

Doug McIntyre

From: Paul Stickney <stick@seanet.com>
Sent: Tuesday, July 28, 2020 4:58 PM
To: EIS
Subject: EIS Scoping Comment
Attachments: 20.03.16 1-1 Deliver E&S to CC Malchow.pdf; 20.3.28 Unify Enrich Prosper Email to Malchow.pdf; 20.04.15 Development Done Right Email to Malchow.pdf; 20.04.19 E&S Community Vision Email to Malchow .pdf; 20.05.10 Alleviate Add Reduce Email to Malchow.pdf; 20.07.05 Here's Why Email to Malchow.pdf; 20.07.05 Three Ways to Tip Email to Malchow.pdf; 20.07.19 Deep Dive Into The Chew Email to Malchow.pdf

[CAUTION - EXTERNAL EMAIL]

Hello EIS Scoping Team,

I have sent eight correspondence to each individual City Council member from 3.16.20 through 7.19.20.

On 3.16.20 I delivered paper copies of the Alpha version of [Enrich & Sustain](#) to each council member.

On 3.28.20, 5.15.20, 5.19.20, 5.10.20, two different emails on 7.5.20 and most recently an email on 7.19.20.

Attached below are the copies of these documents I sent (or delivered) to Deputy Mayor Christie Malchow.

If requested, I would be happy to furnish electronic copies of these emails same for the other six City Council Members.

Kind Regards,

Paul Stickney
425-417-4556
stick@seanet.com

Please be aware that email communications with members of the City Council, City Commissioners, or City staff are public records and are subject to disclosure upon request.

RECEIVED

MAR 16 2020

Acknowledge Receipt

CITY OF SAMMAMISH

On Monday March 16th, 2018 – Paul Stickney delivered twelve (12) copies of

Enrich & Sustain – “Alpha” Version

An affirmative solution platform to remedy growth issues in Sammamish

Twelve Copies were delivered for:

- | | |
|---|-------------------------|
| (1) Mayor | Karen Moran |
| (1) Deputy Mayor | <u>Christie Malchow</u> |
| (1) Council Member | Chris Ross |
| (1) Council Member | Pam Stuart |
| (1) Council Member | Jason Ritchie |
| (1) Council Member | Kent Treen |
| (1) Council Member | Ken Gamblin |
| | |
| (1) City Manager | David Rudat |
| (1) Community Development Director | David Pyle |
| (1) Senior Management Analyst | Mike Sugg |
| (1) Assistant to City Manager and Council | Debbie Beadle |
| | |
| (1) Public Record Copy. | |

Received by the City of Sammamish on March 16th, 2020

Enrich & Sustain

“Alpha” Version

An affirmative solution
platform to remedy growth
issues in Sammamish.

Front Cover

- Sammamish Vision Statement
- Which do you choose, A or B?
- Synopsis of the 8 Enrich & Sustain articles.

Notebook

- Introduction
- Article 1
- Article 2
- Article 3
- Article 4
- Article 5
- Article 6
- Article 7

Paul Stickney

stick@seanet.com

February 2020

Enrich & Sustain for Sammamish – “Alpha” Version

Community ◇ Neighborhoods ◇ Lifestyles

Seven Generations ◇ Diverse Cultures ◇ Six-Sectors*

*The Environment – Transportation – People – Money – The Region – Community Character.

Six Preface Documents –

- Preface 1 of 6 – Sammamish Vision Statement
Includes meeting “housing affordability through balanced, sustainable housing”
- Preface 2 of 6 – Sammamish Department of Community Development Mission Statement
“To guide growth and change consistent with the community vision in the Comprehensive Plan”.
- Preface 3 of 6 – Which course do we choose to inform the direction we take as a Community?
For the last 20 years policy decisions and numbers on growth have been “Course B”. Alter growth policy decisions and associated numbers to “Course A”.
- Preface 4 of 6 – Synopsis: [Enrich & Sustain](#) affirmative growth solution platform for Sammamish
950± word synopsis of the 8-articles that make up the “Alpha” version of [Enrich & Sustain](#).
- Preface 5 of 6 – Hearts of the Matter
- Preface 6 of 6 – Statements and Disclosures

Eight Articles – Introduction and Articles 1 through 7

- > [Enrich & Sustain](#) Introduction – Commentary, Analysis and Perspectives
- > Article 1 – Desirable, Productive Growth that Inspires and Brings Joy.
- > Article 2 – Nitty Gritty. Unknown Numbers. Known Numbers. Accruing Benefits.
- > Article 3 – The Six-Sectors. Beliefs & Realities. Unspokens.
- > Article 4 – Alternative Perspectives. Recommendations.
- > Article 5 – Aspirational Polices. Contrasting Consequences.
- > Article 6 – Community ◇ Neighborhoods ◇ Lifestyles (Detailed [Enrich & Sustain](#) Platform)
- > Article 7 – Conclusions. 7777. Sensible, Rational Results.

Sammamish is

a vibrant bedroom community blessed with a well-preserved natural environment, a family-friendly, kid-safe culture, and unrivaled connectedness. From its expanding tree canopy, to its peaceful neighborhoods, to its multi-modal transportation resources, Sammamish captures the best of the region as it embraces a burgeoning digital future. It's about housing affordability.

Preface Documents 1, 2, 3 and 4 are in this front folder.

Hearts of the Matter.

Throughout the eight articles of Enrich & Sustain – this introduction and Articles 1 through 7 – you will see the term (Heart). This refers to the “heart of the matter”.

These eight articles are about 10,000 words long. They could have been several times longer.

When you see (Heart), it lets you as the reader know there will be another article in the future with more information and a deeper dive into the details about that specific topic / statement.

- Introduction
- Article 1
- Article 2
- Article 3
- Article 4
- Article 5
- Article 6
- Article 7

To: Deputy Mayor Christie Malchow
From: Paul Stickney
Date: 3/16/20
Phone: 425-417-4556

Enrich & Sustain

"Alpha" Version

An affirmative solution
platform to remedy growth
issues in Sammamish.

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- Sammamish Vision Statement
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- Article 7

Paul Stickney

stick@scanet.com

February 2020

From: Paul Stickney stick@seanet.com
Subject: Unify. Enrich. Prosper.
Date: March 28, 2020 at 5:02 PM
To: Christie Malchow cmalchow@sammamish.us



Hi Christie,

Let's talk about how my recent "A or B" email and the eight "alpha" articles of [Enrich & Sustain](#) can unify, enrich and be prosperous for Sammamish.

Unify (Majority consensus on vision)

Enrich (Improve most everything)

Prosper (Strength, health, resilience)

What times and dates are good for you?

Paul
425-417-4556
stick@seanet.com

From: Paul Stickney stick@seanet.com
Subject: Development – Done Right.
Date: April 15, 2020 at 6:52 PM
To: Christie Malchow cmalchow@sammamish.us



Christie,

Let's talk about the [Enrich & Sustain](#) growth solution platform for Sammamish:

- ✓ ***Development that is desired and needed by the Community.***
- ✓ ***Development that sustainably enables additional multi-dimensional wealth for virtually everything and everyone in Sammamish.***

What times works for a phone call with you this week to discuss?

Looking forward to hearing from you about scheduling our call.

Paul
425-417-4556

PS. Thanks for picking up your copy of the "Alpha" draft version of [Enrich & Sustain](#) at City Hall. Have you read the 8 articles yet? Let's discuss in detail when we talk on the phone.

From: Paul Stickney stick@seanet.com
Subject: Community Legacy Vision – Your Feedback Please :)
Date: April 19, 2020 at 2:03 PM
To: Christie Malchow cmalchow@sammamish.us



Deputy Mayor Christie Malchow,

Here is the vision for the [Enrich & Sustain](#) growth solution platform:

Community Legacy Vision – Enrich & Sustain

Livability, satisfaction and wealth will holistically improve and flourish in Sammamish now, and for generations to come.

Preserve and enhance neighborhood character in 97% of the City.
Optimize internal housing supplies and services in Centers, 3% of the City for requirements, choice and contentment.

Overall, we retain the “wooded” and “natural” character that is the source of our community’s identity, delight and pride.

Your thoughts and feedback please :)

Kind Regards,

Paul Stickney
425-417-4556

From: Paul Stickney stick@seanet.com
Subject: Alleviate. Add. Reduce.
Date: May 10, 2020 at 5:14 PM
To: Christie Malchow cmalchow@sammamish.us



Dear Christie,

Within Sammamish – effect solutions that:

- Alleviate Housing Imbalance.**

- Add Wealth, Resiliency and Strength.**

- Reduce \$ Needed for Lane Capacity Projects.**


All enabled from managing growth by means of the affirmative [Enrich & Sustain](#) growth platform.

Detailed, important conversations are justified :)

Which do you prefer – phone call or teleconference?

Best Regards,

Paul
425-417-4556

From: **Paul Stickney** stick@seanet.com 
Subject: Here's Why
Date: July 5, 2020 at 7:30 PM
To: Christie Malchow cmalchow@sammamish.us



Hi Christie,

The attached 1-page document outlines top level reasoning why getting the missing information matters so much to inform all three growth approaches/ideologies. *(It's only 2 minute read.)*

The varied effects and consequences between these 3 are enormous.

This "Opening Statements" (pdf attached) speaks for itself.

Will you have a 1-1 phone call with me to discuss this?

Best Regards

Paul
425-417-4556

Enrich & Sustain – Opening Statements

Four principal subjects to enrich, and then sustain, for our Community:

- **Money** – for city and residents - costs of living, taxes, \$ savings – *happy and grateful.*
- **Nature** – tree canopy, lakes, fish, wildlife, character, open space – *majesty & stewardship.*
- **Amenities** - services, restaurants, fun, entertainment – *time, convenience and glad.*
- **Transportation** - internal, transit, multi-modal, walking – *health and conservation.*

There are 3 different approaches to growth in Sammamish that have **vastly** different effects on these subjects for our community. Minimal growth (currently) ... Little to No growth ... Optimal growth.

Which growth approach will benefit our residential community the most – now and over time?

As a community we need to decide ... but key information is missing to resolve this BIG issue.

Time to get the information we lack. Then, "once in the know" we collectively choose the best growth path that will holistically **Enrich & Sustain** our community - over and above the others.

Two other primary subjects to enrich, and then sustain, for our benefit too:

For many, these 2 important subjects are counter-intuitive and not top of mind.

- **Housing for Life** – Internal housing demands over recurring cycles-of-life. ("We" and "Me")
- **The Region** – State; GMA; Puget Sound; KC and neighboring cities. Broad consequences.

Combined, these 6 subjects make up the "Six-Sectors*" – one major part of **Enrich & Sustain**.

***The Environment – Transportation – People – Money – The Region – Community Character.**

Besides the Six-Sectors*, there are five other major parts that make up **Enrich & Sustain**:

√ Community

√ Neighborhoods

√ Lifestyles

√ 7-Generation Perspectives

√ Diverse Cultures (Ethnic & Societal)


Enrich & Sustain for Sammamish

Community ◇ **Neighborhoods** ◇ **Lifestyles**

Seven Generations ◇ **Diverse Cultures** ◇ **Six-Sectors***

[Enrich & Sustain](#) – Opening Statements

Paul Stickney – June 2020

From: **Paul Stickney** stick@seanet.com 
Subject: Three Ways to Tip
Date: July 5, 2020 at 7:18 PM
To: Christie Malchow cmalchow@sammamish.us



Hi Christie,

My asks:

- 1) Please support getting this missing information to inform all three of these growth option approaches before concluding which one you believe is best for the residents and City of Sammamish.
- 2) Do you think optimally alleviating existing (and projected) housing imbalances within Sammamish would be beneficial for our community?
- 3) After having sufficient information in hand, carefully reassess your aims on which growth approach/direction you choose to advocate for.

Best Regards,

Paul
425-417-4556

Three Ways to Tip

Which growth approach is most beneficial for Sammamish going forward?
"Current" or "Significantly Less" or "Optimize - Less and More"

"Current" Comprehensive Plan.
Additional large single-family housing and diverse, different and smaller housing that is presently allowed by our existing Comp Plan and zoning.
(*Based on policies to minimize housing supplies)


"Significantly Less" than our current Comprehensive Plan.
Less additional large single-family housing and less diverse, smaller and different housing than that allowed by our current Comp Plan and zoning.





"Optimize - Less and More"
than our current Comprehensive Plan.**

Lessen additional large single-family housing and add more diverse, smaller and different housing than that allowed by our current Comp Plan and zoning. This will help alleviate housing imbalances within Sammamish (based on housing wants and needs over recurring cycles-of-life) and also enable significantly more multi-dimensional wealth for our residents and the City.
(*Outlined in "Enrich & Sustain for Sammamish")

From: Paul Stickney stick@seanet.com 
Subject: Deep Dive into "The Chew". Housing Needs Analyses and Surveys.
Date: July 19, 2020 at 6:51 PM
To: Christie Malchow cmalchow@sammamish.us



Hello Christie,

Let's get into the weeds on what "The Chew" really means relative to doing thorough housing needs analyses and statistically valid surveys.

This information is crucial to inform you, and the city, what **all** surplus and shortage housing gap numbers are – and what the housing preferences are for those living and/or working within Sammamish

This foundational data is a must to obtain, to inform the City's decisions on which growth approach you support. It will impart the facts you need to make appropriate changes to achieve the City's knowledgeable aims.

Understanding the whole and holistic aspects and implications of "The Chew" is essential. For your edification:

>> Article 2 of Enrich & Sustain outlines "The Chew", see pdf 1 attached. I have highlighted and used red arrows to call attention to relevant copy.

>> At the heart of the missing information of "The Chew" (see pdf 1) are gaps. Definitions of how various state and regional policies describe "gaps" - pdf 2.

>> Our city has its own definition of a gap. See pdf 3.

State and regional gap definitions align ... do objective research and determine what the internal oversupplies and undersupplies of housing are for all segments of the population. (Economic groups and Demographic groups.) See pdf 2.

Our city essentially says ... gaps are capped by our policy and we only allow up to these self-imposed those limits. Our city has fought hard, and continues to fight, not to obtain this rigorous, factual information to inform housing decisions. See pdf 3,

*Our city has the discretion to set housing limits. But, it is outside that range of discretion to set limits on housing without knowing what **all** gaps are, and also not being aware of what housing preferences were, identified in statistically valid surveys.*

>> There are over 100 housing gaps to identify (see pdf 4). It is vital to inform housing policies with how housing supplies meet all economic and demographic housing demands within our City – past, present and projected - see pdf 4.

>> After actual shortage and surplus gaps are known for all economic and demographic groups (both current and projected) then conduct statistically valid surveys based on gap findings to determine housing preferences for life.

>> With Gap and Survey results in hand, then:

- Discuss pro's and con's of meeting various levels of housing needs and wants.
- Contrast the consequences and effects on virtually everything (see pdf 5).
- Hear what enlightened public opinions are, relative to optimizing housing supplies. to alleviate long-standing, harmful, housing imbalances in our City.

>> Since becoming a city in 1999, housing and land use policies have never been informed by "The Chew". Because of this, past legislative decisions on housing supply and growth target numbers have been based on insufficient information.

>> Get this missing information, then make wholly informed legislative decisions

that alleviate past, present and projected housing imbalances within Sammamish.

Do you support informing future land use, housing and numbers decisions with “The Chew”? What is holding you back from resolving to acquire “The Chew”?

Kind Regards,

Paul Stickney
425-417-4556



1. E&S Alpha on
Chew a...out.pdf



2. Gaps
Definiti...KC.pdf



3.
Remar...ap.pdf



4. 20.05.19 Civic
Web.pdf



5. Unbalanced
and Bal...gs.pdf