

## Doug McIntyre

---

**From:** Raven Ninjato <raven.ninjato@gmail.com>  
**Sent:** Friday, July 31, 2020 12:33 PM  
**To:** EIS  
**Subject:** Sammamish Resident/Home Owner Petition to include Enrich and Sustain growth platform in planning  
**Attachments:** Common Cause Housing Balance 10.17.17.pdf

**[CAUTION - EXTERNAL EMAIL]**

Sammamish City Council,

I am writing in support of including the Enrich & Sustain growth platform which I have attached to this email. It is critically important to the future of Sammamish that all housing options be considered. Why? Because like many new and long-term transitioning residents of our city, my options for housing other than large single family options are severely limited. As I approach retirement I am simply not finding options for those like myself beginning our retirement planning and looking to transition into smaller, more affordable housing suitable for a comfortable retirement lifestyle. We need to plan for those options and not force our longtime residents into moving away from the community they have lived in, contributed to, funded through taxes and supported through community services. There are a host of interrelated issues here including transportation, services, entertainment options and others beyond just this issue of appropriate housing options.

Please take a long look at a broader set of options that allows long term residents to stay in the community that they have lived in, raised their kids in and would like to retire in. Now is the time to really think about what we want as a community and not just create a turnstile bedroom community that spits out those who have contributed to making this a great place to live.

Thank you for your consideration

Charles Mauzy  
25923 SE 23rd Court  
Sammamish, WA 98075

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.

# Common Cause

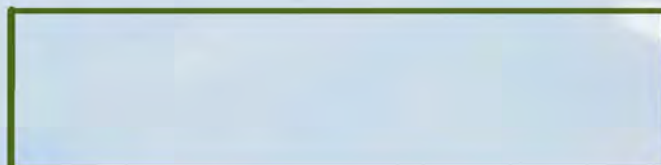
**Bringing the Private-Built Environment  
into  
optimal *Internal Balance*  
with  
the Natural Environment and  
the Public-Built Environment  
primarily through**



## ***Housing Balance*** **for Sammamish !!**

**Index to *Housing Balance* documents and PowerPoint presentations:**

- |  |                  |
|--|------------------|
| 1. Define - Principles and Outcomes            | 4 slides         |
| 2. Quintessence - Transcendence                | 1 page/13 slides |
| 3. Taglines - Orbits                           | 2 slides/2 pages |
| 4. Three Errors - Basic Ailment - Now -- Focus | 4 pages          |
| 5. Advantages to Bridging Long-Standing Divide | 8 slides         |
| 6. In a 10-Minute Nutshell                     | 11 slides        |
| 7. The Whats, the Whys and the Wherefores      | 38 slides        |
| 8. Jubilance and Well-Being                    | 27 slides        |
| 9. By the Numbers                              | 11 slides        |
| 10. POV - Introduction - Overviews             | 8 pages          |



# Housing Balance - Its Mighty Healing Powers

Reducing single-family home build-out from about 6,000 to 4,500 across the City.

Plus

Having those 4,500 single-family homes built on larger “Sahalee” sized lots.

Plus

Reducing congestion and car trips from around 1,500 fewer large homes citywide.

## AND

Allowing 4,000 to 8,000, or more, of our own households to remain in Sammamish in Centers - rather than having to leave the City - as their housing situations change over cycles-of-life.

Plus

Reducing congestion and car trips below those planned for in the Town Center EIS.

Plus

Further lowering congestion with “critical mass” for *Internal Trips* and *Effective Transit*.

## AND

70 Million to 150 Million, or more, in short/near term one-time revenues.

to use for

Deficient Capital Projects + Community Desires + Residential/Commercial Subsidies.

## AND

Helping to resolve, or resolving over a dozen *Significant Issues* facing the community.

Plus

Creating immense and generational wealth in *Four Major Sectors* for our Citizens and the City.

## AND

Renewable revenue increases, 6 to 10+ million annually, for the General Budget and Transfers.

## AND

Our City becoming Inclusive, Equitable and Sustainable through balancing housing supplies.

## AND

Enriching the Overall Quality of Life in Sammamish.

Plus

Improving Community Character and Neighborhood Identities.

## Is There Anything Wrong with Any of This?

# Housing Balance - Its Mighty Healing Powers

Reducing single-family home build-out from about 6,000 to 4,500 across the City.

Plus

Having those 4,500 single-family homes built on larger “Sahalee” sized lots.

Plus

Reducing congestion and car trips from around 1,500 fewer large homes citywide.

## AND

Allowing 4,000 to 8,000, or more of our own households to remain in Sammamish in Centers - rather than having to leave the City - as their housing situations change over cycles-of-life.

Plus

Reducing congestion and car trips below those planned for in the Town Center EIS.

Plus

Further lowering congestion with “critical mass” for *Internal Trips* and *Effective Transit*.

## AND

70 Million to 150 Million, or more, in short/near term one-time revenues.

to use for

Deficient Capital Projects + Community Desires + Residential/Commercial Subsidies.

## AND

Helping to resolve, or resolving over a dozen *Significant Issues* facing the community.

Plus

Creating immense and generational wealth in *Four Major Sectors* for our Citizens and the City.

## AND

Renewable revenue increases, 6 to 10+ million annually, for the General Budget and Transfers.

## AND

Our City becoming Inclusive, Equitable and Sustainable through balancing housing supplies.

## AND

Enriching the Overall Quality of Life in Sammamish.

Plus

Improving Community Character and Neighborhood Identities.

## Is There Anything Wrong with Any of This?

# Common Cause

***NOW,* is the Perfect Time for**  
***Housing Balance***  
**for Sammamish !!**



## **M e m o r a n d u m**

pertaining to this Compilation:

- Tabs 1, 2, 3, 6, 7, 8, 9 and 10 are complete.
- Tabs 4 and 5 are presently empty.  
We will present this material, when we get together for private meetings in the near future.
- Two additional documents will be presented when we meet:

*Constructive Directives*

Suggested roadmap of the process to attain *Housing Balance*.

*Consensus for Spanning IPP's*

Recommended *Housing Balance* starting points, that will span and bridge Ideologies, Perspectives and Points of view (IPP's).

**The long-term 'Solution and Salvation' for Sammamish, is to bring our Private-Built Environment into optimal *Internal Balance* with our Public-Built Environment and our Natural Environment - to Enrich Lives and establish Enduring Community Consensus on Character.**

**Balance Housing, then right-size Economics and Affluence.**

**1. Define. Principles  
and Outcomes.**

# ***Housing Balance***

## ***Definition***

*Housing Balance* in Sammamish is, when the City's housing supply optimally meets the full spectrum of housing Needs and Wants – at thirty percent or less of household income – of those living and/or working within the City throughout the recurring Cycle-of-Life.

# ***Housing Balance*** **for Sammamish**

**~~ Principles and Outcomes ~~**



# ***Housing Balance for Sammamish***

***~~ Principles and Outcomes ~~***

- ✓ ***Lessen additional citywide oversupplies of large single-family housing sprawl.***
  - ✓ ***Optimally increase undersupplies of smaller, more affordable homes in Centers.***
- 
- ✓ ***Reduce congestion and car use well below that planned for and zoned for.***
  - ✓ ***Create tremendous wealth for our City and Citizens – short, as well as long-term.***
  - ✓ ***Helping to set right, or resolving, several significant issues we are facing as a City.***
- 
- ✓ ***Housing Sustainability & Inclusiveness – tailored to our own cycle-of-life changes.***
  - ✓ ***Enrich our Quality of Life, Community Character and Neighborhood Identities.***

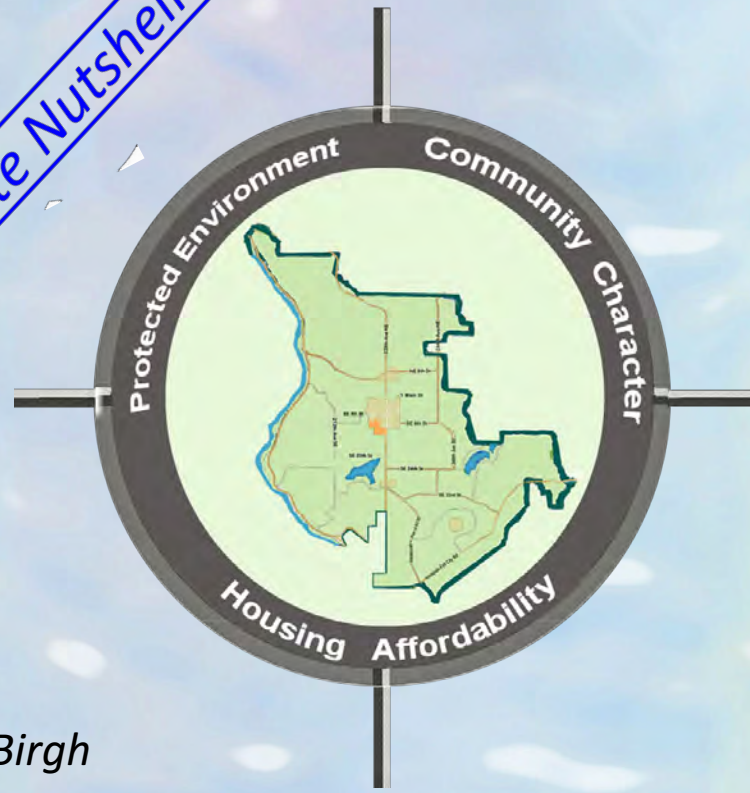
# ~~ Principles and Outcomes ~~

## *Housing Balance* for Sammamish



Interweaved  
and Unabridged

*In A Ten-Minute Nutshell*



*The Whole Story - -  
Four Power Point Presentations*

*created in July, 2017 by Paul Stickney and Richard Birgh*

2. Quintessence.  
Transcendence.

- *Internal* [Housing Balance](#) for Sammamish -

## Its Quintessence\*

### Beneficial Housing Standpoints

1. [Housing for You, your household and your extended family - over time.](#)

*Choices and opportunities to stay in the City as your housing needs and wants alter due to changing situations - planned, unplanned and generational - over the recurring cycle-of-life.*

2. [Housing is balanced to our Citywide magnitude – factoring in over 20,000 households.](#)

*Same statement as in #1 above, but for the entire City ... more than 20,000 times the extent. Recognize that the entire cycle-of-life is happening continuously - on a community wide scale.*

3. [Manage housing supply to morph into being Affordable, Equitable, Inclusive and Sustainable.](#)

*Housing Supply is guided by our own Internal economic and demographic housing Needs and Wants over cycles-of-life. This is achieved by making two positive housing policy adjustments.*

### Favorable Land Use/Housing Policy Adjustments

- A. [Appropriately decrease](#)/lessen additional large single-family home sprawl citywide. This will retain much R-1 lands as-is, allow downzones of R4 and R6 lands and return to larger lot sizes.
- B. [Optimally increase](#)/broaden compact and connected multi-family housing in our Centers. Meet past and present housing shortfalls in Town Center and future shortfalls in our other 3 Centers.

### Holistic Communal Upsides by Virtue of [Housing Balance](#)

- [Reducing car use and traffic congestion](#) well below what is planned for, and zoned for.
- [Vast wealth for our City and Citizens in Four Major Sectors](#) - both short-term and long-term.
- [Helping to resolve, or resolving, many Significant Issues](#) that we are currently facing.
- [Enriching our quality of life.](#) Improved neighborhood and community character. A better City.

Quintessence\*

\* The aspect of something regarded as the intrinsic and central constituent of its character.

\* A refined essence or extract of a topic.

By Paul Stickney and Richard Birgh

August 2017

Email for Paul: [stick@seanet.com](mailto:stick@seanet.com)

Email for Richard: [rbirgh@comcast.net](mailto:rbirgh@comcast.net)

***Internal  
Housing Balance  
for Sammamish***

***Its Transcendence***

*You have read...*

-- *Internal **Housing Balance** for Sammamish* --

**Its Quintessence\***

The Holistic Values of **Housing Balance**  
*Transcend* the Sum of its Parts.

\* *The aspect of something regarded as the intrinsic and central constituent of its character.*

\* *A refined essence or the extract of a topic.*

## Its Quintessence\*

### Beneficial Housing Standpoints

1. *Housing for You, your household and your extended family - over time.*

*Choices and opportunities to stay in the City as your housing needs and wants alter due to changing situations - planned, unplanned and generational - over the recurring cycle-of-life.*

2. *Housing is balanced to our Citywide magnitude – factoring in over 20,000 households.*

*Same statement as in #1 above, but for the entire City ... more than 20,000 times the extent. Recognize that the entire cycle-of-life is happening continuously - on a community wide scale.*

3. *Manage housing supply to morph into being Affordable, Equitable, Inclusive and Sustainable.*

*Housing Supply is guided by our own Internal economic and demographic housing Needs and Wants over cycles-of-life. This is achieved by making two positive housing policy adjustments.*

### Favorable Land Use/Housing Policy Adjustments

- A. *Appropriately decrease/lessen additional large single-family home sprawl citywide. This will retain much R-1 lands as-is, allow downzones of R4 and R6 lands and return to larger lot sizes.*
- B. *Optimally increase/broaden compact and connected multi-family housing in our Centers. Meet past and present housing shortfalls in Town Center and future shortfalls in our other 3 Centers.*

### Holistic Communal Upsides by Virtue of *Housing Balance*

- *Reducing car use and traffic congestion* well below what is planned for, and zoned for.
- *Vast wealth for our City and Citizens in Four Major Sectors* - both short-term and long-term.
- *Helping to resolve, or resolving, many Significant Issues* that we are currently facing.
- *Enriching our quality of life.* Improved neighborhood and community character. A better City.

Quintessence\*

\* The aspect of something regarded as the intrinsic and central constituent of its character.

\* A refined essence or extract of a topic.

An Analogy:

*As the value of what the fingers  
on your hand can do working together  
transcends what each finger  
and a thumb can do on its own,  
**Housing Balance** as a whole  
transcends the value of the  
combination of each of  
its individual parts.*



# *Housing Balance* -- Its Transcendence



***It's About You and Your Household Over Time.***



Smaller housing  
Needs and Wants  
for you, your family  
and extended family,  
for planned changes,  
unplanned changes  
and  
generational forethoughts  
over the recurring  
Cycle-of-Life.

# *Housing Balance* -- Its Transcendence



***It's about All Households in the Community - Over Time.***



Ditto that,  
for about 23,000 households  
now in Sammamish,  
which are all over  
the Cycle-of-Life board  
on a community wide scale  
and which will be so  
continuously.

Further, plan for the  
build-out capacity of  
all Single-family zoning.

# *Housing Balance* -- Its Transcendence



***It's about Our Workforce – Over Time.***



Ditto that again, for those presently working in Sammamish that do not live here.

As well as the “right sized” amount of jobs and services, paired to optimal *Internal Housing Balance.*

# *Housing Balance* -- Its Transcendence



***It's about two Beneficial, Positive Land Use Changes.***



Based on the *Internal* housing Needs and Wants, the City makes desirable, informed changes in two significant land use policies - to everyone's advantage:

- Appropriately lessen the oversupplies of additional, big Single-family homes, citywide.
- Optimally increase smaller and different housing in Town Center now and in the other Centers later.

# *Housing Balance* -- Its Transcendence



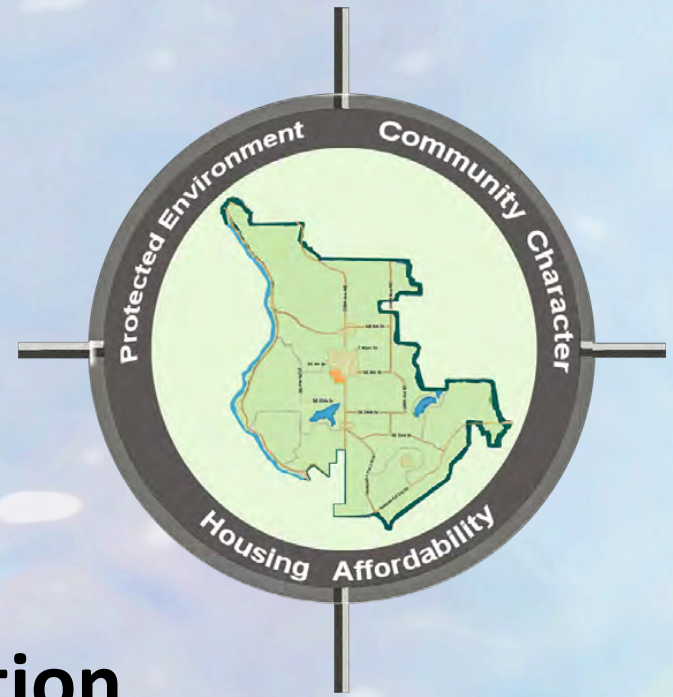
## *It's about these Beneficial, Positive Community Outcomes.*

Besides *balancing* housing for the those living and/or working in Sammamish over the Cycle-of-Life , these two favorable and notable land use policy alterations will enable:

- Reduce car use, congestion and traffic below that planned for and zoned for.
- Vast short-term **wealth** and long-term **wealth** for our Citizens and the City.
- Help to set right or resolving, many significant Issues that we are facing.
- Housing in Sammamish becoming more Affordable, Inclusive and Sustainable.
- Enrich our quality of life, community character and neighborhood identities.



# With *Housing Balance*



**Balanced Housing**

**Reduced Congestion**

**Created Wealth**

**Lessened Issues**

**Enriched Lives**



# Without *Housing Balance*

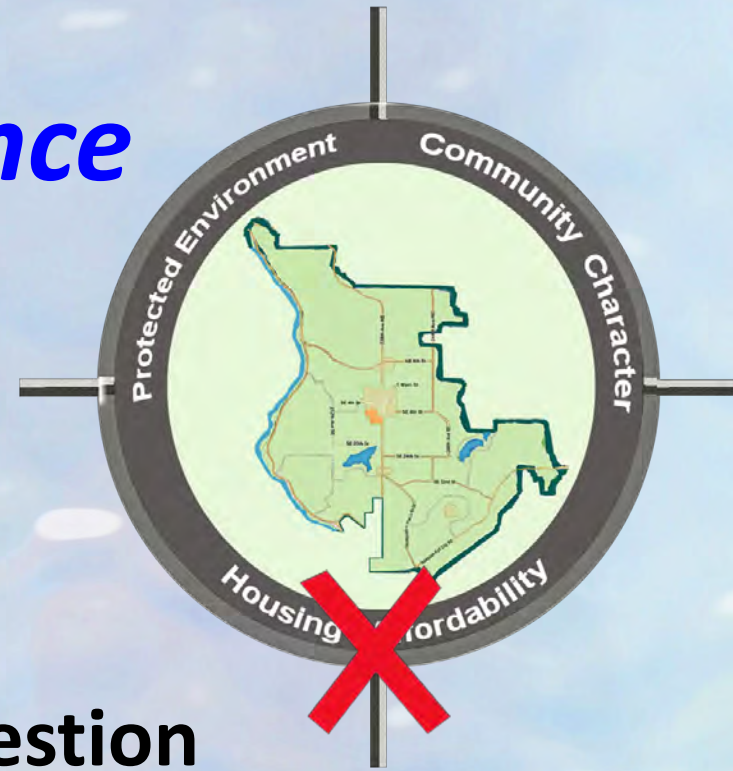
**Imbalanced Housing**

**Exacerbated Congestion**

**Rejected Wealth**

**Intensified Issues**

**Worsened Lives**



**Choose Wisely ...**



**Support**

***Housing Balance!***







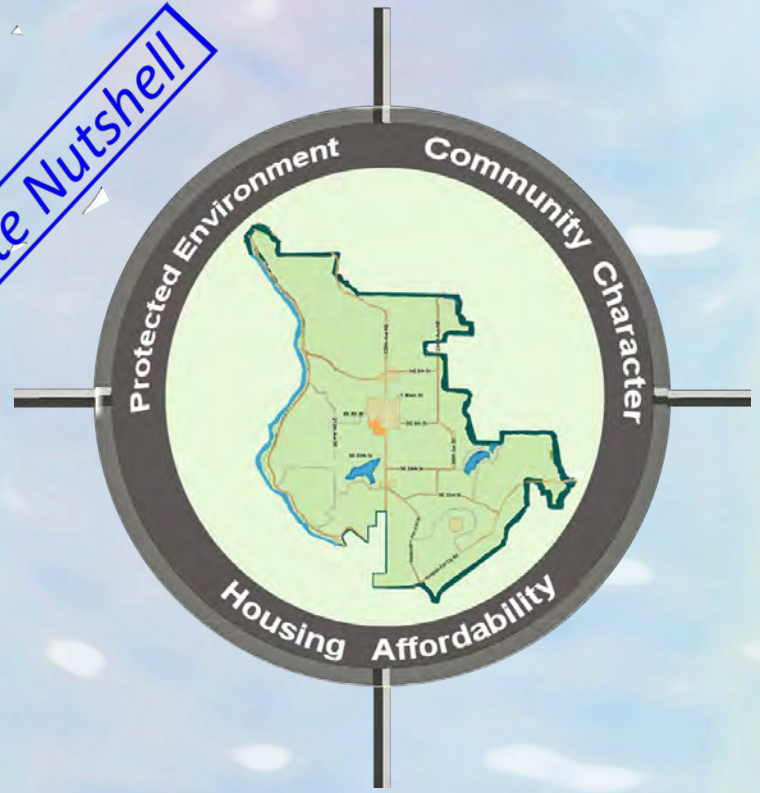
# ~~ Principles and Outcomes ~~

## Housing Balance for Sammamish



Interweaved  
and Unabridged

In A Ten-Minute Nutshell



*The Whole Story - - -  
Four Power Point Presentations*

*Created by Paul Stickney and Richard Birgh*

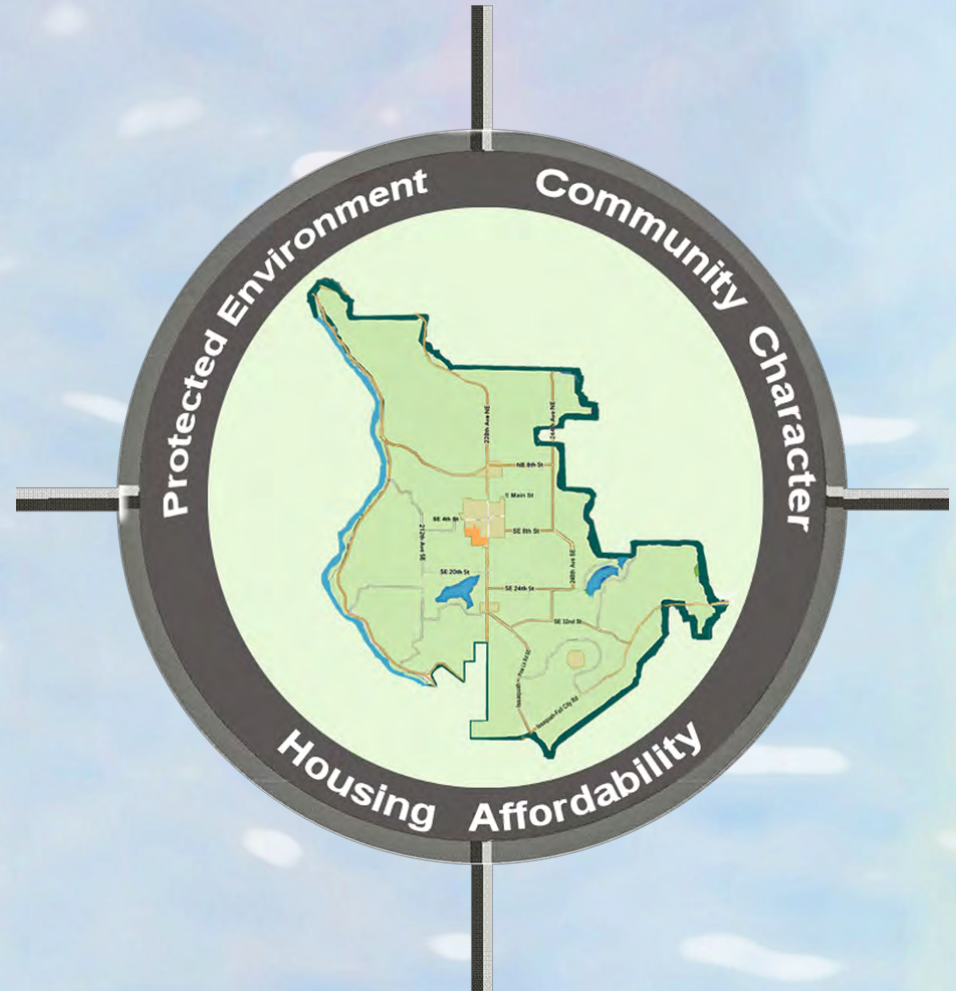
3. Taglines. Orbits.

# *Housing Balance for Sammamish*

---

## *Advantageous Community Tag Lines*

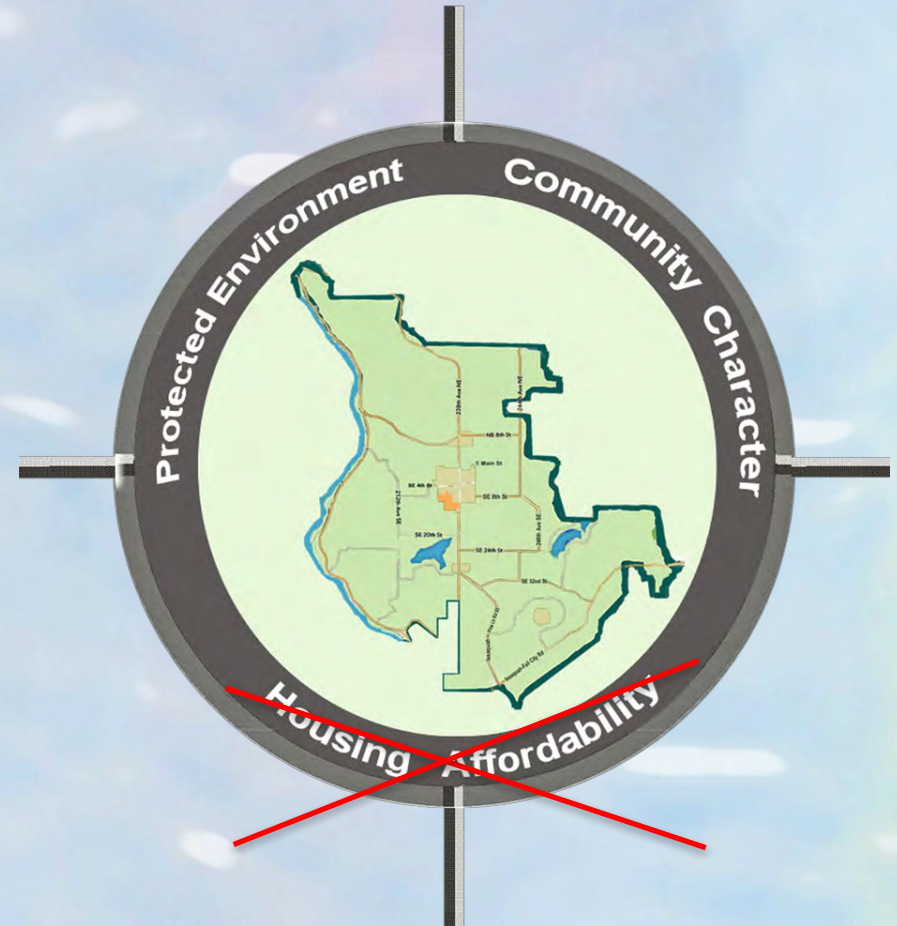
**Balance Housing**  
**Reduce Congestion**  
**Create Wealth**  
**Lessen Issues**  
**Enrich Lives**



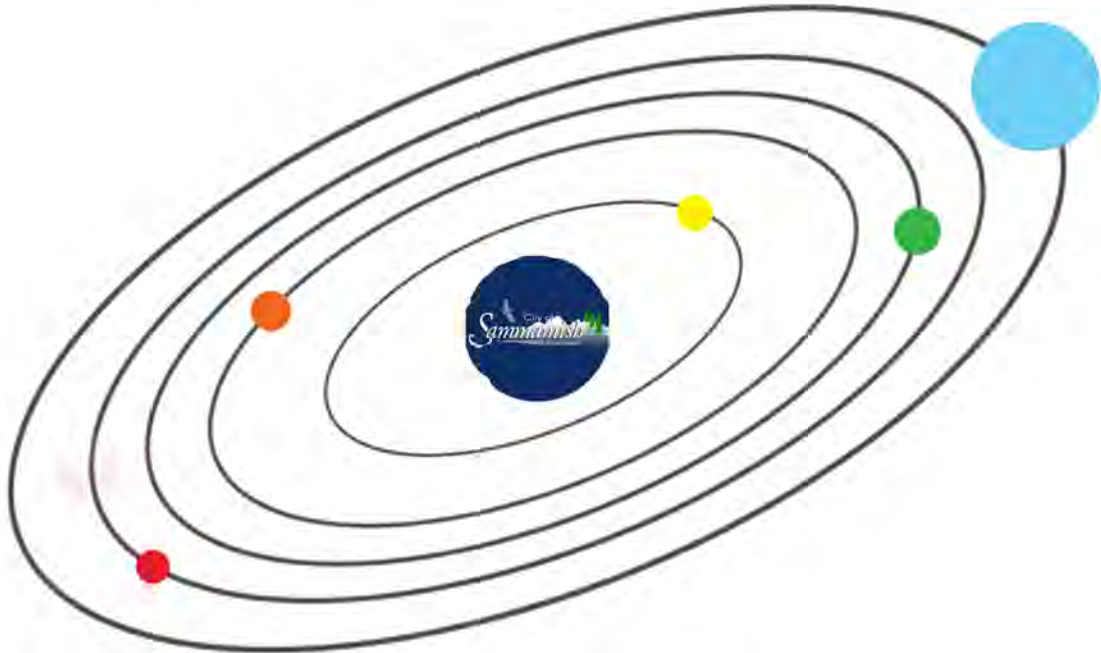
# *WITHOUT Housing Balance for Sammamish*

## *Disadvantageous Community Tag Lines*

**Imbalanced Housing  
Exacerbate Congestion  
Reject Wealth  
Intensify Issues  
Worsen Lives**



# Five Weighted Beneficial Orbits for Holistic Change to Town Center in 2014 and Key Foundations for Comp Plan 2035 in 2015



**Mercury: Town Center Property Value** (*smallest orbit*)

Property values similar to those in  
Sammamish Highlands and Pine Lake centers.

**Venus: City of Sammamish** (*small orbit*)

Envisioned Town Center Plan becomes Reality;  
Economic Diversification and Benefits; Heart of City

**Earth: Transportation / Health** (*middle orbit*)

Lessen Car Use and Promote Health from Mixed Use;  
Multi-Modal Realities; Parks; Trails

**Mars: Citizens of Sammamish** (*larger orbit*)

Smaller Housing Options; White Collar Jobs;  
Boutique Services; Social Place to Go.

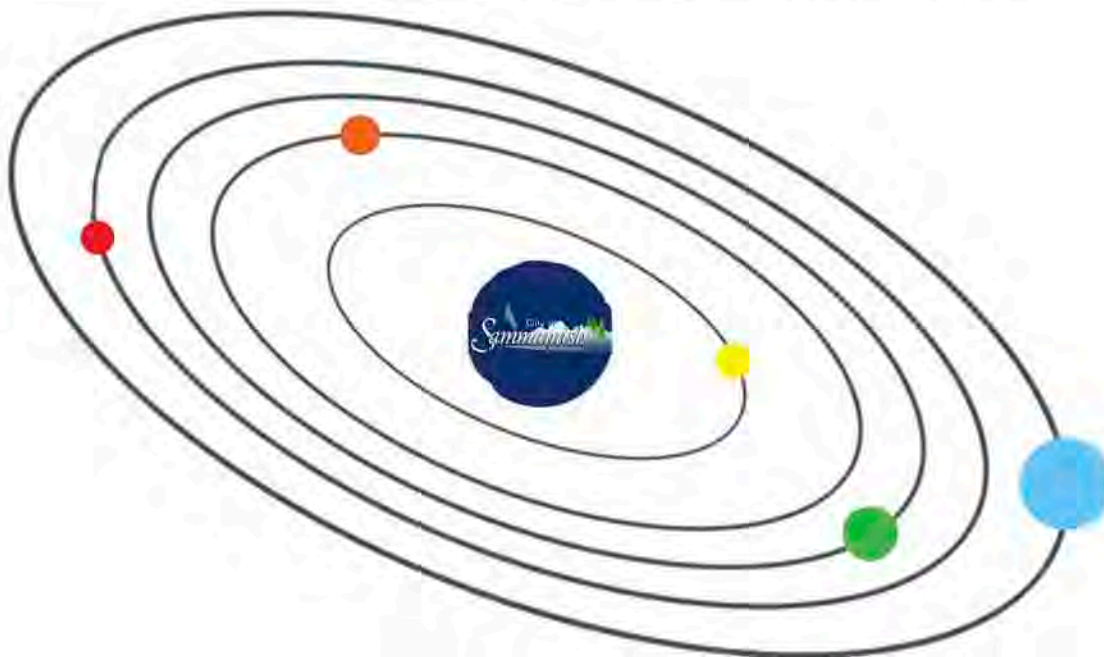
**Jupiter: Environment / Sustainability** (*largest orbit*)

Compact, Complete & Connected; Conserve Natural Resources;  
Reduce Sprawl; Affordable and Senior Housing;  
Sustainable Community Addressing the Three Pillars of Social Equity,  
Economic Vitality and Environmental Quality.

Respectfully submitted to the City Council on March 17, 2014

by Richard Birgh and Paul Stickney; John Hansen and Doug Ramsey

**Five Weighted Detrimental Orbits  
For NOT MAKING  
Holistic Changes to Town Center in 2014  
and NOT INCLUDING them as  
Key Foundations for Comp Plan 2035 in 2015**



**Mercury: Town Center Property Value** (*smallest orbit*)

Property values remain severely diminished.  
Land Owner's have been held hostage since 1999 with moratoria and then with an artificially constrained, unworkable Town Center Plan.

**Venus: City of Sammamish** (*small orbit*)

The "Envisioned" Town Center Plan remains on the shelf impractical and unfeasible.  
Economic benefits for Sammamish go to Redmond and Issaquah while the Heart of the City withers.

**Earth: Transportation / Health** (*middle orbit*)

Suburban uses in the Town Center that are more spread out will encourage car use, but not walkability and multi-modal uses.  
Health goals are lessened and discouraged.

**Mars: Citizens of Sammamish** (*larger orbit*)

Fewer, less desirable housing options and essentially more of the same.  
No meaningful jobs created; meager retail, service and entertainment opportunities.  
Not "the social place to go".

**Jupiter: Environment / Sustainability** (*largest orbit*)

Stormwater "Best Management Practices" not achieved. Larger carbon footprint created.  
Land use inefficient and squandered. Unnecessary consumption of natural resources.  
Not compact, complete or connected. Less open space. Sustainability goals not met.  
Reduced affordable & senior housing. Furthering city wide "Suburban Sprawl".

Respectfully submitted to the City Council in June, 2014  
by Richard Birgh, Paul Stickney and John Hansen

**4. Three Errors. Basic  
Allment. Now - Focus.**

5. Advantages to Bridge  
Long-Standing Divides.



6. In a 10-Minute  
Nutshell

# ***Housing Balance for Sammamish***

***In a Ten-Minute Nutshell***

# ***Housing Balance***

## ***Definition***

*Housing Balance* in Sammamish is, when the City's housing supply optimally meets the full spectrum of housing Needs and Wants – at thirty percent or less of household income – of those living and/or working within the City throughout the recurring Cycle-of-Life.

# ***Housing Balance***

## **Its High Level Merits and Benefits**

- Meaningful reductions in additional, large single-family home sprawl -- citywide.
- Optimal increases of smaller, different and more affordable housing in our Centers.
- Car use and congestion notably lessened below that planned for and zoned for.
- Going a long ways to improve many of the issues we are facing in the City.
- Tremendous short and long-term community wealth -- in all four Major Sectors.
- Inclusiveness -- Housing supply balanced to *Internal* Cycle-of-Life Needs and Wants.
- Enrich Lives. Improve community character and neighborhood identities.

# *Housing Balance in a Ten-Minute Nutshell*



Sammamish has three “Guiding Lights”  
for housing within the Community:

## ***Character***

Ensuring the vitality and character of our existing neighborhoods as well as our community as a whole.

## ***External***

Meeting our negotiated share of the Puget Sound region’s 20-year forecasted growth.

## ***Internal***

Optimally meeting local housing Needs and Wants, past, present and over the recurring Cycle-of-Life.

# Housing Balance in a Ten-Minute Nutshell



## Internal:

Within the city limits of Sammamish, based on these sets of factors:

- Housing that presently exists, is planned for and allowed by zoning.
  - Housing needed and wanted by those living and/or working in the City.
  - Time frames of past, present and the recurring Cycle-of-Life.
- 
- ❑ We are about 30% out of *Housing Balance* within the City -- with too many larger homes and too few smaller and different ones.
  
  - ❑ To balance this, we need to appropriately reduce the amount of additional housing sprawl from large single-family homes, citywide, -- and, at the same time -- optimally increase the amount of smaller, compact housing in Town Center now, and the other Centers later.

☺ And ... as we achieve *Internal Housing Balance*, we will also appreciably lessen citywide car use and congestion below that planned and zoned for.

# *Housing Balance in a Ten-Minute Nutshell*



*Housing Balance* will provide marked progress in setting right many Issues that are facing Sammamish:

- *Trees and Tree Canopy.*
- *Car Use and Congestion.*
- *Citywide Housing Sprawl.*
- *Property Taxes; Budget Revenues.*
- *Housing Affordability.*
- *Environmental Protection.*
- *Deficiencies and Desires.*
- *Open Space; Wildlife; Parks.*
- *Trails; Connections; Transit.*
- *Neighborhood Identities.*
- *Overall Community Character.*
- *Enriched Lives.*

## *Housing Balance in a Ten-Minute Nutshell*



*Housing Balance* will also enable tremendous short-term **Wealth**, as well as long-term **Wealth**, for our Community and the City within each of these Four Major Sectors:

- ✓ **Social**
- ✓ **Transportation**
- ✓ **The Environment**
- ✓ **Financial**

!! And of great importance ... *Housing Balance* will **considerably lessen** citywide car use and congestion, below that planned and zoned for. 😊



# Housing Balance in a Ten-Minute Nutshell



**Internal Housing Balance** is ...

*... Relevant, important, urgent and should be fully remedied by the City at “Light Speed” -- Because:*

**Duration** of our smaller and different housing deficiencies:

- Inherited from 40+ years of county policies before incorporation in 1999.
- That have increased from 1999-2016 under Sammamish governance.
- Rollover cycles every 15± years. Aging-in-place for those who want to stay.

**Magnitude** of our smaller and different housing shortfalls:

- Past and present – it appears that we are about 30% out of Housing Balance.
- Future Cycle of Life – not yet determined, but is quite substantial.

**Effects** from balancing our housing oversupplies and undersupplies:

- Tremendous short and long-term wealth created in each of the Four Sectors.
- Reduce car use and congestion below that planned for and zoned for.
- Significant headway in setting right many of the issues facing our community.

**Town Center** is at a “Critical Crossroads” right now -- as our current Town Center Plan does not fully plan to **optimally** meet *Internal* Cycle-of-Life housing Needs and Wants.

**Major Citywide planning efforts** are presently underway and being fast-tracked, with many of them having *incorrect*, out of balance land use and housing assumptions.

# Housing Balance The Whole Story

*The Whats,  
the Whys  
and the  
Wherefores*

*The Jubilance  
and  
Well-Being*

*By the  
Numbers*

Interweaved  
and Unabridged

# ***Housing Balance***

Holds the keys to help resolving many issues facing Sammamish today -- and for decades and generations to come.

Provides great wealth for our community.

Is a vital component of being inclusive, sustainable -- and making us a better City.

# Housing Balance for Sammamish

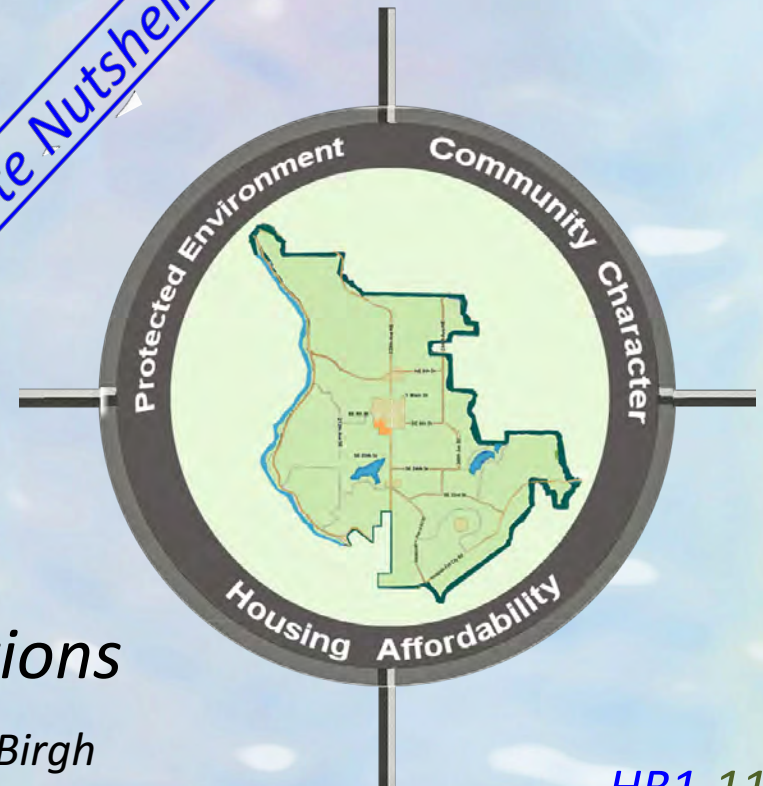
The Whats,  
the Whys  
and the  
Wherefores

The Jubilance  
and  
Well-Being

By the  
Numbers

Interweaved  
and Unabridged

In A Ten-Minute Nutshell



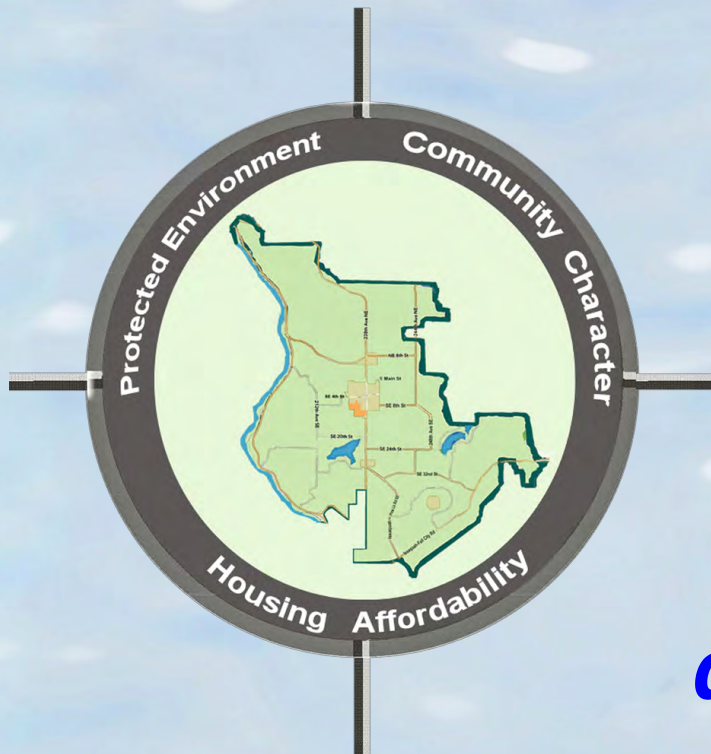
*This Slide Show - - -*

*1<sup>st</sup> of Four Power Point Presentations*

*created in July, 2017 by Paul Stickney and Richard Birgh*

**7. Whats, Whys  
and Wherefores**

# *Housing Balance for Sammamish*



*The Whats,  
the Whys,  
and the Wherefores.*

# Housing Balance

## Definition

*Housing Balance* in Sammamish is, when the City's housing supply optimally meets the full spectrum of housing Needs and Wants – at thirty percent or less of household income – of those living and/or working within the City throughout the recurring Cycle-of-Life.

# Housing Balance

*You've seen the "10-Minute Nutshell" - there are various starting points ... what is Yours?*

- I support it.
- I need more information.
- I have questions.
- I'm concerned.
- I don't support it.
- Or ...



# Housing Balance

*The Whats,  
the Whys  
and the Wherefores.*

## Abstract



Sammamish is a residential bedroom community and housing is one of our most important assets. The City has three guiding lights for housing within the community:

Protect existing neighborhood and citywide character

*-- Character --*

Housing numbers to take our share of regional growth

*-- External --*

Housing numbers to meet our internal needs and wants

*-- Internal --*

Sammamish has fully planned for *Character* and *External*. The City has only partially planned for *Internal*. Now is the golden opportunity - and our responsibility - to fully plan for optimal ***Internal Housing Balance*** and housing affordability.



**Housing Balance** is fundamentally achieved by meeting *Internal* housing Needs and *Internal* housing Wants through:

- Further reductions in the amount of larger single-family home suburban sprawl – citywide.
- Optimal increases to the number of smaller and different housing options in our Town Center.
- Carrying out a *Housing Balance* Master Plan with past, present and future perspectives.



Why should smaller and different “*Internal*” housing numbers be optimally planned for and met in Town Center right now?

Because of:

- ✓ Unmet housing deficiencies from the past 50+ years. (2 Parts)
- ✓ Future and recurring Cycle-of-Life Needs and Wants for our residents.
- ✓ Housing for people working in here that cannot afford to live here.
- ✓ Tremendous 4-Sector short and long-term wealth for our Community.
- ✓ Marked progress in setting right many of the issues we are facing.
- ✓ Effects, connections and consequences that **Housing Balance** has on many major planning efforts in the City, that are underway at this time.
- ✓ Lessen car use and congestion below that planned for and zoned for.

And owing to the fact that ...

... Our City is significantly out of **Housing Balance** -- by 30% or more.



Doing these things, will not only provide the Legacy and Stewardship of **Housing Balance**, but will also provide overwhelming community benefits and **Wealth** in Four Major Sectors ...

- Social Merits.
- Environmental Benefits.
- Financial Gains and Advantages.
- Positive Transportation Effects.

*!! – And ... car use and congestion will notably decrease below that which has been rigorously planned for and zoned for – ☺*



## An Aside of *Housing Balance* –

Everybody is mindful of all the taxes that have been passed in the last year or so, and their cumulative effects on household budgets.

*Housing Balance* will generate **vast**, one-time revenues along with **substantial**, long-term, annual renewable revenues for the City.

This will reduce the need to raise City taxes or take on debt in Sammamish – and provide money to cure infrastructure deficiencies and to enable desires.

# Housing Balance

*The Whats,  
the Whys,  
and the Wherefores.*

## Specifics

---

**Housing Balance** holds the keys to curing, averting, avoiding and/or lessening many of the issues Sammamish is currently facing.



*Sammamish is facing many **Significant Issues:***

- Reducing Negative Impacts of Citywide Suburban Sprawl.
- Trees Coming Down; Wildlife and Environmental Protection
- Major Road and Storm Water Inadequacies.
- Serious, Looming Revenue Shortfalls for Capital Projects.
- Housing Affordability and Affordable Housing.
- Community Desires – Land Preservation; Culture; Arts.
- Getting the Right Amount and Mix of Smaller Homes.
- Funding for the Coveted Emerald Necklace.
- Enhancing Our Tree Canopy and the Urban Forestry Plan.
- Open Space; Trails; Parks; Connectivity.
- Worsening Traffic, Car Use and Congestion.
- Safeguarding Individual Neighborhood Character.
- Preserving our Citywide Identity and Sense of Place.
- Other Issues ...

*Solutions to all of these issues are rooted in*

***Optimal Housing Balance***





***The positive effects and wealth of **Housing Balance** are staggering\* ... Attaining it, will go a long way to solving many of the significant issues facing Sammamish ... And as it is achieved, car use and congestion will reduce below what has already been carefully planned for and zoned for.***

## **A Win-Win-Win Scenario**

*\*For the Environment*

*\*Transportation*

*\*Socially*

*\*Financially*



What is the difference between the **External** Growth Target Number (**GT#**) and the **Internal** Economic and Demographic Needs and Wants Numbers (**ED#’s**) for Sammamish?

**External** and **Internal** numbers are distinctly different -- they exist independently of each other -- they are equally important -- they are cumulative and overlap in their applications.



*How is the External Growth Target **Number (GT#)** for Sammamish determined?*

The Office of Financial Management (OFM) gives growth forecasts to the Puget Sound Regional Council (PSRC).

Then, PSRC breaks down that allocation into four parts, with one part going to King County.

King County in turn negotiates the Growth Target Number with each of its 39 cities. The current 20-year Growth Target Number for Sammamish is around 4,600 units.



*How are past, present and future Internal Economic and Demographic Needs and Wants **Numbers (ED#'s)** determined for those living and/or working in Sammamish?*

These *Internal* numbers are ascertained by analysis of each economic group and each demographic group, appropriate for our City's **unique local conditions** -- to determine the surplus or deficient housing gap for each group.

For groups where there is more housing supply than need, the gap is **surplus** and the City has an **oversupply** of housing for these groups.

For groups where there is more need than housing supply, the gap is **deficient** and the City has an **undersupply** of housing for these groups.



These surplus and deficient gap ***numbers are further refined***, by learning the housing wants and preferences of all the groups, ***through statistically valid surveys***, focus groups and other objective methods.

*Internal* Economic and Demographic Need gap numbers for all groups, have ***never*** been determined in Sammamish. Neither have statistically valid survey Want numbers.

Therefore, ***Internal numbers (ED#'s) have neither been fully considered, nor completely planned for***, in our Comprehensive Plan, the Town Center Plan, in zoning or development regulations.



## Essential **Housing Balance** Factors and Assumptions:

- ◆ ED#'s **only** come from our own *Internal* housing Needs and Wants, they are **not** based on external regional market demands.
- ◆ Housing Balance **will allow residents to stay** during their Cycle-of-Life and Aging in Place ... as opposed to being forced to leave the City as their housing situations and desires change.
- ◆ Sammamish will become a far more **Inclusive City** – offering varied, sustainable housing options for all living and/or working in the City.
- ◆ What initially attracts most people to Sammamish will not change.
- ◆ Our Community Character will only improve as we become a more complete City.
- ◆ Sammamish will attain the long-lasting Legacy and Stewardship of sustainable **Housing Balance**.
- ◆ Social, Environmental, Transportation and Financial **wealth** will be tremendous ... right off the bat ... and for generations to come.



## *How can we truly be a Residential Bedroom Community ...*

*When we as a City have never, ever, fully  
planned for our own Internal housing  
Needs and Wants Numbers in positive,  
sustainable, holistic, and long-term ways?*



# *THE Question:*

*What is the optimal amount of smaller and different housing units to primarily have in our Centers - - to fulfill the housing wants and needs of those living and/or working within the City over their recurring Cycle-of-Life and Aging in Place - - to attain the beneficial Legacy, Stewardship and Inclusiveness of sustainable **Housing Balance?***





*Context for calculating the **Optimal** number of smaller homes for **Housing Balance**:*

- We now have about 21,000 single-family homes with a build-out of about 25,000, or more, such homes.
- We now have about 2,000 multi-family homes with a build-out of about 4,000 – 5,000 such homes.
- There is enough existing land zoned R1, R4 and R6 outside the Town Center and other Centers, to meet and exceed the City's Growth Target of about 4,600 units.
- We have about 4,000 jobs - that are not within home businesses - and these people are not living in the City. We are forecast to eventually around 6,000 such jobs.



## *Relative to these Sammamish Engines:*

- Population of 60,000, increasing to around 80,000.
- 21,000 single-family homes, growing to 25,000+ homes.
- 4,000 jobs (non-home business) becoming 6,000 or so.

*What is the optimal number of smaller and different units needed in our Centers, to attain **Housing Balance**?*

Consider these Factors:

- Sammamish has had 70% Housing Rollover in the last 15 years. How many of the 10,000± households that left our City during that time wanted to stay, but could not, as smaller, more affordable housing options were not available?
- In future recurring Housing Rollover cycles, how many of our own will want to stay in the City, but with different housing?
- Deficient Housing Gap Numbers of most “ED” Groups.



## *Relative to these Sammamish Engines:*

- Population of 60,000, increasing to around 80,000.
- 21,000 single family homes, growing to 25,000+ homes.
- 4,000 jobs (non-home business) becoming 6,000, or so.

*What is the optimal number of smaller and different units needed in our Centers, to attain **Housing Balance**?*

Consider these Factors too:

- Generational and Extended Family Housing needs.
- Cost Burdened and Severely Cost Burdened households.
- Ethnic Demographic housing preferences.
- Populations of ages 45-55 & 55+ are both increasing.
- 1-2 person households that are on the rise.
- Unplanned changes that many households will face.
- Our residents Housing desires and demands over time?

*-- Attaining Housing Balance –*  
***Types of Smaller Housing,  
Where and When?***

What are the types of smaller housing needed  
to reach optimal Housing Balance? ....  
.... where should they go? ....  
.... and when are they needed?

---

***What will Housing Balance  
mean in Sammamish for ...***

- ... 97% of the City?
- ... 2% of the City?
- ... 1% of the City?

**97% of the City** – Now and for Generations to Come.

- ✓ *Protect and retain existing neighborhood and citywide character.*
- ✓ *Enhance natural and forested identity.*
- ✓ *Increased open space, trails and connectivity.*
- ✓ *Further reductions in large single-family housing sprawl.*

A small number of Accessory Dwelling Units (ADU & DADU)  
and occasional infill Cottage Housing.

-----

**2% of the City** - Town Center - NOW (Long Overdue).

**1% of the City** - Three Other Centers - In the Future.

- ✓ *Complete Compact and Connected – Live, Work, Shop, Play.*
- ✓ *Housing that is more affordable, balanced and sustainable.*
- ✓ *Inclusiveness; Housing Equity; Housing Social Justice.*
- ✓ *Car use and congestion reducing below that planned and zoned for.*

Many styles and kinds of housing, including multi-story condos, senior, mixed-use, rentals, affordable housing, townhouses, live-work and more.



## ***The Optimal Numbers for Housing Balance:***

Decrease single-family homes by 1K to 2K.

Increase multi-family dwelling units by 4K to 16K.

- The ***optimal range*** reduces single-family homes from 25K+ to 23K to 25K – and increases smaller, multi-family units to a minimum of 8K to a maximum of 20K, which includes the 4K to 5K, currently existing and planned for.
- We recommend ***the lower third of the optimal range*** for multi-family housing – which would add between **4K-8K** to those, currently existing and planned for.

Change from 25+/6/4-5 to 23-25/6/8-12 (20)



## *Factors that substantiate our recommendation to add between 4,000 and 8,000 smaller homes to the Town Center:*

- These numbers are within the **lower third of the optimal Housing Balance range**.
- **3,650 to 8,000 dwelling units, or more** can be added to the Town Center **without resulting in additional traffic** generation beyond that already planned for.
- As of 2012, Mercer Island, Newcastle and Mill Creek had multi-family percentages of **25% to 35%** ... Redmond and Issaquah had multi-family percentages of around **50%**. Sammamish has a **scant 10%**, including Klahanie. (6% before Klahanie).
- The lower third of the optimal range will put Sammamish between **24% and 35%**.
- Over the next 20 years, our multi-family housing percentages will, at most, reach the point where residential peer cities were in 2012. We will **stay well below** other peer cities. (Note: their %'s have increased since 2012 and will continue to rise over time.)
- The sizes and footprints of our Centers **stay the same** – *no expansions*.
- All we do, is go from about 9 units per gross acre to between 25 and 40 units per gross acre in our Town Center. Most peer cities have recent urban center densities from 50 to 100 units per gross acre, **or more**. Our Town Center will have one of the lowest if not **the lowest number of units per gross acre ... by far**.
- The amount of **open space** in our Town Center will be **much greater** than how much open space there is in most, if not all, recent peer city urban centers and downtowns.



## *Simply – Housing Balance:*

- Allows for continued appropriate reductions in citywide large single-family housing sprawl - - based on objectivity.*
- Optimally and quickly increasing housing supply that is lacking, needed, wanted and more affordable - in our Town Center.*
- Yields tremendous Community and City **wealth** in 4 Sectors. -- Social, Environmental, Financial and Transportation.*
- Is guided by a holistic Housing Balance Master Plan.*
- Helps set right many of the issues facing Sammamish.*
- Enables inclusiveness – and a much better City.*

... and, car use and congestion will decrease, below what has already been “rigorously” planned for and zoned for.



***Housing Balance  
for  
Sammamish***

***The Whats,  
the Whys,  
and the Wherefores.***

**Conclusions**



## ***Sammamish has minimized all housing since its incorporation, back in 1999.***

From the perspective of *Internal* Economic and Demographic Needs and Wants Numbers (ED#'s) and Optimal **Housing Balance**

.....

- It has been ***Appropriate*** for the City to minimize the oversupplies and negative impacts of large single-family housing sprawl -- citywide.
- It has been ***Inappropriate*** for the City to minimize the undersupplies and positive benefits of smaller multi-family homes in our Town Center and 3 other Centers.



**Sammamish has shrunken the “Circle of Housing” within the City, since its incorporation ... but has never filled in the Circle, to complete it.**

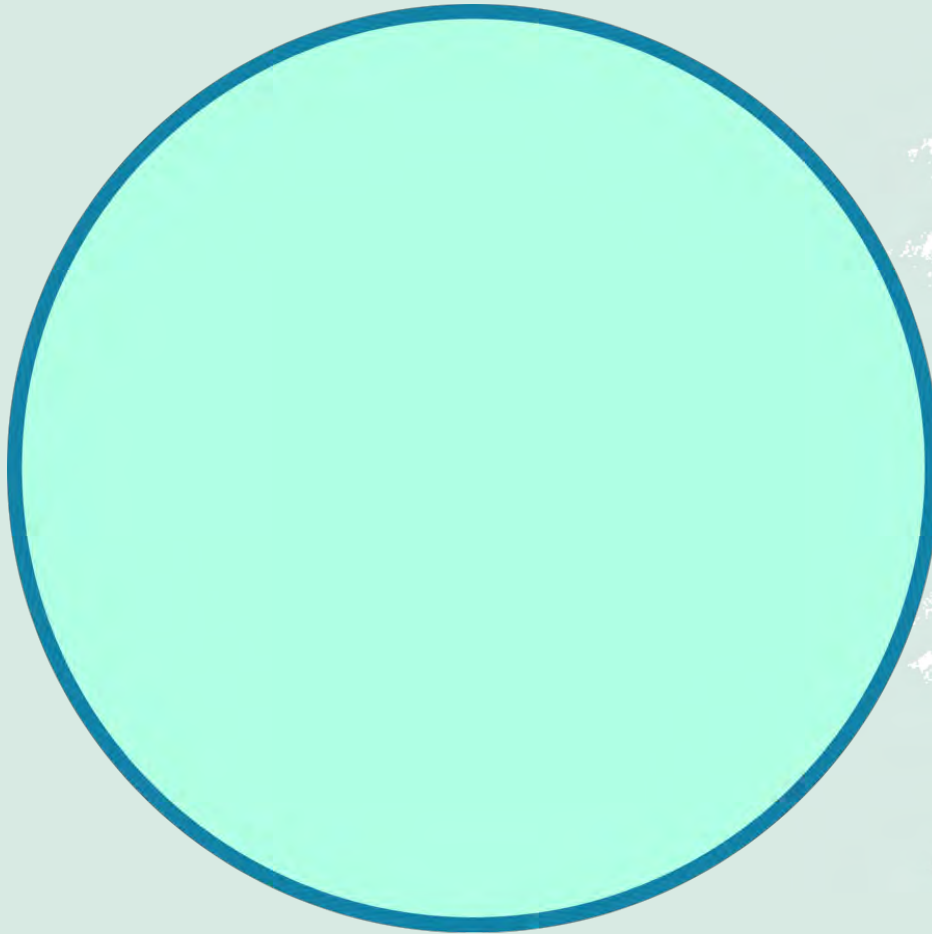
*Housing Balance is not about re-expanding the size of the shrunken housing circle, it is about **filling in the parts that are missing** -- and completing that circle.*

*Conclusions*



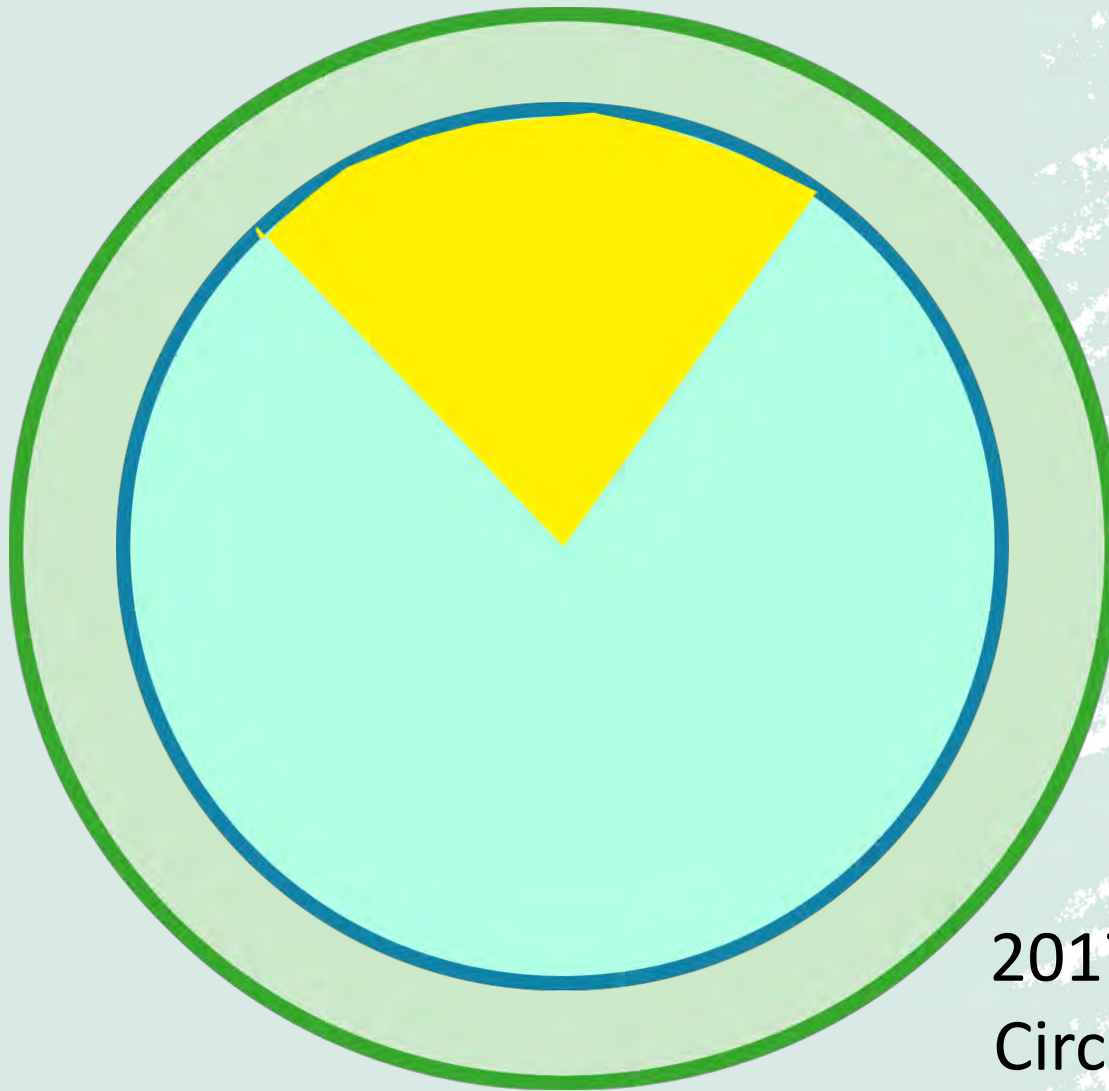
1999 - Circle  
of Housing

*Conclusions*



2015 - Circle  
of Housing

Conclusions



2017 - Complete the  
Circle of Housing for  
***Housing Balance***



**Unique to Sammamish ...  
... our deficient *Internal*  
ED#'s are 2 to 4 times greater  
than our External GT#.**

**-  $ED\#'s = (2 \approx 4) \times GT\#$**



*Relative to increasing the numbers of smaller housing units in our Centers, **NOW** is the time for the City to switch the “long standing” gears on Housing and Centers policies ....*

*.... from “Numbers First & Reasons Second”  
.... to “Reasons First & Numbers Second”.*

**Complete Objectivity** must be blended in with **Emotions** and **Character** to attain the Legacy and **Stewardship of Housing Balance** in Sammamish.





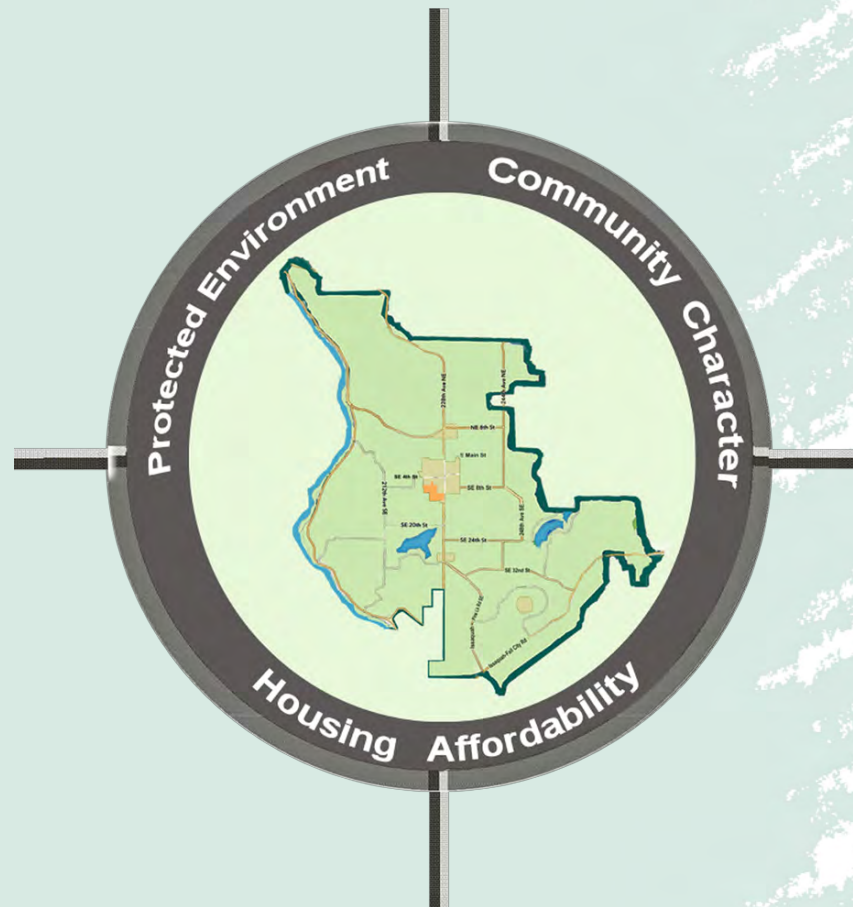
## ***It's time for "Simply - Housing Balance"***

Please tell the City Council Members that *You* agree with and support Housing Balance. Ask them to quickly take actions that fully plan for and attain these essential, beneficial outcomes:

- Further reduce large, single-family housing sprawl -- citywide.*
- Optimal increase of smaller housing supply, in Town Center now, and in our other three Centers, as appropriate, in the future.*
- Tremendous Social, Environmental, Financial and Transportation Four Sector Wealth – right away, and for generations to come.*
- Housing policies guided by a holistic master plan that attains and maintains housing sustainability, balance and affordability.*
- Helping to set right many of the issues facing Sammamish.*
- Sammamish becoming more inclusive - and much better overall.*
- Lessen traffic congestion below that fully planned and zoned for.*

# Housing Balance - -

*Additional Information Is Available*



# Housing Balance for Sammamish

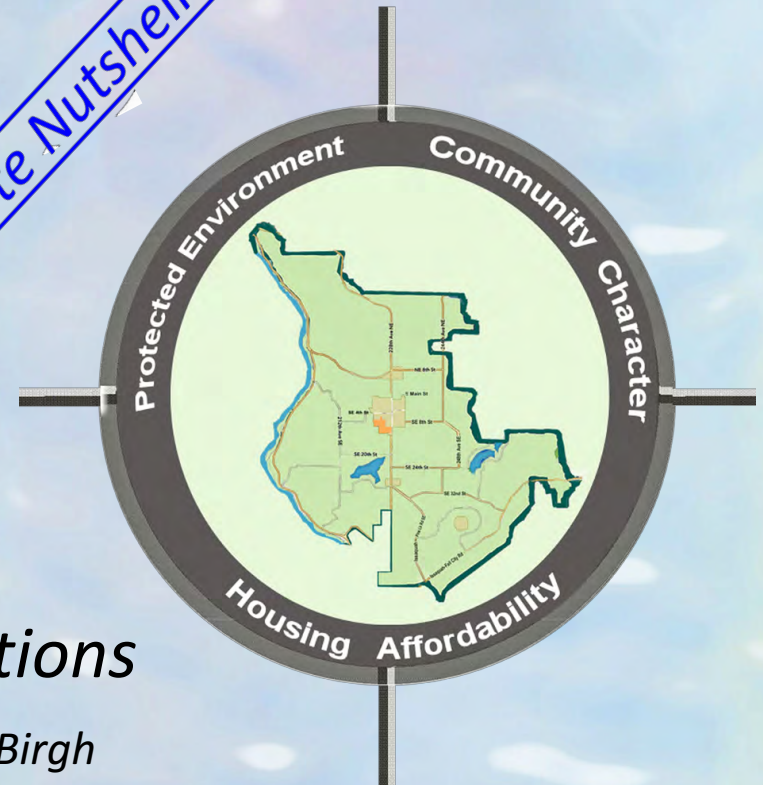
The Whats,  
the Whys  
and the  
Wherefores

The Jubilance  
and  
Well-Being

By the  
Numbers

Interweaved  
and Unabridged

In A Ten-Minute Nutshell



*This Slide Show - - -*

*2<sup>nd</sup> of Four Power Point Presentations*

*created in July, 2017 by Paul Stickney and Richard Birgh*

**8. Jubilation and  
Well-Being**



# The Jubilance and Well-Being with Housing Balance



# Jubilance and Well-Being Are:

*Happiness and Triumph!*

*Great Achievement!*

*Comfort and Health!*

*Joy, Satisfaction and Success!*

*Optimal Housing Balance  
in Sammamish!*



---

The Jubilance and  
Well Being with  
Housing Balance



*There are **four major Sectors** of the  
Jubilance and Well Being with Housing Balance.*

Each of which, provides tremendous wealth to our community, both short and long-term:

- Its Social Merits.
- Its Environmental Benefits.
- Its Financial Gains and Advantages.
- Its Positive Transportation Effects.

# The Jubilance and Well Being with Housing Balance!



Before discussing these four major Sectors ...

A quick and vital recap of the  
*What's, Why's and Wherefores*  
of *Internal Housing Balance*  
is in order!



# The Jubilance and Well Being with Housing Balance!



## ~ **INTERNAL** ~

Attaining *Housing Balance* and Housing Affordability tied to the recurring Cycle-of-Life of those living and/or working in Sammamish.

Helping to set right many issues the community is facing.

Making Sammamish more Complete, Inclusive and a much Better City overall.

---

and ... congestion and car use will be notably lessened below what has already been fully planned for and zoned for!

# The Jubilance and Well Being with Housing Balance!



~ **INTERNAL** ~

*Housing Balance* will only complete the shrunken Circle-of-Housing in Sammamish, not enlarge it.

The Growth Target number (GT #) and Economic and Demographic numbers (ED #'s) are distinctly different, exist independently and are equally important.

In Sammamish ... ED#'s = (2  $\approx$  4) X GT#

Deficient Internal ED#'s are 2 to 4 times greater in size than the External GT#.

25+ / 6 / 4-5. --- No!

**23-25 / 6+ / 8-12 (20).** --- Yes!

# The Jubilation and Well Being with Housing Balance!



~ **INTERNAL** ~

*There are Major benefits for 100% of our City.*

In 97% of the City:

Protect and retain Character.      More open space and trails.  
Natural forested identity.      Reduce more large-home sprawl.

In 3% of the City:

Live, Work, Shop, Play.      Sustainable Balanced Housing.  
Complete and Connected.      Housing Equity; Social Justice.

*Now* -- in 2% of the City.

Meet past and present *Housing Balance* needs in our Town Center.

*Future* -- in 1% of the City.

Meet projected *Housing Balance* needs in our three other Centers.

# The Jubilance and Well Being with Housing Balance!



## ~ INTERNAL ~

It has been *appropriate* to continuously minimize the *oversupply* of large, single-family housing sprawl -- citywide.

It has been *inappropriate* to continually minimize the *undersupply* of smaller and different homes -- in our Centers.

To attain sustainable *Housing Balance*, the long standing practice of -- “Numbers first and reasons second” – needs to be reversed to -- “Reasons first and numbers second” --.

Full and complete objectivity needs to be blended with Emotions and Character, to achieve the positive Legacy and Stewardship of sustainable *Housing Balance* and Housing Affordability for Sammamish.

The Jubilation and Well Being with Housing Balance!



***Its Social Merits:***

**Peace of Mind**

An additional 4,000 to 8,000 of our own households can choose to stay and live in the Town Center now, and the other three Centers in the future -- as opposed to having to leave Sammamish -- when their housing situations change over time!

Harmony and contentedness, knowing that housing is available within the City – for both planned and unplanned Cycle-of-Life changes!





## *Its Social Merits:*

### **Saving Money**

Many thousands of households can reduce housing expenses from \$1,000± to \$3,000±, each and every month, -- when they want and/or need to -- for them to use, enjoy and enrich their lives as they see fit.



# The Jubilation and Well Being with Housing Balance!



## *Its Social Merits:*

### Inclusiveness

Think about it, over the last 15 years or so ...

... what have been the unfavorable effects on ***each*** of the households that wanted to stay in Sammamish, but had to leave the City -- because different housing options were not available for them?



# The Jubilance and Well Being with Housing Balance!



*Its Social Merits:*

## Lower Car Expenses

Reduced expenses of owning, operating, maintaining and replacing automobiles, puts more money into monthly budgets.





# The Jubilance and Well Being with Housing Balance!



## *Its Social Merits:*

### Collectively ....

- More Money
- Less Stress
- Save Time
- Inclusiveness
- Convenience
- Less Traffic
- A Better City



The Jubilance and Well Being with Housing Balance!



***Its Environmental Benefits:***

## **Less Storm Water Runoff**

Optimal increases of smaller, compact housing in our Town Center -- and further decreases of citywide, large single-family home sprawl ...

... will cumulatively and holistically lower the amount of storm water runoff in our sub-basins, basins and watersheds throughout the City!



# The Jubilance and Well Being with Housing Balance!



## *Its Environmental Benefits:*

### **Retain our Cherished Community Character**

In the vast majority, 97%, of the City ...

- Keep and Add to our Tree Canopy --
- Increase Open Space and Trails --
  - Foster Wildlife Corridors --
- Strong Critical Area Protections --
- Preserve Neighborhood Identities --



# The Jubilance and Well Being with Housing Balance!



## ***Its Environmental Benefits:***

### **Wise Land Use for Affordability and Balance**

In Our Centers, 3% of the City...

- Effective Storm Water BMP's -  
*(Best Management Practices)*
- Structured Parking Underground = Less Runoff -
  - Far Less Impervious Surface per Unit -
  - LID/Green Infrastructure to Mimic Nature -  
*(Low Impact Development)*



# The Jubilation and Well Being with Housing Balance!



## *Its Environmental Benefits:*

### **Less Citywide Car Use Will ...**

- Conserve finite natural resources -
- Lessen undesirable particulate emissions -
- Lower the City's carbon footprint -
- Curtail detrimental residue deposits -

And do our part for helping in the fight to

- Limit Climate Change --





## *Its **Financial Gains and Advantages:***

### **Holding Down Property Tax Increases.**

The City's need to increase property **taxes is *curbed*** -- by neither having to take all or part of the banked, annual 1% tax increases (8% is banked) -- nor having to take on and then pay back, bonded debt.



# The Jubilation and Well Being with Housing Balance!



## *Its **Financial** Gains and Advantages:*

**\$70± to \$150± Million in One-Time Revenues.**

A massive amount of money to ....

***Fund*** significant infrastructure ***deficiencies***  
and ***Enable*** many worthy community ***desires.***



# The Jubilation and Well Being with Housing Balance!



## ***Its Financial Gains and Advantages:***

**Recurring, Annual Tax Revenue Increases.**

\$3 million to \$6 million ***increase*** in annual property tax revenues to the general fund, which are renewable and sustainable.

A revenue ***increase*** of 10% - 20%.





# The Jubilance and Well Being with Housing Balance!



## ***Its Financial Gains and Advantages:***

### **Substantial Increase in Sales Tax Revenues.**

Sales tax revenues will likely ***double***,  
-- adding about \$6 million yearly --  
with spending in the Town Center  
by those living and/or working there  
and also by residents living citywide.

***About a 20% increase*** to our annual, general revenues.



# The Jubilance and Well Being with Housing Balance!



## ***Its Positive Transportation Effects:***

### **Holistically Reduce Congestion and Car Use**

- I. Multi-modal options (i.e. walk, bike, “NEVs” ...) in and near the Town Center; improved delivery efficiencies.
- II. Local retail, restaurants, services and jobs that will notably reduce the car trips on and off the Plateau.
- III. Households in the Town Center will have fewer cars, ride share, walk, bike and enjoy collective fleet use.



# The Jubilance and Well Being with Housing Balance!



## Its Positive **Transportation** Effects:

### Holistically Reduce Congestion and Car Use

- IV. Frequent Inter-City shuttles for connectivity, productivity, conservation and ease-of-use.
- V. Town Center attaining the critical mass needed to support numerous transit trips to Redmond, Issaquah, Bellevue and Seattle.
- VI. On-demand and customized “Community Connections”, unique to Sammamish. (Metro).



# The Jubilation and Well Being with Housing Balance!



## *Its Positive **Transportation** Effects:*

### **Overarching Advantages:**

- ✓ ***Lowers*** maintenance, repair and replacement ***costs*** of our road network.
- ✓ Citywide improvements to walkability; ***more trails***; neighborhood connections.
- ✓ ***Lessen time, hassle*** and ***stress*** with fewer trips driving off and back on the Plateau.



# The Jubilance and Well Being with Housing Balance!



Tippity

Tap-Tap  
Tap-Tap

Yes !  
There is Jubilance  
and  
Well Being  
with  
Housing Balance.



# The Jubilance and Well Being with Housing Balance!



Please tell the City Council Members that *You* agree with and support Housing Balance. Ask them to quickly take actions that fully plan for and attain these essential, beneficial outcomes:

- Further reduce large, single-family housing sprawl -- citywide.*
- Optimal increase of smaller housing supply, in Town Center now, and in our other three Centers, as appropriate, in the future.*
- Tremendous Social, Environmental, Financial and Transportation Four Sector Wealth – right away, and for generations to come.*
- Housing policies guided by a holistic master plan that attains and maintains housing sustainability, balance and affordability.*
- Helping to set right many of the issues facing Sammamish.*
- Sammamish becoming more inclusive - and much better overall.*
- Lessen traffic congestion below that fully planned and zoned for.*



# *Housing Balance* for Sammamish

*The Whats,  
the Whys  
and the  
Wherefores*

*The Jubilance  
and  
Well-Being*

*By the  
Numbers*

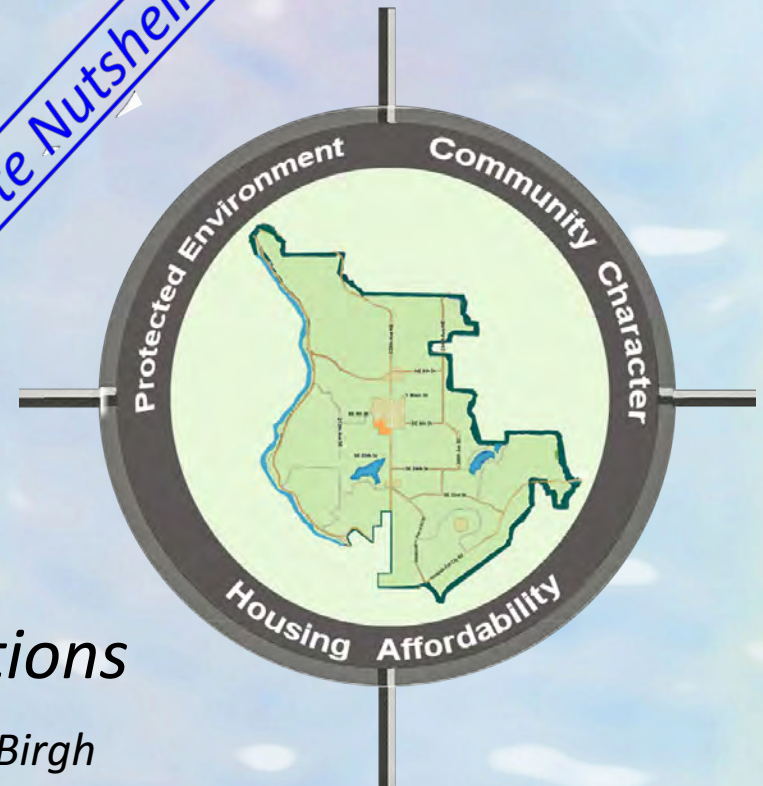
Interweaved  
and Unabridged

*In A Ten-Minute Nutshell*

*This Slide Show - - -*

*3<sup>rd</sup> of Four Power Point Presentations*

*created in July, 2017 by Paul Stickney and Richard Birgh*







# Housing Balance By the Numbers

## **External**

Housing Target Number is known  
*and fully planned for.*

## ***Internal***

Housing Target Numbers are **not** known  
*and **not** fully planned for.*

# Housing Balance by the Numbers



## *Simply and Clearly ...*

Sammamish's *Comprehensive Plan 2015* has a specific **External** Growth Target number (GT#). This number is about 4,650 units over a twenty-year period.

However, Comp Plan 2015 does **not** have specific **Internal** target numbers (ED#'s) to lessen surplus housing gaps and increase deficient housing gaps.

*Internal* numbers are essential to **meet and balance** past, present and projected Economic and Demographic housing Needs and Wants over the recurring Cycle-of-Life.

# Housing Balance by the Numbers



The City's Comp Plan 2015 does not identify the specific target numbers to meet **deficient gaps** (undersupplies) of housing pertaining to the Needs and Wants of the majority of the Economic and Demographic groups within Sammamish.

Further, the extent of **surplus gaps** (oversupplies) of housing for a few of the highest Economic groups in the City is unknown.

Surplus gap numbers are absolutely essential for meaningful, fully informed policy decisions on changes to R4 and R6 zoning.

**Deficient gap numbers** (undersupplies) from within the community are from **two to four times greater** in size than the Growth Target.

Housing supply in Sammamish is ***notably out of Balance*** with our citizens' housing Needs and Wants – past, present and cycle-of-life.

# Housing Balance by the Numbers



Housing and Centers' policy decisions have continuously been made **without** the knowledge of specific Economic and Demographic housing need gap numbers or statistically valid housing wants.

This is insupportable for a large city that prides itself on being a *residential, bedroom community*, especially one, that is highly sophisticated and refined in its approach to nearly all other topics.

Without a doubt -- Housing supply in Sammamish is *far out of balance* with its *Internal* Needs and Wants.

- We are long on large single-family homes. (Too many)
- We are short on smaller multi-family homes. (Too few)

# Housing Balance by the Numbers



Sammamish has made purposeful and deliberate decisions to **not** obtain housing needs analyses gap numbers, or statistically valid surveys of housing wants. Consequently, the City has never had fully informed public opinion on Housing or Centers.

This clearly implies, that unarticulated personal and obscure agendas are at work -- which would most likely not be supported if housing gaps, wants and informed opinions were fully known.

The City of Sammamish has always been, and still is, flying blind by never fully planning for *Internal Housing Balance*.

As a residential community, with housing being one of our most important, long-term infrastructure assets, this is altogether unjustified and highly inappropriate.

# Housing Balance by the Numbers



Four Sets of **NUMBERS** \* matter greatly to **All** of us:

**21 / 4 / 2**

**25+ / 6 / 4-5**

**23-25 / 6+ / 8-20**

**23-25 / 6+ / 8-12**

\* **NUMBERS** (by the thousand) are close approximations, based on publicized information.

# Housing Balance by the Numbers

Four Sets of *NUMBERS* that Matter



Presently, *NUMBERS* in Sammamish are approximately **21 / 4 / 2**.

- 21,000 Single-family homes.
- 4,000 Non-home based jobs - with these persons not residing here.
- 2,000 Smaller multi-family housing units.

# Housing Balance by the Numbers

Four Sets of **NUMBERS** that Matter



Comp Plan 2015, plus zoned land capacity, have built-out **NUMBERS** of about **25+ / 6 / 4-5**.

25,000+	Single-family homes
6,000	Non home based jobs – with most of these persons not residing here.
4,000 - 5,000	Smaller multi-family residences.

These built-out numbers not only perpetuate housing **imbalance**, but actually worsen it significantly. We are planning to become even further **out of Housing Balance**. These numbers add to urban sprawl citywide and increase the oversupply of large single-family housing. These numbers do not even come close to the lowest edge of the *Internal*, optimal range for meeting past and present, smaller multi-family housing deficiencies, that are urgently needed and wanted in our Centers.



# Housing Balance by the Numbers

Four Sets of **NUMBERS** that Matter



*Optimal Housing Balance* has built-out **NUMBERS** within the range of **23-25 / 6+ / 8-20**.

**23,000 - 25,000** Single-family homes.

**6,000+** Non home based jobs - with many of these persons residing here.

**8,000 - 20,000** Smaller multi-family residences.

These numbers fall within the *Internal* optimal range of housing and will yield the *Jubilance and Well-Being that comes with Housing Balance*.

Multi-family housing numbers, below 8,000, or over 20,000, are not within the optimal range of **Housing Balance** and would be detrimental to the City.

# Housing Balance by the Numbers

Four Sets of **NUMBERS** that Matter



We recommend, that *Optimal Housing Balance* has built-out **NUMBERS** of **23–25 / 6+ / 8-12.**

**23,000 - 25,000** Single-family homes.

**6,000+** Non home based jobs - with many of these persons residing here.

**8,000 – 12,000** Smaller multi-family residences.

This suggestion has built-out numbers, falling within the **lower third** of the *Internal Optimal* range, to attain the *Jubilance and Well-Being that comes with Housing Balance.*

Our recommendation decreases citywide, large single-family housing by about *1,000 to 2,000* units and increases multi-family housing in our Town Center by between *4,000 to 8,000* units. This is a modest and careful approach that sets right many issues facing the City – while recognizing and appreciating our community’s desire to maintain character, as well as creating fabulous four-sector **wealth** and lessened car use and congestion.

# Housing Balance by the Numbers



Suggested Course Correction for the City:

Embark on Changing **NUMBERS**

from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**

And our community will realize

the *Jubilance and Well-Being with Housing Balance!*

# Housing Balance by the Numbers

Change from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**



## Effect Change

by means of:

- ❖ Emergency Ordinances.
- ❖ Other Ordinances.
- ❖ Resolutions.
- ❖ Moratoriums.
- ❖ Studies and Surveys.
- ❖ Planning Efforts.
- ❖ Administrative Actions.
- ❖ Other ....

## Set in Motion, Study

and then

## Complete:

- Substantive, broad based “Changes” and “Additions” to Comp Plan 2015.
- Adjustments to the City’s 20-year, long-range “Zoning Map”.
- Alterations to the Town Center Sub-Area Plan.
- Modifications to current citywide “Land Use and Zoning Maps”.
- Appropriately implementing revisions to “Development Regulations”, both 21A and 21B.
- Other ....

# Housing Balance by the Numbers

Change from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**



- Substantive, broad based “Changes” and “Additions” to Comp Plan 2015:
  - ✓ Policies for *Internal Housing Balance*, throughout.
  - ✓ Specific *Internal Housing Balance* target numbers to:
    - Decrease surplus gaps (oversupplies) citywide, now and in the future.
    - Decrease past and present deficient gaps (undersupplies) in our Town Center, now.
    - Decrease future projected deficient gaps (undersupplies) in our 3 other Centers, later.
  - ✓ Add a *Centers* element to the Comp Plan.
  - ✓ Add an *Economic Development* element to the Comp Plan.
  - ✓ Appropriate changes throughout all other elements of Comp Plan 2015.
  - ✓ Other ...

# Housing Balance by the Numbers

Change from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**



Crucially and Earnestly -- Sammamish needs to have *two* sets of Policies.

- One set of Policies for 97% of the City. (The vast majority)
- A different set of Policies for 3% of the City. (Our Centers)

Topics to address in *both* sets of Policies:

- Storm Water – Flow Control Applications.
- Storm Water - Water Quality Treatment Applications.
- Wetland/Stream Regulations and Buffers.
- Other Critical Area Buffers and Regulations.
- Wildlife Habitat and Corridors.
- Tree Retention and Urban Forestry Plan.
- Impervious and Non-impervious Surfaces.
- LID, Green Infrastructure, Green Building.
- Impact Fees and Other one-time Revenues.

# Housing Balance by the Numbers

Change from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**



*cont'd*, Topics to address in *both* sets of Policies:

- Housing – Minimize and Mitigate or Optimize and Mitigate.
- Housing Affordability Incentives.
- Affordable Housing Incentives and Requirements.
- Redevelopment Standards.
- Growth Pays for Growth.
- Net Density or Gross Density.
- Housing Unit Limits – Numbers or Traffic Trips.
- Multi-Modal Transportation and Transit – Intercity and Regional.
- Lessening Car Use/Trips/Congestion - Wholly and Holistically.
- Land Acquisition Strategies – Active - Passive - Open Space
- Parks, Open Space, Buffers, Set-backs, Screening.
- Trails, Paths and Connectivity.
- Preserving Neighborhood Identities.
- Improving Citywide Character. Enriching Lives.
- Others .....

# Housing Balance by the Numbers

Change from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**



## These Relevant Factors:

- You can't just turn off External Growth, but you can plan for and manage it.
- You can't just stop *Internal* 'ED' Needs and Wants, but you can plan for and manage them.
- In protecting "Resource" and "Rural" lands regionally, "Urban" lands must hold up their end of the bargain - as these three uses are interdependent and mutually supportive.
- Why force our residents to other cities – losing them and their four sectors of **wealth** – when their planned or unplanned housing Needs and Wants change over their lives?
- Value, created at housing 100% AMI and above, directed by a nexus of proportionality and fairness - contributes significantly to enduring Affordable Housing below 100% AMI.
- Optimal land use mix in the Town Center is the best method to reduce congestion and car use; promote multi-modal forms of transportation; transit; health and affordability.
- We are fortunate to have the right set of circumstances to reasonably meet External growth targets AND attain the optimal range of *Internal* balance targets, for decades and generations to come -- in positive, whole and holistic ways.

## Lead to and Support ...



# Housing Balance by the Numbers

Change from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**



## These Actions

- Commission a “Housing Balance Master Plan” and complete it at “light speed”.
- Place moratorium on R4 and R6 zoned land during the development process of our long-term “Housing Balance Master Plan”.
- Adopt Emergency Ordinance(s) in the Town Center ASAP, including these changes:
  - Adjust partial Gross Density to Full Gross Density.
  - Make “Property Type PM Peak Trip Factors” the basis for unit constraints.
  - Adopt “Level 2 Conservation Flow Control” and “Basic Water Quality Treatment”.
  - Reduce wetland and stream buffers to those needed for water quality only.
  - Other ...
- Pause other planning efforts that are based on land use assumptions for 1± year, until the “Housing Balance Master Plan” is completed and Comp Plan changes are made.
- Plan for regional storm water systems in each of the four Town Center quadrants.

## These Results

- *Housing Balance* that will enrich our community and make us overall far better.
- Finally reconciling housing perceptions with housing realities, to attain the Legacy and Stewardship of sustainable *Internal Housing Balance* in Sammamish.

# Housing Balance by the Numbers

Change from 25+ / 6 / 4-5 to **23-25 / 6+ / 8-12 (20)**



Please tell the City Council Members that *You* agree with and support Housing Balance. Ask them to quickly take actions that fully plan for and attain these essential, beneficial outcomes:

- Further reduce large, single-family housing sprawl -- citywide.*
- Optimal increase of smaller housing supply in Town Center now, and in our other three Centers, as appropriate, in the future.*
- Tremendous Social, Environmental, Financial and Transportation Four Sector Wealth – right away, and for generations to come.*
- Housing policies guided by a holistic master plan that attains and maintains housing sustainability, balance and affordability.*
- Helping to set right many of the issues facing Sammamish.*
- Sammamish becoming more inclusive - and much better overall.*
- Lessen traffic congestion below that fully planned and zoned for.*

# *Housing Balance* for Sammamish

*The Whats,  
the Whys  
and the  
Wherefores*

*The Jubilance  
and  
Well-Being*

*By the  
Numbers*

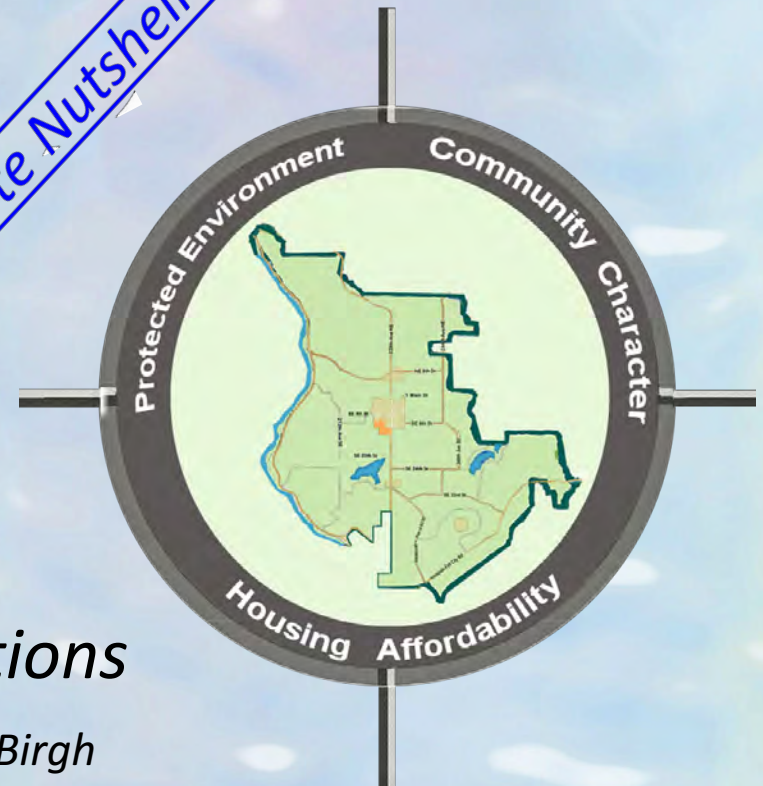
Interweaved  
and Unabridged

*In A Ten-Minute Nutshell*

*This Slide Show - - -*

*4<sup>th</sup> of Four Power Point Presentations*

*created in July, 2017 by Paul Stickney and Richard Birgh*





# Making Sammamish a Better City through **Housing Balance**



*We, as a community, are facing several significant issues,  
which need to be dealt with right now ...*

*And ...*

*Housing Balance holds the keys to help resolve these issues.*

**Housing Balance** in Sammamish is when the city's housing supply optimally meets the full spectrum of housing Needs and Wants of those living and/or working within the City - throughout the recurring Cycle-of-Life.

Housing Balance is distinctly different from the city's **Growth Target** - which is the negotiated share of regional growth that the City of Sammamish must meet.

## Points of View

As you read the attached *Introduction and Overviews One, Two and Three about Housing Balance* in Sammamish - it is important that you fully consider and assess both points of view of the **perspectives** below.

### Narrow Points of View

### Wider Points of View

*How you feel, and  
what you think NOW.*

*How you feel and what you think, after  
BEING INFORMED about Housing Balance.*

*You and Your  
Immediate Family.*

*Your extended family, friends, neighbors,  
our community, the Eastside  
and the Puget Sound Region.*

*Only the Present Time.*

*Also, the past 50+ years, as well as  
future recurring Cycles-of-Life.*

*Solely fixating on the  
number of housing units needed  
to attain Housing Balance.*

*Reasoned considerations of pros and  
cons of optimal increases to housing  
supply in the Town Center now.*

*Being too busy to give  
time to these issues.*

*Investing the time to become educated  
about these issues and be able to  
give fully informed opinions and input.*

*Not caring that residents have  
to leave as their housing Needs  
and Wants change over time.*

*Becoming an inclusive community  
based on our own internal housing Needs  
and Wants with the ability to age-in-place.*

*Community Character  
based only on the physical  
housing stock.*

*Community Character based on our  
housing stock, as well as the people  
that live in these homes.*

# Making Sammamish a Better City

by  
*Averting problems,  
Remedying deficiencies,  
Seizing opportunities.*



## ***There are vital issues facing Sammamish right now:***

- Lessening additional citywide suburban sprawl.  
*We already have a significant oversupply of large, single-family homes.*
- Tackling road and stormwater inadequacies.  
*Over 100 million dollars needed for wide-ranging infrastructure needs and wants.*
- Looming long-term City capital budget revenue shortfalls.  
*As single-family housing is built out, the City will face deficits from the lessening of impact fees.*
- Providing for our residents' Cycle-of-Life housing Needs and Wants.  
*Inclusiveness, Housing Equity and Social Justice for those wishing to remain in the City.*
- Positively addressing internal, smaller housing supply deficiencies.  
*Over 4,000 more dwelling units are needed in the Town Center to meet the lowest threshold.*
- Making immediate changes to our Town Center Plan to meet past and present undersupplies.  
*Wisely utilize this area to provide optimal retail, services and supply increases. of smaller homes*
- Providing monies needed to enable important community desires.  
*More open space; individual neighborhood character; trails; arts; the "Emerald Necklace".*
- Preserving trees; preventing and/or replacing tree canopy loss.  
*Maintain our natural sense of place, community character and identity.*
- Reducing car trips and traffic congestion.  
*Decrease the time spent driving. Optimal internal and external transit. Less hassle and stress.*

**Sammamish residents should be fully informed on each of the issues,  
in order to provide educated opinions and community consensus.**

---

**What is the solution for these problems, deficiencies and opportunities?**

***Housing Balance* is the foremost answer.**

---

Attached, are three Overviews about Housing Balance for Sammamish. They only take a few minutes to read. Please read them in order One > Two > Three, as they build on each other.

For questions and/or more information, please do not hesitate to contact Paul Stickney by phone: (425) 417-4556 or email: [stick@seanet.com](mailto:stick@seanet.com)

Richard Birgh by email: [rbirgh@comcast.net](mailto:rbirgh@comcast.net)

# Making Sammamish a Better City

## A More Complete City with Housing Balance

*Housing supply is about 30% out of balance with housing needs in Sammamish -- and this is not in the Community's best interest!*

Our City has too many larger homes and not enough smaller ones – relative to the past, present and Cycle-of-Life housing needs and wants from within the community.

Remedy and correct our supply of smaller housing to achieve **Housing Affordability and Housing Balance.**



**Housing + Health:**  
Building Blocks of Equity and Opportunity

**Housing Affordability** is when the optimal amount of housing is available for ALL economic and demographic groups in Sammamish, at monthly expenses of 30 percent or less of their household income.

**Affordable Housing** is NOT the same as Housing Affordability. It is only a small part of overall Housing Affordability where *subsidies are needed.*



**Housing Balance** is when our housing supply optimally meets the full spectrum of wants and needs for those living and/or working in the City.



In Sammamish, **Housing Balance** and **Housing Affordability** are achieved by doing two things - which are tied together as essential and integral parts.

**One - Lessen negative impacts** of citywide suburban sprawl by reducing the number of additional large single-family homes, of which Sammamish already has a significant oversupply. This will preserve and promote less dense neighborhoods, retaining our "natural" Vision and Community Character in 97% of the City.



**Two - Realize vast, positive benefits** by meeting major deficient housing Needs and Wants from within our community. This is done by optimally increasing the number of smaller and multi-family dwellings in our Centers – only 3% of the City – without adding traffic, beyond what has already been rigorously planned for.

**Increasing the number of smaller and multi-family dwellings in the Town Center now** - and in other Centers in the future - for Affordability and Balance ...

**... will help everyone, and hurt no one.**



# Sammamish

≈ 97% of the City's land area ≈

Preserve natural character, retain trees, support wildlife, lessen traffic congestion and minimize additional large single-family housing sprawl.



## Town Center

≈ 2% of the City's land area ≈  
Opimally meet past and present Housing Balance Needs and Wants.



## Civic Center

City Hall, Aquatic Center, King County Library and The Commons.  
*Community Treasures!*

## Three Other Centers Sammamish Highlands, Pine Lake and Klahanie

≈ 1% of the City's land area ≈

Optimally meet future, projected Housing Balance Needs and Wants.

97% of the City - Housing Oversupply.  
*Too many large singe-family homes.*

3% of the City - Housing Undersupplies.  
*Too few smaller, more affordable homes.*



**We Can**  
**Avoid ♦ Prevent ♦ Avert**  
**INTERRELATED CRISES\* IN SAMMAMISH**  
 through  
**Housing Balance**



*\* This is the time when multiple demanding and important decisions must be made.*

Four Major Sectors surround these Interrelated Crises\*. Each one has far reaching effects - positive or negative - depending on the decisions made:



\*\* Including: commuting; in-city trips; live/work; transit; internal shuttles; alternatives; walking; biking; trails; reductions because of land-use; on-line shopping.

# We Can Remedy ♦ Cure ♦ Rectify INTERRELATED CRISES\* IN SAMMAMISH through Housing Balance



**Housing Balance** in Sammamish **IS NOT** about ...



- ♦ Changing the “attraction-engines” of Sammamish.
- ♦ Altering the makeup of the community.
- ♦ Reshaping the character of the City.

**Housing Balance** in Sammamish **IS** about ...



- ♦ Housing that allows “Cycle of Life” changes.
- ♦ Ability for those working here to also live here.
- ♦ Ample supply in meeting local housing preferences.

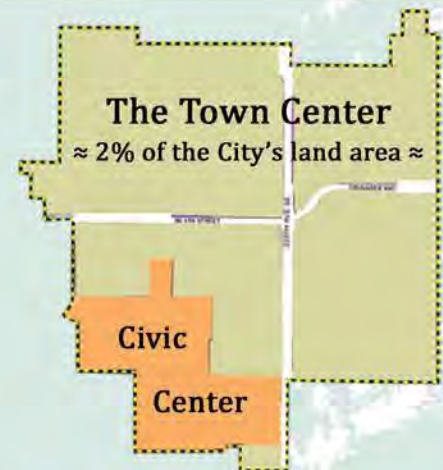
### Immediately:

Re-evaluate **city-wide** vacant and under-developed properties zoned R-1, R-4 and R-6, to lessen significant oversupplies of larger and expensive single family homes - relative to the needs from within the Community.

Ensure that our **Town Center** optimally meets **Past and Present** Needs and Wants deficiencies through increases of smaller, equitable, affordable and sustainable housing for those living and/or working within the City.

### Future:

In our **other Centers** meet optimally, as determined by Needs and Wants, **Projected** Housing Affordability and Housing Balance deficiencies.



**The other Centers**  
 ≈ 1% of the City’s land area ≈  
 Sammamish Highlands (Safeway)  
 Pine Lake (QFC)  
 Klahanie (QFC)

Doing these things will have tremendous, positive **Environmental, Social, Financial and Transportation Effects** - all for the betterment of Sammamish.

*\* At this time ,multiple demanding and important decisions must be made.*

**With Housing Balance**  
Sammamish will become a more Complete City  
with far-reaching Jubilance and Well-Being.

# Responsibility ♦ Opportunity ♦ Suitability ♦ Betterment

## This is About Enabling Wealth and "Setting Right" Many Issues Through the Legacy and Stewardship of Housing Balance.

**Housing Balance** matters to Sammamish right now ...  
... just as it will for decades and generations to come.



Sammamish currently has a significant oversupply of higher-priced, larger single-family homes and an undersupply of smaller, more affordable dwellings- relative to our Past, Present and Cycles of Life economic and demographic needs and wants from within the City.



The overarching fundamentals of **Housing Balance** in Sammamish are:

- **Duration** – the past 50 years, the present, the future Cycles of Life.
- **Magnitude** – housing supply shortages of 30% or more.
- **Effect** – massive consequences across the Four Major Sectors: Environmental, Social, Financial and Transportation.

**Housing Balance** is attained by both optimal increases and optimal decreases of housing:

1. Decrease the amount of additional, large single-family homes citywide.
2. Increase the amount of smaller, multi-family homes in our Centers.
3. Both of these land use changes will significantly reduce traffic, below that planned for.



**Housing Balance** will benefit these four groups – each one being important:

- I. Those who left in the past because smaller housing dwellings were not available.
- II. Households, presently living in Sammamish, that need or prefer different housing.
- III. Housing for people currently working in Sammamish that cannot afford to live here.
- IV. Options tailored to fit future Cycles of Life housing needs and wants of our residents.



Q. How does the City figure out the "Sammamish Sized" **optimal** amounts of smaller, more affordable housing in our Town Center to achieve **past and present** Housing Balance?

A. By going through this comprehensive and complete "7P" process:



- |                  |  |
|------------------|--|
| P1. Public       | (Initial thoughts, current impressions, concerns, beliefs, ?'s)    |
| P2. Policy       | (GMA; Commerce; State Needs; PSRC; KC; Sammamish)                  |
| P3. Professional | (Technical details; Experts; Experience; Specialists; Peer Cities) |
| P4. Personal     | (Needs Analyses; Statistically Valid Surveys; Pro's & Con's)       |
| P5. Public       | (Fully informed community consensus based on P2, P3 & P4)          |
| P6. Politics     | (Change Housing & Centers Policies; adopt Housing Balance #'s)     |
| P7. Plans        | (Modify – Plans; Development Regulations; Zoning)                  |

We are, for many pivotal reasons, at a critical crossroads for attaining **Housing Balance** in Sammamish.

**Housing Balance** is inclusive, long overdue, achieves the Sammamish Vision Statement, **helps everyone and everything** and Sammamish will become **a more Complete City**.

## Housing Balance



**Housing at no more than 30% of household income** for those living and/or working in Sammamish, to balance **past, present and Cycle-of-Life** housing undersupplies and oversupplies - based on *Internal* economic and demographic housing Needs and Wants . This is achieved by two positive, significant land use changes - reducing additional single-family sprawl citywide and increasing smaller, multi-family homes in our Centers.

## Transportation



- **Car trips and congestion less than that, fully planned for.**
- Promote the healthy benefits of **multimodal transportation.**
- Critical mass in TC for **transit - regional and inter city services.**
- Lessen cumulative traffic citywide - both time and miles traveled.

## One Time \$\$



**Vast income to remedy citywide deficiencies and enable desires:**

- > Improvements of **existing road inadequacies.**
- > Cure current substandard **stormwater shortcomings.**
- > **Open space and "Emerald Necklace" acquisitions.**
- > Park improvements; **trails;** non-motorized connectivity.
- > Neighborhood character identifiers; Arts; Senior Center.

## Recurring \$\$



- **Holds down the need for future citywide property tax increases.**
- Significant and growing renewable annual revenues to the City.
- **Replaces the finite income** of single-family development fees.

## Preservation



- **Protects coveted neighborhood character in 97% of the City.**
- **Reduces the pressure and impacts** of citywide single-family housing.
- Residents have housing options **versus having to leave Sammamish.**
- Lessens multi-family housing being disbursed throughout the City.
- **Retains more trees and separation** in new single-family subdivisions.

## Environmental



- **Notable reductions in the consumption of natural resources.**
- Lower CO<sup>2</sup> and particulate emissions; **reduces our carbon footprint.**
- **Stormwater benefits** on multiple scales – basin/watershed/citywide.
- Doing our part to **lessen and mitigate Climate Change.**
- Green construction; LID techniques; Stormwater BMP's.

## Social



- **Monthly savings of \$1K to \$3K+** for thousands of households.
- Stable, inclusive **housing for "Cycles-of-Life" and "Aging in Place".**
- Convenience; services; saving time; alleviating stress and hassle.
- Sammamish Town Center – **the vibrant, fun, go-to place.**

## Vision & Policies



- **"Housing affordability through balanced, sustainable housing".**
- "Support a variety of residential densities and **housing types to meet the needs and preferences** of all Sammamish residents".
- "Promote a **variety of housing types** to meet all housing needs".

# Sammamish

≈ 97% of the City's land area ≈

Preserve natural character, retain trees, support wildlife, lessen traffic congestion and minimize additional large single-family housing sprawl.



## Town Center

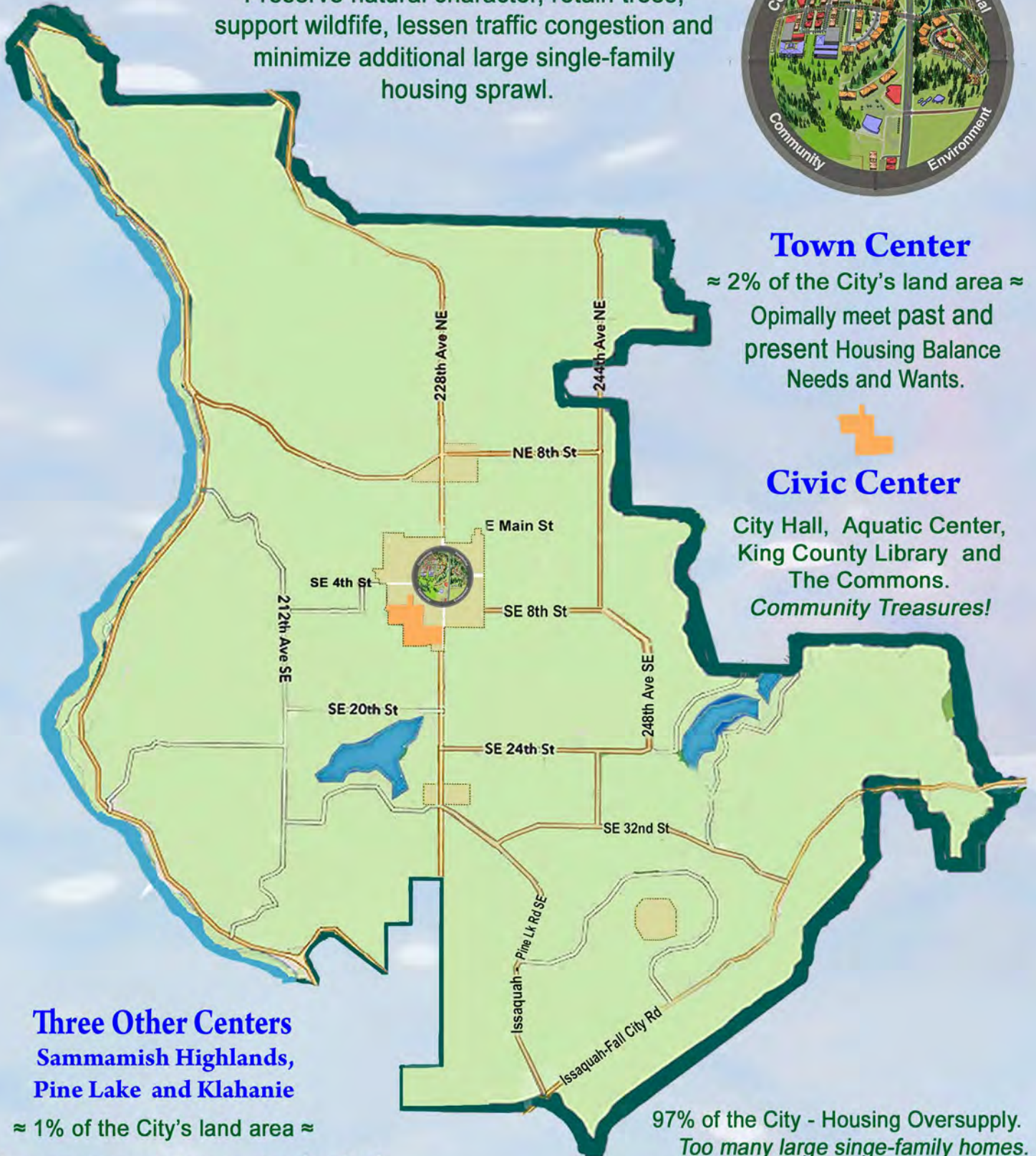
≈ 2% of the City's land area ≈

Optimally meet past and present Housing Balance Needs and Wants.



## Civic Center

City Hall, Aquatic Center, King County Library and The Commons. *Community Treasures!*



## Three Other Centers Sammamish Highlands, Pine Lake and Klahanie

≈ 1% of the City's land area ≈

Optimally meet future, projected Housing Balance Needs and Wants.

97% of the City - Housing Oversupply.  
*Too many large single-family homes.*

3% of the City - Housing Undersupplies.  
*Too few smaller, more affordable homes.*