

## Doug McIntyre

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**From:** James Eastman <eastman78@hotmail.com>  
**Sent:** Friday, July 31, 2020 4:57 PM  
**To:** Doug McIntyre  
**Subject:** Public Comment for EIS

**[CAUTION - EXTERNAL EMAIL]**

Dear City of Sammamish,

Please enter the below comments into the recording regarding the EIS for the Comp Plan.

The Dictionary defines **Comprehensive** as follows: "complete; including all or nearly all elements or aspects of something"

The Dictionary defines **Plan** as follows "a detailed proposal for doing or achieving something"

The City of Sammamish since incorporation has done very little to achieve what has been outlined in the cities 3 main planning documents. The Transportation Mater Plan, Transportation Improvement Plan, and Comprehensive plan have achieved very little of what has been lined out in these plans (about 30% of projects ever completed) over the past 20 years or so.

These plans may look good on paper but the City has proven to divert from the planning process along the way and many projects are never completed and infrastructure problems are further compounded. Many of these diversions are the results of manipulation occurring during the planning process meant to achieve preconceived outcomes.

Defiining a V/C ration for concurrency and including it in the Comp Plan is just an initial step of a detailed proposal necessary to achieve traffic improvements within in the City.

Asking for public comment in regards to this issue it is almost impossible to know the environmental outcomes of such an inclusion. It is impossible for citizens to fully know if a City's concurrency system will result in improvements to the environment. History in the City has shown that having a manipulated system has been detrimental to the environment and has produced the opposite of intended effects as traffic has worsened over the past 20 years. This is mainly due to that as the City moves throughout the Concurrency process they stray away from the solutions that the concurrency system was meant to have implemented to fix identified problems.

Case in point please look at the cities past actions and your planned actions in regards to East Lake Sammamish Parkway. The Northern section of East Lake Sammamish Parkway is the busiest road segment in the entire city. Over the last 15 years it has failed concurrency but rather than make the necessary improvements the City has chosen to manipulate the concurrency process to either make the Parkway pass concurrency by creating a table T-8 and now certain actions have been taken to excluding the Parkway altogether from concurrency by not applying the V/C to the segment and also by excluding any intersections within the segment from being monitored. If such actions are being taken on the Parkway how is a citizen suppose to know if similar actions will be taken throughout the City once a road segment fails concurrency. Concurrency is suppose to be an initial step in measuring and then making improvements to failures to produce overall improvements. Concurrency should not be a revolving door of defining a method meant to measure traffic but then ultimately diverting from

the full process along the way by creating diversions and manipulations after defining a failure and ultimately not following through with any corrections which has resulted in very few traffic fixes within the City of Sammamish.

There are many things the City can do now to improve the environment and make fixes to the overall traffic system. They are as follows:

**Complete missing Road Connections:** I own property along 196th Ave NE. Connecting this road to the Parkways would eliminate numerous hours of Sammamish Residents sitting in traffic and miles of extra driving due to this missing piece of road segment.

**Encourage East West Road Connections:** The City needs to look at the Environmental near Sensitive Water Bodies Overlay on using best available science and will find that such a broad overlay has prevented East / West road connections throughout the City. It's time to look at this in depth and create East/West connections where feasible.

**Divert away from being a Bedroom Community.** There is a mass exodus of single family homeowners exiting and entering the City each day to high paying jobs in other cities. This creates massive Choke Points on the Southern and Northern Boundaries during peak traffic hours. The City should look at partnering with land owners to rezone land to other uses which would keep high paying jobs within the City and offset the need for Sammamish residents to leave the city each day through these choke points.

**Create and Actually utilize a TDR program.** A TDR program has been mentioned for 25 years in Sammamish and has not yet fully come to fruition. This will be vital in directing growth to where infrastructure is best available without taking away property owners rights to develop their property. A robust program should be implemented and fully utilized. Having such a system in place will be imperative to discourage piecemeal infill development in the future. Now is the time to act to create, plan for and implement a TDR program within the City of Sammamish.

**Evaluate over supply of large Single Family homes within the City.** Incentive should be made to change land use to other uses without taking away property owners rights. A robust TDR program should be key to this. Incentives to build houses for Seniors or all phases of life should be evaluated to promote vehicle trips within the City without the need for a mass exodus of vehicles to outside the City each day.

Thanks

James Eastman

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