

# SAMMAMISH

ISSUE 147

CITY NEWSLETTER

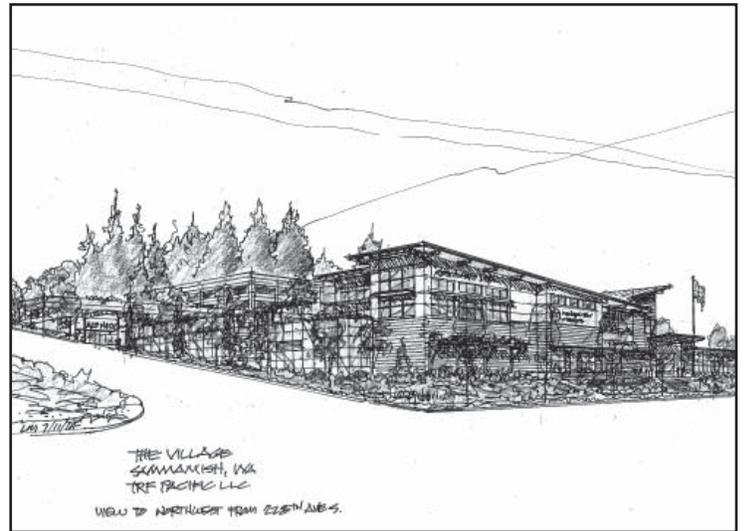
SEPT. 2014

## Before



Looking northwest at the intersection of 228th Ave. and S.E. 4th St.

## After



Proposed mixed-use, Metropolitan Market project in same spot.

## Town center proposals under review

You know that railroad caboose that sits near the intersection of 228th Avenue and Southeast Fourth Street? Well, before too long, it may be moving down the line to make way for Metropolitan Market and a mixed-use development by TRF Pacific.

Located within the city's carefully planned town center area, the proposed project, now under review by city staff, is a very encouraging development.

"The slow economy has constrained developers in the past, but it looks like private sector energy is picking up now," City Manager Ben Yazici said. "It's good to see."

Metropolitan Market, a Seattle-based grocery business,

says the Sammamish store will be its seventh location in the Puget Sound area.

"We're delighted that Metropolitan Market wants to be part of our town center," Yazici said. "I think a high-quality presence like this shows that our town center plan is on the right track and will continue to grow in the years ahead."

In addition to the new grocery store, the TRF Pacific project will feature town homes and other commercial space. The total commercial space will add up to approximately 100,000 square feet.

*See PROPOSALS, pg. 3*

**MAYOR'S MESSAGE**

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**CITY MANAGER HONORED**

*Story on page 3*

**KLAHANIE FAQ'S**

*Story on page 5*

## The best is yet to come

This summer the City of Sammamish turned 15 years old. Some would say that we're still at an awkward age. But those of us who've lived those 15 years, and more, can attest to the changes – the many positive changes – that have helped us find our footing and put us on what I think is a very bright and exciting path.

None of the positives have happened without hard work, great planning, and in some cases, controversy.



*Tom Vance  
Mayor*

Those of you who have lived here for a while may remember the controversies around the

passing of the Growth Management Act in 1990, and the subsequent re-drawing of King County's Urban Growth Boundary in 1992.

The intention of the act was to preserve rural lands and control urban sprawl. When the Sammamish plateau was placed on the urban side of the line, that, too, was controversial.

Rapid growth had already begun on the plateau by the early 1980s. Unfortunately, that growth and new growth in the 1990s was not accompanied by significant urban planning and infrastructure. It was with a great sense of "self-defense" that Sammamish plateau residents formed our city in 1999.

Sammamish has had an uneasy relationship with growth. In 1999, Sammamish passed a moratorium on new

residential growth. This was to allow the city time to create its own land use regulations. By 2005, when the moratorium was to expire, the Sammamish City Council passed a "growth phasing" ordinance to slow growth to a few hundred new residences per year. Both were deemed out of compliance with the Growth Management Act, and the "growth phasing" ordinance was revoked in early 2006.

At that point in our history, any attempt to delay or phase development was, legally, off the table. So our struggle became more about managing growth rather than slowing it. Fortunately, by then we had made some real progress in that regard.

- In 2000, work began on the rebuild of our main thoroughfare, 228th Avenue. Other roads and streets began to be repaired and rebuilt.

- In 2005, our first Critical Areas Ordinance was approved, the first of a series of new and revised regulations intended to protect our most sensitive environments.

- By early 2006, our first new sports fields were being built to serve our rapidly growing youth sports programs.

- By early 2007 our first new park, Ebright Creek Park, was open, new trails were being built, and we had made our first large acquisition of open space – Beaver Lake Preserve.

- Our city continued to build a reputation for excellence in financial policy and practice, and every year, even during the recession, our financial standing improved.

- By 2009 our plan to create a dynamic town center was in place, and

progress on the public portions of the plan – City Hall, Sammamish Commons, and the new library – had become quite visible.

And now, after years of patience, planning, and recession, the Town Center, like the economy, appears to be picking up steam. (See page one!) These new commercial and residential development plans, now under review by the city, will provide amenities for our local residents and hopefully reduce trips off the plateau for goods and services.

To top it all off, construction of our new Community and Aquatic Center, a very welcome addition to the Town Center, is moving along briskly. It's expected to open in early 2016. These are good days for Sammamish!

But the Council and staff know that we must stay true to our principles and practices if we want to sustain our success. As we build a new biennial budget and revise our comprehensive plan, for example, we will:

- Continue efforts to protect our environment and build a sustainable future.

- Keep up our award-winning financial practices and "pay-as-you-go" approach to capital projects.

- Maintain a lean and very effective city staff. (See page 3!)

Our next few years won't be easy. As a 15-year-old city, we still have growth spurts (See page 4 and 5!) and other adolescent challenges ahead.

But I'm optimistic we'll navigate the next 15 years as well as we have the past decade and a half. Based on the evidence so far, I don't think there's any reason to believe this teenage town won't grow up to be a mature, enjoyable and high-functioning city!

A handwritten signature in black ink, appearing to read "Tom Vance".

## City manager receives “Award for Excellence”

### WASHINGTON CITY/COUNTY MANAGEMENT ASSOCIATION HONORS BEN YAZICI

Coming as it did from those who best understand the challenges of public sector management, the award meant a lot to Sammamish City Manager Ben Yazici. And doubly so because those who honored him have had a clear view of exactly what he’s accomplished over many years.

“Ben is a known quantity in the state of Washington,” Deputy City Manager Lyman Howard said. “This ‘Award for Excellence’ from the Washington City/County Management Association is based on a very long and distinguished track record.”

In the nomination papers, Mike Sauerwein, currently the city manager in Medina, provided the following quote.

“During my years in Sammamish, I saw Ben get excellent performance out of a very small staff. He asked for a lot, received a lot, and repaid everyone with support, encouragement and a willingness to fight for them. He always made sure the Council understood just how good his people were.”

Yazici, with 13 years as Sammamish

city manager under his belt, and yet another positive performance review from the City Council on his desk, is in the midst of a particularly busy and exciting time. The new community and aquatic center is under construction, a carefully mapped out town center plan is attracting investment from developers, and the nearly 11,000 residents of the Klahanie annexation area will soon have a chance to join Sammamish and boost the city’s population to almost 60,000.

“I see nothing but good things ahead for Sammamish,”

Yazici said. “Our City Councils have had great vision, our residents have held us to account, and we have a small but very talented group of city employees.”

As for the “Award for Excellence,” Yazici says it was the product of a team effort.

“It’s my job to take direction from the City Council, and then lead an excellent staff. But I’m just one part of the puzzle. This award, which I really appreciate, wouldn’t have come my way if a lot of people weren’t doing great work.”



*City Manager Ben Yazici*

### *PROPOSALS, cont. from pag. 1*

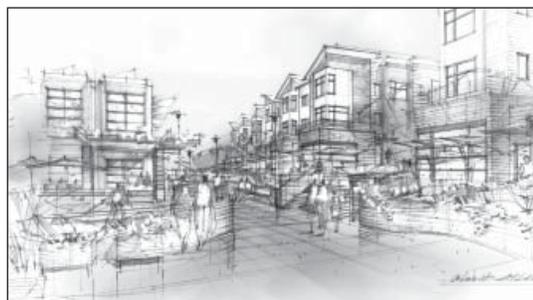
Adopted by the City Council in 2008, the town center plan is a development framework for 240 acres in the geographical center of the city. The plan’s regulations are intended to produce a mixture of retail, residential, recreational, commercial and public spaces, all bound together and fed by a network of pedestrian-friendly pathways.

“The Planning Commission, City Council, citizen task force members and others who took this from the vision stage to a finished plan deserve so much credit,” Yazici said. “They absorbed a fair amount of criticism along the way, but now

their hard work is really paying off.”

The TRF Pacific development isn’t the only good news. Two other proposals within the town center are also under review.

Intracorp has submitted plans for a mixed use, town house development just south of the entrance to Eastside Catholic. It is comprised of 75 resi-



*Proposed development by Intracorp*

dential units, mostly town homes with shared walls. In some cases, the three-story buildings will have work and business space on the ground floor.

The mixed use theme continues at a proposed development by American Classic just south of the Mars Hill Church along 228th Avenue. There, in addition to 92 apartment units, the development will build in 14,000 square feet of commercial space on the ground floor.

“The community’s vision asked for a place where people could live, work and play in a pedestrian-friendly environment,” Yazici said. “So far, it looks like our Town Center is off to a good start.”

## Robust communication effort underway in Klahanie area

### CITY USES MULTIPLE TOOLS TO SHARE INFORMATION IN PREPARATION FOR 2015 ANNEXATION ELECTION

Klahanie-area residents have recently been finding a new item in their mailbox – the Sammamish city newsletter.

And the monthly publication has been full of information about their potential move from unincorporated King County into the city of Sammamish.

“We’ve found that the newsletter is our best communication tool, so we



*Public Works Director Laura Philpot discusses the city’s road improvement plans in annexation area.*

thought it made sense to share it with Klahanie-area residents,” City Manager Ben Yazici said. “When they vote on annexation next year, we want them to have had accurate information to consider over a long period of time.”

Residents who want their information “early and often” have many choices. (See blue box.)

On Aug. 6, for example, the city held an open house at Faith Church. Department directors, the city manager and several Councilmembers were present to share maps, charts and

documents with interested residents.

“We received really positive feedback at the open house regarding our information efforts,” Yazici said. “We’re going to do our best to keep it up.”

To that end, the city has:

- Scheduled two additional open houses
- Mailed reminder post cards to Klahanie-area residents regarding the open houses
  - Created a “Klahanie Annexation” web page
  - Created an email alert service on the annexation topic
  - Attended a homeowners’ association meeting in the annexation area
  - Hosted an information dinner at City Hall for Klahanie-area residents who’ve been active in annexation efforts

Although the city does not have control over the timeline – the process is largely in the hands of the county – it’s hoped that Klahanie-area residents will be able to vote on annexation in April of 2015.

If the vote is positive – only a simple majority is required – the 10,939 Klahanie-area residents would raise Sammamish’s population to almost 60,000.

“We’re hopeful,” Yazici said. “When we’ve shared the undisputed facts – lower taxes and better services – the response has been very positive.”



*At Aug. 6 open house, Police Chief Nate Elledge uses a chart to show how the city would provide much improved response times in the annexation area.*

**Open House at Faith Church**  
3924 Issaquah-Pine Lake Road  
Wed, Sept. 10, 5:30-7:30 p.m.

**Open House at City Hall**  
801 228th Ave. S.E.  
Wed, Oct. 15, 5:30-7:30 p.m.

**Klahanie Annexation webpage**  
Go to [www.sammamish.us](http://www.sammamish.us) and click on Klahanie Annexation

**Klahanie Annexation email alerts**  
Go to [www.sammamish.us](http://www.sammamish.us), click on the email alert icon and follow the prompts



*Annexation-area residents compare notes.*

## FAQ's regarding Klahanie-area annexation

**Q: In summary, what are the primary benefits of annexation to Sammamish?**

**A:** Lower taxes, better services.

More specifically:

- Additional police, better coverage, faster response
- Major road improvements (Issaquah-Fall City Road, Issaquah-Pine Lake Road)
- Better road maintenance
- Better snow clearance during storms
- Better parks maintenance
- Self-governance close to home
- Lower taxes: (\$420 less on a \$500,000 home)

**Q: When will the annexation vote take place?**

**A:** The city hopes to have the election in April of 2015. It's possible some process delays could push the election out a bit farther, but April of 2015 is the target date.

**Q: If Klahanie-area residents vote in favor of annexation to Sammamish, when would they officially become residents of Sammamish?**

**A:** After the election result is official, the city will pass an ordinance establishing the official date of annexation. If possible, the city would like that official date to be August 1, 2015, or earlier.

**Q: Why is August 1, 2015, an important date?**

**A:** Because we want Klahanie residents to see a reduction in their property taxes in 2016. If the official date of annexation falls after August 1, 2015, the reduction won't kick in until 2017.

**Q: Does the city have control over the official date of annexation?**

**A:** Not really. There will still be some process hoops to jump through with the county after an election, and the city can't control how quickly those

happen. If the election result is positive, though, the city will do its best to meet that August 1 deadline.

**Q: How much of a reduction in property taxes will there be?**

**A:** This year, Klahanie-area residents are paying \$13.27 per \$1,000 of assessed valuation. Sammamish residents are paying \$12.43 per \$1,000. On a \$500,000 home, that's a difference of \$420 per year.

**Q: What accounts for the difference in the property tax?**

**A:** Property taxes pay for a lot of different things – schools, emergency medical services, libraries, etc. Most of those charges will remain the same after annexation. But Klahanie-area residents, once they're part of Sammamish, will no longer pay for the King County Road Levy and the Fire District Levy, charges that amount to \$3.25 per \$1,000 of assessed valuation. Instead, they'll pay a smaller city charge of \$2.41 per \$1,000.

**Q: Will the Fire Benefit Charge that Klahanie residents pay go away if annexation takes place?**

**A:** Yes. That charge, which varies from home to home, will disappear.

**Q: Does Sammamish have a utility tax like most cities do?**

**A:** No

**Q: What impact will the annexation have on the Regional Transit Authority (RTA) Tax?**

**A:** Nothing will change. Residents in the annexation area already pay the RTA tax and will continue to do so after annexation.

**Q: How many additional police officers will be hired if the annexation takes place?**

**A:** The plan is to hire six additional of-

ficers – one sergeant and five patrol officers.

**Q: What road improvements will the city make?**

**A:** The city has already committed to spending \$3 million designing improvements on Issaquah-Fall City Road. It has also promised to pursue grant money to fund the construction of the improvements. The city will also make improvements to Issaquah-Pine Lake Road.

**Q: How soon will these major road improvements be made?**

**A:** There is no exact timeline at this point due to a number of variables, but the city recognizes that these are high-priority items.

**Q: What about improvements to neighborhood streets?**

**A:** Over time, the city will bring Klahanie-area streets up to the same standards that exist in Sammamish. That means resurfacing, and more preventative maintenance and patching.

**Q: How quickly will the improvements to neighborhood streets happen?**

**A:** Some will happen shortly after annexation, but Klahanie-area roads will become part of the city's pavement management rating system. All roads in the city are evaluated, ranked and then wait for their number to come up.

**Q: Will annexation bring any changes to fire and emergency medical services?**

**A:** No. Residents will be served in the same way by Eastside Fire & Rescue.

**Q: What else will be unaffected by annexation?**

**A:** Animal control, garbage, schools, water and sewer – those won't change at all.

## County aims to improve connection with trail-side residents

CITY SUGGESTS CHANGES TO PUBLIC OUTREACH AS PAVING PROCEEDS ON RECREATIONAL TRAIL

Given that the East Lake Sammamish Trail has always been a contentious issue for some waterfront homeowners, it's no surprise the paving of the trail has prompted some additional concerns.

But the city has listened intently to those concerns, identified possible solutions, and stayed in close communication with leaders of the King County project.

"The county has been very receptive to our suggestions," City Manager Ben Yazici said. "We hope some refinements to their public outreach during

the next phases will reduce some of the upset we've been seeing."

Meeting one on one with residents earlier in the design process is one change the county has implemented on upcoming segments of the paving project. Better day-to-day communication will also be emphasized so residents won't be taken by surprise when adjustments are made.

During the current phase, for example, many more trees than expected were taken out in one spot due to safety concerns. But many residents didn't learn about the change until after the

trees were gone.

"Understandably, that got some people upset," Yazici said. "That's the sort of thing the county really wants to improve on."

In one other major change, the trail hotline (1-888-668-4886) will now be staffed Monday through Friday, between 9 a.m. and 5 p.m. Before, residents could only leave a message.

County representatives may also be reached via email at [ELST@kingcounty.gov](mailto:ELST@kingcounty.gov). For a full list of contact and update options, go to [kingcounty.gov/eastlakesammamishtrail](http://kingcounty.gov/eastlakesammamishtrail).

## Work at Sammamish Landing will limit land access to park

If you want to visit Sammamish Landing between now and February, you'd better have a boat. That's because a new phase of improvements will close access by land for the next 5 or 6 months.

The improvements include a new parking lot on the east side of East Lake Sammamish Parkway, a designated crosswalk, and a new access ramp.

And one other important note. The restrooms at the park will be closed during construction.

## How can I help with flooding?

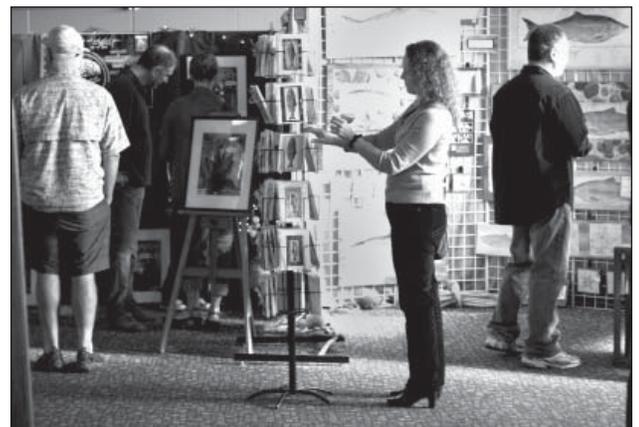
- "Adopt" a storm drain in your neighborhood. Locate one on the street near your home and periodically remove leaves and other debris from the grate.
- Expand your horizons. While you rake the leaves in your yard, pick up the ones that have fallen onto the sidewalk and into the curb and gutter as well.
- Share this information with a friend or neighbor. People are often unaware that a little of their time can go a long way toward preventing flooding.
- Call for help. The city maintenance staff is well equipped to deal with those big puddles.

## 2014 Sammamish Arts Fair!

The work of some of the best jury-selected artists will be on display at City Hall next month during the 2014 Sammamish Arts Fair. The fair is on Saturday, Oct. 11, and Sunday, Oct. 12, from 10 a.m. to 5 p.m.

This community-wide cultural art experience is produced through a partnership of the participating artists and the Sammamish Arts Commission. The city of Sammamish, 4Culture and the Arts Commission sponsor the event, which is free to the public.

Come see the paintings, mixed media, encaustic art, photography, wood carving, jewelry, ceramics, glass art and much more. For full information, go to <http://sammamishartsfair.wordpress.com>.



*Browsing at the 2013 Sammamish Arts Fair.*

# CITY CALENDAR

## SEPTEMBER

### *Monday, Sept. 1*

-Labor Day  
City offices closed

### *Tuesday, Sept. 2*

-City Council Office Hour, 5-6 p.m.  
-City Council Meeting, 6:30 p.m.

### *Wednesday, Sept. 3*

-Farmers Market, 4-8 p.m.  
City Hall Plaza  
-Beaver Lake Management District Meeting, 6 p.m.  
-Parks and Recreation Commission Meeting, 6:30 p.m.

### *Thursday, Sept. 4*

-Planning Commission Mtg,  
6:30 p.m.

### *Monday, Sept. 8*

-Finance Committee Mtg,  
3:30 p.m.

### *Tuesday, Sept. 9*

-Joint City Council/Planning Commission Study Session, 6:30 p.m.

### *Wednesday, Sept. 10*

-Farmers Market, 4-8 p.m.  
City Hall Plaza  
-Klahanie Annexation open house, 5:30-7:30 p.m.  
Faith Church, 3924 Issaquah-Pine Lake Road

### *Saturday, Sept. 13*

-Volunteer at Ebright Creek Park,  
9 a.m.- noon

### *Sunday, Sept. 14*

-Chapman Duo Concert, 7-8:30 p.m.  
Pine Lake Covenant Church

### *Monday, Sept. 15*

-Committee of the Whole, 6:30 p.m.  
-Arts Commission Meeting, 6:30 p.m.

### *Tuesday, Sept. 16*

-City Council Meeting, 6:30 p.m.

### *Wednesday, Sept. 17*

-Farmers Market, 4-8 p.m.  
City Hall at Sammamish Commons

### *Thursday, Sept. 18*

-Senior Art Class - "The Clay Canvas",  
10 a.m.-1 p.m.  
EX3 Boys and Girls Club Recreation  
and Teen Center  
-Planning Commission Mtg,  
6:30 p.m.

### *Saturday, Sept. 20*

-Volunteer at Illahee Trail, 9 a.m.- noon  
Illahee Trail  
-Sammamish Walks at Soaring Eagle  
Park, 10 a.m.- noon  
Soaring Eagle Park

### *Wednesday, Sept. 24*

-Farmers Market, 4-8 p.m.  
City Hall at Sammamish Commons

## OCTOBER

### *Wednesday, Oct. 1*

-Parks and Rec Comm Mtg, 6:30 p.m.

### *Thursday, Oct. 2*

-Senior Art Class - "Pushing the Puddle"  
watercolor workshop, 10:30 a.m.-1 p.m.  
Boys and Girls Club  
-Planning Commission Mtg, 6:30 p.m.

### *Tuesday, Oct. 7*

-City Council Office Hour, 5-6 p.m.  
-City Council Meeting, 6:30 p.m.

### *Saturday, Oct. 11*

-Volunteer at Ebright Creek Park,  
9 a.m.- noon

### *Saturday, Oct. 11- Sunday, Oct. 12,*

-Arts Fair, 10 a.m.-5 p.m.

### *Tuesday, Oct. 14*

-City Council Study Session, 6:30 p.m.

### *Wednesday, Oct. 15*

-Klahanie Annexation open house,  
5:30-7:30 p.m., City Hall

### *Thursday, Oct. 16*

-Planning Commission Mtg, 6:30 p.m.

### *Saturday, Oct. 18*

-Volunteer at Sammamish Landing,  
9 a.m.- noon  
Sammamish Landing  
-Sammamish Walks at Beaver Lake  
Preserve, 10 a.m.- noon

### *Monday, Oct. 20*

-Committee of the Whole, 6:30 p.m.  
-Arts Commission Meeting, 6:30 p.m.

### *Tuesday, Oct. 21*

-City Council Meeting, 6:30 p.m.

### *Tuesday, Oct. 28*

-Finance Committee Meeting,  
10 a.m.

### *Friday, Oct. 31*

-Halloween Happening, 3-4:30 p.m.

## PLEASE NOTE:

All meetings and events at City Hall, unless otherwise noted. Times, dates and locations are subject to change. Please consult the city website for the most current information.



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**CITY OF SAMMAMISH OFFICES**

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Lyman Howard	Deputy City Manager
Laura Philpot	Ass't City Mgr/Public Works Dir
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Beth Goldberg	Admin Services Director
Joe Guinasso	Finance Director
Jeff Thomas	Community Dev Director
Melonie Anderson	City Clerk
Nathan Elledge	Police Chief
Bud Backer	Fire Chief
Michael Kenyon	City Attorney

**Newsletter suggestions or concerns?**  
**Contact Communications Mgr Tim Larson**  
425-295-0555, [tlarson@sammamish.us](mailto:tlarson@sammamish.us)