

TOWN CENTER PLAN & CODE AMENDMENT

COMMUNITY **OPEN HOUSE**

JUNE 11, 2025

VISION & GUIDING PRINCIPLES

Refining the Vision

The 2025 Update revises and expands upon the original Town Center Vision in several ways, adapting its foundational aspirations to respond to present-day community needs, policy priorities, and practical realities. The updated Vision places new emphasis on:

Housing Affordability

Explicitly calling for more affordable housing types, including missing middle housing, across various income levels.

Climate Resilience and Sustainability

Incentivizing green building practices and prioritizing development of climate-resilient infrastructure.

Economic Vibrancy

Clearly articulating Town Center as an economic hub, providing pedestrian amenities to enhance and support commercial uses while strengthening community connection.

Multimodal Options

Advocating for an expansive pedestrian and multi-use trail network that is linked to regional transit and bikeways.

Language Updates

Removing dated or unclear language, replacing it with clearer phrasing and aligning with language used in contemporary City plans.

Guiding Principles

Provide Diverse and Affordable Housing

Make Sammamish a welcoming community for people of all ages by providing diverse housing options across various income levels, expanding opportunities for those who work here to also call Sammamish home.

Streamline the Town Center Code

Align Town Center's development code with market realities for housing and mixed-use projects, providing both flexibility and predictability to residents, property owners, and developers.

Steward the Natural Environment

Town Center is, by its nature, a sustainable neighborhood. Implementing mixed-use development will help create a compact and walkable district that can reduce Sammamish's dependency on vehicular travel and associated carbon emissions.

Create a Walkable, Safe Neighborhood

Emphasize Town Center's sustainable character and walkable appeal with attractive streetscape, connectivity to parks and plazas, and safe, comfortable pedestrian and bicycle facilities.

Create a Civic Identity for Town Center

Strengthen the civic presence of Town Center by building a Town Square for community gathering, providing flexible outdoor spaces, and integrating public art, wayfinding, and experiential amenities.



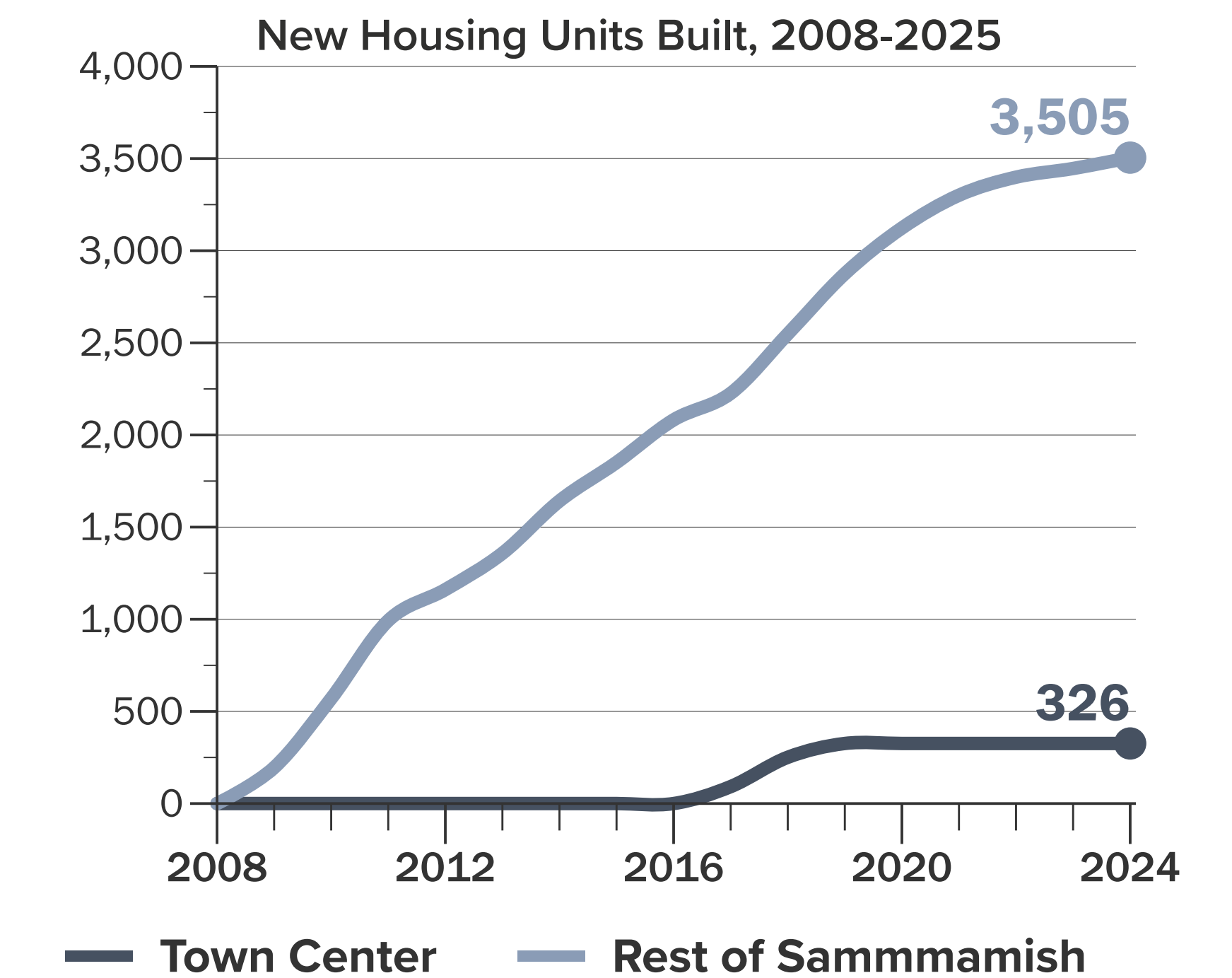
LAND USE

Development to Date

As of Spring 2025, Town Center has constructed **326 housing units** and 134,000 square feet of commercial space, with 38 additional townhomes under construction (Brownstones West). Projects in the pipeline could bring the total to **1,050 housing units**.

Challenges to Growth

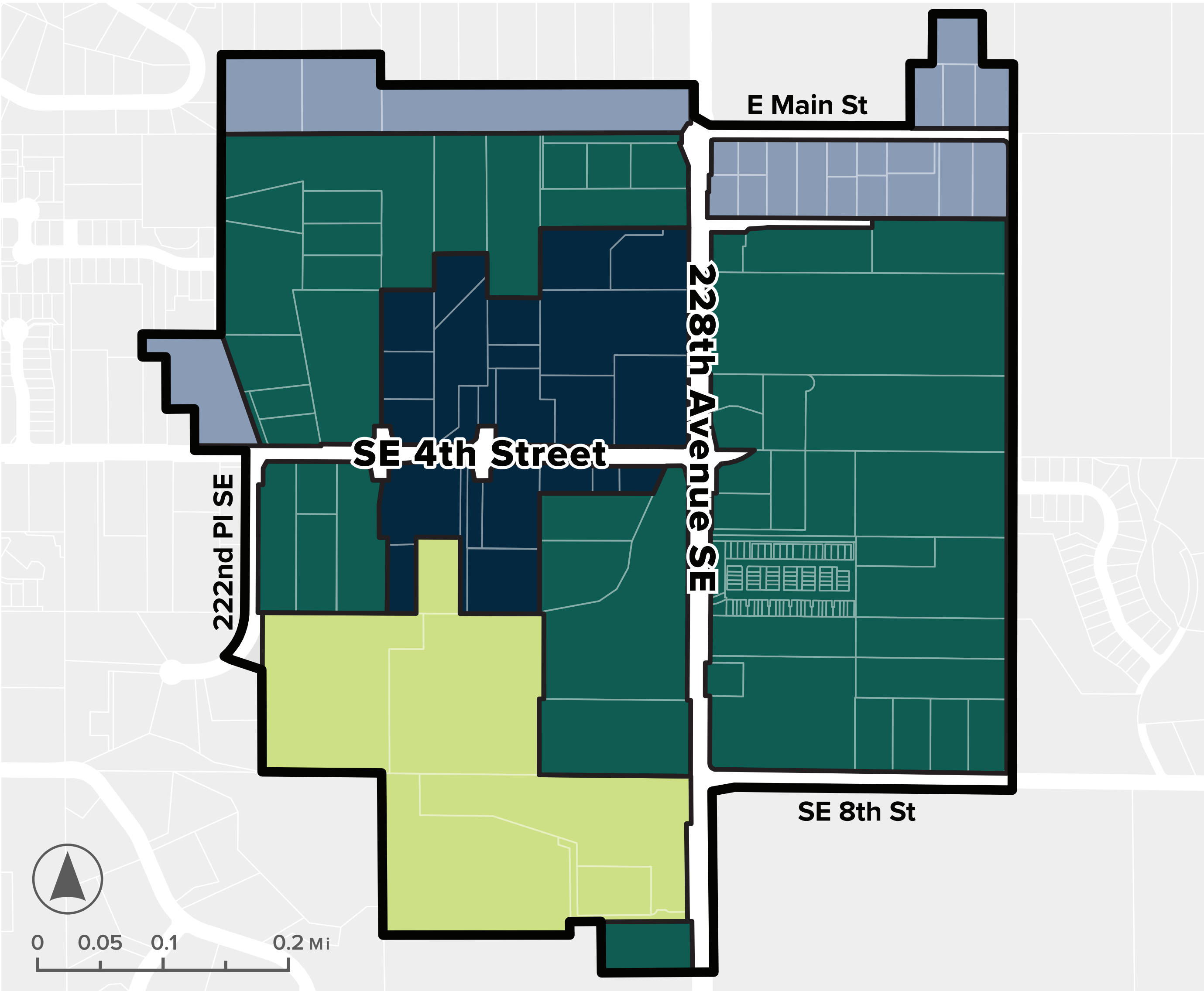
Town Center has developed more slowly than the rest of Sammamish, in part due to a **complex development code** and **limited development incentives**. The slow pace of construction contrasts with the original intent of the 2008 Plan and Sammamish's 2024 Comprehensive Plan, which both identify Town Center as the city's central hub for residential and economic growth.



Housing construction across Sammamish has outpaced Town Center's housing development by over 10x since 2008. At the current rate of construction in Town Center, it would take about 80 years to reach the current development cap of 2,000 units. Data from Washington Office of Financial Management (OFM) and City permitting data.

Planned Changes

The 2025 Update introduces a new, simplified regulating plan with district-specific standards, **moving away from the "node-based" approach** of the 2008 Plan. The proposed changes **concentrate mid-rise, mixed-use buildings** in the heart of the district, and **reduces density and height towards the edges**. Taller buildings in the Urban Core opens up more ground space for parks, plazas, and multimodal facilities to serve residents.



Regulating Plan

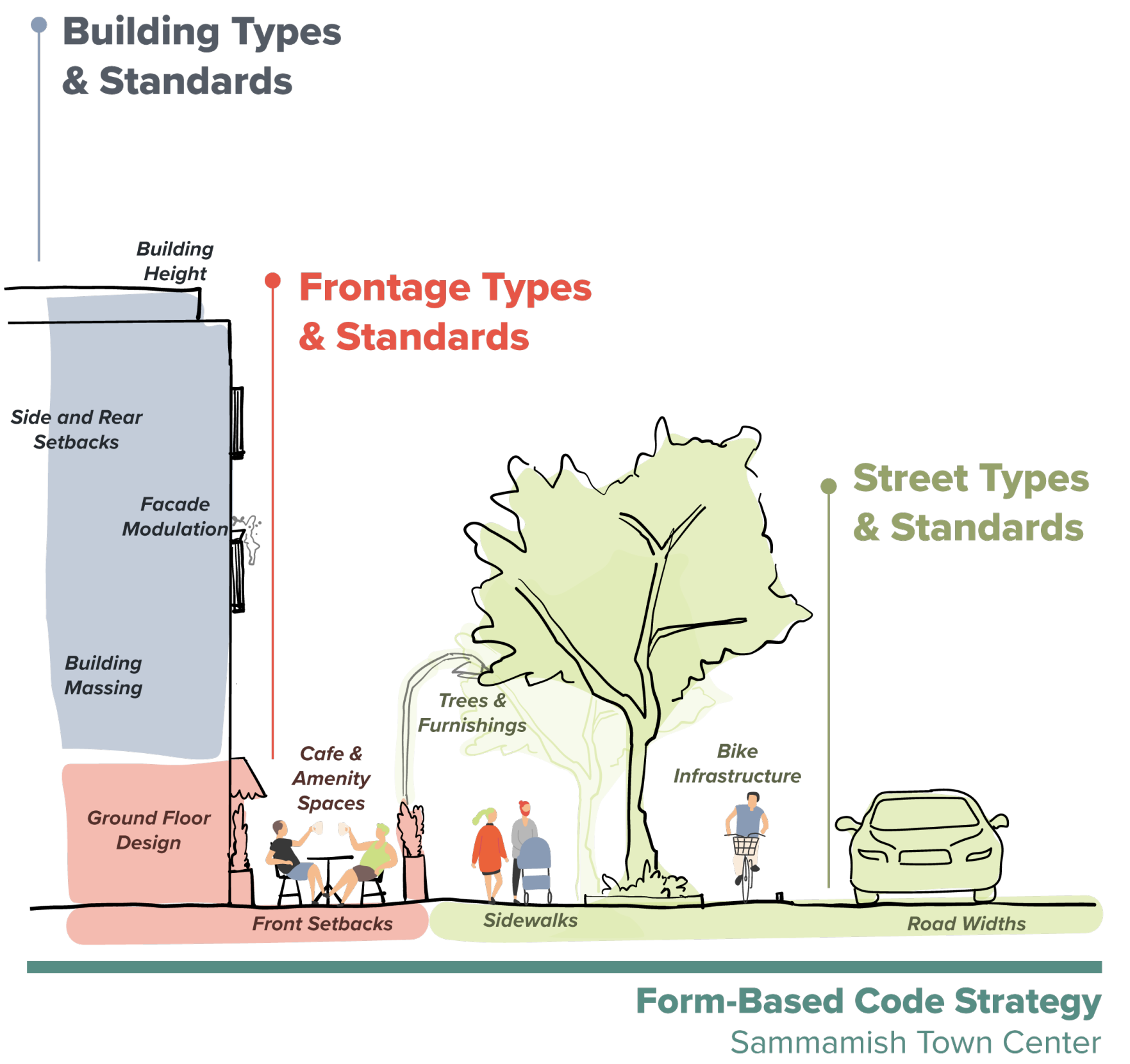
Proposed Districts

- Urban Core
- Urban Mixed
- Garden Mixed
- Civic

Land Use & Code Update Strategy

The **shift to a form-based code** is intended to provide the predictability and flexibility needed to catalyze the next phase of private development.

Below is an illustration of typical components regulated by a form-based code. A form-based code **addresses the physical form** and design of buildings, public space, and the streetscape, and is more **experientially focused** than traditional use-based zoning.



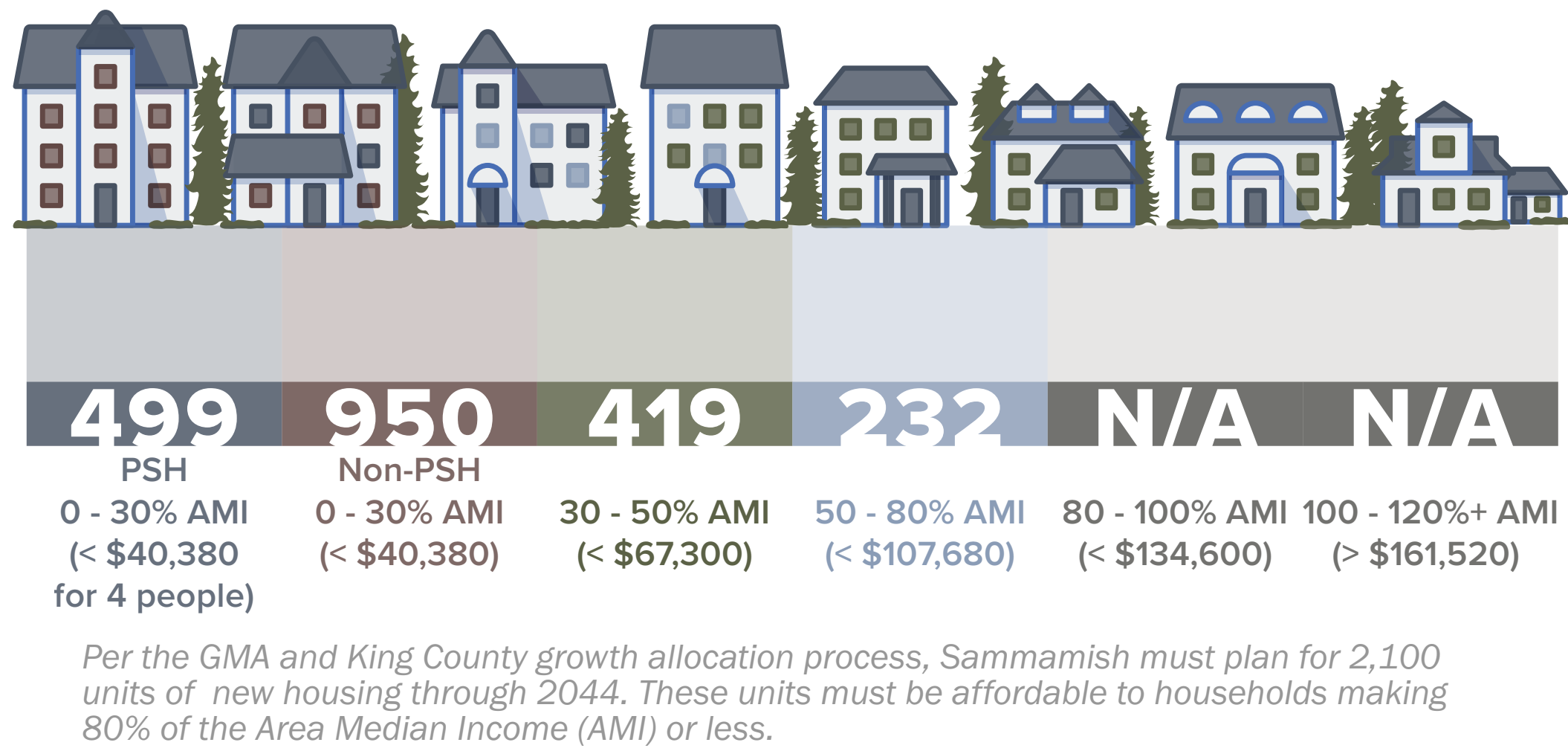
Through the updates to the Town Center Code, the City intends to **maintain current height limits in the Urban Core** (70 feet above street level, or about 6-7 stories) but for projects meeting affordable housing goals enable **up to 85 feet (about 8 stories)** through incentives.

HOUSING

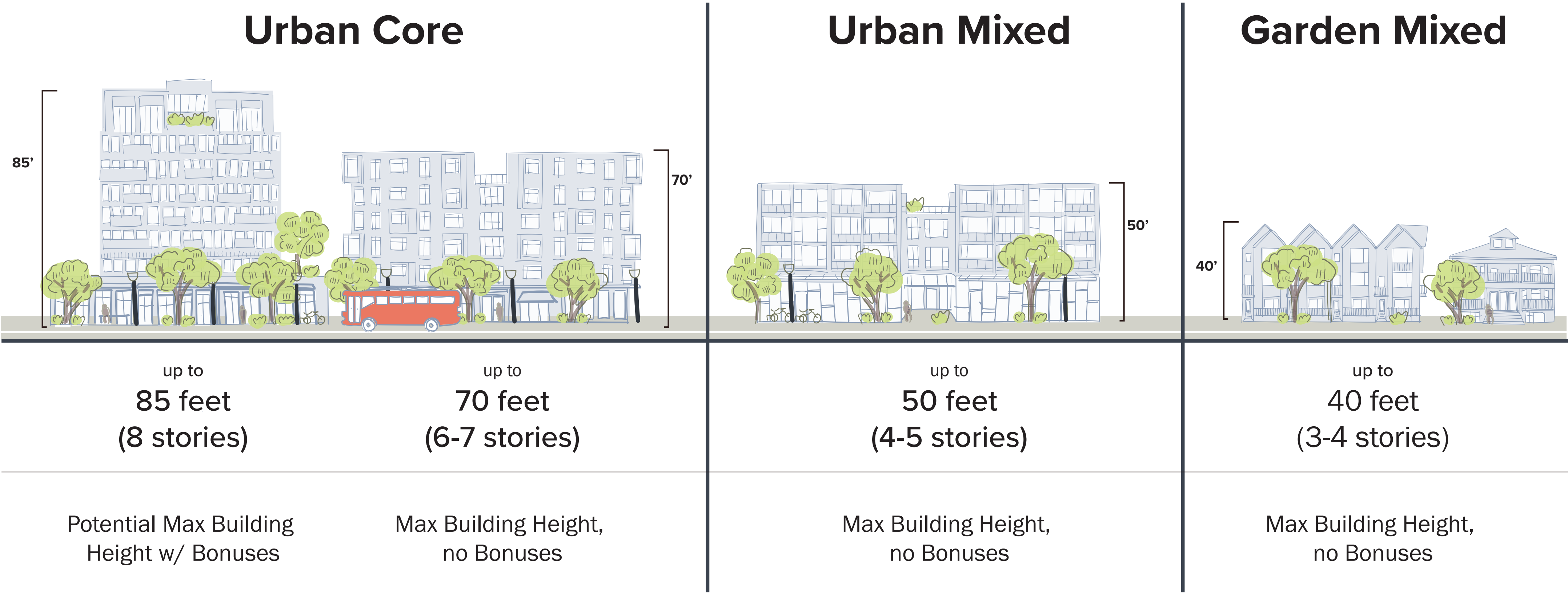
Affordable Housing Need

Sammamish is one of the least affordable cities in King County, with **high home prices**, **limited rental opportunities**, and a predominance of **detached single-family homes** (over 83% of the city's total housing stock). As a result, the city experiences a **significant mismatch between household size and unit sizes**, with many larger units serving smaller household sizes.

Detached single-family homes and luxury townhomes are overrepresented in recent construction in the city. The resulting **lack of affordable and diverse housing options** limits access for young adults, downsizing seniors, Sammamish's workforce (who primarily commute in from other cities) and others who want to live here but cannot afford to do so.



Affordable housing, by definition, **cannot be delivered by market forces alone**. Without the City taking an active hand, existing development regulations and the **lack of available incentives** would likely create a Town Center comprised solely of large, expensive townhomes.



Housing Types in Town Center

The Urban Core district will allow the **greatest development intensity**. It emphasizes **mixed-use** development and allows **buildings up to 70 feet high (about 6-7 stories)** by right. Buildings could reach up to **85 feet (about 8 stories)** by taking advantage of incentive programs.

The Urban Mixed district is **less intense**, allowing buildings up to **50 feet high (4-5 stories)** and accommodating both **mixed-use and residential-only buildings**, as well as limited commercial development.

The Garden Mixed district focuses on **residential buildings**, primarily **middle housing** including low-rise apartment buildings, multi-plex units, and attached townhouses.

(right) Housing type examples. Left to right, attached townhomes on Bainbridge Island, multi-family middle housing in Shoreline, and mixed-use buildings in Woodinville.

Updated Housing Capacity

Current regulations limit the number of housing units in Town Center to **2,000 total units**. The 2025 Update studies the impact of allowing up to **4,000 total housing units** in Town Center. Increasing residential capacity reflects Sammamish’s commitment to creating a compact and walkable neighborhood, and supplying **affordable housing and employment opportunities** contributes to the critical mass needed for Town Center to truly thrive.



COMMUNITY AMENITIES

People-Centered District

The Plan envisions a network of parks, plazas, and trails that enhance Town Center's **walkability, recreation opportunities, public life, and ecological function**. Such spaces include the existing Sammamish Commons, the future Town Square and Green Spine, and smaller parks, trails, and natural corridors found throughout the district.

Green Spine

The Green Spine is envisioned as a **pedestrianized urban pathway**, extending from the Lower Commons to SE 4th Street and moving north through the Urban Core towards a future Mobility Hub along 228th Ave SE. It would act as the foundation for a dedicated non-motorized trail, adding **visual appeal and recreational amenity** that would help solidify the Town Center as the sustainable and attractive heart of Sammamish.

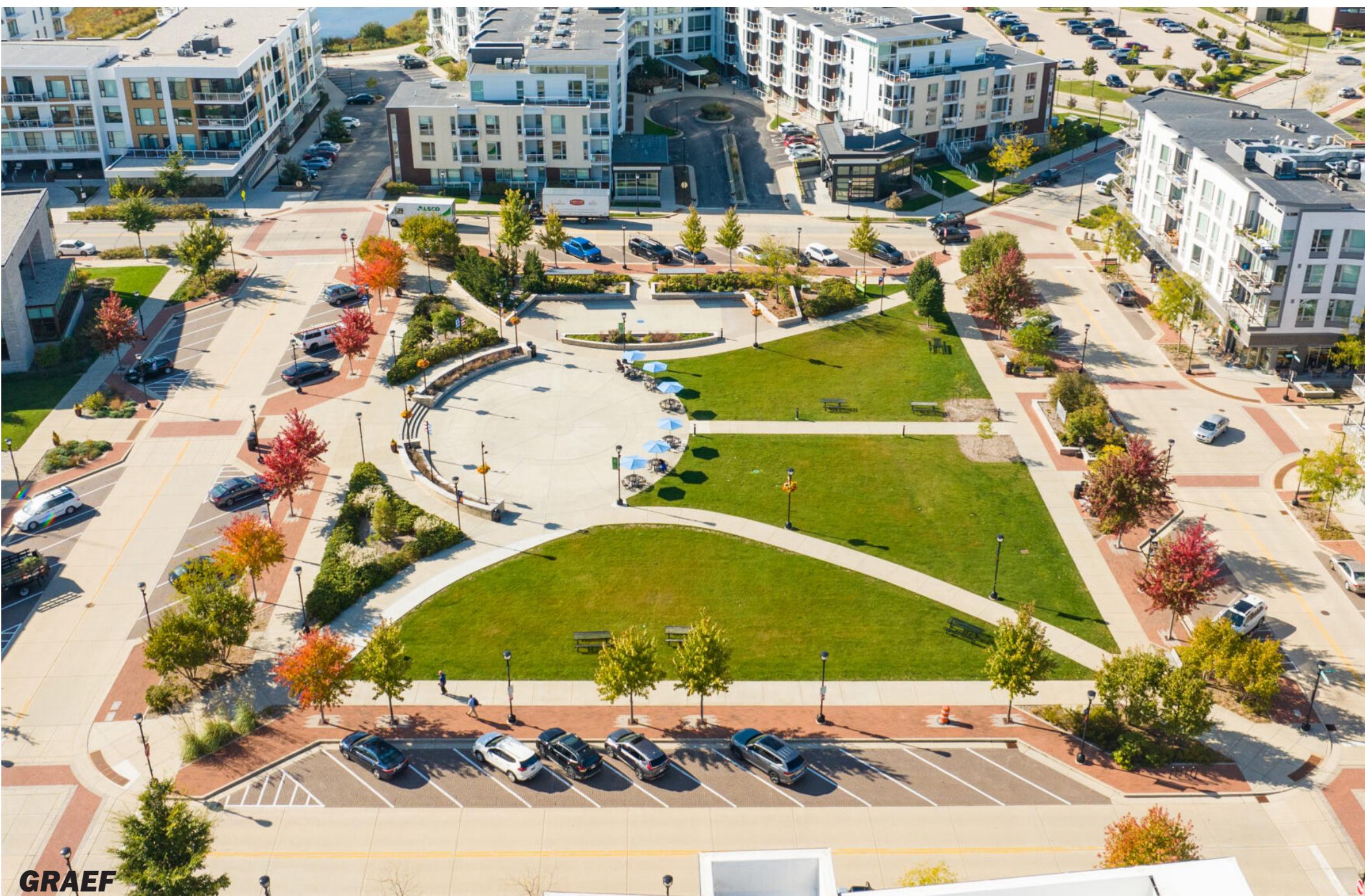


The Atlanta BeltLine is a multimodal green corridor that both unifies and beautifies the city.

The Green Spine could also serve as a **public gathering space or setting** for fairs, sales, and other events, and a place to highlight public art and provide wayfinding for residents and visitors.

Town Square

Centered around the City’s current “Notch” property , the Town Square is envisioned as a **hardscaped plaza** at the northern end of the Sammamish Commons, providing a transition from the landscaped open space of the Commons into the lively environment of the Urban Core.



Drexel Town Square, Oak Creek, WI.



Outdoor seating in the new pedestrian-focused Schoolhouse District, Woodinville, WA

Town Square will accommodate **large community events** (e.g., summer weekly Farmer’s Market, Fourth on the Plateau, etc.) while encouraging **casual daily gatherings and social interaction**.

The Town Square will be a **City-led and funded project**. The final design will be determined through future planning efforts that incorporate community feedback and consider planned development in and around the Notch.

Other Parks, Trails, & Public Spaces

While the Town Center’s western half will be well served with parks and open spaces, the portion east of 228th Ave SE will need to be more intentional about creating and distributing open space. **Smaller plazas, greens, or squares** will serve the various developments and residential clusters, and should be created alongside the development of projects.



Community Path and Plaza, Somerville, MA.

MOBILITY & STREETS

Transportation Impacts

Transportation impact modeling used **future road alignments for Town Center** anticipated by the City's Transportation Master Plan (TMP), shown on the map to the right in blue. Analysis considered impacts on included **all critical intersections across Sammamish** identified in the TMP, due to the number of trips expected from Town Center. Impacts of growth were measured by the **expected seconds of delay at a given intersection**.

The map at right shows the differences in **PM peak hour delays** (in seconds) between the No Action and Action scenarios side by side.

No Action

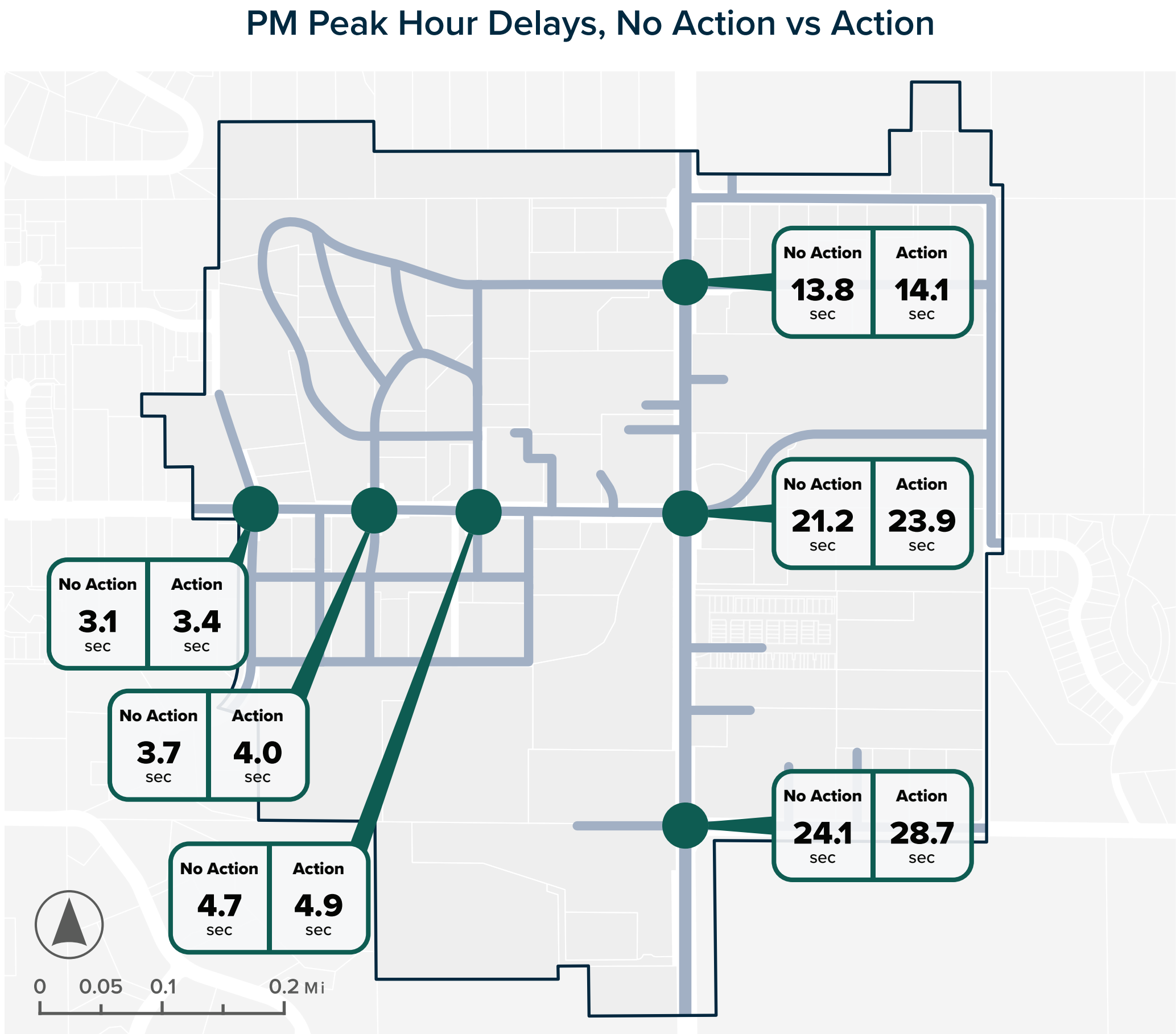
- Consistent with existing Town Center Plan, Code, and 2007 EIS
- 2,000 housing unit max (10% affordable at 80% AMI)
- Five high density nodes spread across Town Center
- Commercial capacity limits remain in place

Action

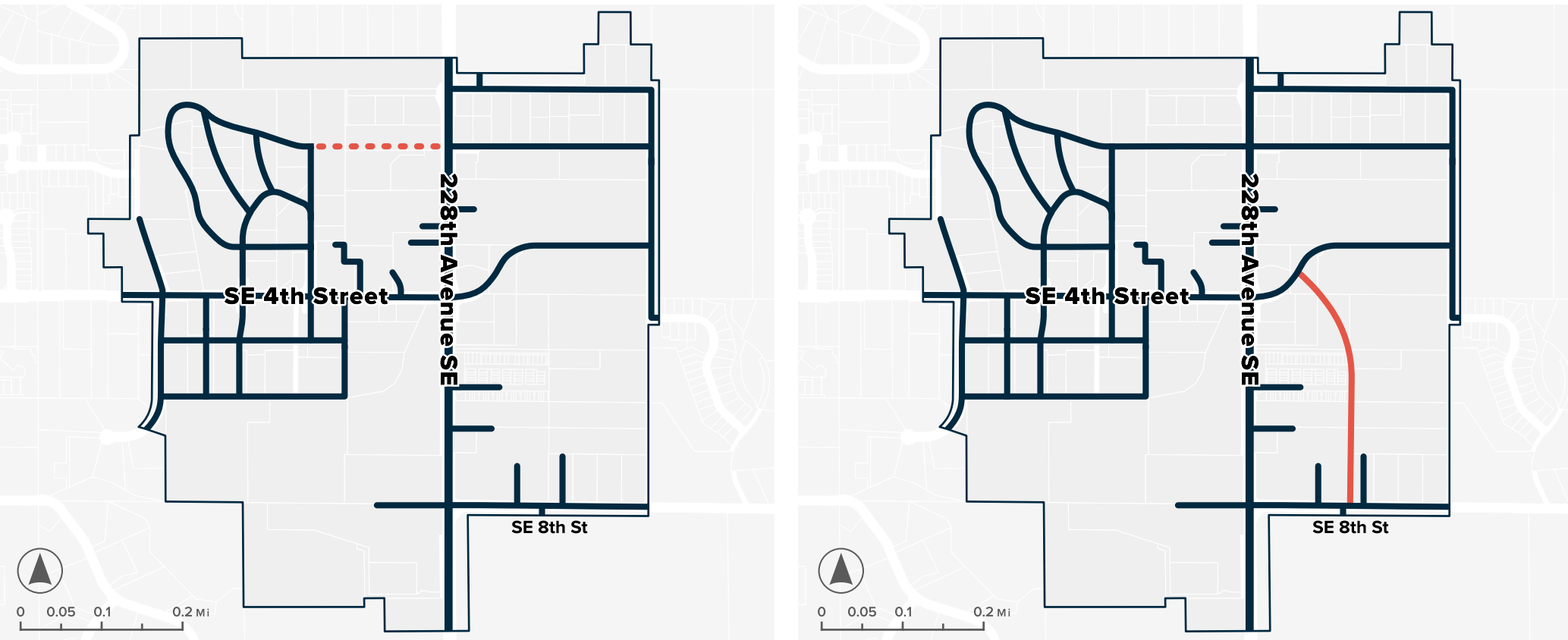
- Implements proposed changes to Town Center Plan and Code
- Studies up to 4,000 housing units, new affordability requirements
- One high density core
- Commercial capacity governed by form-based code

In both buildout scenarios, delays at intersections inside the Town Center boundaries were **all within the acceptable Level of Service (LOS) standards** adopted by the City.

One intersection, 212th Ave SE and SE 8th St (outside Town Center), failed to meet acceptable LOS under **both the No Action and Action scenarios**. Intersection improvements would mitigate delays at this intersection.



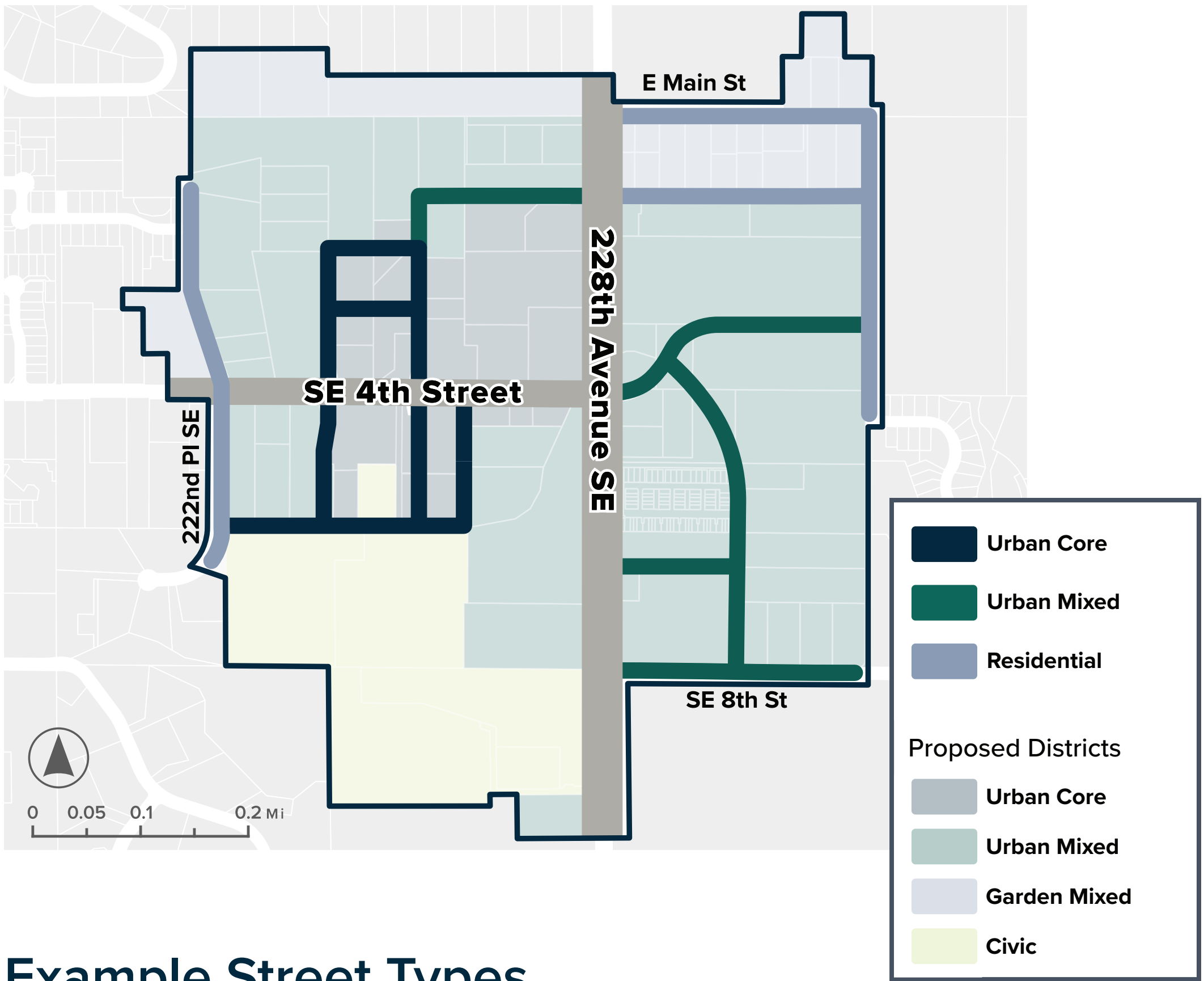
Recognizing that road construction can depend on the City's budget, analysis also included two additional scenarios, one excluding the NW Connector and another including the SE Connector (see below). Neither variation resulted in delays that would cause intersections to fall below acceptable Levels of Service. For more detail, please see the full Draft Supplemental EIS document.



Additional scenarios analyzed the impacts of either removing the NW Connector (left) or building the SE Connector (right)

Street Designations

New street type designations introduced in the updated Plan will guide the design of the streets, sidewalks, landscaping, and frontages in Town Center. A map of proposed (conceptual) Street Network Designations where these types could apply appears below, though the alignments shown are simplified and purely conceptual.

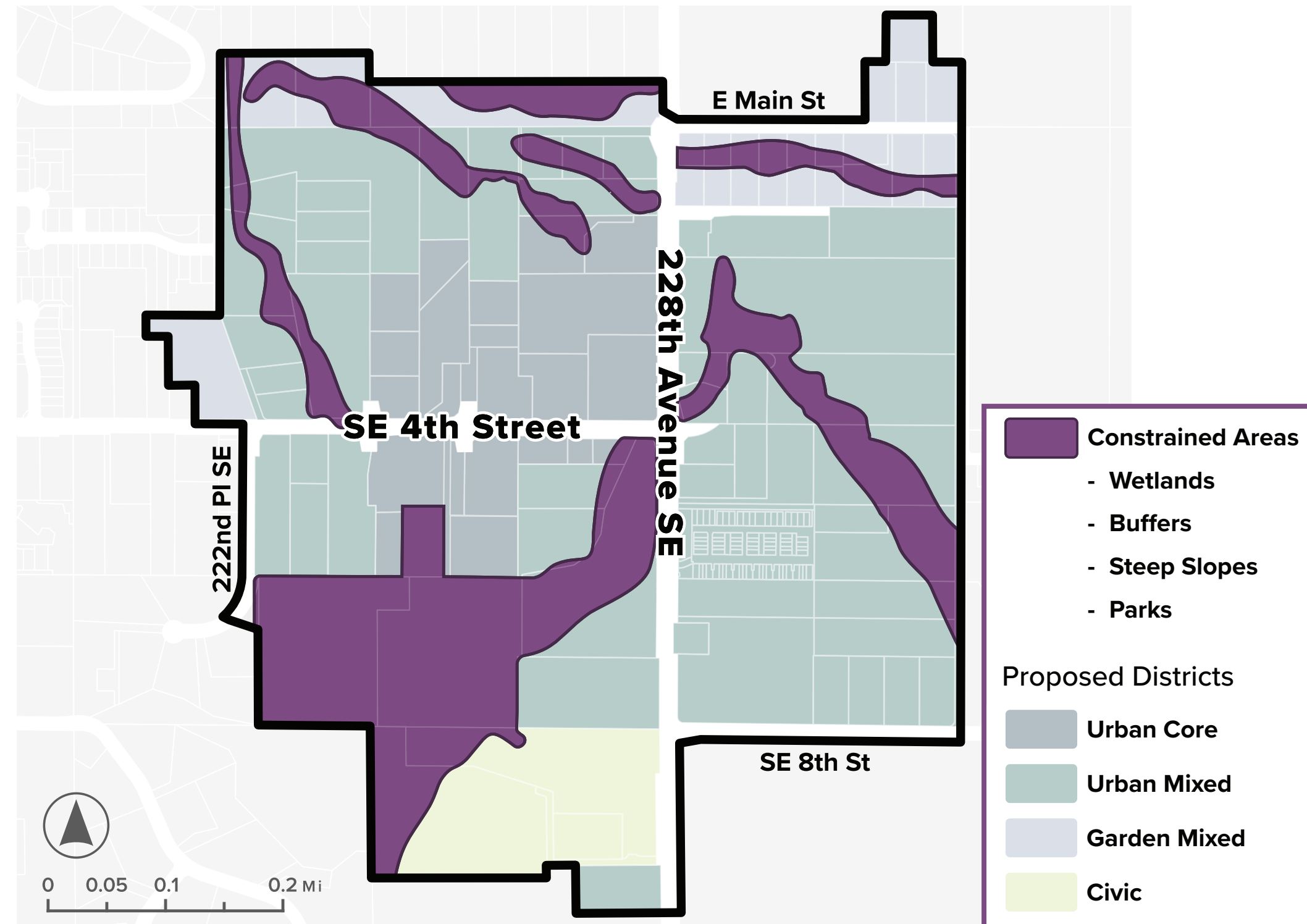


Example Street Types



SUPPLEMENTAL EIS

Potential Constraints



EIS Process

The City of Sammamish has determined that the 2025 Update would **likely have a significant adverse impact** on the environment. As such, preparation of an Environmental Impact Statement (EIS) is required under state law.

The Supplemental EIS (SEIS) builds on the Final EIS prepared in 2007. Like the original EIS, the Draft SEIS identifies specific environmental impacts and mitigation measures in advance of development to streamline the project-level permitting process.

This Draft SEIS analyzes impacts on land use and transportation, including traffic. For impacts previously identified as part of the 2007 EIS that have not changed, no additional study is needed.

Alternatives

The Draft SEIS studies two **alternatives**, which are **distinct courses of action** that outline possible futures for Town Center.

No Action Alternative

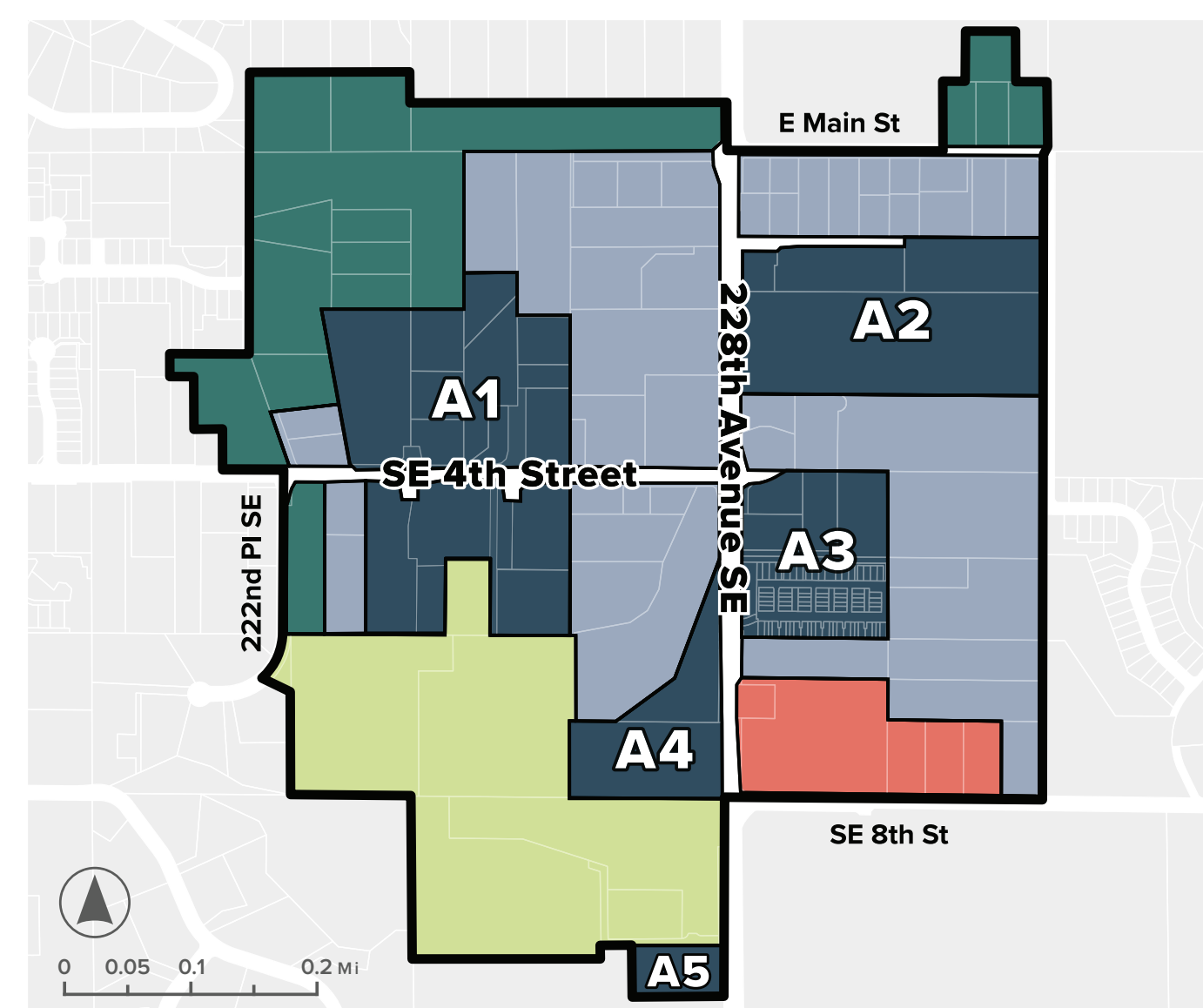
This represents the **status quo**, or the current state of Town Center and the City's regulations as they stand today. These baseline policies, plans, and regulations were in effect when the SEIS process began.

- **Development remains consistent** with existing Town Center Plan, Town Center Code, and 2007 Final EIS
- Residential capacity of **up to 2,000 housing units**
- Commercial capacity limits **remain in place**
- **Current zoning and design standards apply** to all new development, including density limits, height limits, parking requirements, and permit review
- **Affordable housing limited to 10% currently required** at 80% AMI, as incentives have been exhausted.

Action Alternative

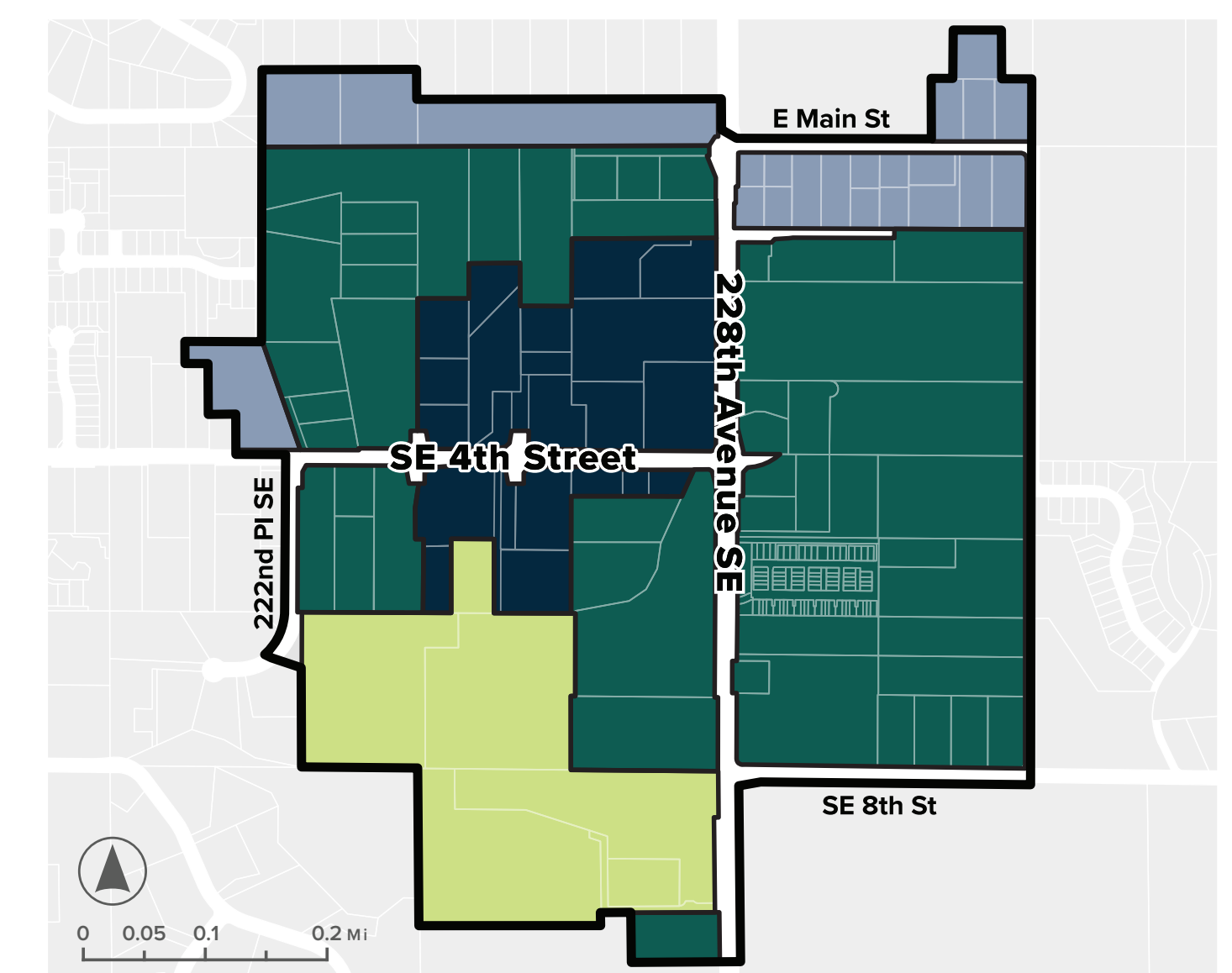
The Action Alternative is derived from Alternative 1 of the 2007 Draft EIS, which studied up to 4,000 new housing units, a robust commercial core, and a mix of high- and mid-rise buildings. While exploring a similar level of development, the Action Alternative **significantly updates the City's approach** to regulation and implementation.

- Plan for and accommodate **up to 4,000 housing units** in Town Center
- **Simplification of zoning districts** and implementation of a **new form-based code**
- New approach to **affordable housing requirements and incentives**.



Current Zoning

Town Center



Regulating Plan

Proposed Districts



SHARE YOUR COMMENTS



Your feedback will help shape the future of Town Center!

Scan the QR code, or visit the project website at

www.sammamish.us/TCAmendment

where you can:

- View the **Draft Plan** and **Draft Supplemental EIS**
- Submit your feedback through our **online form**
- Learn about **upcoming community meetings**
- Sign up for **project updates**

The Draft Supplemental EIS comment period ends at **5pm** on **July 9**

Additional opportunities to comment on the Town Center Plan and Code will continue through November 2025