

# City Views @ Sammamish

ISSUE 32

CITY OF SAMMAMISH NEWSLETTER

FEBRUARY 2005

## Small scale mixed use recommended for "heart of the city"

If an 18-member citizen task force has its way, a square mile of land at the city's geographical center will become a hub of public and private services, but leave most of the retail duty to the existing Safeway and QFC shopping centers.

After months of work, the "special study area" task force presented its recommendations to the City Council on January 25. The study area, 546 acres on both sides of 228th, incorporates the future site of Sammamish Commons, a 30-acre civic and park complex that will include a new City Hall and police building.

Among other things, the group's "development vision" calls for:

- Many places "to walk, to ex-

See **SMALL SCALE** - pg. 2



The county's proposed trail route passes homes in Sammamish.

## Court rulings support railbed path for trail

A federal court judge in Seattle and a Snohomish County judge both issued rulings recently that pleased supporters of King County's East Lake Sammamish Trail plan.

In Snohomish County Superior Court, Judge McKeeman ruled on Jan. 20 that a hearing examiner erred by, among other things, not considering the interim nature of the proposed trail. The hearing examiner, who threw out a city permit for the trail, has been directed to look at the case again.

U.S. District Court Judge John Coughenour, meanwhile, ruled on Jan. 5 that federal laws preempt local regulations if and when those regulations

are used to "frustrate development of a trail on the railbanked right of way."

Trailside homeowners who oppose some sections of the county's preferred railbed path have argued that a city ordinance requires the county to consider "practical" alternative routes with less environmental impact. Judge Coughenour rejected that argument, ruling that federal rail-to-trails legislation gives the county the right to build on the railbed without any deviations.

In what is often a prelude to an appeal, attorneys for the homeowners have asked the federal judge to reconsider his decision.

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Mayor  
Don Gerend

Do you or someone you know work at home here in Sammamish, rather than participate in the daily commute? I would guess that your answer is yes. A study by Puget Sound Regional Council, the regional growth-

planning agency, shows that, of the twenty largest cities in Puget Sound, Sammamish has the highest percentage of at-home workers – about 8% of our 17,000 workers.

One reason for the high percentage of at-home workers is geographic; Sammamish is on the edge of the Urban Growth Area, which means average commute times are high (about 30 minutes). So, either workers have gotten tired of the commute and opted to work at home, or residents who can work at home chose to live in Sammamish for the lifestyle, or perhaps the good schools. There is also a positive correlation between household income and

percentage of work-at-homers. This could mean that higher paying jobs have more flexibility regarding work locations, or perhaps that more income translates into nicer at-home working conditions.

The city supports this trend, but it doesn't come at the expense of commuters. Sammamish, along with the neighboring cities of Issaquah and Redmond, has made great strides towards improving the commute routes to the north and south. Another city goal is to continue to enhance transit routes and facilities; this year, a 265-stall park-and-ride lot will be constructed near the intersection of 228<sup>th</sup> Avenue and Issaquah-Pine Lake Road. These efforts are made in support of commuters. Another way to help the commuters is to actually reduce the number of commuters by encouraging work-at-home.

Many of our city goals correlate well with supporting work-at-home and home businesses. Improving local streets, increasing vehicle and non-motorized connectivity, having a flexible "accessory dwelling unit" ordinance, having no business and occupa-

tion tax, enhancing parks, maintaining good public safety conditions, providing basic retail services, being responsive to citizen requests and creating gathering places within the City all help to yield good working conditions for our at-home workers.

We can and should do more. Increasingly, at-home occupations require state-of-the-art technology. By that I mean reliable cellular coverage and service, high-speed internet connectivity, conferencing and other support services, and rapid access to delivery service for goods coming to and leaving the at-home workplace.

Sammamish is striving to be on the forefront of technology to encourage work-at-home, and welcomes suggestions from you for innovative products or developments that can create even more incentives for work-at-homers in Sammamish.

**SMALL SCALE - cont. from pg. 1**  
perience open space ... and for families to gather."

- Civic, educational and cultural opportunities for people of all ages.
- Pedestrian and bicycle connections.
- Businesses that serve the shopping needs of nearby residents and employees.
- Low-impact development standards.
- Development that relates "harmoniously to the surrounding terrain and to the use, scale, and architecture of existing buildings in the vicinity."
- Emphasis on "residential or mixed use design consisting of small neighborhood segments rather than single, large, suburban developments."
- Smaller mixed use develop-

ment that complements activities in the park and other civic uses.

- Modestly scaled streets.
- A transportation shuttle.

"The goal is to give Sammamish a sense of place in our city's center," City Manager Ben Yazici said. "Through the task force, we asked the community to tell us what that sense of place should look like and feel like."

The task force held seven meetings and three community forums to obtain a broad perspective from residents.

"Our councilmembers made it clear they wanted the city center to reflect the community's wishes," Yazici said. "They wanted this to be a community vision, not a council vision."

For "next steps," the task force

recommended, among other things:

- Initiation of a master planning process.
- Establishment of design standards and guidelines.
- Continued input from Sammamish residents.

"The task force put in a lot of time on behalf of the community," Yazici said. "They deserve our thanks for helping to shape the future character of our city."

The task force was comprised of Robert Abbott, Stanley Bump, Anne Burke, Bill Gasperetti, Jr., John Hansen, Michael Immel, Petra Johnson, James Jordan, Ping Ching-Liu, David Misakian, Mary O'Brien, Mary Pigott, Dawn Sanders, Robert Sorensen, Brandon Stock, Erica Tiliacos, Gail Twelves and Bob White.

# Growth metering

## Planning Commission looks at draft ordinance

With a development moratorium expected to be lifted later this year, the city's Planning Commission is looking at ways to prevent a sudden surge of new growth.

On Jan. 20, the commissioners received a draft ordinance from city staff that would "meter" the new growth over a period of years.

The draft ordinance, which may undergo significant change before it's sent to the City Council, operates on a point system. If a development is connected to water and sewer, it receives more points than a development with a septic system.

More points are also awarded if a project fronts on a residential street rather than a major arterial, if it generates a through street, or if it en-

hances pedestrian connectivity.

Projects with high point totals would be more likely to receive a go-ahead to submit an application for preliminary plat.

"The point system would allow the community to meter out growth over a period of years," Director of Community Development Bob Horne said. "The Planning Commission is considering it carefully."

The residential growth target for Sammamish in the year 2022 is 3,842 new units. That target was set through the state's Growth Management Act process and incorporated in the city's comprehensive plan.

Of that number, all but 910 were



already in the King County pipeline before the city incorporated. That means they have already been approved for development, or likely will be.

The remaining 910 units needed to reach the 20-year target will be handled entirely by the city. Although they might not be metered out evenly over the next two decades, if they were, that would translate into around 45 new lots per year.

The Planning Commission is expected to make a recommendation to the City Council sometime in March.

# Sammamish Commons appealed

Citing environmental, noise and traffic concerns, two local groups have appealed Sammamish Commons, the city's 30-acre park and civic complex slated for construction on the west side of 228th Avenue near Skyline High School.

Friends of Pine Lake, led by Ilene Stahl, and the Lancaster Ridge Homeowners' Association, led by Erica Tiliacos, appealed the project together.

Among other things, the appeal expressed concern about:

- The impact of drainage on adjacent properties and downstream wetlands and

streams.

- Noise impacts on neighbors and wildlife.
- Traffic analysis, including an-

anticipated traffic from Eastside Catholic, a high school that may be built along 228th Avenue.

- The danger to residents posed by two holding cells planned for the police station inside the new City Hall building.

"We hope to resolve everyone's concerns over the next few weeks," said Deputy City Manager Pete Butkus. "If we can schedule a hearing examiner in a timely manner so these issues can be examined thoroughly, we hope to begin construction sometime this spring."



*A youngster runs across Sammamish Commons site during 2003 open house.*

# Project updates

Numerous projects affecting Sammamish residents are scheduled for construction over the next several years.

What follows is a partial list of the projects planned by the city, Sound Transit, and the State Department of Transportation.

## City of Sammamish (Transportation)

### PINE LAKE TRANSIT ACCESS ROAD

**Summary:** Constructs a new roadway connection between 228th Avenue SE and 224th Avenue SE to enhance safety and simplify traffic movement between 212th Ave SE and 228th Ave SE. A portion of 224th Place SE will be realigned to intersect with the new roadway. This project will be constructed concurrently with the adjacent Sound Transit Park & Ride project.

**Timeline:** Advertise for bids: Spring 2005; Construction: Summer and Fall 2005.

**Cost:** \$1,800,000.

### SE 24TH STREET WALKWAY

**Summary:** Constructs a combination boardwalk and sidewalk connecting sidewalk segments between Discovery Elementary and the bridge at 236<sup>th</sup> Ave SE, on the north side of SE 24<sup>th</sup> St. This is the second phase of the project. Phase 1 connected gaps between 239<sup>th</sup> Ave SE and 244<sup>th</sup> Ave SE, using porous concrete sidewalks. After completion of the project, there will be a continuous walkway between 228th Avenue and 244th Avenue and

the existing soft-surface trail on the south side of 24th Street running east from 244th Avenue to Beaver Lake Park.

**Timeline:** Construction begins in summer 2005 and runs until fall 2005.

**Cost:** \$1,326,000.

### SOUTH PINE LAKE ROUTE

**Summary:** This project will improve bike and pedestrian access along a roadway at the southern end of Pine Lake. Affected roads include SE 32nd Street, 216th Avenue, SE 28th Street, 222nd Place and SE 30th Street. New car lanes will NOT be added.

**Timeline:** Design begins in 2005. Construction will begin and end in 2006.

**Cost:** \$1,800,000.

### 228TH AVENUE SIDEWALK (NE 12TH PLACE TO NE 25TH WAY)

**Summary:** A pedestrian walkway/trail will be added to the west side of 228th between NE 12th Place and NE 25th Way. The length of this project is approximately three-quarters of a mile.

**Timeline:** Design in 2005; construction in 2006.

**Cost:** \$1,200,000.

### EAST LAKE SAMMAMISH PARKWAY (INGLEWOOD HILL ROAD TO NORTHERN CITY LIMITS)

**Summary:** Goals include improving traffic operations, reducing accidents and providing for non-motorized facilities, while enhancing water quality and corridor aesthetics. Although the design process hasn't begun, improvements may in-

clude expansion to three lanes in some sections, a sidewalk on the east side and some portions of the west side, curbs and gutters, raised medians, turn lanes and pockets, landscaping, and bike lanes.

**Timeline:** Preliminary engineering and environmental documentation will begin in 2005. The construction phase may start in 2007.

**Cost:** \$30,000,000.

### 244TH AVENUE NORTHEAST

**Summary:** Construct a new 3-lane arterial connection from SE 8th Street to NE 8th Street. Project includes bike lanes, curb, gutter and sidewalk, as well as additional intersection control at NE 8th Street.

**Timeline:** Design in spring 2005; construction will begin in early 2007 and run through fall 2007.

**Cost:** \$10,490,000.

### NE 8TH STREET WALKWAY

**Summary:** Constructs a complete sidewalk on north side to provide safe, continuous walking route from 228th Avenue, past Inglewood Junior High School, to 244th Avenue.

**Timeline:** Design begins in spring 2005; construction begins in summer 2005.

**Cost:** \$400,000.

### EAST LAKE SAMMAMISH PARKWAY / LOUIS THOMPSON RD INTERSECTION

**Summary:** This project will signalize the intersection of East Lake Sammamish Parkway and Louis Thompson Road.

**Timeline:** Spring 2005 - Fall 2005.

**Cost:** \$450,000.

### DUTHIE HILL / ISSAQUAH-BEAVER LAKE RD INTERSECTION

**Summary:** Constructs turn lanes and

*Information about projects can also be found on the city website at [www.ci.sammamish.wa.us/Projects/](http://www.ci.sammamish.wa.us/Projects/).*

# Project updates

a traffic signal.

Timeline: 2006.

Cost: \$450,000.

## ISSAQUAH-PINE LAKE ROAD (SE 32ND TO KLAHANIE BLVD.)

Summary: Widen to 3 lanes with 5 foot bike lanes, curb, gutter, and sidewalks.

Timeline: 2007 - 2009.

Cost: \$4,800,000.

## ISSAQUAH-PINE LAKE ROAD (KLAHANIE BLVD TO SE 48TH)

Summary: Widen to 3 or 5 lanes with 5-foot bike lanes and sidewalk.

Timeline: 2007 - 2010.

Cost: \$4,800,000.

## EAST LAKE SAMMAMISH PARKWAY / SE 24TH STREET INTERSECTION

Summary: Construct turn lanes and traffic signal.

Timeline: 2009.

Cost: \$550,000.

## EAST LAKE SAMMAMISH PARKWAY (212TH AVE SE TO SOUTH CITY LIMITS)

Summary: Widen to 3 lanes with 5 foot bike lanes, curb, gutter, and sidewalk.

Timeline: 2009 - 2010.

Cost: \$2,400,000.

## City of Sammamish (Parks)

### EBRIGHT CREEK PARK

Summary: This is a 12-acre neighborhood park, currently in design, planned for a parcel on the west side of 212th Avenue. The master plan for this project underwent a public process that resulted in a park that will contain a grass play field, play structures, a sports court, picnic ar-

eas, trails, a climbing wall, parking and restroom facilities.

Timeline: Construction will start in summer 2005; completion expected in early 2006

Cost: \$2,470,000 (budgeted); final figure will depend on design decisions.

### EASTLAKE HIGH SCHOOL FIELD

Summary: Transforms an existing, lightly used 3 acres into a modern multi-use sports field, with lighting and synthetic turf. The resulting all-weather sports field could accommodate a variety of sporting activities, including (but not limited to) football, soccer, baseball and lacrosse.

Timeline: Spring 2005 - Winter 2005.

Cost: \$2,500,000 (budgeted).

### SAMMAMISH COMMONS

Summary: This project will provide Sammamish with a new City Hall / Police Station; youth recreation area with skatepark; basketball court and climbing structure; civic plaza for community events (such as a farmer's market), as well as a large park on the lower portion of the site. The park will include walking trails, a sports meadow and a children's play area with a water feature. The 30-acre Sammamish Commons site fronts on 228th Avenue SE at SE 8th Street, and extends west to 222nd Avenue SE.

Timeline: The project is undergoing review of final stormwater system design. It is the subject of an appeal before a hearing examiner regarding stormwater mitigation, as well as the potential noise generated by public events. Based on estimated time for the hearing examiner to resolve these issues, construction will likely begin in late spring 2005, with occupancy in summer 2006.

Cost: \$12.8 million for the upper site work (City Hall, civic plaza and youth recreation area) and \$2.7 for the remain-

der of the park development. City staff is monitoring the recent increases in steel and concrete costs as these increases may affect the project budget.

## Sound Transit

### SAMMAMISH PARK-AND-RIDE

Summary: The Sammamish Park-and-Ride at 228th Avenue and Issaquah-Pine Lake Road will include 265 parking stalls, bus loading and layover space for up to five buses, bicycle storage facilities, patron amenities, informational kiosks and public art.

The project is being developed in partnership with the city and includes construction of a new roadway connection between 228th Avenue and 224th Avenue.

The eastern portion of the roadway will be constructed with the park-and-ride lot. The western portion of the roadway will be constructed by the city's Pine Lake Transit Access Road project.

Timeline: Spring 2005 - Winter 2005.

Cost: \$6,700,000 (Sound Transit and city funds).

## Washington DOT

### SR 202 (SR 520 TO SAHALEE WAY)

Summary: This 2-stage project will add a new lane in each direction, improve the intersection of SR 202 and East Lake Sammamish Parkway, and replace bridges at 196th Avenue NE and Evans Creek. From 196th Avenue NE to Sahalee Way, the roadway will be raised up to 14 feet to accommodate an ancient landslide.

Bike lanes, sidewalks and landscaped medians will be constructed between SR 520 and 192nd Drive Northeast. A raised median and 8-foot shoulders will be con-

**See Projects - pg. 7**

## Roundabout rules

Although the city's two roundabouts appear to be working smoothly and safely, a few residents have asked for a clarification of roundabout traffic rules.

Here are the basics:

- Slow down as you approach the roundabout.
- If the way is clear, enter the roundabout without stopping.
- If the way is not clear, wait for an opening before entering the roundabout.
- Once you are in the roundabout, you have the right of way.
- Use your turn signal only when you are about to exit the roundabout.

"Most of our drivers seem to be doing fine with the roundabouts," City Manager Ben Yazici said. "Occasionally, you'll see a driver who's a bit hesitant to enter, but they're the exception."

Although drivers are supposed to signal their intention to exit, in some



*Vehicles enter and exit the new roundabout at the intersection of Issaquah-Pine Lake Road and Southeast 32nd Way.*

cases that can be a challenge. The distance between some exits is so short, a signal light may blink only once before drivers need to exit. Right-turn signals may also go off as a vehicle curves to the left around the roundabout.

"Since exiting drivers don't always signal, people entering the roundabout should just use their eyes to stay safe," Yazici said. "Pull in when there's a safe gap, even if the drivers in the roundabout don't signal."

## Openings on Arts Commission

The City Council is encouraging residents to apply for two openings on the city's Arts Commission.

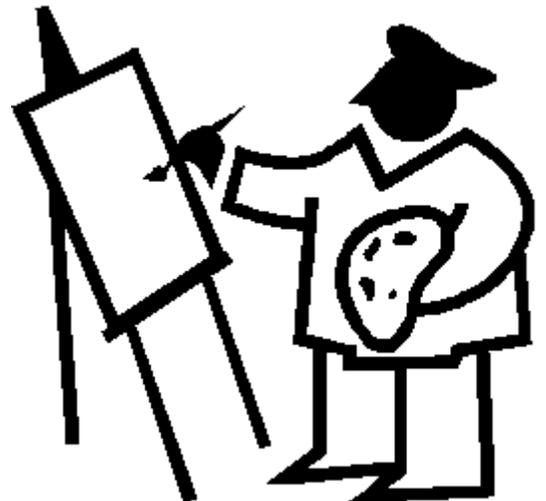
The openings came up when two members of the commission announced they would be unable to finish their terms. The selected candidates will complete terms ending in December.

In its advisory role with the City Council, the Arts Commission promotes and facilitates public art in the community. Members of the commission will also be asked to help raise

funds for the arts.

Residents interested in these positions should contact Melonie Anderson, Sammamish City Clerk. Anderson can be reached at 425-836-7904 or [manderson@ci.sammamish.wa.us](mailto:manderson@ci.sammamish.wa.us).

Candidates will be asked to submit a cover letter, resume, and completed questionnaire. The application deadline is the end of business on March 1. The City Council will interview candidates on March 8.



# Sammi Awards

*City residents to be recognized next month for community contributions*

The 4th Annual Sammi Awards will be bestowed upon deserving residents March 12 at Skyline High School, 1122 228th Ave. SE. The festivities, which are open to the public, will begin at 7 p.m. Although there is no admission charge, donations will be accepted.

The Sammi's are awarded in nine categories: business, arts, learning promotion, youth advocacy, unsung hero, courage, teen challenge, the Trevor Price Children's Award, and the Spirit of Sammamish Award.



## PROJECTS - cont. from pg. 7

structed east of 192nd Drive Northeast.

Other work includes retaining walls, signal upgrades and wetland mitigation.

Timeline: Nov. 2004 - Winter 2007.

Cost: \$63,778,200.

## SR 202 AND SR 520 (FLYOVER AND OTHER IMPROVEMENTS)

Summary: Instead of waiting at queues in the on-ramp signal, a new flyover ramp will take drivers directly from SR 202 onto westbound SR 520. New bridges on SR 520 over SR 202 will eliminate the existing single-lane bottle neck between SR 202 and Avondale Road. In addition, carpool lanes will be extended to SR 202 with add/drop lanes constructed between West Lake Sammamish Parkway and SR 202. At the city's request, WSDOT is attempting to move up construction of the flyover ramp by up to two years, which would produce a start date in 2007. The original plans call for a start date in 2009.

Timeline: 2009 - 2011

Cost: \$102,300,000.

# CITY HALL CALENDAR

## FEBRUARY

### Thursday, February 3, 2005

- Planning Commission Regular Meeting, 7 pm - 9 pm

*Sammamish Plateau Water & Sewer District*

### Tuesday, February 8, 2005

- Issaquah-Sammamish Joint Meeting, 5 pm - 10 pm

*Sammamish Hills Lutheran Church*

### Wednesday, February 9, 2005

- Information Workshop on Net Density & Tree Retention Ordinances, 5 pm - 7 pm

*Sammamish Plateau Water & Sewer District*

### Tuesday, February 15, 2005

- Finance Committee Regular Meeting, 11:30 am - 12:30 pm

*Sammamish City Hall*

- Public Works Committee Regular Meeting, 5 pm - 6 pm

*Sammamish Plateau Water & Sewer District*

- City Council Regular Meeting, 6:30 pm - 10 pm

*Sammamish Plateau Water & Sewer District*

### Wednesday, February 16, 2005

- Arts Commission Regular Meeting, 7 pm - 10 pm

*Pine Lake Covenant Church*

### Thursday, February 17, 2005

- Sammamish Youth Board Regular Meeting, 6 pm - 7:30 pm

*Sammamish Library*

- Planning Commission Regular Meeting, 7 pm - 9 pm

*Sammamish Plateau Water & Sewer District*

### Monday, February 21, 2005

- Presidents Day, All day

*City offices closed.*

### Tuesday, February 22, 2005

- Public Safety Committee Regular Meeting, 5 pm - 6 pm

*Sammamish City Hall*

- City Council Study Session, 6:30 pm - 10 pm

*Sammamish Plateau Water & Sewer District*

### Monday, February 28, 2005

- Parks and Recreation Commission Regular Meeting, 6:30 pm - 10 pm

*Sammamish Plateau Water & Sewer District*

## MARCH

### Tuesday, March 1, 2005

- Parks, Trails, and Open Space Committee Regular Meeting, 5 pm - 6 pm

*Sammamish City Hall*

- City Council Regular Meeting, 6:30 pm - 10 pm

*Sammamish Plateau Water & Sewer District*

### Thursday, March 3, 2005

- Planning Commission Regular Meeting, 7 pm - 9 pm

*Sammamish Plateau Water & Sewer District*

### Tuesday, March 8, 2005

- Community Development Committee Regular Meeting, 5 pm - 6 pm

*Sammamish City Hall*

- City Council Regular Meeting, 6:30 pm - 10 pm

*Sammamish Plateau Water & Sewer District*

### Tuesday, March 15, 2005

- Finance Committee Regular Meeting, 11:30 am - 12:30 pm

*Sammamish City Hall*

- Public Works Committee Regular Meeting, 5 pm - 6 pm

*Sammamish Plateau Water & Sewer District*

- City Council Regular Meeting, 6:30 pm - 10 pm

*Sammamish Plateau Water & Sewer District*

### Wednesday, March 16, 2005

- Arts Commission Regular Meeting, 7 pm - 8:30 pm

*Pine Lake Covenant Church*

### Thursday, March 17, 2005

- Planning Commission Regular Meeting, 7 pm - 9 pm

*Sammamish Plateau Water & Sewer District*

### Tuesday, March 22, 2005

- Public Safety Committee Regular Meeting, 5 pm - 6 pm

*Sammamish City Hall*

- City Council Study Session, 6:30 pm - 10 pm

*Sammamish Plateau Water & Sewer District*

### Thursday, March 24, 2005

- Sammamish Youth Board Regular Meeting, 6 pm - 7:30 pm

*Sammamish Library*

### Monday, March 28, 2005

- Parks and Recreation Commission Regular Meeting, 6:30 pm - 9 pm

*Sammamish Plateau Water & Sewer District*

*NOTE: Times, dates and locations are subject to change. Please consult the city website for the most current information.*

*The Sammamish Plateau Water & Sewer District is located at 1510 228th Avenue NE.*

# SAMMAMISH CITY COUNCIL



*Don Gerend  
Mayor*



*Michele Petitti  
Deputy Mayor*



*Jack Barry  
Councilmember*



*Mark Cross  
Councilmember*



*Lee Felling  
Councilmember*



*Kathleen Huckabay  
Councilmember*



*Nancy Whitten  
Councilmember*

## Council Committees

### Parks, Trails, and Natural Resources

*Meets 1st Tuesday, 5 pm*

Nancy Whitten, Chair  
Michele Petitti  
Kathleen Huckabay



### Finance

*Meets 3rd Tuesday, 11:30 am*

Lee Felling, Chair  
Jack Barry  
Nancy Whitten



### Community Development

*Meets 2nd Tuesday, 5 pm*

Mark Cross, Chair  
Michele Petitti  
Kathleen Huckabay



### Public Safety

*Meets 4th Tuesday, 5 pm*

Kathleen Huckabay, Chair  
Mark Cross,  
Lee Felling



### Public Works

*Meets 3rd Tuesday, 5 pm*

Jack Barry, Chair  
Mark Cross  
Nancy Whitten



### Legislative

*Meets as needed*

Michele Petitti, Chair  
Don Gerend and a third  
member depending on issue.



### Human Services

*Meets as needed*

Michele Petitti, Lee Felling



### City of Sammamish Offices

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#### Nancy Whitten, Councilmember

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Ben Yazici ..... City Manager  
Pete Butkus ..... Assistant City Manager  
Delora Kerber ..... Public Works Director  
Bob Horne ..... Community Dev Director  
Lyman Howard ... Financial Svcs Director  
Jeff Watling ..... Parks & Rec Director  
Mike Sauerwein ..... Admin Svcs Director  
Steve Hartwig ..... City Engineer  
Bruce Disend ..... City Attorney  
Melonie Anderson ..... City Clerk  
Richard Baranzini ..... Police Chief  
John Murphy ..... Fire Chief  
Tim Larson ..... Communications Manager



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