Town Center designations create a focused mixed-use center for the City, provide opportunity for a variety of housing types and retail and office uses; provide for a comprehensive system of parks, open spaces and trails; establish an efficient circulation system; provide community and civic facilities; establish a distinctive design character; and promote sustainability, including an integrated stormwater management system. The planned development pattern encourages the most intensive development in core mixed-use development areas.

Designations within Town Center include the following:

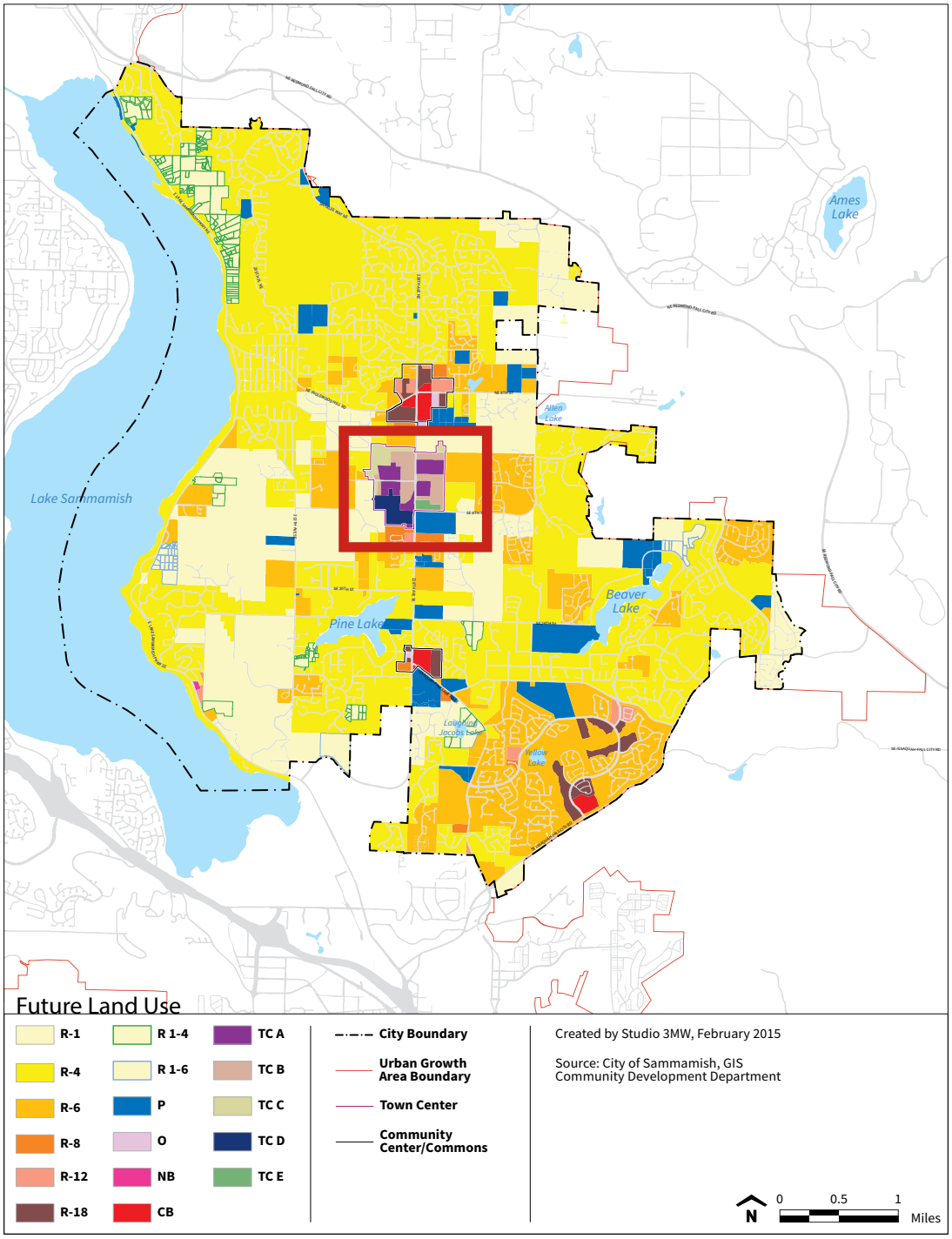
- Town Center A—Commercial focus
- Town Center B—Residential focus
- Town Center C—Lower intensity residential
- Town Center D—Civic campus
- Town Center E—Reserve

The Town Center subarea plan and implementing development regulations provide additional guidance for town center development.

Public Institution

This classification recognizes publicly owned facilities and sites that offer governmental, utility, recreational, educational, and emergency response services to the community.

Figure LU–1
Future Land Use Map



Policy LU.6.4 *Promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies such as infiltration that limit impervious surfaces.*

Policy LU.6.5 *Use flexible development regulations, incentives and open space acquisition (or low density zoning where these measures are not adequate) to protect floodplains, small sensitive lakes, riparian corridors, high value wetlands and unstable slopes from degradation and to encourage linking these environmental features into a network of open space, fish, wildlife and pollinator habitat.*

Goal LU.7 **Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.**

Policy LU.7.1 *Strive for a connected land use pattern that serves the local community and reduces the need to drive.*

See the Transportation and Parks/Open Space Elements for goals and policies addressing walking and biking circulation systems.

Policy LU.7.2 *Adopt land use designations where appropriate that promote efficient transportation systems, including road connections and connectivity between neighborhoods, while preserving or enhancing safe, active transport and the consideration of walking and biking distances in the location of residential, commercial and recreational uses.*

Policy LU.7.3 *Support land use choices that facilitate non-motorized trips.*

Policy LU.7.4 *Integrate land use characteristics, such as densities and key destinations, with planning for road connections and connectivity between neighborhoods, safe active transport trails, bikeways and paths.*

Policy LU.7.5 *Encourage connectivity within a new development and connectivity between a new development and development outside of it by minimizing use of cul-de-sacs.*

Sammamish youth walking and busing home from school

Policy LU.7.6 *Promote neighborhood road connections and connectivity while protecting and enhancing active transport:*

- *a Seek opportunities to connect neighborhoods to existing and planned road and trail systems*
- *b Ensure that neighborhoods are connected and accessible for all modes of travel*
- *c Connect existing road ends with new development, where appropriate*

Policy LU.7.7 *Support road connections and connectivity that enhance safe walking and bicycling routes to schools.*

Policy LU.7.8 *Provide opportunities for urban agriculture, including community gardens.*

Policy LU.7.9 *Encourage opportunities for informal community gathering through streetscape design and landscape standards.*

Policy LU.7.10 *Encourage active civic engagement in the creation of plans, regulations and development proposals.*

Online communication through ***social media*** *also promotes community. Please see the Utilities Element for policies related to telecommunication service in Sammamish.*

Sammamish Farmer's Market

A few of the neighboring jurisdictions, special purpose districts and other organizations that Sammamish commonly works with include:

- *City of Redmond*
- *City of Issaquah*
- *King County*
- *King County Metro*
- *Puget Sound Regional Council*
- *Eastside Fire and Rescue*
- *Lake Washington School District*
- *Snoqualmie Valley School District*
- *Issaquah School District*
- *NE Sammamish Water and Sewer District*
- *Sammamish Plateau Water and Sewer District*
- *Sound Transit*
- *Sound Cities Association*
- *Association of Washington Cities*

Goal LU.8 Participate in inter-agency partnerships to address regional planning issues.

Policy LU.8.1 *Coordinate with the State of Washington, King County and neighboring cities in maintenance and development of major arterials.*

Policy LU.8.2 *Develop long-term plans in coordination with neighboring special districts and general purpose governments; strive to achieve balance in addressing differing needs.*

Policy LU.8.3 *Coordinate future planning and interlocal agreements for annexation areas with appropriate agencies.*

Policy LU.8.4 *Work with King County and neighboring jurisdictions to study and accomplish adjustments to the City's portion of King County's UGA boundary where appropriate, and include as part of Sammamish's Potential Annexation Area (PAA).*

Areas currently outside of the City's UGA boundary that should be studied for inclusion are listed below. Additional areas may be identified in the future.

- *Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City's UGA*
- *Future areas to be determined within the NE Sammamish Sewer and Water District, Sammamish Plateau Sewer and Water District, and/or the existing or expanded UGA*
- *Areas designated in the potential annexation area map, Figure LU–2*

Policy LU.8.5 *Consider annexations as designated in the potential annexation area map, Figure LU–2.*

Policy LU.8.6 *Ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Future Land Use Map and policies.*

Policy LU.8.7 *Continue to revise and update the Future Land Use Map as potential annexation areas are designated and annexed.*

Goal LU.9 Encourage sustainable development.

Please see the Utilities Element for additional sustainable policies related to utilities.

Green building practices *are environmentally responsible and resource-efficient throughout a building's life-cycle.*

Policy LU.9.1 *Identify and adopt zoning code amendments to allow distributed energy generation compatible with surrounding uses and adopt incentives that promote distributed generation.*

Policy LU.9.2 *Promote water conservation through a variety of technologies, including smart meters, water efficient fixtures, rainwater harvesting and re-use of greywater.*

Policy LU.9.3 *Support green building practices and infrastructure measures.*

Policy LU.9.4 *Support green development that maximizes retention of a site's natural contours and features and consider alternatives to minimize grading cuts and fills and leveling of lots.*

Policy LU.9.5 *Support urban agriculture and access to healthy food.*

Goal LU.10 Identify, protect, encourage and preserve historic, cultural and archaeological resources.

For more information, see the Historic Resources Section in Volume II.LU, page LU.11 and Background Figure LU–4 on page LU.13.

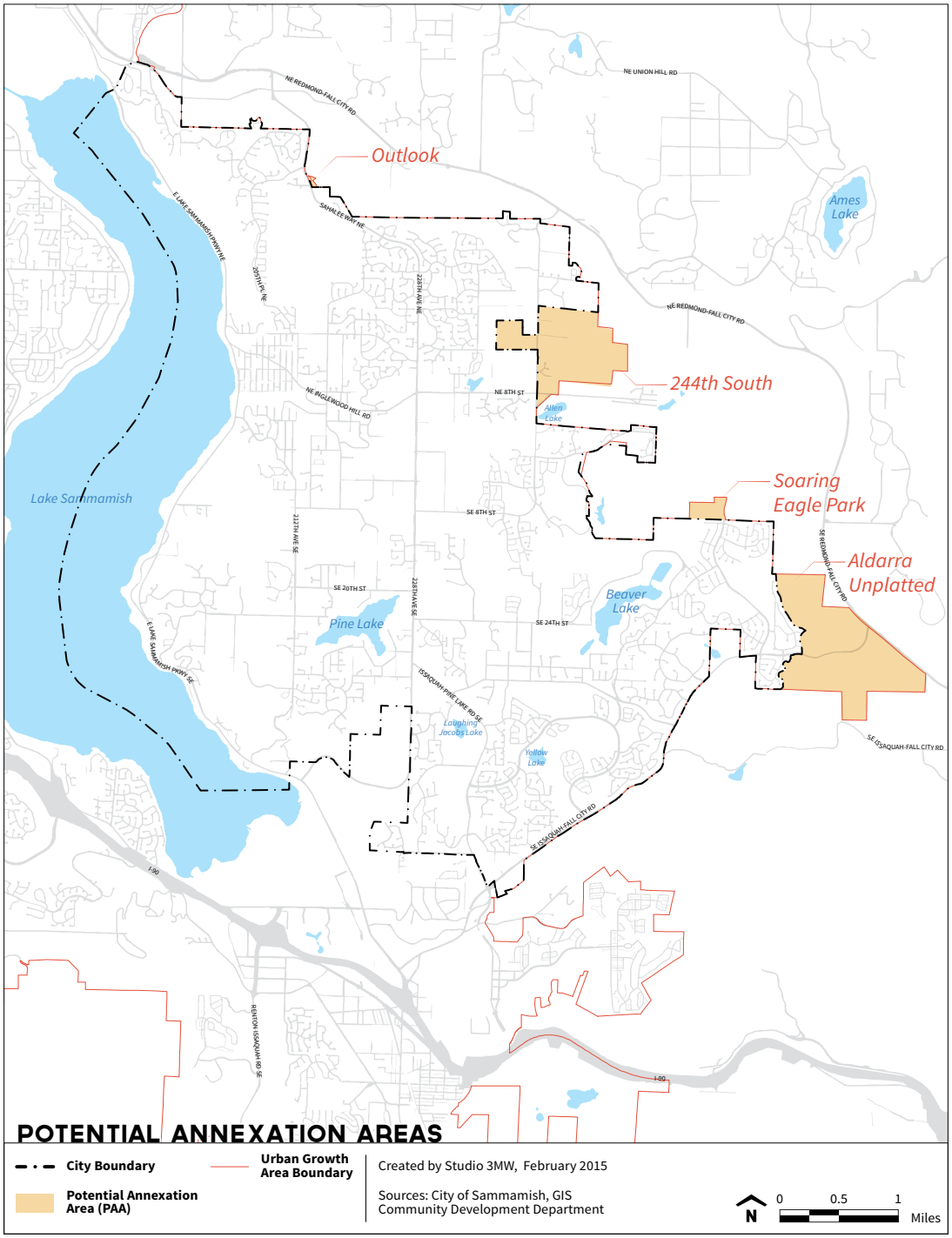
Policy LU.10.1 *Preserve the community's history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.*

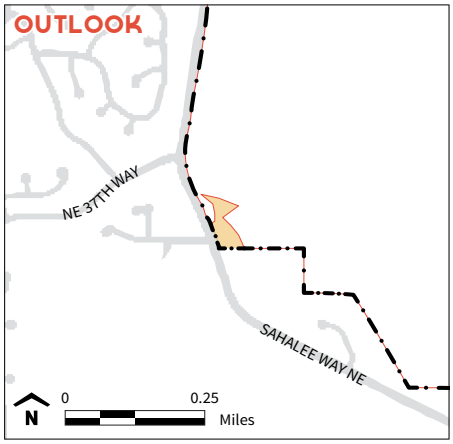
Policy LU.10.2 *Support a transparent public review process whenever changes to identified historically significant buildings or properties are proposed.*

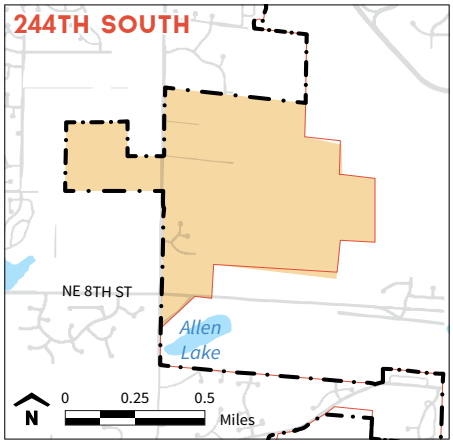
Policy LU.10.3 *Participate in regional efforts to identify and preserve historic and cultural sites.*

Policy LU.10.4 *Support community cultural organizations and events in the City.*

Figure LU–2
Potential Annexation Areas







Goal LU.11 Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.

Policy LU.11.1 Provide attractive, high quality parks, recreational areas and streetscapes throughout the City.

Policy LU.11.2 Encourage joint use and development of recreation lands and facilities in accordance with the Park, Recreation and Open Space (PRO) Comprehensive Plan.

Policy LU.11.3 *Encourage parks, schools, churches, cultural centers and other public and semi-public buildings to locate on sites that give the community and neighborhoods landmarks and an identity, without creating adverse impacts on environmentally sensitive areas.*

Policy LU.11.4 *Encourage public and private community service providers, including the City, to share or reuse facilities that provide adequate shared parking, consistent with city code, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, other social facilities and gathering places.*

Policy LU.11.5 *Encourage community cultural and historical projects throughout the City to provide beautification, education, and other social benefits.*

Background Information

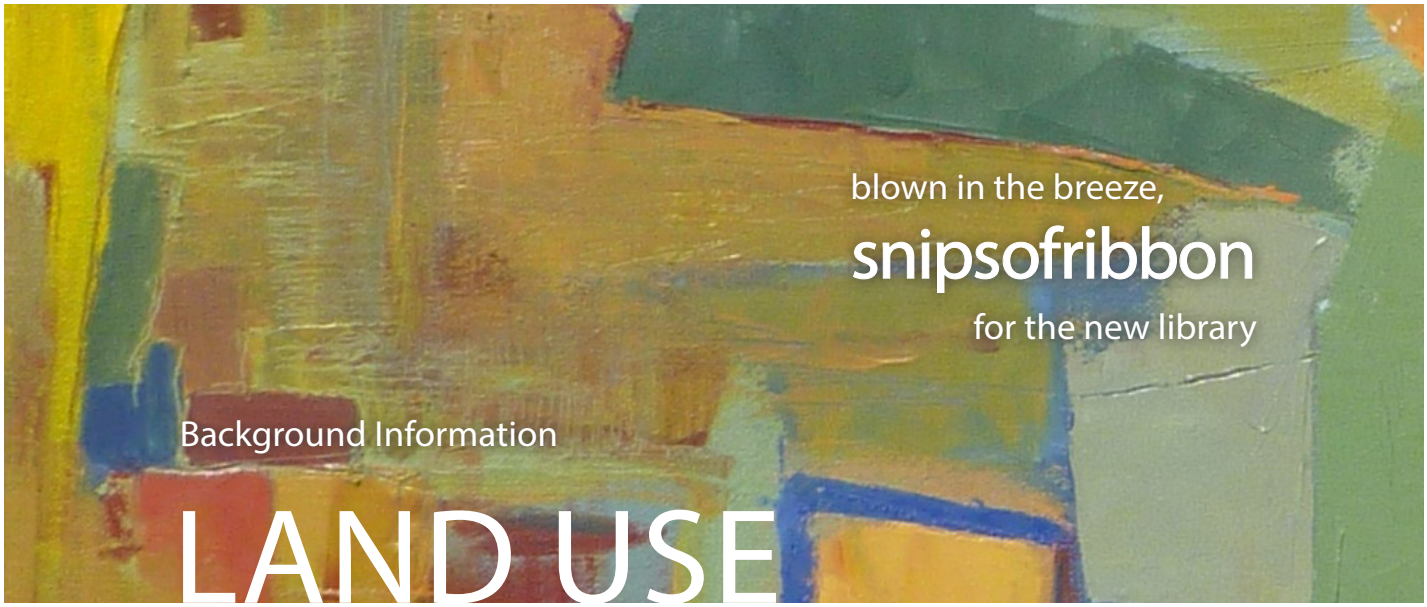
LAND USE

blown in the breeze,

snipsofribbon

for the new library

Painting by Anna Macrae
Haiku by Michael Dylan Welch



Background Information

LAND USE

Background and Context

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population growth, and must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) identifies features of a land use element as listed below. These features may be located in the land use element or other elements of a comprehensive plan.

a Designation of the proposed general distribution, location and extent of land for all projected uses

b Population densities, building intensities and estimates of future population growth

c Provisions for protection of the quality and quantity of ground water used for public water supplies

d Consideration of urban planning approaches to promote physical activity

e Review of drainage, flooding and stormwater runoff and guidance for discharges that pollute waters of the state.[1]

[1] WAC 365-196-405.

Item (d) is a new requirement since 2003; the remaining requirements were considered in the City's 2003 Comprehensive Plan.

Similarly, the Puget Sound Regional Council Vision 2040 and King County Countywide Planning Policies (CPPs) provide guidance that were consulted as part of the Land Use Element rewrite.

Existing Conditions

See Volume I, Land Use Element Policy LU.1.3 on page 27.

Natural Environment

The natural features of the City of Sammamish influence land use. For instance, steep slopes and wetlands limit development potential. See Background Figure LU–1 for a map showing the City's steep slopes, wetlands and parks.

Existing Land Use

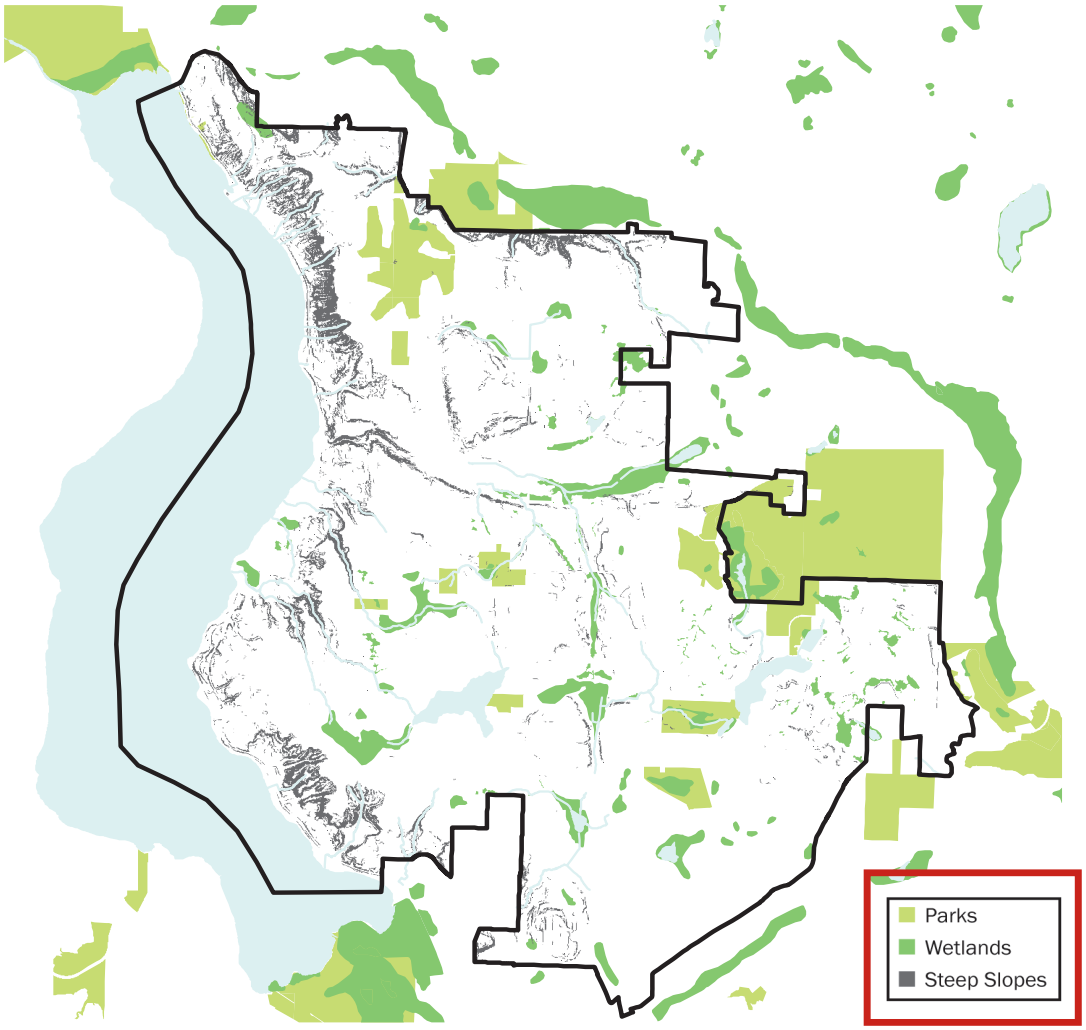
The City of Sammamish is 21.5 square miles, or 13,760 acres, including land and water area.[2] Sammamish is a low density residential community, with over one half of the area developed with single family residences. In addition to single family residences, primary land uses include vacant land, roads and open water. Together these categories comprise over 90 percent of the city's land area. Commercial, mixed uses and multifamily development are the smallest land uses in the City, occupying about one percent of land area, combined. These uses are clustered in three locations, including Inglewood Plaza, Pine Lake Village and Lakeside Plaza.

The City has four existing Potential Annexation Areas (PAA) in its unincorporated Urban Growth Area (UGA), shown in Figure LU–2 in the Land Use Element:

- Outlook—Located north of the Sahalee Country Club and Golf Course generally between Sahalee Way NE and Evans Creek Preserve. The area is an outlook and entrance for Evans Creek Preserve.
- 244th South—Located east of 244th Avenue NE generally between NE 19th Street and NE 8th Street. This area has a range of low density residential development and open space.
- Soaring Eagle Park—Currently in use as parkland.
- Aldarra Unplatted—This area consists of the golf course and open space.

[2] City of Samammish, http://www.sammamish.us/about/Statistics.aspx.

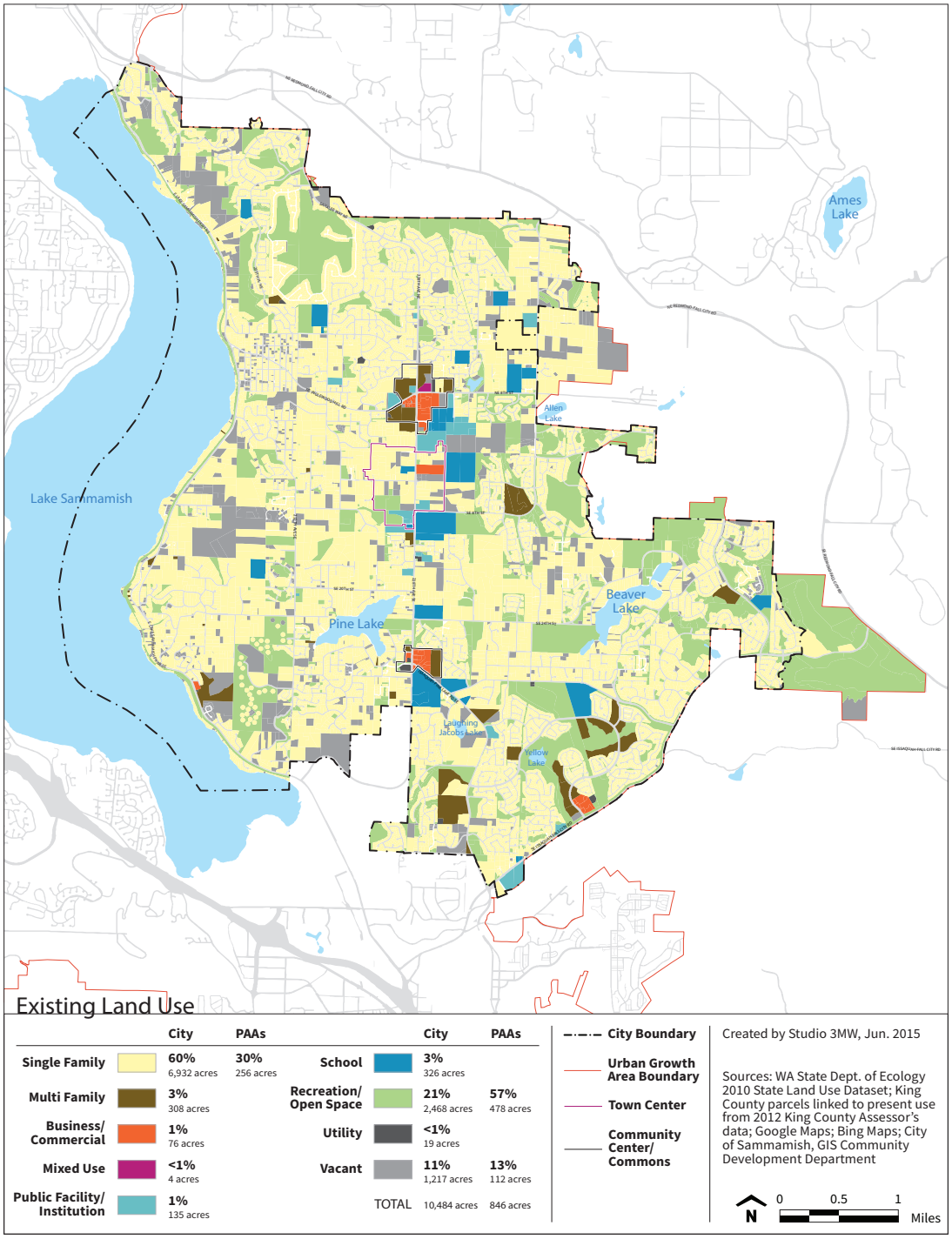
Background Figure LU–1
Sammamish Natural Features



Source: map created by Studio 3MW using data provided by the City of Sammamish in 2013.

The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Sammamish. Background Figure LU–2 on the following page shows the existing land uses and the acreage for each, based on the state's data.

Background Figure LU–2
Sammamish Existing Land Use and Acreage



Note: The Washington State Department of Ecology's 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by Studio 3MW.

Population

The population of Sammamish increased by 34% from 2000-2010 (over 10,000 people), over three times the percent change in King County's population (see Background Table LU–1). Assuming a constant growth rate, the City also grew annually at almost three times the rate of King County overall. It should be noted that annexations of unincorporated County areas account for some of the City's growth.

Background Table LU–1
City of Sammamish and King County Historic Population Growth Comparison

	2000	2010	PERCENT CHANGE 2000-2010	AVG. ANNUAL GROWTH
Sammamish	34,104	45,780	34%	3.0%
King County	1,737,034	1,931,249	11%	1.1%

Source: US Census (2000, 2010).

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Growth Targets

The state sets targets for the amount of growth counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets were adopted as part of the King County Countywide Planning Policies and then subsequently extended to the 2035 time horizon for use in the current planning process (see Background Table LU–2).

Background Table LU–2
Sammamish Growth Targets

	2006-2031 TARGETS	2015-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Land Capacity

See Volume I, Land Use Element Goal LU.1 on page 27 and supporting policies.

Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. In 2013, the City had available capacity for 5,120 housing units. Of this total, Town Center provided 2,000 residential units via zoning for higher density multifamily housing. The City of Sammamish has adequate residential capacity to meet the 2035 residential growth target of 4,640 units.

Town Center allows for a total of 600,000 square feet of commercial square footage. The City of Sammamish has adequate commercial capacity, assuming existing Town Center zoning, to meet the 2035 job target of 2,088 jobs.

Please see the excerpt of the 2014 King County Buildable Lands Report attached at the end of this section for additional information.

2003 Comprehensive Plan and Other Land Use Policy Guidance

The City of Sammamish's 2003 Comprehensive Plan, as amended, provides land use policy guidance. The policies in the Land Use Element reflect the following desired community attributes highlighted in the Vision Statement and Vision Ideals provided in the Introduction:

- Maintenance of a small town atmosphere and suburban development character
- Encouragement of community gathering spaces
- Respect for the character and integrity of existing neighborhoods
- Relationship of the natural environment to urban development
- Responsive government services with respect to development review

The City Council and Planning Commission also recently undertook a visioning process that resulted in a working vision to provide updated guidance for the comprehensive plan work.

The 2008 Sammamish Town Center Plan complements the City's 2003 Comprehensive Plan as amended and provides a vision and policy guidance for the Town Center area. It supports development of a Town Center that is a vibrant, urban, family-friendly gathering place in a healthy natural setting. Town Center is the only significant area in Sammamish for future commercial and employment growth and has the capacity to provide a range of cultural, shopping and dining options. Town Center also provides significant capacity for residential development and could provide alternative housing options for those who are not well-served by the traditional single family residence.

Land Use Map

The City's Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed (see Figure LU–1 in the Land Use Element). The contingent land uses for the PAAs and the City portion of Soaring Eagle Park are shown in the map inset. Contingent land uses for the Klahanie and Duthie Hill areas will be established through upcoming planning processes.

See Volume I, Land Use Element Policy LU.5.3 on page 31.

Land use designations, densities and intensities are as described below:

LAND USE DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	IMPLEMENTING ZONING DESIGNATIONS
Residential 1 (R-1)	1 unit/acre	R-1
Residential 4 (R-4)	4 units/acre	R-4
Residential 6 (R-6)	6 units/acre	R-6
Residential 8 (R-8)	8 units/acre	R-8
Residential 12 (R-12)	12 units/acre	R-12
Residential 18 (R-18)	18 units/acre	R-18
Town Center A	40 units/acre	TC A
Town Center B	20 units/acre	TC B
Town Center C	8 units/acre	TC C
Town Center D	20 units/acre	TC D
Town Center E	1 unit/acre	TC E
Neighborhood Business (NB)	8 units/acre	NB
Community Business (CB)	18 units/acre	CB
Office (O)	18 units/acre	P
Public Institution	—	

Current Zoning

According to the Sammamish Municipal Code, the City has ten zoning designations, within which there are a number of sub-zones.

See Volume I, Land Use Element Policy LU.1.1 on page 27.

Background Table LU–3
Sammamish Zoning Designations

ZONING DESIGNATIONS (OTHER THAN TOWN CENTER)	TOWN CENTER ZONING DESIGNATIONS
Urban Residential (R) *Note: sub-zones R-1 to R-18	Mixed-Use (TC-A) *Note: sub-zones TC-A-1 to TC-A-5
Neighborhood Business (NB)	Mixed Residential (TC-B)
Community Business (CB)	Lower Intensity Residential (TC-C)
Office (O) *Note: suffix to zone's map symbol	Civic Campus (TC-D)
	Reserve (TC-E)

Sources: King County, 2013; City of Sammamish, 2014.

Half of these are specific to the Town Center area, and the other half apply to the remainder of the community (Background Table LU–3).

Within the urban residential (R) zoning designation, there are a range of sub-zones that allow for different base densities of one dwelling unit to eighteen dwelling units per net acre. The goal of these zoning designations is to implement comprehensive plan goals and policies for housing quality, diversity and affordability and to effectively use urban land, public services and energy. The R-1 through R-8 zones provide for a mix of predominantly single family detached dwelling units. The R-12 through R-18 zones provide for a mix of predominantly apartment and townhouse dwelling units. Public uses such as parks and schools are permitted in the residential zones.

The purpose of the neighborhood business (NB) zone is to provide convenient daily retail and personal services for a limited service area and to provide for some residential development. Allowed uses include retail or personal services that can serve the everyday needs of a surrounding urban residential area. This zone also allows for mixed use developments that provide housing and retail services, and for townhouse developments as a sole use in certain cases.

The purpose of the community business (CB) zone is to provide retail and personal services for local service areas that exceed the daily convenience needs of adjacent neighborhoods but that cannot be served conveniently by larger activity centers. Allowed uses include small-scale offices; a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas; and mixed use housing and retail/service developments. Commercial uses with extensive outdoor storage or auto related and industrial uses are not allowed in this zone.

The purpose of the office (O) zone is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban residential development. This zone provides for higher building heights and floor area ratios, lower ratios of required parking to building floor area and excludes auto-oriented, outdoor or other retail sales and services that do not provide for the daily convenience needs of on-site and nearby employees or residents.

Town Center zoning designations reflect the Town Center Plan. The purpose of the mixed use (TC-A) zone is to develop a core mixed use area and smaller mixed use centers that are vibrant and walkable. Sub-zone TC-A-1 provides for uses that support a core mixed use area. Sub-zones TC-A-2 through TC-A-5 provide for uses that support smaller mixed use centers. The mixed residential (TC-B) zone provides for areas with a mixture of housing types that support the desired activities of adjacent mixed use zones, and also to provide opportunities for commercial development in certain cases. The lower intensity residential (TC-C) zone provides areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones. The civic campus (TC-D) zone provides for open space, recreational, civic uses and residential uses that serve the entire City. The reserve zone (TC-E) allows current uses to remain while preserving the opportunity for future development.

Background Figure LU–3 on the following page shows the City's zoning designations and total acreage for each of them. It also shows the contingent zoning designations for the City's four PAAs.

Avoiding Unconstitutional Takings

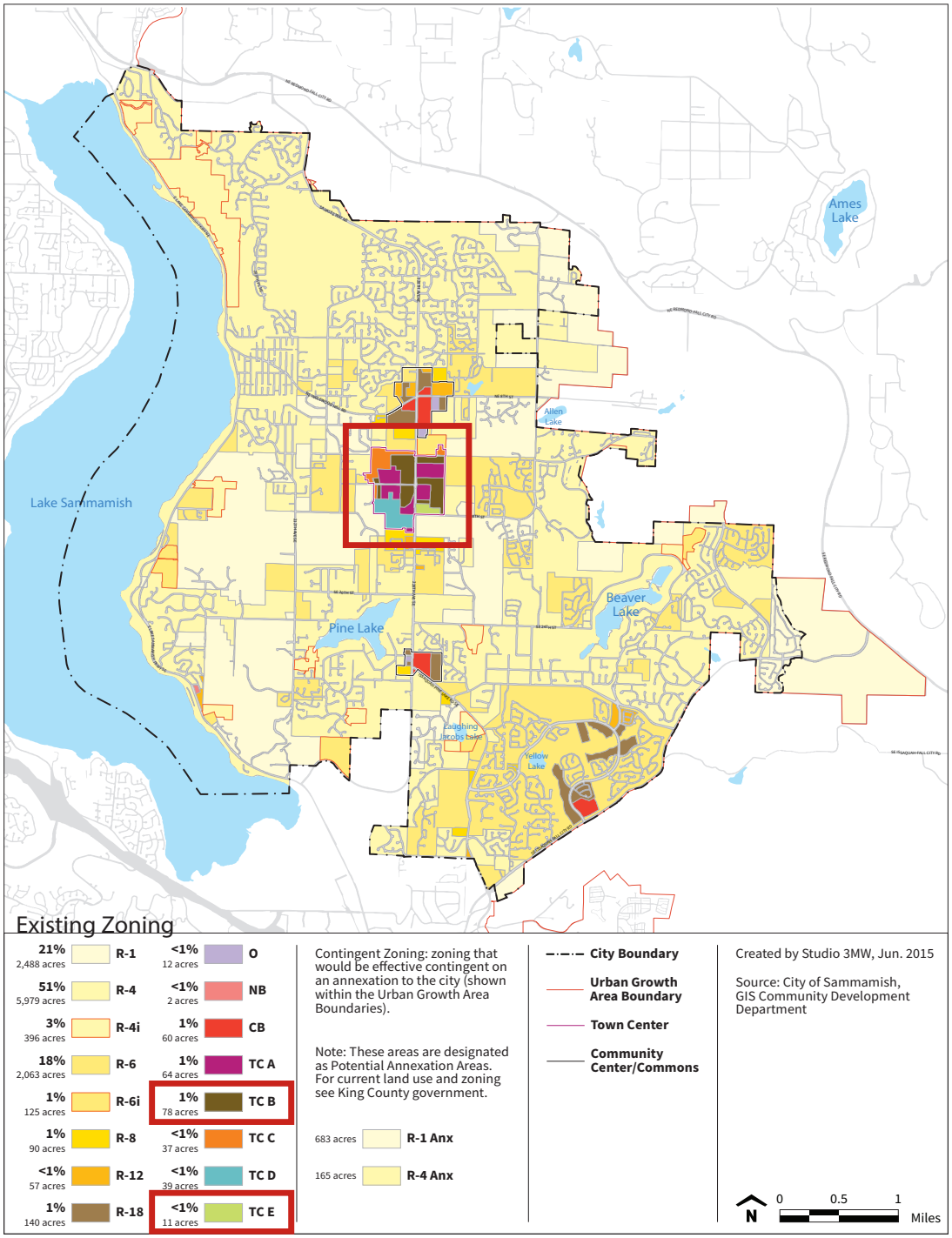
The City does not contemplate any condemnation proceedings and adopts and implements policies in a manner and method designed to avoid inverse and regulatory takings situations.

Historic Resources

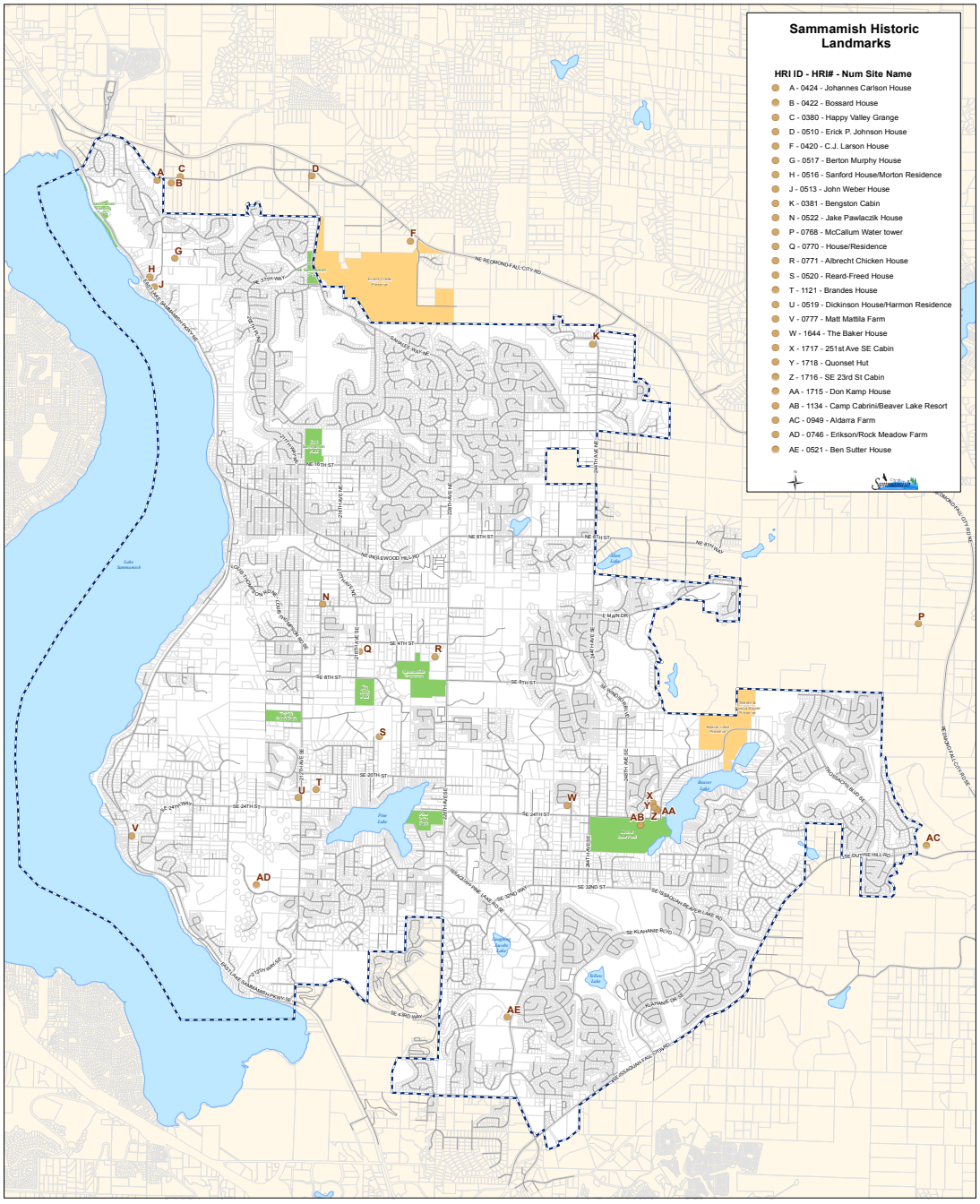
The City of Sammamish contains the Ray Brandes house, a Frank Lloyd Wright designed building that is on the US National Register of Historic Places, and the Reard Freed farmhouse, a community landmark register building. These two buildings, along with other landmarks and buildings identified in the 2012 King County Historic Resource inventory are shown in Background Figure LU–4, Historic Resources.

See Volume I, Land Use Element Goal LU.10 on page 37 and supporting policies.

Background Figure LU–3
Existing Sammamish Zoning Designations and Acreage



Background Figure LU–4
Historic Resources



CITY OF SAMMAMISH

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Sammamish gained more than 600 housing units, almost all single family.

There were several small annexations that added about 400 housing units, and an adjustment was needed to correct old estimates, in order to reach the 2010 Census count and OFM estimate of housing units in the City - more than 16,000 in 2012.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	**851.4**	**38.7**	**62.3**	**522.2**	**228.2**	**1,793**	**7.9**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				4.2	4	1.0
3 - 5 du/acre					8.8	26	3.0
5 - 7 du/acre					20.0	86	4.3
7 - 9 du/acre					4.5	22	4.9
> 9 du/acre					145.1	1,344	9.3
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**182.5**	**1,482**	**8.1**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	**56.0**	**1.4**	**3.0**	**4.5**	**47.1**	**1,225**	**26.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	13,057	1,258	**14,315**
2006-12 Change	611	10	621
= 2012 Units	13,668	1,268	14,936
Plus anxtn, adjustmt	1,700	-300	1,400
= 2012 Adj. H.Units	**15,368**	**968**	**16,336**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**4,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-611	
Net New MF Units Permitted	-10	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-621**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-621**	
Net Adjustment to Target		**(621)**
Remaining Target (2012-2031)		**3,379**

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF SAMMAMISH

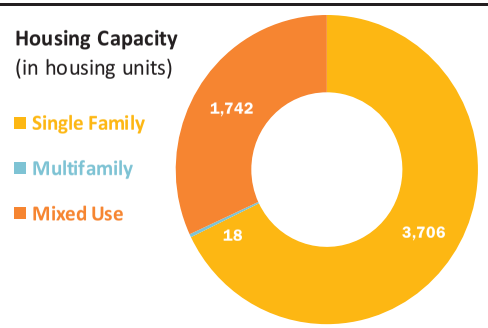
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	1,334.00	664.00	227.80	15%	375.87	1.0 / 8.0	1,375
	Redev Subtotal	2,211.00	746.00	498.10	20%	773.60	1.0 / 8.0	2,314
	Total	3,545.00	1,410.00			1,149.47		**3,706**
	Multifamily							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	8.00	4.00	1.36	20%	2.11	11.0	18
	Total	8.00	4.00			2.11		**18**
	Neighborhood Total	**3,553.0**	**1,414.0**			**1,151.6**		**3,724**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	229.00	74.00	35.70	10%	107.42	7.3 / 41.7	1,742
	Total	**229.0**	**74.0**			**107.4**		**1,742**
City Total	**All Housing**							
	Vacant Total	1,334.00	664.00	227.80	10%	375.87		1,375
	Redev Total	2,448.00	824.00	535.16	10% - 15%	883.13		4,074
	Total	**3782.0**	**1488.0**	763.0		**1259.0**		**5,466**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	3,706
Single-Family Capacity in Pipeline	0
Multifamily Zones	18
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Town Center	1,742
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**5,466**
Remaining Housing Target (2012-2031)	**3,379**
Surplus/Deficit Capacity	**2,087**

Most of Sammamish's residential capacity is in single family zones but also with a substantial number in the Town Center mixed-use area.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SAMMAMISH

From 2006 to 2012, Sammamish lost about 300 industrial/construction jobs, but gained 400 commercial jobs for an overall slight net gain.
- The City has limited commercial areas, and limited growth potential.
- Town Center development proposal was approved in 2011 and is proceeding with development. Town Center will have capacity for nearly 2,000 jobs as well as multifamily housing in a mixed-use area. With the Town Center development in place, Sammamish's capacity exceeds its job target. Much of Sammamish's employment capacity and job growth is in the education sector.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	10%	0.0
Mixed-Use	64.0	11.0	5.8	6.4	40.8	10%	36.7
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	**64.0**	**11.0**	**5.8**	**6.4**	**40.8**		**36.7**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.50	0.00	0.16		0
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**0**
Mixed-Use / Urban Center		in millions of square feet, non-residential uses only.				
Mixed Use Vacant	0.00			0.00		0
Mixed Use Redev'able	0.32	1.84	0.00	0.59	300	1,958
Mixed-Use Total	0.32	0.31/1.86	0.00	0.59		**1,958**
City Total						
Commercial	0.00	0.50	0.00	0.00		0
Mixed-Use	0.32	1.84	0.00	0.59		1,958
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	**0.32**		0.00	**0.59**		**1,958**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	4,213	683	**4,896**
2006-12 Change	387	-271	116
= 2012 Jobs	4,600	412	**5,012**
Adjustments			0
= 2012 Job Total	**4,600**	**412**	**5,012**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**1,800**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-116	
Net Adjustment to Target	**-116**	
Net Adjustment to Target		(116)
Remaining Target (2012-2031)		**1,684**
2012 Job Capacity [from table to left]		**1,958**
Adjustment to capacity		0
Final 2012 Job Capacity		**1,958**
Surplus/Deficit Capacity		**274**

Chapter 21B.25
DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS

Sections:

21B.25.010 Purpose.
21B.25.020 Interpretation of tables and general development capacity provisions.
21B.25.030 Densities and dimensions.
21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.
21B.25.050 Measurement methods.
21B.25.060 Minimum urban residential density.
21B.25.070 Calculations – Allowable dwelling units, lots or floor area.
21B.25.080 Calculations – Gross developable acreage.
21B.25.090 Calculations – Site area used for minimum density calculations.
21B.25.100 Lot area – Prohibited reduction.
21B.25.110 Measurement of setbacks.
21B.25.120 Setbacks – Specific building or use.
21B.25.130 Setbacks – Modifications.
21B.25.140 Setbacks – From regional utility corridors.
21B.25.150 Setbacks – From alley.
21B.25.160 Setbacks – Required modifications.
21B.25.170 Setbacks – Projections and structures allowed.
21B.25.180 Height – Exceptions to limits.
21B.25.190 Lot divided by zone boundary.
21B.25.200 Sight distance requirements.

21B.25.010 Purpose.

The purpose of this chapter is to establish density and dimensional standards for development to implement Town Center policy goals and objectives. The standards are established to provide a balance between certainty and flexibility in project design, and promote compatibility between uses. (Ord. O2010-293 § 1 (Att. A))

21B.25.020 Interpretation of tables and general development capacity provisions.

(1) SMC 21B.25.030 contains general density and dimension standards for all Town Center zones. Additional provisions, requirements, incentives, rules, and exceptions are set forth elsewhere in this title.

(2) Commercial development capacity will be allocated during the unified zone development process set forth in Chapter 21B.95 SMC for the mixed-use nodes (also see SMC 21B.25.040 and the Town Center Plan, Chapter IV, Land Use Element).

(3) Development standards are listed down the left side of both tables, and the zones are listed at the top. The matrix cells contain the minimum requirements of the zone. The parenthetical numbers in the matrix identify specific requirements applicable either to a specific use or zone. A blank box or the words “none” or “NA” indicates that there are no specific requirements. If more than one standard appears in a cell, each standard will be subject to any applicable footnote following the standard.

(4) See SMC 21B.25.040 for methods to acquire additional residential and commercial development capacity. (Ord. O2010-293 § 1 (Att. A))

21B.25.030 Densities and dimensions.

(1) Table of Densities and Dimensional Standards for Town Center Zones.

	TOWN CENTER ZONES				
STANDARDS	**TC-A**	**TC-B**	**TC-C**	**TC-D**	**TC-E**
Maximum Residential Density[1,2,3] (DU/Acre)	40 du/ac	20 du/ac	8 du/ac	20 du/ac	1 du/ac
Allocated Residential Density[1,3,4,20] (DU/Acre)	16 du/ac	8 du/ac	4 du/ac	8 du/ac	1 du/ac
Minimum Residential Density[1,3,5] (DU/Acre)	16 du/ac	8 du/ac	None	None	None
Allocated Commercial Area[18]	Variable[6,7]	None[8]	None	10,000[8,19]	None
Minimum Lot Width	NA	NA	30 ft[9]	NA	30 ft
Minimum Street Setback[10,11,12]	0 ft	10 ft[13]	15 ft	15 ft	15 ft
Minimum Side Yard Setback[11,14]	NA	NA	7 ft[9]	7 ft	10 ft
Minimum Back Yard Setback[11,14]	NA	20 ft	20 ft	20 ft	20 ft
Maximum Floor Area Ratio	NA	0.5[15]	0.5[15]	NA	NA
Maximum Height[16]	60 – 70 ft[17]	50 ft	35 ft	60 ft	35 ft

Development Conditions:

1. Densities are based on gross developable acreage as established by SMC 21B.25.080.

2. Maximum density means the absolute maximum density allowed after all incentives and bonus units are added per SMC 21B.25.040. Units purchased through the City’s TDR program do not count toward maximum residential density. The number of allowed units on a property may exceed the maximum allowed density by the number of TDRs purchased.

3. Density applies only to dwelling units and not to sleeping units.

4. Allocated density is the density allowed by right, before any additional units are added per SMC 21B.25.040. See Figure 21B.25.040a for clarification on the density allocation for all Town Center zones.

5. For TC-A zones, the 16 du/acre minimum density applies to the average net density for the entire sub-zone (or development site if it does not cover the whole sub-zone). Minimum densities for individual properties will be determined during the unified zone development process.

6. A maximum of 600,000 square feet of commercial floor area are available within the Town Center, allocated during the unified zone development process, with base allocations divided as follows:

a. 200,000 square feet in the TC-A-1 sub-zone.

b. 90,000 square feet in the TC-A-2 sub-zone.

c. 90,000 square feet in the TC-A-3 sub-zone.

d. 70,000 square feet in the TC-A-4 sub-zone.

e. 20,000 square feet in the TC-A-5 sub-zone.

f. 10,000 square feet in the TC-D sub-zone.

An additional 120,000 square feet of “bonus” commercial floor area may be allocated to the sub-zones per the bonus criteria set forth in SMC 21B.25.040.

7. Additional commercial floor area may be available from the commercial development capacity bonus pool per SMC 21B.25.040.

8. Commercial floor area may be permitted in the TC-B zone provided the site is developed as part of a unified zone development plan with an adjacent TC-A zone, as agreed upon in the UZDP (subject to the size and type of development). See SMC 21B.95.020(2)(c) for details.

9. Minimum lot width and minimum side yard setbacks internal to developments may be modified for zero lot line configurations (see SMC 21B.30.260(4)) and townhouse developments.

10. See SMC 21B.30.030 for greater specificity, exceptions, and departures to minimum street setbacks.

11. See SMC 21B.30.090 for open space and landscaped area requirements.

12. Minimum setbacks for private garages or carports shall be 20 feet. This setback allows sufficient space to park most vehicles in the driveway without blocking movement along the sidewalk.

13. The minimum street setback may be reduced to zero if the site is part of a unified zone development plan.

14. See also Chapter 21B.30 SMC for greater specificity, exceptions, and departures for side and rear yard setbacks. For townhouse and multifamily development, the minimum side and back yard setback shall be 20 feet along any property line abutting R-1 through R-8 zones and TC-C and TC-E zones, except for structures in on-site play areas, which shall have a setback of five feet.

15. Maximum floor area ratio (total building area available for occupation, including garage, divided by total lot area) applies only to detached single-family houses and duplexes.

16. See SMC 21B.25.050(3) for measurement of height.

17. The maximum height as measured in SMC 21B.25.050(3) is 70 feet (with a maximum of six stories above the adjacent street(s)) west of 228th Avenue SE and 60 feet (with a maximum of five stories above adjacent street(s)) east of 228th Avenue SE.

18. See Chapter 21B.20 SMC for commercial uses subject to the commercial allocation cap.

19. Commercial floor area may be permitted in the TC-D zone, provided it is developed consistent with the unified zone development principles set forth in SMC 21B.95.050.

20. See SMC 21B.75.020 for calculations of affordable housing units related to allocated density.

(Ord. O2010-293 § 1 (Att. A))

21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.

(1) Bonus Residential Dwelling Units. SMC 21B.25.030 identifies the “maximum density” and “allocated density” for each Town Center zone. Projects may obtain additional density by complying with the affordable housing provisions set forth in Chapter 21B.75 SMC, by the incorporation of site amenities subject to TC-D zone residential dwelling unit transfers, and/or through the City’s transfer of development rights (TDR) program (subject to the adoption by the City council including the Town Center as a receiving site). Bonus provisions vary by zone. Specifically:

(a) TC-A Zones. Applicants may select from the following options for obtaining additional dwelling units, subject to the provisions below:

(i) Additional dwelling units are awarded from the Town Center's available affordable housing bonus pool subject to compliance with affordable housing provisions set forth in Chapter 21B.75 SMC. Within each quadrant, the bonus pool units shall be distributed on a first come, first served basis, up to the maximum number of bonus pool units, provided the development does not exceed the density limit for the zone.

(ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of subsection (2)(b) of this section.

(iii) Once the affordable housing bonus pool is exhausted, developments may obtain additional units through the City's TDR program or through the provisions of subsection (2)(d) of this section.

(b) TC-B Zones. Additional dwelling units may be awarded from a combination of the following, up to the zone's specified maximum density:

(i) Until the affordable housing bonus pool is exhausted, up to 25 percent of additional requested dwelling units may be taken from the bonus pool (subject to compliance with affordable housing provisions set forth in Chapter 21B.75 SMC). The bonus pool units shall be distributed on a first come, first served basis, provided the development does not exceed the density limits for the applicable zone.

(ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of subsection (2)(b) of this section.

(iii) Additional dwelling units may be obtained through the City's TDR program.

(c) TC-C Zones. Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.

(d) TC-D Zone. Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.

(e) TC-E Zone. Bonus dwelling units are not available in this zone.

See Figures 21B.25.040a and 21B.25.040b for clarification on the distribution of bonus dwelling units per zone.

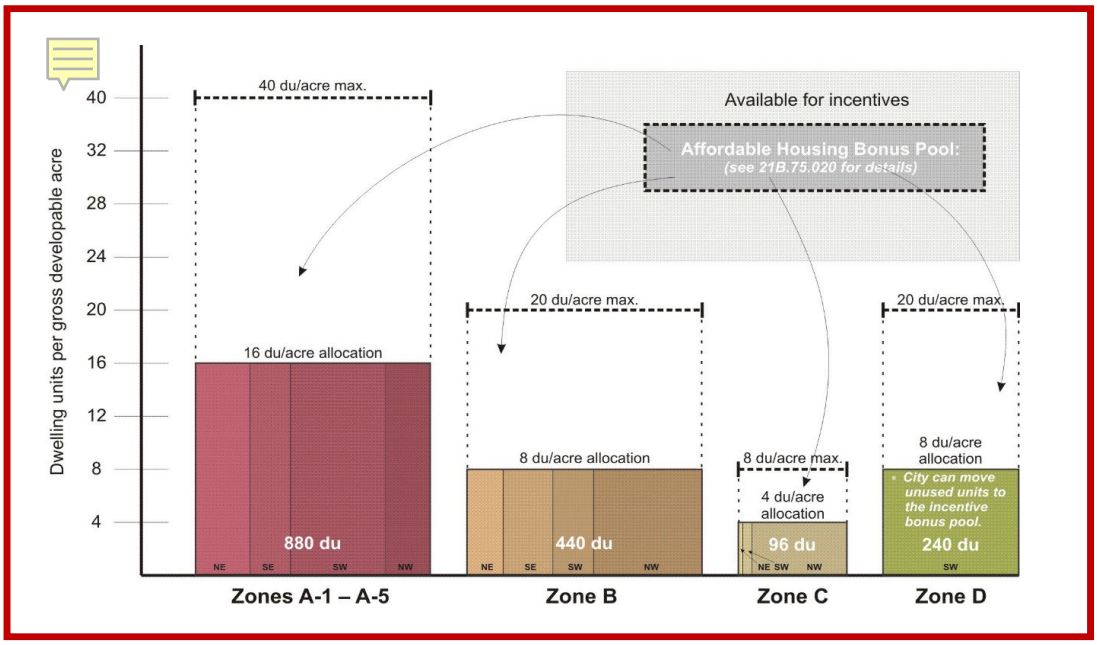


Figure 21B.25.040a. Illustrating the base and maximum residential development allocations (by the number of dwelling units) for the Town Center zones. Note that the pool of dwelling units referenced in the upper box is available for distribution as bonus units.

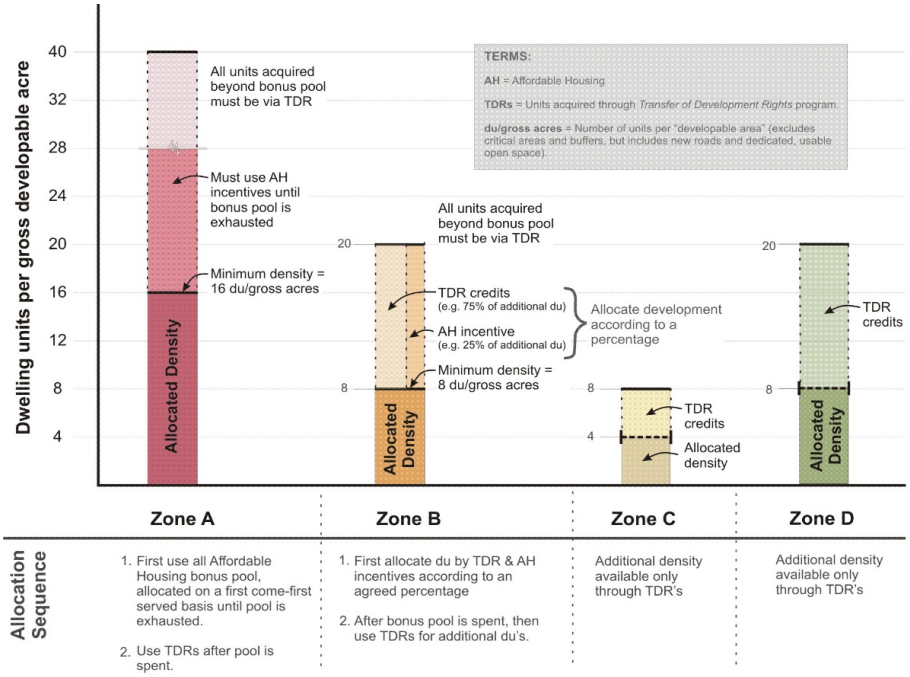


Figure 21B.25.040b. Standards for allocating bonus dwelling units per Town Center zones.

(2) Bonus Commercial and Residential Development Capacity. SMC 21B.25.030 and Figure 21B.25.040c specify commercial floor area allocations by zones and sub-zones with an additional 120,000 square feet of commercial floor area available through bonus incentives. Subsections (2)(a) and (b) of this section provide the distribution and criteria for allocating bonus commercial floor area, respectively. Subsection (2)(b) of this section also includes provisions for allocating bonus residential dwelling units. Subsection (2)(c) of this section provides for the opportunity for additional commercial or residential development capacity through the City's TDR program. Subsection (2)(d) of this section provides an option for the City to sell units from its TC-D residential density allocation to other properties within the Town Center.

(a) Distribution of Bonus Commercial Development Capacity.

SUB-ZONE	ALLOCATION	MAXIMUM BONUS DISTRIBUTION[1,2]	MAXIMUM ALLOCATION WITH INCENTIVE[1,2]
TC-A-1	200,000	50,000	250,000
TC-A-2	90,000	22,500	112,500
TC-A-3	90,000	22,500	112,500
TC-A-4	70,000	17,500	87,500
TC-A-5	20,000	5,000	25,000
TC-D	10,000	2,500	12,500
TOTAL	480,000	120,000	600,000

Table notes:

1. Bonus floor area shall be distributed on a proportional basis per the maximum levels indicated above until all 120,000 square feet of the available bonus floor area has been distributed. If it becomes clear after five years of adoption of the ordinance codified in this chapter that due to development patterns, the bonus development capacity will not be utilized in any of the A zones or the D zone, the director may allow the allocation of bonus square feet of development to another part of the Town Center, provided the other provisions in this section are met.

2. Bonus floor area allocation is subject to the design criteria specified in subsection (2)(b) of this section.

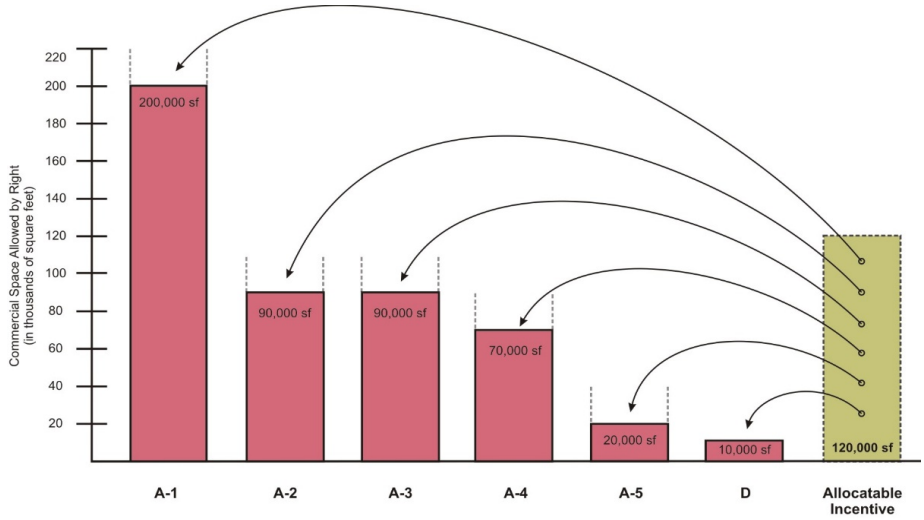


Figure 21B.25.040c. Illustrating the base commercial area allocations by zone and the pool of additional commercial area available for bonuses.

(b) Design Criteria for Awarding Bonus Commercial and Residential Development Capacity. Developments requesting available bonus commercial and residential development capacity (where awarded by the City from its TC-D residential density allocation) shall achieve a higher level of design performance than those specifically required in the Town Center development regulations. In order to qualify for bonus floor area or dwelling units, developments shall incorporate at least five of the development features listed below as determined in the unified zone development plan or other applicable review process.

(i) An extensive pedestrian network connected to the City's trail system with lighting, landscaping, and other amenities.

(ii) Creative and effective vehicular circulation system that minimizes impacts of motorized vehicles on the pedestrian environment.

(iii) A unique multi-use central open space with special amenities and activities.

(iv) Increased use of structured parking.

(v) Enhanced off-street pedestrian routes that connect to the existing/planned trail system.

(vi) Special accommodation of transit services.

(vii) Extensive environmental restoration and/or tree retention.

(viii) Environmental certification of all structures (LEED, Built Green or other similar certification).

(ix) Enhanced commitment for affordable housing.

(x) Includes a use or uses that will expand the range of activities in the Town Center. Such use or uses might include a gym, dance studio or health center, cultural or performing arts facilities, educational facilities, artists' studios, medical clinics, assembly areas, small business centers and similar uses that will encourage economic diversity, additional local services, pedestrian activity and/or support for other business or community activities.

(xi) Other significant features that exceed the development standards and regulations.

(xii) Low impact development site planning principles/practices that minimize stormwater runoff generated by the development. Such principles may include limited site disturbance, protection of natural drainage paths/features, minimize soil disturbance/compaction and/or restoration of compacted soils back to their original state.

The City shall maintain documentation of bonus floor area awarded in UZDP applications and which development features were utilized to obtain the bonus.

(c) Commercial and residential bonus development capacity may be accessed by use of TDR program. The ratio of TDR credit/amount of commercial or residential development shall be determined by the director and reported periodically to City council.

(d) The City is authorized to sell dwelling units from its TC-D residential density allocation to other properties zoned TC-A within the Town Center. The City shall limit the sale of dwelling units to projects that have a pending land use application within the Town Center at the time of closing of the sale. The price of such units shall be based upon a market analysis performed within 180 days of closing on the sale and the proceeds shall be used for public benefits within the Town Center. Each unit transferred from the TC-D zone into the TC-A zone shall be worth one dwelling unit for development in the TC-A zone. For example, if 10 dwelling units are purchased from the TC-D zone, they may be used to develop 10 dwelling units in the TC-A zone.

Extensive pedestrian network connected to the City's trail system

Vehicle circulation that reduces impacts and enhances the development's organization and open space

Structured parking away from primary open spaces and building entries

Substantive use of low impact development techniques

A unique multi-purpose open space such as this plaza that accomodates a farmer's market

Extensive environmental restoration, especially when incorporated as an amenity as in this case

Special amenity feature

Development configured to maximize tree retention

Figure 21B.25.040d. Examples of exemplary development worthy of consideration for commercial space allocation.

(Ord. O2016-429 § 9 (Att. I); Ord. 2011-310 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.25.050 Measurement methods.

The following provisions shall be used to determine compliance with this title:

(1) Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround, except as provided by SMC 21B.25.150;

(2) Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot; provided, that an access easement shall not be included within the circle; and

(3) Building height shall be measured from the average finished grade to the highest point of the roof. The average finished grade shall be determined by first delineating the smallest square or rectangle that can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle; provided, that the measured elevations do not include berms. (Ord. O2010-293 § 1 (Att. A))

21B.25.060 Minimum urban residential density.

Minimum density for residential development in the urban areas designated by the Comprehensive Plan shall be based on the tables in this chapter and adjusted as provided for in SMC 21B.25.090. (Ord. O2010-293 § 1 (Att. A))

21B.25.070 Calculations – Allowable dwelling units, lots or floor area.

Permitted number of units, lots or floor area shall be determined as follows:

(1) The allowed number of dwelling units or lots (base density) shall be computed by multiplying the site area specified in SMC 21B.25.080 by the applicable allocated residential density number;

(2) The maximum density (unit or lot) limits shall be computed by adding the bonus or transfer units authorized by SMC 21B.25.040(1) or Chapter 21B.75 SMC to the allocated residential units computed under subsection (1) of this section;

(3) The allowed commercial floor area includes all leasable floor area designed for commercial tenant occupancy, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the interior face of exterior walls. Structured or underground parking areas and areas housing mechanical equipment shall be excluded from commercial floor area calculations; and

(4) When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

(a) Fractions of 0.50 or above shall be rounded up; and

(b) Fractions below 0.50 shall be rounded down. (Ord. O2010-293 § 1 (Att. A))

21B.25.080 Calculations – Gross developable acreage.

(1) All site areas may be used in the calculation of allocated and maximum allowed residential density or project floor area except as outlined under the provisions of subsection (2) of this section.

(2) Submerged lands, landslide hazard areas and buffers, Category I through IV wetlands and buffers, and Type S, F, Np, and Ns streams and buffers shall not be credited toward allocated and maximum density or floor area calculations. Property used for new roadways, trails, stormwater facilities, or other features used by residents or the general public shall be counted as part of the site area for density calculations. Property transferred to the City for the construction of public roadways or other public feature shall be counted as part of the site area if the City and property owner reach such an agreement as part of the transfer. (Ord. O2010-293 § 1 (Att. A))

21B.25.090 Calculations – Site area used for minimum density calculations.

Minimum density shall be determined by multiplying the minimum density (dwelling units/acre) as set forth in SMC 21B.25.030(1) by the gross developable acreage of the project site as forth in SMC 21B.25.080. (Ord. O2010-293 § 1 (Att. A))

21B.25.100 Lot area – Prohibited reduction.

Any portion of a lot that was used to calculate compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot. (Ord. O2010-293 § 1 (Att. A))

21B.25.110 Measurement of setbacks.

(1) Street Setback. The street setback is measured from the street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone.

(2) Side Yard Setback. The side setback is measured from the side lot line adjacent to another private property to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.

(3) Back Yard Setback. The back yard setback is measured from the rear lot line adjacent to another private property to a line parallel to and measured perpendicularly from the rear lot lines at the depth prescribed for each zone.

(4) Corner Lots. For corner lots, setbacks from all street rights-of-way shall conform to setback and other development standards for front yards. (Ord. O2010-293 § 1 (Att. A))

21B.25.120 Setbacks – Specific building or use.

When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified building or use. (Ord. O2010-293 § 1 (Att. A))

21B.25.130 Setbacks – Modifications.

The following setback modifications are permitted:

(1) When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line; and

(2) When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two nonconforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback. (Ord. O2010-293 § 1 (Att. A))

21B.25.140 Setbacks – From regional utility corridors.

(1) In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.

(2) In other types of land development permits, easements shall be used to delineate such corridors.

(3) All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor or when structures are allowed by mutual agreement in the utility corridor. (Ord. O2010-293 § 1 (Att. A))

21B.25.150 Setbacks – From alley.

Accessory structures and accessory dwelling units, where built on top of an existing garage, may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access are provided within the alley. (Ord. O2010-293 § 1 (Att. A))

21B.25.160 Setbacks – Required modifications.

In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial. (Ord. O2010-293 § 1 (Att. A))

21B.25.170 Setbacks – Projections and structures allowed.

Provided, that the required setbacks from regional utility corridors of SMC 21B.25.140 and the sight distance requirements of SMC 21B.25.200 are maintained, structures may extend into or be located in required setbacks, as follows:

(1) Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project 30 inches into a street setback, provided such projections are:

(a) Limited to two per facade; and

(b) Not wider than 10 feet;

(2) Unenclosed porches and entry features may project six feet into the street setback;

(3) Eaves may not project more than:

(a) Twenty-four inches into a street setback;

(b) Eighteen inches across a lot line in a zero lot line development; provided, that any neighboring building and its associated eaves are 10 feet from the lot line;

(4) Fences may be allowed within front, side, or back yard setback per SMC 21B.30.180. For fences along an alley, see SMC 21B.30.260(3);

(5) Rockeries, retaining walls and curbs may project into or be located in any setback, provided these structures do not exceed a height of six feet from the property line grade;

(6) Fences located on top of rockeries, retaining walls or berms are subject to the requirements of SMC 21B.30.180;

(7) Telephone poles and lines; power poles and lines; cable TV and Internet lines; light and flagpoles; trellises not exceeding eight feet in height, not wider than 10 feet; culverts; underground water facilities; underground sewer facilities; and accessory facilities for the provision of utilities, such as drains, but excluding electrical and cellular equipment cabinets, and similar utility boxes and vaults;

(8) The following may project into or be located within a setback, but may only project into or be located within a setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure:

(a) Sprinkler systems, electrical and cellular equipment cabinets and other similar utility boxes and vaults;

(b) Security system access controls;

(c) Structures, except for buildings, associated with trails and on-site recreation spaces and play areas required in SMC 21B.30.060 and 21B.30.170 such as benches, picnic tables and drinking fountains; and

(d) Surface water management facilities as required by City of Sammamish stormwater management regulations;

(9) Mailboxes and newspaper boxes may project into or be located within street setbacks but will not be allowed in TC-A zones;

(10) Fire hydrants and associated appendages;

(11) Metro bus shelters may be located within street setbacks;

(12) Unless otherwise prohibited in SMC 21B.25.200 and Chapter 21B.45 SMC, freestanding and monument signs four feet or less in height, with a maximum sign area of 20 square feet, may project into or be located within street setbacks;

(13) Storm water vaults, structures, and conveyance systems, both above and below ground, provided such projections are:

(a) Consistent with setback, easement and access requirements specified in the current Surface Water Design Manual; or

(b) In the absence of said specifications, not within 10 feet of the property line for stormwater vaults and structures, and not within five feet of the property line for conveyance systems; and

(14) Building elements that (a) do not restrict pedestrian access to or views from the street into the setback area or (b) make a fire or safety hazard or adverse impact. Such elements may, in some conditions, include canopies, awnings, blade signs, and lights.

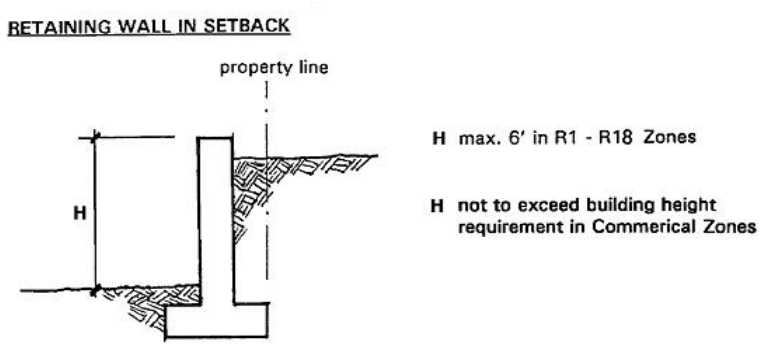


Figure 21B.25.170a. Retaining wall standards.

(Ord. O2016-429 § 9 (Att. I); Ord. O2010-293 § 1 (Att. A))

21B.25.180 Height – Exceptions to limits.

The following structures may be erected above the height limits set forth in SMC 21B.25.030:

(1) An additional two feet in height is allowed for structures with green roofs occupying at least 50 percent of the area of the roof;

(2) Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to 10 feet in the TC-A and

TC-B zones provided the design meets the provisions of SMC 21B.30.140;

(3) Fire or parapet walls may exceed the height limit by up to 10 feet in the TC-A and TC-B zones provided the design meets the building design provisions of Chapter 21B.30 SMC; and

(4) Skylights, flagpoles, chimneys, church steeples, crosses, spires, communication transmission and receiving structures, and similar structures. (Ord. O2010-293 § 1 (Att. A))

21B.25.190 Lot divided by zone boundary.

When a lot is divided by a zone boundary, the following rules shall apply:

(1) When a lot contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site;

(2) When a lot contains residential zones of varying density:

> (a) Any residential density transfer within the lot shall be allowed from the portion with the lesser residential density to that of the greater residential density;
>
> (b) Compliance with these criteria shall be evaluated during review of any development proposals in which such a transfer is proposed; and

(3) Uses on each portion of the lot shall only be those permitted in each zone pursuant to Chapter 21B.20 SMC. (Ord. O2010-293 § 1 (Att. A))

21B.25.200 Sight distance requirements.

Except for utility poles and traffic control signs, the following sight distance provisions shall apply to all intersections and site access points:

(1) A sight distance triangle area as determined by subsection (2) of this section shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between 42 inches and eight feet above the existing street grade;

(2) The sight distance triangle at:

(a) A street intersection shall be determined by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle; or

(b) A site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle; and

(3) The director may require modification or removal of structures or landscaping located in required street setbacks, if:

(a) Such improvements prevent adequate sight distance to drivers entering or leaving a driveway; and

(b) No reasonable driveway relocation alternative for an adjoining lot is feasible.

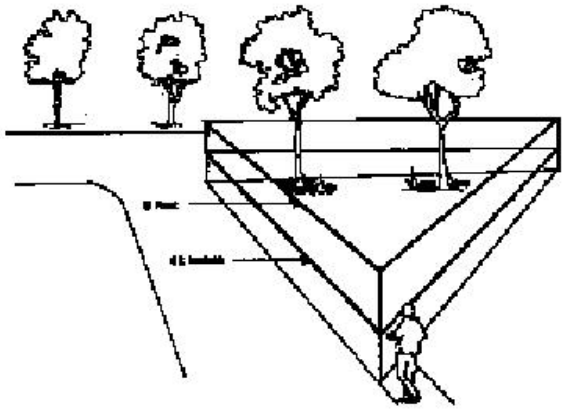
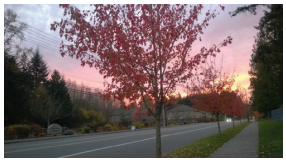


Figure 21B.25.200a. The area of a sight distance triangle between 42 inches and eight feet above the existing street grade shall remain open.

(Ord. O2010-293 § 1 (Att. A))



Fall street trees near Inglewood Middle School (credit: Sammamish Friends)

Evergreen trees on 228th Ave SE

Policy EC.10.3 *Maintain and enhance a street tree maintenance program. Use trees and other vegetation, both native and non-native, as appropriate, in all restoration.*

Policy EC.10.4 *Encourage community residents and property owners to preserve the green and wooded character of existing neighborhoods.*

Policy EC.10.5 *Within the city, allow off-site options for replanting and restoration where not feasible on-site in order to meet tree retention requirements and achieve tree canopy coverage and storm water capture.*

Policy EC.10.6 *Develop and enforce effective regulatory penalties and practices for unauthorized removal or damage of trees.*

Policy EC.10.7 *Prioritize restoration and enhancement of environmentally critical areas and buffers, with the aim of enhancing ecosystem function.*

Policy EC.10.8 *Consider incentivizing retention of trees on existing lots, prioritizing clusters and/or a continuous canopy with trees on adjacent lots when feasible.*

Policy EC.10.9 *Promote regulatory tools that take into consideration the case-by-case context-sensitive nature of tree retention and canopy coverage.*

Policy EC.10.10 *~~Create and s~~Support and implement the ~~a robust and comprehensive~~ Urban Forest ~~~~Management Plan ~~starting in 2016.~~*

Policy EC.10.11 *Develop incentives to prioritize the retention of high value trees, including heritage and/or landmark trees.*

Residential tree coverage

of buildings and other structures. They provide engineering design values based on the 2008 USGS National Seismic Hazard Maps probabilistic and deterministic ground motion parameters for designing structures.

- 2009 NEHRP Recommended Seismic Provisions for New Buildings and Other;
- Structures, FEMA P-750 ("2009 NEHRP Provisions");
- 2010 Minimum Design Loads for Buildings and Other Structures, ASCE 7-10;
- ("2010 ASCE-7 Standard"); and
- 2012 International Building Code.

These three similar manuals represent the best available engineering for seismic design of structures. The 2006 Geologic Map of King County is another BAS document. (Booth & Wisher 2006). It shows detailed soil types and the zone of the Seattle Fault. The purpose of the map is for more general geology uses, but it appears to be consistent with 2004 Liquefaction Susceptibility Map in terms of the location of soil types susceptible to liquefaction and the location of peat deposits.

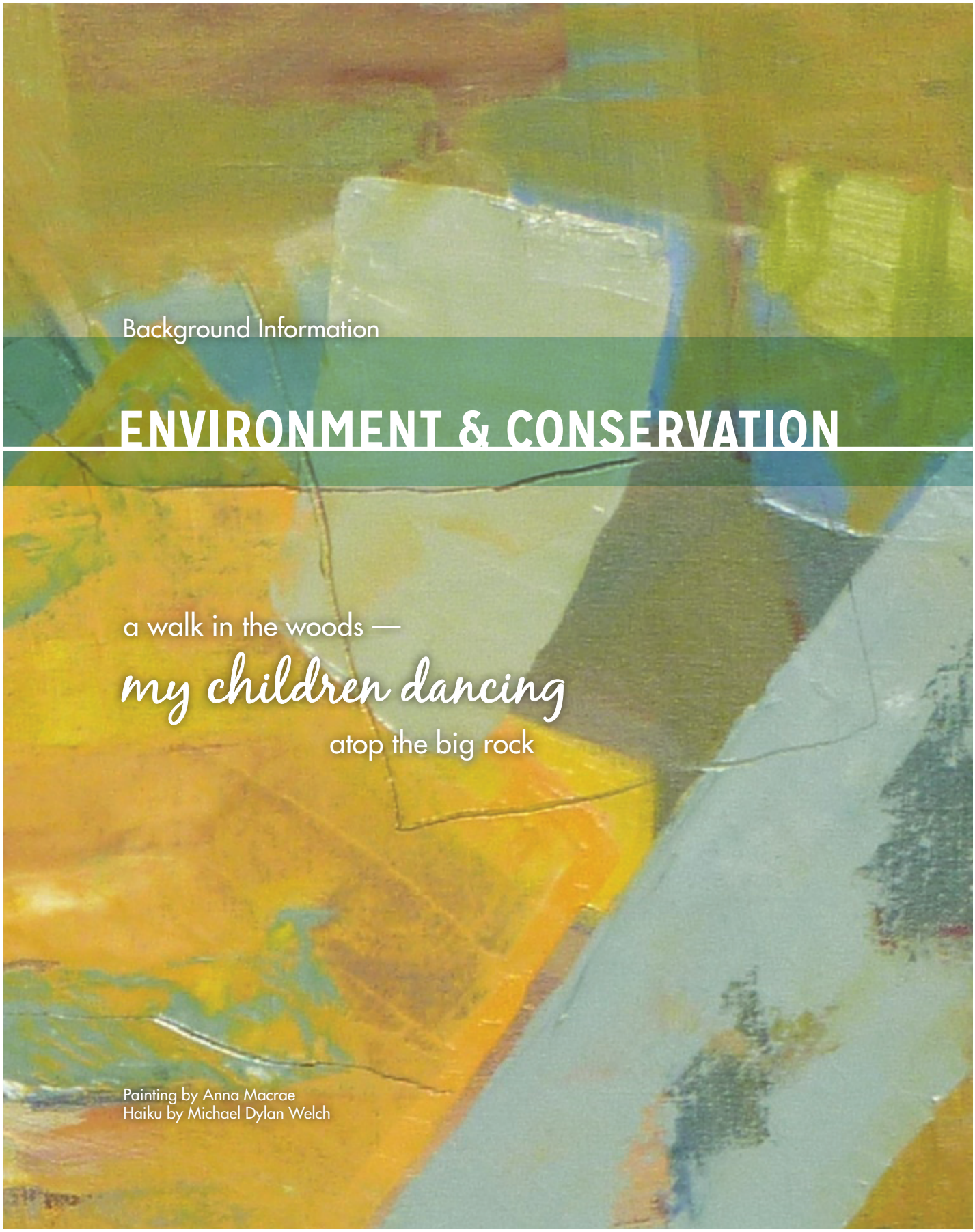
Development in designated seismic hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Urban Forest

The purpose of the Urban Forest Management Plan (UFMP) is to provide a policy guide for managing, enhancing, and growing trees in the City of Sammamish over the next twenty (20) years. The plan includes long-range goals and objectives to promote resilience, species diversity, and sustainable canopy cover.

Complete information about the City of Sammamish Urban Forest Plan can be found at this link:

http://www.sammamish.us



Background Information

ENVIRONMENT & CONSERVATION

a walk in the woods —
my children dancing
atop the big rock

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Environmental Setting

The Sammamish Plateau is the distinguishing topographic feature in the City, rising from about 50 feet at the Lake Sammamish shoreline to about 500 feet above Lake Sammamish. There are numerous wetlands, streams, and lakes, including Pine Lake and Beaver Lake. The streams flow in a predominantly western direction from the lake and wetland headwaters over the plateau and then flow down the steep erosive slopes through ravines ultimately discharging to Lake Sammamish.

Air Quality

Air quality is generally assessed in terms of concentrations of air-borne pollutants being higher or lower than ambient air quality standards set to protect human health and welfare. To measure existing air quality, the Washington State Department of Ecology and PSCAA maintain a network of monitoring stations throughout the Puget Sound region.

See Volume I, Environment and Conservation Element Goal EC.6 on page 67 and supporting policies.

As required by the 1970 Clean Air Act, the U.S. EPA initially identified six *criteria air pollutants* that are pervasive in urban environments and for which state and federal health-based ambient

air quality standards have been established. The U.S. EPA calls these pollutants criteria air pollutants because the agency has regulated them by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. Ozone, CO, PM, nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead are the six criteria air pollutants originally identified by U.S. EPA. Since then, subsets of PM have been identified for which permissible levels have been established. These include PM_{10} (matter that is less than or equal to 10 microns in diameter) and $PM_{2.5}$ (matter that is less than or equal to 2.5 microns in diameter).

The Clean Air Act established National Ambient Air Quality Standards (NAAQS) to protect the public health and welfare from air pollution. Areas of the U.S. that do not meet the NAAQS for any pollutant are designated by the U.S. EPA as *nonattainment areas*. Areas that were once designated nonattainment but are now achieving the NAAQS are termed *maintenance areas*. Areas that have air pollution levels below the NAAQS are termed *attainment areas*. In nonattainment areas, states must develop plans to reduce emissions and bring the area back into attainment of the NAAQS.

An area remains a nonattainment area for that particular pollutant until concentrations are in compliance with the NAAQS. Only after measured concentrations have fallen below the NAAQS can the state apply for redesignation to attainment, and it must then submit a 10-year plan for continuing to meet and maintain air quality standards that follow the Clean Air Act. During this 10-year period, the area is designated as a maintenance area. The Puget Sound region, including all of King County, is currently classified as a maintenance area for CO and ozone.

See Volume I, Environment and Conservation Element Goal EC.3 on page 48 and Goal EC.4 on page 52 and supporting policies.

Wetlands

Wetlands are transitional areas between aquatic and terrestrial habitats and are identified based upon three parameters: hydrology, soils and vegetation. Wetlands are formally identified and delineated according to the methods in the 1987 *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987). In the Puget Sound region, additional methodology in the United States Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE, 2010) must also be used. These methodologies are updated and clarified from time to time in revised manuals that are subsequently adopted by the Washington Department of Ecology (WDOE) pursuant to RCW 90.58.380 and WAC 173-22-035, as amended.

Consistent with state and federal wetland definitions, the City of Sammamish's definition of wetlands (SMC 21A.15.1415) includes areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities, or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. Some regulated wetlands are saturated with surface and/or ground water year round; however, wetlands can also include areas that are only seasonally wet.

Wetlands provide many important ecosystem functions. Wetlands can act as the guardians of our water quality by retaining water, providing time for filtration and settling of suspended solids, trapping sediments, and by biochemically converting otherwise harmful chemicals into less harmful ones. Wetlands can also provide valuable natural stormwater run-off mediation, flood-prevention, and groundwater recharge by absorbing water during storm events and then gradually releasing water during drier periods. This can help to maintain stream flows in summer dry periods, which is important for the survival of animals, plants and other organisms that live in or near a stream. Wetland vegetation can also help to stabilize our shorelines reducing erosion that can otherwise be caused by wave action.

Wetland ecosystems can provide essential habitat for a variety of aquatic and terrestrial plant and animal species. More than one-third of the United States' threatened and endangered species live only in wetlands, and nearly half use wetlands at some point in their lives. Many other animals and plants depend on wetlands for survival. For example, wetlands that surround open water can provide key habitat for fish spawning nurseries. In addition, many of the U.S. breeding bird populations including ducks, geese, woodpeckers, hawks, wading birds and many song-birds feed, nest and raise their young in wetlands. In part because of the wildlife habitat that they provide and the unique plant communities that they support, wetlands are also valued for their potential aesthetic and environmental education attributes.

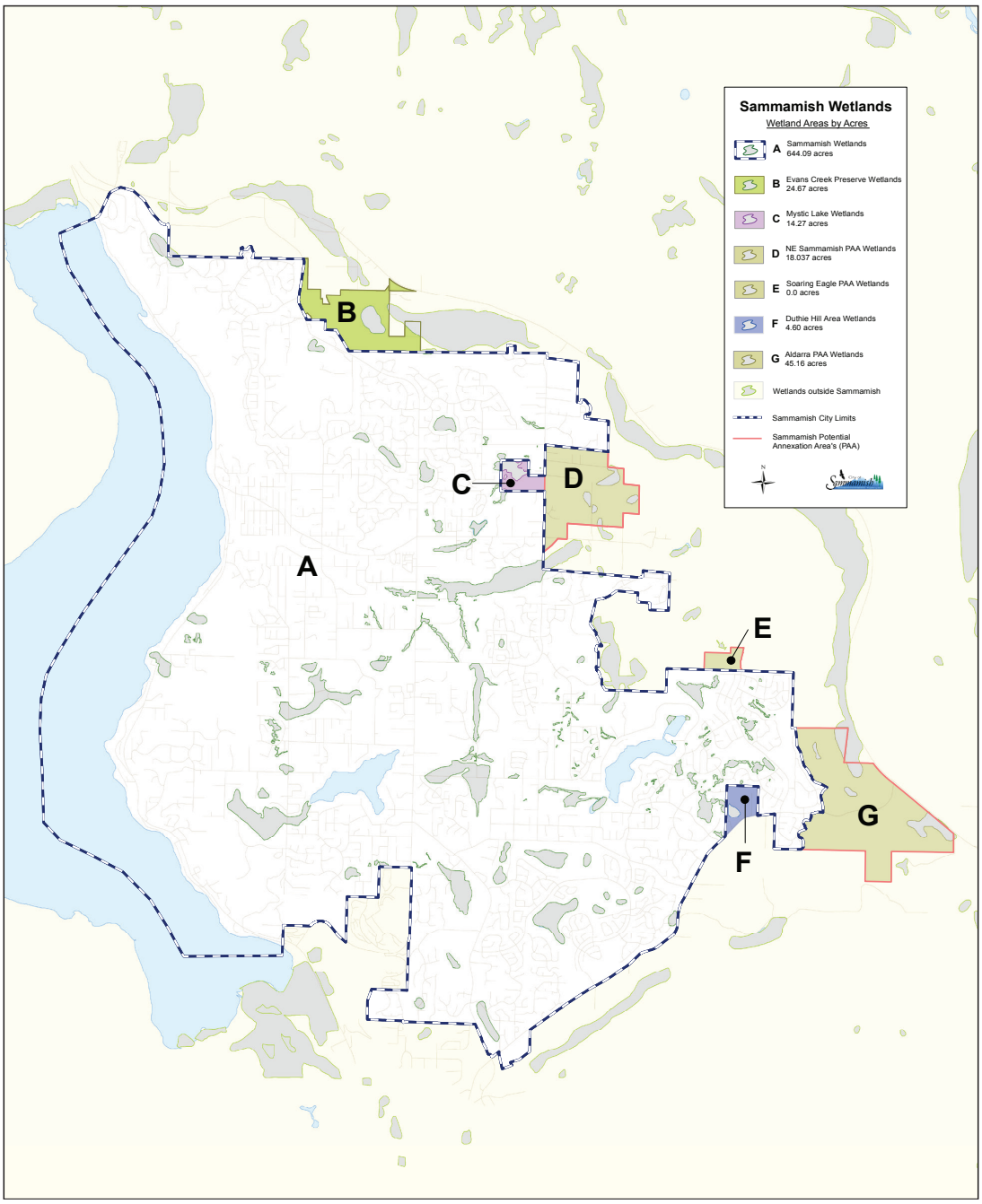
There are approximately 550 acres of wetlands mapped in the City of Sammamish, see Background Figure EC–1. However, there are more unmapped wetland areas known to be present. These wetland areas include a wide range of habitat conditions and wetland functions. Many wetland areas in Sammamish have been degraded to some extent through deforestation, filling, drainage, agriculture, and/or through removal or clearing of surrounding buffer areas. However, many high quality wetland areas remain in Sammamish and provide highly valued functions.

Among the highest quality wetlands in and immediately surrounding Sammamish are twelve large wetlands that contain a bog ecosystem. Bogs are a unique type of wetland that generally form, over a period of 1,000's of years, in depressions created through glacial forces. Bogs are dominated by Sphagnum mosses on the ground layer, have unique acidic water chemistry, and have low levels of dissolved oxygen with few to no buffering chemicals in the water. These factors create an environment where the rate of production of organic material exceeds the rate of decomposition. Because of this, bogs typically accumulate peat mats comprised of un-decomposed moss (peat) that can be several feet thick. This unique environment allows these wetlands to be super-sinks for nutrients. In fact, bogs and other peatlands that are actively accumulating organic matter are carbon sinks and have been identified globally to be one of the major storehouses of the world's carbon - exceeding that of forests. This very specialized environment supports very unique plant types, many of which do not grow naturally elsewhere. Because they are home to some of the rarest and most unusual wetland-dependent flora and fauna, many scientists believe that bogs and other peat-based wetlands play a key role in conserving global biodiversity.

Stormwater is one of the greatest threats to bogs as it can shift the water chemistry and can bring nutrients and oxygen into the system, all of which can contribute to the decomposition of the peat mat, causing the bog to break down in a relatively rapid timeframe when compared to how long it took for the mat to form. Bogs are essentially irreplaceable natural resources because no mechanisms have yet been found that can re-create bog conditions in a time range that humans would be around to see. Once a bog is gone, it is gone. Accordingly, bogs are Category 1 wetlands due to their rare, sensitive and irreplaceable nature and are one of the most protected wetland types for all jurisdictions that protect wetlands at the local, state and federal levels.

As with most jurisdictions in Western Washington, the City of Sammamish rates wetlands utilizing a wetland rating system that

Background Figure EC–1
Sammamish Wetlands



Wetland boundaries shown on this map are approximate, and an individual wetland delineation study, followed by a survey and a city review for accuracy would be needed to determine where exact wetland boundaries are on any individual property. In addition, it should be noted that there are more known wetlands in the City than shown on this map.

was developed by the WDOE. The rating system categorizes wetlands as either Category I, II, III or IV wetlands, with Category I wetlands providing the most valuable wetland functions that have been scientifically shown to need the most protection. Wetlands needing the most protection have wider buffering requirements and sometimes have impervious surface limitations or other restrictions aimed at protecting the watershed surrounding the wetland.

The City of Sammamish adopted Environmentally Critical Areas Regulations that are described in Chapter 21A.50 in the Sammamish Municipal Code (SMC). Development standards for wetlands are found in SMC 21A.50.290. Among other requirements, these standards include a requirement to establish a buffer from the delineated wetland edge with the required buffer width based on the wetland category as determined utilizing the WDOE wetland rating form, and as also based on the habitat score from the WDOE rating form, and other wetland habitat attributes. Required buffer widths range from 50-feet to 215-feet with a 215-foot buffer required beyond the boundaries of Category I wetlands that include a bog ecosystem or a natural heritage wetland. The SMC also includes wetland regulatory provisions in 21A.50.322 that are tied to a mapped Wetland management area – Special district overlay, which ties added protection requirements including, but not limited to, restrictions on the allowed quantity of impervious surface area in mapped overlay areas in the basins surrounding some of Sammamish's highest value and most sensitive wetland systems such as those that include bog ecosystems (see Background Figure EC–2, Special Overlays and Districts).

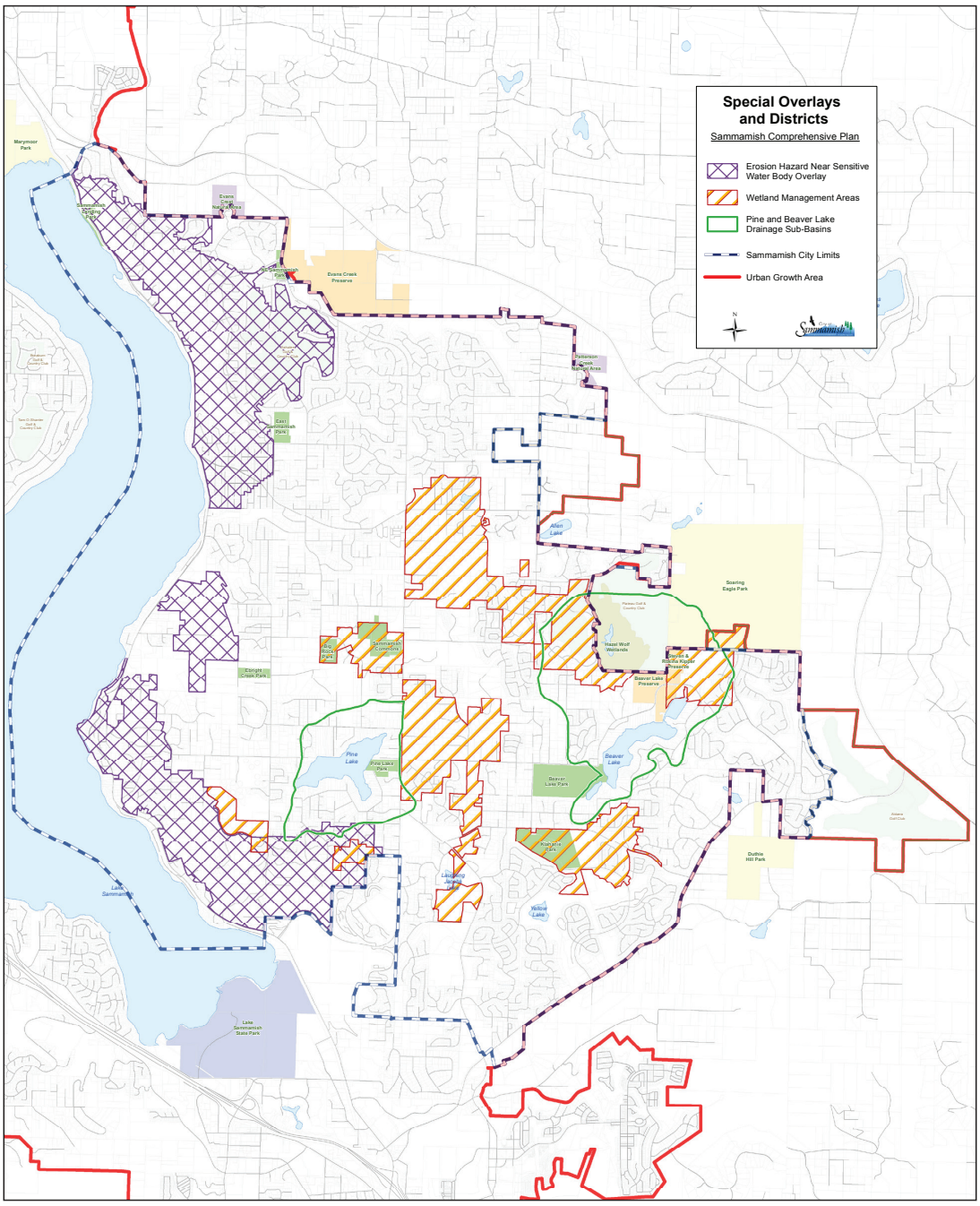
The city's regulations in SMC 21A.50 also include a number of flexibilities and allowances for existing and proposed development that can allow wetland or buffer alteration when applicable criteria are met, such as when there is an existing legally-established development that is being modestly expanded or when impacts are unavoidable and minimized, and mitigation is provided that supports equivalent or greater biological functions most commonly on-site or within the same sub-basin as the impact.

See Volume I, Environment and Conservation Element Goal EC.5 on page 54 and supporting policies.

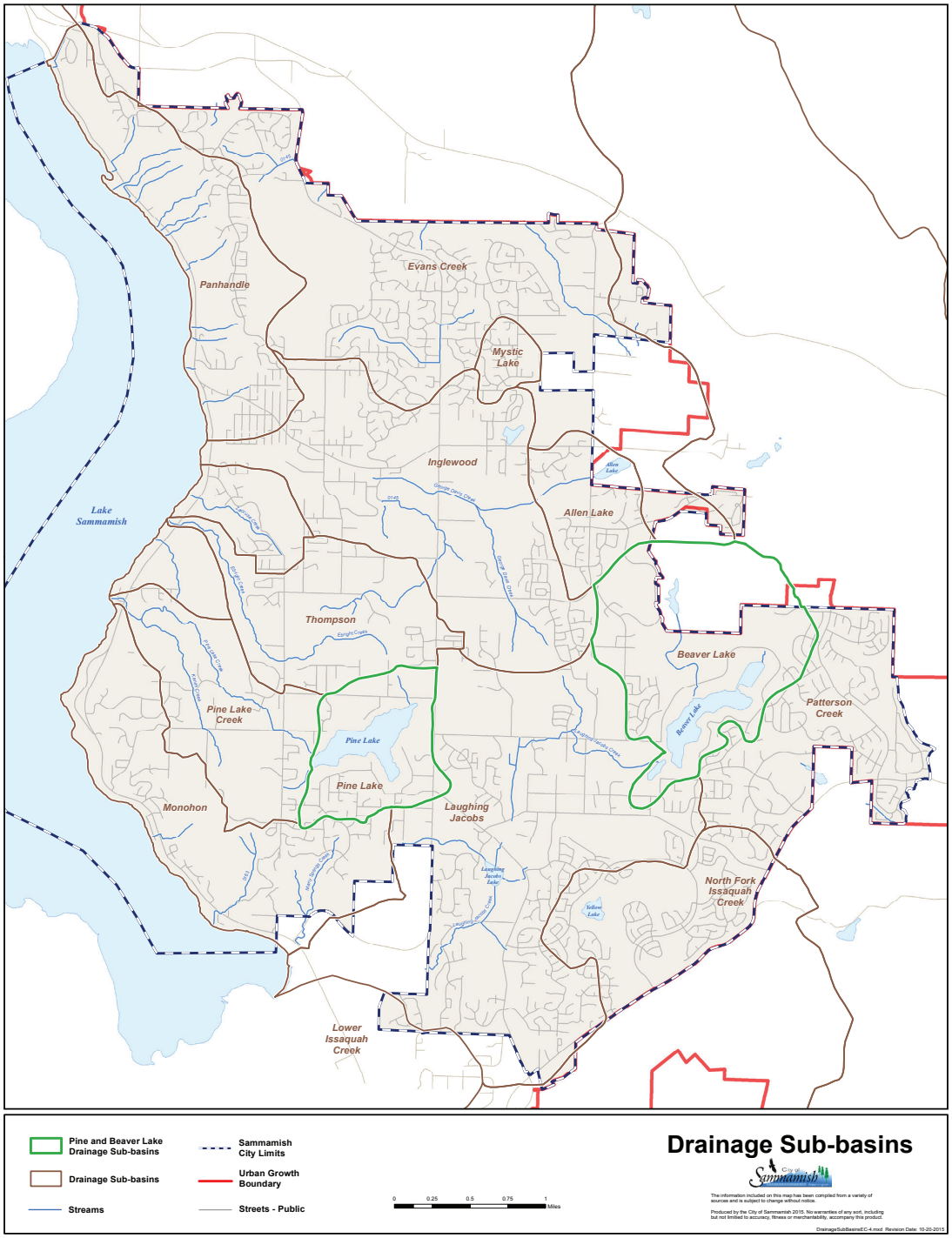
Streams

The City is predominantly located within the Cedar River Basin with some area within the Snoqualmie River Basin. Within these river basins are a number of sub-basins that include numerous streams (see Background Figure EC–3, City of Sammamish Drainage Subbasin Delineation). While all of the city's streams provide habitat for a variety of terrestrial and aquatic plant and animal species, some streams in the city also provide important habitat to

Background Figure EC–2
Special Overlays and Districts



Background Figure EC–3
City of Sammamish Drainage Subbasin Delineation



salmonids. The lower reaches of a few of the city's streams have been the subject of community efforts to restore habitat for kokanee salmon. Kokanee salmon are native to the Lake Sammamish and Lake Washington watersheds but have experienced a dramatic population decline and now spawn in limited numbers in only a few streams that feed into Lake Sammamish. Causes of this fish population decline are reported to include altered stormwater flows, past hatchery practices, predation, fishing, passage barriers, and lake temperature and dissolved oxygen levels. Along with watershed residents, other local jurisdictions, agencies and NGOs, the City of Sammamish participates in the Lake Sammamish Kokanee Work Group, which was formed in 2007 to identify the causes of kokanee decline and develop and implement actions to address these issues.

Sammamish defines regulated streams in SMC 21A.15.1240 to include areas in the city where surface waters produce a defined channel or bed, not including irrigation ditches, canals, storm or storm water runoff conveyance devices or other entirely artificial watercourses, unless they are used by salmonids or are used to convey streams naturally occurring prior to construction of such watercourses. For the purpose of this definition, a defined channel or bed is an area that demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. For the purpose of defining the following categories of streams, normal rainfall is rainfall that is at or near the mean of the accumulated annual rainfall record, based upon the water year for King County as recorded at the Seattle-Tacoma International Airport.

Sammamish streams are classified according to criteria described in SMC 21A.15.1240(1) as either Type S, Type F, Type Np or Type Ns streams. In summary, Type S streams have been inventoried as shorelines of the state. No Type S streams are located within Sammamish presently (as of January, 2015), but may be included in future annexation areas. Type F streams are, or have the potential to be, used by salmonids, or are streams that have been identified as being of special significance. Streams of special significance are those perennial reaches designated by the City based on historic fish presence and/or the probability of restoration and include streams locally known as George Davis Creek, Ebright Creek, Pine Lake Creek and Laughing Jacobs Creek. Type Np streams are perennial during a year of normal rainfall and do not have the potential to be used by salmonids. Type Ns streams are seasonal or ephemeral during a year of normal rainfall and do not have the potential to be used by salmonids.

Development standards for streams are found in SMC 21A.50.330. Among other requirements, these standards include a requirement to establish a buffer from the stream's ordinary high water mark or from the top of the bank if the ordinary high water mark cannot be identified. The buffer width required is based on the stream's classification. A 150-foot buffer is required beyond Type S and Type F streams. A 75-foot buffer is required beyond Type Np streams, and a 50-foot buffer is required beyond Type Ns streams.

The city's regulations in SMC 21A.50 also include a number of flexibilities and allowances for existing and proposed development that can allow stream or buffer alteration when applicable criteria are met, such as when there is an existing legally-established development that is being modestly expanded or when impacts are unavoidable and minimized, and mitigation is provided that supports equivalent or greater biological functions most commonly on-site or within the same stream sub-basin as the impact.

Lakes

See Volume I, Environment and Conservation Element Policy EC.5.29–Policy EC.5.39 on page 60.

Lakes are defined in SMC 21A.15.664 to include an open body of surface water not including streams or rivers, that is 20 acres or greater in total area. There are three lakes in the City of Sammamish: Lake Sammamish, Pine Lake, and Beaver Lake. There are also wetlands, in and immediately surrounding Sammamish, that are characterized by large open-water areas that are locally referred to as lakes including Laughing Jacobs Lake, Yellow Lake, Allen Lake and Mystic Lake (see Background Figure EC–3, City of Sammamish Drainage Subbasin Delineation).

Sammamish's three lakes, Lake Sammamish, Pine Lake, and Beaver Lake, are regulated under the city's Shoreline Master Program (SMP), which fulfills the requirements of the Washington State Shoreline Management Act and associated guidelines. The SMP balances local needs, interests and character with the general public's interests in protecting key shoreline environments and important resources. The shoreline jurisdiction includes lands extending landward 200 feet from the subject lake's ordinary high water mark and includes associated floodplain areas and wetlands that meet specified criteria described in SMC 25.02.010(80) and 25.05.010.

As part of the city's SMP, shorelines have been assigned an environment designation of Shoreline Residential (SR) or Urban Conservancy (UC). Shoreline areas with an UC environment designation have more restrictive regulatory requirements and protections than shorelines with a SR environment designation. Among other requirements, the City's SMP describes required

shoreline setbacks that range from 45 to 50 feet for residential structures depending on the lake and shoreline environment designation. The SMP also includes requirements and incentives to restore a vegetation enhancement area, which is defined as the 15-foot wide portion of the shoreline setback that is immediately landward of the lake's ordinary high water mark. For Pine Lake and Beaver Lake, there are added requirements in the SMP to retain 85% of the significant trees within the shoreline jurisdiction.

In addition to Critical Area regulations and Shoreline Master Program regulations, the City protects water quality and quantity through Sammamish Municipal Code Title 13, Surface Water Management. The City's adopted Stormwater Management Comprehensive Plan (2001) identifies local stormwater quantity and quality problems and methods to address identified issues.

Flood Hazard Areas

See Volume I, Environment and Conservation Element Goal EC.2 on page 47 and supporting policies.

WAC 365-190 defines flood hazard areas as:

> *"Frequently flooded areas are lands in the floodplain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like."*

The WAC guidelines note that: "Floodplains and other areas subject to flooding perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program."

The only floodplain areas in the City of Sammamish are small areas along Lake Sammamish and near SR 202 at the northern city boundary.

Regulations for flood hazard protection are found in SMC 15.10, Flood Damage Protection.

Groundwater

See Volume I, Environment and Conservation Element Policy EC.5.58–Policy EC.5.66 on page 65.

The large majority of the City is within the East Lake Sammamish Basin with westward flows towards, and into Lake Sammamish. The City also includes portions of the Evans Basin to the northeast, Patterson Creek Basin to the east, and Issaquah Creek Basin to the south. Within each basin are sub-basins.

Groundwater is rainwater that has filtered into the ground and stays below the surface in zones called aquifers. The amount of groundwater available and the amount of water available to recharge ground water is affected by precipitation, land use, population growth and water reuse. With population growth there is an increase in the number of residential and commercial buildings, roads and parking lots that are impervious surfaces which decrease or prohibit groundwater recharge. There is also an increase demand for water. Ground water withdrawals from aquifer, when combined with an increase in impervious surface area in a recharge zone, can lead to a diminished groundwater supply for drinking water purposes. Because ground and surface water are interconnected, surface water features such as lake levels and the base flow of creeks are impacted by groundwater levels. Please see Background Figure EC–4 for a map of areas where groundwater is susceptible to contamination due to surficial geology, potential for infiltration and depth to groundwater. Areas of low, medium and high susceptibility are shown on this map.

In order to protect water quality where groundwater supplies the public water system, the Sammmamish Plateau Water and Sewer District Water Comprehensive Plan has identified wellhead protection areas in the City of Sammamish (see Background Figure EC–5, excerpted from the Sammamish Plateau Water and Sewer District Water Comprehensive Plan "Figure 5-1 Wellhead Protection Areas").

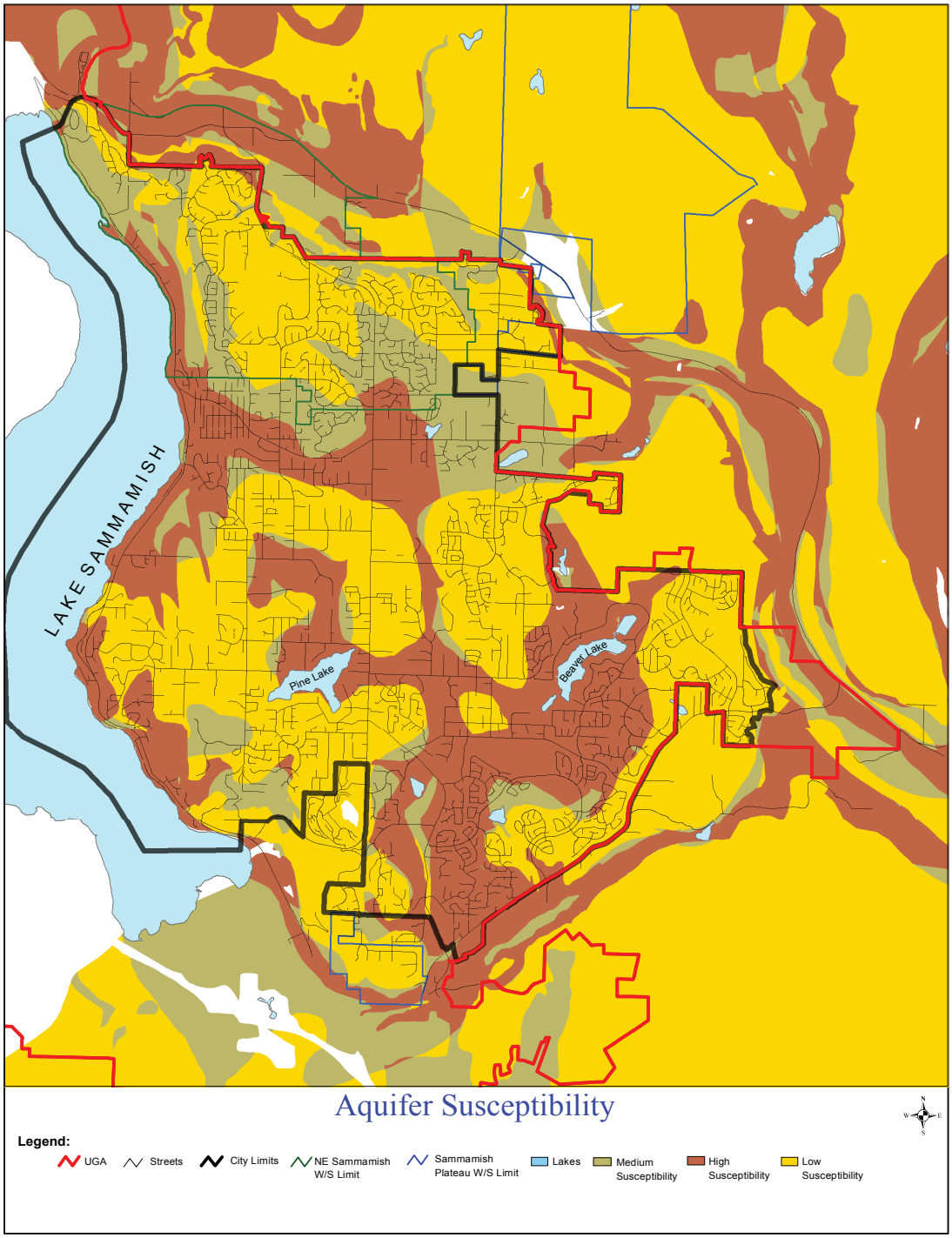
Methods to retain recharge are to maintain portions of residential areas in their natural state or permit the planting of vegetation in these areas. Stormwater facilities can be constructed to promote recharge of groundwater provided that the stormwater is first adequately treated so as not to contaminate ground water. The State of Washington is also currently investigating ways to treat and reuse wastewater.

Maintaining groundwater quality is also a major concern particularly in recharge areas. Contaminants sources could include: failing septic systems, untreated stormwater, leaking underground storage tanks, quarries, agricultural chemicals, hazardous materials spills, etc.

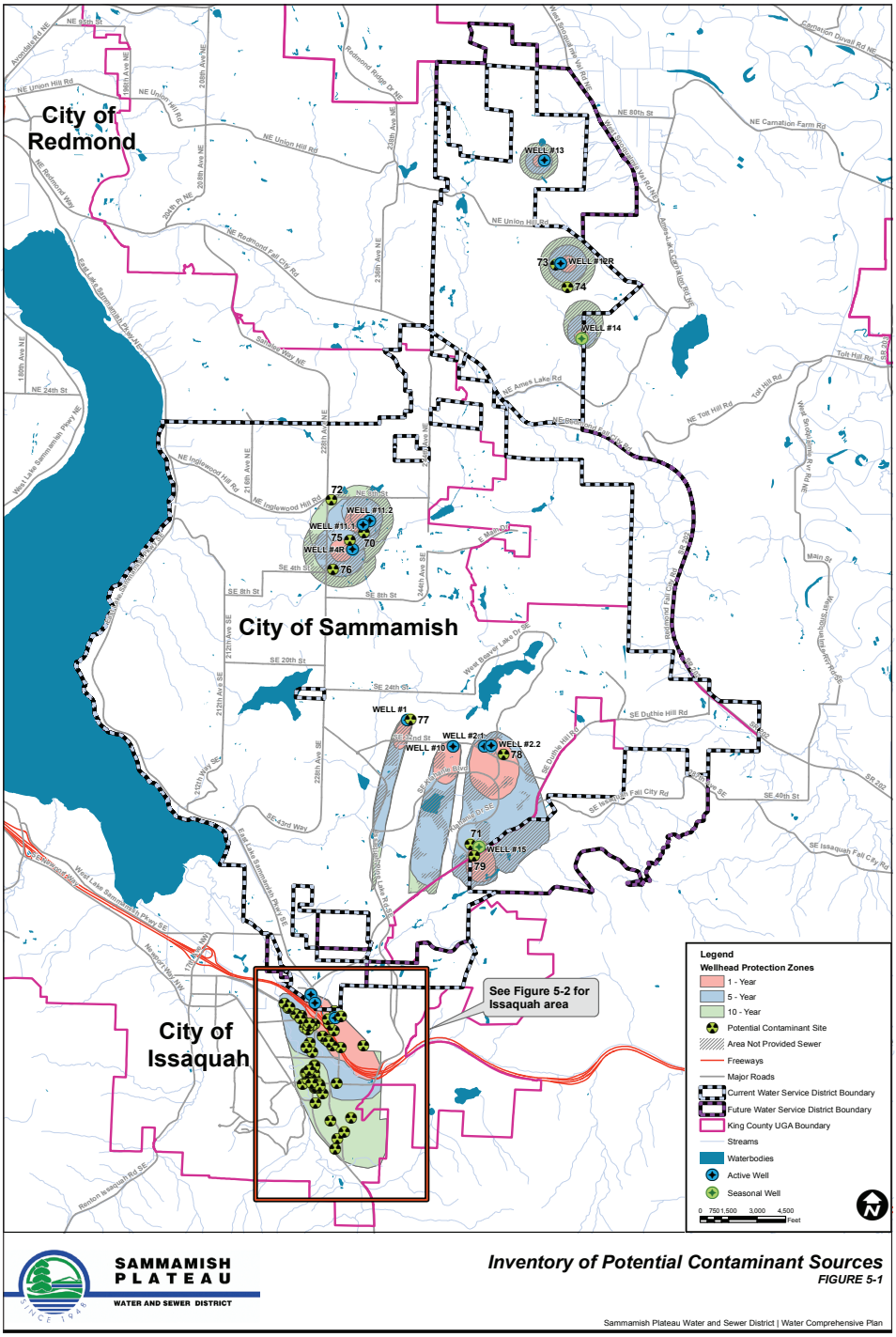
The City is in two Groundwater Management Planning Areas, Issaquah Creek Valley and Redmond-Bear Creek Valley. The majority of the City is within the Issaquah Creek Valley Planning Area, briefly summarized below.

Within the Issaquah Creek Valley Planning Area, areas with the highest infiltration potential are east of the City of Issaquah on the uplands between the East and North Forks of Issaquah Creek.

Background Figure EC–4
Aquifer Susceptibility



Background Figure EC–5
Wellhead Protection Areas



For the lower Issaquah Valley area (including Sammamish), in particular the eastern plateau areas of the management area, Grand Ridge and Lake Tradition, do not overlie valley aquifers, but may provide up to 30% of the direct recharge to the lower Issaquah Valley ground water system. Measures such as recharging ground water with surface water facilities and homeowner education materials are being used in this area.

Aquifers are considered to be vulnerable where the soil is permeable, where the ground water depth is shallow, and where a potential contamination source is present. Given the location of wells and nearby development, the lower Issaquah Creek Valley is a vulnerable aquifer system. Even with the potential for contamination, water quality in the lower Valley has been found to be generally excellent; management strategies will be needed to protect the area. The upper Issaquah Creek Valley System (in the southern part of the Groundwater Management Planning Area) has been affected by contamination from the Cedar Hills Landfill and Queen City Farms Industrial Waste site.

Through its critical areas regulations, the City has identified critical aquifer recharge areas as:

> *…those areas in the City of Sammamish with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of groundwater resources or contribute significantly to the replenishment of groundwater. (SMC 21A.15.253)*

Development in designated critical aquifer recharge areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Geologically Hazardous Areas

See Volume I, Environment and Conservation Element Goal EC.2 on page 47 and supporting policies.

Erosion Hazard

Soil erosion is a process in which individual soil particles are detached and moved by natural agents such as wind, rainsplash, frost action, or surface water flows. Erosion poses a potential public health and safety hazard to the extent that bodies of water are contaminated with sediment. In addition, erosion can directly and indirectly damage private property as well as valuable habitat and natural areas. The U.S. Department of Agriculture,

Soil Conservation Service has identified certain soils as being susceptible to erosion if disturbed. Such soils occur throughout the City with the largest concentration of those on steeper slopes occurring in the western part of the City. Identification of areas subject to moderate or severe erosion hazard support environmental and development regulations since they affect grading and receiving water body quality.

The City of Sammamish has a number of resources that are susceptible to impacts from erosion and sedimentation. The western side of the City is bounded by Lake Sammamish, an important resource for recreation and wildlife habitat. It is vulnerable to increases in phosphorus, which causes algae to grow. With excessive algal growth, the lake surface can become "scummy," oxygen becomes depleted as algae decays, and the lake loses recreational appeal and value as wildlife habitat. This process is called eutrophication.

There are steep bluffs along the western edge of the Sammamish plateau. Excessive water flowing down these bluffs can form gullies and ravines where soils are highly erosive, which results in downstream sedimentation, and can initiate processes of soil wasting. Many of these slopes have been designated as an "Erosion Hazard Near Sensitive Water Body Overlay," see Background Figure EC–2 on page EC.9, Special Overlays and Districts.

The impacts of erosion and sedimentation generally include:

- Nutrient loading from phosphorus and nitrogen, which are attached to soil particles and transported to lakes and streams, causing a change in the water pH, algal blooms, and oxygen depletion, which leads to eutrophication and fish kills.
- Eroded soil particles decrease the viability of macro-invertebrates and food-chain organisms, impair the feeding ability of aquatic animals; they also clog gill passages of fish and reduce photosynthesis.
- Sediment-clogged gravel diminishes fish spawning and can smother eggs or young fry.
- Natural, nutrient-rich topsoils erode, making re-establishment of vegetation difficult without applying soil amendments and fertilizers.
- Silt fills culverts and storm drains, decreasing capacities and increasing flooding and maintenance frequency.
- Detention facilities fill rapidly with sediment, decreasing storage capacity and increasing flooding.

- Sediment clogs infiltration devices, causing failure.
- Shallow areas in lakes form rapidly, resulting in growth of aquatic plants and reduced usability.
- Water treatment for domestic uses becomes more difficult and costly.
- Turbid water replaces aesthetically pleasing, clear, clean water in streams and lakes.

Development in designated erosion hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Landslide Hazards

Landslides, seismically sensitive soil materials, and geologic events pose substantial hazards to public health and safety. Such areas have limited suitability for siting of commercial, residential and industrial structures.

Many slopes with Sammamish are either naturally unstable or become unstable when disturbed. Areas subject to landslides are mostly along the western slopes of the City. The identification of areas susceptible to landslides support environmental and development regulations; they affect foundation design and housing density.

Unconsolidated soil materials with slopes greater than 15 percent that are underlain with impermeable geologic materials, and/or which have seeps are especially subject to slippage of the unconsolidated soil material. Areas which have experienced movement in the past or which are unstable as a result of rapid stream incision, stream bank erosion, or undercutting by wave action, are also susceptible to landslides. Landslides in such areas can result in enormous public and private costs, severe threats to human health and safety, and severe natural resource and environmental damage. Disturbance in such areas should generally be avoided.

Recent geologic mapping of King County (Booth and Wisher, 2006) identifies the City as being underlain primarily by glacially derived or glacially overridden soils. Steep slopes, found where the highlands descend to Lake Sammamish and within natural drainages such as ravines, are typically comprised of looser alluvial soils or recessional outwash overlying denser glacial soils, such as glacial till or advance outwash. The most common landslides occur where there is a veneer of looser soils overlying the denser soils on steeply inclined hillsides. These types of areas are included in the

City's Environmentally Critical Area definition of landslide hazard areas as well as other types of areas that are potentially subject to risk of landslides due to geologic, topographic and hydrologic conditions.

Development in designated landslide hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Seismic Hazards

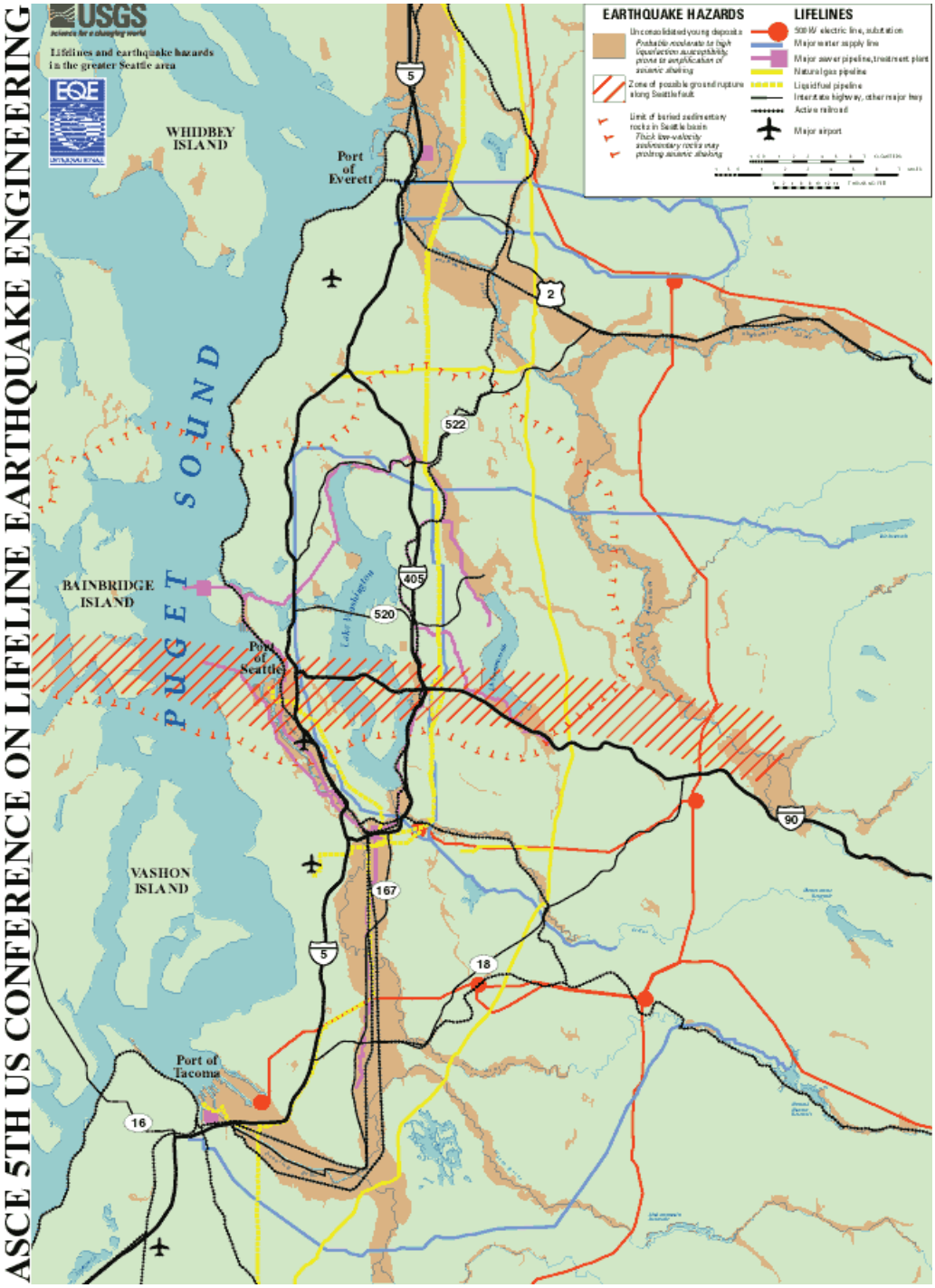
Seismic hazards include areas subject to "severe risk of earthquake induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting" (WAC 365-190). King County maps seismic hazard areas as "those areas in King County subject to sever risk of earthquake damage as a result of soil liquefaction in areas by cohesion-less soils of low density and usually in association with a shallow groundwater table or of other seismically induced settlement." Identified seismic hazard areas in Sammamish are located along Lake Sammamish and near SR 202. Identified seismic hazard areas in Sammamish are located along Lake Sammamish and near SR 202, see Background Figure EC–6.

US Geological Survey Maps of the Seattle Fault indicate it trends east-west across the southern portion of the City of Sammamish. Critical infrastructure including I-90 and I-405, and pipelines could be severely impacted by earthquakes along the Seattle Fault.

Most of the City of Sammamish is within the area of detailed study on the Liquefaction Susceptibility Map of King County, Washington. The detailed map area is based on 1:24,000-scale geologic mapping; and quantitative engineering analysis was utilized to characterize the risk of liquefaction. The analytical methods have been validated by reports of liquefaction during previous earthquakes in the Puget Sound region. More recent and improved engineering analytical methods were used for the detailed map area, as compared to previously published maps.

Another important document is the 2008 U.S. Geological Survey (USGS) National Seismic Hazard Maps (Peterson et al. 2008). These maps provide several different probabilities of earthquake ground motions, which are used in seismic provisions of building codes, insurance rate structures, risk assessments, and other public policy. The abstract and web site states, "The national seismic maps represent our assessment of the 'best available science' in earthquake hazards estimation for the United States." (Peterson et al. 2008) The following engineering manuals are routinely updated to address potential seismic ground motions for the design

Background Figure EC–6
Seismic Hazards



of buildings and other structures. They provide engineering design values based on the 2008 USGS National Seismic Hazard Maps probabilistic and deterministic ground motion parameters for designing structures.

- 2009 NEHRP Recommended Seismic Provisions for New Buildings and Other;
- Structures, FEMA P-750 ("2009 NEHRP Provisions");
- 2010 Minimum Design Loads for Buildings and Other Structures, ASCE 7-10;
- ("2010 ASCE-7 Standard"); and
- 2012 International Building Code.

These three similar manuals represent the best available engineering for seismic design of structures. The 2006 Geologic Map of King County is another BAS document. (Booth & Wisher 2006). It shows detailed soil types and the zone of the Seattle Fault. The purpose of the map is for more general geology uses, but it appears to be consistent with 2004 Liquefaction Susceptibility Map in terms of the location of soil types susceptible to liquefaction and the location of peat deposits.

Development in designated seismic hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

Urban Forest

The purpose of the Urban Forest Management Plan (UFMP) is to provide a policy guide for managing, enhancing, and growing trees in the City of Sammamish over the next twenty (20) years. The plan includes long-range goals and objectives to promote resilience, species diversity, and sustainable canopy cover.

Complete information about the City of Sammamish Urban Forest Plan can be found at this link:

http://www.sammamish.us

Agenda Bill

City Council Special Meeting
January 21, 2020

SUBJECT:	Project Acceptance - 2019 Beaver Lake Shop Roof Replacement Project
DATE SUBMITTED:	January 09, 2019
DEPARTMENT:	Parks & Recreation
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Approve the Resolution for acceptance of the 2019 Beaver Lake Shop Roof Replacement Project
EXHIBITS:	1. Exhibit 1- Resolution 2. Exhibit 2 - Final Voucher

BUDGET:

Total dollar amount	$165,000	☑ **Approved in budget**
Fund(s)	001-019-518-30-48-00	☐ **Budget reallocation required**
		☐ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation	☑ Community Safety
☐ Communication & Engagement	☑ Community Livability
☑ High Performing Government	☐ Culture & Recreation
☐ Environmental Health & Protection	☐ Financial Sustainability

NEEDED FROM COUNCIL:

Should the City accept the 2019 Beaver Lake Shop Roof Replacement Project as complete?

KEY FACTS AND INFORMATION SUMMARY:

Rainproof Contracting, LLC was the qualified, low bidder selected to replace the existing roof at the Beaver Lake Shop. Contracted work included the replacement of failing original metal roof with new, painting, installation of new snow guard and fall protection.

All work on the project has been completed and no liquidated damages were assessed against the contractor. A final inspection has been held and the contractor has completed the final punch list of deficiencies. Acceptance by City Council is necessary before the Department of Revenue is asked to close the project so that the contractor's retainage may be released.

FINANCIAL IMPACT:

The project budget for the 2019- Beaver Lake Shop Roof Replacement Project is $165,000.00 including Washington State Sales Tax (W.S.S.T.) as authorized by the City Council on July 16, 2019. A summary of the actual project construction expenditures is listed below.

Construction Costs, Contract (C2018-157):

Total City Council Authorization	$ 165,000.00
Total Construction Expenditures	$ 131,748.10
Balance/ Unspent Funds	$ 33,251.90

OTHER ALTERNATIVES CONSIDERED:

If the project is not accepted by the Council the city is unable to close out the project and authorize the State to release the contractor's retainage.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019-____

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, ACCEPTING THE BEAVER LAKE SHOP ROOF REPLACEMENT PROJECT AS COMPLETE

WHEREAS, at the Regular Council meeting of July 16, 2019, the City Council authorized the City Manager to enter into a contract with the lowest bidder for the 2019-Beaver Lake Shop Roof Replacement Project; and

WHEREAS, the City Manager executed contract C2019-309 with Rainproof Contracting, LLC.; and

WHEREAS, the project was substantially completed by the contractor on November 06, 2019;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Acceptance of the Beaver Lake Shop Roof Replacement Project as Complete. The City of Sammamish hereby accepts the 2019- Beaver Lake Shop Roof Replacement Project as complete.

Section 2. Authorization of Contract Closure Process. The City Manager is hereby authorized to complete the contract closure process upon receiving appropriate clearances from the Department of Revenue, the Department of Labor and Industries and the Department of Employment Security.

Section 3. Effective Date. This resolution shall take effect immediately upon signing.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21st DAY OF JANUARY 2020.

CITY OF SAMMAMISH

_____
Mayor Karen Moran

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Mike Kenyon, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Resolution No.:

Final Contract Voucher Certificate

Contractor: Rainproof Contracting, LLC			
Street Address: Po Box 2573			
City: Woodinville	State: Wa	Zip: 98188	Date: 1/22/2020
City Project Number: -	Federal Aid Project Number: -	City Contract Number: C2019-309	
Contract Title: 2019- Beaver Lake Shop Roof Repelacement Project			
Date Work Physically Completed: November 6, 2019	Final Amount: $ 131,748.10 (including w.s.s.t.)		

Contractor's Certification

I, The undersigned, having first been duly sworn, certify that I am authorized to sign for the claimant; that in connection with the work performed and to the best of my knowledge no loan, gratuity or gift in any form whatsoever has been extended to any employee of the City of Sammamish nor have I rented or purchased any equipment or materials from any employee of the City of Sammamish; I further certify that the attached final estimate is a true and correct statement showing all the monies due me from the City of Sammamish for work performed and material furnished under this contract; that I have carefully examined said final estimate and understand the same and that I hereby release the City of Sammamish from any and all claims of whatsoever nature which I may have, arising out of the performance of said contract, which are not set forth in said estimate.

MARILEE COAKER
COMMISSION EXPIRES
NOTARY
83420
PUBLIC
7-09-22
STATE OF WASHINGTON

X _____
Contractor Authorized Signature Required

Shawn Coaker
Print Signature Name

Subscribed and sworn to before me this 15 day of January 20 20

X _____ Notary Public in and for the State of Washington

residing at Duvall, WA

City of Sammamish

I, certify the attached final estimate to be based upon actual measurement, and to be true and correct.

Approved Date 1/16/20

X _____
Project Engineer/Project Administrator

X _____
~~City Engineer~~
Parks, Recreation & Facility Director

This Final Contract Voucher is to be prepared by the Project Engineer or Project Administrator. Contractors Claims, if any, must be included and the Contractors Certification must be labeled indicating a claim attached.

Agenda Bill

City Council Regular Meeting
January 21, 2020

SUBJECT:	Final Project Acceptance: Zackuse Creek Fish Passage and Stream Restoration Project
DATE SUBMITTED:	January 15, 2020
DEPARTMENT:	Public Works
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Adopt a resolution accepting completion of the Zackuse Creek Fish Passage and Stream Restoration Project as constructed by Pacific Civil & Infrastructure.
EXHIBITS:	1. Exhibit 1 - Resolution Accepting Project as Complete 2. Exhibit 2 - Final Contract Voucher

BUDGET:

Total dollar amount	$1,348,471.76	☑ **Approved in budget**
Fund(s)	Surface Water Capital Improvement Fund (438-431-595-40-63-00)	☐ **Budget reallocation required** ☐ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation	☐ Community Safety
☐ Communication & Engagement	☐ Community Livability
☐ High Performing Government	☐ Culture & Recreation
☑ Environmental Health & Protection	☐ Financial Sustainability

NEEDED FROM COUNCIL:

Shall City Council accept the Zackuse Creek Fish Passage and Stream Restoration Project by Pacific Civil Infrastructure as complete?

KEY FACTS AND INFORMATION SUMMARY:

Summary:

All work for the Zackuse Creek Fish Passage and Stream Restoration Project has been completed in accordance with the project specifications. The recommended action approves the final contract

amount and constitutes the final acceptance of the work. There were no contractor claims filed against the City, and no liquidated damages were assessed against the contractor.

Background:
On May 15, 2018, Council authorized the City Manager to award and execute a contract with the lowest responsive and responsible bidder, Pacific Civil & Infrastructure, for the construction of the Zackuse Creek Fish Passage and Stream Restoration Project. The contract was for the bid amount of $1,327,956, and the City Manager was authorized to administer a 20% construction contingency in the amount of $265,951. Approved change orders during construction increased the project budget to $1,348,471.76.

The project's purpose was to replace an existing culvert that was a barrier to fish migration with a new, fish-passable culvert under East Lake Sammamish Parkway, and to restore 400 linear feet of upstream stream habitat.

The work commenced on July 9, 2018 and was substantially completed on November 16, 2018. All work was completed on October 19, 2019, after the final as-built plan set was received.

FINANCIAL IMPACT:

The completed improvements were constructed within the project budget for the final construction amount of $1,348,471.76. A substantial portion of the funding came from numerous grants for the project:
King County Water Works Executive Council Grant - $157,400
King County SubRegional Opportunity Fund - $371,154
King County Flood Reduction Grant - $64,557.75
King Conservation District - $280,000

OTHER ALTERNATIVES CONSIDERED:

No alternatives are presented, as the project has been deemed complete and final acceptance is required to close out the construction contract.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

City of Sammamish Storm and Surface Water Management Comprehensive Plan

- Goal G.1 – Comprehensively evaluate and address problems related to the existing stormwater system and manage storm and surface water systems to ensure longevity of assets.

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-XXX

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, ACCEPTING THE ZACKUSE CREEK FISH PASSAGE AND STREAM RESTORATION PROJECT AS COMPLETE.

WHEREAS, at the Council meeting of May 15, 2018 the City Council authorized award of the construction contract for the Zackuse Creek Fish Passage And Stream Restoration Project; and

WHEREAS, the City Manager entered into Contract C2018-164 for construction of the Zackuse Creek Fish Passage And Stream Restoration Project with Pacific Civil & Infrastructure (PCI), on May 15, 2018; and

WHEREAS, the project was substantially completed by the contractor on November 16, 2018; and

WHEREAS, the project was completed within the adopted project budget and within the authorized construction contract plus contingencies amount;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Project Acceptance. The City of Sammamish hereby accepts the Zackuse Creek Fish Passage And Stream Restoration Project as complete.

Section 2. Authorization of Contract Closeout Process. The City of Sammamish Director of Public Works and City Clerk are hereby authorized to complete the contract closure process upon receiving appropriate clearances from the Department of Revenue, and the Department of Employment Security.

Section 3. Effective Date. This resolution shall take effect immediately upon signing.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21ST DAY OF JANUARY 2020.

CITY OF SAMMAMISH

_____
Mayor Karen Moran

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael J Kenyon, City Attorney

Filed with the City Clerk:	January 15, 2020
Passed by the City Council:	January xx, 2020
Resolution No.:	R20**20**- **XXX**

J148

Final Contract Voucher Certificate

Contractor: Pacific Civil and Infrastructure Inc			
Street Address: 1214 140th Ave Ct E			
City: Sumner	State: WA	Zip: 98390	Date: 12/6/2019
City Project Number: N/A	Federal Aid Project Number: N/A	City Contract Number: C2018-164	
Contract Title: Zackuse Creek Fish Passage and Stream Restoration Project			
Date Work Physically Completed: 10/19/2019	Final Amount: ✓$ 1,348,471.76 (incl. retainage)		

Contractor's Certification

I, The undersigned, having first been duly sworn, certify that I am authorized to sign for the claimant; that in connection with the work performed and to the best of my knowledge no loan, gratuity or gift in any form whatsoever has been extended to any employee of the City of Sammamish nor have I rented or purchased any equipment or materials from any employee of the City of Sammamish; I further certify that the attached final estimate is a true and correct statement showing all the monies due me from the City of Sammamish for work performed and material furnished under this contract; that I have carefully examined said final estimate and understand the same and that I hereby release the City of Sammamish from any and all claims of whatsoever nature which I may have arising out of the performance of said contract, which are not set forth in said estimate.

PATRICIA J NELSON
COMMISSION EXPIRES
NOTARY
PUBLIC
06-19-2022
STATE OF WASHINGTON

X [signature]
Contractor Authorized Signature Required

Andrew C Albrecht
Print Signature Name

Subscribed and sworn to before me this 9th day of December 20 19

X Patricia J Nelson Notary Public in and for the State of Washington

residing at Puyallup, WA

City of Sammamish

I, certify the attached final estimate to be based upon actual measurement, and to be true and correct. JANIKA GLOBOKAR

Approved Date 15 JAN 2020

X [signature]
Project Engineer/Project Administrator

for X [signature]
City Engineer

This Final Contract Voucher is to be prepared by the Project Engineer or Project Administrator. Contractors Claims, if any, must be included and the Contractors Certification must be labeled indicating a claim attached.

Agenda Bill

City Council Regular Meeting
January 21, 2020

SUBJECT:	Final Project Acceptance: 2019 Ditch and Drainage Maintenance
DATE SUBMITTED:	January 02, 2020
DEPARTMENT:	Public Works
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Adopt a resolution accepting the 2019 Ditch and Drainage Maintenance Project as completed.
EXHIBITS:	1. Exhibit 1- 2019 Ditch and Drainage Maintenance Project Acceptance Resolution 2. Exhibit 2 - Final Voucher

BUDGET:

Total dollar amount	$211,006.62	☑ **Approved in budget**
Fund(s)	408-000-531-35-41-00 (Surface Water Management Fund - Maintenance & Operations Section - Professional Services) and 438-413-595-40-63-00 (Drainage Capital Resolutions)	☐ **Budget reallocation required** ☐ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation	☐ Community Safety
☐ Communication & Engagement	☐ Community Livability
☐ High Performing Government	☐ Culture & Recreation
☑ Environmental Health & Protection	☐ Financial Sustainability

NEEDED FROM COUNCIL:

Should the City of Sammamish accept the 2019 Ditch and Drainage Maintenance project as complete?

KEY FACTS AND INFORMATION SUMMARY:

On July 16, 2019, the City Council authorized the City Manager to award and execute a construction contract with Swofford Excavating, Inc. in the amount of $211,006.62 including a 10% contingency. The purpose of the project was to conduct ditching activities to clean out sediment, mow vegetation,

and otherwise re-establish ditches to their original functions. Culvert maintenance (e.g., cleaning, removing debris) was also included. In addition four select drainage projects were completed.

Ditch maintenance efforts began in August 2019 and was substantially completed on November 8, 2019. The project was constructed in the amount of $192,078.50 which is within the budgeted amount.

FINANCIAL IMPACT:

The maintenance was completed within the approved project budget. A summary of the contract and actual expenditures is below:

Project Expenditures	Budget Numbers	Contract Award	Construction Actual
2019 Ditch and Drainage Maintenance	408-000-531-35-41-00	$136,524.20	$127,060.70
	438-413-595-40-63-00	$68,100	$65,017.80

OTHER ALTERNATIVES CONSIDERED:

If the resolution is not adopted, the 2019 Ditch and Drainage Maintenance Project close-out paperwork cannot be completed.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

City Comprehensive Plan:

Environment and Conservation

- Goal EC.5 Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.

City of Sammamish Storm and Surface Water Management Comprehensive Plan (2016)

- Objective G.5.2 – Identify maintenance projects that improve the functionalist of the surface and stormwater system.
- Action G.5.2.A Ditch and Culvert Maintenance – Conduct ditch and culvert maintenance on up to 2 miles of the City's ditch system per year.

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-XXX

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, ACCEPTING THE 2019 DITCH AND DRAINAGE MAINTENANCE PROJECT AS COMPLETE.

WHEREAS, at the Council meeting of July 16, 2019 the City Council authorized award of the construction contract for the 2019 Ditch And Drainage Maintenance Project; and

WHEREAS, the City Manager entered into Contract C2019-303 for construction of the 2019 Ditch And Drainage Maintenance Project with Swofford Excavating, on July 17, 2019; and

WHEREAS, the project was substantially completed by the contractor on November 8, 2019; and

WHEREAS, the project was completed within the adopted project budget and within the authorized construction contract plus contingencies amount;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Project Acceptance. The City of Sammamish hereby accepts the 2019 Ditch And Drainage Maintenance Project as complete.

Section 2. Authorization of Contract Closeout Process. The City of Sammamish Director of Public Works and City Clerk are hereby authorized to complete the contract closure process upon receiving appropriate clearances from the Department of Revenue, and the Department of Employment Security.

Section 3. Effective Date. This resolution shall take effect immediately upon signing.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21ST DAY OF JANUARY 2020.

CITY OF SAMMAMISH

_____

Mayor Karen Moran

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Mike Kenyon, City Attorney

Filed with the City Clerk:	January 2, 2020
Passed by the City Council:	January 2, 2020
Resolution No.:	R20**20**- **XXX**

Final Contract Voucher Certificate

Contractor: Swofford Excavating			
Street Address: 211 Nagel Rd			
City: Washougal	State: WA	Zip: 98671	Date: 11/27/2019
City Project Number: NA	Federal Aid Project Number: NA	City Contract Number: C2019-303	
Contract Title: 2019 Ditch and Drainage Maintenance			
Date Work Physically Completed: 11/8/2019	Final Amount: $ 192,078.50		

Contractor's Certification

I, The undersigned, having first been duly sworn, certify that I am authorized to sign for the claimant; that in connection with the work performed and to the best of my knowledge no loan, gratuity or gift in any form whatsoever has been extended to any employee of the City of Sammamish nor have I rented or purchased any equipment or materials from any employee of the City of Sammamish; I further certify that the attached final estimate is a true and correct statement showing all the monies due me from the City of Sammamish for work performed and material furnished under this contract; that I have carefully examined said final estimate and understand the same and that I hereby release the City of Sammamish from any and all claims of whatsoever nature which I may have, arising out of the performance of said contract, which are not set forth in said estimate.

BRITTANY L. KENT
APPOINTMENT EXPIRES NOVEMBER 18, 2022
NOTARY PUBLIC
Commission # 192206
STATE OF WASHINGTON

X Debra Swofford
Contractor Authorized Signature Required

Debra Swofford
Print Signature Name

Subscribed and sworn to 7TH day of DECEMBER 20 19

X Brittany Kent
Notary Public in and for the State of WASHINGTON

residing at WASHOUGAL

City of Sammamish

I, certify the attached final estimate to be based upon actual measurement, and to be true and correct.

Approved Date 12/9/19

X
Project Engineer/Project Administrator

X
City Engineer

This Final Contract Voucher is to be prepared by the Project Engineer or Project Administrator. Contractors Claims, if any, must be included and the Contractors Certification must be labeled indicating a claim attached.

Agenda Bill

City Council Regular Meeting
January 21, 2020

SUBJECT:	Service Agreement between Eastside Fire and Rescue and the City of Sammamish for a Temporary Fire Station
DATE SUBMITTED:	January 09, 2020
DEPARTMENT:	Public Works
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Authorize the City Manager to execute a service agreement between the City of Sammamish and Eastside Fire and Rescue for a temporary station with part time staffing in Trossachs during the duration of the road closure of Issaquah Fall City Road.
EXHIBITS:	1. Exhibit 1 - EF&R Temporary Fire Station Agreement

BUDGET:

Total dollar amount	$700,000	☑ **Approved in budget**
Fund(s)	340-150-595-10-63-00	☐ **Budget reallocation required**
		☐ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☑ Transportation	☑ Community Safety
☐ Communication & Engagement	☐ Community Livability
☐ High Performing Government	☐ Culture & Recreation
☐ Environmental Health & Protection	☐ Financial Sustainability

NEEDED FROM COUNCIL:

Shall the City enter into a service agreement with Eastside Fire and Rescue for a temporary station with part time staffing in Trossachs during the duration of the road closure of Issaquah Fall City Road?

KEY FACTS AND INFORMATION SUMMARY:

The purpose of this Agreement with Eastside Fire and Rescue (EF&R) is to establish the terms for erecting, maintaining, staffing, and removing a temporary mobile fire station on city-owned property on Trossachs Blvd ("the Station"). This temporary station is necessary to ensure adequate emergency services and response times to the eastern portion of the City due to the planned construction closure of Issaquah Fall City Road beginning early spring 2020. It is anticipated that the impact to response

times to the community east of Klahanie Blvd will be increased with the road closure due to limited access. Installation of the temporary station will assist in maintaining fire prevention, emergency preparedness and emergency medical care to those living east of the roadway closure.

The cost includes construction of the facility, two (2) personnel to staff the Station 12 hours per day, 7 days per week; necessary equipment; vehicle; utility and maintenance costs for the duration of the road closure. EF&R may be able to reutilize the Station at a different location on behalf of another entity, and if so, the City may receive some reimbursement from the other entity.

FINANCIAL IMPACT:

The total financial impact of the temporary station is estimated to be $700,000. The funds are within the budgeted amount for the Issaquah Fall City Roadway Phase I project.

OTHER ALTERNATIVES CONSIDERED:

The alternative would be to not provide the temporary station and continue to provide emergency response from the existing stations west of the roadway closure. The emergency response times for the residents east of the roadway closure will most likely increase with the limited access to that portion of the City if this agreement is not implemented.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

Policy CF2.2: Establish the following targets for capital facilities and services provide by other agencies. The targets are to guide the future delivery of community service and facilities, and to provide a measure to evaluate the adequacy of actual services.

Eastside Fire and Rescue District:

- 9 minute response time by first arriving aid unit 90% of calls
- 10 minute response time by first arriving fire truck for 90% of calls
- Meet State/Federal guidelines for minimum number of firefighters at scene of an emergency without the reliance of automatic aid

STATION LOCATION
FIRE DEPARTMENT SERVICES
AGREEMENT BETWEEN

THE CITY OF SAMMAMISH AND EASTSIDE FIRE & RESCUE

January 1, 2020 – December 31, 2021

I. **Parties**

The parties to this Agreement are the City of Sammamish, Washington municipal corporation, referred to herein as "the City," and Eastside Fire & Rescue, a Washington municipal corporation, referred to herein as "the Agency." The Parties have previously entered into the Eastside Fire & Rescue Interlocal Agreement, effective January 1, 2015 thru December 31,2021.

II. **Purpose**

The Parties are authorized under the provisions of RCW 39.34.030 and 52.12.03(4) to contract with each other to establish fire prevention, education, suppression, emergency preparedness and emergency medical care services for the citizens within their respective boundaries. The purpose of this Agreement is to set out terms for erecting, maintaining, staffing, and removing a temporary mobile fire station on Trossachs Boulevard ("the Station").

III. **Term**

The term of this Agreement is from January 1, 2020 to December 31, 2021, provided however that this term may be shortened or extended by mutual agreement of the parties.

IV. **Location**

The Agency shall install a temporary mobile fire station (Station) on Trossachs Boulevard. The location of the Station is more precisely illustrated in Appendix A, attached and incorporated into this Agreement.

V. **Responsibilities**

A. The City is responsible for supplying the real property upon which the Station shall be placed. The City is also responsible for timely obtaining all necessary permits, connecting all necessary utilities, excavating for septic tank installation, and paying all ongoing pumping costs. All costs associated with the aforementioned responsibilities of the City shall be paid for by the City.

B. The Agency shall purchase the Station – a temporary mobile station - and remain the sole owner of the Station. The Agency is responsible for set up and removal of the

Station. The Agency shall be solely responsible for maintaining the Station in good appearance and condition.

C. The Agency shall allow use of the Station for the Fire services described under this Agreement.

D. The Agency shall supply and maintain ownership of all apparatus and equipment necessary for firefighting services.

E. The Agency shall use best efforts to maintain target firefighting response times during road closures associated with the City's construction project.

F. Upon expiration of the Agreement, the Agency shall be responsible for removal of the Station and all items stored therein. If the Agency fails to remove the Station and items, the City shall have the right to remove, store, sell, and/or destroy the Station and items at the sole expense of the Agency.

G. The Agency shall use its best efforts to use the Station at a different location on behalf of a different agency or city to recuperate reimbursement for Station costs.

H. The Agency shall provide Fire services out of the Station and provide two (2) personnel (one company officer and one firefighter) staffing the Station 12 hours per day, 7 days per week, for the period of time the Agency occupies the Station.

VI. **Payments**

A. Reimbursement for Station Costs. The City shall pay the Agency $350,000 to reimburse the Agency for the installation and use of the Station. Said payment shall be made on or before February 29, 2020.

B. Personnel and Maintenance. The City shall reimburse the Agency for the cost of two (2) personnel (one company officer and one firefighter) staffing the Station 12 hours per day, 7 days per week, for the period of time the Agency occupies the Station. The City shall pay the negotiated rate for the personnel staffing the Station. Additionally, the City shall reimburse the Agency for all utility and maintenance costs associated with the occupancy of the Station. Said reimbursements shall be made within 30 days of submittal by the Agency to the City.

C. Credit for Subsequent Use. Provided that the Agency is able to reutilize the Station at a different location on behalf of another entity, the Agency will use its best efforts to obtain additional reimbursement for the cost of the Station on a prorated basis, based on months of use, from any other entity utilizing the Station during the Stations lease term. In the event additional reimbursement is paid, such prorated amount shall be returned to the City, to the extent that the sum originally paid exceeds its respective prorated share of reimbursement.

VII. **Modifications**

No modification or amendment to this Agreement shall be valid unless evidenced in writing and signed by both parties. During the term of this Agreement, either party may request in writing to renegotiate specific provisions of the agreement or to settle other differences of the parties. In the event such a request is made, the parties agree to negotiate such provisions in good faith.

In this regard, the parties acknowledge that there may be actions by others that could impact the delivery of emergency services that were not anticipated or provided for in this Agreement. It is therefore in the best interest of both parties to fully examine these types of actions and jointly take steps to mitigate or eliminate any negative effects of such actions. To that end it shall be a requirement of the parties to meet and discuss actions that could adversely affect both party and it shall be mandatory for the parties to meet and take steps to mitigate or eliminate the impacts for the benefit of both agencies.

A request made under the provisions of this paragraph shall not be considered a notice of intent to terminate the Agreement.

VIII. **Insurance**

The Agency and the City shall each maintain liability property and casualty insurance in an amount no less than Three Million Dollars per occurrence and Ten Million Dollars in the aggregate. Each party shall include the other as a named additional insured. Either party shall provide proof of insurance to the other party when requested.

IX. **Severability**

If any provisions of this Agreement or its application are held invalid, the remainder shall not be affected.

X. **Notices**

All notices provided for in this Agreement shall be in writing, signed by an authorized official, and sent either by registered or certified mail, return receipt requested.

Notice to the City shall be sent as follows:

City of Sammamish
Attn: _____
801 228th Avenue SE
Sammamish, WA 98075

Notice to Agency shall be sent as follows:

Eastside Fire and Rescue
Attn: Chief Jeff Clark
175 Newport Way NW
Issaquah, WA 98027

XI. **Dispute Resolution.**

A. Participation. In the event that any dispute arises between the parties as to the interpretation or application of any term of this Agreement, or as to the validity of any claim made by either party against the other as a result of this Agreement, and the parties are unable to resolve the dispute through negotiations, the parties agree to participate in a nonbinding, neutral evaluation and mediation of their dispute at a mutually agreeable location prior to commencing legal action. Either party may request that any dispute be submitted to neutral evaluation and mediation at any time upon the giving of written notice to the other party.

B. Selection of Mediator. Upon notice by either party as provided above, the parties shall attempt to select a neutral person to evaluate and mediate the dispute. If, after thirty (30) days, the parties cannot agree on any of the persons named, or if acceptable persons are unable to serve, or if for any reason the appointment of a neutral person cannot be made, either party may terminate the dispute resolution process or the parties may, by agreement, seek other means of resolution.

C. Conflicts of Interest. Each party shall promptly disclose to the other any circumstances known by it that would cause justifiable doubt as to the independence or impartiality of any individual under consideration or appointed as a neutral mediator. Any such individual shall promptly disclose such circumstances to the parties. If any such circumstances are disclosed, the individual shall not serve as neutral mediator unless both parties agree in writing.

D. Compensation of Mediator. The neutral mediator's charges shall be established at the time of appointment. Unless the parties otherwise agree, the fees and expenses of the neutral mediator shall be split equally and each party shall bear its own costs and expenses.

E. Mediation Session. The mediation session is intended to provide each party with an opportunity to present its best case and position to the other party and the neutral mediator and for the parties to receive opinions and recommendations from the neutral mediator. The neutral mediator shall facilitate communications between the parties, identify issues, and generate options for settlement. The neutral mediator shall also discuss with each party separately the neutral mediator's opinion and evaluation of the strengths and weaknesses of that party's position. The terms of any settlement made by the parties as the result of the mediation shall be set out in a written addendum to this Agreement.

F. Confidentiality. The dispute resolution process identified in this paragraph is a compromise negotiation. The parties agree to maintain in confidence all offers, promises, conduct, and statements, oral or written, made in the course of the mediation by either of the parties, their agents, employees, experts, representatives or attorneys, or by the neutral mediator and agree that the same shall be deemed negotiations in pursuit of settlement and compromise and not admissible or discoverable in subsequent legal proceedings pursuant to Washington Evidence Rule 408. The neutral mediator shall be disqualified as a trial or deposition witness, consultant, or expert of either party.

G. Reservation of Rights. In the event that the parties are unable to resolve the dispute through the dispute resolution process established in this paragraph, the parties reserve any and all other rights and remedies available to each of them regarding such dispute.

XII. **Enforcement**

Should either party bring suit against the other to enforce any provision of this Agreement or to redress any breach thereof, the prevailing party in such litigation shall be entitled to recover its costs and reasonable attorney's fees. No action shall be commenced prior to completion of the dispute resolution process set forth above. Any such action shall be brought in King County Superior Court, Seattle Division.

XIII. **Indemnification/Hold Harmless**

The Agency shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Agency in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

XIV. **Independent Contractor**

The Agency and the City agree that the Agency is an independent contractor with respect to the services provided pursuant to this Agreement. The Agency will solely be responsible for its acts and for the acts of its agents, employees, sub consultants, or representatives during the performance of this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

XV. **Assignment and Subcontract**

The Agency shall not assign or subcontract any portion of the responsibilities contemplated by this Agreement without the prior written consent of the City.

Dated this __ day of _____, _____.

Eastside Fire & Rescue

By: _____

Title: _____

City of Sammamish

By: _____

Title: _____

APPENDIX A

The parcel map below illustrates the agreed location of the Station:

1021201.2 - 356696 -0001

Draft

MINUTES
City Council Regular Meeting

6:30 PM - January 7, 2020
City Hall Council Chambers, Sammamish, WA

The regular meeting of the Sammamish City Council was called to order at 6:30 p.m.

Councilmembers Present:
Deputy Mayor Christie Malchow
Mayor Karen Moran
Councilmember Jason Ritchie
Councilmember Kent Treen
Councilmember Chris Ross
Councilmember Ken Gamblin
Councilmember Pam Stuart

Councilmembers Absent:

Staff Present:
Acting City Manager Chip Corder
Director of Community Development David Pyle
Planning Manager Kellye Hilde
Director of Parks & Recreation Angie Feser
Deputy Director of Parks & Recreation Anjali Myer
Director of Finance & Risk Management; Assistant City Manager Aaron Antin
Deputy Director of Finance & Risk Management Chris Gianini
Interim Director of Public Works Cheryl Paston
City Engineer Andrew Zagars
Sr. Management Analyst Mike Sugg
City Attorney Michael Kenyon
City Clerk Melonie Anderson
Deputy Clerk Lita Hachey

ROLL CALL

Roll was called.

PLEDGE OF ALLEGIANCE

Councilmember Moran led the pledge.

Draft

OATH OF OFFICE

Councilmembers Christie Malchow, Kent Treen and Ken Gamblin were given the Oath of Office by Melonie Anderson, City Clerk.

APPROVAL OF AGENDA

MOTION: Councilmember Pam Stuart moved to approve the agenda. Councilmember Karen Moran seconded. Motion carried unanimously 7-0.

ELECTIONS

Election for Position of Mayor

The floor was opened to nominations for the position of Mayor of the City of Sammamish.

Councilmember Ross nominated Councilmember Moran for Mayor. Nominations were closed. By a vote of 7-0 Councilmember Moran was appointed Mayor for the next two years.

Election for Position of Deputy Mayor

The floor was opened to nominations for the position of Deputy Mayor of the City of Sammamish.

- Councilmember Ross nominated Councilmember Malchow.
- Councilmember Ritchie nominated Councilmember Ross.

Nominations were closed. By a vote of 5-2 Councilmember Malchow was elected Deputy Mayor for 2020.

PUBLIC COMMENT

Ramiro Valderrama, spoke regarding the contract for the concurrency audit, the City Managers search process and the Chamber of Commerce dues.

Walt Carrol, Representing the Sammamish Heritage Society, spoke regarding the Reard House.

Jan Bird, spoke encouraging Council unity and the dangers of social media.

Deb Sogge, representing the Sammamish Chamber of Commerce, she gave an update on the business community.

Ning Kuang, spoke regarding the Tent City planned to be hosted at Mary Queen of Peace.

Karen Herring, spoke regarding the Reard House.

Ella Moore, spoke regarding the Reard House.

Mary Moore, spoke regarding the Reard House.

Draft

Paula Harper Christensen, spoke regarding Tent City at Mary Queen of Peace.

Harry Shedd, spoke regarding the Reard House.

Don Gerend, spoke regarding the new Senior Center in Sammamish. He encourage Council to be supportive of the Kokanee Work group and the Chamber of Commerce.

Paul Stickney, spoke regarding the importance of unity.

Councilmember Stuart requested Item #12 Contract:Traffic Model Audit / Transportation Solutions, Inc. be removed from the Consent Agenda.

CONSENT CALENDAR

Payroll: For the Period Ending December 4, 2019 For a Pay Date of December 4, 2019 in the Amount of $229,416.14

Payroll: For the Period Ending November 30, 2019 For a Pay Date of December 5 in the Amount of $451,941.02

Payroll: For the Period Ending December 15, 2019 For a Pay Date of December 20 in the Amount of $455,960.15

Claims: For Period Ending December 17, 2019, In The Amount Of $2,001,129.30 For Check No. 55765 Through 55927

Claims: For Period Ending January 7, 2020 In The Amount Of $1,826,748.59 For Check No. 55928 Through 56057

Resolution: Approving the Sammamish Plateau Water and Sewer District 2018 Water Comprehensive Plan

Resolution: Authorizing the City Manager to Enter Into A Parks Property Tax Levy Agreement With King County In Order To Continue Receiving King County Parks Levy Funds

Contract: 2020-2021 Concurrency Management and Transportation Engineering Services Contract / David Evans & Associates

Contract: GIS Enterprise License Renewal / ESRI

Amendment: Interlocal Agreement– Water Quality and Riparian Habitat Monitoring / King County

Minutes: For the March 14, 2019 Special Meeting

Minutes: For the December 3, 2019 Regular Meeting

MOTION: Deputy Mayor Christie Malchow moved to approve the consent agenda as amended. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.

PRESENTATIONS / PROCLAMATIONS

None

Draft

PUBLIC HEARINGS

None

UNFINISHED BUSINESS

Discussion: Chamber of Commerce Membership

Mike Sugg, Senior Management Analyst gave the staff report.

MOTION: Councilmember Jason Ritchie moved to approve $800 for 2020 membership dues in the Chamber. Councilmember Pam Stuart seconded. Motion failed 2-5 with Deputy Mayor Christie Malchow, Mayor Karen Moran, Councilmember Kent Treen, Councilmember Chris Ross, and Councilmember Ken Gamblin dissenting.

Discussion: Reard House Ownership

Angie Feser, Director Parks & Recreation, Anjali Myer, Deputy Parks & Recreation Director gave the staff report.

MOTION: Councilmember Pam Stuart moved to direct the City Manager to set up a meeting with the appropriate staff, Sammamish Heritage Society and Councilmembers Ritchie and Cross to try to solve their disagreements and come back to the Council with a joint recommendation. Councilmember Jason Ritchie seconded. Motion carried unanimously 0-0.

MOTION: Deputy Mayor Christie Malchow moved to amend main motion to give the City Manager discretion as to which staff should be involved. Councilmember Pam Stuart seconded. Motion carried unanimously 7-0.

MOTION: Councilmember Pam Stuart moved to approve the main motion as amended. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.

Contract: Traffic Model Audit / Transportation Solutions, Inc.

Mr. Sugg answered questions from Council.

MOTION: Deputy Mayor Christie Malchow moved to approve the contract. Councilmember Chris Ross seconded. Motion carried 5-2 with Councilmember Jason Ritchie and Councilmember Pam Stuart dissenting.

NEW BUSINESS

Discussion: City Council Position on Issaquah School District initiated City of Issaquah Comprehensive Plan Land Use Map Amendment and Rezone of Providence Heights Property

David Pyle, Community Development Director gave the staff report.

Council was not supportive of sending a letter.

MOTION: Deputy Mayor Christie Malchow moved to direct the Acting City Manager to disseminate information about this project to the public. Councilmember Chris Ross seconded. Motion carried unanimously 7-0.

COUNCIL REPORTS/ CITY MANAGER REPORT

Report: Mayor Malchow

Draft

The Council should appoint three voting members at the January 14 Meeting. Staff should resend out the AWC legislative priorities. Need to reengage with the lobbyist perhaps by attending next week or call in to the next meeting.

Report: Acting City Manager Chip Corder

EXECUTIVE SESSION

Personnel pursuant to RCW 42.30.110(i) and Potential Litigation pursuant to RCW 42.30.110(g).

Council retired to Executive Session at 8:40 pm and returned at 9:35 pm.

MOTION: Deputy Mayor Christie Malchow moved to authorized the City Manager to execute the Impact Fee and Mitigation Agreement dated January 7, 2020 between Toll Brothers, Inc. and the City of Sammamish related to the King County Preliminary Subdivision Application File PLAT18-0009 Councilmember Pam Stuart seconded. Motion carried unanimously 7-0.

MOTION: Deputy Mayor Christie Malchow moved to the City Council shall authorize the City Manager to execute a settlement agreement with Buchan Homes in an amount of no less than $40,500 and to include restoration in conformance with Sammamish Municipal Code 21A.37 related to Unpermitted Tree Removal Case File CVC2019-00038. Councilmember Pam Stuart seconded. Motion carried unanimously 7-0.

ADJOURNMENT

The meeting adjourned at 9:45 pm.

MOTION: Councilmember Pam Stuart moved to adjourn. Mayor Karen Moran seconded. Motion carried unanimously 7-0.

Melonie Anderson, City Clerk

Christie Malchow, Mayor

NATIONAL SchoolChoice WEEK
JAN 26 - FEB 1, 2020

Sammamish, Washington

Proclamation

NATIONAL SchoolChoice WEEK
JAN 26 - FEB 1, 2020

WHEREAS all children in Sammamish should have access to the highest-quality education possible; and,

WHEREAS Sammamish recognizes the important role that an effective education plays in preparing all students in Sammamish to be successful adults; and,

WHEREAS quality education is critically important to the economic vitality of Sammamish; and,

WHEREAS Sammamish is home to a multitude of excellent education options from which parents can choose for their children; and,

WHEREAS educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and,

WHEREAS our area has many high-quality teaching professionals who are committed to educating our children; and,

WHEREAS School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;

NOW, THEREFORE, I, Mayor Karen Moran, on behalf of the Sammamish City Council, do hereby recognize January 26 – February 1, 2020 as **SAMMAMISH SCHOOL CHOICE WEEK**, and I call this observance to the attention of all of our citizens.

Mayor, Karen Moran *Date*

Agenda Bill

City Council Special Meeting
January 21, 2020

SUBJECT:	Applicant Interviews for the Arts Commission, Human Services Commission, Parks & Recreation Commission, and Planning Commission
DATE SUBMITTED:	January 09, 2019
DEPARTMENT:	City Manager's Office
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Conduct a short interview with each selected applicant to determine who will be appointed to fill the upcoming vacancies on the Sammamish City Council Commissions.
EXHIBITS:	
BUDGET:	
Total dollar amount	N/A
Fund(s)	N/A

☐ **Approved in budget**
☐ **Budget reallocation required**
☑ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation
☑ Communication & Engagement
☐ High Performing Government
☐ Environmental Health & Protection
☐ Community Safety
☑ Community Livability
☑ Culture & Recreation
☐ Financial Sustainability

NEEDED FROM COUNCIL:

Shall the Council conduct interviews to determine the best candidates to fill upcoming positions on the Sammamish City Council Commissions?

KEY FACTS AND INFORMATION SUMMARY:

Every year, there are at least two vacancies on the various Sammamish Commissions as terms expire. These vacancies were advertised on the City's website and social media beginning November 1, 2019. In early January, all of the applications received were sent to the City Council for review. On January 9, 2020 the applicants were notified that interviews would take place January 21, 2020 at a Special Meeting. Council will be interviewing applicants for the Arts Commission, Human Services Commission, Parks & Recreation Commission and Planning Commission.

Arts Commission

There will be four open positions to fill on the Arts Commission. Sudeshna Dixit (Position 8) will be reappointed as she received 100% of the votes cast and is a current Commissioner in good standing. That leaves three vacancies to fill: Position 3 (two-year term) and Positions 7 and 9 (four-year terms).

Position #	Term Length	Term Date	Date Vacated
3	2 years	Feb. 2018 - Jan. 2022	May 2019
7	4 years	Feb. 2020 - Jan. 2024	Jan. 2020
8	4 years	Feb. 2020 - Jan. 2024	N/A - Reappointed
9	4 years	Feb. 2020 - Jan. 2024	Jan. 2020

Applicants

- Janet Hild (Not Interviewing)
- Sandra Pearce

Human Services Commission

There will be 2 four-year term positions on the Human Services Commission. Stan Gunno (Position 3) will be reappointed as he received 100% of the votes cast and is a current Commissioner in good standing. That leaves only one vacancy to fill: Position 4.

Position #	Term Length	Term Date	Date Vacated
3	4 years	Feb. 2020 - Jan. 2024	N/A - Reappointed
4	4 years	Feb. 2020 - Jan. 2024	Jan. 2020

Applicants

- Howard (Terry) Hall
- Tasha Lamoree

Parks & Recreation Commission

There will be 3 positions on the Parks & Recreation Commission: 2 four-year positions and 1 two-year position. Nancy Way (Position 8) will be reappointed as she received 100% of the votes cast and is a current Commissioner in good standing. That leaves only two vacancies to fill: Positions 5 (two-year term) and Position 9 (four-year term).

Position #	Term Length	Term Date	Date Vacated
5	2 years	Feb. 2018 - Jan. 2022	Sep. 2019
8	4 years	Feb. 2020 - Jan. 2024	N/A - Reappointed
9	4 years	Feb. 2020 - Jan. 2024	Jan. 2020

Applicants

- Ann Kruse
- Kevin Pazaski
- Mark Perry
- Kashif Nadeem

Planning Commission

There will be 2 four-year term positions on the Planning Commission.

Position #	Term Length	Term Date	Date Vacated
1	4 years	Feb. 2020 - Jan. 2024	Jan. 2020
2	4 years	Feb. 2020 - Jan. 2024	Jan. 2020

Applicants

- Karthik Seetharaman
- Kelly Lyon-King
- Lori Creek
- Mike Bresko

FINANCIAL IMPACT:

N/A

Agenda Bill

City Council Special Meeting
January 21, 2020

SUBJECT:	A Resolution of the City of Sammamish, WA appointing three members to the Sammamish Arts Commission
DATE SUBMITTED:	January 15, 2020
DEPARTMENT:	City Manager's Office
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Vote to appoint applicants to the Sammamish Arts Commission and approve the resolution.
EXHIBITS:	1. Exhibit 1 - Resolution
BUDGET:	
Total dollar amount	☐ **Approved in budget**
Fund(s)	☐ **Budget reallocation required**
	☑ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐	Transportation	☐	Community Safety
☐	Communication & Engagement	☑	Community Livability
☑	High Performing Government	☑	Culture & Recreation
☐	Environmental Health & Protection	☐	Financial Sustainability

NEEDED FROM COUNCIL:

Should the City Council approve the resolution appointing members to the Arts Commission?

KEY FACTS AND INFORMATION SUMMARY:

The Arts Commission is very active and is in need of commissioners with diverse skills and backgrounds. In the past year they have sponsored such varied activities as art displays in City Hall, workshops for seniors, and many other community programs. Arts Commission members also represent Sammamish at regional and local meetings.

There are currently four open positions:

- Four-year term (3 positions)
- Two-year term (1 position)

A recruitment for Commissioners was opened on November 1, 2019 with a December 31, 2019 deadline to apply. The City received three applications for the Arts Commission, one of which is a current Commissioners seeking reappointment. Sudeshna Dixit received 100% of the votes cast so she will be automatically reappointed. One applicant is scheduled to be interviewed at an open public meeting on January 21, 2020:

Janet Hild (unable to interview)
Sandra Pearce (the Arts Commission was her secondary choice)

On January 21, 2020, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2020. There is still a remaining vacancy that staff will continue to recruit for.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

Council may elect to delay appointment to the Arts Commission and direct staff to continue the recruitment process. This would result in three vacancies on the Commission beginning in February, which would not be filled for several months.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-_____

A RESOLUTION OF THE CITY OF SAMMAMISH WASHINGTON APPOINTING THREE MEMBERS TO THE SAMMAMISH ARTS COMMISSION

WHEREAS, the Sammamish City Council created a nine-member Arts Commission and established the duties of said Commission; and

WHEREAS, there are currently four vacancies on the Commission. Staff will continue to recruit to fill the open position; and

WHEREAS, the City Council solicited applications for said positions;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Appointment of Arts Commission. The City Council hereby appoints the following individual to the Sammamish Arts Commission for the designated terms hereafter set forth:

_____	Position #7	Term Expires January 31, 2024
_____	Position #8	Term Expires January 31, 2024
_____	Position #9	Term Expires January 31, 2024

Staff will continue to recruit to fill the open position.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21st DAY OF JANUARY 2020.

CITY OF SAMMAMISH

_____
Mayor Karen Moran

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk: January 10, 2020
Passed by the City Council:
Resolution No. R2020-_____

Agenda Bill

City Council Special Meeting
January 21, 2020

SUBJECT:	A Resolution of the City of Sammamish, WA appointing two members to the Sammamish Human Services Commission
DATE SUBMITTED:	January 15, 2020
DEPARTMENT:	City Manager's Office
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Vote to appoint applicants to the Sammamish Human Services Commission and approve the resolution.
EXHIBITS:	1. Exhibit 1 - Resolution
BUDGET:	
Total dollar amount	N/A
Fund(s)	

☐ **Approved in budget**
☐ **Budget reallocation required**
☑ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation
☐ Communication & Engagement
☑ High Performing Government
☐ Environmental Health & Protection
☐ Community Safety
☑ Community Livability
☑ Culture & Recreation
☐ Financial Sustainability

NEEDED FROM COUNCIL:

Should the City Council approve the resolution appointing members to the Human Service Commission?

KEY FACTS AND INFORMATION SUMMARY:

There will be two four-year positions to fill on the Human Services Commission.

A recruitment for Commissioners was opened on November 1, 2019 with a December 31, 2019 deadline to apply. The City received seven primary choice applications and three secondary choice applications for the position. Stanley (Stan) Gunno is a current Commissioner requesting reappointment. He received 100% of the votes cast. He will be automatically appointed with no interview. Two applicants will be interviewed for the remaining position :

- Tasha Lamoree
- Howard (Terry) Hall

On January 21, 2020, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2020.

*Current Commissioner

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

Council may elect to delay appointment to the Human Services Commission and direct staff to continue the recruitment process. This would result in three vacancies on the Commission beginning in February, which would not be filled for several months.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-_____

A RESOLUTION OF THE CITY OF SAMMAMISH WASHINGTON APPOINTING TWO MEMBERS TO THE SAMMAMISH HUMAN SERVICES COMMISSION

WHEREAS, the Sammamish City Council created a seven-member Human Services Commission and established the duties of said Commission; and

WHEREAS, there are currently two vacant Commission positions; and

WHEREAS, the City Council solicited applications for the Human Services Commission positions; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Appointment of Planning Commissioners. The City Council hereby appoints the following individuals to the Sammamish Planning Commission as hereafter set forth:

Stanley Gunno	Position #3	Term Expires January 31, 2024
_____	Position #4	Term Expires January 31, 2024

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21st DAY OF JANUARY 2020.

CITY OF SAMMAMISH

_____
Mayor Karen Moran

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk: January 10, 2020
Passed by the City Council:
Resolution No. R2020-_____

Agenda Bill

City Council Special Meeting
January 21, 2020

SUBJECT:	A Resolution of the City of Sammamish, WA appointing three members to the Sammamish Parks & Recreation Commission
DATE SUBMITTED:	January 15, 2020
DEPARTMENT:	City Manager's Office
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Vote to appoint applicants to the Sammamish Parks & Recreation Commission and approve the resolution.
EXHIBITS:	1. Exhibit 1 - Resolution
BUDGET:	
Total dollar amount	N/A
Fund(s)	

☐ **Approved in budget**
☐ **Budget reallocation required**
☑ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation
☐ Communication & Engagement
☑ High Performing Government
☐ Environmental Health & Protection
☐ Community Safety
☑ Community Livability
☑ Culture & Recreation
☐ Financial Sustainability

NEEDED FROM COUNCIL:

Should the City Council approve the resolution appointing members to the Parks and Recreation Commission?

KEY FACTS AND INFORMATION SUMMARY:

There will be three positions to fill on the Parks & Recreation Commission.

- Four-year term (2 positions)
- Two-year term (1 position)

A recruitment for Commissioners was opened on November 1, 2019 with a December 31, 2019 deadline to apply. The City received 6 primary choice applications and 6 secondary choice applications for the Parks and Recreation Commission. One current Commissioner, Nancy Way, requested reappointment. She received 100% of the votes cast and will automatically be reappointed without an interview. Four applicants will be interviewed for the remaining two terms:

- Ann Kruse
- Kevin Pazaski
- Mark Perry
- Kashif Nadeem

At January 21, 2020 Council meeting, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2020.

FINANCIAL IMPACT:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-_____

A RESOLUTION OF THE CITY OF SAMMAMISH WASHINGTON APPOINTING THREE MEMBERS TO THE SAMMAMISH PARKS AND RECREATION COMMISSION

WHEREAS, the City Council created a Parks and Recreation Commission consisting of nine members; and

WHEREAS, there are currently three vacant Commission positions; and

WHEREAS, the City Council solicited applications for the vacant Commission positions; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Appointment of Parks and Recreation Commissioners. The City Council hereby appoints the following individuals to the Sammamish Parks and Recreation Commission as hereafter set forth:

_____	Position #5	Term Expires January 31, 2022
Nancy Way	Position #8	Term Expires January 31, 2024
_____	Position #9	Term Expires January 31, 2024

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21ST DAY OF JANUARY 2020.

CITY OF SAMMAMISH

_____
Mayor Karen Moran

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk: January 10, 2020
Passed by the City Council:
Resolution No. R2020-_____

Agenda Bill

City Council Special Meeting
January 21, 2020

SUBJECT:	Resolution of the City of Sammamish, WA appointing two members to the Sammamish Planning Commission
DATE SUBMITTED:	January 15, 2020
DEPARTMENT:	City Manager's Office
NEEDED FROM COUNCIL:	☑ Action ☐ Direction ☐ Informational
RECOMMENDATION:	Vote to appoint applicants to the Sammamish Planning Commission and approve the resolution.
EXHIBITS:	1. Exhibit 1 - Resolution
BUDGET:	
Total dollar amount	N/A
Fund(s)	

☐ **Approved in budget**
☐ **Budget reallocation required**
☑ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐ Transportation
☐ Communication & Engagement
☑ High Performing Government
☐ Environmental Health & Protection
☐ Community Safety
☑ Community Livability
☑ Culture & Recreation
☐ Financial Sustainability

NEEDED FROM COUNCIL:

Should the City Council approve the resolution appointing members to the Planning Commission?

KEY FACTS AND INFORMATION SUMMARY:

There will be two 4-year positions to fill on the Planning Commission.

A recruitment for Commissioners was opened on November 1, 2019 with a December 31, 2019 deadline to apply. The City received 12 applications. The Council reviewed the applications and voted on the top four to be interviewed on January 14, 2020, to fill the two vacancies:

- Karthik Seetharaman

- Kelly Lyon-King
- Lori Creek
- Mike Bresko

On January 21, 2020, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2019.

FINANCIAL IMPACT:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-_____

A RESOLUTION OF THE CITY OF SAMMAMISH WASHINGTON APPOINTING TWO MEMBERS TO THE SAMMAMISH PLANNING COMMISSION

WHEREAS, the Sammamish City Council created a seven-member Planning Commission and established the duties of said Commission; and

WHEREAS, there are currently two vacant Commission positions; and

WHEREAS, the City Council solicited applications for the vacant Planning Commission positions;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Appointment of Planning Commissioners. The City Council hereby appoints the following individuals to the Sammamish Planning Commission as hereafter set forth:

_____	Position #1	Term Expires January 31, 2024
_____	Position #2	Term Expires January 31, 2024

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21st DAY OF JANUARY 2020.

CITY OF SAMMAMISH

_____
Mayor Karen Moran

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk: January 10, 2020
Passed by the City Council:
Resolution No. R2020

Council Report – Christie Malchow

January 21, 2020

SCA NOTABLES

- January 30, 2020 9am – 1pm newly elected officials training at PSRC, SCA training following 2pm – 4pm + reception by SCA sponsors immediately following
- SCA Networking Event February 19, 2020 5:30-8:30pm Renton Pavilion Center (an email will come out for you to RSVP)
- From my January 15th SCA Board Meeting: The Governor is introducing a homeless sheltering policy bill. For cities over 15,000 in population, we would have to revise our 5 year plans to address homelessness to increase sanctioned encampment or homeless shelter capacity by the equivalent of 50% of the capacity needed to shelter the population living outdoors identified by the point in time count (which isn't broken out by city) or other process. There are some restrictions of the use of home security fund document recording fee revenues by jurisdictions who do not complete this task. **Concerns at SCA surrounded that City's won't get the dollars from this and it is a conflict of local control.** The bill is expected to drop from Ryu in the coming days, there is no Senate sponsor identified at this time.

1/15/20 SOUND CITIES ASSOCIATION MANDATORY TRAINING

- Rob Gannon – King Metro presented
  - They recognize their capacity constraints
  - KCM is putting gin an interim base in the south in Tukwila. This will help to electrify more of the bus fleet (from 5 buses to up to 120)
  - Ballot measure (levy) potential this year relative to the need to get back to the regional system that existed prior to the past failed levy & Seattle's TBD.
    - Seattle will renew their TBD levy if the "re-regionalization" does not occur keeping the "pay to play" system in place
    - Great concern about another tax & the levy passing
- Claudia Balducci – King County Metro Chair
  - Affordable Housing will be a large topic they tackle this year
  - Regional Housing Authority work (just established December 2019)
  - Solid Waste – potential for waste to energy possible

- Josh Brown – PSRC
  - Adoption of Vision 2050 will happen this year
  - Regional transportation plan later on in 2020 will be tacked at PSRC

City Council Agenda Calendar

Meeting Date	Packet Items Due	Time	Meeting Type	Topics
January 2020				
Fri 1/24	n/a	8:00 am - 6:00 pm	Council Retreat	• Sahalee Country Club
Sat 1/25	n/a	8:00 am - 12:00 pm	Council Retreat	• Sahalee Country Club
February 2020				
Mon 2/3	1/29	6:30 pm	Study Session	• Cancelled
Tues 2/4	1/29	6:30 pm	Regular Meeting	• ARCH 2020 Work Plan & Budget • ARCH Housing Trust Fund • Presentation: Sound Transit North Sammamish Park and Ride (30 min) • Presentation: Parks Security Camera Policy • Executive Session: Land Acquisition & Litigation Discussion • Solid Waste/Recycling Residential Service Reroute Proposal (30 min) • K4C Commitment Letter KC <u>Consent</u> • <u>IPL/228th Signal Pole Replacement Design - DEA</u>
Tues 2/11	2/5	6:30 pm	Joint Study Session with Human Svcs. Comm.	• Commission Presentation • Mental Wellness RFP Recommendation
Tues 2/18	2/12	6:30 pm	Regular Meeting	• <u>Consent</u> • Contracts: Mental Wellness RFP Grantees

1/16/2020

To Be Scheduled	To Be Scheduled	Parked Items
• Growth Centers • Internet Usage & Social Media Policies • Public Hearing/Ordinance: Traffic Impact Fee Update and Associated Code Amendments • Wireless/Small Cell Technology Regulations Update • Annual Amendments to the Comprehensive Plan (2020)	• Maintenance Safety Program Adoption • M&O Strategic Plan • Fleet Management Policy • Roadway Funding Strategy • Maintenance & Fire Station Facility Assessment • Franchise Agreement/SPWS • Proclamation: Sexual Assault Awareness Month (April 7, 2020) • Athletic Field Study (April) • Inglewood Middle School Field Improvements Feasibility (April) • Big Rock Park B Construction Contract (April) • Inglewood Middle School Field Improvements Design Contract (May/June) • Park Code Revisions (May) • Native Plant Stewards Program Presentation (May)	• Inner City Bus Service • Good Samaritan Law • Plastic Bags

1/16/2020