



Growing Our Community Round Table Discussion Thursday, September 8, 2016

1. What do you like about living in Sammamish?

(The number in the parenthesis indicates how many people made that comment.)

Environment

- Trees (4) ← TABLES
- Greenbelts (4)
- Lots of wildlife (4)
- Location and closeness to mountain areas (2)
- Enjoying the tranquility of environment (2)
- The ability to live in harmony with nature (2)
- The City's efforts to set aside and protect open/green space (1)
- The lakes (1)
- Beautiful views (1)

Development

- Small town feel (6)
- Lack of growth (1)
- Space between homes and natural buffers (1)
- Suburban quality (1)

Parks and Recreation

- Great parks (2)
- Trails (2)
- Walkable (1)
- Biking/hiking/outdoor activities (1)
- Sporting fields (1)
- Great open space (1)

Transportation and Infrastructure

- Easy access to I90 and Hwy 202 (2)
- Low traffic (2)
- Reasonable commute (1)

Safety

- Safe place to live (7)
- No major crime (3)

Public Services

- Excellent schools (7)

- Bus system (1)
- Sound physical management (1)

Other

- Friendly (4)
- Quite (4)
- Good place to raise of family (4)
- Quality of life and sense of community (3)
- Cleanliness (2)
- Promise that it offers - balance of livable community (1)
- Look forward to coming home (1)
- A balance between rural and urban (1)
- Restorative aspect (1)
- Bedroom community (1)
- Not a busy as Seattle or Bellevue (1)
- Conveniences (grocery stores) are close by (1)

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2. What do you dislike about living in Sammamish?

Environment

- Destruction of the forest, removal of trees (5)
- Health of trees (2)
- Wildlife issues (1)

Development

- Design standards are weak/lack of design standards (5)
- Increase in population and development, scale of growth (4)
- Developers and lack of environmental protections (3)
- Small lot sizes, building setback are too close (2)
- What are we going to be left with when the frenzy of purchasing and real estate bubble is over? (2)
- Property prices are up (1)
- Shouldn't have high density away from the freeway (1)
- Reactive to development rather than proactive planning (1)
- The development is dense suburban not dense urban (1)
- Lack of disaster preparedness, it's fact that if cities are well prepared for disasters, the recovery time is reduced (1)
- No visual separation between or around neighborhoods (1)
- The transition from low density to high density costs homeowners unanticipated sewer facility charges (1)
- If buildable land report is not correct how do we know how to make informed decisions (1)

Parks and Recreation

- Lack of trails connecting communities (1)

Transportation and Infrastructure

- Increase in traffic (8)
- Poor infrastructure (4)
- Street connectivity (2)
- Inadequate public transit (2)
- Lack of sidewalks (1)
- Infrastructure comes after growth so there is more traffic (1)

Safety

- Increased connectivity is increasing crime and reduces public safety due to speeding and increased traffic (1)
- Crime is rising (1)

Public Services/Government

- Schools are crowded (2)
- No public transportation (1)
- "Our hands are tied" answers from mayor and council (1)
- Balancing the budget – Are we proactive with building roads to match development? (1)
- Mismanagement of GMA (1)
- Notifications on development (1)

Other

- There are very few services, stores and restaurants in Sammamish (4)
- The cost to rent commercial space in Sammamish (1)

- No hardware store (1)
- Demographics change – expectations changing (1)
- Sammamish doesn't exist anymore – becoming next Bellevue (1)
- ST3 won't help Sammamish (1)

- No hardware store
- Demographics change
- ST3
- ST3

3. What impact is growth and development in Sammamish having on you?

Environment

- The destruction of green spaces (rapid destruction) is making the city less desirable (2)
- Connectivity to natural areas (1)
- Development is driving wildlife into neighborhoods (1)
- Aesthetics of Sammamish is diminishing (1)
- Environment erosion (1)

Development

- Lack of privacy (2)
- Fire hazards, houses too close and trees ignite (2)
- Poor construction (1)
- Old property owners selling to developers who can get it rezoned (1)
- Out of town sharks looking for property (1)
- Readdress zoning (1)
- Small property homeowners are at a disadvantage when developing their property (1)
- Neighborhoods with CCNRs providing for large lots on what is now zoned R-4 are being threatened by developers seeking more density (1)
- We are losing our city and neighborhood character (1)
- Housing costs are very high (1)
- Belief that zoning changes are occurring in a way that benefits developers (1)
- Getting too dense (1)

Transportation and Infrastructure

- Poor or lack of infrastructure to support growth (4)
- Increased traffic (4)
- Need more roads in/out of town (3)
- Infrastructure is being stretched (2)
- Transit doesn't work for getting children to school or coming home before 3:30 pm (1)
- Last bus home is 8:30 pm (1)

Safety

- Safety hazard of more wildlife on the roads (1)

Public Services/Government

- Overcrowded schools (3)
- Does the City care more about future residents than current residents (1)
- Is the City involved and having an impact on Arch/affordable housing (1)
- Taxes (1)
- Lack of communication between cities (1)

Other

- Regency Property Management control business shopping centers and don't have the best interest of citizens as businesses change (1)
- Need more medical infrastructure (1)

4. How should the City balance the importance of trees and the environment while preserving the rights of property owners to develop and extract value from their land?

Environment

- Environmental studies (1)
- Have tree minders (1)
- Have boy scouts catalogue trees (1)
- Need to better understand natural ways that trees help conserve the environment (1)
- The City should use tax dollars to buy land to preserve trees (1)
- Enhance environment with water retention structures (1)
- Leave trees to help hold the earth and absorb water runoff (1)

Development

- Architectural requirements/design standards (6)
- Give developer credit for keeping old growth trees (3)
- Permit one for property owner and one for developer (1)
- Every developer has to abide by same rules (2)
- There is a fee to remove a tree and developers just pay the fee and remove all the trees (2)
- Distribute zoning (2)
- Those who have trees should not be penalized if they want to remove a tree on their property (2)
- 35% vegetation more spread out within new development (2)
- 50% of one person's property has to be open space (1)
- Code preserving 30% of trees, but there seems to be ways around it
- Balance the rights of individual property owners against those of developers (1)
- Some developers say they will preserve trees but don't. It should be policed (1)
- Create an environmental impact fee for trees/replanting stormwater facilities and maintaining those facilities (1)
- Have every homeowner contribute to the tree canopy (1)
- Require a certain number of mature trees per acre (or portion). People who have houses with no mature trees will need to plant some to meet the same standards as those who have trees and aren't cutting them down (1)
- Tree retention is in conflict with other regulations (1)
- The look and feel of Sammamish should be maintained (1)
- Stop granting variances/deviations in applications (1)
- Low Impact Development requirements (1)
- Infill development for smaller property owners (1)
- Insurance companies won't insure if there are too many trees (1)
- How do we avoid the Conner Jarvis fiasco? (1)
- R-1 can't be subdivided to allow for reasonable growth (1)
- How can we support small homeowner improvements (1)
- Better control of drainage plan as more homes are added and diverting run off (1)
- Leave more pervious ground (1)

Transportation and Infrastructure

- Proactively planning of 228th (1)
- What is smart infrastructure (1)
- Create infrastructure before development (1)

Public Services/Government

- Listen to the people more (1)
- The City shouldn't have an arborist. Cost money (1)

What do you think the city should do to manage development?

Environment

- Protect wildlife (4)
- Better manage noise pollution and surface water (1)
- Maintain tree corridors along the main roads to keep the charm of the area (1)
- Retain trees for stormwater (1)
- Implement regulations to support the environmental goals in the comprehensive plan base on science (1)
- Create an area for new trees or a fee in lieu of program (1)
- Apply the science strictly to protect the environment with no variances in code (2)

Development

- Specific design standards for commercial and residential development (13)
- Pace growth and development (5)
- Encourage Accessory Dwelling Unit (ADUs) (3)
- Require more landscaping/buffers with new developments and between neighborhoods (3)
- Give a bonus for keeping trees (2)
- Control growth through zoning (2)
- Need affordable housing (2)
- Strong construction requirements (1)
- Annex more area towards Redmond and Fall City for more industrial development (1)
- Concentrate growth in widen arterials around city (1)
- More workforce housing (1)
- Support CCNRs (1)
- LID for trees (1)
- Require EIS for projects (1)
- Charge new buyers an entry fee (1)
- Build an urban center that is truly dense (1)
- City should tax on zoning, appraised and assessed value (1)
- Building moratorium – take a breath and consider options, policies and regulations for design standards (1)
- What will Sammamish look like when we hit our target growth (1)
- Impact fees should able to be used for past problems (1)
- Raise and enforce fines for tree cutting (1)
- Transparency – readable, full-sized tree reports (1)
- Summary page of key facts on site plans. Where are required replacement trees being planted (1)
- How are stormwater and LID practices being applied (1)
- Expand notification area so more people know of permit applications (1)
- Add historical preservation requirements for permits (1)
- Concentrate density in 228th corridor
- Create imperious surface regulations that are kind to stormwater (1)

Parks and Recreation

- Purchase more green space (3)

Transportation and Infrastructure

- Infrastructure more concurrent with development (6)
- Incur debt to fix the infrastructure (3)
- Better bus or shuttle systems (3)
- Work on better public transportation options with proper agencies (1)

- Integrate light rail (3)
- Better connectivity between neighborhoods (2)
- Expand roundabouts (1)
- Ensure school system can support growth (1)
- Can Mars Hill property be used for a new school (1)

Safety

- Create bus pullouts for schools and other buses (1)
- Encourage school buses to pick-up students on side roads rather than on main roads (1)
- Increase police (1)

Public Services/Government

- The City to continue to communicate with us (4)
- Have more roundtable discussions to be more informed (2)
- Enforce rules that are already in place (1)
- Do we have enough city staff (1)
- People need to attend planning commission meetings (1)
- The City needs to follow through. If they ask us for our input then they need to take our advice (1)
- City to advocate for neighborhoods that are negatively impacted by developments (1)
- Hire more staff to oversee our Urban Forest (1)

Other

- Sign a petition to stop the Jarvis development (1)
- Diversity is important but need resources to manage (1)
- Treat everyone the same way – rules apply equally to everyone (1)
- Preserve Y property under contract as forest and educational opportunity for students (1)

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