

Doug McIntyre

From: Mary Wictor <wictormary@gmail.com>
Sent: Tuesday, July 28, 2020 1:35 PM
To: EIS
Subject: EIS Scoping mw/Comment1: in-city TDRs for Critical Areas & GHG (impacts, as one-example)
Attachments: 1a.MaryWictor Public Comm. 7-16-2020 P.C. EIS-DS GMHB remand need TDRs.pdf;
1b.TAA-04sightline-tdr-report 1st page Highlighted. scanned.pdf; 1c.MaryWictor 1pg gmail-ed Public Comment to City Council 7-14-2020.pdf

[CAUTION - EXTERNAL EMAIL]

Re: EIS Scoping Comment due by 5:00pm TUE 7/28/2020 via email
Determination of Significance (DS) *"The City of Sammamish has determined that this [their] proposal is likely to have a significant adverse impact on the environment."*

In recent Sammamish City Council meetings and also the most recent Planning Commission I have given verbal input and also emailed items. Read this text & attached three (3) files.

EXECUTIVE SUMMARY OF my citizen INPUT:

+The adopted Town Center Plan and zoning has provided a real place and way for the City of Sammamish to handle growth, in a central and accessible area with adequate facilities.

+Note: **SE 4th ST** improvements (including use of \$4million in grants) have been completed in 2020 already. LESS impacts occur when needed housing is clustered and/or centralized!

There is also a tool, **Transfer of Development Rights (TDRs)**--*if allowed and able to be used*--can aid managing growth to mitigate and offload stress and development pressures. The City must identify places where NOT to grow (i.e., constrained Critical Areas) and allow places for growth to occur with an active TDR program that makes geographic & financial sense. [Just using V/C & traffic counts to disallow development permits tends toward stopping larger development and forces more interest and action into historic areas with existing small lots.]

Additionally, stronger development requirements/regulations/code are needed to protect "sensitive" environmentally Critical Areas. Reducing the number of houses and reducing sizes to smaller footprints would also help, particularly in topographically and geologically constrained Critical Areas. Presence of Geologically Hazardous areas like slopes, erosion, landslide and seismic areas are required to be identified, protected, and need to receive relief from stresses and pressures of continued "in-fill" development--especially where adequate facilities do NOT exist or are extremely costly to provide. Essential infrastructure includes water, sewer vs septic--especially on slopes, stormwater management (flow control, detention, and/or water quality), roads (public or private), safety for pedestrians and vehicles, and viable legal access. Preservation and retention of trees protects canopy, and connected areas support wildlife.

Finally, please consider Enrich & Sustain optimal growth within Alternatives, Mitigation Measures, with data and all other processes/regulations City Council can approve and Staff can do.

Also, you can listen to my verbal input when I called in as allowed by phone during COVID-19 to speak on the GMHB Remand Agenda topic as provided at the very end of...

City of Sammamish, Planning Commission Meeting THU July 16, 2020:

LISTEN TO MY AUDIO INPUT--Event Video Public Comment on Agenda Item: *Overview/Approach GMHB Remand*
<https://www.youtube.com/embed/h0Uecen0Qmw>

Time mark hr:min:sec from **1:33:45 - 1:38:45 (5 minutes** of 7 allowed)

Sincerely,
Mary Wictor
Sammamish resident/owner for over 20 years

3 Attachments labled as 1a, 1b, 1c .pdf

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.



Mary Wictor <wictormary@gmail.com>

Written Public Comment for 7/16/2020, re: EIS/DS & GHMB Remand & real needs for in-City TDRs

Mary Wictor <wictormary@gmail.com>

Thu, Jul 16, 2020 at 3:13 PM

To: PlanningCommission@sammamish.us, Jaclyn Montanana <jmontanana@sammamish.us>

Bcc: Paul Stickney <stick@seanet.com>

Dear highly-valued Planning Commissioners:

For Public Comment tonight, whether it is considered as non-Agenda, or Agenda, I ask that you please read the two attached files:

- 1) I have attached a 1-page PDF of my emailed input sent to the most recent City Council meeting 7/14/2020.
- 2) Also, attached is 1-page highlighted from Sightline report which I spoke to Council during their January Retreat.

The City in responding to the Growth Management Hearing Board (GMHB) Remand, has a Determination of Significance (DS) for State EPA (SEPA) and is scoping the Environmental Impact Statement (EIS). There are Comprehensive Plan, code, and other changes contemplated which have probable significant impacts--**adverse impacts on the environment**.

In adopting originally our City's Town Center/Plan, it has provided a place and way that the City of Sammamish can handle growth... in a central area with adequate utilities (including water, sewer, stormwater, etc). In fact, the NE 4th ST improvements are being completed by June 2020. Both the City Council and Planning Commission agenda do not clarify Aims. As Aims and Alternatives are not being spelled out (lacking transparency) it seems Land Use changes are being considered by City/Council.

I am emailing this written input to state the following for you, as our Planning Commissioners, to think about:

There are LESS impacts to the environment when housing is clustered and/or centralized. Having stacked units uses less land, saves more trees, deals with stormwater per newest adopted code & regulations, and provides housing options other than just single family residences. Per the attached 1st page of the Sightline report done for King County:

"...climate-warming carbon dioxide emissions can be reduced by about 270 metric tons over 30 years" dependent on development patterns. Additionally, Sightline report says,

"...This significant reduction represents half of the average emissions from one US resident for the same period." According to the Sightline analysis,

"...A single Transfer of Development Right (TDR) exchange" ... achieves this result. Furthermore, per Sightline,

"...TDRs achieve their greatest potential... when a rural or exurban landowner sells the right to build a single family home, and a developer in the urban core purchases the right to increase floor space for multi-unit housing."

This is JUST ONE EXAMPLE of the difference and resultant impacts for building needed/wanted different, diverse, smaller homes in Sammamish instead of big single family residences.

Historic Plats still have many vacant existing Lots (>100) that are located in Erosion hazard, Landslide Hazard, and Steep Slope Hazard areas along the western shoulder of Sammamish Plateau. These areas need relief from stress and pressure of development... and this can occur when/if TDRs are allowed in-city from these constrained Critical Areas into suitable locations like center-areas where clustered and stacked housing units should be allowed to offer needed housing choices to so many Citizens who want these, which Sammamish can obtain by growing optimally.

(Specifically, **Inglewood 1889**... zoned R-4 but growing with development as R-6/R-18 to R-17) & (**Tamarack 1964 < 1977** zoned R-4 but growing with septic and without stormwater flow control)

As you listen to the presentation tonight for your meeting, and deliberate, please consider this input so that the Sammamish of tomorrow can and will serve Citizens well and NOT have to have as much overall adverse impacts on the Environment. Transfer of Development Rights is still a key topic that should be upcoming later 2020 or in 2021. We need a place for development to be allowed, and transferred from the most geologically constrained vacant lots existing from historic areas of the City of Sammamish.

Sincerely, Concerned Citizen: Mary Wictor 425-283-7253 mobile
425-836-9819 home/office
Living in Sammamish for over 20 years

2 attachments

 **MaryWictor 1pg gmail-ed Public Comment to City Council 7-14-2020.pdf**

82K

 **TAA-04sightline-tdr-report 1st page Highlighted. scanned.pdf**

1942K



Transfer of Development Rights

A tool for reducing climate-warming emissions

Estimates for King County, Washington

Clark Williams-Derry, Research Director
Erik Cortes, GIS Analyst

page 1 of 13

Summary

For years, local governments have used Transfer of Development Rights (TDR) programs to help channel urban growth away from farmland, forests, and open space. But new evidence suggests that, when used carefully, TDR programs can also help local governments achieve meaningful reductions in local greenhouse gas emissions.

Sightline's analysis of King County's TDR program and a variety of public data sources suggests that *a single TDR exchange could reduce climate-warming carbon dioxide emissions by about 270 metric tons over 30 years*, compared with development patterns that might otherwise occur. This is a significant reduction, representing half of the average emissions from one US resident for the same period.

However, not all TDR exchanges yield climate benefits. TDRs achieve their greatest potential for reducing GHGs when a rural or exurban landowner sells the right to build a single family home, and a developer in the urban core purchases the right to increase floor space for multi-unit housing. But when TDR exchanges simply swap the location of single family residences from one low-density exurb to another, they may do little or nothing to reduce GHG emissions. Each TDR transaction is unique, and only some of them show promise for reducing climate-warming emissions.



Mary Wictor <wictormary@gmail.com>

Public Comment Council 7/14/2020 Special Meeting--Enrich & Sustain

2 messages

Mary Wictor <wictormary@gmail.com>

Tue, Jul 14, 2020 at 5:00 PM

To: citycouncil@sammamish.us, Lita Hachey <lhachey@sammamish.us>

Honorable City Councilmembers & City Staff:

In looking through the EIS Scoping materials, I don't see the "Aims" or "Objectives" that the City has or may have. It does seem apparent or likely that Land Use may be altered or changed, in addition to updates in many places within our City's adopted Comprehensive Plan.

I remain concerned about Council actions that continue to pressure development into Critical Areas (related to topographic/geologic attributes such as steep slopes, erosion, and landslide hazard areas--or any combination of them). These areas, especially along the western slopes of the City, do not have adequate facilities/utilities for existing development nor in-fill growth. These include water/sewer & stormwater facilities. Geohazards are to be identified, protected, and for example, "steep slopes limit development". Historic plats created a significant number of existing lots in these Critical Areas. Relief from development stresses and pressure is needed, along with protection for the environment and true retention of tree canopy.

Permitting single family homes to fully-buildout on existing lots and parcels is not a good solution. It has not worked--it has gotten us to where we are now--and there are deficiencies in roads, stormwater, loss of trees, wildlife habitat and connectivity. Water quality degrades, and citizens are taxed without Council wanting to take even 1% more per year to help sustain Sammamish.

Additionally, from King County having planned over a larger area, and our City permitting large single-family homes... the Urban Growth Area for Sammamish has too many big homes. I have spoken before about Sammamish having only increased from 6% - 10% multi-family through the annexation of Klahanie. There are not nearly enough diverse, different, smaller housing options to meet unexpected or planned needs. People may have medical problems, a death in the family, become divorced, have a job change--or turn the age or time for retirement. Needs and wants change overtime. This is possible to study and Council/City really must get the data in order to make decisions! There is indeed a "housing imbalance."

For example, I understand the new Ichijo Townhomes project is sold out. The new Skye Apartments, Plateau 120, and existing Saffron units stay full, and remain so except for normal vacancy rates. These housing types are predominantly NOT occupied by large families. The households are smaller; the number of students ranges from 0 to significantly lower or far less than that of single family homes. Taxes are assessed and paid, not on square footage across lot acreage like single-family homes, but rather as stacked housing units that each pay taxes/fees on the same square footage of land. Furthermore, residents also may ride a bike, have only a single car, drive infrequently, or not at all.

The Growth Management Act (GMA) was instituted for a reason, and there are indeed requirements that must be met. It is key for Council and City Staff to get data and compare impacts of potential decisions. There is an Enrich & Sustain platform designed for growth to occur optimally, and better serve varied lifestyles and across lifespans.

Sammamish does not seem to have a place, nor space for new comers, single individuals, couples, new first-time home buyers, workforce for water/sewer, police, fire dept, or teachers. Furthermore, empty nesters, retirees, and seniors who wish to live and age within their City, this City, need places/options. Growth does need to be managed, but using moratoriums to stop permits, and allowing building of large single-family homes is not the remedy to alleviate housing imbalance.

I ask Council/City Staff to:

Protect our Critical Areas and set us on a plan for the future that honors and preserves Community Character, protects and preserves the Environments, incorporates people into housing they can afford in the types they need and want, addresses roads/Transportation/traffic, creates sustainable Finances and a healthy Economy, and adds Sammamish into the Region.

Be transparent about what you are doing, get the data, evaluate and compare/contrast alternatives.

Sincerely, Mary Wictor
concerned citizen, living in Sammamish over 20 years

Lita Hachey <lhachey@sammamish.us>

Tue, Jul 14, 2020 at 5:02 PM

To: Mary Wictor <wictormary@gmail.com>

Received.

Thank you,

Lita Hachey, CMC