



2026 DOCKET REQUEST – Building 120

Site Specific Land-Use Map Amendment

Applicant

City of Sammamish

Description of Proposed Amendments

Existing Future Land Use Map Designation: Neighborhood Residential

Proposed Future Land Use Map Designation: Mixed-Use Center

Overview of Property –

Building 120, located at 120 228th Ave NE, Sammamish, WA 98074, is in an urbanized area of the City on 228th Ave NE, which is a principal arterial and a transit thoroughfare. The site is developed with an approximately 30,800 square foot building (built in 2008) and associated parking. The site is accessed by both E. Main Street and 228th Ave NE. The site is generally flat and immediately adjacent to wetlands associated with George Davis Creek.

Proposed Zoning Change –

The City proposes changing the future land use designation of the 21.5-acre City-owned property from Neighborhood Residential to Mixed-Use Center, which would allow for the property to then subsequently be rezoned through the zone reclassification process. Changing the future land use map designation will allow for a broader range of land uses on this property, which is located in a central area of the City.

A rezone of this property will be consistent with and complement the adjacent shopping center to the north and the Town Center development to the west and south. As a Mixed-Use Center, the former CWU Campus could be used for a wide range of purposes, such as civic, community service, cultural, community gathering space, recreational uses, and affordable/workforce housing.

Alignment with Decision Criteria in SMC 24A.10.030 –

- (1) Consistency with statewide, regional, and local laws and policies**—The location of the parcel aligns with regional goals related to growth in centers and near transit. Additionally, the proposed change in designation will open up a wider range of uses for the building and surrounding area, which would also align with statewide, regional, and local policies. For example, there could be opportunities for increased housing choices and affordability or economic benefits through new businesses or community services.
- (2) Addresses changing circumstances, changing community values, or corrects information** – This request stems from a changing circumstance in that the long-term tenant in Building 120,

Central Washington University, has left. This creates an opportunity for the City to explore the best uses of this site. Recently, the City has heard from community members who desire a wide range of resources like a community center, an arts and cultural center, additional retail and restaurants, affordable housing, and more. The proposed change will provide more opportunities to continue community conversations and identify the best uses for this site to respond to community needs and desires.

- (3) In the greater public interest and represents an action that best serves the entire community, taking into account the fiscal impact** – As mentioned above, this is the first step in a much longer process that would involve further outreach and work to determine how to best use the site based on feedback from the community about what resources and services are most desired, all of which would be focused on serving the community and the greater public interest. Part of this later step of work will also include an evaluation of fiscal impacts.

