

Doug McIntyre

From: Paul Stickney <stick@seanet.com>
Sent: Tuesday, July 14, 2020 1:57 PM
To: EIS
Subject: EIS Scoping Comment.
Attachments: 1. Petition for Actions.pdf; 2. Shape of Future.pdf; 3. Notated E&S Alpha.pdf

[CAUTION - EXTERNAL EMAIL]

Written EIS Scoping Comments

To the City of Sammamish,

Based on the Alpha Version of [Enrich & Sustain](#), the materials submitted as written public comment since March 16th, 2020 (posted on the Civic Web) – and supporting documentation presented in 2019 and prior:

Make [Enrich & Sustain](#) one of the alternative solutions the City seriously considers to balance, remedy and alleviate past, present and future growth issues within Sammamish.

The three pdf documents attached are written public comments for the City Council Special Meeting of 7.14.20 and input on the combined SEPA Determination of Significance (DS) and EIS Scoping Notice Comments.

- Petition for Actions – [Enrich & Sustain](#).

(About a 4 minute read)

This document speaks for itself.

- What is the "Shape of the Future" for Sammamish

(About a 2 minute read)

This document is in the format of a "4-Way" T-bar chart.

Its core premise is extremely important. It asks you to consider what your opinions, bias and emotions are on the shape of future growth, both **before** and **after** having SUFFICIENT INFORMATION.

Note: it is **impossible** to wholly contemplate your opinions, bias and emotions about which growth approach is best for our community, without obtaining the missing information first. Resolve to obtain this lacking data straightaway – to impartially inform all three of the growth approach alternatives. (See 2 written comments submitted for 7.7.20 CC meeting.)

Before and after positions are crucial to contemplate – individually, as well as the collective body of the City Council – to fairly represent the

best interests of the community right now ... and for generations to come.

- “Alpha” Version of [Enrich & Sustain](#)

(About a one or two hour read ... depending)

This is a handy notated electronic version of the paper notebooks I delivered to the City for each of you on March 16th, 2020. If you've read the paper version, it will take about an hour to re-read. If not, it will take around two hours to read. A good deal of information here.

To advance the welfare of our community, I repeat this ask:

Make [Enrich & Sustain](#) one of the alternative solutions the City seriously considers to balance, remedy and alleviate past, present and future growth issues within Sammamish.

Sincerely,

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.

Enrich & Sustain – Petition for Actions

To the Sammamish City Council,

I support the [Enrich & Sustain](#) growth platform substantially as presented. I have read the “Alpha Version” as well as supplementary documents presented to the City from March – July 2020, that have been posted as written public comments, by meeting date, on the Sammamish Civic Web.

Specifically, I agree and support:

- A. Now is the time for Sammamish to optimally alleviate these imbalances within our City:
 - ✓ Housing Supplies
 - ✓ Economic Amenities
 - ✓ Transportation Systems
- B. To modestly optimize these three imbalances, these temporal perspectives must be evaluated:
 - Prior to Incorporation (About 1960-1999)
 - After incorporation. (From 1999 to 2019)
 - Present day
 - The future – from the “7-generation” approach.
- C. Obtain the “missing” information* as described in “The Chew” and “Single-Family Buildout”.
(*See article 2 of alpha version [Enrich & Sustain](#) and civic web written public comments by Paul Stickney on 5.19.20)
- D. There are seven fundamental parts to optimize called for by [Enrich & Sustain](#), summarized here:
 - 1) Lessen the amount of additional large single-family homes allowed in Sammamish.
 - 2) Quickly increase the amount of different, diverse and smaller housing supplies in our City.
 - 3) Plan to sustainably meet cycle-of-life housing demands for those living and/or working here.
 - 4) Suitably size desirable and convenient economic amenities, based on parts 1, 2 and 3.
 - 5) Determine city-wide transportation and transit systems, based on parts 1, 2, 3 and 4.
 - 6) Effectively manage and leverage the wealth and benefits enabled by parts 1, 2, 3, 4 and 5.
 - 7) Do major lane capacity road widening projects in the future – only if they are needed.
- E. All seven city council members should wholeheartedly support the specifics above. There may be differences of opinion, that will need collaboration and compromise, with the points below.
- F. > With the sufficient “missing” information* in hand – as a community we need to determine specific policy and numeric changes for each of the seven fundamental parts of [Enrich & Sustain](#). This will include optimally altering all the elements in our Comprehensive Plan, Sub-Area Plans, Zoning, Programs, Plans and Development Regulations. (*“The Chew” and S-F Buildout”)
- G. > *(Rephrased, the specifics to optimize the seven fundamental parts of [Enrich & Sustain](#) need to be discussed by our community first, then have our elected City Council make legislative decisions.)*

My Ask: Make [Enrich & Sustain](#) one of the alternative solutions the City seriously considers to balance, remedy and alleviate past, present and future growth issues within Sammamish.

Enrich & Sustain for Sammamish

Community ♦ Neighborhoods ♦ Lifestyles

Seven Generations ♦ Diverse Cultures ♦ Six-Sectors*

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

What is the Shape of the Future for Sammamish? Our Vision and Direction on Growth?

Erroneous: Missing rigorous data on “The Chew*” and “SF Buildout*”, yet still made legislative decisions on growth policies and numbers.
(1999 - June 2020)
Insufficient Information & Corresponding Public Opinions.

What are your current **partially informed** opinions, bias and emotions on the Shape of the Future for Sammamish?

For You and Your Household

For our Collective Community

Accurate: Having thorough data on “The Chew*” and “SF Buildout*” before making legislative decisions on growth policies and numbers.
(July 2020+)
Sufficient Information & Enlightened Public Opinions.

What are your *altered* **wholly informed** opinions, bias and emotions on the Shape of the Future for Sammamish?

For You and Your Household

For our Collective Community

* See Article 2 Alpha version [Enrich & Sustain](#) for explanations of “The Chew” and “SF Buildout”.

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.

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

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 past even as it embraces a burgeoning digital future and **meets housing affordability**

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.

Preface Documents
5 and 6 are here, on top
of the Eight Articles.

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

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 past even as it embraces a burgeoning digital future and **meets housing affordability through balanced, sustainable housing**. It is a state-of-the-art community—engaged, responsive and generous in its support for the full range of human endeavor.

Vision Statement



Contact Us



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CITY CLERK

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Community Development

Permit Center

Building

Planning

Development Activity Map

Current Projects

Shoreline Master Plan 2011

Emergency Management

Home > Government > Departments > Community Development

Community Development

Mission Statement:

To guide growth and change consistent with the community vision in the Comprehensive Plan.

To improve our quality of life by promoting the health, safety and welfare of the community, protecting and enhancing the natural and built environment.

To serve all members of our community in a responsive, consistent, and courteous manner.

The Department of Community Development (DCD) develops, administers and enforces the city's standards for land use, design, construction and housing within the Sammamish city limits, provides a hearing examiner system for the review of major development applications and administrative appeals.

DCD is also responsible for long-range planning, including Sammamish's Comprehensive Plan and related projects-transportation improvements, downtown and waterfront planning, and more.

DEPARTMENT ACTIVITIES INCLUDE:



From: Paul Stickney stick@seanet.com
Subject: For the last 20 years Policy Decisions on Growth have been Course "B". Alter Growth Decisions to Course "A"
Date: March 16, 2020 at 4:27 PM
To: Sammamish City Council citycouncil@sammamish.us
Cc: Dave Rudat drudat@sammamish.us, David Pyle dpyle@sammamish.us, Mike Sugg msugg@sammamish.us, Debbie Beadle dbeadle@sammamish.us, Melonie Anderson manderson@sammamish.us, Lita Hachey lhachey@sammamish.us

Written Public Comment for March 17th, 2020 City Council Meeting

(This email is about 870 words, a 5-minute read)

City Council Members,

Which Course do You Choose to Inform the Shape, Vision and Direction we take as a Community? A? or B?

Research confirms since the City incorporated in 1999, growth decisions on housing supplies, economic services and transportation systems have been made with only partial information and unenlightened public opinions.

The fair way to represent the citizens of Sammamish is to make all future decisions on housing, economics and transportation with complete information and enlightened public opinions.

Growth issues are complex and polarizing. Solving them will be environmentally, fiscally and holistically beneficial to Sammamish to insure we maintain our neighborhoods and lifestyles.

Under all is the land, so every decision our city makes is affected by land use planning, which must include:

1. Cohesive, desired community vision.
2. Neighborhoods and lifestyles.
3. Perspectives of multiple generations and diverse cultures.
4. The Six-Sectors that make up Sammamish: Environment – People – Transportation – Money – Region – Character.
5. External regional housing and job growth target numbers.
6. Over 120 internal "needs and wants" housing supply gap numbers.
(Full spectrum analysis from lowest to very highest income categories)
7. Comprehensive Plan and Sub-Area Plans.
8. Zoning.
9. Development Regulations
10. Adopted plans and implementation strategies
11. Others ... (as appropriate).

How do we enrich Sammamish and sustain our lifestyles? By proportionally balancing housing types our community has shortages and surpluses of – right away and over the long term.

First we plan optimal housing supplies for ALL internal income levels, age ranges and demographic groups. Then we suitably optimize economic services and transportation systems. Doing this will

increase community and personal wealth, resiliency and financial health. Keeping our Town Strong.

Currently, in Sammamish, there are several passionate beliefs about growth: 1) Little to no growth of housing. 2) Minimize housing - stay the course of our adopted Comprehensive Plan & zoning. 3) Optimize housing - discourage some housing types, encourage other housing types.

Our city has lessened single-family housing capacity several times:

- > Net density ordinance (Sammamish was gross density at incorporation)
- > Environmental critical areas and associated buffers (these areas do not get credit for housing density.)
- > Initial tree retention ordinance at 25% and newer tree retention ordinance at 35% (Recently adopted urban forestry plan will have lowering effects too).
- > Bulk and dimension standards
- > Recently passed development regulations.

In my opinion, the cumulative total of these past City actions have minimized single family housing capacity, somewhere between 30% and 50%, or more – below that allowed by King County zoning at the time Sammamish incorporated in 1999.

Our Town Center was upzoned in 2008, relative to the King County and Sammamish zoning that was in place prior to that.

The 2000-2200± different, diverse and smaller housing units allowed in the adopted Town Center Sub-area Plan were politically constrained and sharply minimized relative to our own citizens' housing needs and wants, over recurring cycles of life.

Consider: parent's aging and downsizing; grown children establishing their own homes; unforeseen relationship and/or job changes; shifting requirements; health challenges; etc.

The city sets the amount limits of proportional housing supplies it will allow to benefit our community, holistically and sustainably, over time. (*The desired shape of continuous housing supplies within Sammamish.*)

To effectively determine our optimal internal housing mix, we must do city-wide research through comprehensive needs analyses, workshops, open feedback on Connect.Sammamish.us/, focus groups and statistically valid surveys to find the following missing information:

1. Generational and cultural housing needs and wants over time.
2. The near absolute build-out capacity of more large, single family housing.
3. Well informed deliberations contrasting the pros, cons and consequences of various growth approaches to most effectively manage growth within Sammamish.

As a community we must obtain missing information, and listen to enlightened public opinions.

It's time for us, individually and collectively, to reassess our respective positions on housing supplies, economic services and transportation systems. Then, alter our Comprehensive Plan to create an environmentally, economically and holistically sustainable city – enrich and sustain.

Which choice does the City choose to support to inform the shape of our future?

- A. Obtain the missing information; compare past and present growth approaches in Sammamish; and then make future legislative decisions on housing supplies, economic services and transportation systems with complete information and enlightened public opinions?**
- B. Continue to make legislative decisions on housing supplies, economic services and transportation systems that are neither fully informed, nor having heard enlightened public inputs?**

I strongly believe our community must alter from Course B to Course A.

Inform > Alter > Improve ... optimize by means of:

Enrich & Sustain for Sammamish

Community ♦ **Neighborhoods** ♦ **Lifestyles**
Seven Generations ♦ **Diverse Cultures** ♦ **Six Sectors***

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

I have provided each City Council Member a copy of the initial "alpha" draft version of "**Enrich & Sustain**". Eight articles outlining an affirmative growth solution platform for careful analysis and in-depth consideration by the City.

Optimally Balance Internal Housing Supplies. Create Considerable Additional Wealth. Reduce the Use of Cars.

I look forward to having comprehensive, thorough discussions with each of you about the merits and strengths of this favorable growth solution for Sammamish.

Best Regards,

Paul Stickney

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425-417-4556

Synopsis:

Enrich & Sustain for Sammamish

Community ♦ Neighborhoods ♦ Lifestyles

Seven Generations ♦ Diverse Cultures ♦ Six-Sectors*

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

– An affirmative solution platform to remedy growth issues in Sammamish.

By Paul Stickney – Analysis and Commentary

[Hearts of the Matter](#)
[Statements and Disclosures](#)
[References](#)

This **synopsis** is based on [the entire series of 8 “Enrich & Sustain” articles](#), and orders of magnitude more background research and time that led to the crafting of them.

Sammamish housing supplies are out of proportional balance relative to demands for different, diverse and smaller housing needs and wants over cycles-of-life – for those living and/or working in Sammamish.

Bringing housing supplies into modest optimal balance will **enable significant wealth for our city and residents**, well beyond where we are today, now and for future generations.

It is important to understand the reasons for numbers, and not let numbers alone blind reason.

Council member Karen Moran has a great statement ... “Just tell me”. Rather than sugar coating, or beating around the bush, here are the numbers:

- > The capacity in Sammamish for additional large single family-homes is estimated between 4,000 and 8,000 (see article 2). The Town Center is currently zoned for about 2,000 multi-family homes, with 326 already built.
- > There are about 22,500 dwellings in Sammamish. Contrasting existing housing supplies with the economic and demographic makeup of those living in Sammamish, over time, [Enrich & Sustain](#) recommends decreasing additional large single-family homes by about 2,000.
- > Based on internal housing shortage gaps, over recurring cycles-of-life, estimated between 4,000 and 16,000 – [Enrich & Sustain](#) suggests increasing housing supplies in our Centers by about 8,000 different, diverse and smaller homes, over 20+ years. (More detail in article 4)

If these numbers are such that you are unwilling to consider learning about the reasoning behind them ... then there is no need to read the rest of this synopsis, [or the 8-articles](#), or to dig deeper.

If you're open to understanding the reasons that support these proposed numbers, and learning about the benefits for our community by proportionally balancing housing supplies, read on!

Some of the enrichments for our community by optimally balancing housing supplies:

- > Thousands of households living here now (and over time) can choose to stay in Sammamish as planned and unplanned changes happen over their lives, rather than being forced to move away.
- > Traffic and car use are reduced below the land-uses in our Comprehensive Plan and zoning.
- > Enable additional housing supplies that we have internal shortages of, creating lower student generation rates, lower car trips, less storm water runoff, more tax revenue for our city, density to facilitate walkability/effective transit and extensive environmental benefits. (See 8 articles)
- > Reduce the capacity for additional large single-family homes, of which we have internal surpluses. These homes create high student generation rates, higher car trips, much more storm water runoff (per unit) and correspondingly less net tax revenue for our city.
- > Lessening added large single-family homes will enable more tree retention, open space, trails, wildlife habitat and preserve neighborhood character by having more space between homes. Also, improving water quality in lakes and streams, helping to protect our treasured Kokanee.
- > The Sammamish budget surplus has been steadily drawn down over the last 4+ years. Tax increases are looming to fund our general operations and there are vast capital spending needs too. Proportional housing balance can add about \$150 million in one-time revenues and \$10± million a year to our annual revenues, greatly reducing the need for tax increases.
- > Increased dollars for human services, arts, public safety and land acquisition. Optimize local economic services, business, jobs and conveniences to save time, and further reduce car use.

A quote from the highly successful HBO series Game of Thrones is “Winter is Coming”. Well, when it comes to the Puget Sound region, an unavoidable reality is “Growth is Coming”. The region is forecast to grow by 1.8 million people by 2050. We’re expected to take our relative fair share.

Our city has an extraordinary opportunity, to add growth that is beneficial for our community, and meet our share of regional growth at the same time – wow! Many political advantages and grant funding opportunities from the region and state too. Having our cake, and eating it over and over.

For some, the 800lb gorilla in the room is car use, congestion and traffic. Those in the know say essentially the same thing ... you can’t build your way out of traffic, you have to manage your way out of it. Proportional housing balance changes do exactly that, as compared to our current comprehensive plan and zoning (see the 8 articles).

There have been three past growth approaches in Sammamish. Unfettered growth by King County for decades before incorporation ... and both no growth and minimized growth by Sammamish over the last 20 years. [Enrich & Sustain](#) is a refined, distinctively different growth approach – **optimizing**.

Good. Better. Best. This famous Sears & Roebuck marketing campaign applies to our city right now. Our community was good in 1999 when Sammamish incorporated. 20 years later our community is better in many ways, and maybe a few ways that are not. Proportionally optimizing housing supplies by means of the [Enrich & Sustain](#) growth platform will put our community on the path towards Best.

This synopsis is just that, a synopsis. You’re invited to [read the eight articles](#). Combined they are only about 11,000 words in length and provide a wealth of information to inform, educate and inspire about lasting, positive growth solutions for Sammamish by optimizing! Dig in, dive deep, and enjoy ☺

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.



Statements and Disclosures

- When you see the terms “we”, “us” or “our” in these articles, it refers to our City/Community, unless stated otherwise. Simply ... referring to the collective interests that make up Sammamish.
- Since 1997 I have had an interest in a five acre parcel on the Plateau with Richard “Dick” Birgh, who has owned the land since 1968. In 1999 this King County land became Sammamish. In 2008 this land became part of the Town Center. In November of 2018, sadly Dick passed away, he is survived by his son Stefan Birgh and his daughter Kim Birgh-Pitkanen.
- For over six years (since October of 2013) I have attended nearly all City Council, Planning Commission meetings, Transportation Committee meetings, and others.
- From 1999 to 2013, I was involved, at varying degrees, with Sammamish policy input.
- I have no aspirations to hold a political office. My bedrock principles are to put the community first and foremost by attaining a vision of sustainable, housing affordability which will enable significant wealth and benefits for us, well beyond that we enjoy today.
- I have been a residential real estate broker since 1977. Missoula Montana 1977-1984, Billings Montana 1985-1990. From 1990 to present I have specialized in Eastside communities.
- Market knowledge is core to my practice and I have seen well over 70,000 homes on the Eastside since 1990.
- I have lived in Sammamish since 2013.
- Over the years I have turned in materials to the City relative to sustainable Housing Balance.
- The wealth [Enrich & Sustain](#) can enable – one time, recurring and reoccurring – will yield benefits that are orders of magnitude greater for the City and residents of Sammamish than those for Town Center property owners & developers. Interests are in alignment. No conflicts. Win-Win.
- I believe in “What’s right” not “Who’s right”. What I have written in this series of articles, I strongly believe is right. There is no misinformation or misleading. Others may have differing opinions, this is welcome and expected. If I have made a factual error in these writings, it was unintentional, please point it out and I will gladly correct it.

Enrich & Sustain

Community ♦ Neighborhoods ♦ Lifestyles

Seven Generations ♦ Diverse Cultures ♦ Six-Sectors

– An affirmative solution platform to remedy growth issues in Sammamish.

By Paul Stickney – Commentary, Analysis and Perspectives

Hearts of the Matter
Statements and Disclosures

Brief, Cogent Synopsis

Many say traffic issues are the main problem in Sammamish. However, traffic is a symptom, caused by underlying ailments.

There are two primary root ailments in our City that causing traffic issues. Ailment 1): Out of balance internal housing supplies. Ailment 2): Lack of capital spending on lane capacity road projects that have been identified by King County and Sammamish over the last 40+ years.

Housing supplies in Sammamish are out of proportion relative to the housing needs and wants of those living and/or working within our community over recurring cycles of life.

Why do balanced housing supplies matter?

They matter to virtually all of those living in Sammamish now and as time marches on. Planned and unplanned changes in housing needs and wants occur over a cycle of life. Our internal housing supplies are out of sync and do not meet housing demands for all generations that make up our community.

For over 40 years (from before 1960 to 1999) King County housing policies planned over a much larger geography than what Sammamish is today. Sammamish added mostly large single family homes over the last 20 years – since the City incorporated in 1999.

Our City's internal housing supplies are unbalanced and unstable in relation to the economic and demographic groups within our community now. This situation will worsen over recurring generations to come – unless we as a community face and remedy this situation – by optimizing housing supplies.

Bringing our internal housing supplies into modest, optimal and sustainable balance, by ...

- Lessening future additional amounts of some types of housing we have too many of ... and ...
 - Increasing many types of housing ... now, and sustainably over time we have too few of ... and ...
 - Lessening car trips notably below those planned for and what current zoning allows for... will ...
- enable benefits, wealth and values for our community – well beyond those we presently enjoy!

Important Preambles

[Enrich & Sustain](#) has some specific aims to call your attention to, right off the bat:

- > Sammamish has experienced three different growth approaches (listed below).
[Enrich & Sustain](#) puts forward a positive fourth growth approach – “Optimizing”.
- > Obtain essential information that is missing from all four growth approaches.
- > Fundamentally most important, is planning for the internal housing needs and wants of seven generations of people from multiple diverse cultures, over time. Putting people first.
- > Growth that is optimized will enable significant “added” benefits for our Community in all Six-Sectors: The Environment – Transportation – People – Money – Region – Character.
- > Provide holistic, sustainable solutions to growth, land-uses and infrastructure issues.
- > Empower our community to reach an inspiring, desirable and cohesive vision.
- > [Enrich and Sustain](#) is tempered by both strong evidence and community character.
- > Ensure future legislative decisions on growth, land-use and infrastructure are made by the City Council after factoring in complete information and enlightened public opinions.
- > Optimizing will strengthen and elevate our Community, Neighborhoods and Lifestyles

Informing Growth Approaches.

The area that is now Sammamish has seen three different growth approaches in the past and presently. “[Enrich & Sustain](#)” is suggesting a fourth growth approach, “Optimizing”:

- | | | | | |
|------|-------------------|-------------|--------------|---|
| i. | Unfettered Growth | King County | 1980 to 1999 | (Average about 425 homes a year) |
| ii. | Minimized Growth | Sammamish | 1999 to 2017 | (Average about 185 homes & lots a year) |
| iii. | Almost No Growth | Sammamish | 2018-2019 | (Average about 8 lots a year) |
| iv. | Optimized Growth | Sammamish | 2020 - ∞. | #’s by means of “ Enrich & Sustain ”* |

Crucial knowledge has been missing from informing past legislative decisions on growth:

- Housing wants + needs of all those in Sammamish over recurring cycles of life (“The Chew”**).
- Build out capacity of additional single-family housing within Sammamish (“SF Buildout”**).

**Recommended numbers to decrease and increase housing supplies, based on optimizing, are in Article 4 of [Enrich & Sustain](#). **“The Chew” and “SF Buildout” are detailed in Article 2 of [Enrich & Sustain](#).*

Sammamish Vision

The Sammamish Comprehensive Plan [vision statement](#) calls for our City meeting “housing affordability through balanced sustainable housing”.

“[Enrich & Sustain](#)” is a holistic, temporal and comprehensive platform to do exactly that.

There are seven articles in this series, they cover a lot of ground and provide a worthwhile and real plan for our city now, and into a brighter future.

Brass Tacks.

There are those in our community, that are deeply passionate about no growth, or as little growth as possible, and believe strongly this is the best path forward for our community. (Heart)

There are others in our community that are profoundly certain that our current Comprehensive Plan and Town Center Plan, as written, are the best path forward for our community. This path is based on the housing policy foundations of “minimize and mitigate”. (Heart)

“[Enrich & Sustain](#)” is confident that optimizing growth, which is an approach distinctly different than either no growth or minimizing growth, is the best path forward. (Heart)

Brass Tack 1 – Neither those backing “Little/No” growth; nor backing “Minimizing” growth, nor backing “Optimizing” growth have complete information to inform their ardent, strong beliefs.

Brass Tack 2 – It’s time to fully inform each of the biased growth camps (No Growth; Minimize; Optimize) with complete information and enlightened public opinions.

Brass Tack 3 – [Enrich & Sustain](#) believes these three passionate growth camps, once fully informed, can collaborate and compromise. The Goal? To agree on the best growth approach and an inspiring community vision going forward – to elevate and strengthen our wonderful city.

The [Enrich & Sustain](#) Series – Seven Articles

The seven articles below, plus this one, are about 10,000 words*. It will take an hour or two to read and absorb this material. It will assuredly be worth your time.

(*For comparison, the City’s recently completed Urban Forestry Plan is about 30,000 words; the just adopted Zackuse Basin plan is over 50,000 words; and our 2018 PRO (Parks) plan has more than 80,000 words.

Savor these 7 articles. Exciting and rewarding opportunities, solutions and results await!

Each of the seven articles is available below, just click on each article’s [title](#).

Article 1

Desirable, Productive Growth that Inspires and Brings Joy.

Article 2

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Desirable, Productive Growth that Inspires and Brings Joy.

– By means of the affirmative solution platform [“Enrich & Sustain”](#)

For many in our community growth is polarizing and highly emotional.

Sammamish has experienced various approaches on growth the last 50+ years.

One is to severely limit/no growth, this is what Sammamish has done in 2018 and 2019. Another has been to minimize growth, which was Sammamish policy from 1999 to 2017. King County had (what many would call) unfettered growth policies over the area that is now Sammamish, especially from 1980 to 1999.

These three past and current approaches to growth have caused serious ailments to remedy:

1. Proportionally unbalanced housing supplies relative to *internal* needs & wants over time.
2. Increases in traffic congestion during rush hours and student enrollments at schools.
3. Not enabling added community benefits, above and beyond those we presently have.

There is a nobler approach to growth, one that will elevate and strengthen our City now, and sustainably over time – **optimize!**

Optimal *Internal* Growth

It's time for worthwhile paradigm shifts in the size and shape of our community's growth patterns, to attain growth in Sammamish that is beneficial, productive and inspiring!

This is about a metamorphosis **away from** past approaches of “unfettered growth”, “minimized growth” and “no growth” and **transform into** “**optimal**” community growth.

Optimal *internal* growth is an approach that will lessen housing types that we have internal surpluses of and increase housing types we have internal shortages of — and by doing so empower additional well-being for our community, over and above what we delight in today.

Why Optimal Growth?

Why should our community evolve from prior approaches of “unfettered growth” “minimized growth” and “no growth” and elevate/transform to the “optimized” growth approach?:

Instead of:

1000's of our households leaving every decade as housing needs change

Adding all the car trips already planned for and zoned for.

Losing 100's of acres of trees.

Forcing many car trips off the plateau from minimized local services and transit.

Adding millions more square feet of impervious surface/stormwater runoff.

Building mostly large single family homes with higher car trips and more school kids.

Annually lose millions of \$ in city revenues.

Eroding our quality of life and character.

Enable:

1000's of our households can stay every decade as housing needs change.

Reduce car trips below those that are planned for and zoned for.

Preserving 100's of acres of trees.

Empowering fewer car trips off the plateau by suitable local services and effective transit.

Lessening millions of square feet of impervious surface/stormwater runoff

Building mostly diverse and smaller housing with lower car trips and fewer school kids.

Annually add millions of \$ to our city revenues.

Strengthening our quality of life and character.

Optimal Growth = Positive Growth.

As a community how do we confidently **change course** and attain, **positive internal** growth?

By means of the favorable, all-embracing, holistic and temporal platform:

“Enrich & Sustain”

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

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

At its most basic level, here's how the "Enrich and Sustain" solution platform works:

A) **Optimize* internal housing supplies** first & foremost, then **economic services**, then **transportation systems**.

B) **Enable added values in all six sectors**.

(The Environment - Transportation - People - Money - Region - Community Character)

C) **Only** add major lane-capacity road projects, if needed in the future.

(***Optimize** – Modestly balance our internal housing supplies with housing wants and needs for all those living and/or working within our community, over recurring cycles-of-life. At this time we have too many large single family homes and not enough diverse, different and smaller homes.)

Here are the seven abridged parts of "[Enrich & Sustain](#)", in sequential order:

1. Reduce additional supplies of housing types the City has internal surpluses of**
2. Quickly add supplies of housing types the City has internal past + present shortages of**
3. Sustainably plan for optimally balanced internal housing supplies for recurring generations**
4. Suitably size desirable and convenient economic services based on parts 1, 2 and 3.
5. Determine city-wide transportation and transit systems based on parts 1, 2, 3 and 4.
6. Effectively manage and leverage wealth and benefits created by parts 1, 2, 3, 4 and 5.
7. Then, only if needed, add major lane capacity road widening projects in the future***

(**Contrasting our current *internal* housing supplies to the generational and cultural internal housing needs and wants of all economic groups + all demographic groups within Sammamish — over recurring cycles-of-life)

(***Optimizing housing, economics and transportation will likely eliminate the need for costly and environmentally difficult major lane capacity road projects. If needed, the right projects are done with far more \$\$ available too.)

Optimal *internal* growth by means of "[Enrich & Sustain](#)" will motivate, strengthen, excite and bring joy to our community — producing advantages for all of the generations and cultures within our city — short-term, mid-term and over recurring 80± year cycles-of-life.

Numbers? Advantages?

What are the numbers??!! As a city, how much do we decrease additional large single family homes? As a city, how much and where do we increase different diverse and smaller housing types to proportionally meet housing based on needs and wants now and over time? What goes into getting these housing change numbers right?

What are the additional advantages and values that will be enabled? What are the favorable aspects for the Community, Neighborhoods and Lifestyles by optimizing growth by means of [Enrich & Sustain](#)? What are the improvements for the "Six-Sectors" ... the Environment - Transportation - People - Finance - the Region - and our City Character?

All good questions, much more information and answers are coming in articles 2 through 7.

Up Next: Article 2 - [Enrich & Sustain](#).

Nitty Gritty. Unknown Numbers. Known Numbers. Accruing Benefits.

Article 2. **"Enrich & Sustain"** –

Nitty Gritty. Unknown Numbers. Known Numbers. Accruing Benefits.

Nitty Gritty

Our community hasn't been able to reach consensus on desired land uses (growth) chiefly because we've never had all the information necessary to do so.

That's it. We must get the missing information, then deliberate, negotiate and collaborate to reach a cohesive community vision and corresponding land use legislative decisions.

Many people have a strong bias about growth. There are different perspectives on growth that have shapely contrasting aims. Some people support no growth, some minimized growth, some optimized growth and a few may even want unfettered growth.

There is no shame in any of these positions.

There is however, a **100% certain ERROR** with ALL of these divergent growth positions.

NONE have been informed by complete information and enlightened public input.

Unknown Numbers and Factors.

What is the information that has been missing to inform growth policies and numbers ever since Sammamish incorporated in 1999?

- 120+ surplus and shortage housing gap **"Needs" #'s** for all economic and demographic groups.
- Statistically valid survey housing **"Wants" #'s**, informed by all the housing need gap numbers.
- Pro's and Con's of proportionally altering housing supplies informed by **"Needs"** and **"Wants"**
- Consequences over time of the various growth options, after they have been fully informed.
- Community input after being informed by **"Needs"**, **"Wants"** **"Pro's/Con's"** and **"Consequences"**.

This information is referred to as **"The Chew"**. This is the unbiased and objective data our City needs to reflect on, consider, mull over, weigh, ruminate on and carefully think about. (Heart)

Besides **"The Chew"**, we **need to determine** near absolute build out of single family homes. There are fundamentally four buckets of additional single-family housing capacity in these categories:

- Vacant lands zoned R4 and R6. (Zoned for 4 and 6 homes per acre)
- Underdeveloped lands (tracts over 1 acre in size with a house) zoned R4 and R6.
- Redevelopment subdivided lots (from 1/3 to 1 acre in size with a house) zoned R4 and R6.
- R1 lands that do not have critical area impacts, (both vacant land and sites with homes) that are likely to seek R4/R6 upzone requests, as they are not impacted by sensitive areas.

[Enrich and Sustain](#) calls for an accurate analysis of the single-family build-out potential in each of these categories, and other appropriate categories. This information is referred to as **"SF Buildout"**. Single-family home buildout numbers are either not known, or have not been made public. (Heart)

"Enrich & Sustain" insists on obtaining both sets of these unknown numbers - "The Chew" and "SF Buildout". Then elected officials must reassess positions on growth and appropriately change land-uses in our Comprehensive Plan to make Sammamish better and stronger, than it is today. (Heart)

This missing information of both "The Chew" and "SF Buildout" is vital to have in order to reach fully informed legislative decisions on **growth, desired land uses, and infrastructure solutions.**

Known Numbers:

These known numbers have informed the [Enrich and Sustain](#) platform:

(The following numbers are close approximations.)

Housing Units In Sammamish as of 2019 (Heart)

22,500	Total number of housing units in Sammamish
20,300	Single Family homes. (90%)
2,200	Multifamily homes. (10%)
19,200	Homes permitted by King County (before 1999 + pipeline). (85%)
3,300	Homes permitted by Sammamish (from 1999 to present). (15%)

Housing Growth Rates in Sammamish 1970 to the present (Heart)

1970 to 1979 by King County.	2000 homes 200 per year average
1980 to 1999 by King County.	8500 homes 425 per year average
1999 King County Pipeline*	2300 homes (built 2000-2005) 380 per year average
1999 to 2017 by Sammamish	3300 homes and lots 185 per year average
2018 to 2019 by Sammamish	15 lots 7.5 per year average
Klannan Annexation in 2016	3900 homes (built mostly in the 80's & 90's)

(*When Sammamish incorporated in 1999 there were about 2300 pipeline homes permitted by King County)

ITE* Trip Generation PM Peak Vehicle Trip Rates based on types of housing (Heart)

.99 per unit.	Single Family Detached Housing
.56 per unit	Low Rise Multifamily (1-2 stories)
.44 per unit.	Mid Rise Multifamily (3-10 stories)
.26 per unit.	Senior Adult Attached Housing

(*ITE = Institute of Traffic Engineers, 10th Edition. PM Peak Factors for Suburban Settings)

Internalization Factor to Reduce Car Trips Generated in Suburban Mixed-Use Centers. (Heart)

Based on [studying 260 mixed-use Suburban Centers](#) in 2013, it was found that car trip generation is about 35% below the vehicle trip generation rates identified in the ITE Manual.

Measured PM Peak Car Trip Generation Rates. (Heart)

.28 per unit. Saffron Apartments 99 units ([measured in mid 2015](#)).
 .28 per unit. Starpoint Condos 92 units ([measured in early 2016](#)).

Issaquah School District Student Generation 2019 Capital Facilities Plan (Heart)

64 students per 100 homes. District wide single family student generation
 28 students per 100 homes. District wide multifamily student generation

Lake Washington School District Student Generation 2019 Capital Facilities Plan. (Heart)

78 students per 100 homes. District wide single family student generation
 14 students per 100 homes. District wide multifamily student generation
 100 students per 100 homes. Weighted average of single family homes in Sammamish.

Multifamily Student Generation in Sammamish Town Center & Saffron near Safeway (Heart)

25 students per 100 homes. Ichiho Townhomes. (57 of 75 occupied as of 6.10.19 report)
 6 students per 100 homes. Sammamish Apartments. (88 of 92 occupied as of 6.10.19 report)
 25 students per 100 homes. Sky Apartments. (43 of 159 occupied as of 6.10.19 report)
 9 students per 100 homes. Saffron Apartments. (99 units, 2018-2019 school enrollment #'s)

% of Sammamish Households by \$ Annual Income (AMI*) in 2003 Comp Plan (1999 numbers)

Up to \$25,000	- 0% to 47% AMI	- 4.6% of households
\$25,000 to \$50,000	- 47% to 94% AMI	- 10.4% of households
\$50,000 to \$75,000	- 94% to 141% AMI	- 15.2% of households
\$75,000 to \$100,000	- 141% to 188% AMI	- 18.4% of households
\$100,000 to \$150,000	- 188% to 282% AMI	- 25.8% of households
\$150,000 to \$200,000	- 282% to 376% AMI	- 12.8% of households
Over \$200,000	- over 376% AMI	- 12.7% of households

*Area Median Income (AMI) in 1999 was \$53,157.00

% of Sammamish Households by \$ Annual income (AMI*) in 2015 Comp Plan. (2011 Numbers)

Up to \$35,000	- 0% to 50% AMI	- 6% of households
\$35,000 to \$56,000	- 50% to 80% AMI	- 7% of households
\$56,000 to \$85,000	- 80% to 120% AMI.	- 10% of households
Over \$85,000	Over 120% AMI	- 75% of households

*Area Median Income (AMI) in 2011 was \$70,567

Lane Capacity Road Projects in Sammamish 1999-2019. (Heart)

110+ Number of unique lane capacity road projects identified by City of Sammamish to do.

6. Number of lane capacity road projects completed by "Final Acceptance" resolutions.

Accruing Community Benefits

Optimizing per "[Enrich & Sustain](#)" ... by reducing future amounts of the housing types our community has internal oversupplies of ... and increasing different, diverse and smaller housing types our City has internal shortages of ... will enable several significant community benefits to accrue, including:

- **Appreciative.** Thousands of **households can stay** in Sammamish as planned and unplanned changes occur in their lives. They don't have to be castoff from the community they love.
- **Wonderful.** Hundreds of **acres are preserved** and/or have less intense development for more tree retention, open space, trails, wildlife habitat, recreation, connectivity.
- **Stewardship.** Millions **fewer square feet of impervious surface** & less storm water run-off.
- **Rewarding.** Billions of **dollars retained by our own** over time, continuing to live in our City.
- **Enthused.** Over a hundred million of one time **added revenues to the City** to enable community desires, cure long-standing capital deficiencies and hold down property taxes.
- **Leadership.** Annually, over 10 million dollars **additional income** to the general City budget.
- **Satisfied.** Tens of thousands **fewer car trips** every day, well below those that are currently planned for and zoned for. (Millions fewer car trips per year.)
- **Thankful.** Hundreds of thousands of **hours of time savings**, each and every month, by our residents from significantly fewer car trips off the plateau.
- **Opportunity.** Critical mass is reached in Town Center for truly **suitable and effective transit**... regionally to Redmond & Issaquah, and successful internal City networks.
- **Delightful.** Notably **improved Quality of Life** and enhanced Community Character.

Up Next, Article 3 [Enrich & Sustain](#)

The Six Sectors. Beliefs and Realities. Unspokens.

Article 3 – Enrich & Sustain

The Six Sectors. Beliefs & Realities. Unspokens.

Optimizing housing, economics and transportation will enable wide-sweeping additional benefits for our community in each of the **six sectors** that make up Sammamish.

The Six Sectors

There are six sectors that make up Sammamish. No one sector overarches or overrides the other five. All 6-Sectors must be evaluated from **past, present & future perspectives**:

Transportation	(Traffic; Car Use; Connectivity; Time Savings; Walkability, Trails; Future Technologies ...)
Environment	(Lakes & Streams; Stormwater; Wildlife; Fish; Urban Forestry; Parks; Tree Canopy; Sustainability ...)
People	(Public Safety; Housing Choices; Economic Resources; Health; Human Services; Arts; Gathering Places ...)
Money	(City Revenues; Housing Costs; Property Taxes; Diversification; Renewable; Perpetuation; ...)
Region	(Resource, Rural & Urban Lands; Schools; Police; Fire; Library; Grants; Regional + State Collaboration, Standing and Image; Political Ties ...)
Character	(Natural; Green; Trees; Open Space; Relaxed; Beauty; Suburban 95%, Urban 5%; Neighborhoods; Pride and Joy ...)

Beliefs & Realities

Belief is One Thing. It would be one thing if ...

... housing supplies within Sammamish were proportionally balanced to meet housing needs and wants over cycles of life for those living and/or working here. (Heart)

... King County had completed road infrastructure projects within what is now Sammamish from 1970- 1999, commensurate with the growth that happened under their governance. (Heart)

... the City of Sammamish had completed the majority of the committed and recommended lane capacity road projects that have been identified by the City over the last 20 years. (Heart)

... the region was not forecasting significant population growth over the next 30 years.

... Sammamish was not located within the Urban Growth Boundary line.

... time stood still and change had little to no impact on our residents and the City.

... Sammamish was something other than a residential community. (Heart)

Reality is Quite Another. It is entirely something else as

... Sammamish housing supplies are NOT optimized to meet housing needs and wants over time.

... King County did very few road projects here, and instead redirected significant development incomes (from within what is now Sammamish) to other parts of King County.

... our City only completing about 5% of the lane capacity road projects identified from 1999-2019.

... the Puget Sound region is forecasting significant growth between now and 2050, adding 1.2 million jobs and 1.8 million people – and Sammamish is expected to take its fair share.

... all the land within Sammamish is urban, it is not rural or resource land.

... time is relentless ... and peoples' housing demands do change, as do City demographics.

... Sammamish is a residential community. As such, we have a heightened duty to optimally balance housing supplies to modestly meet internal housing needs and wants over time.

Optimal housing balance by means of the [Enrich & Sustain](#) is the foremost solution to deal with all these realities in positive ways ... and enable significant values well above those we already have.

Unspokens

Unspokens refers to being transparent and clear. Laying things on the line. Bringing up topics that need to be known. Sharing important concepts and discoveries. Being straight and on the level.

Unspoken – [Enrich & Sustain](#) is Solving For Two Things, and Enabling a Third.

One. Based on the people living and/or working here now, what different, diverse and smaller housing supplies are needed to meet the housing demands they will have over their lives? Then, base economic services and transportation systems accordingly. (Heart)

Two. There is noteworthy additional single-family development capacity in Sammamish. Based on how much of this capacity we allow as a community, make adjustments to increase "One" above. (Heart)

Three. Enable added wealth, value and productivity for the community from doing One and Two above.

Unspoken – Retention, not Attraction.

[Enrich & Sustain](#) is primarily about retention, not attraction. It's not about attempting to alter the economic and demographic makeup of the city. It is about serving those who live in housing and/or work here -- as their housing wants and needs change over recurring cycles- of-life.

Unspoken – Affordability vs. Affordable.

Housing Affordability and Affordable Housing are two different things.

Housing Affordability refers to housing available at 30% of gross income for ALL economic and ALL demographic groups in Sammamish. Affordable housing refers to economic groups below 80% area median income (AMI) that need public subsidy or are mandated by the City.

About 85% of the households living in Sammamish have incomes above 80% AMI. About 15% of the households here have incomes below 80% AMI.

Unspoken – Growth Numbers, Two Sources.

The Sammamish Comprehensive Plan needs to be fully informed by two sources of numbers.

One, is the external regional growth target for our city. This is a number negotiated with King County whereby Sammamish takes its fair share of forecasted regional growth. (Heart)

Two, [over 120 internal housing gap numbers](#), comparing supply to households for all economic and all demographic groups in Sammamish. These 120± gap numbers need to be refined by [statistically valid surveys](#) to assess the housing wants of all those living in our community, over time. (Heart)

The Sammamish Comprehensive Plan has been informed by our growth target – but not by the 120+ housing need gap numbers and statistically valid survey results on housing wants over time.

Unspoken – 2x to 4+x. 70%±/30%±

Internal housing shortage gaps in Sammamish are from 2 times, to over 4 times, greater in amount than the size of our current negotiated growth target number. This is a vital reality to understand.

[Enrich & Sustain](#) does not say all internal housing needs and wants numbers must be met. Rather, these numbers must all be known, and factored into housing policies so our community can optimally attain balanced sustainable housing supplies. (Heart)

Here is a [document](#) that lays out known and unknown factors to support the 2x to 4+x. (Heart)

70±% of our internal housing gap shortages are economic and demographic groups currently living in Sammamish with income levels from 80% AMI to over 300% AMI. About 30±% of our housing gap shortages are at income levels below 80% AMI. Another essential concept to recognize. (Heart)

Unspoken – Wealth Factors.

The wealth enabled by “optimizing”, across all 6-sectors – one time, recurring and reoccurring – will yield benefits that are orders of magnitude greater for the City and residents of Sammamish than those for property owners & developers. Interests are in alignment. No conflicts. Win-Win. (Heart)

Unspoken – Points of View to evaluate **Enrich & Sustain**.

Enrich & Sustain is not just about the here and now. It's about SO much more, including:

Humans

- ALL economic and ALL demographic groups living and/or working within Sammamish.
- Recognizing there are seven generations (on repeating cycles) that reside in our City.
- Multiple cultures and ethnicities and their unique requirements.
- Effects of technological and social changes on our Community.

Time:

- King County land-uses for over 40 years before 1999. (Unfettered Growth)
- Sammamish land-uses from 1999 to 2017. (Minimized Growth)
- Sammamish land-uses in 2018 and 2019. (No Growth)
- Future land-uses over 80-year recurring cycles-of-life. (*Optimal Growth ???!*)

Vision and Policies:

Sammamish Comprehensive Plans (2003 and 2015)
State of Washington (GMA, RCW's, WAC's)
Department of Commerce
Puget Sound Regional Council. (King, Snohomish, Pierce and Kitsap Counties)
King County
Private and Quasi Public Organizations

Essential Characteristics:

Community
Neighborhoods
Individual Lifestyles
The Environment (Six Sector)
Transportation (Six Sector)
People (Six Sector)
Money (Six Sector)
The Region (Six Sector)
Character (Six Sector)

Local Leadership:

Past City Councils, Commissions, Boards and Community Influencers
Current City Council, Commissions, Boards and Community Influencers
Professional Staff, Consultants, Peer Cities and best practices.
Enlightened Public Opinions
Future City Councils, Commissions, Boards and Community Influencers.

The legislative decisions made in each of the **seven fundamental parts** of **Enrich & Sustain** need to consider all of the "Points of View" perspectives above ... and others appropriate for our community.

Up Next, Article 4 - **Enrich & Sustain**

Alternative Perspectives. Recommendations.

Article 4 - Enrich & Sustain

Alternative Perspectives. Recommendations.

Alternative Perspectives.

It's Us Against the Developers – Put People First!

It's not us against developers – **it's really us against ourselves.**

It's nearly impossible to truly put people first when "we the people" have such differing and diverging positions on growth.

Enrich & Sustain will inform all the growth positions including (No Growth; Minimized Growth and Optimized Growth). This will give our City the opportunity to reach a cohesive vision on what the desired land uses and growth outcomes are for our community. Inspiring objectives!

Once we have a cohesive vision, developers building what we want is no issue.

Sammamish Housing Supplies Being Overdeveloped.

Relative to what??? THAT is the KEY question.

Relative to zoned capacity at incorporation? No.

Relative to development in neighboring peer Cities? No.

Relative to the traffic in neighboring Cities and the region? No.

Relative to the pace of King County development from 1980 to 1999? No.

Relative to the average pace of Sammamish development from 1999-2019? No.

Relative to traffic, had all committed and recommended road projects been done? No.

Enrich & Sustain looks at this question through the lens of how internal housing supplies meet housing needs and wants of all generations living in our community, as time marches on. From this perspective, Sammamish is overdeveloped with too many large single-family houses and underdeveloped with too few different, diverse and smaller housing options.

Sammamish Becoming Like Bellevue, Redmond or Issaquah

Let's look at this from the lens of multi-family housing supply in the past, present and the future within our community, and then compare us to these three cities.

Before annexing Klahanie, Sammamish had about 94% single family (SF) housing had 6% multifamily (MF) housing. After Klahanie was annexed the ratio went to 90% SF and 10% MF in Sammamish. When you factor in the multi-family zoned capacity in the current Town Center Plan, the ratio is 83% SF and 17% MF.

The recommended numbers in [Enrich & Sustain](#) (See "Recommendations" section later in this Article 4) would target Sammamish going to about 67% SF and 33% MF. (Heart)

Currently Bellevue, Redmond and Issaquah are about 50% SF and 50% MF and are on track to move to under 40% SF and over 60% MF within 20 years.

The vast majority (if not all) of the multi-family housing in Sammamish is located in less than 5% of the City's land area. [Enrich & Sustain](#) does not know the exact percentages of MF land in Bellevue, Issaquah and Redmond – but believes the multifamily land percentage is greater in those cities. (Heart)

Traffic Concurrency –

The purpose of traffic concurrency is to assure roads serve development without decreasing service levels below locally established minimum standards. Concurrency identifies road projects that are necessary to support the desired land uses in the Comprehensive Plan.

In both the 2003 and 2015 Sammamish Comprehensive Plan, the City gave car trip capacity to various urban design features of a road as it was improved beyond a rural standard. The 2003 Comp Plan cites these additional capacities were sourced. Some contend they were council policy only. [Enrich & Sustain](#) is continuing to research this, more to come. (Heart)

In 2018/2019 the City Council adopted new concurrency standards that included V/C (Volume over Capacity) of road segments. The City set Capacity "C" numbers that were notably lower than measured peak hour car trips on many road segments. (Heart)

What was the City's policy fudge factor in the 2003 & 2015 approach to concurrency?
What was the City's policy fudge factor in the 2018/2019 approach to concurrency?

Desired land uses, growth, the Transportation Master Plan and Concurrency are intertwined and interrelated in specific, important legal and policy ways. (Heart).

Traffic concurrency is set at council discretion. Traffic concurrency is required to meet desired land uses outlined in a City's Comp Plan. Currently, the City's recently adopted concurrency does not support the land uses that are in the Comprehensive Plan.

[Enrich & Sustain](#) calls for reevaluating and resetting desired land-uses in Sammamish. Then develop the Transportation Master Plan (TMP), set Concurrency, and the 6-year Transportation Improvement Plan (TIP) to support the altered desired land uses in the Comprehensive Plan.

Road Infrastructure First, Then Growth?

Infrastructure first ... this question / statement is getting a lot of attention right now. This is a lower ranking question. There is a MUCH higher ranking question to ask.

The higher ranking question is ... **what types of growth/land-use will be desirable for our Community, ones that are beneficial and holistically sustainable, over time?**

Depending on the proportional amounts of single family and multi-family housing allowed in the future, THEN the question of infrastructure timing can be answered.

Bottom line, the land uses we want as a community are the most important thing to agree on FIRST, then discuss the timing of appropriate infrastructure, if needed. (Heart)

The Town Center Plan

Here is what the Puget Sound Regional Council (PSRC) says about Urban Centers:

“Urban centers are planning districts intended to provide a mix of housing, employment, commercial and cultural amenities in a compact form. They support transit, walking and cycling. They are focal points of vibrant city life and activity, as well as strategic locations for accommodating a significant share of future population and employment growth. Smaller cities may have one center, such as a downtown core, while larger cities may have multiple unique centers”

Enrich and Sustain calls for quickly increasing different, diverse and smaller units to meet **past and present internal housing shortages**. **Enrich & Sustain** also calls for meeting **projected internal housing shortages** in sustainable ways over recurring cycles of life.

What is “the right amount” of residential units in Town Center? What is the right amount of residential units in the Safeway; QFC/Pine Lake, and Klahahie Centers?

The specific numbers for Town Center quickly, and other Centers in the future, will be a legislative decision for the City Council to make after the full and complete facts of “The Chew”, “SF Buildout” and enlightened public opinions are known. (Heart)

Sammamish being a “Fringe” City.

Consider this Issaquah, Redmond and Woodinville are fringe cities too. These cities all have significant borders with rural lands in King County.

Not trying to create a battle here, but in a way so are Seattle and Bellevue with much of their borders being water.

The Growth Management Act set out three types of mutually exclusive lands Uses: Resource; Rural; Urban. There is no mixing of these categories, there is only one, or another. Sammamish is **100% Urban**.

What do we want our City to be? This is the core question. It’s time to get the missing information from “The Chew” and “SF Buildout” and then, as a Community, conciliate a cohesive vision on this all important question.

Recommendations.

Based On: (Heart)

- ⇒ This entire series of [Enrich & Sustain](#) articles. (Introduction and all 7 articles)
- ⇒ Numbers that are known, and numbers that are unknown. (See article 2)
- ⇒ The actuality that internal housing supply shortage gap numbers are from 2 times, to over 4 times greater than the size of the Sammamish Growth Target. (See article 3)
- ⇒ Decreasing the supply of additional large single family housing relative to “SF Buildout”
- ⇒ Modestly increasing the supplies of different, diverse and smaller multifamily housing relative to “The Chew”.
- ⇒ Examination of internal housing wants and needs – past, present and for cycles-of-life.
- ⇒ Having about 20,000 single family homes now, growing to about 24,000 single family homes at future buildout.
- ⇒ Having about 4,000 jobs now, growing to about 6,000 jobs over the next 20 years. (Non-home based jobs, where the people working these jobs do not live here.)
- ⇒ Having about 2200 multifamily housing units now, and current zoned capacity for about 2000 more.

Proposed Numbers:

Decrease additional large single family homes by 2,000 units.

Estimating the single family buildout capacity from 4,000 to 8000 homes. Taking the mid-point of this range, 6,000 single-family homes, and reducing that by 1/3 to 4,000.

Achieve this 2,000 reduction by appropriate downzoning in 96% of the city. (Heart)

Increase additional different, diverse and smaller multi-family homes by 8,000 units.

Recognizing the true range of multi-family housing needs and wants shortages to be between 4,000 and 16,000+ units beyond existing multi-family units and zoned capacity. Target the lower-middle point of this 4K to 16K range – add 8,000 units. (Heart)

Appropriately upzone Centers, about 4% of the city. Direct over half of this 8,000 unit number to the Town Center quickly based on past and present shortage needs. Direct under half of this number to our other three centers, to meet projected future shortage needs.

The Town Center can add **3650 to 8,000 units** without generating traffic beyond that planned for in the Town Center Final Environmental Impact Statement. (FEIS)

Here is [a link](#) to the **positive results** for the Community by reducing 2K + increasing 8K.

An Important Aside about the Proposed Numbers, 2K- and 8K+

These numbers are based on the information [Enrich & Sustain](#) has knowledge of presently.

- Maybe these numbers are too high.
- Maybe these numbers are a little high.
- Maybe these numbers are about right.
- Maybe these numbers are a little low.
- Maybe these numbers are too low.

However, we won't know for sure until "The Chew", "SF Buildout", and enlightened public opinions are known, and then having fully informed legislative decisions made by the City.

Up Next - Article 5 [Enrich & Sustain](#)

3QIQ. Aspirational Policies. Contrasting Consequences

Article 5

3QIQ. *Aspirational Policies. Contrasting Consequences.*

3QIQ

Star wars is has two famous robots – R2D2 and C3P0. [Enrich & Sustain](#) has this vital concept – 3QIQ.

Make three assumptions; answer fundamental questions; get information; ask the questions again.

3— Three Assumptions to Make.

- 1) Roads within Sammamish can handle any growth we choose to have as a community.
- 2) The school districts serving Sammamish can handle any growth we choose to allow.
- 3) There are no growth targets from the GMA or Region to meet.

Q – The Fundamental Questions.

Would you change housing supplies in Sammamish or stand pat with what we have?

How many more large single-family homes would you allow throughout Sammamish?

How many more different, diverse and smaller multifamily homes would you allow in our Town Center now, and in our three other Centers in the future?

I – Information (that is missing)

Information and enlightened public opinions are missing from informing the Q above.

[Enrich & Sustain](#) calls for getting the knowledge of “The Chew”, “SF Buildout”, and enlightened public opinions – refer to article 2.

Q- Ask the Fundamental Questions, AGAIN.

With the knowledge from “I”, reassess your initial answers on “Q”. How do they change?

Optimal Growth - Aspirational Policies (Part 1)

Awe-Inspiring

Preserve and expand the tree canopy, open space, wildlife habitat, parks, lakes, streams, natural beauty.

Pleasing

Annually - far more money for the city budget; extra monies for residents; less need for tax increases.

Conservancy

Environmental improvements - reduce stormwater runoffs, better water quality, lower carbon footprint.

<i>Fortunate</i>	Optimal housing supplies to remain in Sammamish as ones housing needs and wants change over time.
<i>Appreciative</i>	Economic services, conveniences and time savings - modestly balanced to our community desires.
<i>Accomplishment</i>	Innovative, envied and respected regional partner for political advantages and funding opportunities.
<i>Thankful</i>	Less traffic, reduce congestion, more transit options and walkability than that currently planned and zoned for.

Optimal Growth - Aspirational Policies (Part 2)

- > Lessen some housing types, increase others, plan for long-term balanced sustainable housing. Set economic and transportation policies and programs accordingly. Effectively manage the wealth created. Only do lane capacity projects if/when needed in the future.
- > Face the reality that King County did not figure out the right amount of proportional housing balance for the geography that is now the City of Sammamish. Neither has Sammamish over the last 20 years. Remedying these past errors will enable extensive wealth, productivity, values and benefits for our community, holistically and sustainably over time.
- > Obtain the missing information (The Chew + SF Buildout). Then, reassess and execute.
- > The highest ranking policy issue for Sammamish is what are the optimal, desired land uses and vision for our City? ([Enrich & Sustain](#) will inform these decisions with missing KEY data.)
- > Whether infrastructure is done first or after optimized land-use changes is a lower ranking Issue ... to be deliberated after long term desired land use (growth) is decided upon, FIRST.
- > Stop making legislative land use decisions (housing, economics and transportation) with only partially informed perspectives and without enlightened community opinions. Instead, make legislative decisions that are both FULLY INFORMED, and have enlightened community inputs.
- > Enable a growth legacy to remedy housing and transportation ailments, past and present, and sustainably plan growth for projected generations and cultures over recurring cycles of life.
- > "Housing in Sammamish – Rethinking Stewardship and Community Legacy" by [EcoNorthwest](#)
- > Manage growth and desired land uses in Sammamish in ways that will accumulate benefits now and over time, rather than backing land uses that erode and degrade our community.

Contrasting Consequences.

Get the missing information. Contrast Consequences of the different growth paths.

After being fully informed of “The Chew”, “SF Buildout” and enlightened public opinions ... it’s time to contrast the different consequences between these growth platform approaches:

Little to No Community Growth Approach

Legacy/Minimal Community Growth Approach

Optimal Community Growth Approach

“**Contrast the Consequences**” – short-term, mid-term and long-term – for each of the three growth approaches above, relative to:

Community

Neighborhoods

Lifestyles

7 Generations

Multiple Cultures

The Environment (6-Sector)

Transportation (6-Sector)

People (6-Sector)

Money. (6-Sector)

The Region (6-Sector)

Character (6-Sector)

Others (Article 3 – Unspokens – Points of View)

Anticipated results of “Optimal Growth” ... lessening additional large single-family homes by 2,000± units and increasing supplies of different, diverse and smaller homes by 8,000± units.

Enrich & Sustain banks on proponents for each of the three growth approaches to provide both objective and subjective rational to support their positions. Doing this will lead to deliberation, negotiation, collaboration, informed opinions and then legislative decisions on desired growth.

Let’s achieve ... a **cohesive vision** for our City to rally behind, support and **be inspired by**.

Growth – Time for Fully Informed Decisions.

Past councils have made growth decisions with incomplete information and unenlightened public input. Why this happened is not the focus of [Enrich & Sustain](#), that it did, is.

[Enrich & Sustain](#) asserts uninformed decisions on housing supplies, economic services and transportation systems are irresponsible, biased and bad policy.

We has a City must make **fully informed decisions** on:

- The Cohesive Vision for our City
- The Shape of our Housing Supplies
- The Shape of our Economic Services
- The Shape of our Transportation Systems
- The Priority and Timing of Infrastructure Improvements.
- The Allocation and Management of Enabled Wealth.

Optimal Balance is the key. As a community we can move forward with unbalanced housing, economics and transportation ([click here.](#)) Or, we can move forward with balanced housing, economics and transportation. ([click here](#)). The choices we make will effect virtually everything in our City.

Meeting “**housing affordability through balanced sustainable housing**” is what our Comprehensive Plan vision statement aspires for. ([click here](#)).

Optimizing by means of [Enrich & Sustain](#) **will empower our community to meet this vision**, and enable sweeping and significant **additional values, wealth and benefits** for our community – notably beyond where our City is today.

**As a community let’s boldly embrace the future,
rather than being steamrolled by it.**

Up Next, Article 6 - [Enrich & Sustain](#)
[Enrich & Sustain](#) – Community ♦ Neighborhoods ♦ Lifestyles

Enrich & Sustain

Community ♦ Neighborhoods ♦ Lifestyles Seven Generations ♦ Diverse Cultures ♦ Six-Sectors

To the Citizens of Sammamish and the City Council,

For your review, this favorable solution platform for Sammamish (short-term, mid-term and long-term) can attain ... a desirable, shared land-use vision; improved community character; sustainable, holistic and beneficial legacies.

Executive Summary Prequel to - "Enrich and Sustain"

• **Housing Supplies & Economic Services & Transportation Systems** are out-of-proportion and unoptimized in Sammamish relative to generational + cultural changes over cycles-of-life and enduring, peak productivity/wealth for our community.

• Major lane capacity road projects may never have to be done after housing + economics + transportation are optimized!

• Sammamish has 6 major sectors. All are significant. All 6 must be evaluated from **past, present & future perspectives**:

Transportation	(Traffic; Car Use; Connectivity; Time Savings; Walkability, Trails; Technologies ...)
Environment	(Lakes & Streams; Stormwater; Wildlife; Fish; Urban Forestry; Parks; Sustainability ...)
People	(Public Safety; Housing; Economics; Health; Human Services; Arts; Gathering Places ...)
Money	(City Revenues; Housing Costs; Property Taxes; Diversification; Perpetuation; ...)
Region	(Resource, Rural & Urban Lands; Schools; Police; Fire; Library; Peer Cities; Grants; Regional + State Collaboration; Image; Improve Political Ties; Leading Member ...)
Character	(Natural; Green; Wooded, Open Space; Relaxed; Beauty; Neighborhoods; Pride ...)

• Sammamish has improved from 1999 to 2019, however, **additional productivity, benefits, wealth and values** have gone unrecognized, remain unearthed, and are ready for our city to take full advantage of — from each of the six-sectors.

• Our Community can 'Strike it Rich' in ALL of the 6-Sectors, by "**optimizing**" — for ongoing, **satisfying '7777-Jackpots'**.

• **Now is the time.** The "**Enrich & Sustain**" platform is the foremost, holistic, sustainable vision and solution for Sammamish.

"Enrich and Sustain" — An affirmative platform to remedy growth issues in Sammamish.

Numerous key principles of the "Enrich and Sustain" platform:

• Transportation is equally important with the other five sectors that make up Sammamish it does not outrank another sector. No one sector overarches or overrides the other five. All 6-sectors are significant and matter greatly.

• Sammamish is actually quite fortunate to be we're at with our road transportation network ... having a significant number of identified road project needs and deficiencies, most of them NOT being funded over the last 20 years. (The majority of these unfunded road projects were due to growth permitted by King County (85%±), not Sammamish (15%±))

• The **main ailments** in Sammamish are out-of-balance, unoptimized housing supplies, unoptimized economic services and not having suitable transportation and transit systems. **The remedy? Optimize all three.** It's long overdue.

• Past transportation shortfalls can be used to support the City decreasing additional supplies of housing types our community has internal surpluses of, and increasing the supplies of housing types our City has internal shortages of.

• Sammamish has minimized all housing supplies and economic services since incorporation AND our current 20-year Comprehensive Plan policies and numbers continue to support minimizing our housing stock and economic amenities.

• Sammamish has always negotiated low regional housing and job (growth) targets for our City — this has NOT been an error.

• Continue to negotiate low Regional growth targets in the future. (Sammamish growth targets are minimums, not maximums.)

• There are errors relative to housing policies and housing numbers in our City's Comprehensive Plans ... what are they?

• The two foremost underlying errors are that Sammamish HAS NEVER informed our internal housing policies and numbers with:

A) 'Housing Needs Analyses' surplus and shortage housing gap #'s for **ALL** appropriate economic & demographic groups.

B) 'Statistically Valid Surveys' to determine/identify our residents housing want #'s — as changes occur over their lives.

- Based on the two fundamental errors, three other pivotal errors occurred, relative to internal housing supplies in Sammamish:
 - C) Informed community deliberations on the pros and cons of optimizing, compared to other growth approaches, were not held.
 - D) Not studying the consequences of optimizing vs. minimizing - from generational and cultural views, across all 6-sectors.
 - E) Most importantly, enlightened public consensus based on internal needs, wants, pros/cons and consequences are missing.
- To achieve optimal "**Housing Balance**" supply numbers for Sammamish, full information is needed from these three basis:
 - 1) Past and existing internal economic housing needs & wants over recurring cycles-of-life, and for internal past and existing demographic housing needs & wants over recurring cycles-of-life. (As a city we **have NOT** fully planned for **ALL** of these.)
 - 2) Projected internal economic housing needs & wants over recurring cycles of life, and for internal projected demographic housing needs & wants over recurring cycles-of-life. (As a city we **have NOT** fully planned for **ALL** of these.)
 - 3) Negotiated regional growth target number. (As a city we **HAVE** fully planned for this.)
- Each of these three basis must be carefully considered, to inform housing policies and numbers decisions in our Comp Plan.
- Internal housing Needs and Wants numbers are **distinctly different** than the Growth Target numbers. BOTH are pertinent.
- **Minimizing internal housing and economic policies + numbers in Sammamish caused multiple issues since 1999:**
 - > Large, expensive single family housing supplies have not been minimized enough – from internal perspectives.
 - > Several subdivisions were built with aesthetically displeasing and out of character lot/house sizes.
 - > Hundreds of acres were overdeveloped and/or developed into housing that should not have been.
 - > Different, diverse and smaller internal housing supplies have been severely constrained, arbitrarily.
 - > Local economic services and conveniences have been artificially constrained and not encouraged.
 - > Thousands of households left Sammamish that may not have wanted to, due to lack of suitable housing options.
 - > Losing ten± million dollars in revenues to the City annually. (Orders of magnitude greater for our residents.)
 - > Several thousand more car trips weekly off the plateau and back, because of unbalanced housing/services/transit.
 - > Overcrowded schools; at odds with regional and state policies; less grant funding; forcing growth on peer cities.
 - > Thousands of trees were taken down; more stormwater runoff and sediment transfer; less wildlife & fish habitat.
- **The holistic, sustainable and beneficial SOLUTION is to change our Comp Plan private-built environment land-use policies (and related numbers) for internal housing supplies and economic services from minimized to OPTIMIZED.**
- **Optimized private-built environment land-uses are the foundation to make virtually everything in Sammamish far more productive and advantageous – than the course our Comp Plans and zoning have been, and are, taking us.**

**Based on generational and cultural perspectives over recurring cycles-of-life ...
Optimize Housing >> then Optimize Economics >> then Optimize Car Uses /
Multi-Modal Options / Transit. Doing this will "Enrich and Sustain" ALL 6-sectors
of the Community, create vast, lasting wealth and keep our Town holistically strong.**

"Enrich and Sustain" has seven fundamental parts for **optimizing** in Sammamish, in this sequential order:

1. Lessen future amounts of certain types of housing, of which we have out-of-balance internal needs and wants surpluses.
(Primarily large, expensive, detached single-family housing serving a minority of our internal economic and demographic groups.)
2. Quickly increase many types of housing, of which we have out-of-balance past and present internal needs and wants shortages.
(Different, diverse & smaller housing supplies serving the majority of our past and present internal economic + demographic groups)
3. Plan to meet future housing demands, based on needs and wants over time, by modestly optimizing housing supplies to come.
(Different, diverse & smaller housing supplies serving the majority of our projected internal economic + demographic groups)
4. Right-size economic services/amenities to benefit our community & character, based on the choices made in parts 1, 2 and 3.
5. Suitable and effective car use/multi-modal/transit programs, based on optimized housing and economics (parts 1-4 above).
6. Give parts 1 to 5 appropriate time to work. Effectively manage the wealth (\$\$) and benefits parts 1-5 will enable and create.
7. Do future lane capacity road projects ONLY if needed. (Then, only the right projects are done and the City will have far more \$ too.)
(Based on optimized housing supplies, economic services, and transportation systems — plus evolving demographics and technological changes over time — it is quite possible we may never have to do major lane capacity road projects in the future.)

Let's profoundly examine this platform, which beginning right now, and continuing for recurring generations over time, will ... "Enrich and Sustain" ... our Community ... and our Neighborhoods ... and our Lifestyles.

Article 7. Conclusions. 7777. Sensible, Rational Results.

Conclusions:

Our community has been fractured by growth issues for more than 40 years. It's time to put these divides behind us and rally to determine positive paths forward ... a **common vision** that achieves desired, beneficial growth and careful, **wise remedies** to infrastructure deficiencies.

Here are seven divisive, paralyzing and polarizing development positions in Sammamish:

Primary divergent positions on growth:

- Unfettered Growth- King County from 1980 to 1999 (Average about 425 homes a year)
- Minimized Growth – Sammamish from 1999 to 2017 (Average about 185 homes/lots a year)
- Little to No Growth – Sammamish 2018 to 2019. (Average about 8 lots a year)
- Optimized Growth* – by [Enrich & Sustain](#). (Decrease SF by 2K±; increase MF by 8K±)
(*Article 4 "Recommendations". SF = Large detached single -family homes in 97% of the City. MF = Different, diverse and smaller multi-family homes, mostly in Town Center and our 3 other Centers, about 3% of the City.)

Primary divergent positions on infrastructure deficiencies:

- Catch up infrastructure first, then allow growth.
- Employ altered growth patterns, then remedy infrastructure, only if needed.
- Hybrid - catch up some infrastructure now, and employ altered growth patterns.

It is 100% sure that [Enrich & Sustain](#) will provide information missing from all seven development positions that is essential to have for full and complete evaluation of these varied stances.

[Enrich & Sustain](#) recognizes that there are points of merit from six of these seven divergent points of view. (Unfettered growth is not an appropriate option for our community)

[Enrich & Sustain](#) recommends "Optimized Growth" for positive desired land-uses and "altered growth patterns" as the main approach to remedy infrastructure deficiencies in the future.

[Enrich & Sustain](#) fully acknowledges that ultimately the growth/desired land use approach and methods to deal with infrastructure will be based on complete information and enlightened community opinions. Then, the City will take legislative actions, with the backing of **fully informed** public input.

The 7-7-7's - Satisfying Jackpots

7- Holistic benefits for seven generations and multiple cultures in Sammamish, now and over time.

7- Seven fundamental parts of "[Enrich & Sustain](#)" for optimal land use, infrastructure and wealth.

7- Supported by Seven City Council members and a clear majority of Sammamish residents.

7- Enlightened legislative decisions on "How" each of the seven fundamental parts are enacted.

Our Community can enable literal bonanzas' by recognizing the satisfying jackpots of 7-7-7-7.

Sensible & Rational Results. – from optimizing by means of “Enrich & Sustain”.

- Allow 8,000± households to stay in Sammamish as their housing demands change over time. This is worth about 200 million a year to them. Over 2 billion in value every decade. (Heart)
- Some may argue these 8000± households could move to other Cities and save this money. True enough. But **they get to stay here** in the community they cherish AND save that money. This is huge for each and every one of those households ... and leads to three other key factors:
 - o More local spending and local tax revenues to benefit our entire community.
 - o Less car use, more walking, stronger community and critical mass for effective transit.
 - o What is the “worth” of being able to stay in the City one loves over time? **Priceless.**
- Increase density and develop about 30 more acres in Town Center to lessen development on about 500 acres city wide. Think about this carefully – massive implications here. (Heart)
- City wide, over 9 million fewer square feet of impervious surface for less stormwater runoff. Consider the benefits to our watersheds, basins, streams, lakes and native fish populations!
- 500± acres citywide with more tree retention, connectivity, open space and wildlife habitat. Imagine how the city and single family neighborhoods will look and feel with these benefits.
- Car use below that currently planned for and zoned for. 2,000± fewer single-family homes lowers car trips about 20,000 a day, 600,000 a month, over 7 million fewer in a year.
- The Town Center can add from 3500 to 8000 units without generating traffic beyond what has been planned for, to quickly meet past and present housing shortages. These numbers are low ... they are based on modest assumptions, keeping community character top of mind. (Heart).
- Our three other Centers can redevelop in the future to meet projected internal shortage housing demands – taking the pressure of unwanted development off existing neighborhoods.
- Increase City general budget revenues by 10+ million a year, increase REET incomes 2-3 million a year. Monies for deficient infrastructure, open space, the arts, human services, parks, and
- Over 150 million in one-time revenues to the City from optimizing housing. This money goes a LONG ways to cure priority infrastructure inadequacies and underwrite community desires.
- Right-size economic services, internal transportation and transit options to our advantage.
- Lessen the need to increase local taxes , or add additional new ones.
- Increase tree canopy and wildlife habitat in 96%± of the City by lessening both in 4% of the City.
- Improve property values by bettering all of the six sectors that make up our Community.
- Enduring, holistic and sustainable benefits, that keep our community desirable and strong.

Closing Comments.

Think five years out, 10 years out, 20 years out and over an 80 year cycle-of-life. Envision how much better our City could be with the positive effects from optimized land use.

Feel the wealth for our Community, Neighborhoods and Lifestyles. Be cognizant of the benefits to all Generations and Cultures. Recognize the epic upsides for the Environment - Transportation - People - Money - Region - and Community Character. This is all tied to the growth, desired land uses and infrastructure choices we make now, and manage wisely over time, for enduring legacies. (Heart)

[Enrich & Sustain](#) proclaims that optimizing housing first and foremost, then economics, then transportation is the best solution for growth, desired land-use and infrastructure for Sammamish.

[Enrich & Sustain](#) is the foremost solution to remedy past, present and future ailments, enable vast community wealth and reach community consensus on what we want our City to be.

Optimally balance internal housing supplies; enable considerable value adds for the community; reduce the use of cars.

Contact City Council Members and let them know:

- If you support the city obtaining the missing information to inform future growth decisions.
- Whether you support the City contrasting "[Enrich & Sustain](#)" to other growth approach options.

It's time for our community to reach consensus on growth issues that have divided us for years.

Inform - with "The Chew", "SF Buildout" and enlightened public inputs.

Alter - the Comprehensive Plan, Sub-Area Plans, Zoning and Development Regulations.

Improve - virtually everything in Sammamish, above and beyond where things are today.

Inform > Alter > Improve ... optimize by means of:

Enrich & Sustain for Sammamish

Community ♦ Neighborhoods ♦ Lifestyles

Seven Generations ♦ Diverse Cultures ♦ Six Sectors