

Doug McIntyre

From: Paul Stickney <stick@seanet.com>
Sent: Friday, July 31, 2020 4:10 PM
To: EIS
Subject: EIS Scoping Comment (Part 2 of 2)
Attachments: DNS Remarks.pdf; CC Book Emails All and E.pdf

[CAUTION - EXTERNAL EMAIL]

Attached is an EIS Scoping Comment - Part 2 of 2.

EIS Scoping Team,

In this emails I am attaching two compilations:

- > DNS Remarks
- > "All & E" - City Council Emails

These documents speak to alleviating housing imbalances in Sammamish. These were written in November and December of 2016 during the GHMG compliance remand on the Housing Element of the Sammamish Comprehensive plan.

Information here supports making [Enrich & Sustain](#) one of the alternatives the City incorporates into its non-project SEPA EIS.

Regards,

Paul Stickney
425-417-4556
stick@seanet.com

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.

"ALL & E"

Meeting the Housing Needs and Wants for **ALL** Economic and Demographic Groups over recurring Cycles-of-Life – **Everywhere (E)**.

To achieve these desirable outcomes, changes will have to be made to the entire Comprehensive Plan - both policy elements and background elements **(E)**.

Development regulations, plans, programs, Town Center, city codes, future and current land use maps – will need alterations for internal consistency **(E)**.

Written communications to the City of Sammamish from 11.7.16 to 12.6.16 – from Paul Stickney and Richard Birgh – that support the City adopting proposed "alternative remedies" for the GMHG remand.

Seven Tabs:

Tab 1 – 11.07/08.16 – Email; Materials Delivery; Email – all to Council.

Tab 2 – 11.15.16 – Emails to City Council

Tab 3 – 11.19.16 – Individual emails to every City Council Members.


Tab 4 – 11.23.16 – Individual emails to every City Council Members.

Tab 5 – 12.04.16 – Individual emails to every City Council Members.

Tab 6 – 12.04.16 – Email to City Council

Tab 7- 12.06.16 – Email to City Council.

11-07-1108 16
To City Council

From: Paul Stickney stick@seanet.com 
Subject: Critical Crossroads - Housing Balance
Date: November 7, 2016 at 2:57 PM
To: Sammamish City Council citycouncil@sammamish.us
Cc: Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Melonie Anderson manderson@sammamish.us, Lita Hachey lhachey@sammamish.us, Dick Birgh rbirgh@comcast.net

PS

Esteemed Council Members,

This email pertains to New Business Item #3 on the Agenda of your 11.8.16 meeting:

“Discussion: Comp Plan Amendments - Housing Element”

In your Council packet for this meeting, City Staff and Consultants have provided you the City’s suggested remedies for dealing with the GMHB Final Decision and Order.

Attached to this email are three pdf’s from Dick Birgh and me:

PDF 1 - Executive Overview on Housing Balance (with Highlights)
PDF 2 - “Achieving”- Compilation Notebook
PDF 3 - Suggested Alternative Remedies (with Highlights)

PDF’s 1 and 2 outline the matters in question and much contextual information.

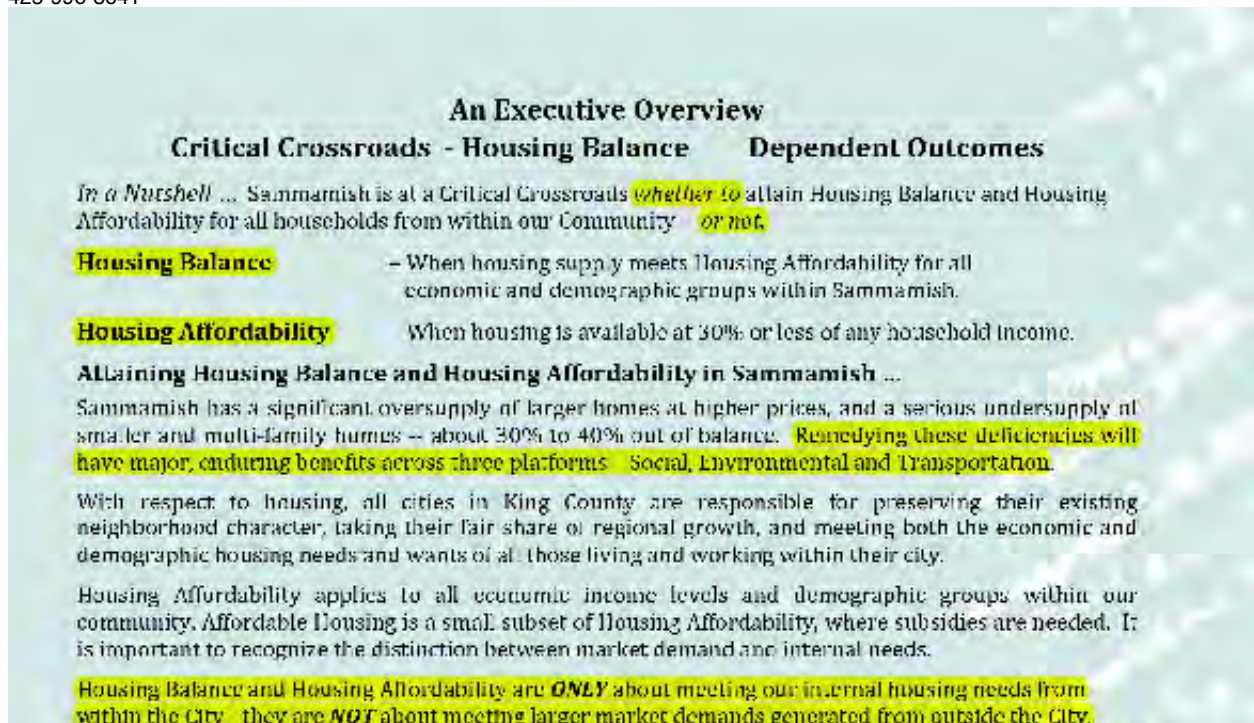
PDF 3 suggests alternative remedies, that not only deal with the GMHB Final Decision and Order, they also address methods to cure long-standing unmet fundamental issues of our residential bedroom community - Housing Balance and Housing Affordability - for those living and working within Sammamish.

We invite each of you to email, call or meet with us, so we can answer any questions you have, and to discuss the benefits that Housing Balance and Housing Affordability will bring to Sammamish now, for decades and generations to come.

Best Regards,

Paul Stickney
425-417-4556

Dick Birgh
425-996-8641



An Executive Overview
Critical Crossroads - Housing Balance Dependent Outcomes

*In a Nurshell ... Sammamish is at a Critical Crossroads **whether to** attain Housing Balance and Housing Affordability for all households from within our Community **or not.***

Housing Balance – When housing supply meets Housing Affordability for all economic and demographic groups within Sammamish.

Housing Affordability When housing is available at 30% or less of any household income.

Attaining Housing Balance and Housing Affordability in Sammamish ...
Sammamish has a significant oversupply of larger homes at higher prices, and a serious undersupply of smaller and multi-family homes – about 30% to 40% out of balance. **Remedying these deficiencies will have major, enduring benefits across three platforms – Social, Environmental and Transportation.**

With respect to housing, all cities in King County are responsible for preserving their existing neighborhood character, taking their fair share of regional growth, and meeting both the economic and demographic housing needs and wants of all those living and working within their city.

Housing Affordability applies to all economic income levels and demographic groups within our community. Affordable Housing is a small subset of Housing Affordability, where subsidies are needed. It is important to recognize the distinction between market demand and internal needs.

Housing Balance and Housing Affordability are *ONLY* about meeting our internal housing needs from within the City – they are *NOT* about meeting larger market demands generated from outside the City.

An Executive Overview

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Housing Affordability applies to all economic income levels and demographic groups within our community. Affordable Housing is a small subset of Housing Affordability, where subsidies are needed. It is important to recognize the distinction between market demand and internal needs.

Housing Balance and Housing Affordability are ONLY about meeting our internal housing needs from within the City - they are NOT about meeting larger market demands generated from outside the City.

When Sammamish incorporated in 1999, the City inherited significant housing deficiencies, because King County applied its housing policies over a much larger area. This issue has not been remedied over the last 15 years, and our housing deficiencies have increased and grown further out of balance.

To attain Housing Balance and Housing Affordability, smaller and multi-family housing supply must increase in our Town Center in order to meet needs and wants from:

- > Unplanned Changes (Job adjustments, relationships, medical, etc.)
- > Those working, but not living here (Teachers, firefighters, services, others)
- > Internal Economic and Demographic housing “gap” deficiencies.
- > Cycle of Life and Aging in Place. (Kids, grandkids; relatives; empty nesters, seniors)

The appropriate time and place, to meet past and present deficient housing needs and wants, is right now in our Town Center. Then in the future, meet projected deficiencies in our other Centers. Doing this will help **protect our highly valued assets of neighborhood character and trees in 97% of our City!**

The number of residential units, currently planned for in the Town Center Plan, is far too low, because past and present economic and demographic needs and wants were not factored into its planning.

With pivotal pre-applications for development looming in the Town Center right now, the opportunity to optimally increase housing supply in order to attain Housing Affordability and Housing Balance is NOW and it cannot be squandered. Not only would it be an expensive fiasco to redo our Town Center (TC2) in the future, **we cannot further delay meeting considerable, long-standing, housing shortfalls.**

Three Beneficial Outcomes that Accompany Housing Balance:

- **Vast one-time revenues to remedy significant deficiencies (i.e. existing roads and stormwater systems) and enable community desires (i.e. the “Emerald Necklace”, open-space acquisitions).**
- **Replacing non-renewable revenue sources with renewable ones – limit property tax hikes.**
- **Long-term Vision 97/3 – Housing options to stay in the City as situations change.**

And ... Housing Balance, Housing Affordability and the three beneficial outcomes can all be attained in Sammamish through optimized housing supply increases in our Town Center, **without increasing traffic beyond what has been already thoroughly planned for!**

Save Time, Hassle and Stress through Convenience
Thriving City Center without Traffic Increases

**Achieving “Housing Affordability
through Balanced Sustainable
Housing” in Sammamish.**



**Sammamish
Town Center Plan**

Adopted June 2008

Strengthen the Local Economy and Increase City Revenues while Protecting the Environment
Distinctive and Attractive < > Strong Sense of Place < > Civic Pride < > Community Character

Stormwater and other Environmental Benefits for the Town Center Basins, the Watershed and the City
Complete, Compacted and Connected for Healthy Living, Walkability and “Being in This Place”

Clean and Sustainable with Lasting Prosperity
Lessen Greenhouse Gases and Particulate Emissions

Optimizing the Supply of Smaller, Rental and Senior Multi-Family Housing in The Town Center Now and Other Centers in the Future

Dear Council Member,

Every word in these documents is of great importance for both the short and long term general welfare of the citizens of Sammamish. I urge you to please, take the time to read, reflect, analyze and absorb the contents.

The issue:

Since 2008, the Town Center's residential unit-cap has been 2,000. This number has been vetted, scaled and controlled, primarily by character and subjectivity, absent complete objectivity and fully informed public consensus about meeting *past, present and future economic and demographic housing needs and wants from within the community.*

The solution:

Without delay, reevaluate and increase the unsupported, current residential cap in the Town Center. Also, determine future residential unit numbers in the other Centers.

The results:

- Housing diversity, for citizens of all incomes and at all stages of life, within the community.
- Monthly savings, averaging over \$1,000 in housing and related expenses, is of great significance for 4,000 to 8,000 households, or more, living and working in Sammamish.
- The City receiving annual, renewable and sustainable, net revenue surpluses (in 8 digit numbers), matters for funding burgeoning, City-wide, road and parks capital improvement projects and substantial, ongoing, yearly maintenance expenses, while holding down property tax increases.
- The City collecting additional Park Impact Fees in the \$20 million to \$40 million range is of great importance, as these fees can fund the coveted "Emerald Necklace" and other open space acquisitions.
- Overwhelming **Environmental** and **Social** benefits.
- Reduced fossil fuel use with less CO² and particulate emissions; thereby helping in the fight against climate change.
- Less stress, hassle and waste of our citizens' time, because of fewer and shorter car trips.
- Stewardship and Legacy of "Housing Affordability Through Balanced Sustainable Housing".

And ... it is proven that all of this can be done WITHOUT an increase in traffic congestion beyond which was documented in the Town Center SEPA EIS. Therefore, the results above can be achieved with NO new traffic impacts in Sammamish.

The Fact:

The single biggest deficiency, the City of Sammamish has not yet remedied, is that of increasing the supply of smaller, rental and senior multi-family housing to a point, within a reasonable and optimized range of balance, to remedy past, present and future economic and demographic housing "needs and wants" from within the community, to achieve housing affordability through balanced sustainable housing.

CHANGE from “**minimize** and mitigate”
to
“**optimize** and mitigate”

NOW is the time to optimize the Town Center:

Multi-family housing polices in the Town Center need to be changed from “minimize and mitigate” to “**optimize** and mitigate”

This, by increasing multi-family residential units to a reasonable point, within the optimized range of discretion, based on past, present and future, economic and demographic needs and wants from within the Community.

And, these issues need to be dealt with quickly and efficiently, - just like the City did with Klahanie, the Homeless situation, Mars Hill and the Tree Ordinance.

Be Mindful of the P's and Q's:

"Minding your P's and Q's" is to be on your best behavior. Over the past three years, I have personally observed what best behavior is, when the City Council deals with many issues.

Best behavior approach means obtaining complete objective facts about a topic and then balancing that information with subjectivity, character and community vision. This approach has achieved thoughtful, impartial and balanced results for many of the topics that the City has dealt with.

The best behavior approach, however, has not been used for the group of issues, pertaining to the private built environment - jobs, services, economic development and multi-family housing.

For reasons, that still remain largely unarticulated, City policy decisions pertaining to the private built environment are predominantly rooted in subjectivity and character, with a few carefully controlled, anecdotal facts thrown in for good measure. This approach, which lacks objectivity, allows for results outside the reasonable range of discretion for the private built environment.

I strongly believe that the City Council wants the best possible for Sammamish, the same as I do. Now is the time for us to ***unite and work together*** to find the "happy middle ground" by balancing subjectivity with objectivity, and then increasing residential multi-family housing in the Town Center in the short and mid terms, and the other Centers in the future.

Included are four documents, all are essential reading... please, take the time to thoughtfully peruse them. Dick Birgh and I look forward to discussing this information with you in detail at your earliest convenience, let us know the days and times that work for you to meet with us.

Time is of the essence.

Sincerely and civic-mindedly,

Paul Stickney

Synopsis for
Policy Changes

Housing Legacy
& Stewardship

Unmet "E&D"
Housing Needs

No
New Traffic

Critique
Notes

Synopsis

Changing multi-family housing policies and creating Centers policies to attain:

- **Housing Affordability** – Where both rental and ownership housing are available with total housing costs no more than 30% of household income.
- **Balanced Sustainable Housing** – The point, where the City's housing supply matches the housing needs for all those living and working in Sammamish.
- **Inclusive Equitable Housing** – Where walk able, accessible and healthy, smaller housing choices are available for residents to stay in Sammamish during their Cycle of Life.

Cities are required to do the following regarding housing to meet the Washington State Growth Management Act (GMA):

- A. Meet their negotiated share of regional growth targets.
- B. Preserve neighborhood character.
- C. Meet all Economic Housing Needs within their City.
- D. Comply with Multi-County and County housing policies, which call for all Cities to meet all Economic and Demographic Housing Needs within their City.

Holistic Context, Facts, Problems to Remedy and Solutions:

Sammamish has achieved A and B in the recently adopted Comprehensive Plan 2015.

Sammamish has not achieved C and D in the recently adopted Comprehensive Plan 2015.

Sammamish has about 21,000 single-family homes today - including Klahanie annexation- and an approximate build-out end game of 25,000 detached single-family homes.

Sammamish has about 2,000 multifamily units today - including Klahanie annexation - and an approximate build out end game of 4,000 multi-family homes.

The growth target in Sammamish for the next 20 years is about 4,500 homes. The unmet Economic and Demographic Housing Needs within the City - past, present and over the next 20-year planning horizon of Comp Plan 2015 - are about two to four times the growth target.

Multi-family units presently built and planned for are only one half of the *lowest threshold number* for meeting internal smaller housing needs within the City, past, present and future.

Without increasing traffic or tripping SEPA concurrency, the Town Center, 2% of the City, can easily reach the minimum threshold of multifamily units and leave 97% of the City unchanged.

Immediate and near term changes to the Town Center that remedy deficient housing needs from within the community are long overdue. Then, as/if needed in the future, changes can be made to the three existing centers, 1% of the City.

The Aspirational Outcome: Vision 97/3:

Lifestyles and livability will be improved in Sammamish for generations to come with a greater diversity and number of housing types and services in 3% of the City, while preserving existing neighborhood character in the other 97%. Overall, the community retains its "small town feel" and the wooded and natural qualities that are a source of identity, delight and pride.

HOUSING IN SAMMAMISH

Rethinking Stewardship and Community Legacy

Local and Regional Need to Meet Housing For All

The success of the Puget Sound region lies in focusing growth into central places within its cities with a mix of uses and activities. The regional growth strategy implemented by Puget Sound Regional Council and King County has asked cities to focus housing growth in local centers for a myriad of reasons. **Housing must meet all growth targets and economic and demographic needs essential for both the region and local jurisdictions to strive for housing inclusiveness and sustainability.** The Sammamish Town Center has been designated by city residents as logical place to grow and provide more housing for the city in a cost-efficient manner.

Doing More—City Leadership and Policy Must Lead the Way for Equitable, Balanced and Sustainable Housing

As the region and individual cities grapple with growth and change, there is a growing impetus for community leaders to do more to meet these challenges. King County Planning Policies to local jurisdictions have asked cities to take a long, hard, and honest look at their housing needs and policies. The Countywide Planning Policies provide a framework for all jurisdictions **“to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents, and that the housing needs of all economic and demographic groups are met within all jurisdictions.”**

“Show Your Work” on Housing

Comprehensive plan policies and development regulations, informed by housing needs analyses that identify supply, demand, and deficient or surplus housing gaps for all economic and demographic groups, create opportunities for a variety of housing types. The balance between policies and housing needs also increases the likelihood of having healthy communities that can support a transportation system with a variety of transportation modes, such as: less car use through internalization, local transit options, bike lanes, and pedestrian pathways.

PSRC requires local jurisdictions planning under GMA to “show-your-work” in the housing element and related sections of the local comprehensive plan—such provisions outline existing measures in place as well as new commitments and anticipated actions to increase housing diversity and the supply of housing to meet the needs of households at all income levels, as well as demographic groups.

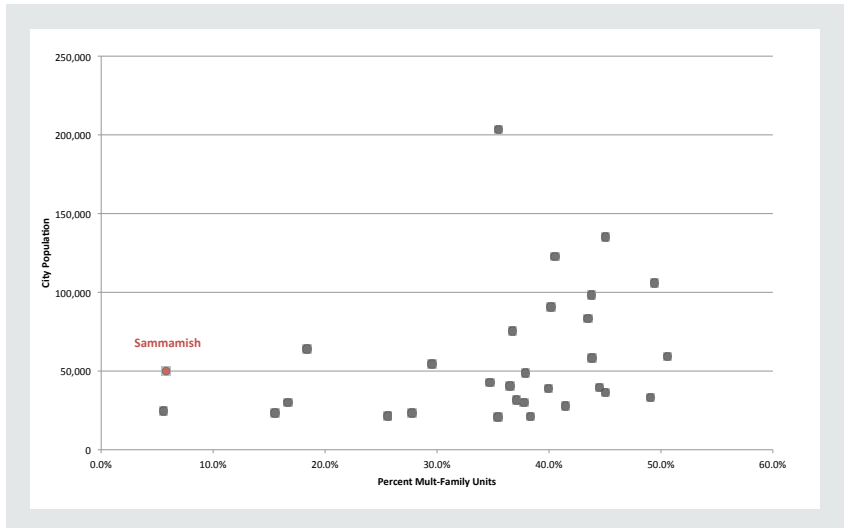


	King County Housing Units 1999		Sammamish Housing Units Existing 1999		Sammamish Target Housing Units		Sammamish Housing Units (Exist + Target)		Sammamish Households by Income 1999	
	Number	%	Number	%	Number	%	Number	%	Number	%
Total	640,355	100%	10,717	100%	3,842	100%	14,559	100%	11,172	100%
Low (0-50%)	93,264	15%	158	1.5%	922	24%	1,080	7.4%	576	5.2%
Moderate (50-80%)	153,134	24%	401	3.7%	653	17%	1,054	7.2%	753	6.7%
Median (80-100%)	62,800	9.8%	253	2.3%	--	--	--	--	374	3.3%

The Housing Needs Assessment in the 2003 Sammamish Comprehensive Plan had more complete and conclusive numbers overall than the Housing Needs Analysis in the 2015 Sammamish Comprehensive Plan, which did not determine housing supply, need, or gaps for all of the economic and demographic groups within Sammamish.

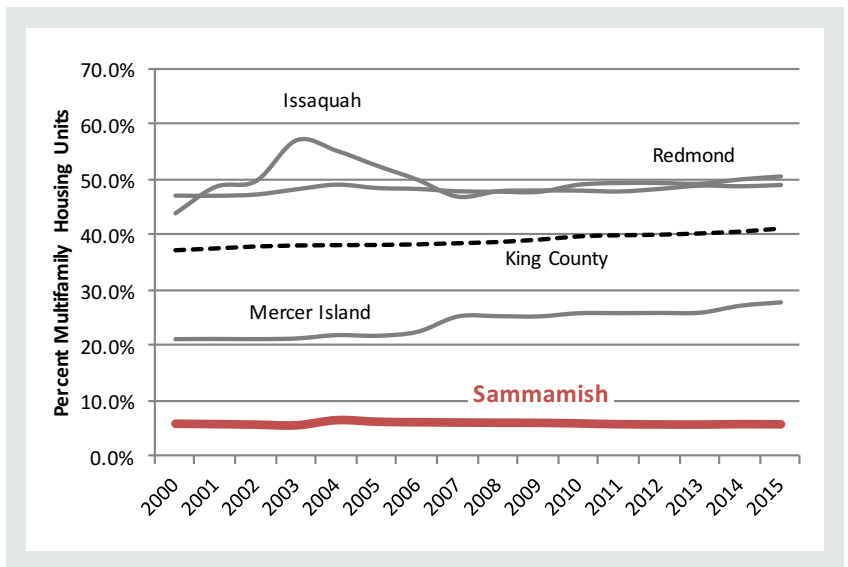
Sammamish is a Regional Anomaly on Housing

For a city its size and stature in the region, Sammamish has one of the smallest proportion of non single-family housing options in the Puget Sound. **Less than 10% of the housing is anything but a single-family home.** In comparison, the typical city over 15,000 people are between 25% to 50% of their housing stock in structures that accommodate more than one housing unit. This picture demonstrates how regional policy guidance has directed the vast majority of cities to provide more housing diversity balanced to the specific housing needs from within their community.



Sammamish is Not Keeping Pace with Changing Housing Needs

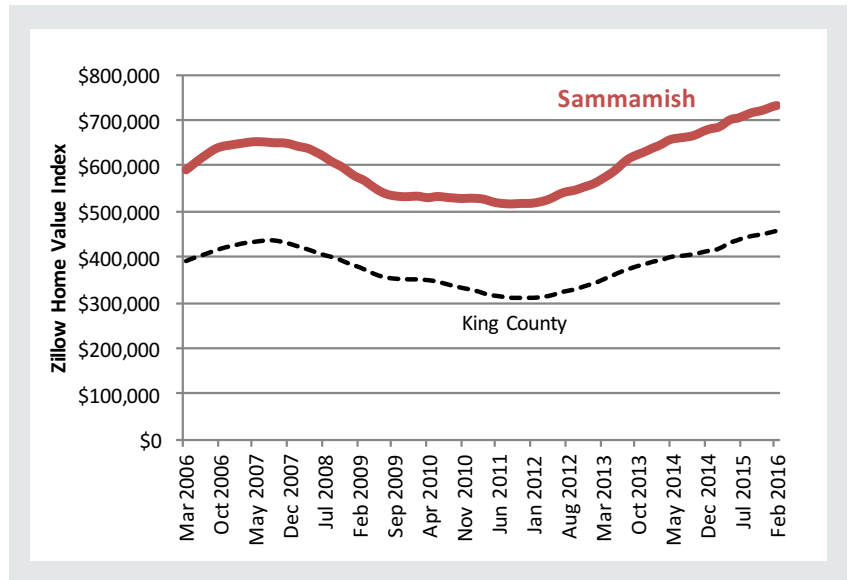
Sammamish inherited a housing supply typical of rural county housing policies since its inception as a city from King County in 1999. The characteristics of this supply has changed little after the GMA of 1990 and the creation of its Urban Growth area. Over the last 15 years, the housing supply has grown even further out of balance relative to the growing needs of the community and region. Based on needs from within the community from 2000 to 2015, the supply of larger single-family homes has increased while the supply of smaller, rental, and senior housing options has not changed.



Given the legacy of housing in the area, the recently adopted comprehensive plan should provide stronger remedies for deficiencies from over 40 years of inherited King County policies and the growing demand for more housing options. In addition, best housing practices from State, Regional, and County codes and policies require cities to contemplate housing needs for all residents at various stages of their lives (families, singles, older persons, etc.)

Housing Policy Impacts Community Success and Livability

The region is one of the fastest growing metropolitan areas in the nation. It has experienced increased demand for housing that has outpaced supply growth, creating an expensive shortage that has especially hurt low and middle-income households, first-time homebuyers, and residents looking to downsize. Housing affordability and its broad impacts are even more significant issues in Sammamish, where the median value of a home in 2016 was approximately \$730,000, over \$275,000 more than the median home price in the King County. Median home prices in Sammamish are substantially above those in King County and they exceed the steep price increases seen in the County overall.



Delivering Housing to Meet All Needs from Within the Community

Not only is the region already growing in number of people and households, significant changing demographics will impact the nature of the housing that they will need. It is important to note that the greatest shift in demand will come from housing ownership to housing rentership. Regulatory policies that allow for multifamily developments or other increases in the City's housing supply will generate a local increase in housing options and housing affordability.

Demographics Matter

Changes in housing needs over the past 15 years and for the next 20 years in Sammamish are being driven by:

- Aging baby boomers and active seniors looking to shift their housing needs.
- Growing demand from ethnic households and their unique needs.
- New-to-the-market millennials who are forming households later in life that have Sammamish roots.
- Fewer Gen-X households needing homes compared to their baby-boomer parents.
- Increasing numbers of 1 and 2 person households in Sammamish.

Creating Optimal, Balanced, Sustainable Housing

Sammamish is known across the region for its efforts on natural environment stewardship. However, better stewardship over housing policy may be the greatest legacy that current leaders leave to future generations of residents. There is an increasing body of knowledge that points to failures in local housing policy as a main driver such as social challenges like wealth inequality, and declining economic mobility. Creating strategies that embrace balancing housing supply with needs and wants from within the community will drive a host of long-term benefits for the City and its citizens:



Create More Housing that is Affordable: Permitting more multifamily developments will help ensure that future residents of Sammamish are not restricted to exclusive, high-priced homeownership options. Sammamish's zoning regulations that determine its supply of housing need to reflect an increase in housing that meets significant deficient internal housing needs. Doing this will achieve the Sammamish Comprehensive Plan 2015 Vision statement of "housing affordability through balanced sustainable housing."



Better Fiscal Position: When development is located within existing urban centers (like Sammamish Town Center), there are significant opportunities to leverage existing service and infrastructure capacity. These economies of scale present a significant opportunity for cities that can attract targeted housing development to markedly bend the fiscal sustainability curve in their favor.



Address Climate Change: Multifamily developments also concentrate population densities, which help mitigate urban sprawl and promote complete, compact, and connected communities. Concentrating optimal multi-family housing within the Town Center will lessen overall car trips through internalization and convenience, while also improving the efficiency of mass-transit services. As global climate change becomes an even more significant issue, the decreases in natural resource consumption and greenhouse gas and particulate emissions resulting from increased population densities will be vital for the future of our planet.



Better Support for Local Businesses: More households also create larger consumer populations, which benefits local businesses. This presents an opportunity to maximize the economic health of Sammamish's town center businesses, offers expedience and time savings to citizens, and also creates long term substantial and ongoing revenue surpluses for the City of Sammamish.



Compact, Low Impact Development: Mixing residences and other buildings in pedestrian- and transit-friendly places offers many benefits outlined above, but also fosters the emergence of vibrant, walkable communities that take advantage of existing investments in transportation infrastructure; efficient water use management and best stormwater run-off practices; healthy living options; and inclusiveness.

Our “E&D” Housing Needs are 2 to 4 times greater than our Growth Target

The size of our deficient, “Economic and Demographic Housing Needs and Wants from within the Community” number is 2 to 4 times - or more, than the size of our housing “Regional Growth Target” number.

Vital Background:

The City of Sammamish has about 21,000 single-family homes now, and is on course to a build out of about **25,000** single-family homes. The City has approximately 2,000 multi-family homes now, with an additional 2,000 such homes planned in Town Center, which puts the City on a path to **4,000** multi-family homes.

The question we are solving for:

In order to achieve the City Vision of “housing affordability through balanced sustainable housing” - what is the optimal number of smaller, rental and senior multi-family homes required to meet deficient, economic and demographic housing needs and wants from within the community - past, present, over the 20 year planning horizon of Comp Plan 2015 and for the reoccurring 80+ years cycle of life?

The following three categories:

- Part 1 – Contextual Facts and Statements,
 - Specific Calculations, Comments and Questions and
 - Part 2 – Contextual Facts and Statements,
- are of major significance in providing “reference points of view” while evaluating the answer to “the question we are solving for”.

Part 1 – Contextual Facts and Statements.

The Housing Needs Analyses that was prepared for Comp Plan 2015, was incomplete, in-conclusive and out-of-date.

“Supply”, “Need” and exact “Gap” results were not determined for any of the two dozen, or so, economic segments or demographic groups within our community.

Statistically valid surveys were not performed to determine our citizens’ housing wants and preferences currently, over the next 20 years, or for their long-term Cycle of Life.

The Klahanie Annexation was not a part of our Housing Needs Analyses.

Population and demographics data were primarily based on the years 2010 and 2011.
- Off by about 8,000 residents.

Numbers, pertaining to rental supply and need were completely missing.

Specific, forecasting trend-line numbers were not determined, based on past, present and future economic and demographic needs and wants from within the community.

Specific Calculations, Comments and Questions.

The Specific Calculations that follow, were discerned from my analysis and informed opinion. The information for the below calculations, was obtained from these three sources:

- *Background Information, HOUSING – Comp Plan 2015 (Pages H1 to H88).*
- *Appendix D. Housing Needs Assessment – Comp Plan 2003 (Pages D1 to D20).*
- *City of Sammamish Community Profile January 2014 – (Pages 1 to 33).*

Our "E&D" Housing Needs are 2 to 4 times greater than our Growth Target

Housing at 100% AMI and Below.

About 3% supply vs. 18% income-gap deficiency of about **2,200** units.

Jobs in Sammamish.

4600 Jobs, of which 700 live here.
Gap deficiency of about **3,900** Units.

With 69% Housing Rollover the last 15 Years.,

How many of those **8,000** households wanted to stay?

With 50±% Housing Rollover during the 80 year cycle of life.

(Four more housing rollovers besides the next 15 years.)
How many of **50,000+** households will want to stay?

Cost Burdened and Severely Cost Burdened.

From 2000 to 2010, these numbers have increased by nearly **2,000** households.
What are the 2015 numbers?

Special Needs and At Risk Population.

In the year 2000, there were about **2,400** persons with disabilities.
What are the numbers today?

Housing at 100% AMI and Above.

100-120 AMI; 120-180AMI; 180+ AMI.
Vast majority of Sammamish - info missing.
Gap deficiency likely over **4,000** Units.

1 to 2 Person Households.

As of 2010, there were 7,100± one to two person households with a supply of about 1,800 homes. This is a Gap of over **5,000**.

With 50±% Housing Rollover the next 15 Years.

How many of **10,000** households will want to stay?

Ethnic Needs.

Increasing from about 5,000 to **12,000** people from 2000 to 2010.
What are their demographic housing needs?

Population, 55 Years and Older.

People 55+ have grown from 3,800± in 2000 to 7,800± in 2010.
An increase of over **3,000** persons.

Unplanned Household Changes.

Income adjustments; divorces; death; health issues; extended families; etc.
Needs in the **Thousands**.

Our “E&D” Housing Needs are 2 to 4 times greater than our Growth Target

Part 2 – Contextual Facts and Statements.

The examples in the previous section do NOT include numbers, based on what was missing from the issues outlined in Part 1. After completing all information in Part 1, the overall numbers in the “Specific Calculations, Comments and Questions” section will **increase** significantly.

Q. What is the range of numbers necessary to achieve City-wide housing affordability through balanced sustainable housing and to remedy deficient past, present, future and “Cycle of Life” economic & demographic housing needs and wants from within the community for smaller, rental and senior multi-family housing to an optimized level?

A. The **optimized** range is from a low of 8,000 to a high of 20,000 multi-family units and that is **4,000 to 16,000 more multi-family units** than is presently planned for.

The Town Center can handle from 3,650 to 8,000 or more multi-family units than the 2,000 currently planned for, with no new traffic impacts. This totals 5,650 to 10,000 units.

Optimized changes should be appropriately phased in over four time frames:

- Immediately, before the end of July 2016.
- Between August and December 2016.
- During 2017 and 2018.
- Over the 20-year planning horizon of Comp Plan 2015.

The statement, that unmet economic and demographic needs are two to four times the growth target, is **LOW**, not high.

This information is right.

It is imperative, that the City Council acts with conviction and at “light speed” to make changes to multi-family housing policies and to add Centers policies. Sammamish, by attaining “housing affordability through balanced sustainable housing”, will provide the many benefits of housing legacy and stewardship for generations.

Sincerely and civic-mindedly,

Paul Stickney

MEMORANDUM

Date: September 22, 2015

To: Paul Stickney

From: Chris Breiland and Sarah Keenan

Subject: Analysis of Sammamish Town Center Trip Generation Rates and the Ability to Meet Additional Economic and Demographic Housing Needs Without Resulting in Additional Traffic Generation and Traffic Impacts

SE15-0388

This memorandum summarizes our review and analysis of the trip generation assumptions and observations that we have made in Sammamish. The goal of this memorandum is to provide insight to whether the trip generation estimates made by David Evans and Associates as part of the Town Center EIS accurately reflect a “suburban center” like that proposed for Town Center. The risk of overstating trip generation in Town Center is that it limits development opportunities in the City to provide housing to meet the economic and demographic needs of Sammamish residents. This memorandum does not call into question the total number of vehicle trips identified in the SEPA document, as that is fundamental to the City’s level of service policy. In this document, we explore whether additional development could be accommodated under the vehicle “trip cap” identified in the EIS by taking a more in-depth evaluation of the following factors:

- Trip generation rates based on a variety of residential and commercial land use categories¹
- Urban form and location factors—the “Ds”²
 - Density of development

¹ The Institute of Transportation Engineers (ITE) *Trip Generation Manual* has many different land use categories that transportation professionals have been collecting trip generation data on for many years. Land use categories can include both specific and generalized uses; for example, the manual has trip generation rates for “apartments,” “condominium/townhome,” “senior housing” “mid-rise apartments,” and “high-rise condominiums” just to name a few.

² As we note later in this document, not all of the “D” factors are relevant to Sammamish. Fehr & Peers has a tool to identify the major and minor factors based on where the city is located in the region and the transportation networks around the city. The “Ds” are explained in page 2 of this memo.



- Diversity of land uses (residential, retail, office, etc.)
- Design of the pedestrian, bicycle, local roadway system
- Distance to major employment centers
- Distance/accessibility to transit
- Demographics of residents (household size, income)
- Driving preferences (including whether people own a car)
- Comparisons of different types of developments in Town Center
 - Relative proportions of 1-2 story housing and 3-7 story housing
 - Senior housing versus all-age housing
 - Balancing retail and office/commercial uses
 - High-intensity retail (e.g., grocery stores that generate a lot of car trips) versus smaller-scale retail

Summary of DEA Trip Generation Results

As a first step of this analysis, Fehr & Peers reviewed the trip generation assumptions used by David Evans and Associates (DEA) in the Town Center EIS, as documented in a table emailed by Jeff Brauns to Paul Stickney on January 29, 2014. This table is provided below:

From: Jeff Brauns <brauns@sammamish.us>
 Date: January 29, 2014 5:14:20 PM PST
 To: Paul Stickney <stick@seanet.com>
 Subject: RE: Town Center Trip Generation

Hi Paul,

After looking back through the Town Center FEIS and supporting documentation, I think what you are primarily interested can be summarized by the table below. Please let me know if you'd like to discuss this in more detail.

Breakdown of Town Center modeled land uses:

Land Use Category	ITE Land Use Code	Town Center Units	Trip Rate per Unit	PM Pk Hr Trips
Single Family	210	100	1.01	101
Condominium	231	950	0.78	741
Apartment	220	950	0.62	589
Residential Total		2,000		1,431
Retail (broad avg)	**	397	6.81	2,703
Office	710	197	1.49	294
Commercial Total (1,000 SF)		594		2,997
Net New Trips				4,428

* ITE Trip Generation (7th Edition) for PM peak hour of adjacent street traffic (4-6 PM)
 ** The trip rate used above for Retail (6.81) is in the middle of broad range for all types of retail, and consistent with the traffic model rates.



Further review indicates that the total trips above were reduced by 24 percent to account for "internalization" within the Town Center (e.g., vehicle trips that begin and end in Town Center and therefore do not add to traffic outside of the area). Additionally, DEA quantified the number of Town Center trips that remain within the City (51 percent) and those that are external to the City (24 percent). These findings are outlined in the following figure taken from the FEIS and Impact Fee Study.

Table 3-8. Sammamish Town Center PM Peak Hour Trip Generation Summary

Trip Type	Trip Generation Area	Preferred Alternative		Discount Open Space Trips		
		Trips	Percent	O.S. Trips	Net Trips	Percent
1	Connects Within Town Center	1,468	30%	400	1,068	24%
2	Connects Within Sammamish	2,394	48%	150	2,244	51%
3	Connects External to City	1,116	22%	0	1,116	25%
Total Gross Trips		4,978	100%	550	4,428	100%

(DEA Analysis)

Source: 2006 Impact Fee Study

1. Growth Trips in 2006 Impact Fee Calculation (Table 11)

Land Use Category	Remaining Units	Trip Rate per Unit	PM Pk Hr Trips
Single Family	2,402	1.01	2,426
Multi-Family	285	0.62	177
Office			30
Net New Trips			2,633

DEA Analysis:

2. Growth Trips in Town Center: Match with 4,978 above less 550 open space trips = 4,428 (see above)

Land Use Category	Town Center Units	Remove Intra-Town Center Trips			Discount Intra-Sammamish Trips			Town Center Net New Trips	
		Trip Rate per Unit	PM Pk Hr Trips	0.24 Intra-Town Ctr Trips	Intra-City Trips (%)	Intra-City Trips (#)	Discount 50%		
Single Family	100	1.01	101	-24	77	15%	12	-6	71
Condominium	950	0.78	741	-179	562	15%	84	-42	520
Apartment	950	0.62	589	-142	447	15%	67	-34	413
Retail (broad avg)	397	6.81	2,703	-652	2,051	96%	1969	-985	1,066
Office	197	1.49	294	-71	223	50%	112	-56	167
Net New Trips			4,428	-1,068	3,360		2,244	-1,123	2,237

Internal TC Rate = 0.24

3. 2030 No Action Trips in Town Center Area (FEIS Table 3-4)

4. 2030 Growth Trips Resulting from Town Center Plan (net)

1. Growth Trips in 2006 Impact Fee Calculation (Table 11)

5. Total Growth Trips (Original Plan + Town Center Plan)

6. Number of through trips per 2006 Impact fee update was 10 trips. Town Center does not materially change this.

Key Assumptions:

- a. Open space trips used in the traffic model should not be included in the basis for impact fees. In any event, they are largely internal to Town Center.
- b. All trips modeled as intra-Town Center should be removed as not contributing to capacity needs citywide
- c. Half of trips modeled as intra-Sammamish should be removed as double-count with existing planned trips.
- d. Allocation of intra-city trips to Town Center land uses in part (2) above is approximate but realistic. Effort to extract from traffic model trip tables would be large, and not change the outcome much.
- e. Trip rate used above for Retail (6.81) is in the middle of broad range for all types of retail, and consistent with the traffic model rates.
- f. Retail trips internalized are equivalent to pass-by discounts using ITE methodology. Net new trip rate for retail = $1066/397 = 2.67/ksr$

Based on our professional review, the internalization results (24 percent) are reasonable for an area like Sammamish Town Center, however, there is no documentation on how the internalization rate



was calculated. A review of the intra-Sammamish trip results indicates that this is reasonable based on travel model information summarized in a December 19, 2007 memorandum from DEA entitled *Sammamish Town Center Traffic Redistribution Effects*.

To confirm the reasonableness of the overall trip generation and internalization calculations, we reviewed the ITE *Trip Generation Manual* and applied Fehr & Peers' MXD+³ trip generation model, as documented in the following section.

ITE Trip Generation Land Use Category Review

Table 1 summarizes the following land use categories DEA used to calculate the trip generation for Town Center.

Table 1- Town Center Trip Generation Rates and Land Use Categories

Land Use Code	Description	PM Peak Hour Trip Rate
210	Single family home	1.01 per unit
231	Low-rise condominium	0.78 per unit
220	Apartment	0.62 per unit
N/A	Retail	6.81 per 1,000 sq. ft.
710	Office	1.49 per 1,000 sq. ft.

As noted in the DEA documentation, "a broad average" of ITE rates was used to estimate retail trip generation.

ITE's recommended practice is to use locally-collected and validated trip generation data, supplemented, if needed, with the national data in the *Trip Generation Manual*. Land Use Codes 210, 220, and 710 are commonly used around the region to estimate trips for generic land uses where there is no locally available data to use.

Multifamily Trip Generation Rates

The application of land use code 231 is unusual. Typically ITE code 230 (condominium/townhome) would be used to represent a generic condominium development. A review of the *Trip Generation Manual* shows that the trip generation rate for ITE code 231 was based on five samples. In contrast,

³ Fehr and Peers MXD+ analysis and process is further explained on pages 7 and 8.



the trip rate for ITE code 230, with a PM peak hour trip rate of 0.52, is based on more than 340 samples and has half the standard deviation in the sample as compared to code 231.

Given the difference in trip generation rates between land use code 230 and 231, and ITE's recommendation to collect locally valid data, Fehr & Peers performed a trip generation count at the Saffron Apartments at 22850 NE 8th Street. Saffron was chosen because it is a mid-rise multifamily development in a mixed use development, typical of what is expected in Town Center. To obtain the trip generation count, Fehr & Peers contacted Saffron management and obtained permission to place a traffic counter at the entrance to the residential garage and collected two-days' worth of trip generation data at the complex. The trip generation results are summarized in the table below.

Table 2- Saffron Trip Generation Rate Results

Date		PM Peak Hour Observed Trip Count
Wed. April 22		24
Thurs. April 23		29
Average		27
Apartment Units	Occupied	Total Units
Studio	40	41
One Bedroom	30	30
Two Bedroom	27	27
Total	97	98
PM Peak Hour Trip Generation Rate Per Dwelling Unit		
Wed. April 22		0.24
Thurs. April 23		0.30
Average		0.28

As shown in Table 2, the Saffron trip generation rates are *much* lower than either land use code 220 or 231. While we cannot know for certain (since ITE does not collect demographic data when performing trip generation counts), it is likely that the characteristics of the people living in the Saffron are different than the average apartment/condo in the US. Specifically, we assume that there are fewer families with children and more singles or two-person households without children living in Saffron than a typical US multifamily home.



A closer examination of other ITE trip generation rates suggests that the following land use categories are closer to the observed rate from Saffron:

- Code 223: Mid-rise apartment⁴ – 0.39 PM peak hour trips per dwelling unit
- Code 232: High-rise condominium⁵ – 0.38 PM peak hour trips per dwelling unit

While still higher than the Saffron observation, the above rates are based on 12 observations and we feel that these better represent likely trip generation rates for multifamily development in Town Center. Additionally, when considering the potential trip generation rate reduction/internalization of a location like Town Center (or even the mixed use area where Saffron is located), the 223/232 rates are comparable to Saffron.⁶ The list below summarizes how Saffron's trip generation rate compares to other ITE multifamily land use categories.

Saffron Trip Generation Rates Compared to ITE Categories

- 64 percent lower than ITE code 231 (the rate used in the DEA analysis for Town Center)
- 55 percent lower than ITE code 220 (the most commonly used multifamily trip generation rate)
- 46 percent lower than ITE code 230 (commonly used trip generation rate for condos and townhomes)
- 26 percent lower than ITE codes 223/232 (the ITE codes that are closest to Saffron)

Senior Housing Trip Generation Rates

Given the strong demographic trend toward aging in place (in other words, aging within the same community) and the transition of the large baby-boomer generation into the senior age category, it is reasonable to assume that Sammamish could see a significant increase in demand for senior housing in the coming years. As noted by the *Trip Generation Manual*, senior housing has distinctly different trip generation rates compared to all-age housing. Senior households tend to be smaller, have lower auto ownership rates, and tend to have less overall auto travel compared to other residential land use categories. The majority of senior housing developments in the Puget Sound Region are attached senior housing units that have a mix of assisted and independent living

⁴ Buildings with 3-10 floors

⁵ Buildings with more than 3 floors (there is no mid-rise condominium category)

⁶ As identified on page x, the expected trip reduction/internalization rate for an area like Town Center is between 20-40%, which is then deducted from these "base" or "raw" trip generation rates from ITE.



residents. ITE has land use code 252, which covers this category. ITE code 252 has a PM peak hour trip generation rate of 0.25 trips per dwelling unit.

Retail Trip Generation Rates

General retail trip generation is typically evaluated using ITE land use category 820 (Shopping Center), which has a PM peak hour trip generation rate of 3.71 trips per 1,000 square feet of floor space. Fehr & Peers research over the past 30 years has indicated that the trip generation rates for land use code 820 is accurate for retail strip centers that contain a mix of retailers. The DEA trip generation rate for retail is assumed to be 84 percent higher than the generic ITE category. This high trip generation rate would suggest that high-trip rate uses like grocery stores or restaurants are expected to constitute a large proportion of the land uses in Town Center.

To replicate the DEA trip generation rate, 40 percent of the land use in the Town Center or 160,000 square feet, would need to be a high-generation use like a supermarket. The upcoming Metropolitan Market project is likely to be in the 30,000-50,000 square foot range. Given the proximity of existing grocery stores just north and south of Town Center, it is unlikely that Town Center will have the high retail trip rate suggested in the DEA analysis. In summary, we find the retail trip generation rate assumption to be unrealistically high for Town Center and would recommend that a rate closer to the standard shopping center rate be used.

For the purposes of this memorandum, we are allocating the 400,000 square footage of commercial use in the Town Center plan as follows- 65,000 square feet to High Generation Retail ITE land use code 850 and 335,000 square feet to Shopping Center ITE land use code 820.

Trip Generation Rate Conclusions

Overall, our review of trip generation rates indicates that the assumptions used in the DEA analysis are higher than would be used in traffic studies for similar developments in surrounding communities. Based on a localized trip generation observation for multifamily uses and a more realistic assumption for retail uses, it is our opinion that the Town Center SEPA analysis overstates vehicle trip generation rates.

Fehr & Peers MXD+ Analysis Results

In addition to getting the trip generation rates correct, it is important to account for urban form and location characteristics that further influence how people travel. As described earlier, DEA



performed an “internalization” analysis which is a simplistic way to account for urban form and location characteristics. The purpose of this section is to compare DEA’s internalization rate to the output of Fehr & Peers MXD+ model, which is a tool that was specifically developed to estimate the degree that auto trips are reduced due to urban form and location characteristics. MXD+ was developed in conjunction with the ITE and the US Environmental Protection Agency (EPA) to better estimate the vehicle trip generation of mixed-use developments in both urban and suburban settings. From 2010 to 2012, Fehr & Peers studied over 260 suburban mixed-use projects to determine and develop the MXD+ tool. In addition, we are continuing to monitor dozens of projects in order to validate and improve upon the MXD+ tool. More detailed documentation and peer-reviewed journal articles are available upon request.

MXD+ starts with standard ITE trip generation rates and provides a reduction factor based on the following characteristics:

- Land use density of the study area, both internal and external to the development
- Diversity of land uses, both internal and external to the development
- Design of the pedestrian/bicycle network as measured by the number of intersections per acre (an industry-standard approach for measuring active transportation access—more intersections are related to more walking/biking routes)
- Amount of transit service immediately near the development area
- Household characteristics (household size, average car ownership) as reported by the US Census Bureau
- Proximity to major employment destinations (i.e., a “gravity” model measurement of how close the development is to major employment centers like Redmond, Bellevue, and Seattle)

The land use scenario analyzed as part of the Town Center EIS was input into MXD+ and the results are presented in Table 3.



Table 3- Unadjusted ITE PM Peak Hour Trip Generation Results

Land Use	ITE Land Use Code	Units/Square Feet	Trips	
			Fehr & Peers Results	DEA Results
Single Family	210	100 dwellings	101	101
Condo/Apartment	223/232	600	228	1,330*
Townhome	230	700	364	
Senior Housing	252	600	150	
Residential Total Units/Trip Generation		2,000	843	1,431
Shopping Center	820	335,000	1,243	N/A – a blended rate was used
High-Generation Retail (restaurant, grocery, drug store)	850	65,000	616	
Retail Total Square Footage/Trip Generation		400,000	1,859	2,703
Office	710	197,000	294	294
Total Raw Trip Generation			2,996	4,428
Internalization/MXD+ Reduction Rate			21%	24%
Total Trip Generation (trips leaving Town Center)			2,373	3,360

* DEA assumed a mix of 950 apartments and 950 condos (ITE Codes 220 and 231)

Based on the urban form characteristics of the Town Center, MXD+ estimates a 21 percent reduction from the raw ITE rates, resulting in 2,373 new PM peak hour trips being generated. Note that the MXD+ trip internalization/reduction rate is somewhat lower than DEA's reduction, however the DEA analysis assumed much higher base trip generation rates, as noted above (48 percent higher than the trip rates we used for this analysis). The final results after internalization show that the DEA trip generation total is higher by 42 percent.

The 21 percent reduction is on the low-end of mixed-use center trip generation reductions as calculated by MXD+. For example, typical internalization reductions range from 20-40 percent for suburban mixed-use centers. The reason behind the relatively low 21 percent trip generation reduction stems from the lower densities of Town Center compared to other suburban town centers (e.g. a considerable proportion of Town Center is devoted to open space—not a common feature



of other town centers). Table 4 shows the results of Fehr & Peers validation of the MXD+ tool in two other high-income suburban town center areas with little transit service.

Table 4 - Observed Trip Generation Results from Other Suburban Town Centers

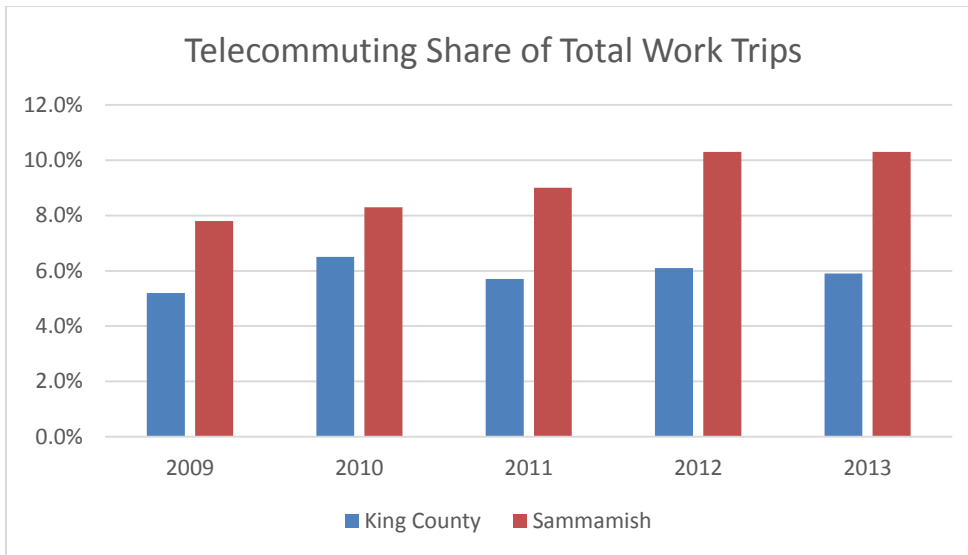
Name	Location	Relative Difference in Observed Rates to ITE Rates
The Villages	Irvine, CA	-18%
Rio Vista Station Village	San Diego, CA	-30%

As shown, the Sammamish Town Center would be in between the two centers identified above. The Irvine example, is a very large residential area with not as much in the way of retail or civic uses as Town Center, and thus has a relatively low internalization rate despite high densities. The San Diego site has a mix of use that is closer to Town Center, but has higher densities and thus a higher trip internalization/reduction rate. *The bottom line is that while Town Center has a somewhat lower trip internalization rate than other mixed use centers, a 20 percent internalization/reduction rate is still substantial and confirms that the overall strategy of creating a mixed use, connected center that provides a more environmentally sustainable choice of housing and retail for future Sammamish residents.*

Other Trends Influencing Trip Generation

In addition to the factors considered by MXD+, there are other trends that will have a tendency to reduce long-term trip generation in Sammamish. Fehr & Peers has prepared a series of research papers on the long-term trends that may affect vehicle travel, two of which we would like to focus on for Sammamish:

- **Telecommuting:** Telecommuting removes vehicles from the road during the peak travel times since people work from home. As shown in the chart on the following page, the share of people telecommuting is increasing across King County and even faster in Sammamish. Sammamish is home to many workers in the "Management, business, science, and arts occupations," which according to the Census Bureau, is the group of industries most likely to telecommute. Sammamish has an unusually high proportion of workers who telecommute and there is no indication that this will change over the coming years.



- Internet shopping: As people increasingly shop for items online, fewer trips are made to traditional retailers. Delivery trucks are much more efficient at delivering goods to people's homes than individual vehicles and many deliveries are made outside of the congested PM peak hour. High income communities like Sammamish tend to do more shopping online than other communities. Fehr & Peers research suggests that internet shopping could reduce vehicle travel in the 2-5 percent range over the coming years.

While both of these trends suggest that standard ITE trip generation rates may be high for Sammamish, we did not take these into account for our analysis. We point out these trends to emphasize that there are many factors that have the potential to impact future trip generation, and most of the trends are for fewer trips per capita. The amount of vehicle-miles generated per capita in the United States and Washington State peaked in 2004 and has been lower ever since. These trends tend to make the trip generation rates used in the original Town Center EIS look even more unrealistic.

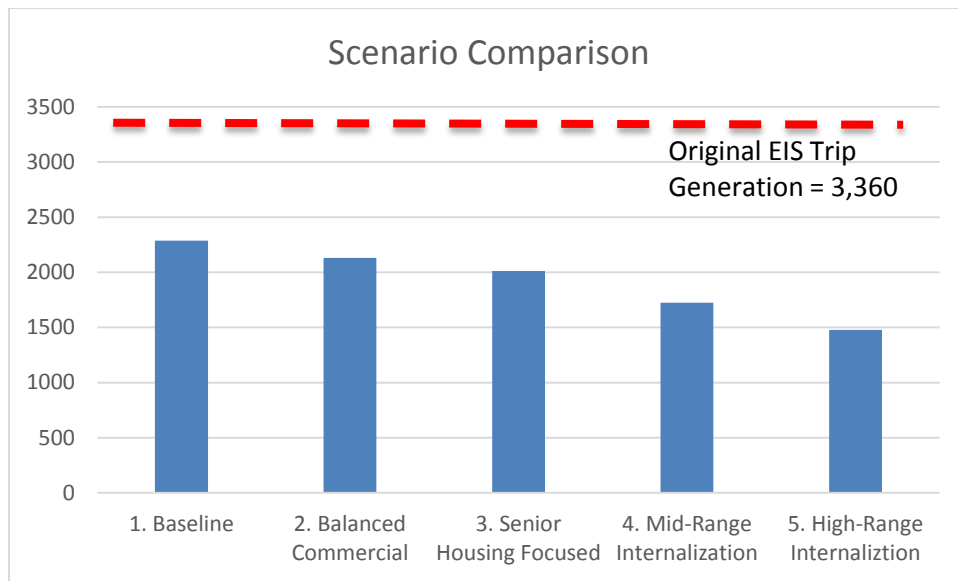


Trip Generation: Range of Scenarios

The trip generation results presented in Table 3 reflect a land use concept that is similar to what was evaluated in the Town Center EIS, but with more appropriate multifamily and retail trip generation rates. However, given the economic and demographic housing needs in Sammamish and typical ratios of retail/office in other Eastside communities, we explored several other land use scenarios to understand their implications on trip generation. Note that all scenarios have the same number of total dwelling units and same amount of retail/office development. The scenarios are described below:

1. *Baseline: Assumes a balanced mix of housing types as shown in Table 3, above.*
2. *Balanced Commercial: Ratio of retail-to-office equal to that seen in downtown Mercer Island.*
This scenario has the same housing assumptions as the baseline, but assumes less retail and more office space is developed, matching the ratio currently in place in downtown Mercer Island, which is 65% office and 35% retail.
3. *Senior Housing Focused: 50 percent of dwelling units are reserved for seniors. Same commercial mix as Scenario 2 but with 1,000 senior dwelling units, 500 townhomes, and 500 mid-rise apartments.*
4. *Mid-Range Internalization: Same as Scenario 2 but with a 30 percent internalization/MXD+ trip reduction.* Assumes a 30 percent internalization/MXD+ trip generation reduction, consistent with the mid-range of other suburban mixed-use areas researched by Fehr & Peers.
5. *High-Range Internalization: Scenario 2 with a 40 percent internalization/MXD+ trip reduction.* Assumes a 40 percent internalization/MXD+ trip generation reduction, consistent with the high-range of other suburban mixed-use areas researched by Fehr & Peers.

The chart below summarizes the results of the different scenarios and also includes a reference to the PM peak hour trip generation identified in the Town Center EIS:



* From DEA "adjusted trips;" see red highlighted column on page 3

Using the revised trip generation rates described above and the MXD+ tool to account for internalized trips within Town Center, it is clear that all the scenarios described above should produce substantially fewer PM peak hour vehicle trips than was assumed in the Town Center EIS.



Table 5 summarizes the number of residential dwelling units assumed for the original Scenario Comparison Graph, *as well the additional residential dwelling units that can be accommodated under the original Town Center EIS assumed PM peak hour trip generation total*. In other words, our analysis evaluates the potential to accommodate additional multifamily housing units without generating more trips than was originally identified in the EIS.

Table 5 – Summary of Residential Dwelling Units Assumed

Scenario	Housing Unit Mix Assumed for Scenario Comparison*					Additional Housing Units					Total Housing Units**				
	Single Family	Mid-Rise Condo	Town-house	Senior Housing	Total	Single Family	Mid-Rise Condo	Town-house	Senior Housing	Total	Single Family	Mid-Rise Condo	Town-house	Senior Housing	Total
1	100	600	700	600	2,000	0	1,150	1,350	1,150	3,650	100	1,750	2,050	1,750	5,650
2	100	600	700	600	2,000	0	1,175	1,350	1,175	3,700	100	1,775	2,050	1,775	5,700
3	0	500	500	1,000	2,000	0	1,275	1,500	1,275	4,050	0	1,775	2,000	2,275	6,050
4	100	600	700	600	2,000	0	1,900	2,200	1,900	6,000	100	2,500	2,900	2,500	8,000
5	100	600	700	600	2,000	0	2,500	3,000	2,500	8,000	100	3,100	3,700	3,100	10,000

* The Town Center EIS planned for 100 single family homes and 1900 multifamily homes. To be consistent in this memorandum, 2,000 housing units were assumed and allocated to the four different housing categories.

** Total housing units that can be accommodated without exceeding PM Peak Hour trip threshold identified in the Town Center EIS.

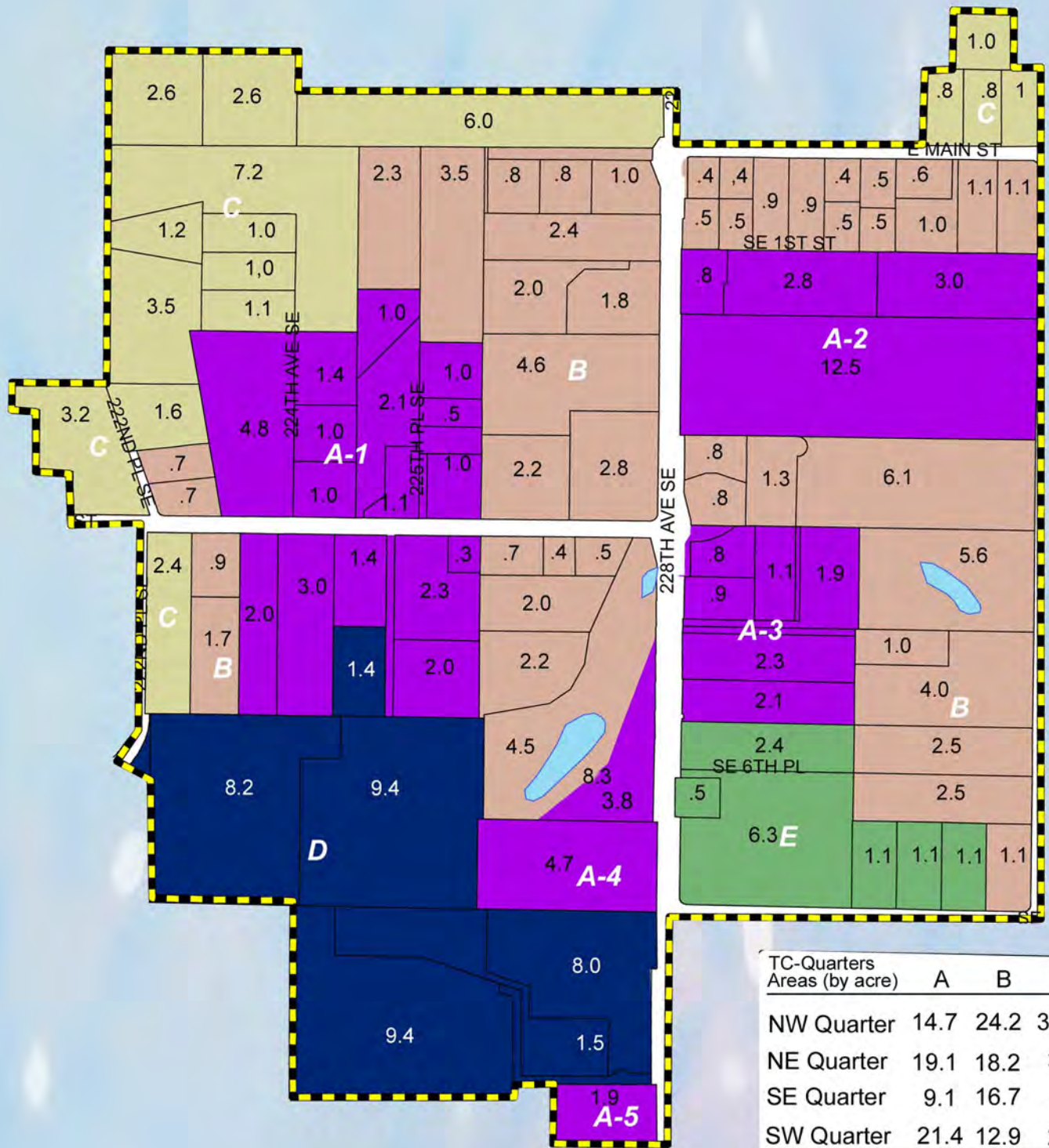
The results summarized above suggest that Sammamish should change the present residential constraint from number of units to PM peak car trips, adjusted for internalization. Depending on what projects can best satisfy internal housing needs, the mix of land uses and types of residential units provided could vary and have a range of trip generation outcomes. As shown in Table 5, *up to 10,000 dwelling units can be supported in Town Center without additional traffic impacts in the City; this includes 2,000 units originally planned for and 8,000 additional units*. To ease implementation of the trip cap, Sammamish could monitor Town Center trip generation over time to understand the traffic dynamics of the area over time so that the trip rates can be fine-tuned to meet economic and demographic housing needs while protecting existing residents from traffic beyond the SEPA threshold. This type of trip cap monitoring is commonly used for corporate/university campuses and other subarea plans across the country.



Conclusions and Recommendations

Several important conclusions can be drawn from our analysis of Town Center:

- The distinct demographic characteristics of Sammamish residents who are likely to live in multifamily developments in the Town Center combined with the mix of retail and office uses in Town Center result in a substantial reduction in vehicle trip generation rates compared to raw ITE averages for suburban areas.
- The trip generation rates assumed in the original DEA analysis are high and are not supported by local data. We recommend using ITE land use category 223 or 232 for multifamily developments in Town Center based on our traffic count observations at Saffron, which are significantly lower than standard ITE rates. We also recommend the use of standard ITE land use codes for retail uses to represent retail development as the blended rate assumed in the EIS is unrealistically high when considering the nearby grocery stores north and south of Town Center.
- Ongoing trends in an aging population, increasing telecommuting, and increasing internet shopping will likely result in slightly lower per-capita vehicle trip generation in the future years. These further reductions have not been factored in to the five scenarios in this memorandum.
- There is likely to be a range of potential vehicle trip generation outcomes in Town Center depending on how development progresses and market forces impact land use demand. To provide developers with the greatest amount of flexibility to meet economic and demographic housing needs while protecting existing residents from excessive traffic congestion, we suggest the City adopt a trip cap and associated monitoring program for Town Center. This would shift the focus of the EIS transportation evaluation from an arbitrary limit on dwelling units/square feet to vehicle trips, which would allow a significant number of housing units to be built to meet economic and demographic needs without increasing PM peak vehicle trips beyond the SEPA threshold.
- There is strong and compelling evidence that the Town Center can support additional housing units, from a low of 3,650 to a high of 8,000, over and above the 2,000 units originally planned for (total units from 5,650 to 10,000) without generating additional traffic beyond which was identified in the EIS.



Town Center Zoning Legend


UGB
 City Limits
 Town Center

Zoning CompPlan

- TCA
- TCA-1
- TCA-2
- TCA-3
- TCA-4
- TCA-5
- TC B
- TC C
- TC D
- TC E

Plot Dte 8/2009

TC-Quarters Areas (by acre)	A	B	C	D/E	Totals
NW Quarter	14.7	24.2	30.7	—	69.6
NE Quarter	19.1	18.2	3.6	—	40.9
SE Quarter	9.1	16.7	—	12.5 ^E	38.3
SW Quarter	21.4	12.9	2.4	37.9 ^D	74.6
Totals	64.3	72.0	36.7	50.4	223.4

From: Paul Stickney stick@seanet.com 
Subject: Suggested Alternative Remedies to Recommend.
Date: October 26, 2016 at 5:22 PM
To: Planning Commission PlanningCommission@sammamish.us
Cc: Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Richard Birgh rbirgh@comcast.net

Dear Planning Commissioners,

Below is a "cut and paste" from the pdf attached called "Alternative Remedy Solutions". Also there are five attachments too, which are referenced in the email below.

Two Fundamentals:

Fundamental One. The staff/consultant position is to focus on the three lowest AMI Categories of housing need. Our position is to focus on ALL housing needs from within the City, and then context the three lowest categories relative to their part of all internal economic and demographic needs and wants.

Fundamental Two. The staff/consultant position is to mainly focus on housing element policy only. Our position is to focus on the entire 2015 Comp plan, relative to optimally meeting Economic and Demographic Housing Needs and Wants. This also would include changes to the Town Center Plan, development regulations and zoning in the Town Center and other Centers.

Respectfully Submitted,

Paul Stickney and Richard Birgh.

Suggested Alternative Remedies, that will Both Satisfy the GMHB Order and be for the Betterment of the General Welfare of Current and Future Sammamish Households, for the Planning Commission to Consider Recommending to the City Council

The foundational purposes are to attain optimized Housing Balance in Sammamish and meet the Sammamish Vision statement of "Housing Affordability through Balanced Sustainable Housing". Recommend the City Council take these requisite steps by appropriate Resolutions and/or Ordinances and/or Planning Programs:

- 1) Suspend adoption of the proposed ordinance to amend the Housing Element at this time, and place this thoughtful work it in the "parking lot" for now.
- 2) Make immediate Town Center changes, using Chapter 24 (Attachment A, two pages) and/or other toolkit tools. See the yellow highlights on first two pages of this four-page document. (Attachment B)
- 3) Decide to carry out a "Housing Balance Master Plan" with a suitable timeline to compliment and coincide with the "Transportation Master Plan" - as these two plans are symbiotic, with mutually beneficial relationships. (Attachment C)
- 4) Have past, present, future, and cycle-of-life economic and demographic "Housing Needs Analyses" done to determine deficient or surplus supply gaps for every category. (Attachment D)
- 5) Carry out pertinent tasks listed in the two-page "Housing Affordability P's and Q's" (Attachment E)
- 6) Conduct statistically valid surveys, informed by Housing Needs Analyses supply gap results, and other P's and Q's findings, to obtain meaningful housing "preferences and wants" of Sammamish residents now, and throughout their cycle-of-life.

Suggested Alternative Remedies, that will Both Satisfy the GMHB Order and be for the Betterment of the General Welfare of Current and Future Sammamish Households, for the Planning Commission to Consider Recommending to the City Council

The foundational purposes are to attain optimized Housing Balance in Sammamish and meet the Sammamish Vision statement of “Housing Affordability through Balanced Sustainable Housing”. **Recommend the City Council take these requisite steps by appropriate Resolutions and/or Ordinances and/or Planning Programs:**

- 1) Suspend adoption of the proposed ordinance to amend the Housing Element at this time, and place this thoughtful work it in the “parking lot” for now.
- 2) Make immediate Town Center changes, using Chapter 24 (Attachment A, two pages) and/or other toolkit tools. See the yellow highlights on first two pages of this four-page document. (Attachment B)
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- 4) Have past, present, future, and cycle-of-life economic and demographic “Housing Needs Analyses” done to determine deficient or surplus supply gaps for every category. (Attachment D)
- 5) Carry out pertinent tasks listed in the two-page “Housing Affordability P’s and Q’s” (Attachment E)
- 6) Conduct statistically valid surveys, informed by Housing Needs Analyses supply gap results, and other P’s and Q’s findings, to obtain meaningful housing “preferences and wants” of Sammamish residents now, and throughout their cycle-of-life.
- 7) Having been informed by all housing supply gap results, informed survey outcomes, other P’s and Q’s findings, and the Housing Element work (#1 above) on the 3 lowest AMI income categories - make appropriate changes to the goals and policies throughout the 2015 Comprehensive Plan, the Town Center Plan, related development regulations and zoning.

Documents and Compilations given to the Planning Commission, and the City, that support the above seven suggested recommendations to the City Council:

- “Achieving” - Compilation Book with five sections.
- “Housing Legacy and Stewardship” - 2-page document
- “IS about Balance, NOT about Growth” - 1-page document
- “Irreducible Indispensables” - 2-page document
- “Narrative – Housing Balance for Sammamish - 2-page document
- “KCCPP Housing Policy Remarks” – 10-page document
- “PSRC Housing Policy Remarks” – 3-page document
- “Commerce Housing Policy Remarks” – 15-page document
- “Wash Housing Needs Assessment Remarks” – 12-page document
- “Holistic Components” – 1 page document
- “PACKETS A-X” - Compilation USB Flash Drive with 24 packets.

- (4) Northeast Sammamish sewer and water district water plan;
- (5) Issaquah School District capital facilities plan;
- (6) Lake Washington School District capital facilities plan;
- (7) Snoqualmie Valley School District capital facilities plan. (Ord. O2010-291 § 1; Ord. O2003-132 § 15)

24.15.030 Maps adopted by reference.

The following maps are adopted by reference:

- (1) City of Sammamish comprehensive plan future land use map;
- (2) City of Sammamish zoning map. (Ord. O2003-132 § 15)

24.15.040 Procedures to amend comprehensive plan.

(1) The City shall consider amendments to the comprehensive plan on an annual basis, in accordance with administrative procedures and timelines established by the City manager or his designee and approved by the City council; provided, that:

(a) The City may consider certain amendments on a more frequent basis in accordance with the provisions of the Washington State Growth Management Act (RCW 36.70A.130) including:

(i) Initial adoption of a subarea plan;

(ii) The adoption or amendment of a shoreline master program under the procedures set forth in Chapter 90.58 RCW;

(iii) The amendment of the capital facilities element of the comprehensive plan that occurs concurrently with the adoption or amendment of the city budget; and

(iv) Amendments or revisions to the City's comprehensive plan when an emergency exists or to resolve, if appropriate, an appeal of the comprehensive plan filed with the Growth Management Hearings Board or with the court.

(b) Applications for the first annual review shall be accepted no sooner than one year from the effective date of the comprehensive plan.

(c) The City shall, every seventh year from the effective date of the comprehensive plan, initiate an update of the comprehensive plan, including such revisions as may be required to the City's growth and housing affordability targets.

(2) Applications to amend the comprehensive plan or a rezone request associated with a comprehensive plan amendment shall be reviewed by the City planning commission based upon the following information:

(a) A detailed statement of what is proposed to be changed and why;

Chapter 24.25

PROCEDURES FOR AMENDMENT OF COMPREHENSIVE PLAN OR OF DEVELOPMENT REGULATIONS – PUBLIC PARTICIPATION

Sections:

- [24.25.010](#) Effective date.
- [24.25.020](#) Purpose.
- [24.25.030](#) General procedures.
- [24.25.040](#) Site-specific land use map amendment initiation and classification.
- [24.25.050](#) Site-specific land use map amendments.
- [24.25.060](#) Seven-year cycle process.
- [24.25.070](#) Annual cycle process.
- [24.25.080](#) Subarea plan procedures.
- [24.25.090](#) Development regulations preparation.
- [24.25.100](#) Description of amendments.
- [24.25.110](#) Notice of public hearing for comprehensive plan amendments and development regulations.
- [24.25.120](#) Notice of public hearing for area zoning.
- [24.25.130](#) Amendment process following the conclusion of the public review and comment period.
- [24.25.140](#) Provision for receipt, review of and response to the docket.
- [24.25.150](#) Provision for notice of intent to amend, and post-adoption notice.
- [24.25.160](#) Public participation program – Basic elements.

24.25.010 Effective date.

.....
This chapter shall become effective on June 11, 1998. (Ord. O99-29 § 1)

24.25.020 Purpose.

.....
The purpose of this chapter is to establish the procedures and review criteria for amending the City's comprehensive plan and development regulations and providing for public participation. Amendments to the comprehensive plan are the means by which the City may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan and development regulation amendments will be reviewed in accordance with the State Growth Management Act (GMA) and other applicable state laws, the countywide planning policies, the adopted City of Sammamish comprehensive plan, and applicable capital facilities plans. All plan and development regulation amendments will be afforded appropriate public review pursuant to the provisions of this section. (Ord. O99-29 § 1)

24.25.030 General procedures.

.....
(1) The City of Sammamish comprehensive plan shall be amended no more than once a year, except that it may be amended more frequently to address:

(a) Emergencies;

(b) An appeal of the plan filed with the Central Puget Sound Growth Management Hearings Board or

Proposed “Necessary Steps” within the Time Frame:

Before the End of July, 2016:

- Further amend partial gross density to “enhanced” full gross density in the Town Center.
- Change the cap constraint method in the Town Center from “units” to “PM peak car trips”.
- Comply with the 2012, 7-0 Council approved SE quadrant docket, and work/move forward on those items and placeholders. Commit to making final decisions by the end of 2016.
- Reduce critical area buffers in the Town Center to those needed only for water quality.
- Give “thumbs up” for Staff to start working on the process to add a “Centers Element” and an “Economic Development Element” to the Comprehensive Plan.
- Make modifications administratively and to development regulations, accordingly.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

From August 2016 through December 2016

- **Lessen the current aspirational and unwarranted storm water standards in the Inglewood Basin portion of the Town Center to “Basic Level 2” flow control. (NOT “Enhanced Level 3”).**
- Set the preliminary “nexus of proportionality” for public-private infrastructure cost sharing.
- Make positive, long overdue decisions on the 2012 SE quadrant docket & placeholders, which will include residential base-density zoning increases in the SE Quadrant.
- Initiate the “Housing Affordability P’s and Q’s” process.
- **Adopt policies, stating that wildlife habitat and/or wildlife corridors for mammals are not necessary within the Town Center or in other Centers in Sammamish.**
- **Develop traffic “internalization” code for the Town Center relative to allowed PM peak trips.**
- In September 2016, by City sponsored docketing, set in motion the process to add a “Centers Element” and an “Economic Development Element” to the Comprehensive Plan.
- Make further modifications administratively and accordingly, to development regulations.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

During 2017 and 2018:

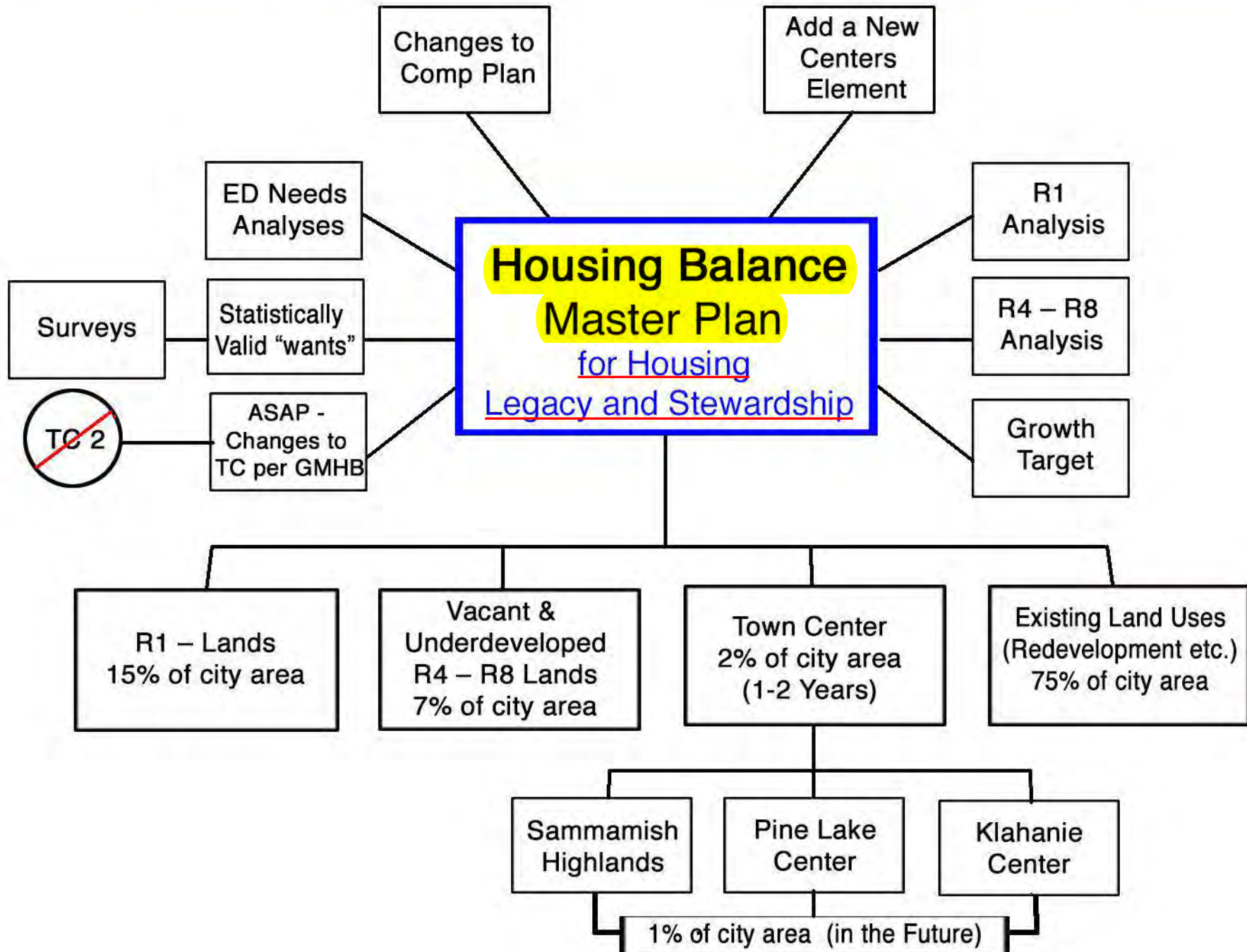
- Complete the “Housing Affordability P’s and Q’s” process.
- Work on, then finish the “Centers Element” to the Comp Plan, which will have “**distinctly different**” policies, tailored to 3% of the City as compared to the other 97% of the City.
- Produce and complete the “Economic Development Element” of the Comp Plan.
- Decide the “sweet spot” number of multi-family homes for the Town Center. (2% of City.)
- Resolve the long term, future “sweet spot” number of multi-family homes for the other three Centers in Sammamish as they redevelop in future decades. (1% of the City.)
- Determine final “nexus of proportionality” for public-private infrastructure cost sharing.
- Amend the other elements in the Comp Plan to be internally consistent with the added “Centers Element” and “Economic Development Element”.
- Develop broad spectrum, involvement programs and solutions to achieve housing affordability for all; and to provide subsidies and/or other assistance to address economic segments and demographic groups with AMI’s at 100%, or below.
- Increase the base-residential zoning in the Town Center and in the other Centers.
- Alter development regulations accordingly, to support and promote implementation of the new Comprehensive Plan Elements and Centers zoning increases.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

From 2019 through the next major update of the Comp Plan:

- Periodically, monitor and measure PM peak trips, generated from compact residential and mixed use developments.
- After receiving 2020 Census information, bring the housing needs analyses up to date and consider appropriate policy and regulatory modifications.
- Factor- in annual updates on single-family development and remaining Citywide, buildable lands capacity.
- Analyze annual updates on multi-family development, relative to specific numeric targets, set to meet deficient economic segment gaps and demographic group gaps.
- Conduct regular statistically valid surveys, in order to update community sentiments regarding smaller, rental and senior housing; jobs; retail and services in Sammamish.
- Evaluate and adjust, as appropriate, private-built environment policies and regulations.
- *Additional Steps:*

Community Character and Balanced, Sustainable Housing



Connect to Jessica's Whiteboard

Economic and Demographic Housing Needs Analyses

For each of the economic and demographic categories listed below, determine the most up-to-date existing housing **Supply** (# of homes) available in Sammamish; the most current existing **Need** (# of households) living or working in Sammamish; and the **Gap** status (“Surplus Gap” – where Supply exceeds Need, or “Deficient Gap” - where Need exceeds Supply). Make a list of the magnitude of each gap individually, of all surplus gaps cumulatively and of all deficient gaps cumulatively.

Economic Housing Need Categories

0-30 AMI Home Ownership	0-30 AMI Rentals
30-50 AMI Home Ownership	30-50 AMI Rentals
50-80 AMI Home Ownership	50-80 AMI Rentals
80-100 AMI Home Ownership	80-100 AMI Rentals
100-120 AMI Home Ownership	100-120 AMI Rentals
120-150 AMI Home Ownership	120-150 AMI Rentals
150-180 AMI Home Ownership	150-180 AMI Rentals
180-210 AMI Home Ownership	180-210 AMI Rentals
210-240 AMI Home Ownership	210-240 AMI Rentals
240-270 AMI Home Ownership	240-270 AMI Rentals
270-300 AMI Home Ownership	270-300 AMI Rentals
300-330 AMI Home Ownership	300-330 AMI Rentals
330-360 AMI Home Ownership	330-360 AMI Rentals
360-390 AMI Home Ownership	360-390 AMI Rentals
390+ AMI Home Ownership	390+ AMI Rentals

(Other AMI Categories, as appropriate, for Sammamish)

Demographic Housing Need Categories

- Rollover of Households from 1990-2014
- Rollover of Future Households, in Reoccurring 15-20 Year Cycles
- Those Working in Sammamish, Not Living Here
- Changes in Ethnicity
- Cost Burdened Households
- Severely Cost Burdened Households
- 1-2 Person Households
- Seniors 55 plus, and Increasing 35 to 55 Year Olds
- Special Needs Housing
- Cycle of Life and Aging in Place
- Unplanned/Unexpected Circumstances
- Desire to Rent vs. Own

(Other Demographic Groups, as appropriate, for Sammamish)

Housing Affordability P's and Q's

Refined and complete objectivity, and fully informed community consensus, are missing from current Sammamish multi-family housing policies and the Town Center Plan. Therefore, they are not meeting economic and demographic needs and wants from “*Within the Community*”, nor realizing the **Sammamish Vision Statement to meet “*Housing Affordability through Balanced Sustainable Housing*”**

Below is a suggested process to determine complete and refined objectivity and fully informed community consensus. With this information in hand, re-evaluate and then make appropriate changes to multi-family housing policies and the Town Center plan; add a Centers Element and Economic Development Element to the Comp Plan; and alter all relevant zoning and development regulations.

- A. Perform complete “Housing Needs Analyses” to determine the supply, need and **exact surplus or deficient gap** for every economic segment and every demographic group from within the City of Sammamish.
- B. Tally the number of lots in single-family short plats and subdivisions, which have received final plat approval in Sammamish, since those listed in the “2012 King County Buildable Lands Report”.
- C. List the number of lots in all short plats and subdivisions, which are presently in all the various development pipelines in Sammamish, but do not yet, have final plat approval.
- D. Determine the forecasted 2035 residential single-family home built-out number, based on remaining buildable vacant and re-development lands in the City, which are not under subdivision or short plat application at this time. Create a map showing these locations.
- E. Ascertain Past > Present > 20 Year Comp Plan Horizon > 80+ year “Cycle of Life” trend analyses and forecasting projections relating to the magnitude of each economic segment housing gap and each demographic group housing gap from within the community
- F. Compare Sammamish to “Larger **Residential** Peer Cities” for the size of their smaller, rental and senior multi-family housing supply, relative to their detached single-family home supply. Also compare the number of housing units per capita.
- G. Gather “Peer City” realities, policies, reasoning, experiences and lessons learned about their Downtown and Centers, in relation to their multi-family housing supply and housing affordability.

H. Adhere to RCW's, WAC's and Department of Commerce on meeting the housing needs for all economic segments within our community.

I. Assure compliance with PSRC and KC housing policies and best available practices, which require every jurisdiction in King County to meet all economic housing needs and all demographic housing needs.

J. Conduct in depth discussions regarding the housing affordability crisis in the Puget Sound region and in Sammamish.

K. Seek unbiased, impartial and objective professional/technical evaluations, critiques and recommendations regarding the appropriate level of smaller, rental and senior multi-family housing in Sammamish, based on all the foundational work findings from A through J above.

L. After being completely informed with the results from A through K above, conduct a "Statistically Valid" survey to determine the Sammamish citizens' "wants and preferences" for smaller, rental and senior multi-family housing, based on perspectives that include "Cycle of Life Housing", "Housing Affordability" and "Balanced Sustainable Housing".

M. With the discovery from A, B, C, D, E, F, G, H, I, J, K and L above, determine the true and exact current housing gaps, and the best possible projection of future housing gaps, for every economic segment and every demographic group.

N. Carry out comprehensive "Pro and Con" examinations for meeting the range of internal housing needs and wants from a low point of "*no change of how things stand*" to a high point of "*meeting all needs and wants for those living and working in Sammamish*".

O. Oversee a far-reaching, wide-ranging and fully informed public participation program to weigh in on determining the optimal "sweet-spot" number for increasing smaller, rental and senior multifamily housing in order to achieve the overwhelming benefits of long-term "Housing Affordability through Balanced Sustainable Housing" in Sammamish.

P. Having attained all the objective information garnered above, balance it appropriately with "Community Vision", "Character", "Identity", "Small Town Feel", "Natural", "Wooded" and fully informed "Community Public Input". Then, the City Council deliberates and votes to make changes to the "Scale", "Vetting", "Cap" and "Control" for the Town Center; revises multi-family housing policies; creates Centers policies; originates Economic Development polices; modifies all other elements in the Comp Plan so they are internally consistent; and amends all zoning and related development regulations to support and enable Comp Plan modifications.

Q. Based on sensible compromise between unabridged objectivity and subjectivity, Sammamish will have set in motion the process and will be on the right track to achieve its vision of meeting "Housing Affordability through Balanced Sustainable Housing". Further, these crucial legacy and stewardship decisions will be supported and backed by community consensus with near complete unanimity.

Civically prepared and presented to the City Council by Paul Stickney & Richard Birgh, 06-16

Acknowledge Receipt

On Tuesday November 8th, 2016, Paul Stickney delivered Eight (8) sets of three Notebooks each (in green pendaflex folders) and (8) USB Flash Drives to the City. There is one copy for each Councilmember and one copy for the City of Sammamish:

Don Gerend	Mayor
Ramiro Valderrama	Deputy Mayor
Kathleen Huckabay	Councilmember
Tom Odell	Councilmember
Bob Keller	Councilmember
Christie Malchow	Councilmember
Tom Hornish	Councilmember
City of Sammamish	Public Record Copy

RECEIVED

NOV 08 2016

CITY OF SAMMAMISH

Summary Titles of the three Notebooks are:

Emails 1, 2, 3, 5 and 6 on Housing Balance

Email 4 and Policy Documents

Comments on the DNS - "Whether or Not"

The USB Flash drive has two folders:

- Packets A through X (24 packets of information tied to Email #5)
- PDF's #1 through #17 (Tied to the six pages of Comments on the DNS - tab 3)

The City of Sammamish acknowledges receipts of the 8 sets of Notebooks and the 8 USB memory sticks Tuesday November 8th, 2016.

Delivered by Paul Stickney

From: Richard Birgh rbirgh@comcast.net

Subject: Public Comment, November 8, 2016

Date: November 8, 2016 at 2:56 PM

To: Sammamish City Council citycouncil@sammamish.us

Cc: Lyman Howard lhoward@sammamish.us, jbon@sammamish.us, Jeffery Thomas JThomas@sammamish.us, Melonie Anderson, C.M.C. manderson@sammamish.us, lhachey@sammamish.us

DB

Dear Council Members
City of Sammamish

My name is Dick Birgh and I live on my property at 442 228th Ave SE in Sammamish.

I moved to Sammamish in 1968 with my wife and two children. We built our home in 1971, the one that became known in Sweden as the Issaquah Hilton. My wife and I raised our son and daughter here, and the family was always quite active in the community. The kids and their "4H-Kickapoo" friends used to ride down 228th Avenue to Saddlier's, **THE** Country Store on the Plateau, tie their horses at the hitching post and go in and buy ice cream from Mrs. Saddlier. And, if there were more than three cars on 228th at any given time, it was considered rush hour.

My wife and daughter were both avid horse lovers and, since Mr. Freed's water district – in which we became charter members - was having water supply problems back in 1970, we dug a man-made pond in the intermittent stream in our valley to water our horses.

Our farm pond was not only great for watering the horses, it has also served as an extraordinary storm water pond ever since. It is functional and beautiful, just like what is called for in the City's new Storm Water Comprehensive Plan – and it has never flooded, not even once, since we built it!

But, let's fast-forward and address matters at hand.

Housing Balance and Housing Affordability matter in Sammamish. I watched King County throw too much big housing on to the Plateau from the 1960's to the 1990's without adequate infrastructure. I and several of my neighbors supported the incorporation in 1999, with its two major founding concepts: Local Control and Responsible Growth.

Here is the rub: Responsible Growth is **not** to have housing policies that minimize **all** housing in Sammamish. We have an over-supply of larger, higher priced homes, and an under-supply of smaller, more affordable multi-family condos and rentals. We are out of balance by 30 to 40 percent - and those are **big** numbers.

Now is the time for you to remedy the City's long-standing deficiencies in smaller housing.

I truly encourage you to do the right thing: In order to achieve Housing Balance in Sammamish, adopt the seven straightforward recommendations that Paul Stickney and I have suggested. By following those suggestions, you will not only comply with the GMHB order, but it will be of great benefit for all Sammamish households, and those who work here, not only now, but for decades and yes, generations to come.

Unfortunately, considering my mature age, it will probably be too late for me to enjoy the beautiful senior housing project overlooking my man-made pond and the trails at the back of my property, something that I, and even one or two of you that I know, have envisioned.

In closing, remember two quotes from the movie "Star Trek the Next Generation":
Resistance is Futile, - and, seriously - Make it So!!!

Sincerely,

Dick Birgh

Public Comment, November 8, 2016

11.15.16
To City Council

From: Paul Stickney stick@seanet.com 
Subject: Disneyland Analogy. Comprehensive Recap on Housing Balance - Public Hearing Comment. 3-page pdf attached.
Date: November 15, 2016 at 2:02 PM
To: Sammamish City Council citycouncil@sammamish.us
Cc: Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Doug McIntyre DMcIntyre@sammamish.us, David Goodman DGoodman@sammamish.us, Melonie Anderson manderson@sammamish.us, Lita Hachey lhachey@sammamish.us, Dick Birgh rbirgh@comcast.net

PS

Esteemed Council Members,

Attached is a three page Public Comment document from Dick Birgh and myself on the important and timely issue of long term Housing Balance - for tonights public hearing on the Ordinance to amend the Housing Element of the Comprehensive Plan.

This document has the most impact when heard verbally. Since it is about a 15 minute verbal presentation, we are emailing it you as it is too long for a verbal public comment at the hearing.

Please print out a copy of this, hen read it out load to yourself, or to others It will be FAR MORE EFFECTIVE, if you are willing to consider doing this?!

I believe you will find this document very easy to read, it is clear, important, material and enjoyable from the "**seat-grabbing**" beginning to the "**punch line**" ending :)

Sincerely,

Paul Stickney
425-417-4556



Public Hearing Comment by Paul Stickney and Richard Birgh on 11.15.16

An analogy, get ready for the Indiana Jones Adventure and Space Mountain, both fun, but you don't see everything the first time through on these rides. Use these comments, together with the "Achieving" compilation notebook, the three booklets and USB drive - to see it all.

Fasten your seat belt and *Buckle Up* **it's time for Housing Balance in Sammamish!**

Housing supply is out of balance with needs and wants within Sammamish. We have far too many larger homes and far too few smaller ones. We're about 30% to 40% out of balance.

There are tremendous positives, and only minuscule negatives, if any at all, by Optimal increases in smaller housing in our Town Center right now, and other Centers in the future, - so housing is available for everyone living and working here **at prices they can afford.**

The GMA, State, regional and county policies say cities must do four things for housing: Preserve existing neighborhood character; meet regional Growth Targets; provide housing for all economic groups; and provide housing for all demographic categories (ED Groups).

The 2015 Comp Plan fully deals with Housing Character and the regional Growth Target.

The 2015 Comp plan does not fully deal with housing for all ED Groups within the City.

The GMHB has ruled that the city needs to remedy ALL economic housing needs and reduce sprawl. This is the golden opportunity to attain **Housing Balance** and **Housing Affordability** in Sammamish in our Centers, and to help reduce more citywide sprawl.

Housing Affordability - is when housing is available at 30% of household income.

Housing Balance - is when housing supply meets housing affordability for all within the City.

Now is the time to introduce the second 800lb Gorilla - "Housing Growth". But, "Housing Growth" is not the real issue. How can we possibly say this??!!

We have had "growth" in our Parks, Open Space, Road Improvements, Civic Buildings and City Personnel - yet these are all deemed as positive. What are these really? - **positive increases.**

When it comes to housing in Sammamish, it is really about negative versus positive increases.

Increasing suburban sprawl of more large houses throughout the city, of which we already have a significant over supply, with low net tax benefits to the City, straining infrastructure and more traffic congestion - are negative housing increases.

But, increasing smaller compact housing in our Centers, to Optimize major housing shortfalls and provide massive social, environmental and transportation benefits, big tax surpluses and without increasing traffic beyond what is already planned for - are positive housing increases.

It's not about housing growth, **it's about negative or positive housing increases.**

Why is Sammamish so far out of balance when it comes to housing? First, It's because when we incorporated in 1999 we inherited over 40 years of King County housing policy that planned over a much larger area. Second, over the last 15+ years since we incorporated, our housing supply has grown further out of balance - virtually all being big and expensive homes.

So, what's the right amount of positive supply increase needed for smaller and multifamily homes in the Town Center (TC) now, and other Centers in the future, to attain Housing Balance? There is a wide range of outcome for multi-family housing - in three groupings:

- Too Few - long term generational negative effects for the city
- Optimal** - long term generational **positive effects** for the city
- Too Many - long term generational negative effects for the city

There are two general indicators and one precise methodology to gauge the Optimal range. The Optimal range is a pretty wide number and we are proposing the lower 1/3 of this range.

First General Indicator - Peer City smaller multifamily housing (MF) to single family housing percentages. As of the end of 2012 ...Bellevue, Kirkland, Issaquah and Redmond were 40% to 50% MF. Mercer Island, Mill Creek and Klahanie before annexation were 23% to 35% MF. (And ... these have gone up the last 4 years, and will continue to go up, substantially.)

Before the Klahanie annexation Sammamish was 6% MF, with Klahanie we are 10%, and the **lower third** of the Optimal MF housing %'s for Sammamish **will be from 24% to 32MF %**.

Second General Indicator - the Gross Residential Units per Acre in our Town Center (TC). Newer Peer City urban growth in their downtowns, and other centers from 2000 forward, are from a lower side of 50 units per gross acre (GA) to a higher side of well over 100 per GA.

Currently our Town Center Plan is about 8.5 per (GA). **The lower third** of the Optimal MF housing numbers for the TC will be **from 25 units per GA to 40 per GA**. (A fun fact, we have much more open space in our Town Center than any other eastside Peer City too.)

The precise methodology to determine the Optimal number of smaller and multifamily homes for Sammamish is to apply needs analyses gap findings and survey wants results to "*the Whole*".

Perform housing needs analyses to determine the supply, need and GAP for all ED Groups (about 40 groups). Then, informed with all these gap results, conduct statistically valid surveys to determine the housing "wants and preferences" of those living and working within the City.

What's "*the Whole*" and how does it work? It begins with single family housing in Sammamish, where we have about 21,000 single family homes now, and will have about 25,000 at build out. Then, add in existing multifamily housing, where we have about 2,000 units. These numbers include Klahanie. Lastly, gap and survey results need to be mixed in.

But there is a BIG problem. Sammamish has never chosen to do housing gap studies or statistically valid surveys on housing wants. So, how did Dick and I get "close"? We studied four bodies of work to piece together our **ball park numbers**. (2003 Comp Plan appendices; 2013 ARCH work done on Housing; 2014 Community Profile and awesome work by the State of Washington, Department of Commerce, Puget Sound Regional Council & King County.)

The Optimal range of smaller and multi-family homes based on “*the Whole*” is very wide, and is broken down below into three groupings:

- Lower 1/3 of the Optimal range** - from 8,000 to 12,000 multifamily homes.
- Middle 1/3 of the Optimal range - from 12,000 to 16,000 multifamily homes
- Upper 1/3 of the Optimal range - from 16,000 to 20,000 multifamily homes.

Below 8,000 and over 20,000 will be negative to the city, between 8,000 and 20,000 will be positive for the city. After much study and work on this topic and **balancing housing needs and wants with community character** – our recommendation is **the lower third of the Optimal range** for multi-family housing.

We have 2,000 MF homes in Sammamish now, and 2,000 more homes planned in our Town Center. This means that we need to add between 4,000 and 8,000 more units to our Centers to **attain** the lower 1/3 of the Optimal range of smaller multifamily within the City.

Because we’ve had such significant smaller housing deficiencies for so long, (over the last 50+ years) it is imperative we put the majority of the 4,000 to 8,000 more multi-family units in the Town Center immediately **to remedy our past and present smaller housing shortfalls**.

Besides enormous monthly dollar savings that Housing Affordability and Housing Balance will bring for thousands of households living & working in Sammamish, there are **terrific benefits** on three platforms, with long term consequences - Social, Environmental and Transportation.

As well as the terrific benefits above, Sammamish will **gain three other major outcomes**:

- > VAST one-time revenues to cure other deficiencies and enable other desires ... citywide.
- > Replace non-renewable revenues for 20% or more of our budget, with renewable revenues.
- > Peace of mind for residents, knowing there are housing options to stay as situations change.

Now, to the pressing matter at hand – Whether **TO** attain Housing Affordability and Housing Balance for Sammamish, or **NOT**.

The “3 and P” approach proposed by the City Staff and Consultant only deals with the lowest three economic categories - at the policy level. This **neither** achieves all the benefits herein, Housing Affordability or Housing Balance for all - **nor** does it comply with the GMHB order.

The seven part “All and E” alternative remedies we are proposing (Email 6) **do both**, as they deal with ALL 40+ economic and demographic categories throughout the ENTIRE Comp Plan, the Town Center Plan, development regulations, zoning and the future zoning map. *And ... this can be done without increasing traffic beyond what has been thoroughly planned for.*

Please, thoughtfully contemplate our 11.7.16 email, the “*Achieving*” compilation notebook, the three booklets and the USB drive. Dick and I strongly encourage and invite you to email, call and/or meet with us for more detailed discussions about Housing Balance for Sammamish. The stakes are IMMENSE for the City and Citizens of Sammamish, and can all be summed up simply:

“This helps everyone and hurts no one”.

From: Richard Birgh rbirgh@comcast.net
Subject: Optimized Housing Balance in Sammamish is a serious matter.
Date: November 15, 2016 at 2:52 PM
To: Sammamish City Council citycouncil@sammamish.us
Cc: Paul Stickney stick@seanet.com

DB

Dear Council Members,

In formulating the public comments that Paul just sent you from us today, he has shown more decorum than I can muster.

If you truly care about what is the long term best for Sammamish and it's Citizens, take the time to read out loud to yourselves - and others - that three-page document. That should help you fully glean the depth and importance of this matter.

When it comes to "Legacy and Stewardship of Housing Balance for Sammamish", you have been about as transparent as an underground cavern with a power failure. Judging from the long standing pattern of the Council's actions, or sometimes rather lack thereof, regarding this crucial issue, I can only assume some obscure, political agenda, rather than a Council acting on fully informed opinions and wishes of it's constituents.

Whatever your reasons are for resisting Optimized Housing Balance, they must be reconsidered in light of the above-mentioned comments, our previous email of November 7th and the "Achieving" compilation book, the three booklets and all the pertinent information culled in the USB drive that Paul delivered to you on the 8th of this month. I urge each one of you to finally take the time necessary to seriously study and understand this material and then meet with Paul and me for serious, meaningful and transparent dialog.

We are helping the City, not hurting it. Everybody will be much better off with Optimized Housing Balance in Sammamish. It is a long-term legacy issue of great importance. It has no downsides, only awesome upsides.

Sincerely Yours,

Dick Birgh.

— Forwarded Message —

From: Deborah Sogge <debmarketing@yahoo.com>

To: Don Gerend <dgerend@sammamish.us>; Ramiro Valderrama-Aramayo <RValderrama-Aramayo@sammamish.us>; Kathleen Huckabay <KHuckabay@sammamish.us>; Tom Odell <todell@sammamish.us>; Christie Malchow <CMalchow@sammamish.us>; Thomish@sammamish.us" <thomish@sammamish.us>; Bob Keller <BKeller@sammamish.us>

Cc: "Howard@sammamish.us" <howard@sammamish.us>; "manderson@sammamish.us" <manderson@sammamish.us>

Sent: Tuesday, November 15, 2016 11:50 AM

Subject: Housing Affordability

Dear Council,

I have read Stickney and Birgh's notebook on Achieving "Housing Affordability through Balanced Sustainable Housing" without Traffic Increases. As a citizen who works with a cross-section of citizens and business owners I agree that we are experiencing a lack of housing affordability which will continue to grow as our business sector grows. I believe the future shortage of housing affordability will become critical to the success of our business hiring needs and to the character of our City.

Here are my points of concern:

- * An unbalanced growth of high-end housing that the middle income cannot afford.

- * Loss of the "people character" factor. Many of those who purchased a home in the 70's and 80's or simply before we incorporated are downsizing and forced to move away from Sammamish due to lack of housing affordability. We are losing people who have history here and are part of the reason why our City has so much character.

- * Local businesses are unable to attract employees to Sammamish as we are lacking small single family homes and multi family housing that is affordable. I constantly hear this "cry" from business owners.


- * I need to live in Sammamish to work and run the Sammamish Chamber from my home and due to unfortunate life changes no longer own, so am at the mercy of rental pricing. I am not alone. Many of the middle income are facing this challenge due to life changes.

- * Aging in place: Sammamish residents should have opportunity to live in the City they love as their housing needs change.

* An economic and demographic needs assessment would identify the gaps. I am thankful for such a thoughtful council and appreciate all the work you do on behalf of your citizens.

Thank you for reading.

At Your Service,
Deb Sogge, Exec. Director
Sammamish Chamber of Commerce
425.631.4910
Fax 866.868.6773

From: Paul Stickney stick@seanet.com 
Subject: Fwd: Needs Analysis to determine Housing Affordability/Balance for ALL!
Date: November 14, 2016 at 2:58 PM
To: Dick Birgh rbirgh@comcast.net

PS

Begin forwarded message:

From: marywictor@comcast.net
Subject: Needs Analysis to determine Housing Affordability/Balance for ALL!
Date: November 14, 2016 at 2:33:41 PM PST
To: citycouncil@sammamish.us, howard@sammamish.us, jbon@sammamish.us, jthomas@sammamish.us, manderson@sammamish.us
Cc: lhachey@sammamish.us, dMcIntyre@sammamish.us, dGoodman@sammamish.us, tmueller@sammamish.us

Dear Honorable City Council & City Staff, (cc: Planning Commission via Tammy Mueller)

Re: Housing Element & GMHB -- input for Public Hearing 11/15/2016 ~ Ordinance: Amending the Housing Element...

“Affordable Housing” and “Housing Affordability”—the former is a very small subset of the latter. Sammamish has way too many big homes, and far too few smaller residences. *Please see the updated brief “Teeter-Totter balance” images Powerpoint I created and initially gave at 10/27/2016 Planning Commission meeting.* I agree with and support the 7-part approach offered by Paul Stickney and Richard Birgh.

Town Center is happening! As an analogy, it’s like a train or locomotive coming to town. But what “cargo” should it bring? What is the best “content” for it to carry in its box cars? Developers are “placing-their-orders” and contracts are in the process of being signed! Since Town Center is here to stay, it would be tragedy not to have it meet our needs. Town Center 2 (TC2) would be a debacle!

Simply put, there are just NOT enough residential units being planned for Town Center, but it does have the capability to include far more. How much more and of what? By requesting immediately that “Economic and Demographic Needs Analyses” be done, Sammamish has the golden opportunity to determine what our needs and wants are from within our community... and chance to adjust the Supply to Optimally meet housing needs for ALL levels not just the lowest three categories. The 2015 Comprehensive Plan failed—and data on housing for ALL is needed!

There are so many benefits for the City, neighborhoods, citizens, and residents old and new. Doing Needs Analyses right now is really smart, makes sense, and is desperately needed! I hope my input will help you “see” this.

Please click thru my attached brief and visual Powerpoint. Then study Stickney/Birgh... *For you now, for us later, and for our children, jobs, local employment and services—and the health and wealth of the City.* Make Town Center be all it can and needs to be to attain Housing Balance in Sammamish!

This ultimately will help reduce growth pressure and demands in our neighborhoods, while providing long term revenue to “financially feed” our City and maintain it well. It

while providing long-term revenues to financially feed our City and maintain it well. It does not increase traffic, and will protect and respect the environment too.

Public Comment HOUSING —Planning Commission: Mary Wictor 10-20-16 (2:35-3:40)

Regarding these and other materials from Paul Stickney & Richard Birgh which include:

+ *Housing Legacy and Stewardship*

+ *This is about Housing Balance not Growth*

I have received and read them. I wholeheartedly agree with the documents and all the points being made.

I feel the 1st step to move forward with this is for the City, likely through a Consultant, to pretty immediately do an “*Economic and Demographic Needs Analyses*” to inform and allow changes to be made to the Housing Policy, Land Use, Development Regulations, and Zoning for building in Sammamish and the Town Center.

+I think the advocacy and program of Paul’s and Dick’s is excellent!

+It helps everyone. It hurts no one.

+It would help to preserve neighborhood character.

+Not increase traffic, and


+Provide very fine financial benefits to the City of Sammamish.

I support Housing Balance/Affordability--I hope the City starts with the “Needs Analyses” ASAP! ~ Mary Wictor

<Housing Affordability n balanced optimal growth 10-27-2016.ppt> Given first at the Planning Commission.



11-14-16 Individual
Emails to each CM

From: **Paul Stickney** stick@seanet.com 
Subject: Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance
Date: November 19, 2016 at 1:38 PM
To: Don Gerend dgerend@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

Dear Don,

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Have a delightful Thanksgiving with Family and Friends.

Best Regards,

Paul (425-417-4556) and Dick (425-996-8641)

PS. Dick and I would like to meet with you for detailed discussions, anytime.

Housing Balance for Sammamish is Wonderful

- *In a Nutshell* -

Dear Don,

11/19/16

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- > **Vast one-time revenues** - \$60 - \$150 million - to cure citywide deficiencies and enable desired

- ~~Replace some revenues - \$50 - \$100 million - to ease citywide gentrification and create jobs.~~
- > **Replacing budget revenues** - that are non-renewable - with long-term renewable ones.
- > **Lessen sprawl and preserve neighborhoods and natural character** in 97% of the City.

Do not adopt the staff and consultant remedies to the GMHB order, as currently proposed.

They neither achieve the benefits above, nor do they comply with the GMHB order, as these remedies only deal with the three lowest income categories and only at policy level.

Instead, adopt the seven-part remedies that we have proposed in Email 6. They will **achieve the overwhelming benefits above and comply with the GMHB order**. They will rapidly deal with **all** income categories **everywhere** - policies, development regulations and zoning.

Respectfully presented to Mayor Don Gerend, by Paul Stickney and Richard Birgh

From: Paul Stickney stick@seanet.com
Subject: Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance
Date: November 19, 2016 at 1:40 PM
To: Ramiro Valderamma rvalderrama-aramayo@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

Dear Ramiro,

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Respectfully presented to Deputy Mayor Ramiro Valderrama, by Paul Stickney and Richard Birgh

From: Paul Stickney stick@seanet.com
Subject: Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance
Date: November 19, 2016 at 1:45 PM
To: Kathleen Huckabay khuckabay@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

Dear Kathleen,

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- *In a Nutshell* -

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Respectfully presented to Councilmember Kathleen Huckabay, by Paul Stickney and Richard Birgh

From: Paul Stickney stick@seanet.com 
Subject: Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance
Date: November 19, 2016 at 1:48 PM
To: Tom Odell todell@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

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From: Paul Stickney stick@seanet.com
Subject: Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance
Date: November 19, 2016 at 1:50 PM
To: Bob Keller bkeller@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

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From: Paul Stickney stick@seanet.com
Subject: Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance
Date: November 19, 2016 at 1:57 PM
To: Christie Malchow cmalchow@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

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Housing Balance for Sammamish is Wonderful

- In a Nutshell -

Dear Christie,

11/19/16

This is about **housing being available at 30% of household income** for those living and working in Sammamish **now, and for decades and generations to come**. Sammamish is out of balance by about 30% to 40% - too much big housing - not enough smaller housing. The City has had, and continues to have, a **housing affordability crisis, which needs to be remedied – straightaway**.

Housing Balance is Wonderful – it will provide the Legacy and Stewardship of housing being available for everyone living and working within the City - at prices they can afford.

Please, carefully contemplate the three pages of public comments we submitted 11.15.16; our 11.7.16 email; the *Achieving* compilation; three booklets delivered 11.8.16; and the USB flash drive. These materials present the compelling case for attaining Housing Balance in Sammamish.

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Based on three conditions:

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Respectfully presented to Councilmember Christie Malchow, by Paul Stickney and Richard Birgh

From: Paul Stickney stick@seanet.com 
Subject: Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance
Date: November 19, 2016 at 1:54 PM
To: Tom Hornish thornish@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

Dear Tom,

The **Extraordinary Benefits, Legacy and Stewardship** for Sammamish from attaining Housing Balance, even within the “**Lower 1/3 of the Optimal range**”, can be summed up simply in a word - **WONDERFUL**.

We believe the attached 1-page pdf is the tipping point needed for the Council to set this pivotal process in motion, and make Optimized Housing Balance so!

Have a delightful Thanksgiving with Family and Friends.

Best Regards,

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Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance

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Respectfully Submitted to the City Council by Paul Stickney and Richard Birgh

11/19/16

From: Paul Stickney stick@seanet.com

Subject: Housing Balance is Wonderful - Sent to Individual Council Members on 11.19.16

Date: December 5, 2016 at 5:13 PM

To: Lyman Howard lhoward@sammamish.us

Cc: Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Lita Hachey lhachey@sammamish.us, Melonie Anderson manderson@sammamish.us, Dick Birgh rbirgh@comcast.net

PS

Hi Lyman, Jessi and Jeff,

Dick and I sent the one page "Housing Balance is Wonderful" document as a pdf to each of the seven City councilmembers on 11.19.16. We had a coper email too, both are attached.

Best Regards!

Paul Stickney
425-417-4556

Wonderful – The Benefits, Legacy and Stewardship of Optimized Housing Balance

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11.23.16 Individual
Emerits to each CM

From: Paul Stickney stick@seanet.com
Subject: Magnitude; Duration; Effects. Four Synopsis Notebooks.
Date: November 23, 2016 at 10:47 AM
To: Don Gerend dgerend@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Dear Don,

Housing Balance and Housing Affordability for Sammamish are no small things – they are actually quite immense - in each of these three areas:

- Magnitude:** Economic and Demographic deficient numbers are **4,000 to 16,000 households** (1 to 4 times Klahanie in size) **over and above the City's 4,500 growth target.**
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- Dense & Beautiful Stormwater BMP's**
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Significant consideration, time and effort went into these **Four Synopsis Notebooks**, and they were prepared with understanding, caring and conviction. These books were initially created in mid 2014, but are just as relevant, if not even more so, today.

They demonstrate the **holistic virtues** that Optimized Housing Balance will bring through “Sammamish Sized” positive increases of multi-family housing in our Town Center. **Right now is the time** to remedy past and present economic and demographic housing deficiencies.

We kindly ask that you invest time to **critique each of these books** relative to the golden opportunity you have to Optimize housing supply in our Town Center straightaway, and in the other Centers in the future. Housing Balance matters – **there are only upsides**, no downsides.

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PS2. Please listen to Paul's public comment to the Planning Commission on 11.17.16

From: Paul Stickney stick@seanet.com
Subject: Magnitude; Duration; Effects. Four Synopsis Notebooks
Date: November 23, 2016 at 10:52 AM
To: Ramiro Valderamma rvalderrama-aramayo@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Dear Ramiro,

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From: Paul Stickney stick@seanet.com
Subject: Magnitude; Duration; Effects. Four Synopsis Notebooks
Date: November 23, 2016 at 10:53 AM
To: Kathleen Huckabay khuckabay@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Dear Kathleen,

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Subject: Magnitude; Duration; Effects. Four Synopsis Notebooks
Date: November 23, 2016 at 10:53 AM
To: Tom Odell todell@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



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From: Paul Stickney stick@seanet.com
Subject: Magnitude; Duration; Effects. Four Synopsis Notebooks
Date: November 23, 2016 at 10:52 AM
To: Bob Keller bkeller@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



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Subject: Fwd: Magnitude; Duration; Effects. Four Synopsis Notebooks
Date: November 23, 2016 at 11:01 AM
To: Christie Malchow cmalchow@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Hi Christie,

Sent to your malchow4 email address inadvertently, now resending.

-Paul

Begin forwarded message:

From: Paul Stickney <stick@seanet.com>
Subject: **Magnitude; Duration; Effects. Four Synopsis Notebooks**
Date: November 23, 2016 at 10:54:55 AM PST
To: Christie Malchow <christie@malchow4sammamish.com>
Cc: Dick Birgh <rbirgh@comcast.net>

Dear Christie,

Housing Balance and Housing Affordability for Sammamish are no small things – they are actually quite immense - in each of these three areas:

- Magnitude:** Economic and Demographic deficient numbers are **4,000 to 16,000 households** (1 to 4 times Klahanie in size) **over and above the City's 4,500 growth target.**
- Duration:** **40+ years** before Sammamish incorporated; **15 years** since Sammamish Incorporated; and **80+ year** reoccurring Cycles-of-Life for generations to come.
- Effects:** **All the benefits below** - without increasing traffic beyond that already planned.

Even Housing Balanced to a point within the "**Lower 1/3 of the Optimal Range**" of past, present and Cycle-of-Life economic and demographic needs and wants is wonderful. **Doing this will provide these Extraordinary Benefits, Housing Legacy and Housing Stewardship for Sammamish** without increasing traffic beyond that which is already thoroughly planned for:

- > **Housing available for those living and working within the City** - at prices they can afford.
- > **Massive benefits on three consequential platforms – environmental, social and transportation.**
- > **1500± monthly savings for 4,000 to 8,000 families** - around \$75 - \$150 million a year.
- > **Vast one-time revenues** - \$60 - \$150 million - to cure citywide deficiencies and enable desires.
- > **Replacing budget revenues** - that are non-renewable - with long-term renewable ones.
- > **Lessen sprawl and preserve neighborhoods and natural character** in 97% of the City

Relative to the "**Massive benefits on three consequential platforms – environmental, social and transportation**", we dropped off **Four Synopsis Notebooks** for you at City Hall:

Dense & Beautiful Stormwater BMP's

New Urbanism and Mixed Use

Sustainable Lower Traffic Impacts

Interactions for Positive Synergy

Significant consideration, time and effort went into these **Four Synopsis Notebooks**, and they were prepared with understanding, caring and conviction. These books were initially created in mid 2014, but are just as relevant, if not even more so, today.

They demonstrate the **holistic virtues** that Optimized Housing Balance will bring through "Sammamish Sized" positive increases of multi-family housing in our Town Center. **Right now is the time** to remedy past and present economic and demographic housing deficiencies.

We kindly ask that you invest time to **critique each of these books** relative to the golden opportunity you have to Optimize housing supply in our Town Center straightaway, and in the other Centers in the future. Housing Balance matters – **there are only upsides, no downsides.**

Best Regards

Best regards,

Paul Stickney (425-417-4556) and Richard Birgh (425-996-8641)

PS1. Our 3-page written public comments of 11.15.16, and our letter to you on 11.19.16, impart vital context - and are completely supported by these Four Synopsis Notebooks.

PS2. Please listen to Paul's public comment to the Planning Commission on 11.17.16

From: Paul Stickney stick@seanet.com
Subject: Magnitude; Duration; Effects. Four Synopsis Notebooks
Date: November 23, 2016 at 10:55 AM
To: Tom Hornish thornish@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Dear Tom,

Housing Balance and Housing Affordability for Sammamish are no small things – they are actually quite immense - in each of these three areas:

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From: Paul Stickney stick@seanet.com
Subject: Magnitude; Duration; Effects. Four Synopsis Notebooks.
Date: December 5, 2016 at 5:26 PM
To: Lyman Howard lhoward@sammamish.us
Cc: Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Lita Hachey lhachey@sammamish.us, Melonie Anderson manderson@sammamish.us, Dick Birgh rbirgh@comcast.net

Hi Lyman, Jessi and Jeff,

Dick Birgh dropped off seven sets of four synopsis books, one set of four for each council member on 11.22.16. I then sent an individual email to each of the seven city council members on 11.23.16. Dick and I believe this information to both important and powerful regarding the massive benefits Housing Balance and Housing Affordability will have on Sammamish.

Best Regards!

Paul Stickney
425-417-4556

RECEIVED
NOV 22 2016

Acknowledge Receipt CITY OF SAMMAMISH

On Tuesday November 22nd, 2016, Richard Birgh delivered Seven (7) sets of four Notebooks each (in green pendaflex folders). There is one copy for each member of the Sammamish City Council.

The City of Sammamish was given a Public Record copy of these four Notebooks on October 25th, 2016, when Paul Stickney Delivered copies of these four nootebooks to each of the Planning Commission, and a copy for the Public Record

The seven sets of four notebooks each are for:

- | | |
|-------------------|---------------|
| Don Gerend | Mayor |
| Ramiro Valderrama | Deputy Mayor |
| Kathleen Huckabay | Councilmember |
| Tom Odell | Councilmember |
| Bob Keller | Councilmember |
| Christie Malchow | Councilmember |
| Tom Hornish | Councilmember |

The four Notebooks are titled:

- Dense & Beautiful Stormwater BMP's**
- New Urbanism and Mixed Use**
- Sustainable Lower Traffic Impacts**

Interactions for Positive Synergy

The City of Sammamish acknowledges receipts of the 7 sets of four Notebooks each, today, Tuesday November 22nd, 2016.

Delivered by Richard Birgh 11.22.16

RECEIVED
NOV 22 2016
CITY OF SAMMAMISH



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The seven sets of four notebooks each are for:

Don Gerend	Mayor
Ramiro Valderrama	Deputy Mayor
Kathleen Huckabay	Councilmember
Tom Odell	Councilmember
Bob Keller	Councilmember
Christie Malchow	Councilmember
Tom Hornish	Councilmember

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Delivered by Richard Birgh 11.22.16

RECEIVED

NOV 22 2016

CITY OF SAMMAMISH

12 Oct 16 Individual
Email to each CM

From: Paul Stickney stick@seanet.com
Subject: Important Prequel
Date: December 4, 2016 at 7:02 PM
To: Kathleen Huckabay khuckabay@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net

PS

Kathleen,

This is one of two emails we are sending to you today. This one is exclusively to you, the next will be to the entire council.

Since Sammamish became a city in 1999 there have been 14 major planning efforts and/or reconsiderations where it was appropriate to have had complete needs analyses and statistically valid surveys done to influence housing policies.

For obscure, unarticulated reasons they have never been done.

This purposeful pattern needs to end now. Housing policies must reflect economic and demographic needs and wants.

Five important statements to context the above statement:

- 1) Growth Target Numbers for cities are a city's negotiated share of regional Growth.
- 2) ED Numbers for cities are the extent that housing supply is short (deficient gaps) of Economic and Demographic needs and wants for those living and working in that City over a Cycle-of-Life.
- 3) In Sammamish the deficient ED Number is from two to five times greater than the Growth Target Number.
- 4) Most peer cities have ED Numbers smaller than their Growth Target Number as they have a more balanced supply of existing housing for their residents & workers.
- 5) In Sammamish there are three major areas that factor into Housing Balance. EACH is quite IMMENSE:

Duration	- Over 50 years of deficiencies
Magnitude	- 30% to 40% out of supply Balance
Effects	- Massive Benefits when remedied

The decision on Tuesday night is actually quite momentous too. It boils down to whether or not Sammamish acts to set in motion a process to attain optimized levels of Housing Balance and Housing Affordability for those living and working here.

Dick and I request you carefully review this email and the next one we are sending shortly regarding your decision Tuesday.

Best Regards

Paul (425-417-4556) and Dick (425-996-8641)

PS. We are making ourselves available to you all day Monday or Tuesday. Please call, email or meet with us - there are many interesting and consequential needles in the haystack to discuss.

From: Paul Stickney stick@seanet.com
Subject: Important Prequel
Date: December 4, 2016 at 7:06 PM
To: Tom Odell todell@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Hi Tom,

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From: Paul Stickney stick@seanet.com
Subject: Important Prequel
Date: December 4, 2016 at 7:10 PM
To: Bob Keller bkeller@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Hi Bob,

This is one of two emails we are sending to you today. This one is exclusively to you, the next will be to the entire council.

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From: Paul Stickney stick@seanet.com
Subject: Important Prequel
Date: December 4, 2016 at 6:44 PM
To: Ramiro Valderamma rvalderrama-aramayo@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Ramiro,

Dick and I will see you and Don Wednesday morning at 9am,
and I will come to City Hall Tuesday at 5pm too for the office hour.

This is one of two emails we are sending to you today. This one is
exclusively to you, the next will be to the entire council.

Five important prequel statements for you before our next email:

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From: Paul Stickney stick@seanet.com
Subject: Important Prequel
Date: December 4, 2016 at 6:55 PM
To: Christie Malchow cmalchow@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Christie,

Dick and I want to thank you again for meeting us last Thursday. Both of us felt the meeting was informative, productive and that there was good two-way communication too.

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From: Paul Stickney stick@seanet.com
Subject: Important Prequel
Date: December 4, 2016 at 6:47 PM
To: Tom Hornish thornish@sammamish.us
Cc: Dick Birgh rbirgh@comcast.net



Tom

I will be at City Hall Tuesday at 5:15 to meet with you. If you want to call or email before then, please do, otherwise see you then.

This is one of two emails we are sending to you today. This one is exclusively to you, the next will be to the entire council.

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From: Paul Stickney stick@seanet.com
Subject: Fwd: Important Prequel
Date: December 4, 2016 at 8:07 PM
To: Don Gerend don@gerend.com

PS

Don, there is the email I sent to Odell, Huckabay and Keller,

Note the comments below in RED. When I sent this to them these were not RED. Did this as I wanted to call special attention to this relative to these three.

Did not use this language with the Other three, would have been inappropriate to send to them at this time. I may verbally tell them about it, but was not right to send the RED in the email to Valderamma, Hornish or Malchow.

Paul

Begin forwarded message:

From: Paul Stickney <stick@seanet.com>
Subject: Important Prequel
Date: December 4, 2016 at 7:06:36 PM PST
To: Tom Odell <todell@sammamish.us>
Cc: Dick Birgh <rbirgh@comcast.net>

Hi Tom,

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From: Paul Stickney stick@seanet.com
Subject: Fwd: Important Prequel
Date: December 4, 2016 at 8:09 PM
To: Don Gerend dgerend@sammamish.us



Don,

Here is what we sent Valderamma, Hornish and Malchow.

Paul

Begin forwarded message:

From: Paul Stickney <stick@seanet.com>
Subject: Important Prequel
Date: December 4, 2016 at 6:44:14 PM PST
To: Ramiro Valderamma <rvalderrama-aramayo@sammamish.us>
Cc: Dick Birgh <rbirgh@comcast.net>

Ramiro,

Dick and I will see you and Don Wednesday morning at 9am, and I will come to City Hall Tuesday at 5pm too for the office hour.

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12-04-16
To City Council

From: Paul Stickney stick@seanet.com

Subject: Please, Put on Your Impartial Hat - Critique and Fact Check Both Sets of Remedies to Determine Which One YOU Will Support.

Date: December 4, 2016 at 7:49 PM

To: Sammamish City Council citycouncil@sammamish.us

Cc: Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Dick Birgh rbirgh@comcast.net

PS

Esteemed Council Members,

The City of Sammamish is at a critical crossroads, which is **to attain the legacy and stewardship of Housing Balance and Housing Affordability** by optimally remedying past, present and Cycle-of-Life economic and demographic housing needs and wants deficiencies from within the Community, **or not**.

- The staff's and consultants' suggested remedies to the GMHB order chiefly focused on the three lowest Average Median Income (AMI) categories: 0-30%; 30%-50% and 50%-80%; and at primarily policy levels - within the Housing element only. (Referred to as "**3 and P**")

- The Growth Management Hearings Board's (GMHB) order calls for the City to deal with **ALL** existing and projected economic segments of the community. This needs to be done per the seven part remedies that we have proposed (See Email 6). And, **EVERYTHING** is on the table - the entire 2015 Comprehensive Plan, the Town Center Plan, development regulations, zoning, and the future zoning map. (Referred to as "**ALL and E**")

- We don't see how "**3 and P**" could possibly comply with the GMHB order, nor be for the betterment of Sammamish by attaining Housing Balance and Housing Affordability. "**ALL and E**" will do both.

- Vital provisions of King County Housing Policies and Appendix 4 were neither mentioned, nor referenced by staff or consultants in their proposed "**3 and P**" remedies. Not only is this deeply disturbing, it is almost impossible to believe or accept in light of the Boards Order to remedy **ALL**.

- The "**3 and P**" approach only calls for these three specific numbers:

 - 557 units for 0-30% AMI based on 12% of the Sammamish Growth Target
 - 557 units for 30-50% AMI based on 12% of the Sammamish Growth Target
 - 742 units for 50-80% AMI based on 16% of the Sammamish Growth Target

There are several *Inappropriate Errors* in these proposed numbers:

> *Inappropriate Error #1:* Tying numbers to specific percentages of the Sammamish Growth Target is incorrect. County Planning Policies call for each jurisdiction to conduct its own analysis of affordable housing needs and then to devise its own strategies for meeting their specific needs.

> *Inappropriate Error #2:* Needs for affordable housing are not to be tied to the Growth Target, but rather as a percentage of total housing stock within a community.

> *Inappropriate Error #3:* Sammamish does not know its internal specific housing supply, specific need or the specific deficient gap magnitude for each of these three lowest AMI categories.

> *Inappropriate Error #4:* Sammamish has neither done complete internal housing needs gap analyses for all economic segments and demographic groups; nor has it performed statistically valid surveys to determine all housing wants and preferences, informed by all housing needs gap results.

> *Inappropriate Error #5:* The City has not made fully informed policy decisions on how to meet all deficient economic and demographic housing needs and wants gaps throughout the entire 2015 Comp Plan, the Town Center plan, development regulations, zoning, and the future zoning map.

The three lowest AMI categories are only a small part of ALL economic and demographic groups. Decisions on specific numeric targets on the lowest three AMI categories need to be made, but only as parts of the specific targeted numeric decisions made to meet ALL deficient housing needs and wants in Sammamish.

In conclusion ... We implore you to **not** adopt the “**3 and P**” remedies, as proposed by staff and consultants. Instead, **either adopt the seven part “ALL and E” remedies** as outlined in Email 6, **or inform the board** that you have made partial progress on the Boards Order and request reasonable additional time due to the importance of meeting **ALL** existing and projected economic housing needs within Sammamish.

Best Regards,

Paul Stickney and Richard Birgh,
425-417-4556 425-996-8641

PS. There are three pdf's attached

- One. Two pages with highlights from *Petition for Review* appeal filed by the City of Sammamish on July 13th, 2016.
- Two. Ten pages with highlights from County Planning Policies and Appendix 4 not referenced or mentioned in “**3 and P**”.
- Three. Four pages of Policy Discussion with Highlights by the King County Growth Management Planning Council 11.6.2015.



One.pdf



Three.pdf



1 c. The Board's Final Decision has erroneously interpreted and applied RCW
2 36.70A.070(2) and 36.70A.020(4). The GMA requires that a housing element include
3 "an inventory and analysis of existing and projected housing needs that identifies the
4 number of housing units necessary to manage projected growth." RCW
5 36.70A.070(2)(a). Chapter 365-196 of the Washington Administrative Code (WAC)
6 includes guidelines for adopting a housing element as part of a comprehensive plan.
7 However, the Board is charged with determining compliance based on the GMA itself,
8 and not the recommendations in the WAC. *Robert Strahm v. Snohomish County*,
9 CPSGMHB 15-3-0004, Final Decision and Order (January 19, 2016) at 3–4. Compliance
10 with the guidelines and procedural criteria in the WAC is not a prerequisite for
11 compliance with the GMA. *Id.* The Board erroneously interpreted guidelines in the
12 WACs as requirements necessary to comply with the GMA. The level of specificity being
13 required by the Board's interpretation of 36.70A.070(2) and 36.70A.020(4) is not
14 required by the GMA.
15

16 The City's Housing Element furthers each of the three components of the GMA
17 housing goal as set forth in RCW 36.70A.020(4). It encourages the availability of
18 affordable housing in Goal H.3 and eight specific supporting policies. It promotes a
19 variety of residential densities and housing types in Goal H.2 and related supporting
20 policies. It encourages the preservation of the existing housing stock with policies that
21 are sensitive to existing neighborhoods.

22 d. The Board's Final Decision has erroneously interpreted and applied RCW
23 36.70A.100 and 36.70A.210(1). The King County Countywide Planning Policies
24 ("CPPs") do not mandate the level of specificity that the Board's Final Decision requires.
25

1 The Board requires “numeric” or “percentage goals” for the City’s “share” of countywide
2 needs in moderate, low, and very low income categories. Yet the CPPs no longer include
3 specific affordable housing targets for each city. The Board erroneously interprets the
4 specificity required by the GMA and the CPPs.

5 e. The Final Decision is not supported by evidence that is substantial when
6 viewed in light of the whole record before the court. There is not substantial evidence in
7 the record to support the Board’s assertion that the Housing Element is deficient because
8 it does not include specific housing numbers for economic and demographic needs to
9 meet “gaps” that have arisen due to the City’s past and present housing policies, and that
10 without this data the City cannot evaluate the adequacy of its policies in addressing the
11 deficiency of affordable housing in the City.

12 There is not substantial evidence in the record to support the Board’s assertion
13 that a Puget Sound Regional Council (PSRC) recommendation that would “strengthen”
14 the 2015 Comprehensive Plan is evidence that the City had not complied with GMA.

15 There is not substantial evidence in the record to support the Board’s assertion
16 that the City failed to identify sufficient land for affordable housing. The Housing
17 Element includes analysis showing that the City’s growth target can be accommodated by
18 the City’s buildable lands.

19 f. The Final Decision is arbitrary and capricious and erroneously interprets RCW
20 36.70A.320 by placing the burden of proof on the City rather than on the original
21 petitioners as is required by the GMA.

22
23 PRAYER

24 WHEREFORE, the City prays the Court grant the following relief:



2012 King County Countywide Planning Policies

With amendments ratified by October 31, 2015

HOUSING

The Countywide Planning Policies provide a framework for all jurisdictions to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents. Within King County, there is an unmet need for housing that is affordable for households earning less than 80 percent of area median income (AMI). Households within this category include low-wage workers in services and other industries; persons on fixed incomes including many disabled and elderly residents; and homeless individuals and families. A high proportion of these households spend a greater percentage of their income on housing than is typically considered appropriate. This is especially true for low and very low income households earning 50 percent or less (low) and 30 percent or less (very-low) of area median income. The county and all cities share in the responsibility to increase the supply of housing that is affordable to these households.

While neither the county nor the cities can guarantee that a given number of units at a given price level will exist, be preserved, or be produced during the planning period, establishing the countywide need clarifies the scope of the effort for each jurisdiction. The type of policies and strategies that are appropriate for a jurisdiction to consider will vary and will be based on its analysis of housing. Some jurisdictions where the overall supply of affordable housing is significantly less than their proportional share of the countywide need may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Other jurisdictions that currently have housing stock that is already generally affordable may focus their efforts on preserving existing affordable housing through efforts such as maintenance and repair, and ensuring long-term affordability. It may also be appropriate to focus efforts on the needs of specific demographic segments of the population.

The policies below recognize the significant countywide need for affordable housing to focus on the strategies that can be taken both individually and in collaboration to meet the countywide need. These policies envision cities and the county following a four step process

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

The provision of housing affordable to very-low income households, those earning less than 30% of AMI, is the most challenging problem and one faced by all communities in the county. Housing for these very-low income households cannot be met solely through the private market. Meeting this need will require interjurisdictional cooperation and support from public agencies, including the cities and the county.

Overarching Goal: The housing needs of all economic and demographic groups are met within all jurisdictions.

H-1 Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs. The countywide need for housing by percentage of Area Median Income (AMI) is:

50-80% of AMI (moderate)	16% of total housing supply
30-50% of AMI (low)	12% of total housing supply
30% and below AMI (very-low)	12% of total housing supply

H-2 Address the need for housing affordable to households at less than 30% AMI (very low income), recognizing that this is where the greatest need exists, and addressing this need will require funding, policies and collaborative actions by all jurisdictions working individually and collectively.

Housing Inventory and Needs Analysis

The Growth Management Act requires an inventory and analysis of existing and projected housing needs as part of each jurisdiction's comprehensive plan housing element. Assessing local housing needs provides jurisdictions with information about the local housing supply, the cost of housing, and the demographic and income levels of the community's households. This information on current and future housing conditions provides the basis for the development of effective housing policies and programs. While some cities may find that they meet the current need for housing for some populations groups, the inventory and needs analysis will help identify those income levels and demographic segments of the population where there is the greatest need. Further guidance on conducting a housing inventory and analysis is provided in Appendix 4.

H-3 Conduct an inventory and analysis of existing and projected housing needs of all economic and demographic segments of the population in each jurisdiction. The analysis and inventory shall include:

- a. Characteristics of the existing housing stock, including supply, affordability and diversity of housing types;
- b. Characteristics of populations, including projected growth and demographic change;
- c. The housing needs of very-low, low, and moderate-income households; and
- d. The housing needs of special needs populations.

Strategies to Meet Housing Needs

VISION 2040 encourages local jurisdictions to adopt best housing practices and innovative techniques to advance the provision of affordable, healthy, sustainable, and safe housing for all residents. Meeting the county's affordable housing needs will require actions by a wide range of private for profit, non-profit and government entities, including substantial resources from federal, state, and local levels. No single tool will be sufficient to meet the full range of needs in a given jurisdiction. The county and cities are encouraged to employ a range of housing tools to

ensure the countywide need is addressed **and to respond to local conditions.** Further detail on the range of strategies for promoting housing supply and affordability is contained in Appendix 4.

Jobs-housing balance, addressed in H-9, is a concept that advocates an appropriate match between the number of existing jobs and available housing supply within a geographic area. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas.

H-4 Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.

H-5 Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households. These strategies should address the following:

- a. Overall supply and diversity of housing, including both rental and ownership;
- b. Housing suitable for a range of household types and sizes;
- c. Affordability to very-low, low, and moderate income households;
- d. Housing suitable and affordable for households with special needs;
- e. Universal design and sustainable development of housing; and
- f. Housing supply, including affordable housing and special needs housing, within Urban Centers and in other areas planned for concentrations of mixed land uses.

H-6 Preserve existing affordable housing units, where appropriate, including acquisition and rehabilitation of housing for long-term affordability.

H-7 Identify barriers to housing affordability and implement strategies to overcome them.

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.

H-9 Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

H-10 Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.

H-11 Encourage the maintenance of existing housing stock in order to ensure that the condition and quality of the housing is safe and livable.

H-12 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments.

H-13 Promote fair housing and plan for communities that include residents with a range of abilities, ages, races, incomes, and other diverse characteristics of the population of the county.

Regional Cooperation

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, multijurisdictional efforts for planning and adopting strategies to meet regional housing needs are an additional tool for identifying and meeting the housing needs of households with moderate, low, and very-low incomes. Collaborative efforts, supported by the work of Puget Sound Regional Council and other agencies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual cities lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Cities with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

H-14 Work cooperatively among jurisdictions to provide mutual support in meeting countywide housing growth targets and affordable housing needs.

H-15 Collaborate in developing sub-regional and countywide housing resources and programs, including funding, to provide affordable housing for very-low, low-, and moderate-income households.

H-16 Work cooperatively with the Puget Sound Regional Council and other agencies to identify ways to expand technical assistance to local jurisdictions in developing, implementing and monitoring the success of strategies that promote affordable housing that meets changing demographic needs. Collaborate in developing and implementing a housing strategy for the four-county central Puget Sound region.

Measuring Results

Maintaining timely and relevant data on housing markets and residential development allows the county and cities to evaluate the effectiveness of their housing strategies and to make appropriate changes to those strategies when and where needed. In assessing efforts to meet their share of the countywide need for affordable housing, jurisdictions need to consider public actions taken to encourage development and preservation of housing affordable to households with very low-, low- and moderate-incomes, such as local funding, development code changes,

and creation of new programs, as well as market and other factors that are beyond local government control. Further detail on monitoring procedures is contained in Appendix 4.

H-17 Monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the countywide need for affordable housing for very-low, low, and moderate income households. Monitoring should encompass:

- a. Number and type of new housing units;
- b. Number of units lost to demolition, redevelopment, or conversion to non-residential use;
- c. Number of new units that are affordable to very-low, low-, and moderate-income households;
- d. Number of affordable units newly preserved and units acquired and rehabilitated with a regulatory agreement for long-term affordability for very-low, low-, and moderate-income households;
- e. Housing market trends including affordability of overall housing stock;
- f. Changes in zoned capacity for housing, including housing densities and types;
- g. The number and nature of fair housing complaints and violations; and
- h. Housing development and market trends in Urban Centers.

H-18 Review and amend, a minimum every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.

APPENDIX 4: HOUSING TECHNICAL APPENDIX

Affordable Housing Need

Each jurisdiction, as part of its Comprehensive Plan housing analysis, will need to address affordability and condition of existing housing supply as well as its responsibility to accommodate a significant share of the countywide need for affordable housing. In order for each jurisdiction to address its share of the countywide housing need for very-low, low and moderate income housing, a four step approach has been identified:

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

The methodology for each jurisdiction to address countywide affordable housing need is summarized as follows:

Countywide need for Housing by Percentage of Area Median Income (AMI)

1. **Moderate Income Housing Need.** Census Bureau estimates¹ indicate that approximately 16 percent of households in King County have incomes between 50 and 80 percent of area median income; establishing the need for housing units affordable to these moderate income households at 16 percent of each jurisdiction's total housing supply.
2. **Low Income Housing Need.** Census Bureau estimates¹ indicate that approximately 12 percent of households in King County have incomes between 30 and 50 percent of area median income; establishing the need for housing units affordable to these low income households at 12 percent of each jurisdiction's total housing supply.
3. **Very-Low Income Housing Need.** Census Bureau estimates¹ indicate that approximately 12 percent of households in King County have incomes between 0 and 30 percent of area median income; establishing the need for housing units affordable to these very-low income households at 12 percent of each jurisdiction's total housing supply. This is where the greatest need exists, and should be a focus for all jurisdictions.

Housing Supply and Needs Analysis

Context: As set forth in policy H-3, each jurisdiction must include in its comprehensive plan an inventory of the existing housing stock and an analysis of both existing housing needs and housing needed to accommodate projected population growth over the planning period. This policy reinforces requirements of the Growth Management Act for local Housing Elements. The housing supply and needs analysis is referred to in this appendix as the housing analysis. As is noted in policy H-1, H-2, and H-3, the housing analysis must consider local as well as countywide housing needs because each jurisdiction has a responsibility to address a significant share of the countywide affordable housing need.

The purpose of this section of Appendix 4 is to provide further guidance to local jurisdictions on the subjects to be addressed in their housing analysis. Additional guidance on carrying out the housing analysis is found in the Puget Sound Regional Council's report, "Puget Sound Regional Council Guide to Developing an Effective Housing Element," and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). The state Department of Commerce also provides useful information about housing requirements under the Growth Management Act.

Housing Supply

Understanding the mix and affordability of existing housing is the first step toward identifying gaps in meeting future housing needs. Combined with the results of the needs analysis, these data can provide direction on appropriate goals and policies for both the housing and land use elements of a jurisdiction's comprehensive plan. A jurisdiction's housing supply inventory should address the following:

- Total housing stock in the community;
- Types of structures in which units are located (e.g., single-family detached, duplex or other small multiplex, townhome, condominium, apartment, mobile home, accessory dwelling unit, group home, assisted living facility);
- Unit types and sizes (i.e., numbers of bedrooms per unit);
- Housing tenure (rental vs. ownership housing);
- Amount of housing at different price and rent levels, including rent-restricted and subsidized housing;
- Housing condition (e.g. age, general condition of housing, areas of community with higher proportion of homes with deferred maintenance);
- Vacancy rates;
- Statistics on occupancy and overcrowding;
- Neighborhoods with unique housing conditions or amenities;
- Location of affordable housing within the community, including proximity to transit;
- Transportation costs as a component of overall cost burden for housing;
- Housing supply, including affordable housing, within designated Urban Centers and local centers;
- Capacity for additional housing, by type, under current plans and zoning; and
- Trends in redevelopment and reuse that have an impact on the supply of affordable housing.

Housing Needs

The housing needs part of the housing analysis should include demographic data related to existing population and demographic trends that could impact future housing demand (e.g. aging of population). The identified need for future housing should be consistent with the jurisdiction's population growth and housing targets. The information on housing need should be evaluated in combination with the housing supply part of the housing analysis in order to assess housing gaps, both current and future. This information can then inform goals, policies, and strategies in the comprehensive plan update.

A comprehensive housing needs analysis should address the following population, household, and community characteristics:

- Household sizes and types;
- Age distribution of population;
- Ethnic and racial diversity;
- Household income, including the following income groupings:
 - 30 percent of area median income or lower (very-low-income),
 - Above 30 percent to 50 percent of area median income (low-income)
 - Above 50 percent to 80 percent of area median income (moderate-income)
 - Above 80 percent to 100 percent of area median income (middle-income)
 - Above 100 percent to 120 percent of area median income (middle-income)
 - Above 120 percent of median income;
- Housing growth targets and countywide affordable housing need for very-low, low and moderate income households as stated in the Countywide Planning Policies;
- The number and proportion of households that are “cost-burdened.” Such households pay more than thirty percent of household income toward housing costs. “Severely-cost-burdened” households pay more than fifty percent of household income toward housing costs.
- Trends that may substantially impact housing need during the planning period. For example, the impact that a projected increase in senior population would have on demand for specialized senior housing, including housing affordable to low- and moderate-income seniors and retrofitted single family homes to enable seniors to age in place.
- Housing demand related to job growth, with consideration of current and future jobs-housing balance as well as the affordable housing needs of the local and subregional workforce.
- Housing needs, including for low- and moderate-income households, within designated Urban Centers and local centers.

Note on Adjusting for Household Size

As currently calculated, the affordable housing targets do not incorporate differences in household size. However, the reality is that differently-sized households have different housing needs (i.e., unit size, number of bedrooms) with different cost levels. A more accurate approach to setting and monitoring housing objectives would make adjustments to reflect current and projected household sizes and also unit sizes in new development. Accounting for household size in providing affordable units could better inform local policies and programs as well as future updates of the Countywide Planning Policies and affordable housing targets.

Implementation Strategies

As stated in policy H-5, local jurisdictions need to employ a range of strategies for promoting housing supply and housing affordability. The Puget Sound Regional Council’s Housing

Innovations Program Housing Toolkit¹ presents a range of strategies. The strategies are identified as being generally applicable to single family development, multifamily development, ownership housing, rental housing, market rate projects, and subsidized projects. Strategies marked as a “Featured Tool” are recommended as being highly effective tools for promoting affordable and diverse housing in the development markets for which they are identified.

Measuring Results

Success at meeting a community’s need for housing can only be determined by measuring results and evaluating changes to housing supply and need. Cities are encouraged to monitor basic information annually, as they may already do for permits and development activity. Annual tracking of new units, demolitions, redevelopment, zoning changes, and population growth will make periodic assessments easier and more efficient. A limited amount of annual monitoring will also aid in providing timely information to decision makers.

Policy H-18 requires jurisdictions to review their housing policies and strategies at least every five years to ensure periodic reviews that are more thorough and that provide an opportunity to adapt to changing conditions and new information. This five-year review could be aligned with a jurisdiction’s five-year buildable lands reporting process.

¹ PSRC Housing Innovations Program Housing Toolkit <http://psrc.org/growth/hip/>

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE: Housing

PRESENTED BY: Interjurisdictional Staff Team (IJT)

Background

When the County revised the Countywide Planning Policies in 2012, the new policies took a very different approach to addressing affordable housing for lower-income households.

The original CPPs had estimated the countywide percentages of total future housing units that would need to be affordable for households at different income levels. The estimates indicated that 17% of net household growth should be affordable to households with incomes between 50% and 80% of the median income, and either 20% or 24% of new units should be affordable to households with incomes below 50% of median. These percentages were then translated into specific numeric targets in each income range for every jurisdiction, based on the total growth target assigned to that jurisdiction.

Experience under the original CPPs showed that the method for setting affordability goals was having limited effect. For instance, some cities in the southern portion of the county contain a larger share of private-market housing units that are affordable to households below 80%, or even 50%, compared to other parts of the county. At the same time, even with the significant efforts several east side cities have made to increase the number of affordable housing units, those cities have not been able to achieve the affordability targets established for them in the earlier CPPs.

The 2012 revisions to the CPPs recognized the disparate conditions for affordable housing that exist in different portions of the county. In developing the 2012 approach, the analysis first defined the countywide need for affordable housing and then directed each jurisdiction to conduct its own analysis of affordable housing needs and then to devise its own strategies for meeting those needs.

Another difference between the new policies and the earlier ones is that need is defined as a percentage of total housing stock, rather than of only new housing stock. This is a more realistic assessment because it acknowledges both of existing supply and deficiencies of affordable housing.

Key policies in the Housing chapter include:

H-1 Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs. The countywide need for housing by percentage of Area Median Income (AMI) is:

10-80% of AMI (moderate)	16% of total housing supply
30-50% of AMI (low)	12% of total housing supply
30% and below AMI (very-low)	12% of total housing supply

H-3 Conduct an inventory and analysis of existing and projected housing needs of all economic and demographic segments of the population in each jurisdiction. The analysis and inventory shall include:

- a. Characteristics of the existing housing stock, including supply, affordability and diversity of housing types;
- b. Characteristics of populations, including projected growth and demographic change;
- c. The housing needs of very-low, low, and moderate-income households; and
- d. The housing needs of special needs populations.

H-5 Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address significant share of the countywide need for housing affordable to very-low, low, and moderate-income households. These strategies should address the following:

- a. Overall supply and diversity of housing, including both rental and ownership;
- b. Housing suitable for a range of household types and sizes;
- c. Affordability to very-low, low, and moderate income households;
- d. Housing suitable and affordable for households with special needs;
- e. Universal design and sustainable development of housing; and
- f. Housing supply, including affordable housing and special needs housing, within Urban Centers and in other areas planned for concentrations of mixed land uses.

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.

Among the efforts jurisdictions across the county have initiated to help increase the availability of affordable housing are:

- zoning changes to increase potential supply of housing
- zoning incentives that provide building height or density bonuses for projects that include or fund affordable housing
- multifamily tax exemption
- transfer of development rights to preserve existing affordable housing
- no maximum densities
- accessory dwelling units
- parking reductions
- SEPA exemptions
- inclusionary zoning
- partnerships with non-profit housing developers
- voter-approved property tax levies that fund affordable housing.

Even with these efforts, jurisdictions are not able to close the gap between the need for and the availability of affordable housing. Seattle's Mayor and City Council believe that housing affordability in the city is at a crisis level. Other jurisdictions face varying degrees of the same problem.

Analysis:

There are a few cities in the county with affordable housing programs that require developers to participate. A mandatory approach offers an additional set of tools that could help cities ensure that more housing is affordable to their residents. The existing CPPs do not preclude or explicitly encourage a mandatory approach.

The CPPs' Housing Technical Appendix includes this statement:

As stated in policy H-5, local jurisdictions need to employ a range of strategies for promoting housing supply and housing affordability. The Puget Sound Regional Council's Housing Innovations Program Housing Toolkit presents a range of strategies.


PSRC's Toolkit lists inclusionary zoning and commercial linkage fees among the regulatory and financial "tools that are most effective for producing units less than 80% AMI."

While changing the CPPs is not a prerequisite to mandatory approaches, such approaches could play a more important role in future efforts to address affordable housing needs. To signal this potential role, it could be helpful to add language to the CPPs encouraging jurisdictions to consider the full range of potential programs, including mandatory programs, when they are developing strategies to meet their local housing need.

Staff Recommendation:

To further clarify existing policy, the IJT recommends that the CPPs be amended as follows:

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions. Jurisdictions may consider a full range of programs, including mandatory programs, that will assist in meeting the jurisdiction's share of the countywide need for affordable housing.



12.06.16
TO City Council

From: Paul Stickney stick@seanet.com 

Subject: Trip Generation Data from Fehr & Peers. BONANZA.

Date: December 6, 2016 at 12:57 PM

To: Sammamish City Council citycouncil@sammamish.us

Cc: Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Dick Birgh rbirgh@comcast.net

PS

Esteemed City Council Members,

Attached to this email is the second memorandum from Fehr and Peers titled:

Analysis of Trip Generation Data from Issaquah Starpoint Condos and Traffic Studies in Eastside Communities

Dick and I had hoped, and requested many times, to have comprehensive, substantive and detailed meetings with City Council members, City Management and Key Staff after we delivered the “*Achieving*” compilation notebook to the City in mid-June of this year.

The City has chosen not to have these kind of meetings with us. This memo was one of the major items we had planned to cover with you at those meetings. Now we are emailing it to you, instead of handing it to you personally.

The primary issue to remedy is crystal clear ... Economic and Demographic housing needs and wants from within the City (ED Needs) that have never been fully planned for. The GMA, State, PSRC and King County, all have code and policies to plan for ED Needs.

But even more important, the responsible thing to do for a large City, that is primarily a residential community, is to fully plan for all ED Needs.

Those living and working within Sammamish not only deserve to have their housing needs and wants met throughout their Cycle-of-Life, but Sammamish will be a much better City with sustainable, optimized Housing Balance.

It is interesting that the magnitude of Housing Balance deficiencies are a range from the low side of “one Klahanie”, to the high side of “four Klahanie's” – these are big numbers.

Housing Balance is the biggest deficiency not yet remedied in Sammamish. It may be a perceptive nightmare to some, but the reality is, it’s a gold strike BONANZA for everyone and everything with overwhelming upsides. The downsides, if any at all, are de minimis.

Best Regards

Paul Stickney and Richard Birgh
425-417-4556 425-996-8641





MEMORANDUM

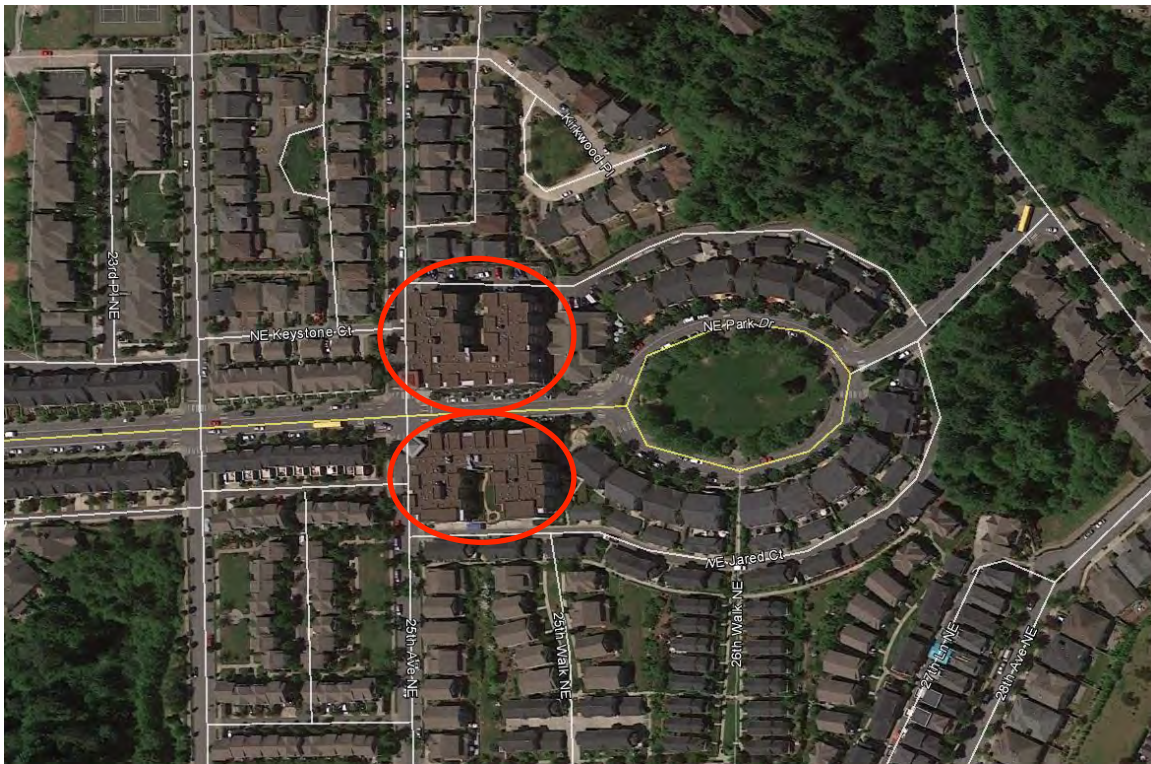
Date: June 14, 2016
To: Paul Stickney
From: Sarah Keenan and Chris Breiland, Fehr & Peers
Subject: Analysis of Trip Generation Data from Issaquah StarPoint Condos and Traffic Studies in Eastside Communities

SE15-0414

This memorandum summarizes our analysis of how trip generation in a suburban town center with minimal transit service might differ from the trip generation rates published by the Institute of Transportation Engineers (ITE). Research and analysis for this memorandum included a trip generation study performed at the StarPoint Condos in the Issaquah Highlands and review of traffic studies of apartments, condos, and mixed use developments elsewhere in east King County.

REVIEW OF TRIP GENERATION AT STARPOINT CONDOS

To confirm how actual trip generation could differ when compared to ITE rates in a more compact and mixed-use community with minimal transit service, we directly observed the trip generation of the StarPoint condos located in Issaquah Highlands. The mostly residential community is over one mile from the nearest transit stop, making walking to transit unlikely. There are some businesses located on NE Park Drive, which provide basic services to the condos and surrounding neighborhood. The StarPoint Condos consist of two buildings as shown in the image on the following page.



The buildings are three floors of residential condos over one floor of commercial use. Both buildings have separate garages for the commercial uses and for the residents. The commercial uses include small eateries, specialized retail, and small medical and health centers. The northern building consists of 48 dwelling units, while the southern building consists of 44 dwelling units. The buildings each contain a mix of one or two bedroom units with one or two parking spots—this blend of one and two bedroom units is typical of mixed-use residential developments across King County. At the time we observed trip generation, there were no vacancies in either building. Following traditional traffic impact analysis practices, both of these buildings would be classified under the ITE Land Use Code (LUC) 230: Condominium if we were to estimate trip generation using the ITE method.

Fehr & Peers received permission from the condo board to collect trip generation data by installing a camera to count vehicles entering and exiting the residential garage for two consecutive typical weekdays. The trips were converted to average trip generation per occupied



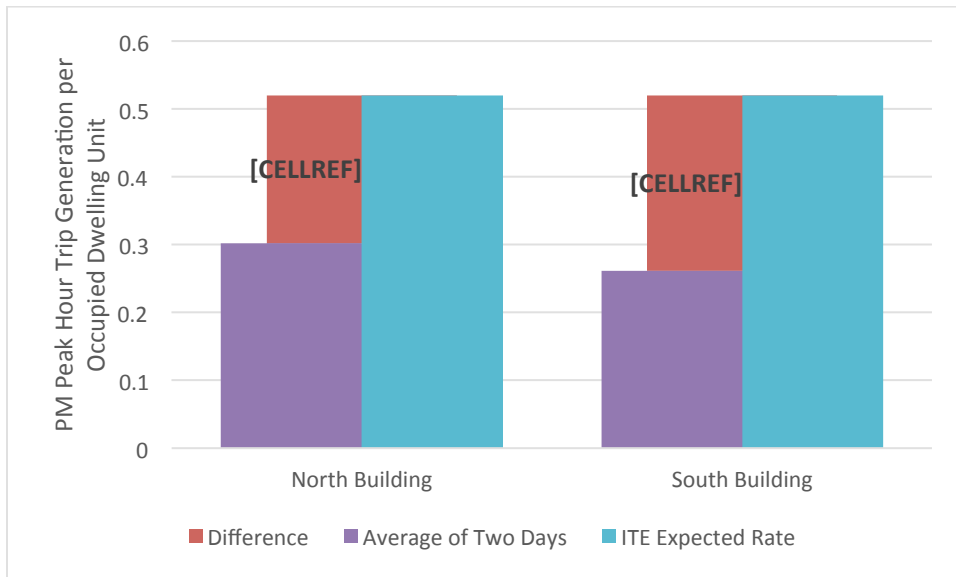
dwelling unit and compared to the ITE standard trip generation rate for condominiums (LUC 230). The results are displayed in **Table 1**.



Table 1: ITE Trip Generation Compared to Observed Trip Generation

	ITE Trip Rate per Dwelling Unit (based on LUC 230)	Observed Trip Rate per Dwelling Unit
Daily	5.81	2.08
AM	0.44	0.21
PM	0.52	0.28

As displayed in Table 1, the observed trip generation rate in the PM peak hour¹ at the StarPoint Condos is nearly 50 percent lower than the ITE trip generation rate would forecast. The table provides a trip generation per occupied dwelling unit for both of the buildings. The observed trip generation by building compared to the ITE expected rate is provided in the chart below; note that the two buildings have nearly identical trip generation rates.



¹ PM peak hour is our focus because communities typically measure the impact of a development to the existing roadway network during the PM peak hour. This can be used for impact fee calculation and to determine necessary mitigation to existing intersections or roadways.



REVIEW OF TRAFFIC STUDIES

Given the finding that the StarPoint Condos generate far fewer trips than ITE would estimate, we decided to survey cities and other traffic consultants who work in East King County to determine how mixed-use residential projects are typically analyzed. The review of studies provided by East King County jurisdictions showed that most traffic consulting firms/cities rely entirely on raw (unadjusted) ITE trip generation rates when assessing traffic impacts associated with apartments and condos. A total of nine traffic studies were reviewed for apartments, condos, and multi-use developments in Issaquah, Kenmore, Mercer Island, and Redmond. Seven of the studies used the raw ITE trip generation rate, two took some form of reduction, and none took traffic counts to validate the ITE trip generation rates.

The Land Use Code (LUC) for analysis is typically at the discretion of the engineer performing the study. Although the land uses were similar for all studies, four different land use codes were used:

- 6 of the studies used **LUC 220: Apartments** (0.62 PM peak hour trips per dwelling unit),
- 1 study used **LUC 230: Condominiums/Townhouses** (0.52 PM peak hour trips per dwelling unit),
- 1 study used **LUC 232: High Rise Condominiums** (0.38 PM peak hour trips per dwelling unit), and
- 1 study used **LUC 252: Senior Housing** (0.23 PM peak hour trips per occupied dwelling unit).

The study that used LUC 232: High Rise Condominiums was performed by Jake Traffic Engineering, Inc. for a 120 unit Multi-family development in the City of Redmond. There was no reduction taken from the ITE trip generation rate.

Two of the studies were for mixed-use developments, while the remainder were for residential only developments. The mixed-use development studies were the only reviewed studies that included any reduction from ITE trip generation rates. One of these studies provided a 5 percent internalization reduction to the residential portion of the development. An internalization reduction accounts for the fact that some of the trips will be between the proposed land uses, and those



trips will not be added to the roadway network. The other mixed-use development study used a 34 percent internalization reduction and took a 24 percent reduction for transit, biking, and walking mode share based on local journey to work data. The result of these two reductions was a 42 percent reduction to the ITE standard trip generation rate. This 42 percent reduction of ITE rates is similar to what we observed at the StarPoint site, but there was no justification that this reduction was reasonable based on empirical evidence.

Additionally, two of the residential studies mentioned that the trip generation would likely be lower than the ITE estimates. However, none of the residential studies verified whether the ITE trip rates matched actual rates from existing developments in similar settings.

The ITE trip generation rates for apartments and condos have been compiled from observed data at largely single-use, suburban sites across the country since the 1960s. The trip generation rates from ITE are based solely on the number of dwelling units and do not consider key factors like the demographics of the building (are there families present), bedroom count, surrounding land uses, presence of sidewalks/bicycle facilities, or transit accessibility. These factors are known as the “Ds” or urban form (demographics, land use density, land use diversity, pedestrian/bicycle network design, distance to transit, access to regional destinations). Based on a large set of academic research, trip generation can vary significantly based on the D characteristics of a site. For example, the number of vehicle trips could be much lower at a residential building that is located in a town center compared to a similar development located in a suburban area with few adjacent businesses and no pedestrian/bicycle amenities. As is typical in most of the country, our review of the traffic studies in east King County showed that each of the communities use the ITE trip generation rates regardless of location and adjacent land uses, which could overstate trip generation in areas that have “better” D characteristics.

OTHER OBSERVATIONS

Typical Trip Generation Studies



Fehr & Peers reached out to two traffic engineering firms, Transportation Solutions, Inc. (TSI) and Dave Evans and Associates (DEA), commonly used for development review and public sector work in Sammamish and other Eastside Cities. Both of these firms responded that they have never used observed traffic counts as part of a traffic study for traditional condos or apartments within any Eastside Community. However, TSI responded that they have used observed traffic counts as part of a traffic study for a single-room-occupancy (SRO or microhousing) development; these developments are unique and do not have an ITE trip generation rate, so a direct observation was made.

Other Local Observed Trip Generation

A trip generation study similar to the StarPoint Condo study was performed in September 2015 at the Saffron Apartment buildings located in a mixed use area north of Town Center in Sammamish. The building consists of 97 occupied apartments in three floors over ground-floor retail. Data was collected over two days, and the average trip generation was 0.28 trips per occupied dwelling unit—nearly identical to the results of the StarPoint Condos. While anecdotal, these two trip generation studies (at two different mid-rise residential developments in town center settings) have similar results. In both direct observations, the trip generation rates of these mid-rise (3–6 story) residential developments was substantially below the typical ITE rates from land use codes 220 or 230 (45–55 percent lower) and also below the ITE rate for high-rise condo—land use code 232 (26 percent lower). Neither of the areas observed have strong transit service.

Dense Mixed Use Centers

Dense mixed-use centers have been supported as part of Washington State's Growth Management Act (GMA), PSRC's Vision 2040, and local and county-wide plans. Long range plans from King County, large cities, and small communities are required to encourage growth in dense mixed-use centers. The reason for emphasizing development in these mixed-use areas is based on the idea that the region can accommodate more growth with fewer transportation impacts in a mixed-use setting. The observed data from StarPoint Condos in Issaquah and the Saffron Apartments in Sammamish support this claim, even in the absence of strong transit service. In other words, even in very suburban communities, dense



mixed-use residential development generates far fewer vehicle trips than similar development outside of a town center environment.

Other Trends Influencing Trip Generation

In addition to the “D” factors, there are other trends that could result in lower trip generation in affluent town centers like Sammamish. Fehr & Peers has prepared a series of research papers on the long-term trends that may affect vehicle travel, two of which are explained below:

- **Telecommuting:** Telecommuting removes vehicles from the road during the peak travel times since people work from home. The share of people telecommuting is increasing across King County and even faster in affluent communities such as Sammamish and Issaquah. More affluent communities tend to be home to many workers in the “Management, business, science, and arts occupations,” which according to the Census Bureau, is the group of industries most likely to telecommute.
- **Internet shopping:** As people increasingly shop for items online, fewer trips are made to traditional retailers. Delivery trucks are much more efficient at delivering goods to people’s homes than individual vehicles and many deliveries are made outside of the congested PM peak hour. High income communities like Sammamish and Issaquah tend to do more shopping online than other communities. Fehr & Peers research suggests that internet shopping could reduce vehicle travel in the 2-5 percent range over the coming years.


We point out these trends to emphasize that there are many factors that have the potential to impact future trip generation, and most of the trends are for fewer trips per capita. The amount of vehicle-miles generated per capita in the United States and Washington State peaked in 2004 and has been lower ever since.

CONCLUSION

Although communities in East King County typically rely on ITE trip generation rates for traffic impact studies of apartments and condos, the actual trip generation of mid-rise mixed-use residential developments may be much lower. Overstating the number of trips from a multi-family developments increases the cost of development and reduces



the opportunity to provide a diverse mix of housing choices in communities. Based on observations at the StarPoint Condos and Saffron, using raw ITE trip generation rates may substantially overestimate trip generation rates of residential developments in suburban town centers. This is true even in places like Issaquah Highlands and Sammamish Town Center that do not have strong transit service. We advise that cities consider using more sophisticated trip generation methods that consider the Ds of the built environment when evaluating and permitting land uses in town center areas.

From: Paul Stickney stick@seanet.com 
Subject: Fwd: Trip Generation Data from Fehr & Peers. BONANZA.
Date: December 6, 2016 at 1:34 PM
To: Melonie Anderson manderson@sammamish.us, Lita Hachey lhachey@sammamish.us



Hi Melonie and Lita,

Here is a copy of an email and pdf just sent to the council. This is for the public record, just as the two emails we sent yesterday late afternoon were too.

Best

Paul

Begin forwarded message:

From: Paul Stickney <stick@seanet.com>
Subject: Trip Generation Data from Fehr & Peers. BONANZA.
Date: December 6, 2016 at 12:57:17 PM PST
To: Sammamish City Council <citycouncil@sammamish.us>
Cc: Lyman Howard <lhoward@sammamish.us>, Jessi Bon <jbon@sammamish.us>, Jeff Thomas <JThomas@sammamish.us>, Dick Birgh <rbirgh@comcast.net>

Esteemed City Council Members,

Attached to this email is the second memorandum from Fehr and Peers titled:

Analysis of Trip Generation Data from Issaquah Starpoint Condos and Traffic Studies in Eastside Communities

Dick and I had hoped, and requested many times, to have comprehensive, substantive and detailed meetings with City Council members, City Management and Key Staff after we delivered the "Achieving" compilation notebook to the City in mid-June of this year.

The City has chosen not to have these kind of meetings with us. This memo was one of the major items we had planned to cover with you at those meetings. Now we are emailing it to you, instead of handing it to you personally.

The primary issue to remedy is crystal clear ... Economic and Demographic housing needs and wants from within the City (ED Needs) that have never been fully planned for. The GMA, State, PSRC and King County, all have code and policies to plan for ED Needs.

But even more important, the responsible thing to do for a large City, that is primarily a residential community, is to fully plan for all ED Needs.

Those living and working within Sammamish not only deserve to have their housing needs and wants met throughout their Cycle-of-Life, but Sammamish will be a much better City with sustainable, optimized Housing Balance.

It is interesting that the magnitude of Housing Balance deficiencies are a range from the low side of "one Klahanie", to the high side of "four Klahanie's" – these are big numbers.

Housing Balance is the biggest deficiency not yet remedied in Sammamish. It may be a perceptive nightmare to some, but the reality is, it's a gold strike BONANZA for everyone and everything with overwhelming upsides. The downsides, if any at all, are de minimis.

Best Regards

Paul Stickney and Richard Birgh
425-417-4556 425-996-8641



Comments on the DNS - **Whether Or Not** ... to Optimize Housing Balance and Housing Affordability in Sammamish

- Front Jacket. An Executive Overview - “Critical Crossroads - Housing Balance”
- Tab 1. Vision Statement of the 2015 Comprehensive Plan
- Tab 2. Two Page “Narrative - Housing Balance for Sammamish”
- Tab 3. Six Pages of Comments to the DNS that support Housing Balance and Affordability
- Tab 4. Select DNS pages with references to Items A thru U - cited in the six pages of Comments
- Tab 5. The Determination of Nonsignificance (DNS) package from the City relating to the Amendment to the Housing Element of the 2015 Comprehensive Plan.
- Rear Jacket. Five Documents: “Housing Legacy and Stewardship” - “It’s about Balance, not Growth” - “Irreducible Indispensables” - “Housing Balance Master Plan” - “ED HNA Categories”

Submitted to the City of Sammamish on November 4th and 8th, 2016 by Paul Stickney and Richard Birgh

An Executive Overview

Critical Crossroads - Housing Balance Dependent Outcomes

In a Nutshell ... Sammamish is at a Critical Crossroads *whether to* attain Housing Balance and Housing Affordability for all households from within our Community -- *or not*.

Housing Balance – When housing supply meets Housing Affordability for all economic and demographic groups within Sammamish.

Housing Affordability – When housing is available at 30% or less of any household income.

Attaining Housing Balance and Housing Affordability in Sammamish ...

Sammamish has a significant oversupply of larger homes at higher prices, and a serious undersupply of smaller and multi-family homes -- about 30% to 40% out of balance. Remedying these deficiencies will have major, enduring benefits across three platforms – Social, Environmental and Transportation.

With respect to housing, all cities in King County are responsible for preserving their existing neighborhood character, taking their fair share of regional growth, and meeting both the economic and demographic housing needs and wants of all those living and working within their city.

Housing Affordability applies to all economic income levels and demographic groups within our community. Affordable Housing is a small subset of Housing Affordability, where subsidies are needed. It is important to recognize the distinction between market demand and internal needs.

Housing Balance and Housing Affordability are **ONLY** about meeting our internal housing needs from within the City - they are **NOT** about meeting larger market demands generated from outside the City.

When Sammamish incorporated in 1999, the City inherited significant housing deficiencies, because King County applied its housing policies over a much larger area. This issue has not been remedied over the last 15 years, and our housing deficiencies have increased and grown further out of balance.

To attain Housing Balance and Housing Affordability, smaller and multi-family housing supply must increase in our Town Center in order to meet needs and wants from:

- > Unplanned Changes (Job adjustments, relationships, medical, etc.)
- > Those working, but not living here (Teachers, firefighters, services, others)
- > Internal Economic and Demographic housing “gap” deficiencies.
- > Cycle of Life and Aging in Place. (Kids, grandkids; relatives; empty nesters, seniors)

The appropriate time and place, to meet past and present deficient housing needs and wants, is right now in our Town Center. Then in the future, meet projected deficiencies in our other Centers. Doing this will help protect our highly valued assets of neighborhood character and trees in 97% of our City!

The number of residential units, currently planned for in the Town Center Plan, is far too low, because past and present economic and demographic needs and wants were not factored into its planning.

With pivotal pre-applications for development looming in the Town Center right now, the opportunity to optimally increase housing supply in order to attain Housing Affordability and Housing Balance is **NOW** and it cannot be squandered. Not only would it be an expensive fiasco to redo our Town Center (TC2) in the future, we cannot further delay meeting considerable, long-standing, housing shortfalls.

Three Beneficial Outcomes that Accompany Housing Balance:

- Vast one-time revenues to remedy significant deficiencies (i.e. existing roads and stormwater systems) and enable community desires (i.e. the “Emerald Necklace”, open-space acquisitions).
- Replacing non-renewable revenue sources with renewable ones – limit property tax hikes.
- Long-term Vision 97/3 – Housing options to stay in the City as situations change.

And ... Housing Balance, Housing Affordability and the three beneficial outcomes can all be attained in Sammamish through optimized housing supply increases in our Town Center, **without increasing traffic beyond what has been already thoroughly planned for!**

An Executive Overview

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In a Nutshell ... Sammamish is at a Critical Crossroads **whether to** attain Housing Balance and Housing Affordability for all households from within our Community -- **or not.**

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Sammamish has a significant oversupply of larger homes at higher prices, and a serious undersupply of smaller and multi-family homes -- about 30% to 40% out of balance. **Remedying these deficiencies will have major, enduring benefits across three platforms – Social, Environmental and Transportation.**

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With pivotal pre-applications for development looming in the Town Center right now, the opportunity to optimally increase housing supply in order to attain Housing Affordability and Housing Balance is NOW and it cannot be squandered. Not only would it be an expensive fiasco to redo our Town Center (TC2) in the future, **we cannot further delay meeting considerable, long-standing, housing shortfalls.**

Three Beneficial Outcomes that Accompany Housing Balance:

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- **Replacing non-renewable revenue sources with renewable ones – limit property tax hikes.**
- **Long-term Vision 97/3 – Housing options to stay in the City as situations change.**

And ... Housing Balance, Housing Affordability and the three beneficial outcomes can all be attained in Sammamish through optimized housing supply increases in our Town Center, **without increasing traffic beyond what has been already thoroughly planned for!**

Sammamish is

a vibrant bedroom community blessed with a well-preserved natural environment, a family-friendly, kid-safe culture, and unrivaled connectedness. From its expanding tree canopy, to its peaceful neighborhoods, to its multi-modal transportation resources, Sammamish captures the best of the past even as it embraces a burgeoning digital future and **meets housing affordability through balanced, sustainable housing**. It is a state-of-the-art community—engaged, responsive and generous in its support for the full range of human endeavor.

Vision Statement

Alarache-Housing Balance

Narrative - Housing Balance for Sammamish

From the day Sammamish incorporated in 1999, the city has had significant housing deficiencies. The housing supply in 1999 was out of balance relative to economic and demographic needs and wants of those living and working in Sammamish in 1999. There was an oversupply of larger homes, and an undersupply of smaller and multi-family homes.

“How” and “Why” could this be? Because King County housing policy applied to a far larger area than just Sammamish, and appropriate amounts of smaller housing and multi-family housing existed elsewhere in the County, but did not in the area that became Sammamish.

The Growth Management Act (GMA) was adopted in 1990, about 10 years before Sammamish incorporated. The GMA calls for cities to meet the housing needs for all economic segments in their City. Puget Sound Regional Council (PSRC) and King County call for all cities to meet the housing needs for all economic and demographic groups from within each City.

It is important to understand that the vast majority of economic and demographic housing needs are looked at specifically from within a community only. This is not about trying to “manufacture” or “grow” housing needs beyond genuine existing needs. It is about being informed of Sammamish’s actual and authentic, internal economic and demographic housing needs and wants – **past, present, future and cycle-of-life** - and applying this information to our Comprehensive Plan housing and land use goals and policies, as well as the Town Center Plan, accompanying development regulations and zoning.

Complete objectivity (Housing Needs Analyses + Statistically Valid Surveys for Wants + Fully Informed Community Consensus) have never been made a part of planning or policies in the:

- 1999-2003 Planning Advisory Board - studies and deliberations.
- 2003 Comprehensive Plan
- 2005 Sub area planning (prequel to the Town Center)
- 2006 Housing Strategy Plan
- 2008 Town Center Plan
- 2011 Housing Strategy Plan
- 2013 Economic Development Strategic Plan
- 2015 Newly adopted Comprehensive Plan. (The old comp plan repealed)

The City has put a terrific amount of effort, long-term forward thinking and a progressive approach with an eye towards long-term stewardship to most topics addressed over the last 15 years, including Parks, Open Space, the Environment, Civic Buildings, and Budgets. Generally speaking, the City is very well run and managed.

Respectfully Submitted to the City of Sammamish by Paul Stickney and Richard Birgh

Narrative - Housing Balance for Sammamish

Sammamish is a residential bedroom community, yet when it comes to housing, the City has minimized ALL housing since the day it incorporated. Through environmental regulation and character based policies the total number of homes has been reduced in the thousands relative to how many homes that would have been allowed in 1999, based on the King County policies, codes, development regulations and zoning existing at the time.

Sammamish has a significant oversupply of larger homes throughout the City. It has been, and continues to be, appropriate to minimize the negative effects associated with suburban sprawl, and not to further promote the oversupply of this kind of housing citywide.

Sammamish has a significant undersupply of smaller and multi-family homes in our Centers. It has not been appropriate to minimize this kind of housing. It is appropriate to optimize smaller and multi-family housing to attain all the positive effects and benefits from an optimal amount of this kind of housing, balanced to economic and demographic needs and wants.

Right now is the time to alter housing policies from minimizing to optimizing for smaller and multifamily housing in our Centers. Then, quickly change appropriate Comprehensive Plan housing and land use goals and policies, the Town Center Plan, development regulations and zoning in the Town Center and other Centers.

Sammamish will thereby realize all the benefits derived from positive optimal increases of smaller and multi-family housing in the Town Center right now, and other Centers in the future. Achieving Housing Balance by actually remedying, in an optimized manner, Past and Present existing housing deficiencies of smaller and multi-family housing in the Town Center is long overdue and must happen immediately. Further, plan to optimally remedy projected housing deficiencies, beyond those Past and Present, in the other Centers in the Future.

We cannot allow another 8-10 years to pass without optimized increases of housing supply in the Town Center. If we do not fix this, we will have squandered our golden opportunity to have our Town Center “optimally sized” as opposed to the current plan, which is minimally sized, relative to past, present, future and cycle of life economic and demographic housing needs for those living and working within our community.

It is essential to remedy the shortages of smaller and multi-family housing in the Town Center at once, and in the other Centers in the future to attain Housing Balance in Sammamish and achieve the Sammamish vision statement of meeting “Housing Affordability through Balanced Sustainable Housing” and provide the Legacy and Stewardship of inclusive, equitable housing.

Respectfully Submitted to the City of Sammamish by Paul Stickney and Richard Birgh

Response to DMS 11-4-16

Notes on City of Sammamish DNS Package - dated 10.21.16

These notes/comments below were submitted by Paul Stickney and Richard Birgh on 11.4.16

OVERVIEW NOTES.

(OVERVIEW NOTE #1) – The initial DNS document (POL2012-00001) was not commented on initially because it was consistent with the new Comp Plan that was adopted on 10.13.15. One of the fundamental issues we challenged in the newly adopted comp plan to the Growth Management Hearings Board, was the premise that it did not adequately plan for Economic or Demographic housing needs or wants, past present, future or Cycle-of-Life from within Sammamish. The notes below are based on reviewing this 48-page DNS document relative to the GMHB appeal process; the board’s FDO; State, Multi-County and County housing policies (external compliance consistency); and for the betterment of current and future households in the City of Sammamish by attaining **Housing Affordability** as well as **Housing Balance**.

Housing Affordability – When housing is available at 30% or less of household income.

Housing Balance – When housing supply meets Housing Affordability for all economic and demographic groups from within Sammamish.

(OVERVIEW NOTE #2) – We will be referring to “**ED Needs**” often in our comments. **ED Needs** is comprised of three things. First: A “gap” analysis of all economic and demographic groups (see ED Categories pdf attached) from within the City of Sammamish. Second: Statistically valid surveys to determine housing wants and preferences for those living and working here. Third: An analysis of these internal needs and wants past and present, and projected over the 20 year planning horizon of the 2015 Comp Plan and over the 80-year +/- Cycle-of-Life.

(OVERVIEW NOTE #3) – The City of Sammamish’s “Memorandum” and related documentation posted on-line for the 10.20.16 Planning Commission meeting, and with revisions to the 10.27.16 Planning Commission meeting, fundamentally deal with the GMHB Final Decision and Order (FDO) 15-3-0017 by addressing the three lowest AMI categories (0-30%; 30-50% and 50-80%) and to address these three AMI categories in primarily “policy only” ways - this we will refer to as “**3 and P**”. Our position is that ALL **ED Needs** must be dealt with, (see attached ED Categories pdf). Further, it is our position that ED Needs must be dealt with throughout EVERYTHING – that is all documentation including the ENTIRE 2015 Comprehensive Plan, the Town Center Plan, Development Regulations, Current Zoning and the Future Zoning Map – referred in throughout this document as “**ALL and E**”.

(OVERVIEW NOTE #4) - The Growth Target Number in Sammamish we will refer to as “**GT#**” and the cumulative unmet, deficient Economic and Demographic housing gap number from all **ED Needs** we will refer to “**ED#**” Four statements pertaining to the **GT#** and **ED#**:

Statement 1 - Housing Growth Number (**GT#**) -- is Sammamish’s negotiated share of growth that is allocated to King County by the Puget Sound Regional Council (PSRC). Every city in the four-county PSRC area is assigned a share of regional growth in the form of its Growth Target.

Statement 2 - Economic and Demographic Housing Gap Number (**ED#**) – is determined by a combination of Housing Needs Analyses to determine each and every deficient supply gap in Sammamish (see ED Categories pdf attached) and the results from Statistically Valid surveys, for the housing wants and preferences for all households in Sammamish and those working in Sammamish, but not living here.

Statement 3 - Regional Growth Target (**GT#**) housing numbers are *distinctly different* than Economic and Demographic housing needs and wants (**ED#**) numbers.

Statement 4 - In Sammamish, the deficient **ED#** housing numbers are two to four times, or more, times greater than our current **GT#** number. See Packets B, L, M, N, O, P, Q, R, T, and X on the USB flash drive provided the City on 10.25.16. Also see the third tab of the “*Achieving*” Compilation, provided the City Council on June 13rd, 2016 and the Planning Commission on October 6th, 2016, labeled “Unmet “E&D” Housing Needs”.

(OVERVIEW NOTE #5) - The term “update” used by the City throughout this DNS document is misleading. The prior “Sammamish Comprehensive Plan” was repealed in its entirety. The new “2015 Sammamish Comprehensive Plan” was adopted in its place, as per Ordinance O2015-396. The word “update” does not, even-once, appear in Ordinance O2015-396. The prior Comp Plan was repealed and is gone. The 2015 Comp Plan has taken its place. It is therefore our opinion, that it would be appropriate and accurate to refer to the 2003 Comp plan as the “Old Comp Plan”, or the “Prior Comp Plan”, or the “First Comp Plan”. The new comp plan should be referred to as the “2015 Comprehensive Plan” or the “Current Comp Plan” or the “Sammamish Comp Plan”.

SPECIFIC COMMENTS ON THE DNS PACKET:

First Document – Determination of Non-significance & Adoption of Existing Environ Doc. (2 pgs.)

Page 1 of 2 –

Item A - Comp plan was not updated, it was repealed and replaced. See (OVERVIEW NOTE #5)

Item B. This is not only about the housing element in the 2015 Comprehensive Plan. It is about the ENTIRE 2015 Comprehensive Plan, the Town Center Plan, Development Regulations, Zoning and the Future Land Use Map. It is about **ALL and E**, (See OVERVIEW NOTE #3)

Item C. Item C is broken down into four comment statements:

First - This update should include all elements of the Comp Plan, not just the housing element. (**ALL and E**).

Second - Any remedies that will adequately address the GMHB's FDO cannot only modify goals and policies to address countywide affordability needs of the lowest three AMI segments. It must also remedy housing needs for all citizens and households – this means meeting economic needs (per the FDO) and every demographic need for external consistency with MPP's and CPP's. (In reading the boards entire FDO this is implied)

Third - This is not about meeting numeric numbers based on an estimate of countywide affordable housing needs. Eastside cities no longer have specific affordable housing targets. See the City's appeal of the GMHB order.

Fourth - Assigning specific numbers to the three lowest AMI economic groups that are tied to the Growth Target is neither accurate, nor appropriate for Sammamish. It is not accurate in the fact that the City's position is simply a guess tied to King County percentages, which the City no longer has to follow. The proper method will be to obtain the results of Housing Needs Analyses for ALL economic and demographic groups (see attached ED Categories pdf). With these results in hand, the City will be able to precisely know the supply of housing, the need for housing and the gap for each of these three lowest AMI categories. It is inappropriate to tie the remedy for these lowest three AMI categories to the Growth Target number, as the **ED#** is 2-4 times, or more, greater in size than the **GT#** in Sammamish (See OVERVIEW NOTE #4). The appropriate numeric approach is to make decisions on the three lowest AMI economic groups in light decisions made to remedy all **ED Needs** deficiencies relative to the **GT#** AND the **ED#**.

Item D. Object to use of term Update – See (OVERVIEW NOTE #5).

Page 2 of 2 –

Item E – Comments must be submitted by Nov 4th, 2016 at 5:00pm.

Item F – Independent review is stated here. Question for the City: Who did the “independent review” and what are the standards of practice / requirements / due diligence /other for this review? We reserve a placeholder to comment within 14 days after receipt of the City's response to this question.

Second Document – Determination of Non-significance (DNS) (1 page)

Page 1 of 1

Item G - Comp plan was not updated, it was repealed and replaced. See (OVERVIEW NOTE #5)

Item H. Within the red brackets there are several concerns:

- The city did not reflect changed conditions relative to economic and demographic housing needs. The housing needs analysis that was done was incomplete, inconclusive and out of date. The housing needs analysis did not identify deficient or surplus housing gaps for each and every economic and demographic group as required by the GMA, PSRC, King County and Best Practices for housing analyses. As such, the City cannot have properly analyzed the proposed impacts of its Housing Element (**ALL and E**) because it does not have **ED Needs** data.
- The city has not been responding to GMA legislation to meet housing needs for all economic segments since the day the City incorporated. The City has never informed itself of the housing supply, need and gap results for all economic segments. Therefore housing policies are flawed, as they do not meet all economic housing needs.
- “Revisions associated with state and regional guidance” have not been followed relative to meeting all economic and all demographic housing needs within Sammamish. Specifically MPP’s and CPP’s call for all cities to meet all economic and demographic housing needs. Sammamish does not achieve this, so the 2015 Comp Plan is not externally consistent.
- The Zoning map is not accurate as it does not reflect appropriate zoning to meet all economic and demographic housing needs in Sammamish, past, present, future and for the Cycle-of-Life.

Third Document – Environmental Checklist) (22 pages)

Pages 1, 2 and 3 not are challenged as points above (items A through H) cover all issues.

Pages 4, 5, 6, 7, 8, 9, 10, 11 and 12 no comments on these pages – comments in a few places on these pages would have been repeats.

Pages 13 – Item I. Topics E and F. Zoning is not accurate for meeting economic and demographic housing needs, past present, future and Cycle-of-Life. Zoning needs to change after that the City is informed with **ED Needs**.

Page 13 - Item J only discusses the Growth Target, **GT#**. It does not deal with deficient economic and demographic needs and wants **ED#**, from within the community (past, present, future and the Cycle-of-Life, which are 2-4 times (or more) the magnitude of the Growth Target.

Page 14 – Item K – The 5,120 number applies to roughly 2,000 units in the Town Center and 3,120 units outside Town Center. This 5,120 number does not come close to meeting deficient economic and demographic needs from within the community, past, present, future and over the cycle-of life (**ED Needs**). Town Center zoning and other appropriate actions (**ALL & E**) need to be taken immediately to meet the “past and present” parts of **ED Needs**. Planning for the three other existing Centers needs to reflect the “projected future” parts of **ED Needs**.

Pages 15, 16, 17, 18, 19, 20, 21 or 22 – No comments on these pages – comments in a few places on these pages would have been repeats.

Fourth Document – Attachment B.2 Land Use Issue Paper (Pages 6, 7, and 8)

Page 6 – Item L. “to address emerging issues”. Not true, relative to **ED Needs**.

Page 6 and 7 – Item M and N. On these two pages there are seven (7) key issues identified. There is an additional issue that is significant and important – meeting **ED needs**, which the 2015 Comp Plan does not do. This, by the way, circles back to the first key issue “residential land capacity” and “land use compatibility” and would require up zoning of the Town Center and right now, and other Centers for additional residential housing in the future. This same comment applies to topic N – “Housing” also.

Page 7 – Item O - “*The die is cast, but the mold needs to be made bigger*”

The die is the physical size of the Town Center and other Centers in Sammamish. The mold is the shape and quantity of what is put in to Town Center now, and in the other Centers in the future. The size of the mold needs to be significantly increased in the Town Center immediately to accommodate past and present **ED Needs** in Sammamish. The mold in the other Centers needs to be fitted in the future to meet projected **ED Needs**. (Changes required to **ALL & E**)

Fifth Document – Attachment B.3 Housing Issue Paper (Pages 9,10,11, and 12)

Page 9 – Item P – See comments tied to items H and L above.

Page 9 – Item Q – See comments tied to item M and N and O above.

Page 10 – Item R – Housing Supply must meet **ED Needs**. Then make changes to “**ALL & E**” to attain “O”

Page 10- Item S - Town Center Housing Supply must meet **ED Needs**. Then make changes to “**ALL & E**” to attain “O”

Pages 10 and 11 – Item T, Housing Diversity. The City acknowledges many of the demographic groups where housing needs exist. What is not mentioned are the deficient gaps identified for **ED Needs**. The points in item H apply here, and are IMPORTANT.

Page 11- The headline in “U” is correct and applies to ALL housing affordability. The remainder of the next two paragraphs in “U” unfortunately, appear to deal only with the three lower affordable housing AMI categories. “U” does not deal with meeting all **ED Needs**. The items in “H” and “O” do apply here.

Page 11. Item “U”. Second comment. Over the years nearly every major planning effort, and their related documents, that deal with housing in Sammamish sound like they apply to **ED Needs**, yet the implementing process is not in place to make **Housing Affordability** and **Housing Balance** actually happen. Basically, the City continually says that these should be done, but never actually does them.

General Comment on attachment pages 13 - 19 dealing with Transportation and Capital Facilities. These pages, 13-19, would need appropriate changes after all items in “H” and “O” were done after having **ED Needs** information incorporated into **ALL & E**.

Placeholder. A public records request (made on 10.27.16 and responded to by the City on 11.1.16) asking for all related documents relative to this DNS, if any, that were not included in the packet we received from City Staff. The City responded that this information should be available by November 10th. Any documents that will be sent from the City, that were not part of the DNS packet, we reserve a 14-day period for review and comment after their receipt.

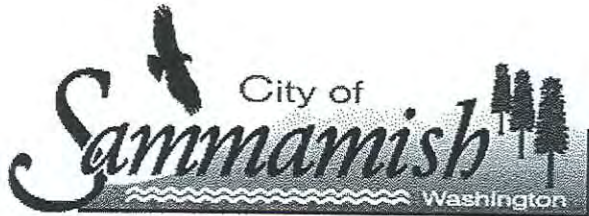
The City has a copy of the USB flash drive with packets of Information labeled as Packet A through Packet X (24 packets total). This flash drive was delivered to the City on 10.25.16.

Listed below are documents (attached as pdf's) that support the positions, comments and responses to this DNS from Paul Stickney and Richard Birgh:

- One. “DNS Packet” (48 page pdf sent to us by the City of Sammamish)
- Two. “Remarks DNS Pages” (10 page pdf with Item A through Item U referenced)
- Three. “ED Categories” (1 page pdf)
- Four. “Adopting Comp Plan Ordinance” (3 page pdf)
- Five. “City’s Vision Statement (1 page pdf)
- Six. “Legacy and Stewardship” (2 page pdf)
- Seven. “Balance - Growth” (1 page pdf)
- Eight. “Irreducible Indispensables” (2 page pdf)
- Nine. “*Achieving*” Compilation (22 page pdf – see Overview Note #4 above)
- Ten. “PC Packet10.20.16” (91 page pdf - available on City Website, not sent)
- Eleven. “PC Packet 10.27.16” (102 page pdf -available on City Website, not sent)
- Twelve. “Email One to the PC 10.19.16” (13 page pdf)
- Thirteen. “Email Two to the PC 10.19.16” (8 page pdf)
- Fourteen. “Email Three to the PC 10.21.16” (3 page pdf)
- Fifteen. “Email Four to the PC 10.24.16” (44 page pdf)
- Sixteen. “Email Five to the PC 10.25.16” (2 page pdf)
- Seventeen. “Email Six to the PC 10.26.16” (14 page pdf)

Respectfully Submitted by Paul Stickney and Richard Birgh on 11.4.16 (Six pages)

Item A thru Item U
DMS Response



Community Development Department
 801 228th Avenue SE
 Sammamish, WA 98075-9509
 Phone: 425-295-0500
 Fax: 425-295-0600
 City Hall Hours: 8:30am-5:00pm
 Permit Center: 8:30am-4:00pm
 Web: www.sammamish.us
www.mybuildingpermit.com

DETERMINATION OF NONSIGNIFICANCE
 AND ADOPTION OF EXISTING
 ENVIRONMENTAL DOCUMENT

ADOPTION FOR (CHECK APPROPRIATE BOX): DNS EIS OTHER

PROPONENT:	City of Sammamish, Department of Community Development
LOCATION:	801 228th Ave SE, Sammamish, WA 98075
TITLE OF DOCUMENT BEING ADOPTED:	2015 Comprehensive Plan Update SEPA DNS
AGENCY THAT PREPARED DOCUMENT BEING ADOPTED:	City of Sammamish, Department of Community Development
DATE ADOPTED DOCUMENT WAS PREPARED:	SEPA checklist prepared on January 15, 2015. DNS issued on January 22, 2015.
LEAD AGENCY/AGENCY ADOPTING DOCUMENT:	City of Sammamish, Department of Community Development
ADOPTION FOR:	Amendment to the Housing Element of the Sammamish Comprehensive Plan, responding to Growth Management Hearing Board Final Decision and Order.
DESCRIPTION OF PROPOSAL:	<p>The proposal is to amend the Housing Element of the Sammamish Comprehensive Plan. The amendment is in response to a decision by the Growth Management Hearing Board (Decision 15-3-0017). The changes include revisions to goals and policies to clarify and strengthen the City's commitment to meeting its responsibilities in helping to meet countywide affordable housing needs. Additionally, the City proposes to expand on the existing housing affordability standards discussion in the Housing element to include an estimate of countywide affordable housing need proportionate to the City's growth targets.</p>
DESCRIPTION OF DOCUMENT (OR PORTION) BEING ADOPTED:	The full 2015 Comprehensive Plan Update SEPA DNS is being adopted, including the SEPA checklist and Attachment B.3, which includes detailed discussion related to affordable housing policies and potential environmental impacts related to policy language.
IF DOCUMENT BEING ADOPTED HAS BEEN CHALLENGED (WAC 197-11-630), DESCRIBE:	There was no appeal of the DNS.
THE DOCUMENT IS AVAILABLE TO BE READ AT:	801 228th Ave SE, Sammamish, WA 98075
STAFF CONTACT:	Doug McIntyre, AICP Senior Planner Department of Community Development dmcintyre@sammamish.us (425) 295-0528
DATE OF ISSUE:	October 21, 2016

(B)

(C)

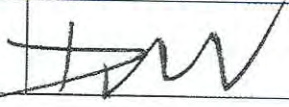
(A) BIG

(D)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

(E) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on the proposal for 14 days from the date below. **Comments must be submitted by November 4, 2016 at 5:00 PM.** Pursuant to SMC 20.15.130 there is no administrative appeal process for this action.

We have identified and adopted this document as being appropriate for this proposal **after independent review.** (F) The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

RESPONSIBLE OFFICIAL:	David Pyle, Deputy Director Department of Community Development dpyle@sammamish.us (425) 295-0521
ADDRESS:	801 228th Ave SE, Sammamish, WA 98075
DATE:	October 21, 2016
SIGNATURE:	 10/21/2016

**CITY OF SAMMAMISH
DETERMINATION OF NONSIGNIFICANCE (DNS)**

(6)

Description of Proposal: The proposed action is the 2015 update of the City of Sammamish Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the 2003 GMA Comprehensive Plan policy direction to reflect changed conditions since prior plan adoption. The City has been continually updating and revising the Plan and associated development regulations since 2003 to respond to new GMA legislation and case law. The proposed 2015 update includes:

- **Updated growth targets.** Extension of the City's GMA planning horizon to 2035 and adoption of new growth targets consistent with the King County Countywide Planning Policies.
- **Policy and text amendments.** Revisions associated with changes to state and regional guidance; rewrite and editorial changes to policies in increase readability, clarify direction and remove redundancies; and addition of new or updated information since adoption of the 2003 Comprehensive Plan.
- **Comprehensive Plan Land Use Map amendments.** Amendments to reflect annexations and other changes to the Land Use Map since original adoption in 2003.
- **Zoning Map Changes.** The zoning will be changed to match that of the comprehensive plan designations for public institutional uses. Land uses designated public institutional will be designated public institutional on the zoning map.

(H)

(H)

Proponent: City of Sammamish

File Number/Title: POL2012-00001 Comprehensive Plan Rewrite

Location of Proposal: The proposed action applies to City of Sammamish and its Potential Annexation Areas.

Lead Agency: City of Sammamish, Community Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted in writing and received by the deadline described below. Pursuant to SMC 20.15.130 there is no administrative appeal process for this action.

Further information is available at:

City of Sammamish
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
425-295-0500

website:

<http://www.sammamish.us/departments/communitydevelopment/ComprehensivePlan.aspx#>

D. Will any structures be demolished? If so, what?

As a non-project action, the proposal does not propose demolition of any structures. Future project-specific development proposals within the city that may propose demolition will be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

E. What is the current zoning classification of the site?

- R-1: 1 unit per acre
- R-4: 4 units per acre
- R-6: 6 units per acre
- R-8: 8 units per acre
- R-12: 12 units per acre
- R-18: 18 units per acre
- CB: Community Business
- NB: Neighborhood Business
- O: Office
- TC-A, TC-B, TC-C, TC-D, TC-E: Town Center

F. What is the current comprehensive plan designation of the site?

- R-1: 1 unit per acre
- R-4: 4 units per acre
- R-6: 6 units per acre
- R-8: 8 units per acre
- R-12: 12 units per acre
- R-18: 18 units per acre
- CB: Community Business
- NB: Neighborhood Business
- O: Office
- Public/Institutional
- TC-A, TC-B, TC-C, TC-D, TC-E: Town Center

G. If applicable, what is the current shoreline master program designation of the site?

Shoreline properties along Lake Sammamish, Pine Lake and Beaver Lake are designated as Urban Conservancy or Shoreline Residential. Most of the city's shorelines are designated Shoreline Residential. The areas of Urban Conservancy are located on the north end of Lake Sammamish, the west and east ends of Pine Lake and the northern and southern ends of Beaver Lake.

H. Has any part of the site been classified critical area but the city or county? If so, specify.

Critical areas within Sammamish include erosion hazard areas, frequently flooded areas, landslide hazard areas, seismic hazard areas, critical aquifer recharge areas, wetlands, streams, and fish and wildlife habitat conservation areas

I. Approximately how many people would reside or work in the completed project?

The 2035 planning targets established by the King County Countywide Planning Policies for Sammamish are 4,640 net new housing units and 2088 net new jobs. Please see the discussion of housing and employment in Attachment B.2, Land Use Issue Paper.

- J. Approximately how many people would the completed project displace?

As a non-project action, the proposal would not directly cause displacement and no mitigation is proposed. Future project-specific development proposals within the city that may result in displacement will be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

- K. Proposed measures to avoid or reduce displacement impacts, if any?

Please see the response to question 9.K, above.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The zoning will be changed to match that of the comprehensive plan designations for public institutional uses. Land uses designated public institutional will be designated public institutional on the zoning map.

Please also see the discussion of land use compatibility in Attachment B.2, Land Use Issue Paper.

- M. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The proposal is entirely contained within the City of Sammamish and does not adjoin any designated agricultural or forest areas. No impacts to farm or forest land normal business operations are anticipated and no mitigation is proposed.

9. HOUSING

- A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Sammamish has the capacity to provide 5,120 housing units. Of those built in the Town Center zones, not less than 10 percent of units must be affordable, defined as being affordable to moderate-income households.

- B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The non-project proposal is not expected to eliminate any housing units. Future project-specific development proposals within the city that may eliminate housing units would be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

- C. Proposed measures to reduce or control housing impacts, if any:

Please see Attachment B.2, Housing Issue Paper, which discusses policy guidance related to housing supply, diversity, affordability and special needs.

10. AESTHETICS

- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposal is a non-project action that does not include any proposed structures. The tallest

ATTACHMENT B.2

City of Sammamish: Land Use Issue Paper

Introduction

In general, the policy language in the draft Land Use Element is consistent with the direction of the current element. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents, and to address emerging issues. The environmental impacts of projects developed under the policy framework provided by the draft Land Use Element would be minor. There is policy language in the draft Land Use Element designed to mitigate potential adverse environmental impacts. The Sammamish Municipal Code also includes regulations to control environmental impacts associated with land use and development.

KEY ISSUES	POTENTIAL IMPACTS
Residential Land Capacity Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?	The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth. No significant impacts would occur.
Employment Land Capacity Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned employment growth?	The supply of vacant and re-developable land is sufficient to accommodate 20-year planned employment growth. No significant impacts would occur.
Land Use Compatibility Do the City's planned land uses impact compatibility?	No major changes to land use designations are proposed for the Comprehensive Plan update. No significant impacts would occur. Policy language in the draft Land Use Element and regulations in the City Code would help to mitigate any minor compatibility impacts associated with growth and development.
Community Character Do planned land use patterns enhance community character?	Land use patterns are a key component of Sammamish's community character. No major changes to land use designations are proposed. The draft Land Use Element includes policy language for enhancing City character through other aspects of land use patterns, such as allowable uses, natural features and design elements.
Health Do planned land use patterns promote community health?	Land use patterns are a determinant of community health. No major changes to land use designations are proposed. The draft Land Use Element includes policy language for improving opportunities for healthy living through other aspects of land use patterns, such as allowable uses and the relationship between land use and transportation.

KEY ISSUES	POTENTIAL IMPACTS
<p>Historic and Cultural Resources</p> <p>Does planned population/housing growth pose a threat to the City's historic and cultural resources?</p>	<p>Vacant and re-developable land within the City contains historic and cultural resources. If development occurs in a way that does not protect these resources, they may be lost. Policy language in the draft Land Use Element and City Code address this issue.</p>
<p>Consistency with Sustainability Framework</p> <p>Is the draft Land Use Element consistent with the City's Comprehensive Plan Sustainability Framework?</p>	<p>The draft Land Use Element includes new policy language to ensure consistency with the Comprehensive Plan Sustainability Framework. The environmental impacts of this policy language would be positive.</p>

M

M

Proposed Policies, Impacts and Mitigation

N

Land Capacity

Housing

The King County Countywide Planning Policies established 2006-2031 growth targets, which were subsequently extended to the 2035 time horizon for use in the current planning process. The housing target for Sammamish is 4,640 net new housing units between 2015 and 2035. The City has a sufficient supply of appropriately zoned vacant and re-developable land to accommodate this projected 20-year housing target. No rezoning will be required. Based on current policy and zoning, most land available for future housing development is located in the Town Center and in single family residential areas. The Town Center has capacity for 2,000 new residential units, roughly half of the housing growth target.

Employment

The employment target for Sammamish is 2,088 net new jobs between 2015 and 2035. There is adequate capacity to meet this employment target. Future growth will be focused in the Town Center and designated Community Centers/Commons. The Town Center has capacity for a total of 600,000 square feet of commercial space. The draft element includes a new policy concept about community resiliency. Policy EC.7.6 calls for developing strategies to respond to the impacts of climate change. The draft element recognizes that the information surrounding climate change is constantly evolving, and that there is a need to use the best available information for planning purposes. The impacts of this policy will depend upon how it is implemented, but would likely be positive.

O

Land Use Compatibility

The City of Sammamish is not making any major changes to land use designations during the Comprehensive Plan update. As such, no significant land use compatibility impacts are anticipated. The draft Land Use Element includes policy language that calls for complementary development character and smooth transitions between different land uses (Policy LU.2.3). Existing regulations in the Sammamish City Code also provide for compatibility between adjacent land uses, and for mitigating

ATTACHMENT B.3

City of Sammamish: Housing Issue Paper

Introduction

In general, the policy language in the draft Housing Element is consistent with the direction of the current element. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents, and to address emerging issues.

KEY ISSUES	POTENTIAL IMPACTS
Housing Character Do policies support community character?	The draft Housing Element carries forward existing policy language that supports community character and includes new policy language for preservation of historically significant housing. Impacts of this policy would likely be positive.
Housing Supply Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?	The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth. No significant impacts are anticipated.
Housing Diversity Do policies support a range of housing types that meet the community's needs?	The draft Housing Element maintains and enhances existing policy concepts that support housing diversity. No significant impacts are anticipated.
Housing Affordability Do policies support and encourage the provision of housing for a variety of household incomes, including low income?	The draft Housing Element maintains and enhances existing policy concepts that support and encourage provision of affordable housing, but the City's ability to control the cost of housing is limited.
Special Needs Housing Do policies address changing housing needs associated with an aging population and the problem of homelessness?	The draft Housing Element builds on existing policy concepts that support special needs housing. There is a new policy for supporting housing and services for the homeless. The impacts of this policy would depend upon how it is implemented.

Proposed Policies, Impacts and Mitigation

Housing Character

Sammamish is known for its quality housing and residential neighborhoods. The draft Housing Element includes policy concepts that would help Sammamish to preserve and enhance its housing character as

the City grows and ages, and ensure that new housing projects do not have negative impacts on housing character. For instance, Policy H.1.1 calls for new development to be compatible with existing and planned neighborhood character, and Policy H.1.2 supports investment in existing neighborhoods and housing to preserve their character and condition. Policy H.1.4 supports public engagement in decisions affecting neighborhoods, so that plans for the future are community-driven.

Policy H.1.3 supports preservation of historically significant housing. This is a new concept that was added to the draft Housing Element in response to growth pressure in areas that have historic and cultural value to the community. The impacts of this policy will depend upon how it is implemented, but would likely have a positive impact on housing character. It could limit redevelopment potential in some areas, but the impacts to the City's overall housing capacity would be minor.

h

Housing Supply

The City has a sufficient supply of appropriately zoned vacant and re-developable land to accommodate its 20-year housing target of 4,640 net new housing units. No changes to land use designations are proposed for the Comprehensive Plan update. Based on the City's current policy and regulatory framework, most land available for future housing development is located in the Town Center and in designated residential areas.

Town Center

The Sammamish Town Center Plan envisions Town Center to be a vibrant, urban, family-friendly gathering place in a natural setting. Town Center zoning designations allow for a variety of residential uses including mixed use residential, apartments, townhomes and lower-intensity residential uses. The lower-intensity residential uses are intended to buffer existing surrounding residential communities from more intensity developed Town Center zones.

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Town Center provides capacity for 2,000 new residential units, roughly half of the City's housing growth target. The concentration of new housing development in the Town Center area would reduce redevelopment pressure on existing neighborhoods. Also, the planned land use pattern of Town Center would have positive impacts on residents, including greater opportunities for reducing auto dependency, increasing opportunities for pedestrian mobility, and encouraging use of public transit.

Residential Areas

Over 95 percent of the City is designated for residential uses. Future housing development in these areas is expected to result from a combination of infill, redevelopment and development of vacant parcels. Development activity will likely be dispersed over a large area, which will help to mitigate any negative impacts.

Housing Diversity

T { In the next 20 years, Sammamish will require a variety of housing types to meet changing market demand and community needs. There is currently limited housing diversity in the City; over 85 percent } T

of the housing supply is single family detached units. Factors that may indicate an increased demand for greater housing diversity include smaller households (about 40 percent of all households in the City are one or two person households), a growing elderly population, and increased ethnic diversity.

The draft Housing Element maintains and strengthens existing policy guidance that supports housing diversity. Policies H.2.2, H.2.4, H.2.5, H.2.6 and H.2.7 support a variety of residential densities and housing types including mixed-use residential, cottages, duplexes, efficiency studios, townhouses, accessory dwelling units (ADUs) and manufactured homes. Policies H.2.3 and H.2.8 ensure that City processes and decision making consider impacts to housing diversity, and do not unduly limit the housing industry's ability to respond to market needs. These policy concepts are not new to Sammamish, and no significant impacts are anticipated unless there is a change in how they are implemented.

Policy H.2.13 calls for promoting location- and energy-efficient housing choices through incentives and other means. This new policy is intended to address changing community needs, as well as regional efforts to reduce single occupant vehicle trips and to decrease demand for energy. The impacts of this policy will depend on how it is implemented, but would likely be positive and could include increased opportunities for active transportation, reductions in vehicle emissions, and increased energy-efficiency.

Housing Affordability

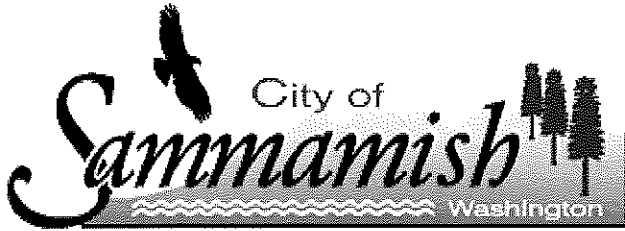
Cities have limited ability to control the cost of housing, but they can take actions to promote affordable housing. Policies H.3.1 - 3.11 in the draft Housing Element support the creation and maintenance of affordable housing. These policies build on and enhance existing policy guidance; supporting preservation of existing affordable stock, participation in regional efforts to meet affordable housing targets, providing incentives for developers to build affordable housing units, supporting entities that provide affordable housing, and encouraging a variety of affordable housing types.

Other new affordable housing policies include policies H.3.8 and H.3.11. Policy H.3.8 encourages affordable housing in areas with good access to transit, employment, education and shopping. Policy H.3.11 calls for prioritizing suitable surplus public land for low-income and very-low income housing.

Special Needs Housing

Over the 20-year planning timeframe, it is anticipated that there will be an increased demand for housing and services for the elderly and people with special needs. The draft Housing Element builds on policy concepts from the current element that support special needs housing. Policies H.4.1, H.4.2 and H.4.4 permit and promote a range of special needs housing throughout the City. Policy H.4.2 also encourages special needs housing to be located near transit and medical service providers. This is a new policy concept for the draft Housing Element, and would likely have positive impacts including reduced access barriers for seniors and other transportation-dependent populations.

DMS prepared
By Sumanish



Community Development Department
 801 228th Avenue SE
 Sammamish, WA 98075-9509
 Phone: 425-295-0500
 Fax: 425-295-0600
 City Hall Hours: 8:30am-5:00pm
 Permit Center: 8:30am-4:00pm
 Web: www.sammamish.us
www.mybuildingpermit.com

**DETERMINATION OF NONSIGNIFICANCE
 AND ADOPTION OF EXISTING
 ENVIRONMENTAL DOCUMENT**

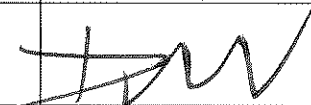
ADOPTION FOR (CHECK APPROPRIATE BOX): DNS EIS OTHER

PROPONENT:	City of Sammamish, Department of Community Development
LOCATION:	801 228th Ave SE, Sammamish, WA 98075
TITLE OF DOCUMENT BEING ADOPTED:	2015 Comprehensive Plan Update SEPA DNS
AGENCY THAT PREPARED DOCUMENT BEING ADOPTED:	City of Sammamish, Department of Community Development
DATE ADOPTED DOCUMENT WAS PREPARED:	SEPA checklist prepared on January 15, 2015. DNS issued on January 22, 2015.
LEAD AGENCY/AGENCY ADOPTING DOCUMENT:	City of Sammamish, Department of Community Development
ADOPTION FOR:	Amendment to the Housing Element of the Sammamish Comprehensive Plan, responding to Growth Management Hearing Board Final Decision and Order.
DESCRIPTION OF PROPOSAL:	The proposal is to amend the Housing Element of the Sammamish Comprehensive Plan. The amendment is in response to a decision by the Growth Management Hearing Board (Decision 15-3-0017). The changes include revisions to goals and policies to clarify and strengthen the City's commitment to meeting its responsibilities in helping to meet countywide affordable housing needs. Additionally, the City proposes to expand on the existing housing affordability standards discussion in the Housing element to include an estimate of countywide affordable housing need proportionate to the City's growth targets.
DESCRIPTION OF DOCUMENT (OR PORTION) BEING ADOPTED:	The full 2015 Comprehensive Plan Update SEPA DNS is being adopted, including the SEPA checklist and Attachment B.3, which includes detailed discussion related to affordable housing policies and potential environmental impacts related to policy language.
IF DOCUMENT BEING ADOPTED HAS BEEN CHALLENGED (WAC 197-11-630), DESCRIBE:	There was no appeal of the DNS.
THE DOCUMENT IS AVAILABLE TO BE READ AT:	801 228th Ave SE, Sammamish, WA 98075
STAFF CONTACT:	Doug McIntyre, AICP Senior Planner Department of Community Development dmcintyre@sammamish.us (425) 295-0528
DATE OF ISSUE:	October 21, 2016

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on the proposal for 14 days from the date below. **Comments must be submitted by November 4, 2016 at 5:00 PM.** Pursuant to SMC 20.15.130 there is no administrative appeal process for this action.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

RESPONSIBLE OFFICIAL:	David Pyle, Deputy Director Department of Community Development dpyle@sammamish.us (425) 295-0521
ADDRESS:	801 228th Ave SE, Sammamish, WA 98075
DATE:	October 21, 2016
SIGNATURE:	 10/21/2016

CITY OF SAMMAMISH DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: The proposed action is the 2015 update of the City of Sammamish Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the 2003 GMA Comprehensive Plan policy direction to reflect changed conditions since prior plan adoption. The City has been continually updating and revising the Plan and associated development regulations since 2003 to respond to new GMA legislation and case law. The proposed 2015 update includes:

- **Updated growth targets.** Extension of the City's GMA planning horizon to 2035 and adoption of new growth targets consistent with the King County Countywide Planning Policies.
- **Policy and text amendments.** Revisions associated with changes to state and regional guidance; rewrite and editorial changes to policies in increase readability, clarify direction and remove redundancies; and addition of new or updated information since adoption of the 2003 Comprehensive Plan.
- **Comprehensive Plan Land Use Map amendments.** Amendments to reflect annexations and other changes to the Land Use Map since original adoption in 2003.
- **Zoning Map Changes.** The zoning will be changed to match that of the comprehensive plan designations for public institutional uses. Land uses designated public institutional will be designated public institutional on the zoning map.

Proponent: City of Sammamish

File Number/Title: POL2012-00001 Comprehensive Plan Rewrite

Location of Proposal: The proposed action applies to City of Sammamish and its Potential Annexation Areas.

Lead Agency: City of Sammamish, Community Development Department

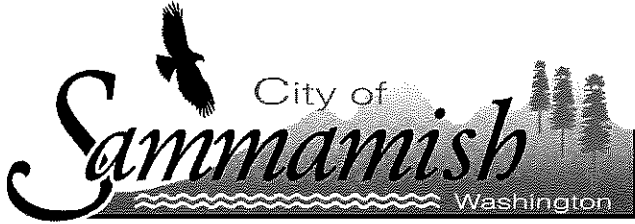
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted in writing and received by the deadline described below. Pursuant to SMC 20.15.130 there is no administrative appeal process for this action.

Further information is available at:

City of Sammamish
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
425-295-0500
website:

<http://www.sammamish.us/departments/communitydevelopment/ComprehensivePlan.aspx#>



ENVIRONMENTAL CHECKLIST

801 – 228th AVENUE SE ♦ SAMMAMISH, WASHINGTON 98075 ♦ PHONE
425-295-0500 ♦ FAX 425-295-0600

Environmental Checklist

Purpose

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Background Information

1. Name of proposed project, if applicable: *City of Sammamish Comprehensive Plan Rewrite*
2. Name of applicant(s): *City of Sammamish*
3. Address and phone number of applicant and contact person:

*City of Sammamish
Community Development
801 228th Avenue SE
Sammamish, WA 98075
Contact: Emily Arteche, Senior Planner
425.295.0522*

4. Date checklist prepared: *January 15, 2015*
5. Agency requesting checklist: *City of Sammamish*
6. Proposed timing or schedule (including phasing, if applicable):
The 2015 Sammamish Comprehensive Plan Update began in late 2013 with Planning Commission review of preliminary goals and policies. The Planning Commission is expected to make a recommendation on the draft plan to the City Council in early 2015. City Council adoption of the plan is anticipated to occur by June 30, 2015.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Comprehensive Plan is reviewed and amended on an annual basis to reflect changing conditions. The plan is implemented through the Sammamish Municipal Code (SMC) and amendments to the SMC are anticipated based on plan guidance. Each of these actions will be subject to independent SEPA review and threshold determinations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - *Determination of Non-Significance (DNS) and Adoption of Existing Environmental Documents for Parks, Recreation, and Open Space Plan, April 17, 2012*
 - *City of Sammamish Shoreline Master Program and associated changes to the Environmentally Critical Areas Code (SMC21A.50) Determination of Non-Significance (DNS) and Adoption of Existing Environmental Documents, August 26, 2009*
 - *Final EIS for Sammamish Town Center Sub-Area Plan, October 2, 2007.*
 - *Final EIS for Sammamish Comprehensive Plan, 2003.*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The Comprehensive Plan provides policy guidance for the City of Sammamish. On an ongoing basis, the City receives private and public proposals for land use and other actions that are within the area covered by the Comprehensive Plan. These proposals are reviewed for consistency with the current

adopted Comprehensive Plan and SMC.

10. List any government approvals or permits that will be needed for your proposal, if known.

- *Sammamish City Council adoption*
- *Verification of GMA compliance by WA Department of Commerce*
- *Certification by Puget Sound Regional Council*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed action is the 2015 update of the City of Sammamish Comprehensive Plan in accordance with the requirements of the GMA. In general, the proposed update is intended to revise and refine the 2003 GMA Comprehensive Plan policy direction to reflect changed conditions since prior plan adoption. The City has been continually updating and revising the Plan and associated development regulations since 2003 to respond to new GMA legislation and case law. The proposed 2015 update includes:

- ***Updated growth targets.*** *Extension of the City's GMA planning horizon to 2035 and adoption of new growth targets consistent with the King County Countywide Planning Policies.*
- ***Policy and text amendments.*** *Revisions associated with changes to state and regional guidance; rewrite and editorial changes to policies in increase readability, clarify direction and remove redundancies; and addition of new or updated information since adoption of the 2003 Comprehensive Plan.*
- ***Comprehensive Plan Land Use Map amendments.*** *Amendments to reflect annexations and other changes to the Land Use Map since original adoption in 2003.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City of Sammamish is located in east King County, immediately adjacent to the eastern shore of Lake Sammamish. Neighboring jurisdictions include the City of Redmond to the north, City of Issaquah to the south and unincorporated King County to the northeast, east and southeast. The city encompasses 21.5 square miles, including both land and water area. See Attachment A Vicinity Map.

Environmental Elements

I. EARTH

- A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Most of the city is hilly, but contains a range of terrain, including flat, rolling and steep slopes. The city sits at a higher elevation compared to the surrounding area, with steep slopes along its western edge and a gradual slope along the northern border leading down to the plateau.

- B. What is the steepest slope on the site (approximate percent slope)?

There are slopes along creek ravines of roughly 55%. The slopes on western portion of the city are roughly 45%.

- C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey, soil types in Sammamish include:

- *Alderwood Gravelly Sandy Loam*
- *Everett Gravelly Sandy Loam*
- *Kitsap Silt Loam*
- *Neilton Very Gravelly Loamy Sand*
- *Seattle Muck*
- *Shalcar Muck*

The western slopes contain primarily Alderwood and Kitsap soils, with Alderwood and Everett gravelly sandy loam dominating the eastern portion of the city with pockets of muck throughout.

- D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

- *Steeps slopes, Landslide Hazard Area along western portion of the city*
- *History of previous slopes failures on northern edge of Lake Sammamish*

- E. Describe the purpose, type, and approximate quantities and total affected area of any filling excavation and grading proposed. Indicate source of fill.

As a non-project action, the proposal does not propose any fill or grading. Future project-specific development proposals in the city that may include fill or grading will be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

- F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Please see the response to 1.E, above.

- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Please see the response to 1.E, above.

- H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The Comprehensive Plan provides a policy framework that is intended to protect people, property and environment from geologic hazards. Proposed policy guidance is consistent with the direction established in the adopted 2003 Comprehensive Plan and SMC. Please see additional discussion in Attachment B.1 Environment Issue Paper.

2. AIR

- A. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? (i.e., dust, automobile, odors, industrial wood smoke). If any, generally describe and give approximate quantities if known.

As a non-project action, the proposal will not directly result in impacts to air quality. Future project-specific development proposals could impact air quality through construction and development activities, increased traffic due to population and employment growth and increased residential wood-burning in new homes. Project-specific proposals would be reviewed consistent with the applicable provisions of the SMC and the City of Sammamish SEPA procedures (SMC 20.15).

- B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

In the future, odors may be emitted from future commercial uses or from high-freight travel corridors. It is anticipated that future emissions would be typical of those found in urban residential and commercial settings.

- C. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Comprehensive Plan provides a policy framework that intended to help protect clean air and to be a leader in mitigating and adapting to climate change. Proposed policy guidance expands upon direction established in the 2003 Comprehensive Plan. Please see additional discussion in Attachment B.1 Environment Issue Paper.

3. WATER

A. Surface Water

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The City of Sammamish is located within the Cedar River Basin. Much of the city is located within the East Lake Sammamish sub-basin, with many streams and wetlands flowing towards Lake Sammamish. The northeastern portion of the city drains to the Evans Creek sub-basin. The city's urban growth area also includes the North Fork Issaquah Creek sub-basin, also within the Cedar River Basin.

There are numerous wetlands (greater than 100) known to be located within the city, some are very high quality and high functioning wetlands, including several wetlands (approximately 13) that contain a bog ecosystem.

The following shorelines of the state are located within the East Lake Sammamish sub-

basin in the City of Sammamish:

- *Lake Sammamish*
- *Pine Lake*
- *Beaver Lake*

The following streams are located within East Lake Sammamish sub-basin in the City of Sammamish:

- *Ebright Creek (WRIA 0149) (Salmon bearing)*
- *Pine Lake Creek (WRIA 0152) (Salmon bearing)*
- *Laughing Jacobs Creek (Salmon bearing)*
- *Laughing Jacobs Lake (WRIA 0166) (Salmon bearing)*
- *George Davis Creek (WRIA 0144) (Salmon bearing)*
- *Zaccuse Creek (WRIA 0145) (Salmon bearing)*
- *Kanim Creek (WRIA 0153) (Salmon bearing)*
- *Many Springs Creek (WRIA 0164) (Salmon bearing)*
- *Numerous (approximately 20 to 30) unnamed streams that flow to Lake Sammamish, some support limited salmonid use.*
- *Several (approximately 5 to 10) unnamed streams that flow to Pine Lake or Beaver Lake, and eventually to Lake Sammamish. Some of these streams support limited salmonid use.*

In addition, several (approximately 5 to 10) unnamed streams are present in Sammamish that flow to Evans Creek in the Evans Creek sub-basin, and a few (2 to 5) streams are located in the north fork Issaquah Creek sub-basin within the city's urban growth boundaries. Salmonid use of several of these streams is either documented or assumed.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

As a non-project action, the proposal will not require work over, in or adjacent to any surface water bodies. Future project-specific development proposals that may require work over, in or adjacent to surface water bodies would be reviewed consistent with the applicable provisions of the SMC, including SMC Title 25 Shoreline Management and the City of Sammamish SEPA procedures (SMC 20.15).

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Please see the response to 3.A.2, above.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Please see the response to 3.A.2, above.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The entire eastern shore of Lake Sammamish is in the 100-year floodplain along Lake Sammamish, which in some areas extends as far east as East Lake Sammamish Parkway. There is a base flood elevation of 33 feet (NGVD) above sea level for Lake Sammamish.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Please see the response to 3.A.2, above.

B. Ground Water

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

As a non-project action, the proposal will not result in the withdrawal of groundwater from a well. Future project specific development proposals within the city that may result in water withdrawals will be reviewed consistent with the applicable provisions of the SMC and the City of Sammamish SEPA procedures (SMC 20.15).

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Please see the response to 3.B.1, above. The non-project proposal does not include a proposed waste treatment system.

C. Water Runoff (including stormwater)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As a non-project action, the proposal will not result in water runoff. Future project specific development proposals that may result in water runoff would be reviewed consistent with the applicable provisions of the SMC, including Title 13 Surface Water Management Code, and the City of Sammamish SEPA procedures (SMC 20.15).

2. Could waste materials enter ground or surface waters? If so, generally describe.

Please see the response to question 3.C.1, above.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe

Please see the response to question 3.C.1, above.

D. Water Reduction/Control

Proposed measures to reduce or control surface, ground, and runoff water impacts, if

any:

The Comprehensive Plan provides a policy framework that is intended to protect water quality and quantity. Proposed policy guidance is consistent with and expands upon the direction established in the adopted 2003 Comprehensive Plan and SMC. Please see additional discussion in Attachment B.1 Environment Issue Paper.

4. PLANTS

A. Circle the types of vegetation found on the site:

All types of vegetation listed below are found in the city.

- *deciduous tree: alder, mople, aspen, cottonwood, Pacific dogwood, ash, poplar, willow, crabapple, cascara, bitter cherry, birch, and other*
- *evergreen tree: fir, cedar, pine, spruce, hemlock, Pacific madrone, and other*
- *shrubs: rose, hazelnut, hawthorn, hawthorn, devil's club, huckleberry, kinnikinnick, Labrador tea, oceanspray, osoberry, ninebark, rhododendron, elderberry, red-flowering currant, red-osier dogwood, salal, Oregon grape, salmonberry, snowberry, serviceberry, thimbleberry, twinberry, bog-laurel, bog-rosemary, and other*
- *grass*
- *pasture*
- *wet soil plants: cattail, buttercup, bullrush, skunk cabbage, horsetail, various sedge and rush species, and other*
- *water plants: water lily, eelgrass, milfoil, bogbean, smartweed, bur-reed, and other*
- *other types of vegetation including but not limited to ferns, mosses, and lichens*

B. What kind and amount of vegetation will be removed or altered?

As a non-project action, the proposal will not result in removal or alteration of vegetation. Future project specific development proposals within the city that may result in impacts to vegetation would be reviewed consistent with the applicable provisions of the SMC and City of Sammamish SEPA procedures (SMC 20.15).

C. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered plant species in the city.

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The draft Comprehensive Plan contains goals and policies to support use of native plants, preserve landscaping and enhance vegetation. Environment and Conservation Element policies seek to protect native plant species, reduce the spread of noxious weeds, and maintain and improve the city's forested character. Land Use Element policies support retention of trees and native vegetation, landscaping to enhance site appearance and function, and enhanced landscaping to promote streetscape character. Please see Attachment B.1 Environment Issue Paper for a

discussion of tree retention.

- E. List all noxious weeds and invasive species known to be on or near the site.

Invasive plant species include Himalayan blackberry, Evergreen blackberry, fragrant water lily, ivy, holly, laurel, and Japanese knotweed. Noxious weeds are identified as any weed identified in the King County noxious weed list (<http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/laws/list.aspx>)

5. ANIMALS

- A. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site.

All of the birds and animals listed below are known to be on or near the city.

- *hawks, heron, eagle, songbirds, woodpeckers, owls, and other:*
- *deer, bear, cougar, bobcat, coyote, beaver, raccoon, rabbit, squirrel, opossum, river otter, muskrat, and other:*
- *bass, salmon, trout, crayfish, frogs, salamanders, snakes*

- B. List any threatened or endangered species known to be on or near the site.

- *Resident Coastal Cutthroat*
- *Winter Steelhead*
- *Coho*
- *Townsend's Big-eared Bat*
- *Fall Chinook*
- *Kokanee*

- C. Is the site part of a migration route? If so, explain.

Some anadromous salmonid species and some migrating waterfowl are found within Sammamish.

- D. Proposed measures to preserve or enhance wildlife, if any:

Goals and policies in the draft Comprehensive Plan seek to protect and promote a diversity of animal species and habitat in Sammamish through a variety of measures and to link wildlife habitats via corridors where possible. Please see additional discussion in Attachment B.1 Environment Issue paper.

- E. List any invasive animal species known to be on near the site.

*There are no confirmed invasive animal species in the city but likely there are bullfrog (*Rana catesbeiana*) present.*

6. ENERGY AND NATURAL RESOURCES

- A. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

- *Natural gas (light, heating, etc.)*
- *Electricity (light, heating etc.)*

- Wood stoves in private use (heating)
- Fuel oil (heating)

B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The draft Comprehensive Plan includes policy support for implementing actions to allow and incentivize distributed energy generation, including solar power.

C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any

Proposed energy conservation policies are included in the draft Land Use, Environment & Conservation and Utilities elements. Draft policies provide support for green building practices and infrastructure measures, support for conversion of existing low-efficiency systems to cost-effective and environmentally sensitive energy sources, opportunities for individual businesses or homeowners to become more energy independent by reducing energy, removing barriers to the use of alternative energy sources and support for renewable energy production.

7. ENVIRONMENTAL HEALTH

A. Health Hazard

Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

As a non-project action, the proposal is not expected to cause environmental health hazards. Use of any hazardous materials on a project-by-project basis would be subject to the requirements of federal and state law.

1. Describe any known or possible contamination at the site from present or past uses.

There are no known contamination sites in Sammamish. Possible contamination may be present at commercial sites that use hazardous materials, such as dry cleaning establishments, gas stations or auto repair facilities.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Please see response to question 7.A.1, above. There are gas transmission pipelines throughout the City of Sammamish.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operation life of the project.

Please see the response to question 7.A., above.

4. Describe special emergency services that might be required.

No special emergency services are required for this non-project action. The need for future project-specific emergency services to serve new development would be made on a case-

by-case basis.

5. Proposed measures to reduce or control environmental health hazards, if any:

Draft Comprehensive Plan policies support the City of Sammamish Sustainability Strategy, continual improvement in environmental management practices, use of environmentally safe methods of vegetation control, use of environmentally friendly construction practices, sustainable maintenance practices.

B. Noise

1. What types of noise exist in the area that may affect your project (for example: traffic, equipment, operation, other)?

Types of noise in the city include noise levels typical to a suburban/urban area, including noise of traffic; schools, including special events; construction noise; and mechanical equipment.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

As a non-project action, the proposal will not directly result in noise impacts. Future project specific development proposals within the city that may result in noise impacts would be reviewed consistent with the applicable provisions of the SMC and SEPA procedures (SMC 20.15).

3. Proposed measures to reduce or control noise impacts, if any:

The draft Comprehensive Plan Future Land Use Map continues the city's current low-density residential land use pattern, with areas of limited commercial activities. The Future Land Use Map does not propose any new uses, such as industrial uses, that might result in significantly different or increased noise levels.

Proposed transportation policies seek to reduce traffic levels through increased opportunities for walking and biking, use of transportation demand management measures, and expanded local transit service. Transportation Policy T.4.8 specifically seeks to develop a transportation system that minimizes impacts to human health, including noise.

8. LAND AND SHORELINE USE

- A. What is the current use of the site and adjacent properties? Will the proposed affect current land uses or nearby or adjacent properties? If so describe

- City of Sammamish
 - Residential, single family
 - Residential, multifamily
 - Commercial, office and mixed-use
 - Institutional & education
 - Parks
- Adjacent
 - **Unincorporated King County**

- *Open space*
- *Parks*
- *Residential (single family, large lot)*
- *Recreation (golf courses)*
- *Commercial (grocery store, storage facility)*
- **City of Redmond**
 - *Residential, single family*
 - *Residential, multifamily*
 - *Office Park*
- **City of Issaquah**
 - *Residential, single family*
 - *Residential, multifamily*
 - *Commercial/retail*

As a non-project action, the proposal will not directly result in noise impacts. Future project specific development proposals within the city that may result in impacts to adjacent or nearby properties would be reviewed consistent with the applicable provisions of the SMC and SEPA procedures (SMC 20.15).

- B. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Historically, before incorporation, areas within the city were used for farming and forestry. Farming has been small scale, and today there are no major agricultural uses within the city limits. Forestry uses largely ended by the 1930s. The city does not contain any agricultural or forest land of long-term commercial significance.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how;

The proposal is entirely contained within the City of Sammamish and does not adjoin any designated agricultural or forest areas. No impacts to farm or forest land normal business operations are anticipated.

- C. Describe any structures on the site.

- *Single Family Residences*
- *Multi-Family Residences*
- *Business/Commercial buildings*
- *Mixed Use buildings*
- *Schools*
- *Other public/institutional buildings*
- *Structures associated with recreation areas*

D. Will any structures be demolished? If so, what?

As a non-project action, the proposal does not propose demolition of any structures. Future project-specific development proposals within the city that may propose demolition will be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

E. What is the current zoning classification of the site?

- *R-1: 1 unit per acre*
- *R-4: 4 units per acre*
- *R-6: 6 units per acre*
- *R-8: 8 units per acre*
- *R-12: 12 units per acre*
- *R-18: 18 units per acre*
- *CB: Community Business*
- *NB: Neighborhood Business*
- *O: Office*
- *TC-A, TC-B, TC-C, TC-D, TC-E: Town Center*

F. What is the current comprehensive plan designation of the site?

- *R-1: 1 unit per acre*
- *R-4: 4 units per acre*
- *R-6: 6 units per acre*
- *R-8: 8 units per acre*
- *R-12: 12 units per acre*
- *R-18: 18 units per acre*
- *CB: Community Business*
- *NB: Neighborhood Business*
- *O: Office*
- *Public/Institutional*
- *TC-A, TC-B, TC-C, TC-D, TC-E: Town Center*

G. If applicable, what is the current shoreline master program designation of the site?

Shoreline properties along Lake Sammamish, Pine Lake and Beaver Lake are designated as Urban Conservancy or Shoreline Residential. Most of the city's shorelines are designated Shoreline Residential. The areas of Urban Conservancy are located on the north end of Lake Sammamish, the west and east ends of Pine Lake and the northern and southern ends of Beaver Lake.

H. Has any part of the site been classified critical area but the city or county? If so, specify.

Critical areas within Sammamish include erosion hazard areas, frequently flooded areas, landslide hazard areas, seismic hazard areas, critical aquifer recharge areas, wetlands, streams, and fish and wildlife habitat conservation areas

I. Approximately how many people would reside or work in the completed project?

The 2035 planning targets established by the King County Countywide Planning Policies for Sammamish are 4,640 net new housing units and 2088 net new jobs. Please see the discussion of housing and employment in Attachment B.2, Land Use Issue Paper.

- J. Approximately how many people would the completed project displace?

As a non-project action, the proposal would not directly cause displacement and no mitigation is proposed. Future project-specific development proposals within the city that may result in displacement will be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

- K. Proposed measures to avoid or reduce displacement impacts, if any?

Please see the response to question 9.K, above.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The zoning will be changed to match that of the comprehensive plan designations for public institutional uses. Land uses designated public institutional will be designated public institutional on the zoning map.

Please also see the discussion of land use compatibility in Attachment B.2, Land Use Issue Paper.

- M. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The proposal is entirely contained within the City of Sammamish and does not adjoin any designated agricultural or forest areas. No impacts to farm or forest land normal business operations are anticipated and no mitigation is proposed.

9. HOUSING

- A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Sammamish has the capacity to provide 5,120 housing units. Of those built in the Town Center zones, not less than 10 percent of units must be affordable, defined as being affordable to moderate-income households.

- B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The non-project proposal is not expected to eliminate any housing units. Future project-specific development proposals within the city that may eliminate housing units would be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

- C. Proposed measures to reduce or control housing impacts, if any:

Please see Attachment B.2, Housing Issue Paper, which discusses policy guidance related to housing supply, diversity, affordability and special needs.

10. AESTHETICS

- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposal is a non-project action that does not include any proposed structures. The tallest

building height allowed in the SMC is 80 feet, in the R-18 zone.

- B. What views in the immediate vicinity would be altered or obstructed?

The proposal is a non-project action that will not alter or obstruct views. Future project-level development in the Town Center area and along the shorelines may block views toward the lakes or mountains. Future project-specific development proposals within the city that may result in alteration of views will be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15).

- C. Proposed measures to reduce or control aesthetic impacts, if any:

Please see Attachments B.2 and B.3 for discussion of community character, land use compatibility and housing character. This discussion identifies the draft Comprehensive Plan policies that support measure to preserve and enhance community character and aesthetics.

11. LIGHT AND GLARE

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal is a non-project action that will not produce light or glare. Future project-specific development would like result in light and glare typical to suburban/urban residential and commercial areas.

- B. Could light or glare from the finished project be a safety hazard or interfere with views?

Please see the response to question 11.A, above.

- C. What existing off-site sources of light or glare may affect your proposal?

Please see the response to question 11.A, above.

- D. Proposed measures to reduce or control light and glare impacts, if any:

The draft goals and policies would promote compatible land uses and smooth transitions between uses which would, in turn decrease the potential for light and glare impacts that result from light and glare from more intensive commercial uses adjacent to residential neighborhoods. Draft policies also consider the potential impacts of public streets, stating that street lighting should be appropriate to the task and shielded to reduce light trespass on the surrounding area.

12. RECREATION

- A. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Sammamish park system has 15 parks, preserves and facilities totaling 490 acres of park land. Within this system, facilities include 11 picnic shelters, nine playgrounds, six athletic fields, five multi-use sports fields, five tennis courts, three docks, a skate park, an off-leash dog area and a spray park. A community and aquatic center is currently under construction and expected to open in 2016. In addition, there are a number of private open space areas within residential neighborhoods that provide informal play opportunities for neighborhood residents.

- B. Would the proposed project displace any existing recreational uses? If so, describe.

The proposal is a non-project action that will not displace any existing recreational uses. The draft Comprehensive Plan contains a Parks Element that support preservation and enhancement of the park system and is consistent with the City's 2013 Parks, Recreation and Open Space (PRO) Plan.

- C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The draft Comprehensive Plan Parks Element addresses parks, recreation and open space; athletic facilities; and recreational facilities. For each of these types of facilities, the goals and policies focus on provision of a diverse range of recreational opportunities on a citywide basis, meeting needs of the Sammamish community, and maintenance to promote longevity of park facilities.

13. HISTORIC AND CULTURAL PRESERVATION

- A. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe

- *One national register building: Frank Lloyd Wright house*
- *One Community Landmark register building: Reard Freed house*

- B. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

- *Professional studies conducted on a project-by-project basis have found evidence of cultural importance in Sammamish.*
- *The King County Historic Resource Inventory 2012 inventoried 25 resources, 8 of some degree of intact, 8 some degree of altered*

- C. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

- *King County Historic Resource Inventory 2012*
- *WISAARD Washington Department of Archaeology and Historic Preservation (DAHP) database*
- *King County and Local Landmarks List, Technical Paper No. 6*
- *SEPA notice is distributed for individual projects*

- D. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Draft Land Use Element goals and policies address the identification, preservation and preservation of historic, cultural and archaeological resources on a citywide basis.

Future project-specific development proposals within the city that may result in impacts to historic resources would be reviewed consistent with applicable provisions of the SMC and SEPA procedures (SMC 20.15) to identify potential environmental impacts and applicable mitigating measures.

14. TRANSPORTATION

A. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

A summary of the public streets serving Sammamish is shown in below:

Street System

<i>Functional Classification</i>	<i>Miles (centerline)</i>
<i>Principal arterial</i>	<i>11</i>
<i>Minor arterial</i>	<i>16</i>
<i>Collector</i>	<i>10</i>
<i>Local access</i>	<i>141</i>
<i>Roadway total</i>	<i>178</i>

B. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

- *Public transit (Metro routes 216, 219, and 269, Sound Transit route 554) serves the 228th Ave SE/Sahalee Way NE corridor and Pine Lake-Issaquah Road SE.*
- *Roughly 19% of Sammamish residences are within a half mile of a transit stop, and 46% are within one mile of a transit stop.*

C. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- *Parking standards are detailed in SMC 21A.40.030, SMC 21B.40.030*
- *Parking spaces required would be 1.0-2.0 per dwelling unit for residential units*
- *1 per 75-300 for most commercial uses*
- *1 per classroom, plus 1 per 50 students for schools*

D. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

New motorized and non-motorized facilities and improvements to existing transportation facilities will be required to meet traffic concurrency. New development will construct both new public and private roadways. Improvements will include widening existing roads to provide additional capacity, adding non-motorized facilities to existing roads that lack them, building new roadways with non-motorized facilities and/or paying impact fees for city sponsored transportation improvements.

E. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Water, rail, and air transportation uses are not anticipated to be used, or in the immediate vicinity of the city.

F. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

As shown in the table below, at build-out, daily vehicular trips within the city limits are forecast to increase by approximately 84,600. Peak volumes occur during the PM peak hour between 5:00 PM and 6:00 PM. Approximately 1% of the city's daily volume is truck traffic.

2014 and 2035 Daily Vehicular Trips

	2014 ¹	2035 ²	Delta
Citywide daily vehicular trips	273,900	358,500	84,600

1. Concurrency Report Case #22

2. Town Center build-out (model run TM_13-0328 2030 Town Center Expanded with Revision Model Run Update)

G. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The City is not in close proximity to agricultural or forestry uses; conflict with the movement of agricultural and forest products is not anticipated.

H. Proposed measures to reduce or control transportation impacts, if any:

The draft Comprehensive Plan contains goals and policies to maintain adopted levels of service, promote and encourage multimodal transportation, promote Transportation Demand Management, encourage transit oriented development, foster a less polluting system, optimize the use of existing infrastructure to reduce congestion, develop a transportation system that minimizes negative impacts to human health from vehicle emissions, noise, or a lack of non-motorized options, and encourage compact development and mixed use. For additional discussion, please see Attachment B.4, Transportation Issue Paper.

15. PUBLIC SERVICE

A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

As a non-project action, the proposal would not directly result in an increased need for public services. Please see the discussion in Attachment B.5, Utilities and Capital Facilities Issue Paper.

B. Proposed measures to reduce or control direct impacts on public services, if any:

Please see the discussion in Attachment B.5, Utilities and Capital Facilities Issue Paper.

16. UTILITIES

A. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All utilities are available in the city.

B. Describe the utilities that are proposed for the project, the utility providing the service, and the

general Construction.

The utilities that serve the City of Sammamish are shown below. Please see the discussion in Attachment B.5, Utilities and Capital Facilities Issue Paper.

Sammamish Utility Providers

Provider	Utility Service
City of Sammamish	Stormwater management
NE Sammamish Sewer and Water District	Water and sewer service
Sammamish Plateau Water and Sewer District	Water and sewer service
King County Sheriff	Law enforcement
Eastside Fire and Rescue	Fire and Emergency services
Waste Management	Solid waste
Republic Services	Solid waste
Williams Northwest Pipeline	Natural gas pipeline
Puget Sound Energy	Natural gas distribution
Puget Sound Energy	Electric power
Comcast	High speed cable

Signatures

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Signed copy in Comprehensive Plan Update File.

Printed Name: _____

Date Submitted: _____

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project action, the proposal would not directly impact water, air quality, noise or release of hazardous substances. However, project-level development envisioned by the plan could result in such impacts. Future project specific development proposals within the city that may result in impacts to vegetation would be reviewed consistent with the applicable provisions of the SMC and City of Sammamish SEPA procedures (SMC 20.15).

Proposed measures to avoid or reduce such increases are:

The Comprehensive Plan provides a policy framework that is intended to protect water, air quality, noise impacts and release of hazardous substances, described below:

Water. Proposed policy guidance is consistent with and expands upon the direction established in the adopted 2003 Comprehensive Plan and SMC. Please see additional discussion in Attachment B.1 Environment Issue Paper.

Air. Draft goals and policies are intended to help protect clean air for the present and future generations and to be a leader in mitigating and adapting to climate change. Proposed policy guidance expands upon direction established in the 2003 Comprehensive Plan. Please see additional discussion in Attachment B.1 Environment Issue Paper.

Hazardous Materials. Draft Comprehensive Plan policies support the City of Sammamish Sustainability Strategy, continual improvement in environmental management practices, use of environmental safe methods of vegetation control, use of environmentally friendly construction practices, sustainable maintenance practices.

Noise. The draft Comprehensive Plan Future Land Use Map continues the city's current low-density residential land use pattern, with areas of limited commercial activities. The Future Land Use Map does not propose any new uses, such as industrial uses, that might result in significantly different or increased noise levels. Proposed transportation policies seek to reduce traffic levels through increased opportunities for walking and biking, use of transportation demand management measures, and expanded local transit service. Transportation Policy T.4.8 specifically seeks to develop a transportation system that minimizes impacts to human health, including noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal would not directly impact plants, animals or marine life. However, project-level development envisioned by the plan could impact plants, animals or marine life. Future

project specific development proposals within the city that may result in impacts to vegetation would be reviewed consistent with the applicable provisions of the SMC and SEPA procedures (SMC 20.15).

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The draft Comprehensive Plan contains goals and policies to support use of native plants, preserve landscaping and enhance vegetation. Environment and Conservation Element policies seek to protect native plant species, reduce the spread of noxious weeds, and maintain and improve the City's forested character. Land Use Element policies support retention of trees and native vegetation, landscaping to enhance site appearance and function, and enhanced landscaping to promote streetscape character. For animals, the draft Comprehensive Plan seek to protect and promote a diversity of animal species and habitat in Sammamish through a variety of measures and to link wildlife habitats via corridors where possible. For additional discussion, please see Attachment B.1 Environment Issue Paper.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal will not deplete energy or natural resources. However, project specific development proposals within the city that may result in increased energy consumption and would be reviewed consistent with the City of Sammamish SEPA procedures (SMC 20.15) and requirements of the applicable service provider.

Proposed measures to protect or conserve energy and natural resources are:

Proposed energy conservation policies are included in the draft Land Use, Environment & Conservation and Utilities elements. Draft policies provide support for green building practices and infrastructure measures, support for conversion of existing low-efficiency systems to cost-effective and environmental sensitive energy sources, opportunities for individual businesses or homeowners to become more energy independent by reducing energy, remove barriers to the use of alternative energy sources and support for renewable energy production.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

As a non-project action, the proposal would not directly impact the areas described above. The Comprehensive Plan provides a policy framework that is intended to preserve and enhance sensitive areas. Please see additional discussion in Attachment B.1 Environment Issue Paper.

The proposal is entirely contained within the City of Sammamish and does not adjoin any designated agricultural or forest areas. No impacts to farm or forest land normal business operations are anticipated and no mitigation is proposed.

The draft Comprehensive Plan Parks Element addresses parks, recreation and open space; athletic facilities; and recreational facilities. For each of these elements of the park system, the goals and policies focus on provision of a diverse range of recreational opportunities on a citywide basis, meeting needs of the Sammamish community, and maintenance to promote longevity of park facilities.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Please see the response to question D.4, above

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The draft Comprehensive Plan would establish land use policy for the City of Sammamish. In general, the proposed update is intended to revise and refine the 2003 GMA Comprehensive Plan policy direction to reflect changed conditions since prior plan adoption. Existing adopted plans, such as the Sammamish Shoreline Master Plan and Parks, Recreation and Open Space Plan are incorporated. In addition, the proposal has been reviewed for consistency with the Washington Growth Management Act (GMA), the Puget Sound Regional Council Vision 2040 and the King County Countywide Planning Policies. Please see the discussion in Attachment B.3 and B.4, Housing Issue Paper and Land Use Issue Paper.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Please see the response to question D.5, above.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a non-project action, the proposal would not directly impact demand on transportation or public services or utilities. However, project-level development envisioned by the plan would generally increase motorized and non-motorized travel demand in the city. Intercity commuting and local intracity trips will increase. Similarly, project-level development would result in an increased demand for public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

The draft Comprehensive Plan contains goals and policies to maintain adopted levels of service, promote and encourage multimodal transportation, promote Transportation Demand Management, encourage transit oriented development, foster a less polluting system, optimize the use of existing infrastructure to reduce congestion, develop a transportation system that minimizes negative impacts to human health from vehicle emissions, noise, or a lack of non-motorized options, and encourage compact development and mixed use. For additional discussion, please see Attachment B.4, Transportation Issue Paper.

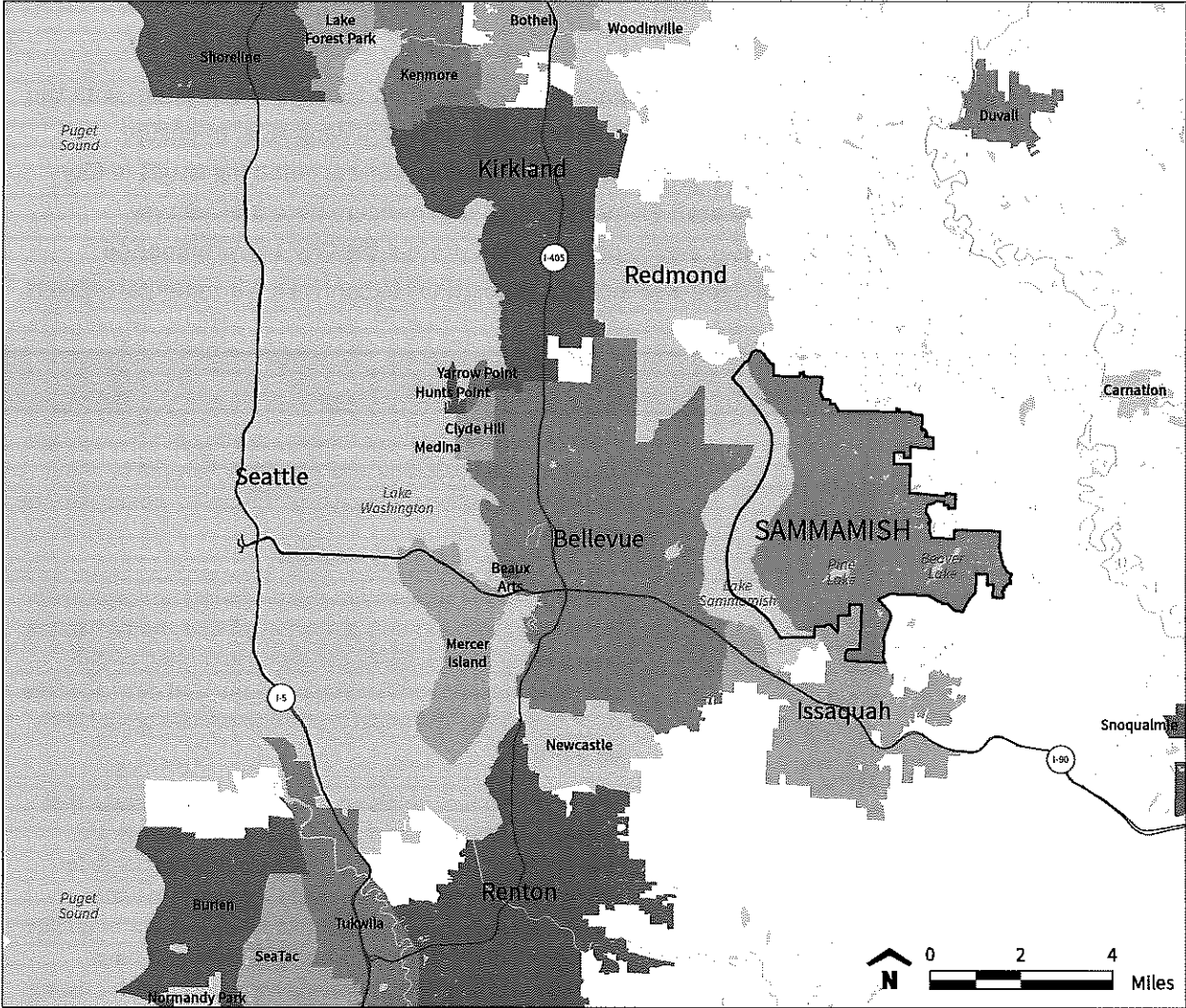
Please see the discussion of demand for public services and utilities in the Attachment B.5 Capital Facilities and Utilities Issue Paper.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

In general, the proposal seeks to protect the environment, so conflicts with local, state or federal laws for the protection of the environment are not anticipated. In addition, the proposal has been reviewed for consistency with the Washington GMA, the Puget Sound Regional Council Vision 2040 and the King County Countywide Planning Policies. No conflicts with local, state or federal laws for the protection of the environment have been identified.

ATTACHMENT A

City of Sammamish: Vicinity Map



Source: map created by Studio 3MW using data provided by the City of Sammamish in 2013, from the WA State Department of Ecology (major waterbodies and city boundaries), and WSDOT (major roadways)

ATTACHMENT B.1

City of Sammamish: Environment and Conservation Issue Paper

Introduction

In general, the policy language in the draft Environment & Conservation Element is consistent with the direction of the current element. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents and to address emerging issues in City planning. There is policy language in the draft Element designed to mitigate potential adverse environmental impacts of urban land uses and to preserve and protect the City's environmental resources. The Sammamish Municipal Code also includes regulations to control environmental impacts.

KEY ISSUES	POTENTIAL IMPACTS
<i>Natural Hazards</i> Do policies limit the risks posed by natural hazards to people, property and the environment?	The draft element carries forward existing policy language about hazard mitigation and includes a new policy about community resiliency. Impacts of this policy would likely be positive.
<i>Plant and Animal Habitat</i> Do policies protect plant and animal habitat?	The draft element maintains existing policy concepts from the current element that protect plant and animal habitat. It also includes new policy concepts promoting wildlife corridors, habitat certification programs and pesticide free neighborhoods. The impacts of these policies would likely be positive.
<i>Surface Water Quality</i> Do policies protect surface water quality and provide support for stormwater management best practices?	The draft element builds on existing policy concepts that protect surface water quality and support stormwater management best practices. It adds policy language for taking a watershed and sub-basin approach to water quality, developing an efficient and effective water quality management strategy, prioritizing actions that have multiple benefits, and improving compliance with existing stormwater regulations. The impacts of this policy language would likely be positive.
<i>Groundwater Quality</i> Do policies protect groundwater quality?	The draft element maintains existing policy concepts that protect groundwater quality, and adds a new policy for utilizing the most current groundwater protection standards. The impacts of this policy would likely be positive.

KEY ISSUES	POTENTIAL IMPACTS
<p><i>Air Quality and Climate Change</i></p> <p>Do policies provide support for reducing greenhouse gas emissions and other air pollutants?</p>	<p>The draft element builds on existing policy concepts that protect air quality and includes new policies for responding to climate change. The impacts of these policies will depend upon how they are implemented, but would likely be positive overall.</p>
<p><i>Tree Retention</i></p> <p>Do policies provide support to ensure that the City's tree canopy is maintained over time?</p>	<p>The draft element maintains and strengthens policy concepts from the current element that support tree retention. The environmental impacts of these policies would likely be positive.</p>
<p><i>Green Buildings</i></p> <p>Do policies provide support for green building and green infrastructure practices?</p>	<p>The draft element includes new policy guidance on this topic. If policies result in more green buildings in Sammamish, the environmental impacts would be positive.</p>

Proposed Policies, Impacts and Mitigation

Natural Hazards

The draft element carries forward policy guidance from the current element about geologic and water-related hazards. Goal EC.2 calls for protecting people, property and the environment in areas of natural hazards. Policies under this goal protect floodplains and their flood hazard mitigation functions. They also support seismic hazard preparedness efforts, and managing development in areas with steep slopes in order to avoid potential impacts to life and property.

Community resilience is the sustained ability of a community to respond to, withstand, and recover from adverse situations, such as climate change impacts.

The draft element includes a new policy concept about community resiliency. Policy EC.7.6 calls for developing strategies to respond to the impacts of climate change. The draft element recognizes that the information surrounding climate change is constantly evolving, and that there is a need to use the best available information for planning purposes. The impacts of this policy will depend upon how it is implemented, but would likely be positive.

Plant and Animal Habitat

Protecting plant and animal habitat continues to be an important goal for Sammamish. The current element includes policy support for this goal, which the draft element maintains. Goal EC.4 calls for protecting and promoting a diversity of plant and animal species and habitat in Sammamish. The element recognizes the link between ecosystem function and habitat quality. Policy language that calls for preserving and restoring environmentally critical areas, such as wetlands and streams, and for retaining existing vegetation, such as trees, supports plant and animal habitat. The Element promotes regional biodiversity and species protection efforts. It supports preservation of natural areas and

corridors that provide habitat. The Element includes a few new policy concepts, such as considering the impacts of public projects on wildlife corridors (Policy EC.4.12), maintaining the City's certification as a Community Wildlife Habitat (CWH) by the National Wildlife Federation (Policy EC.4.17), encouraging property owners to obtain CWH certification (Policy EC.4.18) and promoting pesticide free neighborhoods (Policy EC.4.19). The impacts of these policies would likely be positive.

Surface Water Quality

Low-impact development (LID) is a stormwater and land use strategy that strives to mimic pre-disturbance hydrologic processes. LID measures emphasize conservation, use of on-site natural features, site planning, and integration of stormwater management practices into project design.

Existing policy guidance calls for protecting the City's surface water resources, including lakes, ponds, rivers, streams, wetlands and floodplains. It also includes policies for using best management practices such as low impact develop (LID) to manage stormwater. The draft Element adds to these policy concepts by calling for a watershed and sub-basin approach to protecting and enhancing surface water quality (Policy EC.5.2); developing an efficient and effective water quality management strategy (Policy EC.5.6); prioritizing surface water quality actions that have multiple benefits (Policy EC.5.10); and providing

outreach and education to improve compliance with existing stormwater regulations (Policy EC.5.11). The impacts of these policies would likely be positive.

Groundwater Quality

Existing policy guidance calls for protecting the City's ground water resources. This guidance is carried forward in the draft Element, including protecting critical aquifer recharge areas (CARAs), encouraging the retention of natural areas in CARAs, considering the potential impacts of land use actions on groundwater, and supporting the development and implementation of groundwater management plans. The draft Element also includes a new policy for utilizing the most current groundwater protection standards (Policy EC.5.14). The impacts of this policy would likely be positive.

Air Quality and Climate Change

Greenhouse Gases (GHG) are gasses that trap heat in the atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases.

Climate change is an issue that has become more prominent since the last major update of the City's Comprehensive Plan. Adopted policies support air quality, but do not address climate change. The draft Element adds new guidance. Policies EC.6.3 - 6.5 and EC.7.3 support reductions in vehicle emissions through measures such as supporting regional efforts to develop electric vehicle infrastructure, promoting modes of transportation other than single occupancy vehicles, promoting vehicle

trip reduction, and transitioning to a low-emission municipal fleet. The draft Element also includes a new goal for the City of Sammamish to be a regional leader in mitigating and adapting to climate change. Policies under this goal call for meeting or exceeding climate pledges made by Sammamish, supporting energy efficiency, reducing greenhouse gas emissions, and considering climate change

impacts when reviewing proposed land use and transportation actions and programs. The effectiveness and environmental implications of the new policy language will depend upon how it is implemented, but would likely be positive overall.

Tree Retention

Sammamish's extensive tree canopy is part of the community's identity. As the City grows and development patterns intensify, it is likely that the City will experience some tree loss. The draft element maintains and strengthens policy concepts from the current element that support tree retention and mitigate for tree loss. It includes a new goal to maintain and improve the City's forested character. Policies under this goal call for preserving and enhancing the City's existing tree canopy, preserving trees on public properties, enhancing the City's street tree maintenance program and encouraging property owners to preserve trees. Policies in other sections of the draft element also support tree retention, for instance those related to open space, soil stability, and habitat protection. The environmental impacts of these policies would be positive.

Green Buildings

Green building practices are environmentally responsible and resource-efficient throughout a building's life-cycle.

Green energy refers to sources of energy that do not have the same harmful effects as fossil fuels, for instance solar, wind, biofuel, and geothermal.

An emerging issue in Sammamish is interest in green buildings. The current element does not provide policy guidance on this topic. The draft element includes four new policies (Policies EC.8.1 - 8.4) that promote the use of environmentally friendly construction practices, encourage projects that utilize green energy and water conservation strategies, promote sustainable building management and maintenance practices, and encourage existing buildings to become more energy-efficient. This policy language could result in an increase in the amount of green buildings in Sammamish, and have positive environmental impacts such as improved indoor air quality, reduced energy demand, increased use of green energy sources, and reduced demand for water.

ATTACHMENT B.2

City of Sammamish: Land Use Issue Paper

Introduction

In general, the policy language in the draft Land Use Element is consistent with the direction of the current element. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents, and to address emerging issues. The environmental impacts of projects developed under the policy framework provided by the draft Land Use Element would be minor. There is policy language in the draft Land Use Element designed to mitigate potential adverse environmental impacts. The Sammamish Municipal Code also includes regulations to control environmental impacts associated with land use and development.

KEY ISSUES	POTENTIAL IMPACTS
<i>Residential Land Capacity</i> Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?	The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth. No significant impacts would occur.
<i>Employment Land Capacity</i> Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned employment growth?	The supply of vacant and re-developable land is sufficient to accommodate 20-year planned employment growth. No significant impacts would occur.
<i>Land Use Compatibility</i> Do the City's planned land uses impact compatibility?	No major changes to land use designations are proposed for the Comprehensive Plan update. No significant impacts would occur. Policy language in the draft Land Use Element and regulations in the City Code would help to mitigate any minor compatibility impacts associated with growth and development.
<i>Community Character</i> Do planned land use patterns enhance community character?	Land use patterns are a key component of Sammamish's community character. No major changes to land use designations are proposed. The draft Land Use Element includes policy language for enhancing City character through other aspects of land use patterns, such as allowable uses, natural features and design elements.
<i>Health</i> Do planned land use patterns promote community health?	Land use patterns are a determinant of community health. No major changes to land use designations are proposed. The draft Land Use Element includes policy language for improving opportunities for healthy living through other aspects of land use patterns, such as allowable uses and the relationship between land use and transportation.

KEY ISSUES	POTENTIAL IMPACTS
<p><i>Historic and Cultural Resources</i></p> <p>Does planned population/housing growth pose a threat to the City’s historic and cultural resources?</p>	<p>Vacant and re-developable land within the City contains historic and cultural resources. If development occurs in a way that does not protect these resources, they may be lost. Policy language in the draft Land Use Element and City Code address this issue.</p>
<p><i>Consistency with Sustainability Framework</i></p> <p>Is the draft Land Use Element consistent with the City’s Comprehensive Plan Sustainability Framework?</p>	<p>The draft Land Use Element includes new policy language to ensure consistency with the Comprehensive Plan Sustainability Framework. The environmental impacts of this policy language would be positive.</p>

Proposed Policies, Impacts and Mitigation

Land Capacity

Housing

The King County Countywide Planning Policies established 2006-2031 growth targets, which were subsequently extended to the 2035 time horizon for use in the current planning process. The housing target for Sammamish is 4,640 net new housing units between 2015 and 2035. The City has a sufficient supply of appropriately zoned vacant and re-developable land to accommodate this projected 20-year housing target. No rezoning will be required. Based on current policy and zoning, most land available for future housing development is located in the Town Center and in single family residential areas. The Town Center has capacity for 2,000 new residential units, roughly half of the housing growth target.

Employment

The employment target for Sammamish is 2,088 net new jobs between 2015 and 2035. There is adequate capacity to meet this employment target. Future growth will be focused in the Town Center and designated Community Centers/Commons. The Town Center has capacity for a total of 600,000 square feet of commercial space. The draft element includes a new policy concept about community resiliency. Policy EC.7.6 calls for developing strategies to respond to the impacts of climate change. The draft element recognizes that the information surrounding climate change is constantly evolving, and that there is a need to use the best available information for planning purposes. The impacts of this policy will depend upon how it is implemented, but would likely be positive.

Land Use Compatibility

The City of Sammamish is not making any major changes to land use designations during the Comprehensive Plan update. As such, no significant land use compatibility impacts are anticipated. The draft Land Use Element includes policy language that calls for complementary development character and smooth transitions between different land uses (Policy LU.2.3). Existing regulations in the Sammamish City Code also provide for compatibility between adjacent land uses, and for mitigating

traffic and noise impacts of new development. This policy and regulatory framework will help to mitigate any land use compatibility issues that arise as the City grows.

Community Character

The draft Land Use Element includes policy guidance for enhancing community character through support for compatible uses, preservation and enhancement of natural features and support for design guidelines and other measures. For instance, the draft policies call for providing a variety of housing types (Policy LU.3.1), preserving natural features as an important element of the City's identity (Policy LU.2.4), and developing design guidelines and development regulations to promote a sense of place (Policy LU.2.1, Policy LU.2.5). The environmental impacts of these policies will depend upon how they are implemented, but will likely be minor.

Health

The majority of Sammamish is designated for low-density urban residential uses. The Town Center and two Community Centers/Commons are the only areas designated for commercial services and mixed uses. Separation between homes and service centers can have negative impacts on health, such as a vehicle-dependency and inconvenient access to healthy food sources. Sammamish's draft Land Use Element includes policy language under Goal LU.7 to support community health through support for access to healthy food sources, recreational facilities, community gathering places and integrating land use and transportation planning to create a built environment that provides opportunities for walking and bicycling. The impacts of these policies will depend upon how they are implemented, but will likely be positive and may include reductions in vehicle emissions.

Historic and Cultural Resources

Vacant and re-developable land within Sammamish contains buildings and sites that have historic and cultural value to the community. As the City grows, these resources could be lost if they are not protected. Policy language under Goal LU.10 in the draft Land Use Element includes guidance for preserving the community's history and cultural roots. The Sammamish City Code also includes provisions for protection and preservation of landmarks.

Consistency with Sustainability Framework

In 2014, Sammamish developed a Comprehensive Plan Sustainability Framework to guide the update of goals and policies and ensure that sustainability is considered throughout the entire Plan. The draft Land Use Element includes new policy language that incorporates principles from the framework. These policies provide support for retaining existing landscaping and native vegetation (Policies LU.6.2 – 6.3), land use patterns that promote active transportation (Policies under Goal LU.7), and sustainable development measures such as green building, water conservation technologies and clean energy generation (Policies under Goal LU.9). The impacts of these policies will depend upon how they are implemented, but will likely be positive and may include improvements in water quality, air quality and habitat conservation.

ATTACHMENT B.3

City of Sammamish: Housing Issue Paper

Introduction

In general, the policy language in the draft Housing Element is consistent with the direction of the current element. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents, and to address emerging issues.

KEY ISSUES	POTENTIAL IMPACTS
<p><i>Housing Character</i></p> <p>Do policies support community character?</p>	<p>The draft Housing Element carries forward existing policy language that supports community character and includes new policy language for preservation of historically significant housing. Impacts of this policy would likely be positive.</p>
<p><i>Housing Supply</i></p> <p>Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?</p>	<p>The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth. No significant impacts are anticipated.</p>
<p><i>Housing Diversity</i></p> <p>Do policies support a range of housing types that meet the community's needs?</p>	<p>The draft Housing Element maintains and enhances existing policy concepts that support housing diversity. No significant impacts are anticipated.</p>
<p><i>Housing Affordability</i></p> <p>Do policies support and encourage the provision of housing for a variety of household incomes, including low income?</p>	<p>The draft Housing Element maintains and enhances existing policy concepts that support and encourage provision of affordable housing, but the City's ability to control the cost of housing is limited.</p>
<p><i>Special Needs Housing</i></p> <p>Do policies address changing housing needs associated with an aging population and the problem of homelessness?</p>	<p>The draft Housing Element builds on existing policy concepts that support special needs housing. There is a new policy for supporting housing and services for the homeless. The impacts of this policy would depend upon how it is implemented.</p>

Proposed Policies, Impacts and Mitigation

Housing Character

Sammamish is known for its quality housing and residential neighborhoods. The draft Housing Element includes policy concepts that would help Sammamish to preserve and enhance its housing character as

the City grows and ages, and ensure that new housing projects do not have negative impacts on housing character. For instance, Policy H.1.1 calls for new development to be compatible with existing and planned neighborhood character, and Policy H.1.2 supports investment in existing neighborhoods and housing to preserve their character and condition. Policy H.1.4 supports public engagement in decisions affecting neighborhoods, so that plans for the future are community-driven.

Policy H.1.3 supports preservation of historically significant housing. This is a new concept that was added to the draft Housing Element in response to growth pressure in areas that have historic and cultural value to the community. The impacts of this policy will depend upon how it is implemented, but would likely have a positive impact on housing character. It could limit redevelopment potential in some areas, but the impacts to the City's overall housing capacity would be minor.

Housing Supply

The City has a sufficient supply of appropriately zoned vacant and re-developable land to accommodate its 20-year housing target of 4,640 net new housing units. No changes to land use designations are proposed for the Comprehensive Plan update. Based on the City's current policy and regulatory framework, most land available for future housing development is located in the Town Center and in designated residential areas.

Town Center

The Sammamish Town Center Plan envisions Town Center to be a vibrant, urban, family-friendly gathering place in a natural setting. Town Center zoning designations allow for a variety of residential uses including mixed use residential, apartments, townhomes and lower-intensity residential uses. The lower-intensity residential uses are intended to buffer existing surrounding residential communities from more intensity developed Town Center zones.

Town Center provides capacity for 2,000 new residential units, roughly half of the City's housing growth target. The concentration of new housing development in the Town Center area would reduce redevelopment pressure on existing neighborhoods. Also, the planned land use pattern of Town Center would have positive impacts on residents, including greater opportunities for reducing auto dependency, increasing opportunities for pedestrian mobility, and encouraging use of public transit.

Residential Areas

Over 95 percent of the City is designated for residential uses. Future housing development in these areas is expected to result from a combination of infill, redevelopment and development of vacant parcels. Development activity will likely be dispersed over a large area, which will help to mitigate any negative impacts.

Housing Diversity

In the next 20 years, Sammamish will require a variety of housing types to meet changing market demand and community needs. There is currently limited housing diversity in the City; over 85 percent

of the housing supply is single family detached units. Factors that may indicate an increased demand for greater housing diversity include smaller households (about 40 percent of all households in the City are one or two person households), a growing elderly population, and increased ethnic diversity.

The draft Housing Element maintains and strengthens existing policy guidance that supports housing diversity. Policies H.2.2, H.2.4, H.2.5, H.2.6 and H.2.7 support a variety of residential densities and housing types including mixed-use residential, cottages, duplexes, efficiency studios, townhouses, accessory dwelling units (ADUs) and manufactured homes. Policies H.2.3 and H.2.8 ensure that City processes and decision making consider impacts to housing diversity, and do not unduly limit the housing industry's ability to respond to market needs. These policy concepts are not new to Sammamish, and no significant impacts are anticipated unless there is a change in how they are implemented.

Policy H.2.13 calls for promoting location- and energy-efficient housing choices through incentives and other means. This new policy is intended to address changing community needs, as well as regional efforts to reduce single occupant vehicle trips and to decrease demand for energy. The impacts of this policy will depend on how it is implemented, but would likely be positive and could include increased opportunities for active transportation, reductions in vehicle emissions, and increased energy-efficiency.

Housing Affordability

Cities have limited ability to control the cost of housing, but they can take actions to promote affordable housing. Policies H.3.1 - 3.11 in the draft Housing Element support the creation and maintenance of affordable housing. These policies build on and enhance existing policy guidance, supporting preservation of existing affordable stock, participation in regional efforts to meet affordable housing targets, providing incentives for developers to build affordable housing units, supporting entities that provide affordable housing, and encouraging a variety of affordable housing types.

Other new affordable housing policies include policies H.3.8 and H.3.11. Policy H.3.8 encourages affordable housing in areas with good access to transit, employment, education and shopping. Policy H.3.11 calls for prioritizing suitable surplus public land for low-income and very-low income housing.

Special Needs Housing

Over the 20-year planning timeframe, it is anticipated that there will be an increased demand for housing and services for the elderly and people with special needs. The draft Housing Element builds on policy concepts from the current element that support special needs housing. Policies H.4.1, H.4.2 and H.4.4 permit and promote a range of special needs housing throughout the City. Policy H.4.2 also encourages special needs housing to be located near transit and medical service providers. This is a new policy concept for the draft Housing Element, and would likely have positive impacts including reduced access barriers for seniors and other transportation-dependent populations.

Policy H.4.3 and Policy H.4.5 also contain new policy concepts. Policy H.4.3 supports ways for older adults and people with disabilities to remain in their communities throughout their lives, such as universal design and retrofitting homes. If this policy was implemented in a way that significantly increased the number of seniors and people with disabilities aging in place, there would likely be positive impacts to individual and community wellbeing. There could also be increased demand for paratransit services and for remote delivery of health and human services.

Policy H.4.5 supports public and private housing and services for people who are homeless. The impacts of this policy would depend upon how it is implemented. It could improve the health and wellbeing of the homeless community, and could result in land use compatibility issues. Mitigation measures would depend upon the specific types of housing and services for the homeless, and where they were located.

ATTACHMENT B.4

City of Sammamish: Transportation Issue Paper

Introduction

In general, the policy language in the draft Transportation Element is consistent with the current adopted policy. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents, and to address emerging issues. The environmental impacts of projects developed under the policy framework provided by the draft Transportation Element would likely not be significant. There is policy language in the draft element designed to mitigate potential adverse environmental impacts. The Sammamish Municipal Code also includes regulations to control environmental impacts associated with transportation projects.

KEY ISSUES	POTENTIAL IMPACTS
<p><i>Level of Service Standards</i></p> <p>Are the transportation level of service standards in the Transportation Element consistent with the overall policy direction provided by the Transportation Element?</p>	<p>The level of service standards support the Transportation Element’s objectives of developing and operating an efficient transportation system. No major changes to level of service standards are proposed in the draft Element, thus no significant environmental impacts are anticipated. Given the draft Element’s focus on increasing mobility options, the City may wish to consider adding an additional LOS specifically for pedestrian or bicycle infrastructure at some point in the future.</p>
<p><i>Consistency with Land Use Assumptions</i></p> <p>Do existing and planned transportation facilities support the land use patterns outlined in the Land Use Element?</p>	<p>The draft Element carries forward current policy guidance supporting consistency between transportation and land use. It also adds new policy language to support the regional growth strategy. The impacts of the updated policy language would likely be neutral or positive.</p>
<p><i>Support for Active Transportation</i></p> <p>Do policies provide support for walking and biking?</p>	<p>The draft element strengthens and makes new additions to policy language in the current element that supports pedestrian and bicycle modes of transportation. The impacts of the new policy language will depend on how it is implemented, but would likely be positive and could include increased access to opportunities for physical activity, decreased vehicle emissions and increased transit ridership.</p>

Proposed Policies, Impacts and Mitigation

Level of Service Standards

Level of service (LOS) standards describe the amount, type or quality of facilities needed to serve the City; they establish a minimum threshold for provision of services and facilities. Policies T.1.3 and T.1.4 in the draft Transportation Element set forth LOS standards for arterial corridors and for intersections. The LOS for arterial corridors is a ratio of 1.00 or less of volume over capacity. The LOS for intersections is based on the Highway Capacity Manual, with LOS D or E being the standard for intersections of principal arterials and LOS C being the standard for intersections of minor arterials or collector roadways. These LOS standards carry forward current policy guidance and no significant environmental impacts are anticipated.

The draft element includes new policy language for focusing level-of-service standards on the movement of people and goods rather than just the movement of vehicles (Policy T.1.1). This is consistent with other new policy language in the Element that supports greater mobility options within Sammamish. The City may wish to consider adopting a new LOS at some point in the future specifically for pedestrian or bicycle infrastructure, to help monitor the quality of service provided by non-motorized facilities.

Consistency with Land Use Assumptions

The location and design of transportation infrastructure is one of the City's key tools for implementing the Comprehensive Plan Land Use Map. The draft Element carries forward current policy guidance to ensure that transportation facilities are coordinated with the City's land use needs. A new draft policy recognizes the role that the City's transportation system has in supporting the regional growth strategy. Additionally, the draft Element adds new emphasis on using multimodal transportation systems to support land use objectives. Goal T.1 and Policy T.1.5 support the city's and region's growth strategy by developing and operating an efficient multimodal transportation system. The impacts of the updated policy language would likely be neutral or positive.

Support for Active Transportation

Active transportation is a means of getting around that is powered by human energy, primarily walking and bicycling.¹ Since the City's last major Comprehensive Plan update, there has been growing recognition of the link between the built environment and community health, including the impact of transportation systems on people's ability to be physically active on a day-to-day basis.

Proposed transportation policies would strengthen existing policy language that supports pedestrian and bicycle modes of transportation. The draft element includes two new goals that emphasize multimodal transportation systems. Goal T.1 calls for moving people and goods (versus cars) with a

¹ Partnership for Active Transportation, <http://www.partnership4at.org/why/what-is-active-transportation>

highly efficient multimodal transportation network. Policy T.1.2 calls for addressing non-motorized modes of transportation in the City's concurrency program, both in assessments and mitigation of transportation impacts. Goal T.2 calls for investing in transportation systems that offer greater options, mobility and access. Policies under this goal include increasing the proportion of trips made by transportation modes other than driving alone, making it easier for people to move between modes, addressing the needs of non-driving populations, siting and designing transit facilities for pedestrian and bicycle access, encouraging local street connections, designing transportation facilities to be safe for all users including pedestrians and bicyclists, and improving local street design for walking and bicycling. Additional policies call for designing or redesigning roads and streets to accommodate non-motorized travel modes (Policy T.3.5), providing education on safe non-motorized travel (T.3.10), emphasizing transportation investments that provide alternatives to single occupancy vehicle travel and that support pedestrian- and transit-oriented development (T.3.12, T3.13), and providing opportunities for healthy lifestyles by integrating the needs of pedestrians and bicyclists into transportation plans (T4.7).

While current policy encourages non-motorized uses and includes policy language that supports safe and connected non-motorized systems, Proposed draft policy provides more robust support for active transportation and more specific guidance on implementation strategies. The impacts of the new policy language will depend on how it is implemented, but would likely be positive and could include increased access to opportunities for physical activity, decreased vehicle emissions and increased transit ridership.

ATTACHMENT B.5

City of Sammamish: Capital Facilities and Utilities Issue Paper

Introduction

In general, the policy language in the draft Capital Facilities Element and Utilities Element is consistent with the direction of the current elements. Changes were made to clarify and refine language and to ensure consistency with other city and regional planning documents. The environmental impacts of projects developed under the policy framework provided by the draft Capital Facilities and Utilities elements would be minor. There is policy language in the draft elements designed to mitigate potential adverse environmental impacts. The Sammamish Municipal Code also includes regulations to control environmental impacts associated with land use and development.

KEY ISSUES	POTENTIAL IMPACTS
CAPITAL FACILITIES	
<p><i>Consistency with Land Use and Public Service Assumptions</i></p> <p>Do existing and planned capital facilities support land uses and level of service standards outlined in the Comprehensive Plan?</p>	<p>The draft Capital Facilities Element requires capital facilities to support the land use patterns envisioned in the Land Use Element, and establishes level of service standards for public service. It includes policy guidance for coordinating with providers to ensure adequate services and for identifying and addressing deficiencies and future needs. The current element includes similar policy language. No significant impacts.</p>
<p><i>Cost Impacts</i></p> <p>How can the cost impacts of growing demand for capital facilities be managed in a way that is financially feasible for providers?</p>	<p>The draft Capital Facilities Element carries forward existing policy language for managing the cost impacts of capital facilities projects, and includes new guidance on financing and project priorities. These policies would likely have a positive impact on cost efficiency.</p>
UTILITIES	
<p><i>Utility System Capacity</i></p> <p>Do existing and planned utility systems provide sufficient capacity to accommodate the City's 2035 population and employment targets?</p>	<p>The draft Utilities and Capital Facilities elements include policy language supporting the provision of adequate levels of utility service. The current elements include similar policy language. No significant impacts.</p>
<p><i>Community Character</i></p> <p>Do policies support community character?</p>	<p>The draft Utilities Element carries forward existing policy language that protects community character, and includes a new policy for promoting recreational use of utility corridors. The impacts of this policy would likely be positive.</p>

KEY ISSUES	POTENTIAL IMPACTS
<p><i>Water Quality</i></p> <p>Do policies support water quality?</p>	<p>The current Utilities Element does not specifically address water quality. The draft Element introduces new goals and policies that support water quality. The impacts of the new policies would likely be positive.</p>

Proposed Policies, Impacts and Mitigation

Capital Facilities

The Capital Facilities Element provides a long-range strategy for providing adequate facilities and services to support development, including estimated costs and methods of financing. Sammamish will grow over the 20-year planning timeframe. Its housing target is 4,640 net new units, and its employment target is 2,088 net new jobs. Capital facilities services in Sammamish are provided by the City and a number of other entities including transit agencies, emergency services districts, sewer and water districts, and school districts. These providers collaborate to ensure that growing demand does not decrease levels of service below established standards, and that there are financially feasible plans in place to pay for needed facilities improvements.

Consistency with Land Use and Public Service Assumptions

The draft Element carries forward policy concepts from the current Element. Goal CF.1 calls for capital facilities to support the land use patterns envisioned in the Land Use Element. Policies under this goal provide guidance for the City to work with other providers to serve existing and future development in Sammamish. Policies under Goal CF.2 establish level of service standards for capital facilities, and provide support for identifying and addressing deficiencies in capital facilities, as well as identifying and addressing future needs for capital facilities based on level of service standards and forecasted growth. Because there are no significant changes to proposed land use patterns or capital facilities policies, no significant impacts are anticipated.

Cost Impacts

The draft Element maintains and strengthens policy concepts from the current element for managing the cost impacts of capital facilities projects. Policies CF.3.1 and CF.3.7 call for identifying specific, realistic funding sources and costs and using the City's Capital Improvement Plan to implement the Capital Facilities Element. Policy CF.5.3 calls for minimizing operations and maintenance costs of facilities. Policy CF.3.6 outlines actions the City may take if projected funding is inadequate. Policy CF.3.8 supports working with non-City providers on their financing plans to ensure feasibility.

New policy concepts introduced in the draft Element include guidance on financing and project priorities. Policies CF.3.3 - 3.5 specify the conditions under which the City should use certain financing tools, including impact fees, local funding and debt. Policy CF.3.2 calls for identifying processes and actions to develop new sources of revenue that are needed to make capital facility plans financially

feasible. Policy CF.3.9 calls for prioritizing improvements needed to correct existing deficiencies over those that would significantly enhance service above established level of service standards. To the extent that these policies provide clear guidance on financing strategies, and are proactive in nature, they would likely have a positive impact on the City's cost efficiency for provision of capital facilities and public services.

Utilities

Stormwater is the only utility currently provided by the City, and therefore under the City's direct control. Decisions about stormwater are largely determined by the City's compliance with its NPDES Phase II Permit. Other entities that provide utility services in Sammamish include sewer and water districts, waste management providers, energy providers, and telecommunications companies.

Utility System Capacity

As the City grows, the utility systems serving Sammamish may need to increase capacity in order to meet demand. Goal UT.1 promotes and encourages development and maintenance of all utilities at levels of service adequate to accommodate existing and projected growth. While the City does not have direct control over utilities it does not provide, there are tools it can use to meet this goal. Policies UT.1.2 and UT.1.3 call for utilizing franchise agreements and interlocal agreements as a means to advance City objectives, and for coordinating with water and sewer providers to ensure that their plans support the City's Comprehensive Plan. These policy concepts are similar in nature to those in the current element, thus no significant environmental impacts are anticipated.

Community Character

When utility facilities are renovated, expanded or created they have physical and visual impacts on the community. The draft element provides policy guidance to mitigate for impacts of utility projects on community character. The Sammamish Municipal Code also includes development regulations that limit negative impacts of utilities projects. Utility projects are subject to the same permit requirements and State Environmental Policy Act (SEPA) review as other private applicants.

The draft element carries forward policy concepts from the current Utilities Element that protect community character. Policies UT.2.2, UT.3.1, UT.3.2, and UT.3.3 provide support for limiting aesthetic impacts of utility facilities on neighborhoods, for instance through undergrounding of facilities, aesthetically compatible design, and minimizing the visual impact of telecommunication towers. The draft element also includes new guidance in Policy UT.3.4 for promoting recreational use of corridors. If this policy results in an increase in recreational opportunities in Sammamish, it will likely have positive impacts on community character and community health.

Water Quality

The design and management of water, sewer and stormwater utilities has a direct relationship with water quality. Water and sewer service are provided by the Sammamish Plateau Water and Sewer District, which is a public entity. The City provides stormwater service and its decisions related to this utility are guided by compliance with its NPDES Phase II Permit.

The draft Element introduces new policy language to support water quality. Goal UT.6 protects water quality. Policy UT.1.3 calls for assuring that water and sewer plans support the City's Comprehensive Plan (and by extension the Plan's water quality objectives). Policy UT.1.4 calls for providing stormwater systems that minimize adverse impacts to water resources. Policies UT.6.2 and UT.6.3 support development of a long-term strategy to convert households from septic systems to sanitary sewers. These new goals and policies incorporate sustainability concepts into the Utilities Element and link it more closely with the Environment Element. The impacts of these goals and policies will depend upon how they are implemented, but would likely be positive and may include decreased non-point source water pollution and decreased risk of public health threats posed by septic system failures.

The City of Sammamish is at a crucial crossroads in the matters of

Housing Legacy and Stewardship.

What are the Issues?

The Importance of attaining in Sammamish:

- ☞ **Housing Affordability and**
- ☞☞ **Balanced Sustainable Housing and**
- ☞☞☞ **Inclusive Equitable Housing ...**

... **right now, and for decades and generations to come.**

Based on current and projected housing inventories within the City - and economic & demographic needs and preferences for everyone residing and working in Sammamish - we have a supply deficiency gap of about 30 percent, or more.



What Fixes the Issues?

Increase the amount of “complete, compact and connected” multi-story housing in the Town Center now and in other centers, if needed in the future (3% of the city’s land area), while at the same time, **preserving the existing neighborhood character in 97% of Sammamish.**

Why Fix the Issues? - *What’s in it for us as Sammamish Residents?*

To receive and to enjoy **the long-lasting benefits** of:

- ✓ Inclusive community - housing for one’s “Cycle of Life” and “Aging in Place”.
- ✓ Assured housing affordability for those who reside and/or work within the city.
- ✓ Compact and connected centers, rather than dispersing multi-family housing citywide.
- ✓ Renewable 8-figure annual revenue surpluses: Reduces pressure to increase property taxes city-wide and provides long-term means to improve and maintain our road systems.
- ✓ Vast one-time revenues, ideal for acquiring more parks; open space; the “Emerald Necklace” - a chain of parks around the city; trails and connections; stormwater projects.
- ✓ Reduced use of natural resources; less CO² emissions that fight climate change.
- ✓ Fewer and shorter car trips save time, stress and hassle -- more local conveniences.
- ✓ Attaining our vision of “housing affordability through balanced, sustainable housing”.
- ✓ Civic pride. Distinctive, attractive and delightful “Go to” place within the city.

And ... **traffic will not increase**, beyond what is already planned for!

The formula to fix the Issues? - *Improve and add multi-family housing policies and establish policies for our Centers, to achieve:*

☞ **Housing Affordability** – Where both ownership and rental housing are available with total housing costs no more than 30 percent of household income. [Not to be confused with subsidized, “Affordable Housing” for households earning 80 percent or less of King County Average Median Income (AMI)].

☞☞ **Balanced Sustainable Housing** – The point, where the city’s housing supply matches the housing needs and preferences for everyone residing and/or working within Sammamish.

☞☞☞ **Inclusive Equitable Housing** – Where walkable, accessible and healthy smaller housing choices are available for residents to stay in Sammamish during their Cycle of Life.

-- *For the betterment of the general welfare of current and future Sammamish households.* --

Cities are required to do the following regarding housing, in order to meet the Washington State Growth Management Act (GMA), Regional and County codes:

- A. Preserve neighborhood character.
- B. Meet their negotiated share of regional Growth Targets.
- C. Meet all Economic Housing Needs within their city.
- D. Comply with Multi-County and County housing codes and policies, which call for all cities to meet all **Economic and Demographic** Housing Needs within their city.

Sammamish has achieved **A** and **B** in the recently adopted 20-year Comprehensive Plan 2015, but has **not** achieved **C** and **D**.

Comprehensive Facts:

Sammamish - including Klahanie annexation - has about 21,000 single-family homes today and an approximate build-out of 25,000 detached, single-family homes. Sammamish has about 2,000 multi-family homes today and an approximate, planned build out of 4,000 such units.

Sammamish has a Growth Target (**B**) of about 4,500 homes, and has **unmet Economic and Demographic** housing needs (**C&D**) that are about **two to four times the size** of our Growth Target. Sammamish is just the **opposite** of most of its peer cities, which have Growth Targets that are **far larger** than their unmet Economic and Demographic needs.

The number of multi-family units, presently built and planned for, is only about **one half of the lowest** amount needed to meet deficient past, present, future and Cycle of Life housing needs and desires from within our community.

Housing Legacy and Stewardship Solutions:

Make immediate and near term changes to our Town Center (2% of the City's land area) by increasing the supply of multi-story, senior, townhome and cottage housing – both condos and rentals. **This is long overdue.**

Then, if needed in the future, housing can be increased in our three other Centers - Safeway, QFC and Klahanie, (about 1% of the City's land area), all the while **protecting existing neighborhood character in 97% of our City.**

This will have tremendous and enduring benefits.

Please, it is crucial to recognize:

- ✧ This is NOT about Growth ... it IS about **Balance**.
- ✧ This is NOT about Change ... it IS about **Sustainability**.
- ✧ This is about altering long standing multi-family housing policies of "Minimization without Representation" to "**Optimization with Representation**".
- ✧ The Negatives are minuscule ... the **Positives** are immense.
- ✧ The Character of Sammamish will NOT be Lessened ... it WILL be **Much Improved**.

We can achieve:

- ☞ **Housing Affordability and**
- ☞☞ **Balanced Sustainable Housing and**
- ☞☞☞ **Inclusive Equitable Housing ...**

... and, **traffic will not increase beyond what is already planned for!**



-- For the betterment of the general welfare of current and future Sammamish households. --

This **IS** about Housing **BALANCE**



Positive Increases in Multi-Family Housing in the Town Center and in other Centers.

Optimize deficient, beneficial housing every way possible in 3% of the City:

- 😊 Corrects economic and demographic housing deficiencies
- 😊 Undersupply, currently in Sammamish
- 😊 Complete, Compact and Connected
- 😊 Multi-modal
- 😊 Reduces car trips and time spent in traffic
- 😊 Leverages Civic infrastructure
- 😊 Maximizes revenue surpluses to the City
- 😊 Character builder
- 😊 Environmentally more friendly
- 😊 Helps minimize climate change
- 😊 Inclusive and Equitable housing
- 😊 Housing is far more affordable for all within the City
- 😊 Balanced Sustainable Housing for one's Cycle of Life
- 😊 Synergy between suburban and urban Character
- 😊 Supports Sammamish Vision Statement

This **IS NOT** about Housing **GROWTH**

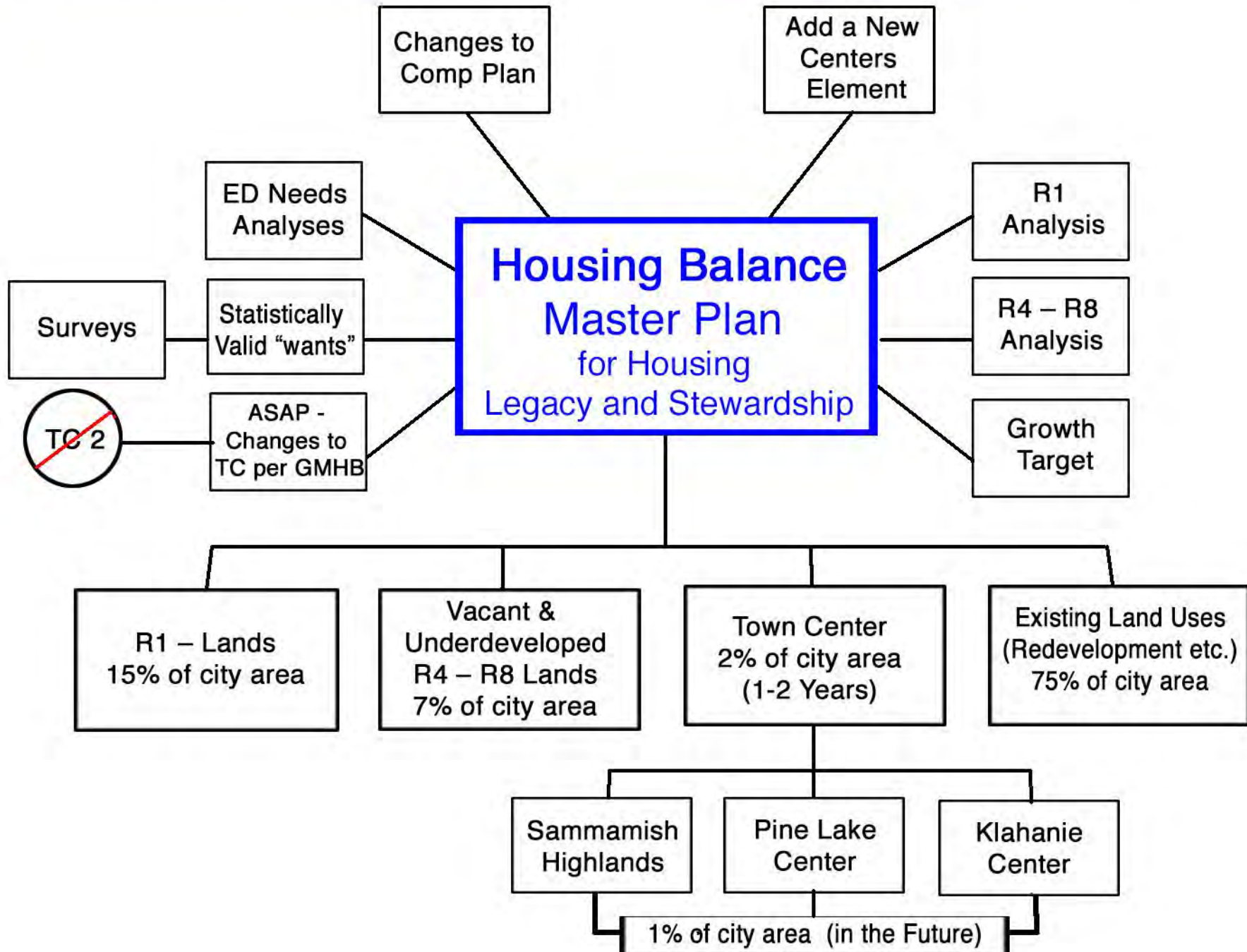


Negative Increases in Single-Family Housing disbursed throughout the majority of the City.

Minimize detrimental, surplus housing every way possible in 97% of the City:

- 😞 Adds unsuitable economic segment housing surpluses
- 😞 Oversupply, currently in Sammamish
- 😞 Suburban sprawl
- 😞 Car-centric
- 😞 Increases car trips and time spent in traffic
- 😞 Strains Civic infrastructure
- 😞 Minimal revenue surpluses to the City
- 😞 Character buster
- 😞 Environmentally less friendly
- 😞 Promotes climate change
- 😞 Exclusive and Un-equitable housing
- 😞 Housing is not near as affordable for all within the City
- 😞 Housing not available for one's Cycle of Life
- 😞 Discord between suburban and urban Character
- 😞 Thwarts Sammamish Vision Statement

Community Character and Balanced, Sustainable Housing



Connect to Jessica's Whiteboard

Economic and Demographic Housing Needs Analyses

For each of the economic and demographic categories listed below, determine the most up-to-date existing housing **Supply** (# of homes) available in Sammamish; the most current existing **Need** (# of households) living or working in Sammamish; and the **Gap** status (“Surplus Gap” – where Supply exceeds Need, or “Deficient Gap” - where Need exceeds Supply). Make a list of the magnitude of each gap individually, of all surplus gaps cumulatively and of all deficient gaps cumulatively.

Economic Housing Need Categories

0-30 AMI Home Ownership	0-30 AMI Rentals
30-50 AMI Home Ownership	30-50 AMI Rentals
50-80 AMI Home Ownership	50-80 AMI Rentals
80-100 AMI Home Ownership	80-100 AMI Rentals
100-120 AMI Home Ownership	100-120 AMI Rentals
120-150 AMI Home Ownership	120-150 AMI Rentals
150-180 AMI Home Ownership	150-180 AMI Rentals
180-210 AMI Home Ownership	180-210 AMI Rentals
210-240 AMI Home Ownership	210-240 AMI Rentals
240-270 AMI Home Ownership	240-270 AMI Rentals
270-300 AMI Home Ownership	270-300 AMI Rentals
300-330 AMI Home Ownership	300-330 AMI Rentals
330-360 AMI Home Ownership	330-360 AMI Rentals
360-390 AMI Home Ownership	360-390 AMI Rentals
390+ AMI Home Ownership	390+ AMI Rentals

(Other AMI Categories, as appropriate, for Sammamish)

Demographic Housing Need Categories

- Rollover of Households from 1990-2014
- Rollover of Future Households, in Reoccurring 15-20 Year Cycles
- Those Working in Sammamish, Not Living Here
- Changes in Ethnicity
- Cost Burdened Households
- Severely Cost Burdened Households
- 1-2 Person Households
- Seniors 55 plus, and Increasing 35 to 55 Year Olds
- Special Needs Housing
- Cycle of Life and Aging in Place
- Unplanned/Unexpected Circumstances
- Desire to Rent vs. Own

(Other Demographic Groups, as appropriate, for Sammamish)

Irreducible Indispensables

Pertaining to Housing Legacy and Stewardship for Sammamish

Sammamish is primarily a residential bedroom community. Relative to housing, our principal responsibilities are to be inclusive, equitable, balanced and sustainable.

This can be achieved by optimal additions to the amount of smaller housing in our centers, about three percent of the City's land area, without increasing traffic more than what is already planned for.

Optimized housing supply increases in the Town Center will provide
Housing Balance for:

- Planned or unplanned changes during one's cycle of life.
- Those, working in Sammamish that want to live here.
- Current residents' needs and wants/preferences.
- The ability to age in place.

Regional Growth Target (GT) housing numbers are ***distinctly different*** than Economic and Demographic housing needs and wants (ED) numbers.

In Sammamish, our deficient ED housing numbers are two to four, or more, times greater than our current GT number.

Housing Growth -- is Sammamish's negotiated share of growth that is allocated to King County by the Puget Sound Regional Council (PSRC). Every city in the four-county PSRC area is assigned a share of regional growth in the form of its Growth Target.

Housing Balance -- is the optimized point where housing supply meets the Economic and Demographic needs and wants during the ongoing Cycle of Life of those, living and working in Sammamish.

Meeting all economic housing needs has been a requirement of state law since 1990.

Meeting all Economic and Demographic housing needs has been in multi-county (PSRC) code since 2009 and in King County code since 2012.

Meeting housing needs and housing preferences is not only a requirement, but more important, it is the responsible thing to do to achieve Housing Affordability, Balanced Sustainable Housing and Equitable, Inclusive Housing in Sammamish now, and for decades and generations to come

Irreducible Indispensables

Pertaining to Housing Legacy and Stewardship for Sammamish

Sammamish has never factored in objective, fully informed Economic and Demographic housing needs and wants (ED) in the City's housing policies, development regulations and zoning. There is a significant ED housing deficiency in Sammamish, which is much larger in magnitude than the Growth Target (GT). The solution is to effect "*Sammamish Sized*" multi-family housing increases in the Town Center now, and in other Centers in the future.

Sammamish has consistently minimized all housing, both single-family and multi-family, since its incorporation. This may be appropriate for detached suburban single-family housing where there are significant surpluses and mostly negative impacts on the City. This is definitely not appropriate for smaller and multi-family housing where there are significant ED inadequacies. Remedy ED shortages through **optimized housing supply increases** to multi-family and smaller housing in our Centers, with the positive and long lasting benefits of Housing Legacy and Housing Stewardship for Sammamish.

Sammamish has remedied many shortcomings since becoming a city. **Now**, that strong environmental protections are in place, is the time to remedy a major, unmet deficiency in Sammamish - which is to optimize ED housing for long-term balance and sustainability.

Minimize "even more" growth to our already significant over supply of city-wide, single-family housing and limit **the negatives associated with suburban sprawl** - strains to infrastructure, minimal surplus tax revenue to the City and no other public benefits.

Optimize significant and long standing ED housing deficiencies, by "*Sammamish Sized*" increases to compact multifamily housing supply in our Town Center now, and other Centers in future, and enjoy **the immense positives that come from Housing Balance**.

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