

## Doug McIntyre

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**From:** Paul Stickney <stick@seanet.com>  
**Sent:** Monday, July 27, 2020 10:08 PM  
**To:** EIS  
**Subject:** EIS Scoping Comment  
**Attachments:** 1. Two Decades Too Long.pdf; 2. Management Summay.pdf

**[CAUTION - EXTERNAL EMAIL]**

The email below and the attached two written comments for the City Council meeting of 7.21.20 are hereby submitted as part of the EIS Scoping comment record

Begin forwarded message:

**From:** Paul Stickney <[stick@seanet.com](mailto:stick@seanet.com)>  
**Subject:** Two Written Comments for City Council Meeting of 7.21.20  
**Date:** July 21, 2020 at 4:54:35 PM PDT  
**To:** Sammamish City Council <[citycouncil@sammamish.us](mailto:citycouncil@sammamish.us)>  
**Cc:** Dave Rudat <[drudat@sammamish.us](mailto:drudat@sammamish.us)>, David Pyle <[dpyle@sammamish.us](mailto:dpyle@sammamish.us)>, Kellye Hilde <[khilde@sammamish.us](mailto:khilde@sammamish.us)>, Mike Sugg <[msugg@sammamish.us](mailto:msugg@sammamish.us)>, Debbie Beadle <[dbeadle@sammamish.us](mailto:dbeadle@sammamish.us)>, Lita Hachey <[lhachey@sammamish.us](mailto:lhachey@sammamish.us)>, Tammy Mueller <[tmueller@sammamish.us](mailto:tmueller@sammamish.us)>

**\*\*\*These two written comments are for the City Council Meeting of 7.21.20 and combined take about 8 minutes to read\*\*\***

Dear Sammamish City Council Members,

Attached are two written comments for tonights (7.21.20) meeting.

**1.**

**Two Decades Too Long**

Housing supplies have been imbalanced within what is now Sammamish for over 30 years before incorporation – 20 years since incorporation in 1999 – and threaten to persist indefinitely, unless actions to optimally alleviate these imbalances are undertaken by the City.

What is at stake are significant amounts of additional wealth, plus added strength – for both our Community and residents.

**2. Management Summary**

"Management Summary" is an abbreviated title for this document

The full title speaks for itself:

*"Optimizing\* by [Enrich & Sustain](#) Enables Added Multi-Dimensional Wealth that Our Current Comprehensive Plan or Little/No Growth Will Not".*

After reading these two documents and recognizing the full scope of the beneficial implications that are at stake for the community – I ask that we hold either 1-1 meetings, or 2-2-3 meetings – to discuss in detail how to fairly and impartially advance the consideration of [Enrich & Sustain](#).

Kind Regards

Paul Stickney  
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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.

# Imbalanced Housing Supplies within Sammamish

## ← 2 Decades Too Long →

← Over 30 years before 1999 incorporation of Sammamish. 7-generation planning perspectives. →

**Alleviate Internal Housing Imbalances. Add Wealth and Strength.**

**Past growth approaches have done little to mitigate internal housing imbalances, and only added limited amounts of wealth and strength for residents and the City.**

- > Minimized Growth. (18 years – 1999 to 2017)
- > Little/No Growth. (2 years – 2018 -2019, and YTD 2020)

**There is an approach to reduce housing imbalances – enable sweeping, additional multi-dimensional wealth for residents and the City – and make our town stronger.**

- > **Optimized\* Growth.** (Transition to [Enrich & Sustain](#) – for the short, mid and long-term)

\*Optimize means make the best or most effective use of something. [Enrich & Sustain](#) calls for optimizing housing supplies – to modestly meet the internal cycle-of-life housing wants and needs of those living and/or working within Sammamish.

What will the [Enrich & Sustain](#) **optimizing\* growth approach** do for our community?

Key advantages for our residents and community are presented in sections:

- Quantifiable Wealth
- Partially Quantifiable Wealth and Non-Quantifiable Wealth
- Growth Numbers
- School Wealth
- Transportation Wealth

Several important details are outlined in this 2-page “Management Summary”:

***“Optimizing\* by [Enrich & Sustain](#) Enables Added Multi-Dimensional Wealth that Our Current Comprehensive Plan or Little/No Growth Will Not.”***

## **Enrich & Sustain for Sammamish**

**Community ♦ Neighborhoods ♦ Lifestyles**

**Seven Generations ♦ Diverse Cultures ♦ Six-Sectors\*\***

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

## ***Optimizing\* by [Enrich & Sustain](#) Enables Added Multi-Dimensional Wealth that Our Current Comprehensive Plan or Little/No Growth Will Not***

**Optimize\*** – *Decrease* additional large single-family (SF) homes by about 2,000.

**Optimize\*** – *Increase* different, diverse and smaller multi-family (MF) units by about 8,000.

Note: The term “we” and “our” in this document refer collectively to the City of Sammamish.

\*Optimize means make the best or most effective use of something. [Enrich & Sustain](#) calls for optimizing housing supplies – to modestly meet the internal cycle-of-life housing wants and needs of those living and/or working within Sammamish.

### **Quantifiable Wealth**

- For financial context - the City is seeking \$ 1-2 million a year returned from the YMCA.
- [Enrich & Sustain \(E & S\)](#) renewable \$ for the City – 10-20± million a year beyond currently.
- One time monies \$ to Sammamish from [E & S](#) – 100 to 200 million (+ “D” TC land value).
- About 8,000 households can remain in Sammamish as their housing demands change over time.
- Opportunities for Sammamish residents to save around 200± million a year in housing costs.
- Reduce impervious surfaces by about 9,000,000 square feet from 2,000 fewer large homes.
- 8K MF minus 2K SF = 6K net increase in housing units. These #'s can apply to future growth targets.
- 6K net increase = our population only grows by 3,000 to 13,000 people. (8,000± average).
- Develop 25± more acres in Town Center. Lessen development on 500+ acres citywide.

### **Partially Quantifiable Wealth and Non-Quantifiable Wealth**

- Protect and enhance our tree canopy and fortify the City’s Urban Forestry Plan.
- Far less stormwater runoff from new development and money \$ to remedy past deficiencies too.
- Suitable services and amenities locally to save our residents time, convenience and stress.
- Reduce the need for tax increases. City budgets can run with surpluses. Increase property values.
- Significantly fewer car trips off, then back on the plateau every day, week, month and year.
- Connectivity, trails, open space, strategic view corridors and the coveted ‘Emerald Necklace’.
- Environmental enhancements; protect streams, lakes and fish; improve wildlife habitats.
- Enhanced Human Services; Arts & Culture; Community heritage projects; Strong civic branding.
- Regional – meet fair share of growth targets in ways that are beneficial for our community.
- Regional – revered partner for political favor, grant funding & recognition. (vs. being a bad actor)
- Holistic improvements to our Community Character; Quality of Life; Resiliency and Strength.
- Far-reaching, beneficial, sustainable results – legacies for 7-generations and diverse cultures.

## Growth Numbers; School Wealth; Transportation Wealth

**Enrich & Sustain** asserts “no growth” is not possible in an urban City in the Puget Sound.

As a community we are given regional growth targets, every 10 years or so. Our current growth target is about 4600± housing units through 2035. New growth targets are coming in 2021-2023.

Another distinctly different source of numbers (#'s) for planning housing growth are from over 100 unique, specific internal economic and demographic housing shortage and surplus gaps. In general, our internal shortage gaps are from 2 to 5 times greater than our growth target. Over 70% of our internal housing shortage gaps are for income levels earning over 80% AMI\* – less than 30% are for income levels below 80% AMI\*. (\*AMI stands for King County Area Median Income)

**Enrich & Sustain** suggests only meeting about half of our internal housing supply shortage gaps.

Altering our current Comprehensive Plan to optimizing, by means of **Enrich and Sustain**, may mean reducing large single family housing by about 2,000 units and increasing multifamily housing by around 8,000 units, mostly in Centers. Here are the projected effects on schools and car trips:

- Student Enrollments (numbers below are close estimates based on recent information):
  - > 2000± fewer new single-family homes generate about 1.1± students each: (2200±)
  - > Adding 5500± condos/apartments generate about .20± student per unit: +1100±
  - > Adding 500± townhomes generate about .50± students per unit: +250±
  - > Adding 2,000± senior housing units (55+) will have no student generation: 0

**Net effect** of this combination of land use changes is (850±) fewer students overall.

- Car Use and Trip Generation (supporting [studies\\*](#) available. \*Email me at [stick@seanet.com](mailto:stick@seanet.com) for copies)
  - > 2,000 fewer additional large single-family houses will eliminate 20,000± car trips a day.
  - > “Internalization” of live, work and shop in Town Center will further lower the use of cars.
  - > The traffic generated by adding 8K MF units can be LESS than that already planned for.  
(See [studies/reports\\*](#) for details on residential car trip generation rates and related internalization factors)
  - > Suitably sized town center for effective public and private internal/regional transit.

**Net effect** – substantially reduce added car trips and car use below that currently planned for.

**These land-use changes could likely eliminate the need for future lane capacity road projects.**

- What happens if these land-use-changes are made and then we find we do need lane capacity road projects in the future? First, let’s discuss improvements in Sammamish from optimizing:
  - > Better: Housing, Economics, Finance, Region, the Environment and Community Character.
  - > We have attained, or are attaining, land-uses that are desired and needed by our community.
  - > We will know the effects that our optimal land-use changes have made on car use.
  - > We have heightened our communities vision, desirability and overall quality of life.

-About lane-capacity road projects, if they are ever needed in the future:

- > We did not prematurely spend money on unneeded lane-capacity road projects.
- > We did not allow for additional undesirable growth potential within Sammamish.
- > We’ll know precisely which road(s) do not meet our discretionary level-of-service standards.
- > We have the \$ to pay for the lane-capacity road projects with cash or to pay bond debt.