AGENDA

- Context
- History of R-1 in Sammamish
- R-1 and GMA Targets
- Transfer of Development Rights
- Conclusions and Next Steps
During 2016-7 docket deliberations, Council expressed interest in a high-level discussion on R-1 zoning.

Staff completed research on various issues related to R-1 zoning.

Direction on next steps required.
Much of Sammamish’s zoning (inc. R-1) inherited from King County.

Some correlation exists with environmentally critical areas, but not exact match.

Other historic reasons for R-1 (1993):
- Area has significant open space value; can function as separator between growth areas or high density urban development and rural area.
- Long term obstacles to provision of urban services and infrastructure
- Area already substantially developed with an established pattern of 1-acre lots
R-1 Parcels

R-1 Parcels and Environmentally Critical Areas
2003 Comprehensive Plan:

- Introduced “interim” zoning
  - Parcels under review for rezoning from R-4/6 to R-1
- Land Use Policy 9.1: “analyze and validate proposed reclassifications of properties to R-1 prior to implementation of the new classifications”
- Includes a list of criteria for reclassification to R-1
2005: Switch from gross to net density.

2012: Docket proposal to allow R-1 properties to use gross density instead of net density.
GROWTH MANAGEMENT AND R-1

- City adopted a housing target of 4,640 units in the 2015 Comprehensive Plan.
- In doing so, Sammamish demonstrated the capacity to meet that target.
- No “up-zoning” is required for the City to be able to meet its assigned target.
The TDR program has similar goals to R-1:
- Conserve environmentally sensitive lands, open space
- Encourage development in appropriate areas.

Council may consider promoting TDRs as alternative to up- and down-zoning.
Inglewood and Thompson Sub-Basins

Erosion Hazards Area

Wetland Management Areas
CONCLUSIONS

- R-1 parcels are:
  - Largely inherited from King County.
  - Correlated with, but not directly related to, environmentally critical areas.
- City has made attempts to resolve R-1 issues, but none have come to a conclusion.
- Up-zoning R-1 not required to meet housing targets.
- Current TDR program an alternative to rezoning.