



MEMORANDUM

04 August 2023

To: City of Sammamish Community Development Department
From: Mahlum Architects on behalf of Lake Washington School District

RE: Lake Washington School District – Text Amendment Docket Request

Overview of Proposed Text Amendment Addition/Modification

The Lake Washington School District seeks a text amendment to the Transfer of Development Rights (TDR) chapter of the Sammamish Development Code to incorporate Receiving Site Incentives from a sending site not currently identified in subsection 2. of the Receiving Site Incentives Table (SDC 21.06.070(l)(2)(a)). Currently, there is no opportunity for transferring development rights from TC A sending sites, even where a TC A site is contemplated to be developed with a particular use and/or has development limitations that make it unlikely to pursue development opportunities otherwise anticipated in the core of the Town Center. This opportunity loss could be addressed without compromising the principle tenets of the Town Center Subarea Plan.

The proposed text amendment will outline TDR-based incentives for TC A sending zones to TC B receiving zones, including a determination of the number of dwelling units to be calculated or square feet of additional commercial development to be allowed.

If approved, a Text Amendment Application will be submitted, including the economic analysis for the revised table per the SDC (21.06.070.I.3.a, i-iv):

- > The expected marginal value of the receiving site incentives; and
- > The prevailing cost of per square foot commercial or residential development and the impact of the acquisition of TDRs on a project's marginal returns; and
- > The appropriate regional costs of development per commercial square foot or residential dwelling unit; and
- > Consistency with the conservation principles and purpose and intent of this chapter.

Positive Impact of Proposed Text Amendment

As is the stated intent of the SDC Transfer of Development Rights chapter, Lake Washington School District has an opportunity to permanently preserve land with important public benefit through the conveyance of development rights on their property in the TC A zone ("sending sites") to lands more suitable for development ("receiving sites") in the TC B zone.

The Lake Washington School District property, located in the TC A zone, allows for the maximum possible development density within the Town Center (SDC 21.07.050, C – Table of Densities and Dimensional Standards for Town Center Zones), yet a significant portion of their site is occupied by the George Davis Creek (South Fork) and associated wetland buffer where development is strongly discouraged. Approving the proposed text amendment would provide additional protection for the environmentally critical area and introduce incentives to protect up to one acre of undeveloped land connected to this natural open space, while encouraging increased development density on unencumbered adjacent properties in the TC B zone instead.

Relationship to Decision Criteria (SMC 24A.10.30)

The proposed text amendment is anticipated to meet the following criteria:

1. *The amendment is consistent with the Washington State GMA, the King County CPPs, the Sammamish Comprehensive Plan, the office of financial management's population projections, the Puget Sound Regional Council's planning documents, King County's Urban Growth Capacity Study, and the Washington State Department of Commerce's Review and Evaluation Program, as applicable,*

The amendment is consistent with the City's GMA planning efforts and, as a transfer versus addition/subtraction, would provide options for meeting the City's housing density targets in the core area of the Town Center consistent with population projections. Consistent with the Town Center Plan and Goal LU-5, the proposed amendment would provide options for shifting development potential from underdeveloped sites by adding an option for transfer between the TC A zone and TC B zone, but all within the core of the Town Center. Unlike transfer of development rights from outside of the Town Center (which is permitted), the amendment would not increase the overall planning lid on residential and commercial development potential.

2. *The amendment addresses changing circumstances, changing community values, or corrects information*

The amendment aligns with enacted code provisions related to the transfer of development rights and recognizes additional flexibility to address development limitations on TC A zoned sites due to the presence of natural resources and critical areas or other site constraints, and also unique development proposals like public schools. By allowing TC A sites to send development rights to TC B receiving sites, the amendment would further the vision of the Town Center to develop as both urban and natural.

3. *The amendment is in the greater public interest and represents an action that best serves the entire community, taking into account the fiscal impact*

The amendment provides a vehicle for developing the Town Center at anticipated densities in areas appropriate for such development on the receiving sites, facilitating a needed public educational use, preserving valuable critical resources, and providing for additional open space and conservation values for the benefit of the public. The amendment should have minimal fiscal impact.

Thank you for your consideration, we look forward to your response.