



PLANNING COMMISSION
(Actions taken January 24, 2008)

SUMMARY

Below is a list of actions taken by the Planning Commission regarding Town Center Plan recommendations. The general issue area is the Heading followed by the specific language in the approved Motion. (Parenthetical notes indicate related consequences of these approved Motions).

ACTION TAKEN #1

- **Location of mixed-use/commercial retail development commercial development on east side of 228th**

MOTION: Move to withdraw the "A" designation on the east side of 228th and the commercial consolidation on the east side and propose that commercial be relocated to the west side of 228th. Motion carried unanimously.

(One consequence of this action will be to restate the potential of the "B" zones to engage in commercial activity since, as stated, on page 31, "B" zones can engage in commercial "as part of a Master Plan" although there is no outright allocation of square footage for commercial uses for a "B" zone. This potential use of a "B" zone for commercial, for those properties located in the SE and NE that are zoned "B," will have to be clarified to restrict commercial development.)

ACTION TAKEN #2

- **Development caps**

MOTION: To increase commercial hard cap not to exceed 450,000 square feet. Motion carried 6-1 with Commissioner Tiliacos dissenting.

MOTION: Regarding process that if there is a desire to adjust the 450,000 square feet upwards that it goes through the comprehensive plan process. Motion carried unanimously.

(Previous recommendations related to expansion of Office and Retail were withdrawn as a result of the Motions related to restricting commercial to the west side of 228th and with the above Motion to expand the commercial cap to 450,000 sq.ft.)

ACTION TAKEN #3

- **Liu/Lynette property**

MOTION: Move to amend the Town Center plan to accept the Liu/Lynette proposal as presented. Motion carried unanimously

(Note attachment of Public Comment #49 specifying requested amendments to Liu/Lynette Development.)

ACTION TAKEN #4

- **TRANSFER DEVELOPMENT RIGHTS**

MOTION: Move that the initial allocated amount of commercial in the northwest and southwest quadrants total 250,000 square feet with incentives pool to including TDR's allowing for a potential addition of 200,000 square feet up to a total of 450,000 square feet [consistent with previous motion on development cap of 450,000 square feet]. Motion carried unanimously

ACTION TAKEN #5

- **Designation of certain properties in the Southeast quadrant from "B" to "C" zone**

Intent of motion to designate the following properties: Santoni, Sammamish Hills Lutheran Church, Bump, Patterson and Bowman as "C" zone.

MOTION: Move to designate the following properties as "C" zone: Santoni, Sammamish Hills Lutheran Church, Bump, Patterson, Bowman. Motion carried unanimously.

ACTION TAKEN #6

- **Lake Washington School District property**

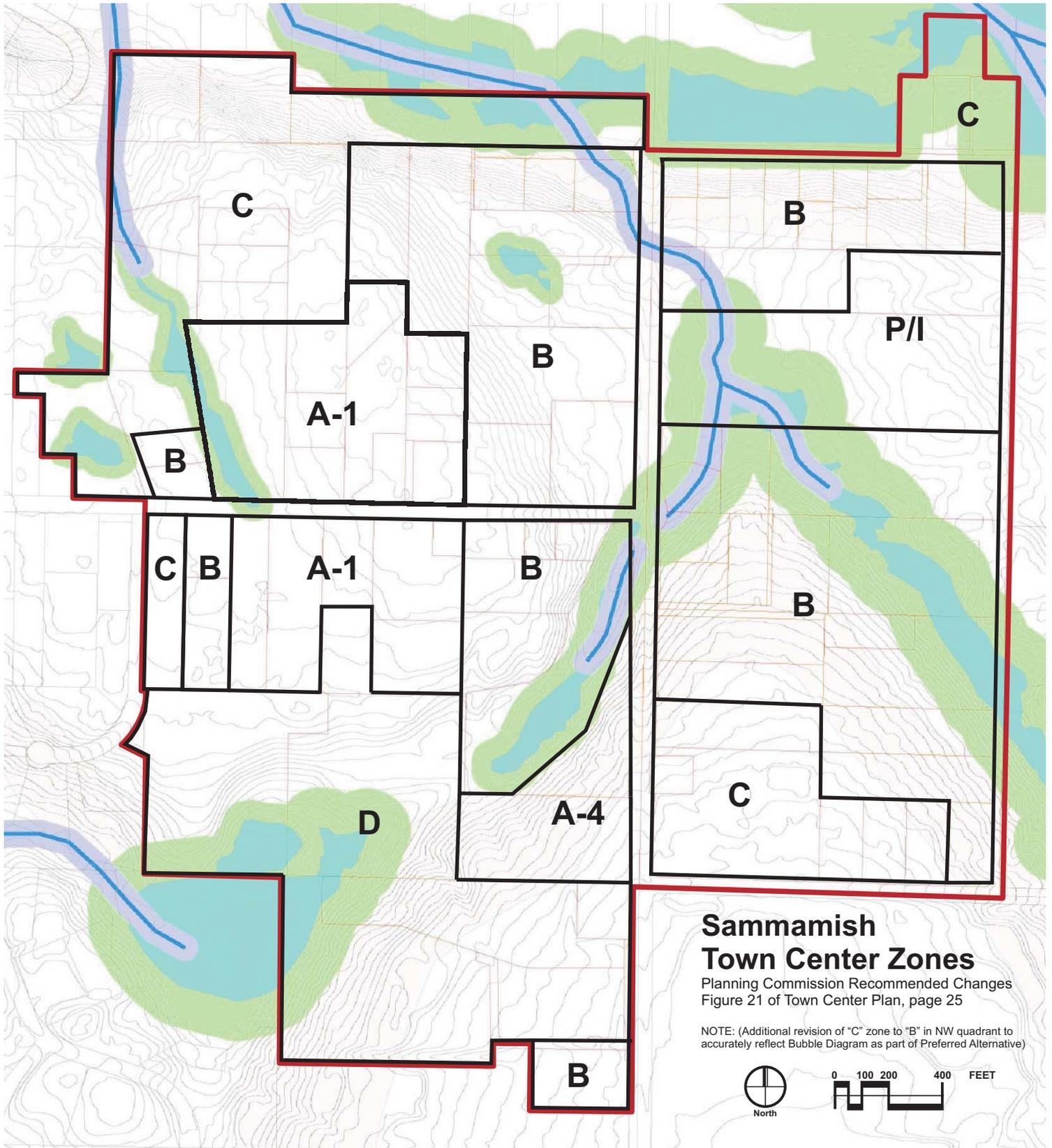
MOTION: Create a new institutional zone for the LWSD property. Motion carried 6-1 with Commissioner Jarvis abstaining.

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| ACTION TAKEN #7 |
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- **Allow for single family residential in “B” zones**

Motion: Move to allow limited single family development in “B” zones. They [“B” zones] are too large to not allow single family. There may be need to allow small single family in “B” zones as a part of a Master Plan. Motion carried unanimously.

(Planning Commission requested that staff provide clarifying language for this Motion- please see attached document with proposed language.)



Sammamish Town Center Zones

Planning Commission Recommended Changes
Figure 21 of Town Center Plan, page 25

NOTE: (Additional revision of "C" zone to "B" in NW quadrant to accurately reflect Bubble Diagram as part of Preferred Alternative)



Sue Chickman and Bob Lynette
22633 SE 47th Place, Sammamish, WA 98075
Phone: (425) 391-3910

Sue - organicallysue@olyphen.com Bob - windenergy@olyphen.com

January 10, 2008

Re: Requested Amendments to the Proposed Town Center Plan

My name is Bob Lynette and we live at 22633 SE 47th Place in Sammamish. We also own the 8 acres on the corner of 228th and SE 4th Street, just north of the 5-acre Liu property that abuts the Commons on its northern border.

Last week you heard testimony from one of our neighbors concerned that future development on our property might degrade or eliminate our pond. I can assure you and our neighbors that we will maintain and likely enhance our pond and associated wetlands in any proposed development of the property.

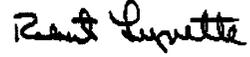
We have two suggested changes to the proposed Town Center Plan:

1. In Section IV, Plan Elements, Figure 21 on page 25, modify the "A-4" and "B" zone boundaries to follow natural contours and physical features rather than the property lines. Using a natural feature, (in this case, the wetland buffer) rather than the property line will lead to a more unified design extending along 228th. It would take advantage of the site's topography and enable integration of understructure parking in the commercial portion of the mixed use development. This would extend the A-4 boundary north-northeast to follow the wetland buffer on our farm.
2. Section IV, Plan Elements, Figure 23, page 28, and footnote 4 of Table 2, on page 30 contains the commercial area allocations. These are unrealistic allocations to enable economic development of public amenities such as wetland/pond enhancement, roof top gardens, green building design, plazas, view corridors, and development of trails tying the City Hall, Library, YMCA and Commons to SE 4th Street. Increase the A-4 commercial area from 15,000 s.f. to a range extending up to 100,000 s.f., provided the site is developed as a Town Village and meets Master Plan review criteria. But allocate this commercial usage on a first come basis to limit the total Town Center commercial space. By concentrating more commercial development in this area, traffic will be reduced and enable the designers to incorporate joint use parking for peak events at the City Hall, Library

and Commons. The developable area of the property would not be adjacent to sensitive single family residences.

This integrated 13-acre development adjoining the Commons presents the City with a unique chance to enable the creation of a first-class town village. Please give our suggestions your serious consideration.

Thank you,

A handwritten signature in black ink that reads "Robert Lynette". The signature is written in a cursive style with a large initial "R".

Robert Lynette



PLANNING COMMISSION

PROPOSED LANGUAGE

JANUARY 31, 2008

STORMWATER MANAGEMENT/LID

MOTION: MOVE TO ADD NEW POLICY LU-1.6 PAGE 32 “UTILIZE MULTIPLE MEASURES OF THE PREFERRED STORMWATER TECHNIQUES AS THE STANDARD WITHIN TOWN CENTER.” FURTHERMORE, ASSURE THAT SECTION 3, PAGE 69 AND SECTION 2, PAGE 76 REFLECT THE INTENT OF THIS MOTION.

Reference to specific language changes for page 69:

3. Low-Impact Development (LID) Incorporate preferred stormwater low-impact development 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 till soils covering most of the Town Center area limit the effectiveness of some LID techniques to a certain degree. Nevertheless, LID techniques will be an important component of a storm water management program.~~ The following...

Reference to specific language for page 76:

~~Eliminate Section 2. Adopt LID standards for development. Consider adopting a green area factor standard as part of landscaping requirements for single family, multi-family, mixed-use, and commercial development.~~

Expand Section 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) The city should explore developing a “Green Infrastructure” Plan for Town Center that would provide a mechanism to create open space and better protect natural resources.

ROLE OF TOWN CENTER WITHIN CITY WIDE CONTEXT

MOTION: MOVE TO AMEND LANGUAGE IN TOWN CENTER PLAN (THROUGHOUT) TO EMPHASIZE THAT TOWN CENTER DEVELOPMENT

WILL PROVIDE FOR CONCENTRATED DEVELOPMENT WHICH WILL ALLOW RESOURCES TO BE MORE EFFICIENTLY MANAGED, AS A RESULT OF WHICH, RESOURCES IN OTHER AREAS OF THE CITY WILL BE BETTER PROTECTED.

(Note comment by Com. Tiliacos: [Reference page 64 TC Plan] "...which acts to both concentrate growth and reduce development impacts to surrounding areas. Recommend eliminating "*to surrounding areas*" and replacing with "to the rest of the city and its remaining critical areas.")

Clarification for Motion to change land use designate for certain sections of the NE/SE quadrants: (#5,#6)

See attached revised land use map.

Clarification for Motion to allow Single Family Residences in "B" zones: (#7)

"This motion will provide for limited single family residences as part of a site master plan for "B" zone developments." (Note: "limited" will be defined within the context of zoning/development regulations for "B" zone development.)



CATALOGUE OF WRITTEN PUBLIC COMMENTS SUBMITTED ON TOWN CENTER

1-17-2008

(Updated for 1-31-2008 Planning Commission meeting)

(Please note – the items included here are those items that did not fall within previous action and consideration by the Planning Commission.)

Staff has utilized a color code scheme below to help identify comments at different level of detail and specificity. There are four color code categories:

Policy – more universal application

Regional – provides a goal

Specific - addresses a direct impact/ situation or change

Language - is detail oriented although may imply one of the above concepts

PARKS & RECREATION COMMISSION

Expanding/refining options - #39

BUFFERS/TRANSITIONS

#35

MAXIMUM RANGES

Reduce #3 - #4

Restrict incentive programs to maximum range #5

Eliminate development caps #23

Reduce #47

AFFORDABLE HOUSING

Comments from Habitat for Humanity - #40

HISTORIC PRESERVATION

#29

228TH STREET

(Also a comment by Com. Brown)

No mix of pedestrians and bicycles along 228th sidewalks - #36

COMMENT

Food, Flowers, Furniture #53



CATALOGUE OF WRITTEN COMMENTS ON TOWN CENTER SUBMITTED

by
PLANNING COMMISSIONERS
1-17-2008

(Note: updated for the 1-31-2008 Planning Commission meeting – those items that have been acted upon are removed from the list; additional items from Com. Tiliacos and Brown have been included)

(Please note – the grouping represented here is to provide the Planning Commission a tool to review the comments submitted. Any paraphrase or summary is simply to accomplish this purpose and not intended to provide an interpretation of the comment which can easily be read in full within the accompanying complete text. Subject areas are not provided in any particular manner. The respective Commissioner’s last name initial is placed next to their comment.)

Staff has utilized a color code scheme below to help identify comments at different level of detail and specificity. There are four color code categories:

Policy – more universal application

Regional – provides a goal

Specific - addresses a direct impact/ situation or change

Language - is detail oriented although may imply one of the above concepts

These are not hard and fast but only serve as a starting place.

LID/ENVIRONMENTAL

(Note: proposed language under separate document)

Strengthen LID language - #5 (K)

Strengthen language in Plan, “Low-Impact Development standards shall apply to Town Center development.” - #19 (HM)

Utilize LID road designs - #20 (H)

Increase Plan consistency with PC intent in crafting LID ordinance previously submitted to Council - #22 (H)

Strengthen language page 74 (NS – 1.5) - #23 (H)

Technical correction of wording page 75 (NS 2.1) - #24 (H)

Request clarification language page 76 – 2. - #25 (H)

Multiple comments from Com. Brown and Tiliacos on this subject

PARKS AND RECREATION

Commissioner Brown suggests the following changes to language and policy in the “Preferred Alternative”

1. [Reference page 11 of the TC Plan] “Suggest deleting active recreational facilities such as ball fields from the Town Center. Can pose a significant traffic problem at times and when not in use the aesthetics of these facilities may contradict the desired natural/urban setting of the Town Center.
2. Suggest deleting the Aquatic Center from the central core of the Town Center for similar traffic concerns as above. Seems more appropriate to locate this facility near the high schools on the eastern boundary of the TC Study Area.

IMPACT OF INCREASED TAXES

Com. Brown [Reference page 21 of TC Plan] Suggest additional statement that provisions will be developed by the City to avoid financial (taxes) conditions that will force land-owners off their land that may want to remain undeveloped in the short-term.

LAND USE

Com. Brown: Zone B – suggest Commercial Office and Retail “not allowed.”

(Note: this has already been accomplished by previous motion for the east side of 228th – if the PC wishes to entertain this recommendation in the form of an amendment then this would apply across TC on the west side of 228th, as well.)

Com. Tiliacos: Would like to keep to the lower numbers in the preferred alternative, both form commercial and residential in light of traffic analysis. [Reference page 11 “Preferred Alternative”]

Com. Tiliacos: Recommend that the “B” zone master plan process that could include a commercial component if joined with a Zone A master plan be clarified. [Reference page 30] (Note: please see above – Zone B on the east side of 228th is effectively excluded

from commercial development as there are now no A zones on the east side of 228th per the PC earlier Motion on this land use.)

Com. Tiliacos: Should we define institutional facilities in LU – 4.2? [Reference page 33]

PUBLIC TRANSIT

Potential partnerships with Metro – Sound Transit (below ground structured Park & Ride on Liu/ Lynette property) - #8 (CHM) - *Note: Lynette comment #51 Public Comment*

Create Mixed-Use retail/office/residential Park & Ride on NW corner of SE 4th & 228th or Liu/Lynette or Core area - #9 (CHM)

Encourage creation of Transit Oriented Development - #18 (HM)

Consistency with proposed amendments – reword TOD item 19 page 51 - #21 (H)

Suggest a small transit stop combined with structured parking accessible off of 288th. This may combine central parking for the core of the TC along with the option to use the South Park and Ride and ride mass transit to the TC. (B)

Recommend adding T-8.4 develop local shuttle along 228th from Pine Lake Shopping Center to Inglewood Shopping Center. [Reference page 45] (T)

ROADWAYS

Require traffic calming on NE and NW Connector roads - #17 (CHM)

Discussion item - #26 (H)

PROCEDURAL

Re: page 32 of TC Plan - #15 (H)

COMMENTS

Email re: economic development dynamic - #27 (H)

Email re: economic development dynamic - #28 (H)

Structured Parking under Zone C seems high and difficult to achieve economically for that use. [Reference page 30 – Table 2] (B)

Substantial regrading of SE 4th Street has been suggested. This regrading may require costly retaining walls to prevent erosion of usable land adjacent to the road. (B)

Emphasize importance of “Affordable Housing,” requirement that affordable housing be a part of any residential development within Town Center. (B) (Possibly language revision)

Eliminate the spur trail in the Sammamish Park that dead ends at the western wetland buffer. The city has a recorded agreement eliminating this small portion of trail and it should be corrected to reflect this. [Reference page 51 -15] (T)

Propose realigning wildlife corridors so that they loop on either side of 228th Ave. The corridor as currently proposed will have to traverse the intersection of SE 4th and 228th Ave which has a 15 foot or higher retaining wall on the west side and the stream has been piped on the eastern side. Anecdotal data from surrounding neighbors and taking into account proposed TC development can help guide the city as to its true potential alignment. [Reference page 67 & 74] (T)

This graph shows where regional detention would most likely be employed, but the arrows are pointing towards where these regional detention systems would be and the 3 on the eastern side all go to wetlands or streams. Wetlands cannot be used for storm water retention/detention.

LANGUAGE

Com. Brown: Should Zone A read “Mixed-Use” and not Civic Focus? [reference page 30 – Table 2]

- Yes, change will be made

Com. Brown: Should Zone B read Medium-Intensity residential and not “Residential Focus”?

Com. Brown: Zone B suggest Multiple Use “Conditional/Master Plan (C/MP)” [Reference page 31 – Table 3]

Com. Tiliacos: There should be more emphasis as the city has not yet provided adequate parking for the Sammamish Commons Park or provided easy access to this park. Instead of Explore change word to “Construct” or “Plan”.

Com. Tiliacos: Reword to read: “Develop local circulator bus route.” *Eliminate would be an asset* and replace with “to allow quick on/off trips along the 228th spine between the N and S commercial centers and the Town Center.” [Reference page 51-21]

Com. Tiliacos: Recommend that “community center” be brought to the beginning of the community facilities list. [Reference page 55]

Com. Tiliacos: Same recommendation as above (regarding “community center”); for Civic Facilities, Natural Areas: Eliminate *storm water facilities* from the middle of the paragraph. [Reference page 60]

Com. Tiliacos: Water: recommend adding to the end of the first paragraph that the Town Center study area is located at the headwaters of George Davis Creek and Ebright Creek. The last sentence of the page should have the word “flooding” inserted after increased peak flows. [Reference page 65]