



# Existing Conditions Report

## Town Center Plan Update

December 26, 2024



# Contents

Overview	3
Town Center Plan Elements	10
Land Use	10
Housing	27
Transportation	35
Open Space, Trails, and Public Facilities	41
Natural Systems	44
Design	48
Capital Facilities and Utilities	52
Supporting Documents	54
Market Overview	54
Code Review	54
Source Materials	55

## Figure List

<b>Figure 01</b> - Town Center Map	4
<b>Figure 02</b> - Proposed Projects in Town Center	5
<b>Figure LU1</b> - Town Center Existing and Expected Land Use	12
<b>Figure LU2</b> - Town Center Ownership Map	14
<b>Figure LU3</b> - Place and Project Names	15
<b>Figure LU4</b> - Constraints on Infrastructure and Buildings	17
<b>Figure LU5</b> - Existing Town Center Zoning	21
<b>Figure H1</b> - Home Price to Income Ratio, Sammamish and King County	29
<b>Figure T1</b> - Street Functional Classification	36
<b>Figure T2</b> - Fixed Route Transit	37
<b>Figure T3</b> - Existing Non-Motorized Facilities	38
<b>Figure T4</b> - Pedestrian Level of Traffic Stress	39
<b>Figure T5</b> - Bicycle Level of Traffic Stress	39
<b>Figure T6</b> - Pedestrian Level of Service	40
<b>Figure T7</b> - Bicycle Level of Service	40
<b>Figure CF1</b> - Map of Missing Pedestrian Crossings	52

## Table List

<b>Table LU1</b> - Existing and Planned Development by Use	16
<b>Table LU2</b> - Allocation of Land Use in the Town Center FEIS, TCP, and Code	18
<b>Table LU3</b> - Existing and Planned Development by Town Center Zone	21
<b>Table LU4</b> - Selected Use Categories and Zoning Designations	22
<b>Table LU5</b> - Residential Density and Height Standards	24
<b>Table LU6</b> - Distribution of Max Dwelling Units by Zone	25
<b>Table LU7</b> - Commercial Building Area Allocation by Zone	25
<b>Table H1</b> - Housing Units Built and Proposed	28
<b>Table H2</b> - Housing Market Comparison, Cities over 30,000 Population in King County	29
<b>Table H3</b> - Dwelling Unit Type Allowed by Zone	32
<b>Table H4</b> - Affordable Housing Bonus Pool Allowances by Project	33
<b>Table H5</b> - TDR Credit Usage by Project	34
<b>Table H6</b> - Affordable Housing Growth Targets (2044) by Area Median Income	34
<b>Table T1</b> - Intersection Level of Service	36
<b>Table T2</b> - 2024 Fixed-Route Transit Service	37

# Overview

## Purpose

This update to the *Town Center Existing Conditions Report (Report)* is a compilation of information and related observations about existing conditions within the Town Center planning and regulatory area within Sammamish. The topics correspond to those addressed within the existing, adopted Town Center Plan (TCP) that serves as a guiding resource document for related municipal codes, actions, and environmental documentation under the Washington State Environmental Protection Act (SEPA).

This resource and reference document is part of the City's planning initiative to recalibrate the TCP by preparing amendments to the current TCP and associated provisions in the City's Code. The current Plan for the subarea was established in 2008 and subsequently amended in January 2020. The TCP is considered as a Subarea Plan for the city-wide *Comprehensive Plan*.

The process is designed to lead City Council adoption of amendments to both the TCP and portions of the Sammamish Code. The process will incorporate appropriate environmental evaluations and planning through the application of the state SEPA process, supplementing the Environmental Impact Statement (EIS) that was issued when the TCP was first adopted in June 2008.

The TCP, Final EIS, and associated code provisions established initial planning and development horizons within the district, including a maximum of 2,000 dwelling units and 600,000 square feet of commercial development. The current initiative contemplates an expansion of the housing horizon to 4,000 dwelling units. The 4,000-unit horizon had been considered in the initial planning process and documented as an action alternative in the 2007 Draft Environmental Impact Statement (DEIS) that accompanied the TCP.

## Planning and Report Focus

The principal goal of the Town Center Plan & Code Amendment project is to expand affordable housing, as a plurality of future housing units are likely to be created in this subarea of the city. Because of its close association with future population growth, this project is being pursued in parallel with Sammamish's Comprehensive Plan update process. By adding incentives and reducing barriers, this project seeks practical routes to expand the diversity of housing types and price ranges available within the residential community that are broadly recognized needs.

As a result, the *Report's* major areas of focus are the Land Use and Housing elements. However, the overall status of other plan elements relative to their implementation have also been reviewed, and are summarized in this document to help establish the current context for planning for additional development.

# Contents

This Overview provides background and context on the Town Center area, its development, and the amendment project process. A summary of findings from recent review of the Town Center Plan, as well as summaries of supporting documents, are also included.

The summary of Town Center Plan Element Conditions includes:

- Land Use
- Housing
- Transportation
- Parks, Trails, and Recreation
- Natural Systems
- Design
- Capital Facilities and Utilities

The *Real Estate Market and Feasibility Parameters* summary provides an overview of the development and market context that will guide the consideration of various methods to enhance affordable housing production in the Town Center.

The *Town Center Code Review and Audit* summary discusses findings from the review of the TC Code.

The *Appendices* provides the full text of the *Real Estate Market and Feasibility Parameters* memorandum, prepared by real-estate subconsultant Kidder Mathews, as well as the full text of the *Town Center Code Audit*, prepared by primary consultant Framework.

# Planning Area

## Town Center Area

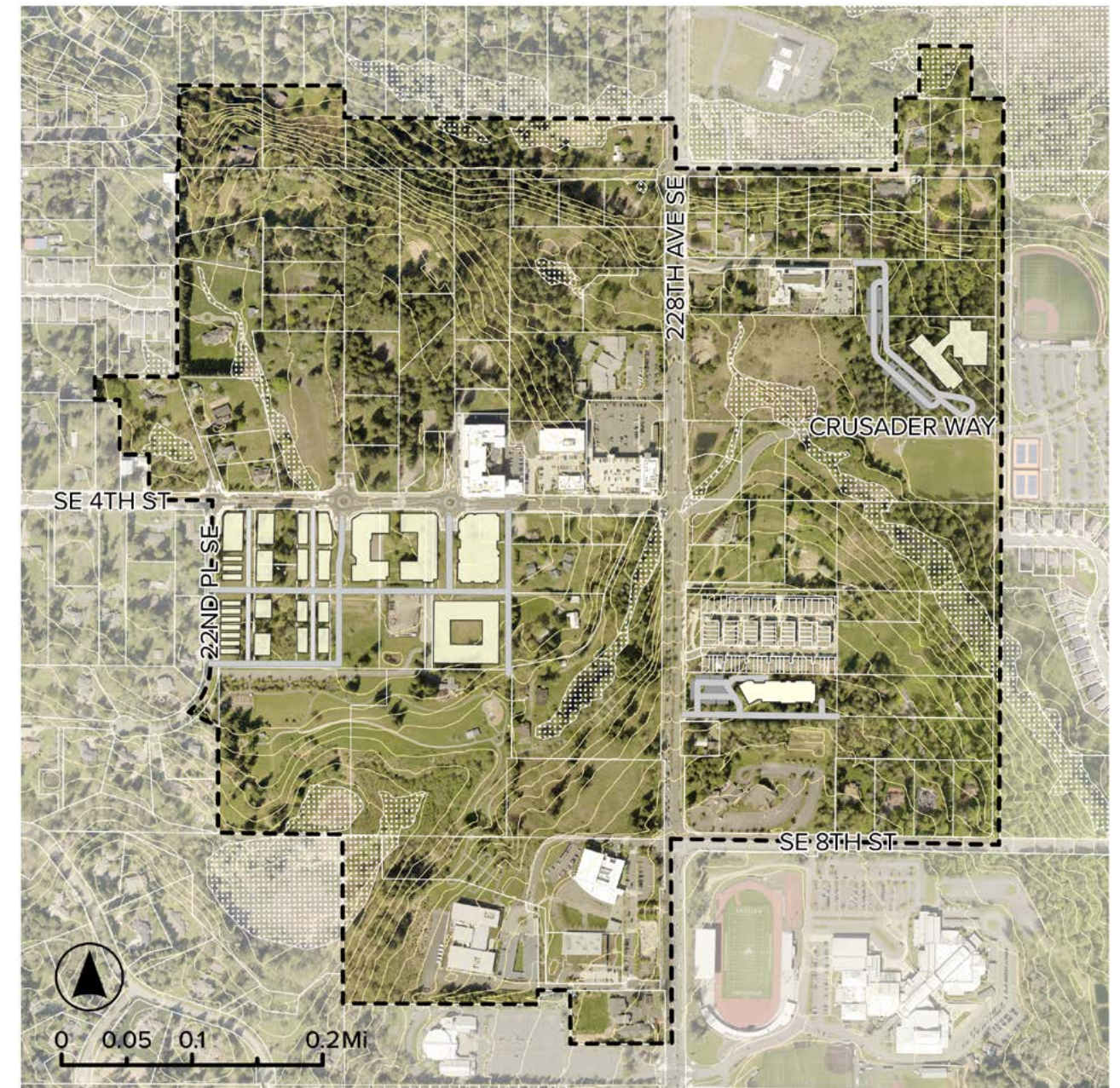
The Town Center is defined by the existing TCP and by related zoning district boundaries; the same area has been used for the purposes of this *Report*.

The base map for existing conditions is shown in Figure O1 and has been composed using layers from the City's geographic information systems (GIS) database. The map indicates the boundaries of the area and property lines internal and adjacent to the Town Center as a useful reference. Linework shows topographic contours and wetlands that are identified within the GIS because they are relevant to understanding the importance and general location of steep slopes and wetland constraints within the Town Center.

The underlying aerial photograph shows the built conditions in the Town Center. Diagrammatic building footprints have been added for projects that have not yet been constructed but are at various stages of advancement. These projects have reached at least preliminary submittals to the City and are described in

the section on land use in this *Report*. For purposes of long-term planning these are useful to anticipate, although modification, incompleteness, or withdrawal of some of the plans could occur. Figure O2 indicates the proposed projects that have been included on the base map and are considered as prospective existing conditions for long-term planning in the Town Center.

**Figure O1 - Town Center Map**



# Proposed Development

Six projects are currently under permit review in Town Center. The proposed building footprints and associated streets at right are diagrams based on available plans for proposed projects as of 3/20/2024. Implementation of these plans or final layouts may vary.

## Lake Washington High School

A three-story building of approximately 80,000 square-feet serving 600 secondary level students.

## Southwest Quadrant (STC Phase I)

Four six-story mixed-use buildings with 82,000 square-feet of commercial and 348 residential units, including apartments, senior assisted living units, and townhouses.

## Brownstones East

48 townhomes intended to create a suitable transition to the higher-density mixed-use community proposed for the rest of the STC Phase I project.

## Brownstones West

38 single-family residential townhouses.

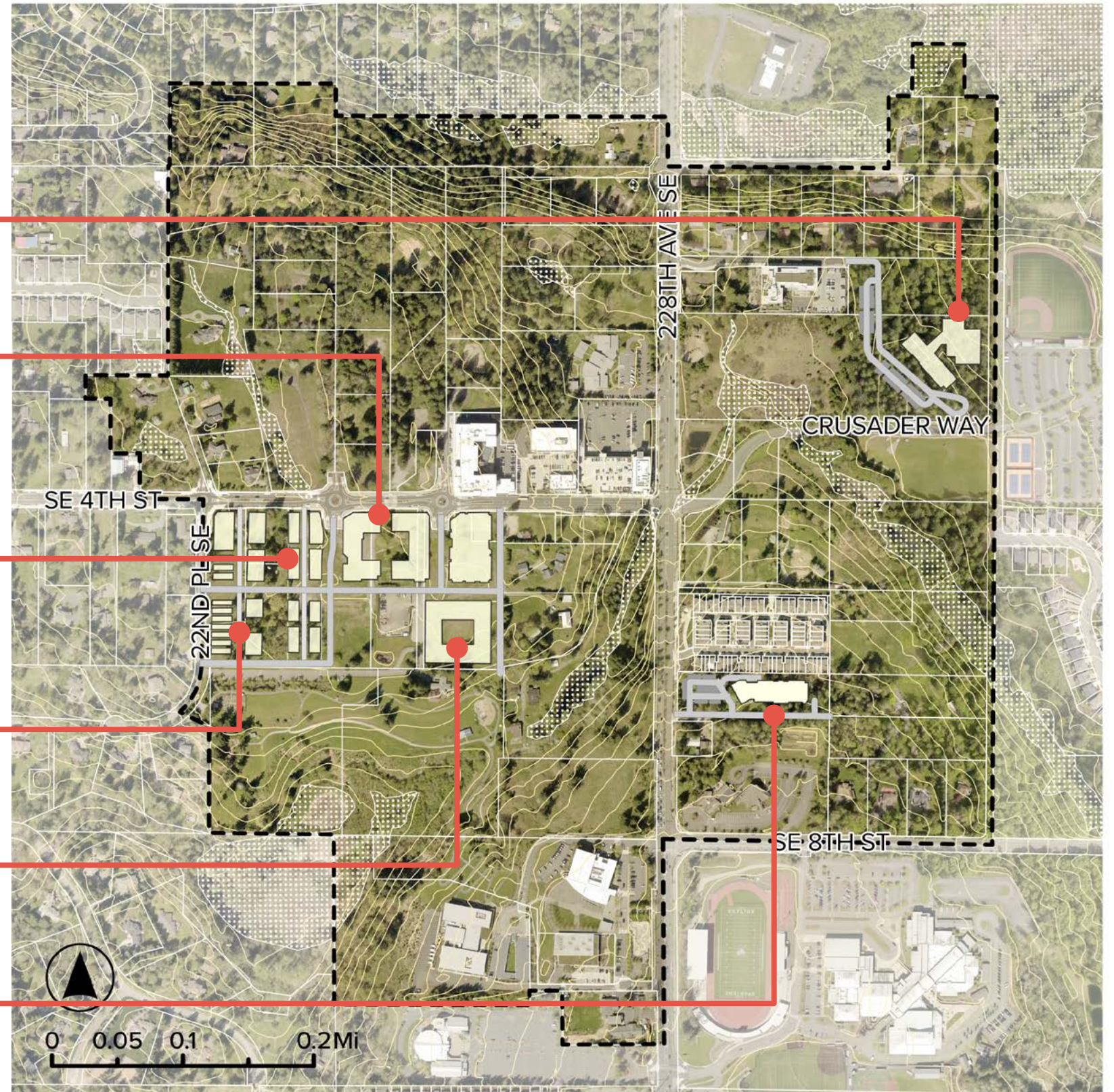
## STC Phase II

One six-story mixed-use building with 18,000 square-feet of commercial space and 344 residential units.

## Aegis of Sammamish

One four-story building with 86,000 square-feet of assisted living, memory care facilities with 94 residential units.

Figure O2 - Proposed Projects in Town Center



The Town Center is generally located within the city's geographic center and spans a major north/south arterial, 228th Avenue SE. The southern boundary generally aligns with SE 8th Street but extends further south to encompass municipal and institutional properties accessed from 228th.

The western boundary is generally aligned with 222nd Place SE and is bounded by wetlands and previously developed subdivisions of low-density housing. SE 4th Street transects the western boundary.

The northern boundary lies along steep slopes and a sequence of low-lying wetlands that share an east/west orientation.

The eastern boundary includes the property boundary for a private educational institution (Eastside Catholic High School). Portions of the boundary cross steeply sloped terrain and wetlands that separate the Town Center from low-density residential subdivisions further to the east.

### Planning Context Area

Areas adjacent to and near the Town Center are being considered as part of the immediate context for Town Center Planning. The planning process will take into account not only the Town Center itself, but also the following nearby areas that could be impacted by or contribute to the development and functionality of the Town Center. These notably include:

- Parcels of land with low-density existing development to the west of the Town Center, flanking SE 4th Street.
- Mary Queen of Peace Church, a large church with associated surface parking lots immediately south of the Town Center, accessed from 228th Street.

- Eastside Catholic School, adjacent to the eastern border of Town Center and accessed via a private road, Crusader Way.
- A parcel of land and a building owned by the City with portions currently leased to Central Washington State University as a satellite campus.

## Process

This *Report* has been prepared by the consultant team engaged to assist the City's Department of Community Development (DCD) and its advancement of the planning initiative. Members involved in the preparation of this *Report* included Framework (prime consultant) and Kidder Mathews (real estate economics) with input and reviews on certain topics by DCG/Watershed (natural systems).

The process for preparing this *Report* included:

- Review of relevant plans and documents provided by the City
- Consideration of State legislation that may apply to housing development in the Town Center
- Review of Town Center provisions and interpretations (Section 21.07 SMC)
- Meetings and interviews of City staff
- Outreach and discussions with major property owners and development entities
- Review of previously approved projects and current project proposal documents

The preparation also benefited from input and questions raised during various meetings, including a presentation and discussion with the Planning Commission (February 15, 2024), a public forum on this planning initiative (February 28, 2024), and a meeting with City Council (March 5, 2024).

# Summary: Findings and Observations

## Land Use

General consistency of land use development with the goals, objectives and actions in the current Town Center Plan - With a limited number of exceptions, the overall course of existing and proposed development and infrastructure improvements has been consistent with the land use framework in the TCP.

Current limits on maximum residential development are inconsistent with completing the TCP - The existing 2,000 limit on the amount of residential dwelling units (du's) is substantially less than anticipated in the buildout of a complete Town Center subarea. Previous planning and the SEPA EIS anticipated longer term development of up to 4,000 dwelling units.

Pace of housing development - The anticipated amount of housing units based on proposals will exceed fifty percent of the current limit on housing development. This proportion triggered a review of related TCP provisions and consideration of amendments to the Town Center Plan, TC Code, and SEPA EIS.

Large proportion of underdeveloped land - Vacant and underutilized land remains a large proportion of Town Center today.

Extremely complex regulatory framework for land use - The existing regulations are overly-complicated, making them difficult to understand and apply with consistency.

Overlapping methods for regulating residential density - The TCP Code provides three different methods to regulate density, compounded by many exceptions and

variations in the rules. These overlapping methods can result in unintended consequences.

Discretionary land use decisions and the Unified Zoning Development Plan (UZDP) process - The Town Center Code grants important discretionary land use decision-making through the UZDP process, for which criteria are not predictable or associated with clear objectives.

Impractical concepts for some mixed-use nodes - The current Plan envisions several mixed-use nodes that seem unlikely to be developed by the private sector under anticipated conditions.

## Housing

Housing development alignment with the TCP vision - Past and planned development is consistent with the TCP vision to create a more accessible, environmentally-conscious community that provides diverse and affordable housing options to a variety of residents, who include empty nesters, young adults, and local workers.

Housing development limits - Current and anticipated housing development is approximately 50 percent of the maximum initial threshold of 2,000 dwelling units as established in the TCP.

Substantial available capacity to expand the housing stock in the Town Center - There are opportunities to continue to expand the housing stock as part of the development of a vibrant, mixed-use Town Center that provides a range of housing options. This may involve changing the maximum limits for dwelling units in the TC, amending the provisions that allow for increased residential density, and other measures.

Depleted affordable housing bonus pool - Amendments to the TCP and Code are needed to address depleted bonus pools for affordable housing, which has been an important method incentivizing development of affordable dwelling units.

Limited remaining provisions for creating new affordable housing - Without additional affordable housing incentives, the 10 percent inclusionary requirement for multi-family housing in the TC Code is the only remaining provision for producing affordable housing in both the Town Center and across the city.

Depleted Transfer of Development Rights (TDR) bonus pool - Amendments to the Town Center Plan will be needed if the City wishes to renew or revise its approach to TDR's and their applicability to housing development.

## Transportation

Continued impact mitigation - Transportation impacts of Town Center development will be addressed through a variety of strategies, including greater roadway connectivity, mode shifts and trip reduction through increasing bicycle and pedestrian access, transportation demand management measures, and City transportation improvement projects.

Transit operations have room to grow - There are three fixed-route bus stops in Town Center, all of which are along 228th Ave SE. Weekdays see limited service by two routes, while weekends see no routed service.

Intersections currently meet LOS standards - The two signaled arterial intersections in Town Center along 228th Ave SE exceed their current LOS standards for vehicle traffic flow.

## Open Space, Trails and Public Facilities

Consistency with the TCP Open Space, Trails, and Public Facilities Element - Although a small number of outstanding items remain, the implementation of projects and initiatives are generally consistent with this element in the current TCP.

Updated and coordinated sidewalk and trail standards - Updated sidewalk and trail standards that are coordinated with city-wide standards and accomplished in conjunction with updated street standards are needed for the subarea.

## Natural Systems

Natural system management through regulations - Most of the strategies, goals, and objectives for Natural Systems are being implemented through the City's regulatory frameworks.

Need to address development benefits and associated tradeoffs - Some natural system strategies do not address pragmatic needs and environmental benefits of compact and relatively dense development inherent in the Town Center vision and TCP. For example, trees, vegetation, and their associated environmental benefits cannot be retained while facilitating significant amounts of development.

## Design

Design considerations as a major dimension of project reviews and approvals - The design character of Town Center developments is subject to extensive design reviews and related approvals.

Lack of clear and objective design standards - The design guidelines in the TC Code are frequently vague and aspirational, rather than clear and objective. They contribute to the lack of consistency and predictably in reviews and approvals, including the UZDP process, that could be clearer and provide for successful outcomes meeting TCP goals and objectives.

Narrow aesthetic range - The design preferences and some requirements represent a narrow aesthetic range that does not incorporate or allow for innovative and distinctive variety.

## Capital Facilities and Utilities

Street and intersection improvements - A number of street and intersection improvements have been made that will serve traffic going to, from, and within the Town Center. Of these, the reconstruction of SE 4th Street west of 228th Avenue NE is a major investment that will serve core portions of the Town Center.

Limited other capital facility and utility investments - Of the list of other capital project investments anticipated in the TCP, only the alignment and extension of Crusader Way with SE 4th Street has been accomplished to date.

## Real Estate Market and Feasibility Parameters

Population growth and high income levels - From a demographic perspective, the City of Sammamish sees overall positive population growth and consistently high household incomes.

High demand for ownership housing - Demand for for-sale housing is robust.

Weak rental market for apartment units - The apartment market in Sammamish is currently experiencing weakness with rental income levels not able to support higher project costs.

Difficulty for renters to transition to ownership of housing in Sammamish - The gap in cost between renting and owning a home is large enough so that most renters are not likely to pursue homeownership.

High demand for senior housing options - The demand for senior housing, made up of independent living, assisted living, memory care, and nursing care facilities, appears strong enough to support new development.

Affordable housing and scarcity of subsidy sources - The success of affordable housing hinges on the availability of subsidies - demand is unlimited and resources are scarce. Recent changes in the market make developer-subsidized affordable housing difficult to finance.

Positive and strong retail demand for sites with good access and visibility - Demand for auto-oriented retail is strong, but not unlimited. Retail that lacks exposure to 228th Avenue SE is less desirable.

Small and specialized market for offices - The Sammamish office market is small, reflecting relatively limited demand. The City of Sammamish has a locational disadvantage relative to other locations that are considered business centers. The demand for office space in the market is dominated by medical space users. It can be noted that medical office uses can be accommodated in ground-floor retail spaces.

Possible demand for specialized hotels - Most hotels thrive on a mix of business and pleasure travelers. Sammamish lacks corporate facilities to drive business travelers to the area. Future work could explore the demand for specialized boutique hotels.

## **Code Review and Audit**

The TC Code is confusing, difficult to administer, and relies too much on reviewer discretion. Ambiguity in the TC Code language has resulted in many unintended consequences. This can lead to an inconsistent approach to how changes are processed from project to project, leading to delay, uncertainty, and errors.

Misaligned dimensional and density standards - As a result of misaligned standards, the development of certain zones includes a combination of relatively dense building and undeveloped land or non-residential uses that could result in an unintended patchwork.

Area-wide allocations for residential density and commercial space are overly prescriptive and make feasibility challenging. Base allocations are low, and incentives are not available to all projects. Providing greater flexibility could help the City achieve its goals for affordable housing.

The TC Code and duplicate standards that are already regulated city-wide. Standards that are specific to the Town Center may make sense in certain circumstances, but where appropriate, the same standards should be applied city-wide to avoid confusion and streamline permitting.

Poorly illustrated standards and reliance on planning-type documents that lack regulatory clarity -

Development standards lack clarity and are generally not well illustrated. In some cases, the TC Code relies on planning documents such as the Town Center Infrastructure Plan (TCIP) and Interim Street Standards that are incomplete, lack the specificity required for a regulatory document, and conflict with other codes and standards.

Misaligned commercial space allocations by sub-zone relative to market parameters that favor visibility and vehicle access - Providing greater flexibility in the location of commercial space based on updated market conditions could support the City's affordable housing goals by increasing development feasibility in Town Center.

Depleted incentive pools and limited application and availability of TDR's. The City will need to reconsider affordable housing incentives, its reliance on TDRs, and the intersection of these two mechanisms due to the lack of additional incentive units and limited availability of TDR credits.

Challenging project review under the Unified Zone Development Plan (UZDP) - The UZDP process is challenging and costly for both the City to administer and applicants to navigate, leading to disagreements and conflict in the development permitting process. A new process with more clarity and connection to desired outcomes should be considered.

Conversion of design guidelines to objective design standards - In alignment with HB 1293, only clear and objective development regulations governing the building and site design of a new development should be allowed in design review process in the future. Sammamish needs to comply with this within 6 months of adopting its updated Comprehensive Plan.

## **Additional Observations**

The TCIP is inappropriate as a Code substitute - The TCIP is a conceptual planning document and has been a challenge to interpret and apply as part of the UZDP process.

Outdated diagrams and renderings - The plan diagrams and renderings in the existing TCP were conceptual and are no longer applicable due to the evolution of the Town Center area through projects and proposals, infrastructure construction, and the larger context of contemporary real estate economics, design and development practices.

# Town Center Plan Elements

## Land Use

### Introduction

This section of the *Report* evaluates both the current and prospective land use conditions, setting the context for potential amendments to the Land Use element of the TCP. This planning process anticipates recalibrating this element, as it extends the Plan's horizon twenty years into the future in parallel with the *Comprehensive Plan Update*.

In the years since the original TCP was first adopted, development has brought significant new land uses that are aligned with the Plan's vision. The YMCA has been added to the municipal campus, and mixed-use developments have brought housing, stores, service establishments, and office spaces.

Looking ahead, a series of additional projects are either undergoing review, preparing for construction, or are fully underway. These include approximately 700 proposed housing units, assisted living for seniors, and additional commercial space. Other changes are in earlier stages of public introduction and reviews, including initial proposals for mixed-use developments and a prospective new high school.

However, a substantial amount of land remains undeveloped or underdeveloped relative to its potential capacity. This section of the *Report* provides maps and discussions of these areas where future development may be channeled.

### Findings

Development volumes and key thresholds - The anticipated amount of housing units based on proposals will exceed fifty percent of the current limit on housing development. This threshold triggered consideration of amendments to the TCP, Code, and SEPA EIS.

Development limits for residential uses are inconsistent with completing the TCP - The existing limit on the amount of residential dwelling units (du's) is substantially less than anticipated in the buildout of a complete Town Center district.

Large proportion of underdeveloped land - Although there are several significant projects that have been built or are proposed, vacant and underutilized land remains a large proportion of Town Center today.

Bonus and incentive measures - Based on current proposals, there will be no further available density bonus sources through Transfer of Development Rights (TDR)'s or through the affordable housing bonus pool, limiting the amount of affordable housing and potential higher-density development.

Extremely complex regulatory framework - The existing development regulations are difficult to understand and apply. There are interrelated formulas for density, dimensional standards, availability and use of bonus provisions, maximum development limits that are different between residential and commercial uses and vary by zones and subzones.

Overlapping methods to regulate residential density - The TC Code provides three different methods to regulate density, with exceptions and variations that contribute to the difficulty of understanding, evaluating, and applying them to sites and projects. The combination of dwelling units/acre (du's/ac), caps by zone and by subarea, and dimensional standards result in many unintended consequences in both the process and end product.

Discretionary land use decisions and the Unified Zoning Development Plan (UZDP) process - The Town Center portion of the Sammamish Development Code grants important discretionary land use decision-making through the UZDP process for which criteria are not predictable or associated with clear criteria.

Impractical concepts for some mixed-use nodes - The current TCP envisions several mixed-use nodes that seem improbable for private sector development due to market factors, built projects, ownership patterns, and impractical circulation concepts.

Outdated diagrams and renderings - The diagrams and renderings in the existing TCP were conceptual. They were not intended to represent specific designs, site plan layouts, or layouts and locations of the street infrastructure that would emerge in concert with development. Some diagrams have components that are no longer applicable due to the evolution of actual development proposals and street improvements.

## Update on Conditions, Challenges, and Opportunities

### Land Use Patterns

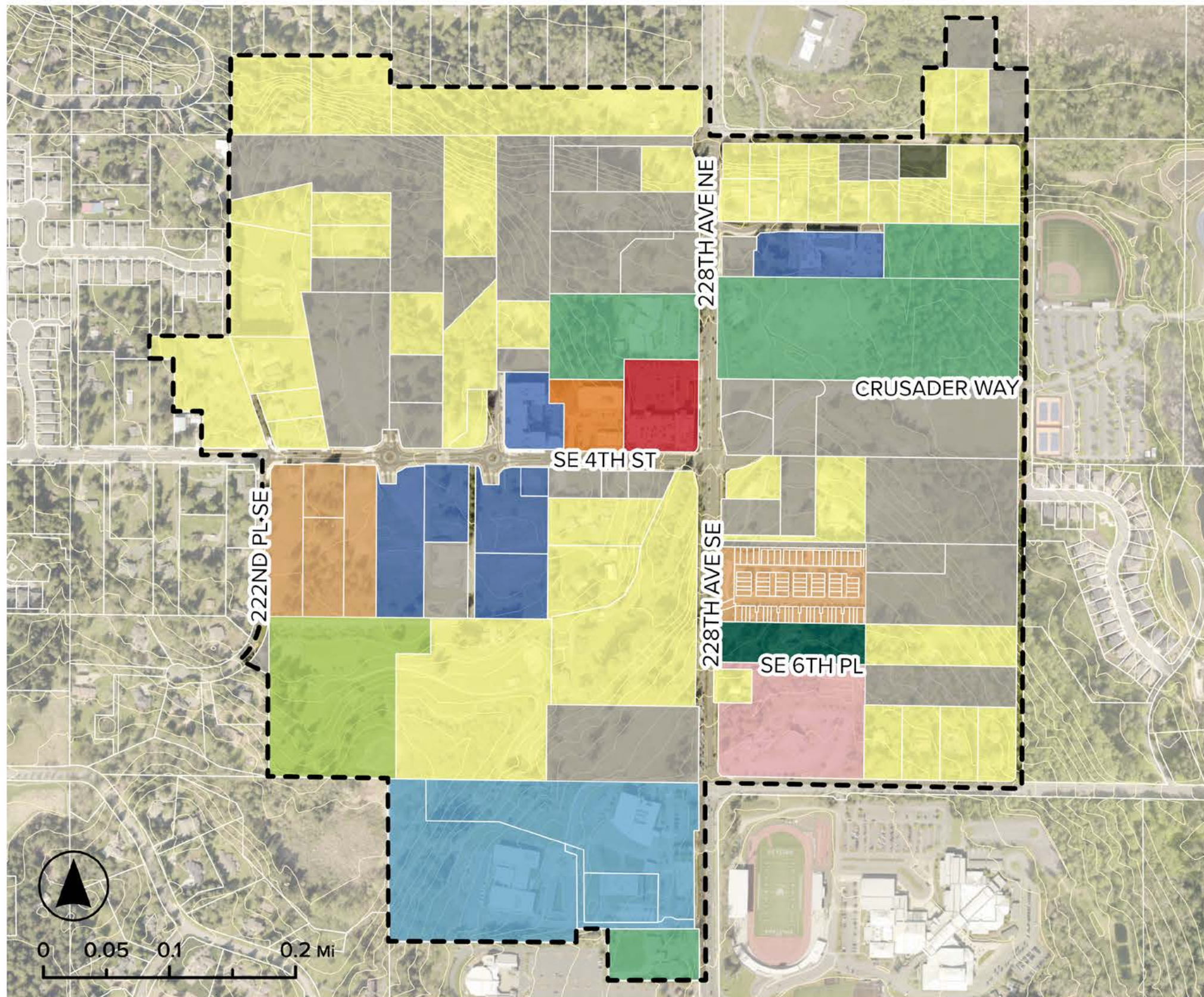
A map of the Town Center using standard King County land use classifications indicates the major shifts that have occurred towards a more dense, compact development mixed-use subarea in several important locations.

Properties once classified as single-family or vacant have moved to higher densities and different uses since the adoption of the TCP in 2008. All of the land use conversions to date have occurred along SE 4th Street, or along or near 228 Avenue SE. Medium-density housing, townhouses, and assisted living uses occupy lots to the east of 228th Avenue SE. The hinge property at the northwest corner of SE 4th Street and 228th Avenue SE is occupied by the only retail concentration to date, transitioning to mixed-use residential classifications to the west.

The transformation to mixed-use residential is appearing along the central portions of SE 4th Street, stepping down to townhouse categories further to the west. Government service, church, school, and park designations remain unchanged.

Figure LU1 depicts the pattern of existing and expected land use in the Town Center subarea. Despite the new and anticipated development, underutilized land predominates Town Center land use.

Figure LU1 - Town Center Existing and Expected Land Use



**Existing & Expected Land Use**

- Church
- Governmental Service
- Medical/Dental Office
- Mixed-Use Residential
- Park
- Residential Mixed-Use
- Retail
- School
- Senior Assisted Living
- Single-Family
- Townhouse
- Utility
- Vacant

## Ownership Patterns

Since its inception in 2008, the ownership patterns within the Town Center area have evolved considerably as a result of the extensive assembly of parcels by STCA, LLC for future redevelopment through Innovation Realty Partners, LLC and affiliated companies.

Innovation Realty Partners was organized in 2010 to undertake development within the Town Center through a sequence of coordinated projects. They have advanced a number of specific development projects and proposals through various ventures and partnerships including Pillar Properties/Merrill Gardens as participating companies. However, much of its property is undeveloped at this point in time.

Figure LU2 depicts the broad ownership pattern of non-private entities in the Town Center.

### Ownership West of 228th Avenue SE

The ownership west of 228th Avenue SE is characterized by large contiguous holdings punctuated by smaller parcels.

STCA, LLC - STCA, LLC has consolidated most of the privately held land west of 228th Avenue SE, including a substantial portion of the frontages along SE 4th Street. Some of these are being developed by various entities.

The City of Sammamish - The City owns a substantial portion of the southwest quadrant of the Town Center. The land is devoted to park space and a civic and municipal campus (Sammamish Commons). The City also owns an undeveloped property (the "notch" parcel) that abuts the north side of Lower Commons Park.

Sammamish Village, LLC - The most significant mixed-use development accomplished to date occupies three parcels owned by Sammamish Village, LLC. The development includes a sequence of stores, restaurants, medical offices, and rental housing, beginning at its intersection with 228th Avenue SE and proceeding along SE 4th Street.

Anomalous small parcel - There is a relatively small but notable parcel along SE 4th Street at the corner of 225th Place SE that surrounded by larger holdings.

Separate parcels with frontage on 228th Ave - Three significant parcels in separate private ownership have frontage along 228th Avenue SE. Two of these are schools - the Sammamish Children's School north of SE 4th Street, and the Arbor Montessori School at the southern edge of the Town Center west of 228th Avenue SE. The remaining significant parcel is in private ownership and is vacant and developable.

Perimeter parcels - There are a few parcels along the northwest perimeter of the Town Center that are in separate ownerships. This land is currently zoned for relatively low-density uses.

### Ownership East of 228th Avenue SE

The ownership to the east of 228th Avenue SE is less consolidated.

Developed parcels - Several parcels east of 228th Avenue SE have been developed into apartments or townhomes, or have projects undergoing review.

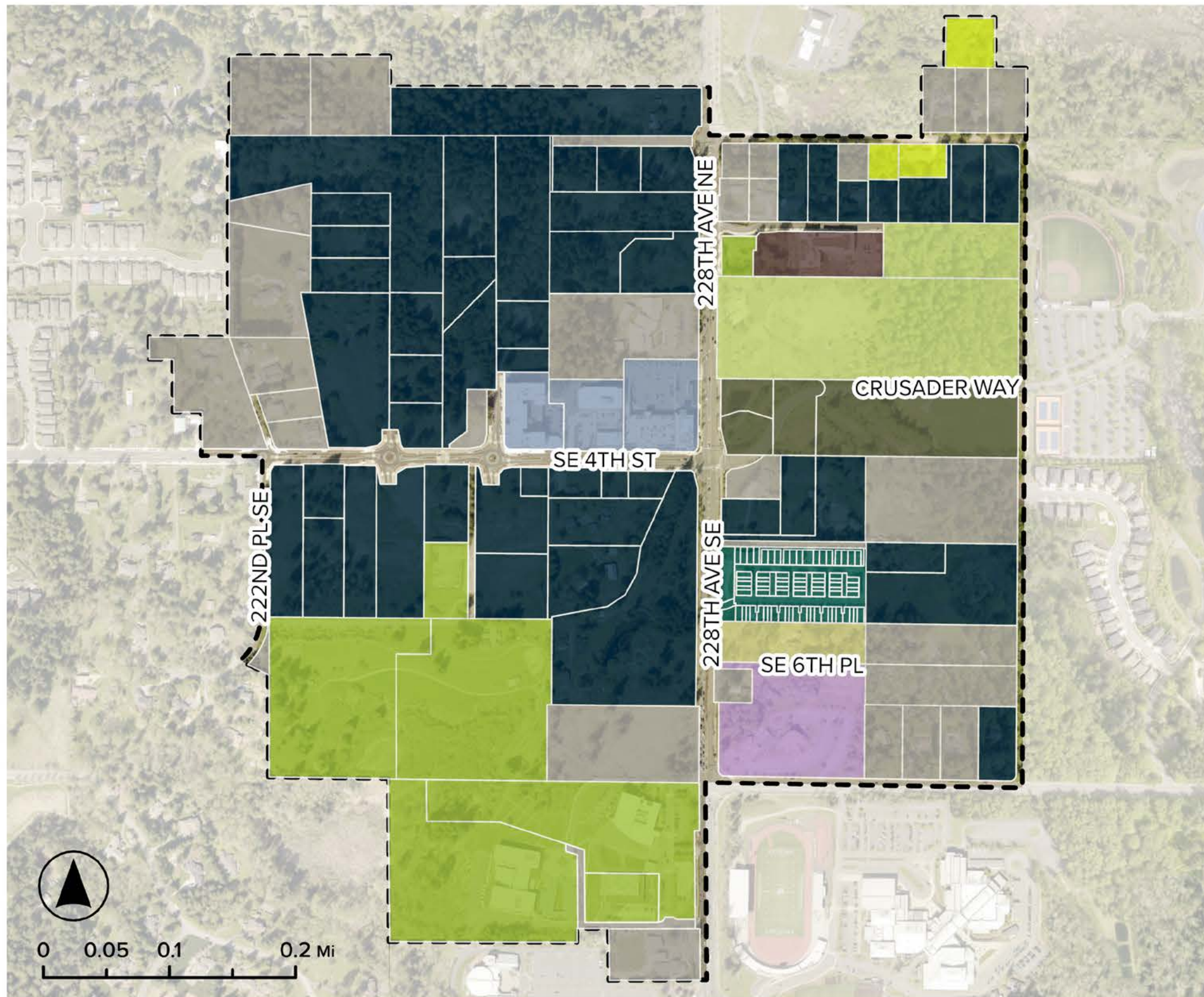
School and Institutions - Other large parcels are geographically distributed and have school or

institutional ownership (Lake Washington School District, Eastside Catholic School, Sammamish Hills Lutheran Church).

STCA - STCA LLC has assembled 13 land parcels east of 228th Ave NE. The remaining parcels are scattered among different individual ownerships.

Individual, smaller parcels - The remaining parcels are largely in private ownership, although 2 parcels near the southeast corner are owned by members of the same family. Some of these parcels east of 228th Ave NE have limited access to existing public rights-of-way, which may be a substantial constraint on development unless access can be established along a public or private street or approved easement.

Figure LU2 - Town Center Ownership Map



### Town Center Ownership

- Aegis
- City of Sammamish
- Eastside Catholic School
- Ichijo USA
- Lake Washington School District
- Private
- SAMM Apartments
- Sammamish Hills Lutheran Church
- Sammamish Plateau
- STCA
- Sammamish Village

## Place and Project Names

Sites and places within the Town Center are often identified and discussed using names and identifying terms. The following map, Figure LU3, indicates some of these commonly used names for places and projects which this *Report* employs.

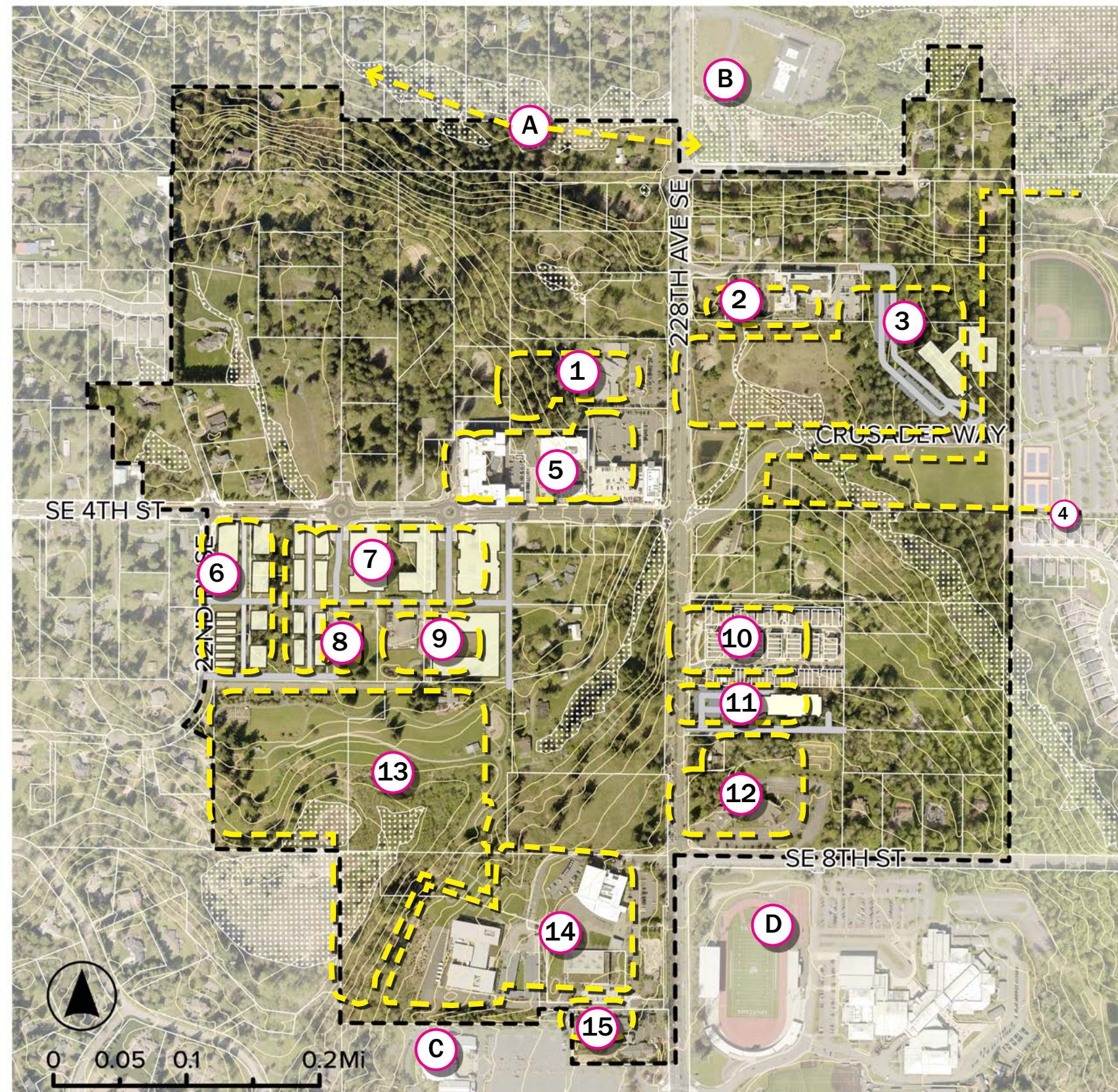
### Places Within Town Center

1. Sammamish Children's School
2. SAMM Apartments
3. New High School Site
4. Eastside Catholic School
5. Sammamish Village
6. Brownstones West
7. Sammamish Town Center SW Quadrant (inclusive of Brownstones East)
8. Notch Property
9. STC Phase II
10. Sammamish Townhomes
11. Aegis of Sammamish
12. Sammamish Hills Lutheran Church
13. Commons Park (Upper and Lower)
14. The Commons
15. Arbor Montessori School

### Places Adjacent to Town Center

- A. George Davis Creek
- B. City/CWU Campus Site
- C. Mary Queen of Peace Church
- D. Skyline High School

Figure LU3 - Place and Project Names



## Existing and Planned Development by Use

The total current amount and distribution of development is summarized in Table LU1 at right. A number of the uses existed before the adoption of the current TCP or the associated zoning regulations, as indicated in the table. Relative to the current planned development capacity, a modest amount of housing has been constructed along with a significant increment of commercial development. Considerable incremental expansion in housing, senior living, commercial and school development may be anticipated, as a series of proposals are at various stages of submission, review, and permitting.

Current limits on the types and amounts of housing development permitted in the Town Center are regulated by the Sammamish Code, Chapter 21.07 SMC. As indicated on the final line of this table, developed or proposed housing governed by this limit is 1,058 dwelling units.

As described in subsequent portions of this *Report*, the amount and geographic distribution of permitted uses is regulated by the Sammamish Code. The SMC also includes direction related to the geographic distribution of these uses according to zoning classifications, and the implications for future development.

Table LU1 - Existing and Planned Development by Use

Use Categories	Number of Properties or Projects	Number of Units/ Sleeping Rooms			Commercial Area (SF)
		Market Rate	Affordable	Total	
<b>Pre-Existing</b>					
<b>Housing</b>					
	<b>Single Family</b>	35	35	35	
<b>Churches</b>		1			
<b>Schools</b>		3			
<b>Civic Uses</b>					
	<b>Government</b>	1			
	<b>Park</b>	1			
<b>Built</b>					
<b>Housing</b>					
	<b>Town House</b>	1	68	7	75
	<b>Multifamily</b>	1	209	42	251
<b>Commercial</b>					134,230
<b>Civic Uses</b>					
	<b>Library</b>	1			
	<b>Recreational</b>	1			
<b>Proposed</b>					
<b>Housing</b>					
	<b>Town House</b>	2	80	6	86
	<b>Multifamily</b>	2	567	77	644
	<b>Senior Living</b>	1	94		94
<b>Commercial</b>					100,000
<b>Schools</b>		1			
<b>Totals</b>		51	1,053	132	1,185
<b>Total Dwelling Units Subject to Development Limits*</b>					<b>1,056</b>

\*Dwelling units subject to development limits do not include pre-existing units or senior assisted living facilities.

## Infrastructure and Building Constraints

Constraints affecting undeveloped land will affect the feasibility of developing new street infrastructure and buildings.

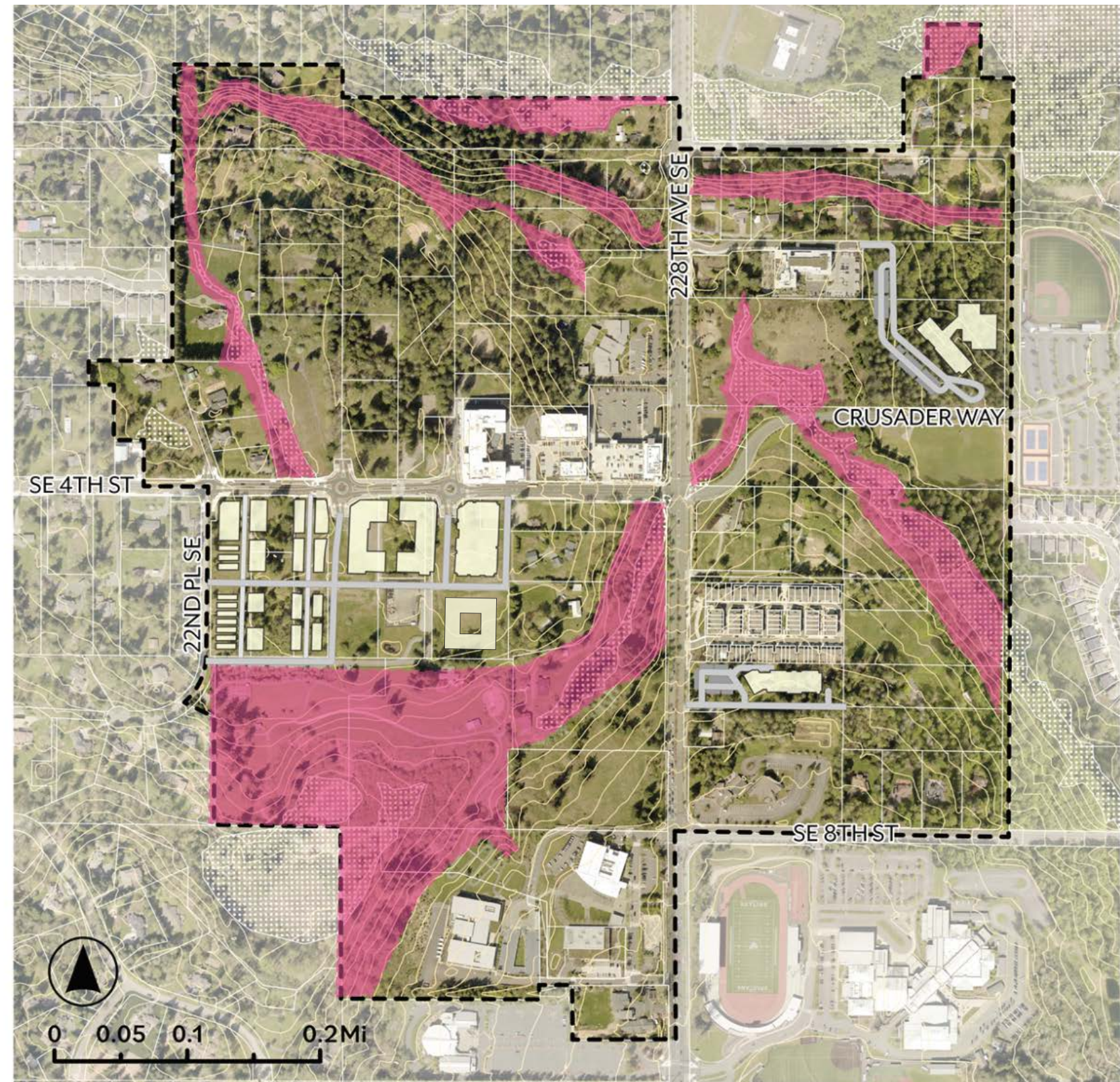
Regulated wetland resources are one such example. Alterations to wetlands and wetland buffers are substantially constrained in SMC Chapter 21.03, Environment & Sustainability, and other applicable state and federal regulations. The wetlands are associated with streams that cross through or pass near the Town Center. Although bridging and altering wetlands and streams can be permitted under specific circumstances, the permitting processes, mitigation costs, and construction costs can be very high or prohibitive.

Steep slopes on upland areas result in high construction costs for infrastructure that can make street construction infeasible. Similarly, steep slopes result in high costs for buildings associated with excavation and foundations. This constrains the extent and type of buildings that may be feasibly constructed.

In combination with these factors, public park land in the Town Center limits the amount of pragmatically buildable land.

The following map (Figure LU4) illustrates wetlands, buffers, steep slopes and the Commons park that will pose limitations to the feasibility of creating new streets and buildings to support the development of the Town Center.

Figure LU4 - Constraints on Infrastructure and Buildings



# Land Use Regulatory Context

## Land Use and the Town Center EIS

In conjunction with the preparation and adoption of the existing TCP, the City prepared both a Draft and Final Environment Impact Statement (EIS).

The original TCP’s Draft Environmental Impact Statement (DEIS) studied four development alternatives, which in addition to varying levels of civic amenities, considered differing amounts of new housing production and commercial space.

- Alternative 1 (Commercial Focus) – 3,000-4,000 new housing units, 450,000-500,000 sqft commercial and civic building area
- Alternative 2 (Low Intensity) – 1,000-1,500 new housing units, 200,000-245,000 sqft commercial and civic building area
- Alternative 3 (Civic Focus) – 2,500-3,000 new housing units 480,000-545,000 sqft commercial and civic building area
- Alternative 4 (No-Action) – 300-350 new housing units 20,000-30,000 sqft commercial and civic building area

For each alternative, the DEIS evaluated potential impacts and provided for actions that would mitigate any significant impacts. This indicated that any of the chosen alternatives would meet environmental standards relative to the relevant laws, regulations, and policies.

The Preferred Alternative detailed in the Final Environmental Impact Statement (FEIS) adopted an approach that would accommodate approximately 2,000 new dwelling units as an initial increment in

implementing the complete TCP vision and goals. This accompanied an understanding that a 4,000-unit capacity might subsequently be attained and would require a supplemental SEPA process to extend beyond the initial 2,000 unit cap described in the FEIS.

This 2,000 dwelling unit cap then became the upper bound for residential development in the Town Center in the TCP. That cap currently limits the production of new dwelling units in the Town Center as established in the TC Code, which governs housing density, affordable housing requirements, housing density bonuses, and transfer of development rights (TDR) programs.

Table LU2 below indicates how the Final EIS land use evaluations are related to land use in the TCP and Chapter 21.07 SMC.

A future supplemental EIS could evaluate a revised housing strategy for additional increments of housing above the current cap, including consideration of alternatives studied under the DEIS that would expand the number of new housing units in the Town Center above that of the existing development cap.

## Land Use and the Comprehensive Plan Update

As a Subarea Plan, the TCP and its future amendments are expected to be consistent with the Comprehensive Plan update once approved. However, Subarea Plans are expected to have substantially greater detail and more developed goals, objectives, and actions.

**Table LU2 - Allocation of Land Use in the Town Center FEIS, TCP, and Code**

Source	Housing				Commercial/ Retail (SF)	Commercial/ Office (SF)	Civic Amenities (SF)
	Detached SF (units)	Townhouses, Cottages, ADUs	Medium Intensity	Total New Housing (Units)			
<b>FEIS Preferred Alternative</b> (1.)	78	318	1,603	1,999	272,500	127,500	150,000 to 175,000
					400,000 combined		
<b>TC Plan (2008 upd. 2020)</b>	not specified			1,300 to 2,000	600,000		not specified
<b>TC Code (Ch 21.07 SMC)</b>	1,656 or 2,000 (2.)(3.)(4.)				600,000		not specified

(1.) Source: Sammamish Town Center Final EIS

The sum of maximum units by zone in the Code is 1,656. Subsequent interpretation refers to a 2,000 unit total.

(2.)(3.)(4.) Source: Code Interpretation SMC 21B.25.030 & 21B.75.020, Department of Community Development, May 2, 2017

There are no specific changes in the land use planning for the Town Center in the current draft *Comprehensive Plan Update* that differ from the current TCP. However, there are several overall themes and related goals and policy directions in the current draft that may influence refinements and amendments to the TCP. Those themes include emphasis on:

- Expanding the production and availability of affordable housing - Town Center is a candidate location for expanding the supply of affordable housing by recalibrating the inclusionary and bonus tools in the TCP. This will have land use implications.
- Focusing on equitable growth that provides opportunities and benefits to a diverse population - Equitable development connotes opportunities for housing, education, recreation and employment that could influence land use amendments to the TCP.
- Creating walkable nodes and districts - This theme reinforces the existing dimensions of the Town Center land use planning.
- Planning for a resilient and sustainable community - Compact development patterns as envisioned in the TCP are consistent with community-wide environmental benefits.

## Land Use in the Existing Town Center Plan

### Land Use Strategies in the TCP

The Land Use Element in the TCP provides a framework for the hierarchy of uses and their geographic organization. It recommends implementation mechanisms including a zoning scheme.

In concept, the plan provides a core mixed-use center on the plateau to the west of the intersection of SE 4th Street and 228th Avenue SE, placing mixed-use nodes

in the four quadrants of the Town Center. The plan then provides for lower intensity, predominately residential development along the edges of Town Center. It pulls these mixed-use nodes away from 228th and envisions them as separate enclaves with indirect and circuitous street and sidewalk connections.

Border areas step down the intensity and range of uses, with residential transition zones that include existing single-family homes along the perimeter of the Town Center. Civic uses are clustered around the Sammamish Commons, near 228th Avenue SE.

The mix of uses and their assumptions included in the TCP may no longer be valid. For commercial development, the TCP emphasized an office orientation for commercial uses and suggested that retail uses would be supportive of office use. Since that time, office use has been transformed by technology and work/life priorities, and retail has been transformed through technology, operational changes, and consumer behavior.

The Land Use Element employs an extremely complicated set of formulas to describe development capacity limits, definitions of density, provision of affordable housing, geographic allocation of uses, and other factors. It closely anticipates the land use organization, density, and capacity provisions in Chapter 21.07 SMC which are discussed in the review of that topic, below.

The Land Use Element of the TCP establishes a maximum limit for development, with some exceptions. These development limits are directly related to the SEPA EIS and Chapter 21.07 SMC. The limits are enumerated in Table LU2, which compares the TCP, EIS, and Code allocations.

The Land Use Element does not state that these development limits are representative of the full buildout of total land capacity, nor that these limits suggest fulfillment of the goals and policies. It notes that the development caps should be re-evaluated periodically when development reaches approximately one third of the cap. This threshold is being approached for both the developed and planned housing and commercial components.

The TCP Land Use Element includes illustrative plans that exemplify imagined design approaches for implementing general concepts. They do not communicate underlying general concepts. As a result, they do not provide continuing guidance for reasons such as:

- Improbable circulation and connections - There are major feasibility issues with connector streets crossing wetlands and accommodating very steep slopes. Existing illustrations presume the ability to acquire access and connect new streets to Crusader Way, which is a private street owned by Eastside Catholic School.
- Impractical block sizes and building dimensions - The illustrations have highly inefficient block and building dimensions and orientations. Blocks are not uniformly sized or gridded, and therefore would result in wasted space and unnecessarily complex traffic patterns. Because of the separation of the four mixed-use nodes, this also reduces walkability and access to multiple amenities in one trip. While large areas of greenery between buildings may look pleasing on the page, over-reliance on these illustrations can lead to sprawling rather than compact development, contributing to higher infrastructure and maintenance costs.

- Impractical concepts for mixed-use nodes - The illustrations of the four mixed-use nodes are not in alignment with the scale, types of development, access, and other characteristics of successful mixed-use nodes in modern development. For example, the TCP did not foresee the qualities that led to the creation of Sammamish Village as a substantial mixed-use node along 228th Avenue SE, and there are significant geographic, location, and ownership constraints that make three of the nodes impractical to implement.
- Mismatch with the practical and urban design characteristics of planned mixed-use development - The illustrations do not reflect more efficient and contemporary urban design approaches, or subsequent development proposals that have been approved or are advancing through the application review and permitting process that are intended to be consistent with the TCP and the TC Code provisions.

### **Status of TCP Land Use Objectives, Goals and Policies**

The development trends in the Town Center have been consistent with the objective of the Land Use Element, which foresees "a gathering place for social interaction, with well-designed mixed-use development, cultural and recreational opportunities, and a variety of housing types within a walkable, pleasantly landscaped setting" (TCP, page 21).

Most goals and policies remain valid relative to the development trends and evolving policies in Sammamish, including the draft updates to the Comprehensive Plan. However, the City could reconsider a few of the existing objectives.

Goal LU-2 and Objectives LU-2.1, LU-2.2, LU-2.3 - The current objectives to create multiple mixed-use nodes in specific geographic areas are not well aligned with subsequent market trends, property ownership patterns, topography, and other factors. The number, distribution, and connections among mixed-use nodes should be reconsidered.

Goal LU-5 - This goal calls for programs and measures that are "timely, flexible, predictable and fair to all..." (TCP, page 32). As described in this *Report* and in the *Code Audit* appendix, the TC Code has not consistently met this goal because of unclear provisions, complex and attenuated review and approval procedures, and unpredictable discretionary provisions that are not related to clear criteria.

### **Status of TCP Land Use Recommended Implementation Actions**

Two of the three planned actions regarding land use were accomplished, including adopting and implementing development regulations, as well as exploring TDR's. However, the City has not pursued a mixed-use node master planning process. As noted above, recent changes in ownership patterns and the underlying limitations of multiple likely preclude a municipal master-planning approach, and this objective should be reconsidered.

### **Land Use and the Town Center Code**

Chapter 21.07 SMC regulates land use through numerous provisions and administrative regulations. An extended evaluation of the land use provisions is contained in the *Code Audit* found in *Appendix B*.

### **Zoning Map and Definitions**

Zoning is divided among five zoning classifications, defined in Town Center Code as follows:

Mixed-use zone (TC-A) - [This sub-zone provides] a Town Center core area and a number of smaller mixed-use centers. TC-A has five numbered subareas that aim to further direct intended development.

Mixed residential zone (TC-B) - [This sub-zone provides] a mixture of housing types that support the desired activities of adjacent mixed-use zones.

Lower intensity residential zone (TC-C) - [This sub-zone provides] areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones.

Civic campus zone (TC-D) - [This sub-zone provides] areas for open space, recreational, civic uses, and residential uses that serve both the Town Center and the City.

Reserve zone (TC-E) - [This sub-zone allows] current uses to remain while preserving the opportunity for future development. These purposes are accomplished by allowing for single detached dwelling units.

Figure LU5 is the current zoning map for the Town Center. The boundaries were established along existing parcel boundaries and public streets.

### Existing and Planned Development by Zone

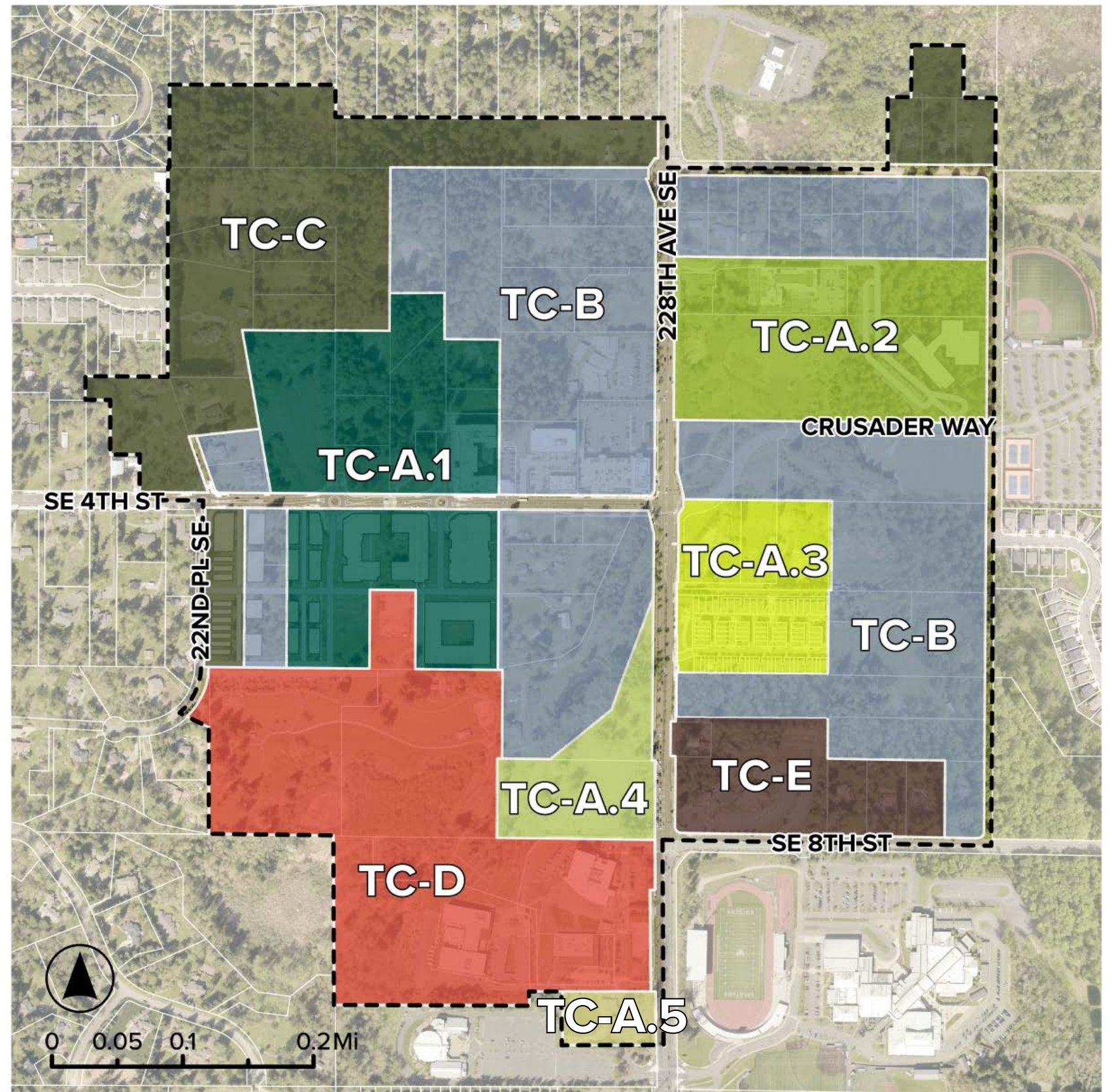
The geographic distribution of uses within the Town Center development is regulated through Chapter 21.07 of the Sammamish Municipal Code. The distribution of pre-existing, built, and proposed development among the current zoning classifications is shown in Table LU3.

**Table LU3 - Existing and Planned Development by Town Center Zone**

Town Center Zone	Project Status	DU's	Commercial
<b>TC-A.1</b>			
SKY Apartments	Built	159	13,000
SW Quadrant/Brownstones East	Proposed/Review	348	82,000
STC Phase II	Permit Review	344	18,000
<b>TC-A.2</b>			
SAMM Apartments	Built	92	14,245
Lake Washington High School	Permit Review		
<b>TC-A.3</b>			
Single-Family Homes	Pre-Existing	1	
Sammamish Townhomes	Built	75	6,500
<b>TC-A.5</b>			
Arbor Montessori School	Pre-Existing		
<b>TC-B</b>			
Sammamish Children's School	Pre-Existing		
Single-Family Homes	Pre-Existing	19	
Sammamish Village	Built		115,000
Brownstones West	Permit Review	38	
Aegis Sammamish	Permit Review	94*	
<b>TC-C</b>			
Single-Family Homes	Pre-Existing	11	
<b>TC-D</b>			
Sammamish Commons Park	Pre-Existing		
Sammamish City Hall	Pre-Existing		
King County Library	Built		
Sammamish YMCA	Built		
<b>TC E</b>			
Sammamish Hills Lutheran	Pre-Existing		
Single-Family Homes	Pre-Existing		

\* Sleeping Units

**Figure LU5 - Existing Town Center Zoning**



## Uses and Densities

Table LU4 provides an overview of allowable uses and densities by zoning classification to illustrate the intended distribution of various typical uses.

Some land uses are permitted only through a discretionary review known as the Unified Zone Development Plan (UZDP) process. The UZDP process is described in more detail in the *Code Audit* found under Appendix B.

**P** - Permitted Use

**C** - Conditional Use

**S** - Special Permit Use

**U** - Permitted, but required to be part of an approved UZDP

(1.) Includes building and hardware stores, garden stores, department and variety stores, food markets, apparel, home furnishings, drugstores, bookstores, florists, pet shops and other types of establishments

(2.) Includes services like dry cleaners, hair salons and barbers, and the like

(3.) Varies by Subzone

**Table LU4 - Selected Use Categories and Zoning Designations**

Land Uses	Town Center Zone				
	TC-A	TC-B	TC-C	TC-D	TC-E
<b>Residential Land Uses</b>					
Single-Family Detached	X	P	P	X	P
Duplex	X	P	P	X	X
Townhouse	U	P	P	P	X
Apartment	U	P	X	P	X
Cottage Housing	X	P	P	P	X
Senior Citizen Assisted Housing	U	P	X	C	X
Hotel/Motel	U	U	X	X	X
<b>Recreational/Cultural Land Uses</b>					
Parks and Trails	P	P	P	P	P
Amusement and Recreation Services	X	P	P	X	P
Library	X	X	X	P	X
Conference Center	P	P	X	X	X
<b>General Services</b>					
Personal Care Services (2.)	U	U	X	X	X
Day Care - Type 1	U	P	P	X	P
Religious Institutions	U	C	X	X	P
Medical Offices and Clinics	U	U	X	X	X
Schools	Varies (3.)	U	X	X	X
<b>Government/Business Services</b>					
General Business Services/Professional Office	U	U	X	C	X
<b>Retail</b>					
Typical Retail Stores (1.)	U	U	U	X	X
Eating and Drinking Places, Brewpubs	U	U	U	P	X
Medical Services	P	P	X	X	X
Professional Office	P	P	X	C	X
Department, Food, Hardware	P	P	X	X	X

## Allocation of Uses: Density, Dimensional Formulas and Caps

The TC Code and related zoning interpretations by the City's Department of Community Development uses formulas to determine the maximum amounts of certain types of residential and commercial developments that can be approved. It also incorporates caps on the amount of residential dwelling units and commercial development that can occur within zones. Separate systems are used to allow additional density through bonus provisions for residential and commercial uses; these formulas also vary by zone. As an ensemble of interrelated standards, the density, dimensional, and development caps standards are difficult to understand, calculate, and apply.

## Residential Uses: Dimensional and Density Standards

A combination of dimensional standards, density limitations, and development caps in the Code govern housing development characteristics such as density, height, and other parameters such as setbacks. The amount of allowable residential and commercial uses within zones and on sites are accounted for very differently, and in ways that do not accord with a typical understanding or regulatory approaches to density.

In land use planning, "density" is often used to express a measure of the amount of above-grade building areas and volumes in relation to the land areas in which they are situated. "Density" may also be used in planning terminology to describe the amount of housing units provided as a proportion of land area, such as units per acre.

Notable implications of the existing TC Code provisions on land use include:

- Dimensional standards subject to exceptions and discretionary departure through the UZDP process - There are exceptions and departures that can be obtained from standards for building height, setbacks, and the like.
- Assisted living exemptions from residential density standards - Senior-citizen assisted living facilities are considered to be composed of "sleeping units" rather than "dwelling units". This use category is therefore subject to a different application of density standards, with each sleeping unit counting as one-sixth of a dwelling unit.
- TDR exemptions from residential density standards - Housing units developed through TDR credits are exempt from residential density calculations. Because of the limited number of TDRs and existing agreements, their application is effectively limited to only one developer (STCA) which allows them to develop well beyond zoning maximums. In turn, this arrangement stifles the ability of other landowners to develop above base density allocations and/or to market capacity.
- Definition of "gross developable acreage" - The gross developable acreage used to calculate densities exclude certain wetlands and buffers, but allows for the inclusion of roadways used for public circulation. In the case of TC-A subzone, the entire subzone may be used to calculate density under certain circumstances. This approach makes establishing density requirements problematic relative to typical parcelization and subdivision of individual projects.

- Minimum residential densities - Residential development in zones TC-A and TC-B have minimum allowable residential densities, which are the same as the "allocated" residential densities. However, these may be changed in TC-A zones through the UZDP process.
- Implicit density increases above "allowable" units/acre - Certain types and scales of housing development require the inclusion of 10 percent affordable units, for which the development automatically receives a 5 percent additional density increase above the "allocated" standards.
- Dimensional standards and a mismatch with density standards - By applying maximum building dimension standards, fulfilling requirements for structured parking, and using TDR credits, individual projects can greatly exceed the regulated "maximum residential density" on individual sites and for individual projects in TC-A and TC-B zones. On balance, this results in uneven development patterns and unfairly favors landowners with access to the TDR pool.

The allocation of dimensional and density standards are detailed in Table LU5.

**Table LU5 - Residential Density and Height Standards**

Regulatory Standard	Town Center Zones					
	TC-A		TC-B	TC-C	TC-D	TC-E
	West of 228th Ave SE	East of 228th Ave SE				
Allocated Residential Density (units/acre)	16	16	8	4	8	1
Maximum Residential Density (units/acre)	40	40	20	8	20	1
Minimum Residential Density by Site (units/acre)	16	8	none	none	none	none
Total Maximum Residential Density (units/acre) using TDR Credits	> 40	> 40	> 20	8	20	N/A
Maximum Building Height (feet)	70	60	50	35	60	35
Maximum Number of Bonus Floors above Adjacent Street(s) (floors)	6	5	N/A	N/A	N/A	N/A
Maximum Building Heights incl. Bonus Floor (feet)	> 70	> 60	N/A	N/A	N/A	N/A

It is possible to provide additional building height that accommodates one additional story in the TC-A zone and TC-B zones, if the project contains affordable units obtained through the affordable housing bonus pool mechanism. This does not apply to projects providing the base requirement of affordable housing.

**Residential Bonuses and TDR Provisions**

The standards distinguish between "allocated densities" and "maximum densities". The general concept is to provide for increases above "allowable densities" by applying bonus or TDR provisions included in the Code. The method of calculating developable densities is complex.

There are three sources of residential bonuses:

Affordable housing bonus pool (AHBP) - A fixed supply of housing units may be drawn from this pool to achieve densities beyond the base allocated density for housing development projects. A hierarchy of priorities is used to distribute and calculate the number of affordable units and market rate units drawn from the AHBP. However, these calculations have been unevenly applied over time due to unclear language in the TC Code.

Transfer of housing density allowances from City-owned land in the TC-D subzone - The City has retained the ability to transfer unused housing units as calculated

for the land it owns within Sammamish Commons, including the park and municipal campus area.

Transfer of Development Rights (TDR) residential bonuses - Bonus provisions provide for densities greater than the "total maximum" by applying credits according to formulas that translate the value of TDR's purchased from King County or the City of Sammamish into increased housing densities. These formulas vary depending on both the sending area and receiving subzone where the TDR credits are applied. While the County TDR program has seen activity, the City's Interlocal Agreement (ILA) with King County has precluded the creation and use of an In-City TDR program.

At this time, development applications and projects have consumed the entire AHBP and all available units from the TC-D transfer program. These units have been used in a combination of built and proposed projects.

In the future, additional TDR bonus credits may be added to replenish the supply for potential use in the Town Center, depending on actions by the City. The City could amend its ILA with King County to allow developers to purchase additional TDRs from its sending pool, and thereby assist the County by reimbursing it for previous purchases of development rights for lands in the region, outside of Sammamish. It could also expand its own supply of TDR's by identifying qualifying sending sites within the City, should a hypothetical amendment to the ILA allow it.

**Section 4. Housing** in this *Report* provides a more detailed discussion of the status of the bonus pools and TDR density credits.

### Development Caps for Dwelling Units

Regardless of a project’s density, a maximum of 2,000 residential dwelling units was studied under the FEIS Preferred Alternative. Code interpretations has confirmed that the total development maximum cannot exceed this limit without a Supplemental EIS.

The number of housing units that can be developed within the existing zones and the Town Center are depicted in Table LU6.

The distribution of units is not uniformly applicable to all properties within eligible zoning classifications. The limited development quotas, including use of the AHBP and purchase of transferred housing credits from TC-D, are available on a first-come first-serve basis. Once a limit is met, other land is then subject to development at lower densities or will remain undeveloped until

the limiting standards are updated. Developers are likely to react to this by pursuing lower density and potentially lucrative project types such as townhouse development, or by holding land while anticipating future Code amendments. This is also a factor favoring development of senior assisted living facilities, as the cap on the total number of dwelling units does not apply to the “sleeping units” provided by these facilities.

### Commercial Uses: Dimensional Standards for Development Limits and Bonus Provisions

For commercial uses, limits are used to establish maximum allowable gross floor areas that may be added to various zones and subzones (Table LU7). A similar approach establishes the number of available

bonus provisions through a "pool" of additional commercial building areas.

Commercial and mixed-use buildings with commercial components are subject to the same dimensional standards as residential buildings. But rather than having site or area density standards, the TC Code allocates commercial square footage among the zones and has its own form of bonus provisions.

Use of the commercial bonus areas is contingent upon a project providing public benefits from a list of qualifying categories and is subject to discretionary review and approval.

To date, built and proposed commercial development fulfills approximately 40 percent of the total allotted commercial development.

**Table LU6 - Distribution of Max Dwelling Units by Zone**

	Town Center Zones						
	TC-A	TC-B	TC-C	TC-D	TC-E	AHBP	Total
<b>Maximum Allowable Total Dwelling Units (1.)</b>	880	440	96	240	N/A	344	2,000
<b>Maximum Total Capacity by Zone (2.) (3.)</b>	1464	440	96	0	N/A	0	2,000

(1.) Based on Director’s Code Interpretation SMC 21B.25.030 & 21B.75.020, Sammamish DCD, May 2, 2017

(2.) Assumes that the full AHBP and all 240 TC-D units are allocated to TC-A, prioritized in TC Code.

(3.) If not used in TC-A, AHBP and TC-D units may be used in TC-B.

**Table LU7 - Commercial Building Area Allocation by Zone**

	Town Center Zones									
	TC-A.1	TC-A.2	TC-A.3	TC-A.4	TC-A.5	TC-B (1.)	TC-C	TC-D	TC-E	Total
<b>Base Allocations of Commercial Development Capacity (sf)</b>	200,000	90,000	90,000	70,000	20,000	-	10,000	-	-	480,000
<b>Maximum Potential Allocation via Bonuses and Incentives (sf)</b>	50,000	22,500	22,500	17,500	5,000	-	2,500	-	-	120,000
<b>Total Maximum Potential Commercial Capacity</b>	250,000	112,500	112,500	87,500	25,000	-	12,500	-	-	600,000
<b>Total Commercial Built or Proposed to Date</b>	100,000	14,245	6,500	-	-	100,485	15,000	-	-	236,230

(1.) Commercial area may be allocated to parcels zoned as TC-B if they are adjacent to a parcel zoned TC-A, and both parcels are part of the same UZDP project.

## Land Use and State Legislation

Since the original adoption of the TCP, implementation of new regulations and updates to existing state laws are likely to affect land use planning and development in the Town Center.

### Growth Management Act

The Growth Management Act (GMA) comprises a collection of Washington State statutes that establish processes for planning and regulating growth and development. Initial adoption of the GMA in 1990 preceded the current TCP. There have been recent additions to the GMA legislation since that time that also influence land use.

Most of the relevant land use aspects of the GMA flow through the Comprehensive Plan as periodically updated to the TCP. As a Subarea Plan, the TCP is expected to be generally consistent with the adopted Comprehensive Plan. A [separate section above](#) suggests how recommendations in the current Draft of the Sammamish *Comprehensive Plan Update* relate to the existing TCP Land Use element and potential amendments.

The City's designation of environmentally critical areas derives from GMA legislation under RCW 36.70A.030. The City's mechanism for this is a Critical Areas Ordinance (CAO), which is currently undergoing updates. Under the existing ordinance, there are no designated critical land areas in the Town Center that would supersede other existing regulatory standards or requirements.

### Middle Housing and Accessory Unit Legislation

Two new laws substantially alter the application of zoning to housing density, unit types, and building

types that may have significant implications for the Town Center. One addresses the need for middle housing and provides for the development of additional units on lots that could previously only be developed as single-family homes. The other expands the ability to add accessory housing units (ADU's) to new development. The two laws can interact and raise as-of-right housing density significantly.

The Washington legislature created new housing density standards to promote the development of moderate density housing, replacing single-family zoning in many areas of the state. The "Middle Housing Bill" is also known as House Bill (HB) 1110. Sammamish is considered a "Tier Two" city because of its population size. Under this new legislation, Sammamish must typically allow a minimum of two dwelling units (du's) per lot, and/or a minimum of four du's if at least one unit is affordable. Many factors could trigger exceptions or alternate approaches.

Accessory dwelling units are addressed in HB 1337. Under its provisions, Sammamish would be required to allow at least two ADU's per principal residence. If there is an existing separate garage or structure, then the City must also allow conversion of that building to an additional ADU.

Sammamish has not employed a minimum lot area standard but allows for subdivisions where the resulting buildable lots would not exceed the maximum residential densities in units/acre. While potential implications for the Town Center remain uncertain, pending clarifications of its applicability and subsequent decisions by the City, an initial evaluation follows here.

Two zoning designations might reasonably be considered "predominately residential" under the new

state law: zones TC-C and TC-E. If this interpretation were valid, then the lowest density zone in Town Center (TC-E) could be converted from a maximum density at least double the existing standard of one du/acre. This would establish the ability to have two dwelling units as free-standing homes provided on a one-acre lot. Each of the principal homes are in turn allowed up to two additional ADU's - potentially even more if the development converted an existing garage to another ADU. The existing maximum density for these locations is one du/acre. The combined effect of HBs 1110 and 1337 may increase the effective maximum density to six units per acre. If the option were used to provide at least one affordable principal residence per three new principal residences, then the effective density would be 12 units per acre - a development pattern that could resemble townhouses in form and density.

For the TC-C subzone, the base "Allocated Density" is 4 du/acre, with a maximum allowable density of 8 du/acre if bonuses are available and provided. The combined effect of HBs 1110 and 1337 may increase the base minimum allowable density considerably. For example, using a scenario where 4 lots are created, each lot could hold 2 principal residences and have 2 ADUs. That would be an effective yield of 16 units/acre. This reflects a reasonably achievable density with well-designed units and lots conforming to the dimensional standards in SMC 21.07. Under such a scenario, the bonus provisions for TC-C would become moot, because a development could exceed the maximum bonus-able density without requiring provision of affordable housing.

There would be an even greater yield that could be obtained using the affordable housing provisions in HB 1110, potentially up to 300 percent greater than the current maximum yield under existing zoning.

# Housing

## Introduction

Housing choices and increased affordability are essential components of the City’s vision for the Town Center. Historically, Sammamish’s housing production has not been able to fully accommodate a range of ages, income levels, household types, and other local needs. This has compounded over time and contributed to Sammamish being one of the least affordable, and therefore least accessible, communities in King County.

Updates to the TCP intend to address these barriers to housing access, particularly access to affordable housing and fulfillment of carbon mitigation goals. There is strong interest in providing opportunities for people to live in the Town Center, in part to reduce vehicle miles traveled and greenhouse gas emissions consistent with State, regional and City goals. Focusing growth within Town Center will allow residents to live within walking distance of shops, restaurants, parks, and other amenities - a rarity within Sammamish.

Development of Town Center will help to propel the City towards its regional growth goals, while retaining the vision for a district that enhances the high quality of life shared by the community. Ultimately, the desired amount, mix, and configuration of housing in the Town Center will be shaped by the community’s environmental, transportation infrastructure, economic, and social goals and challenges.

## Findings

The Town Center will play a key role in addressing the growing housing demands of the community, while supporting broader City, regional, and State objectives for sustainable growth.

- Housing development aligns with the TCP vision - Past and planned development is consistent with the TCP vision for an accessible, environmentally-conscious community providing diverse and affordable housing options to a variety of residents, including empty nesters, young adults, and workers.
- Housing development is approaching a key threshold - Past and anticipated housing development is approximately 50 percent of a maximum threshold of 2,000 dwelling units as established in the TCP.
- Substantial available capacity to expand housing stock in the Town Center - There are opportunities to continue to expand the housing stock as part of the development of a vibrant, mixed-use Town Center that provides a range of housing options. This may involve changing the cap on dwelling units in the Town Center, amending the provisions that allow for increased residential density, or other measures.
- Limited remaining provisions for creating new affordable housing - As a result of the depletion of the AHBP, without additional incentives the 10 percent inclusionary requirement for affordable housing in the TC Code is the only remaining mechanism for producing affordable housing in the Town Center.
- Depleted Transfer of Development Rights (TDR) bonus pool - Amendments to the TCP are needed if the City wishes to renew or revise its approach to TDR's and their role in housing development.

# Update on Conditions, Challenges, and Opportunities

## Housing Production to Date

Table H1 indicates the extent of housing production that has been accomplished or is projected based on proposals that are at various points of review and implementation. The data provided at right are current as of October 2024. Proposed projects are subject to change in the future.

## Housing Conditions

### Sammamish Context

Sammamish’s housing stock is relatively young, suburban, expensive, and predominantly detached single-family. The latest Census data estimates that 83.4 percent of all homes in the city are detached single-family housing (US Census Bureau, ACS 2018-2022). When comparing the city to its neighbors to the north and south, this figure is well over double that of Redmond (40.9 percent) and Issaquah (37.4 percent), and represents the highest overall percentage for cities with populations over 30,000 in King County.

The predominance of single-family dwellings contributes to the city’s high rate of homeownership, which is much higher in Sammamish (84.2 percent) than across King County (56.2 percent). This too is the highest percentage of homeowners of all cities with populations over 30,000 in the county. The median home sales price in Sammamish is the highest in the county at \$1,647,500, compared to \$844,975 countywide.

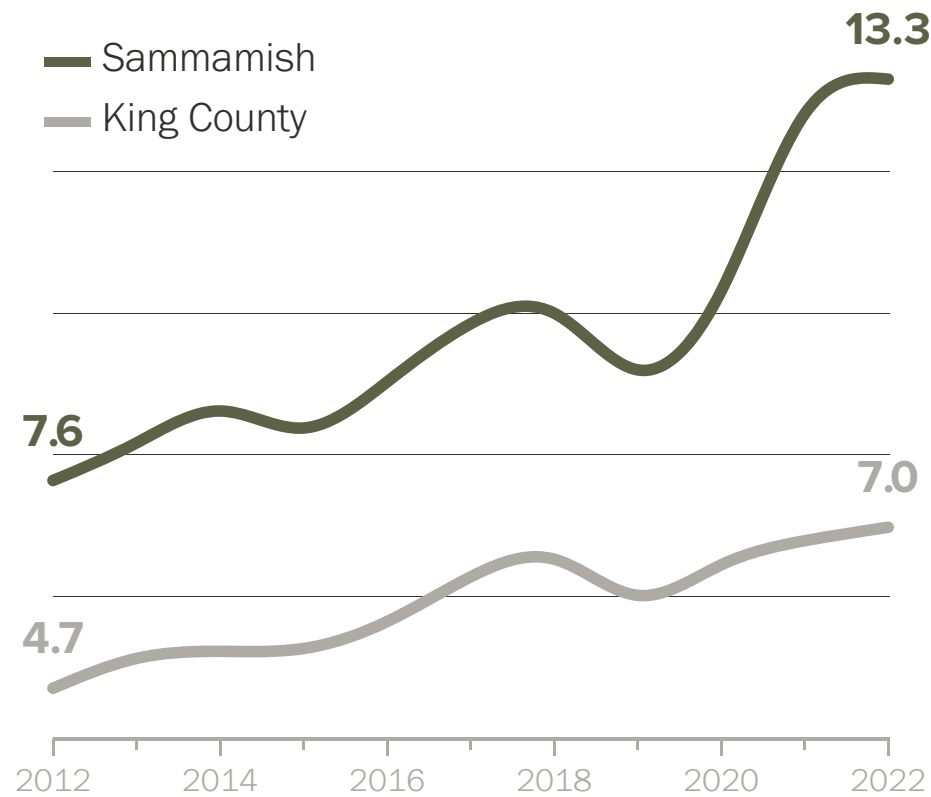
Table H1 - Housing Units Built and Proposed

Status	Project Name	Market Rate Units	Affordable Units	Total Units
Built	SAMM Apartments	74	18	92
Built	Sammamish Townhomes	68	7	75
Built	SKY Sammamish	135	24	159
Proposed	SW Quadrant (STC Phase I)	226	74	300
Proposed	Brownstones East	45	3	48
Proposed	Brownstones West	35	3	38
Proposed	STC Phase II	341	3	344
	<b>Total Built</b>	<b>277</b>	<b>49</b>	<b>326</b>
	<b>Total Proposed</b>	<b>647</b>	<b>83</b>	<b>730</b>
	<b>Total Built + Proposed</b>	<b>924</b>	<b>132</b>	<b>1056</b>
	Remaining	850	94	944
	<b>Total</b>	<b>1,774</b>	<b>226</b>	<b>2,000</b>

Condominiums in Sammamish provide a relatively affordable form of ownership housing given their median sales price of \$625,000, but this type still requires household income greater than the county median (\$116,044). Additionally, condominium homes in Sammamish are only a small portion of the overall housing stock.

Taken together, these conditions make Sammamish currently one of the least affordable cities in King County.

**Figure H1 - Home Price to Income Ratio, Sammamish and King County**



The rate of housing price growth in Sammamish has outpaced the County over the last decade, but this trend accelerated in 2019.

Sale Price Ratio is a function of the Median Home Sale Price in a given jurisdiction divided by King County Median Income.

Sources: US Census Bureau, Small Area Income and Poverty Estimates (SAIPE). Redfin Market Insights, accessed March 2024.

**Table H2 - Housing Market Comparison, Cities over 30,000 Population in King County**

City	Population	Single Family, Detached	Median Home Sale Price	Median Days on Market	Owner	Renter
<b>Sammamish</b>	<b>66,586</b>	<b>83%</b>	<b>\$ 1,647,500</b>	<b>8</b>	<b>84%</b>	<b>16%</b>
Shoreline	58,673	66%	\$ 845,000	11	67%	33%
Burien	51,505	60%	\$ 665,000	18	57%	43%
Des Moines	32,667	56%	\$ 525,475	7	59%	41%
Kirkland	92,015	55%	\$ 1,400,000	6	62%	38%
Bothell	47,917	55%	\$ 964,495	6	64%	36%
Auburn	85,623	51%	\$ 553,750	28	61%	39%
Kent	135,169	51%	\$ 612,000	19	56%	44%
Renton	105,355	51%	\$ 641,000	22	54%	46%
Federal Way	99,614	50%	\$ 645,000	33	55%	45%
Bellevue	150,606	48%	\$ 1,500,000	22	52%	48%
SeaTac	30,927	45%	\$ 540,500	11	47%	53%
Redmond	73,728	41%	\$ 1,056,000	4	47%	53%
Seattle	734,603	39%	\$ 845,000	11	44%	56%
Issaquah	39,400	37%	\$ 1,357,000	5	58%	42%
<b>King County Overall</b>	<b>2,254,371</b>	<b>52%</b>	<b>\$ 844,975</b>	<b>12</b>	<b>56%</b>	<b>44%</b>

Sources: US Census Bureau, ACS 2018-2022. Redfin Market Insights, accessed March 2024

## Market Factors

There are a number of factors affecting the diversity and cost of housing in Sammamish:

High land costs - Land is becoming increasingly expensive in the city and in the region. As was the case when the TCP was first adopted in 2008, the average home price in Sammamish is now well beyond the means of most county residents in terms of income levels and monthly payments. While the high land cost creates an immense challenge for providing affordable housing, it's a strong incentive for increasing the intensity and diversity of housing types.

Environmental constraints - Approximately one-half of the Town Center's acreage is not usable for housing construction due to wetlands and related environmental restrictions. Steep topography also provides a considerable constraint on housing development. However, these factors also create opportunities, as these attributes could be utilized as amenities to residents of the area. The nature of these constraints lends itself to supporting higher intensity development on unencumbered lands, making multi-family housing types more space efficient and financially feasible than single-family uses, thanks to their larger height-to-footprint ratio.

Housing and employment growth - Since Sammamish has been developed as a predominantly low-density suburb, there is an unmet need for new housing types, including multi-family and higher-intensity development. In particular, there is a deficit of workforce housing - 85.7 percent of people who work in Sammamish cannot or choose not to live within the city (US Census Bureau On The Map, 2021). Envisioning a future with a vibrant, mixed-use Town Center can foster a sense of renewal and diversity. This update to the TCP will

encourage an approach that bridges the existing single-family neighborhoods with new development, respecting existing homes while welcoming new members to the community.

Vehicle Miles Traveled - Sammamish's limited citywide roadway network and public transit options, combined with increasing traffic volume, have in the past created arguments in favor of limiting new residential development. More recently, however, the realities of climate change make it clear that reducing Vehicle Miles Traveled (VMT) on a per capita basis is an important step the City can take to mitigate its contribution to climate change. New land use and development patterns, primarily mixed-use development, will create opportunities for people to live, work, shop, and play within walkable areas, Town Center being chief among them. Mixed-use development can also address the city's deficiency in commercial uses, reducing the need for vehicular trips off the plateau.

Property ownership configuration - The numerous and relatively small property ownerships present a challenge to coordinated residential development in the Town Center. The need to cost effectively provide necessary infrastructure, however, provides a strong incentive for property owners wishing to develop to coordinate with nearby property owners. Coordinated development usually provides greater opportunities for a higher intensity of development and, subsequently, a greater profit for current property owners. Care needs to be taken in how these developments are coordinated and phased, how the infrastructure is connected, and how the new development transitions to adjacent properties. Since 2008, STCA, a developer, has purchased much of the property in Town Center, alleviating some of the challenges associated with

coordinating action amongst individual property owners.

Changing demographics and urban interests - Sammamish's population is relatively young, the average household size is large (3.0 compared to a county average of 2.4 per the ACS 2018-2022 5-year estimates), and the child dependency ratio is high (47.3 percent vs 29.6 percent for King County at large). There is strong interest in providing for a greater diversity of housing types from a multitude of viewpoints:

Downsizing empty nesters - Sammamish will see an increasing number of empty nester residents. Regional trends show that empty nesters are increasingly interested in downsizing to dwelling units in locations close to restaurants, parks, and amenities without a large yard to maintain.

Opportunities for young people to stay in Sammamish - Given the housing prices, few of the students now in Sammamish will be able to afford a place of their own in the city once they leave their parents' house. Additionally, young adults are increasingly favoring higher density/higher amenity environments over traditional suburban environments.

Sammamish workers - Many people who currently work in Sammamish would like to live in Sammamish but cannot afford to, including teachers, firefighters, and medical professionals. Furthermore, as the city adds jobs in pursuit of its employment growth targets, demand will only continue to increase.

Additional insights regarding current real estate market conditions are provided in the section on *Real Estate Market and Feasibility Parameters* and associated *Appendix*.

# Housing Regulatory Context

## Housing and the Town Center EIS

The original TCP’s Draft Environmental Impact Statement (DEIS) studied four development alternatives, which considered differing amounts of new housing production.

- Alternative 1 (Commercial Focus) – 3,000-4,000 new housing units
- Alternative 2 (Low Intensity) – 1,000-1,500 new housing units
- Alternative 3 (Civic Focus) – 2,500-3,000 new housing units
- Alternative 4 (No-Action) – 300-350 new housing units

The Preferred Alternative detailed in the Final Environmental Impact Statement (FEIS) studied the effect of 2,000 new dwelling units in the Town Center, which persists as the de facto regulatory limit.

## Housing and the Comprehensive Plan Update

In 2024, Sammamish is scheduled to adopt a Comprehensive Plan update that includes an overall strategy for supporting the affordable housing targets it has been assigned by King County. It will include changes to the Future Land Use Map which will influence subsequent zoning and development code updates.

The TCP is a subarea plan that is consistent with the Comprehensive Plan that provides a more specific approach to providing for both market-rate and affordable housing that is calibrated to its circumstances and other community goals for the area.

## Housing in the Existing Town Center Plan

### Housing Strategies in the TCP

The TCP articulates a housing development strategy that reinforces the overall organization around relatively dense mixed-used nodes, with a mix of housing types and densities ranging from multi-family and townhouse types to free-standing structures. The housing strategy included the provision of both low- and moderate-income housing. It would provide for affordable housing in a variety of forms, serve various income levels, and be integrated with other uses.

As described in the preceding section on land use, the concept of having five different mixed-use nodes as an overall organizational model has proved to have shortcomings, but the ability to promote mixed-use development including housing is built into the current zoning framework. As described further in this section, the strategy to provide for different income levels and housing types has not been successfully implemented to date. All existing and proposed affordable housing is within the 80 percent Area Median Income (AMI) bracket. Virtually all of the existing and proposed affordable housing are components of relatively large multi-family buildings.

### Status of TCP Housing Objectives, Goals and Policies

Unlike other elements in the TCP, there are no specific objectives provided for housing. Those that are related to housing in the overall plan objectives appear to be valid and attainable, depending on the course of the buildout of Town Center area.

With limited exceptions, the goals and objectives listed in the TCP have largely been met through adoption of regulations in the TCP Code or remain valid and attainable. Unfulfilled goals and objectives include:

- Housing Choices H-3.1 cottage housing - There are no specific incentives that have been created to encourage cottage housing.
- Housing Design H-4.1 efficient review process - Although there are strong design guidelines that have been adopted, the review process implementing them is not efficient.
- Affordable Housing Goal H-5 and objectives - Although the goals call for providing housing for both low and moderate incomes, the associated objectives call for providing low or moderate income, which is what the current regulations and implementation incorporate.

### Status of TCP Housing Recommended Implementation Actions

The TCP includes eight Recommended Implementation Actions, each of which is addressed below.

- Adopt land use regulations that accommodate desired residential development - The land use regulations do allow for up to 2,000 dwelling units in the Town Center. However, “desired” goes beyond simply the number of units. Including housing types such as “townhouses” as permitted uses in the most intensive zoning category severely limits the density achievable and cuts out other options for middle housing that exist in between townhomes and large apartment buildings.
- Adopt design guidelines and a design review process - Guidelines for site planning and design, building design, and landscape design are integrated into the Town Center code. However, no standardized “design review” process is found. The use and effectiveness of these processes is broadly undergoing reevaluation, and changing attitudes combined with recent legislation means that this Action should be revisited.

- Adopt development regulations requiring all residential developments to provide housing affordable to persons of low and moderate income. - Development regulations do require residential development to provide housing affordable at the 80 percent AMI level, at a minimum. However, truly low-income housing is not required, and despite existing incentives to provide housing at less than the 80 percent AMI level, no development has yet done so. Revisiting these incentives and coming together with stakeholders to address barriers to creating housing affordable at lower than 80 percent AMI is a necessary part of the city’s growth strategy, as mandated by the GMA.
- Adopt development regulations encouraging affordable housing above and beyond the minimum 10 percent requirements. - The Affordable Housing Bonus Pool (AHBP), detailed above in the Land Use chapter of this Report, is currently exhausted. The AHBP was the only mechanism through which the City could encourage construction of affordable housing units beyond the minimum 10 percent requirement. Revisiting the incentive structure to encourage more affordable housing development is in scope for this TCP update process.
- Explore the feasibility of allowing affordable dwelling units be provided off-site but within Town Center boundaries - Providing off-site affordable housing is given as an alternative means of compliance in the code, but no project has taken advantage of this method. Again, working with developers and/or real estate professionals to assess the ultimate effectiveness of this strategy is a necessary step.
- Require a recorded agreement ensuring sustained affordability for required affordable housing units. - This has been completed– affordable housing is

required to maintain its affordability for a minimum of 50 years in the code, which is a standard length of time.

- Explore provisions for a Transfer of Development Rights program allowing density transfers from Sammamish properties outside of the Town Center to sites within the Town Center. - While an in-city TDR program is discussed, its value is yet to be seen as the King County ILA preempts its use.
- Explore the adoption of other incentives, such as a Short-Term Multi-Family Tax Abatement program, for the Town Center as a way to encourage affordable housing. - Other incentive methods are being explored as part of this planning process and have been a topic of consideration during the preparation of the Comprehensive Plan update.

The State’s Multifamily Property Tax Exemption (MFTE) Program began in 1995 and was intended to incentivize development in “residential targeted areas.” Under this program’s exemptions, a property owner does not have to pay property taxes on residential improvements for a given number of years. Sammamish has not yet adopted an MFTE program, though it has some exemptions and reductions in place for impact fees which can vary by project.

## Housing and the Town Center Code

### Housing Types Allowed

Table H3 indicates the range of housing types allowed by zone as identified in the TC Code.

**Table H3 - Dwelling Unit Type Allowed by Zone**

Town Center Zoning Designation	Zone	Dwelling Unit Type					
		Single Detached	Duplex	Townhouse	Apartment	Cottage Housing	Assisted Living
<b>Mixed-Use</b>	TC-A	-	-	U	U	-	U
<b>Mixed Residential</b>	TC-B	P	P	P	P	P	P
<b>Lower Intensity Residential</b>	TC-C	P	P	P	-	P	-
<b>Civic Campus</b>	TC-D	-	-	P	P	P	C
<b>Reserved</b>	TC-E	P	P	-	-	-	-

**P** - Permitted Use  
**C** - Conditional Use

**U** - Permitted as part of an approved UZDP

## 10 percent Affordable Housing Requirement

For all residential development, a minimum of 10 percent of dwelling units must be affordable to households at 80 percent of Area Median Income (AMI). This requirement applies to the residential units provided up to the base number of allowed units. Alternatives to this rule were created, which allowed for a lower percentage of affordable units if the affordability level was below 80 percent AMI, though these alternatives have not been pursued by any existing or proposed residential developments.

## Housing Density Incentives

### Affordable Housing Bonus Pool

The current TCP articulated the aspiration “...as much as possible, to allocate development capacity equitably to all property owners and to allow as much development flexibility as possible consistent with the City’s vision for the Town Center.” (TCP, page 26). To do so, the TCP created a density bonus mechanism. It established a base residential density equal to approximately 80 percent of development capacity, with the remaining 20 percent allocated as an incentive for proposals consistent with specified criteria. The baseline established by the plan was 1,656 dwelling units. Because the FEIS evaluated 2,000 total units as the preferred approach and initial increment of development, a bonus pool of units that could be created using affordable housing provisions was made up of the difference, totaling 344 units.

Development proposals could access this bonus pool by providing affordable housing units beyond the minimum of 10 percent, from which the name “Affordable Housing Bonus Pool” was derived. However, due to the complexity of intertwined

**Table H4 - Affordable Housing Bonus Pool Allowances by Project**

Project Name	Bonus Residential Units			
	Affordable Units (1.)	Market Units	Total Bonus Units	Ratio
SAMM Apartments	14	42	56	1:3 (2.)
SKY Sammamish	24	71	95	1:3 (2.)
SW Quadrant (STC Phase I)	64	129	193	1:2
<b>Total Units</b>	<b>102</b>	<b>242</b>	<b>344 (3.)</b>	<b>1:2.5</b>

(1.) All units indicated as “affordable” are affordable to household incomes at the 80 percent AMI level. No units are affordable at any level below this threshold, despite existing code incentives.

(2.) Allowance calculations done prior to the 1:2 ratio prescribed by 2017 Code Interpretation

(3.) The total number of Affordable Housing Bonus Pool units available is 344. To date, built and proposed projects have exhausted the AHBP, and no further AHBP units remain.

regulations and density calculation, the rules around the ratio of additional market rate units allowed for every additional unit of affordable housing were applied unevenly, and ultimately had to be resolved through a code interpretation.

As of March 2024, the Affordable Housing Bonus Pool will be exhausted upon completion of existing and proposed projects that are advancing through the UZDP process; 344 units are either already developed or are claimed by future development proposals. See Table H4 for further details.

### Transfer of Development Rights

Multiple TDR programs are in place in the Town Center. The purchase and use of TDR credits allows developers to exceed allocated and maximum density limits.

These TDR programs are as follows:

- King County Interlocal Agreement (ILA) – Through an agreement between Sammamish and King County, 75 TDR credits are allocated to use in the Town Center. However, the ILA requires that 20 TDR credits from this program be exhausted prior to use of any TDR credit from any other program. As of July 2024, 25 of the King County credits have been allocated through development applications approved or under review. These credits are not yet to be considered “exhausted,” which per the ILA occurs when building permits are issued. This may still be years away.
- Town Center D Zone TDR Program – The Town Center’s D zone is allocated 240 residential units, which may be transferred to Zones TC-A and TC-B in a one-to-one ratio should additional design criteria

**Table H5 - TDR Credit Usage by Project**

Project Name	TDR Program		
	King County	TC-D Zone	In-City
SW Quadrant (STC Phase I)	6	0	0
Brownstone West	4	0	0
STC Phase II	15	240	0
<b>TDR Credits Used</b>	<b>25</b>	<b>240</b>	<b>0</b>
Credits Remaining	50	0	N/A

be met. As of March 2024, all 240 units have been claimed by STCA as part of the STC Phase II project.

- City of Sammamish Transfer of Development Rights – The In-City program authorizes the sale of TDR credits from properties located within the Thompson or Inglewood Sub-basins, Erosion Hazards Special District Overlay, or the Wetland Management Areas Special District Overlay. TDR credits from this program may be applied to the Town Center’s B and C zones. Because of the King County ILA, this program has yet to launch.

See Table H5 for a breakdown of TDR credit usage across Town Center projects.

**State Targets and Mandates**

The Town Center provides the City with opportunities to help meet state employment and housing growth targets established for Sammamish that implement State of Washington legislation. Under the Growth Management Act (GMA), the State assigns growth targets to its constituent counties to strategically plan for anticipated growth, and mandates that municipal Comprehensive Plans include implementation steps. State goals include coordinating infrastructure investments including transportation and transit investments, reducing greenhouse gas emissions, creating dense regional employment centers with proximate housing and preserving resource lands that might be depleted by dispersed residential development. Counties and cities subsequently negotiate employment and housing growth targets.

Due to extreme housing shortages across Washington State, in 2021, the legislature amended the GMA to require that counties and cities take actions to provide housing for all income levels that are below the prevailing average incomes for each region, defined as the Area Median Income (AMI). The targeted housing provision includes permanent supportive housing (PSH) and emergency housing.

As part of implementing these goals, cities with an insufficient supply of affordable housing are determined through a regional planning process. The process then identifies the amount and income levels that would ideally be needed to equitably distribute affordable housing development across the region. Cities must ensure that their zoning laws allow for construction of projects and types of housing that can contribute to the supply of affordable housing, such as apartment buildings in certain areas.

2044 Growth Targets

King County is home to many of the state’s key employment centers, and has lagged significantly in providing affordable housing commensurate with its share of the population. To comply with the GMA, King County must plan for growth by increasing affordable housing capacity across various AMI levels.

This in turn applies to Sammamish’s future planning for growth, as it must also plan for increasing affordable housing capacity across AMI levels.

Affordable housing growth targets are shown in Table H6 below, disaggregated by AMI bracket. Both the County and the City are mandated by the GMA to plan for accommodating this amount of growth by the year 2044.

**Table H6 - Affordable Housing Growth Targets (2044) by Area Median Income**

	AMI Bracket			
	0-30%	30-50%	50-80%	80-100%
<b>King County</b>	144,000	63,000	56,000	263,000
<b>Sammamish</b>	1,449	419	232	0

*Note: While recent legislation requires jurisdictions to also provide emergency housing units in addition to affordable housing, emergency housing is not included in the above growth targets.*

# Transportation

The original TCP intended for transportation improvements to provide safe, efficient, and attractive connections to the many uses and amenities within the Town Center and in surrounding areas. Key components of the Transportation element included bicycle and pedestrian access, both as a means of transportation and recreation, transit access along 228th Avenue SE, and vehicular access throughout the area.

A memorandum on transportation existing conditions in the Town Center, provided by the transportation consultant DKS Associates, has been reformatted for inclusion as part of this Existing Conditions Report, and appears below.

## Purpose

The purpose of this memo is to review the existing transportation conditions of the Town Center area within the City of Sammamish. This memorandum is intended to summarize information that may be helpful for Town Center planning and transportation analysis related to the Town Center Supplemental EIS.

More background information on Level of Service standards, including multimodal level of service and level of traffic stress, can be found in the Transportation Master Plan.

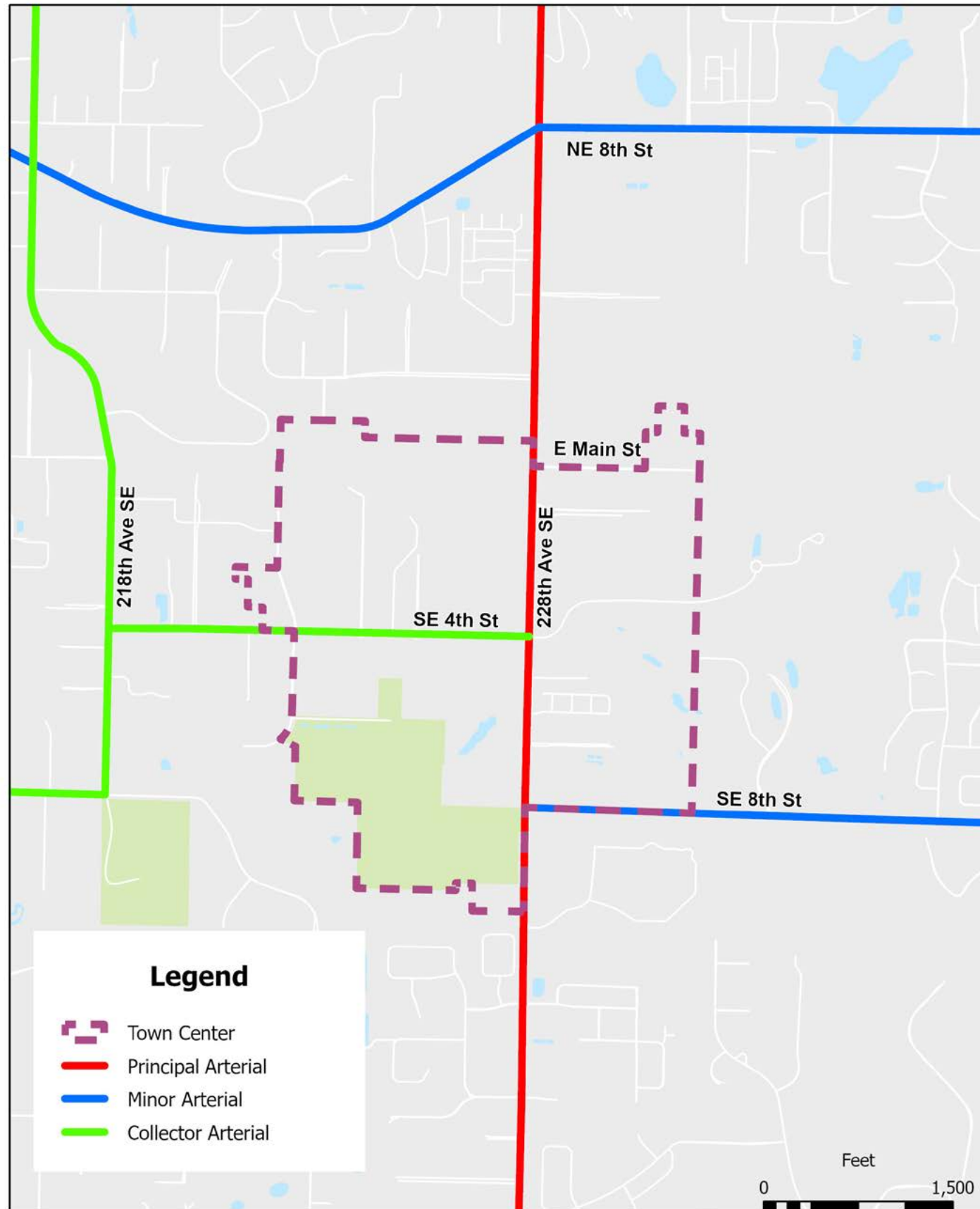
## Previous Town Center Transportation Planning

In June 2008, the City adopted the Sammamish Town Center Plan. The Town Center Plan established policy direction that amends the previous Comprehensive Plan. The Town Center provides a central area for increased residential and commercial densities. Transportation improvements associated with the Town Center are intended to provide safe, efficient, and attractive connections to central uses and amenities, minimize congestion impacts within the Town Center and surrounding areas, and promote alternative travel modes. To support the Town Center Plan, improvement concepts including roadway cross-sections specific to roadways supporting the Town Center were developed. These concepts are described in detail in the Sammamish Town Center Plan.

Transportation impacts of Town Center development will be addressed through a variety of strategies, including:

- Greater connectivity of roadways within, to, and from the Town Center.
- Trip reduction through bicycle/pedestrian access.
- Transportation demand management through measures such as shuttle service, carpool access, etc.
- Requiring all new City transportation improvement projects to provide appropriate accommodation for pedestrians, bicyclists, transit riders, and persons of all abilities, while promoting safe operation for all users.
- Roadway and intersection improvements inside and outside the Town Center.
- Other measures may be identified.

**Figure T1 - Street Functional Classification**



**Existing Town Center Street Network**

Town Center includes the following arterial streets:

- 228th Ave NE, a principal arterial, from SE 8th St to E Main St
- SE 8th St, a minor arterial, from 228th Ave NE for approximately 1,300 feet east
- SE 4th St, a collector arterial, from 228th Ave NE to 222nd PI SE

The street classification for Town Center is shown in Figure T1.

**Level of Service**

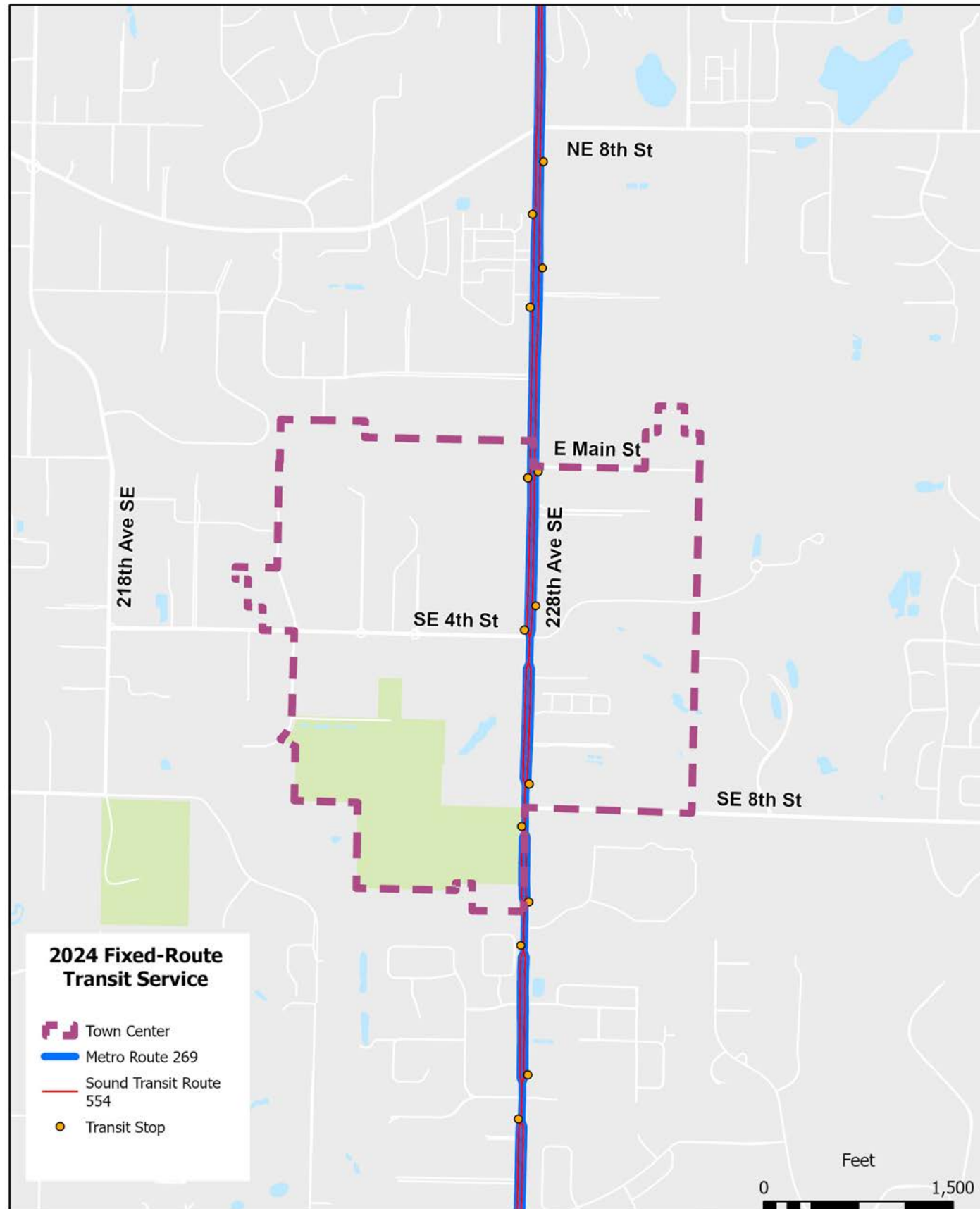
Table T1 below provides existing conditions Level of Service for the two arterial intersections in Town Center.

**Table T1 - Intersection Level of Service**

ID	Name	Control	LOS Std.	2023 AM		2023 PM	
				Delay (s)	LOS	Delay (s)	LOS
12	228th Ave SE & SE 8th St	Signal	D	27.5	C	18.4	B
17	228th Ave SE & SE 4th St	Signal	E	21.1	C	17.1	B

The two arterial intersections in Town Center meet LOS standards for both AM and PM peak hours.

**Figure T2 - Fixed Route Transit**



**Transit Operations**

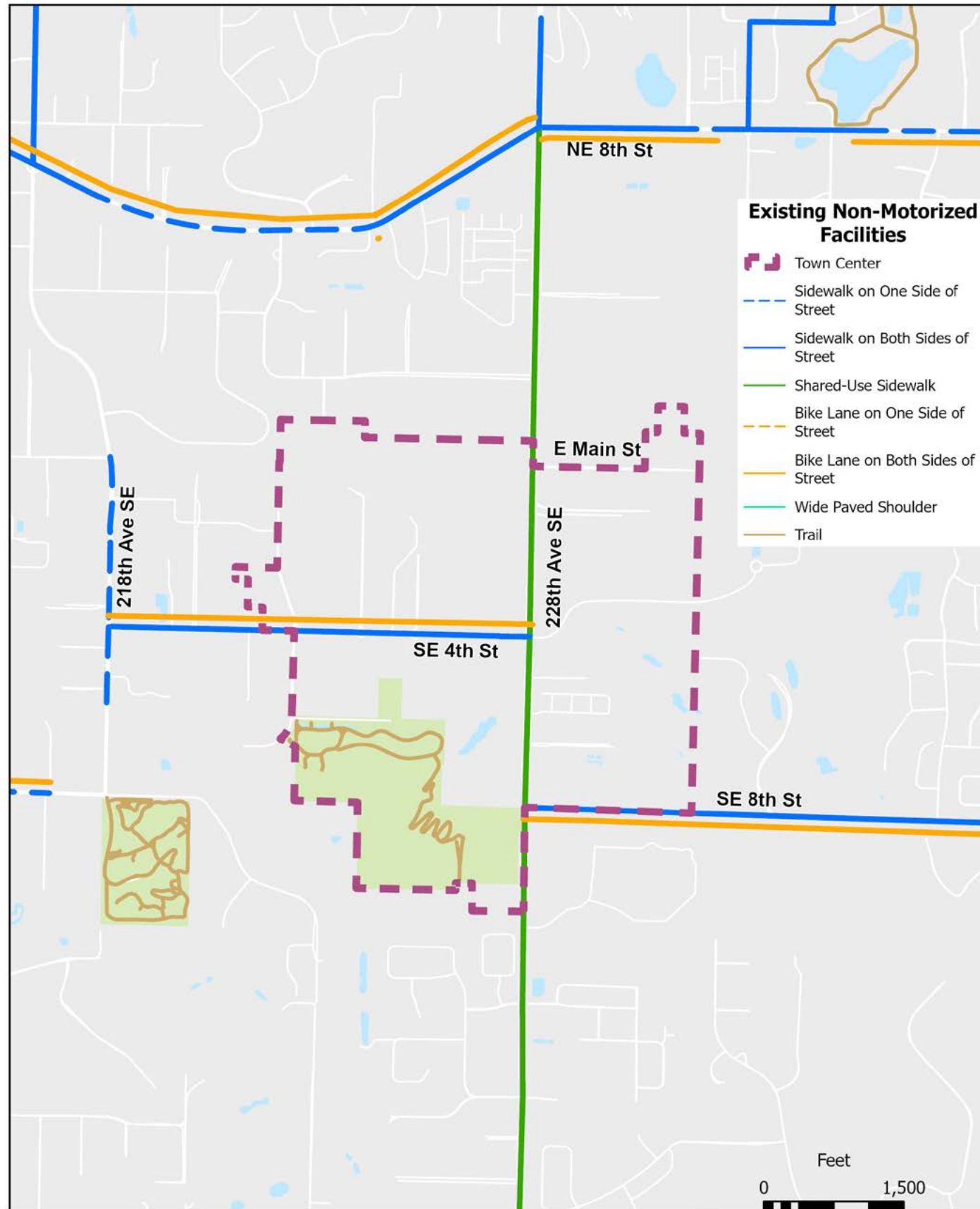
There are three bus stops in Town Center along 228th Ave SE: SE 8th St, SE 4th St, and SE Main St. King County Metro and Sound Transit provide transit service to the City of Sammamish, and both access the bus stops in Town Center. Two transit routes currently serve the City on weekdays, with service as summarized in Table T2. As of December 2024, there is no fixed route transit service in Sammamish on the weekend.

In addition to the fixed route transit services described above, King County Metro operates Metro Flex, an on-demand neighborhood transit service, within a designated geographic area in the City of Sammamish, which includes Town Center. The service runs from 7 AM to 6 PM on weekdays and from 9 AM to 6 PM on Saturdays. Fixed route transit service is shown in Figure T2.

**Table T2 - 2024 Fixed-Route Transit Service**

Route #	Route Description	Service Hours	Headway
269	Issaquah TC / North Issaquah / Issaquah Highlands / Bear Creek / Overlake	Monday - Friday 6:23am - 7:39pm	Every 30 minutes
554	Redmond / Issaquah Highlands / Issaquah TC / Downtown Seattle	Monday - Friday 4:38am - 11:41pm	2 AM trips (SB) 5 PM trips (NB)

**Figure T3 - Existing Non-Motorized Facilities**



**Existing Bicycle and Pedestrian Facilities**

In Town Center, 228th Ave NE has a twelve-foot-wide shared use path on the east side of the street. Additionally, there is a seven-foot sidewalk on the west side of the street. SE 8th Street has a bike lane with no buffer on each side of the street and a sidewalk on both sides of the street, with a landscape buffer in some locations. SE 4th St was recently developed and includes a bike lane with no buffer on each side of the street and a sidewalk on both sides of the street, with a landscape buffer in some locations. Through the roundabouts on SE 4th St, there is a curb cut for cyclists to easily access the sidewalk for protection at the intersection. Existing bicycle and pedestrian facilities in the Town Center area are shown in Figure T3.

**Multimodal Level of Service**

Within Town Center, both the Pedestrian Level of Traffic Stress (LTS) and Bicycle Level of Traffic Stress for all arterials is LTS 2. This results in a Green Pedestrian LOS and Bicycle LOS for the arterials in Town Center. More information on methodology for level of traffic stress and multimodal level of service (MMLOS) analysis can be found in the Transportation Master Plan (TMP). Figure T4 shows pedestrian level of traffic stress and Figure T5 shows bicycle level of traffic stress in the Town Center area. Figure T6 shows pedestrian level of service and Figure T7 shows bicycle level of service in the Town Center area.

**Conclusion**

There are no existing condition deficiencies in Sammamish’s Town Center. All the intersections are operating at acceptable LOS standards. All bicycle and pedestrian facilities operate at acceptable MMLOS according to the adopted MMLOS standards.

Figure T4 - Pedestrian Level of Traffic Stress

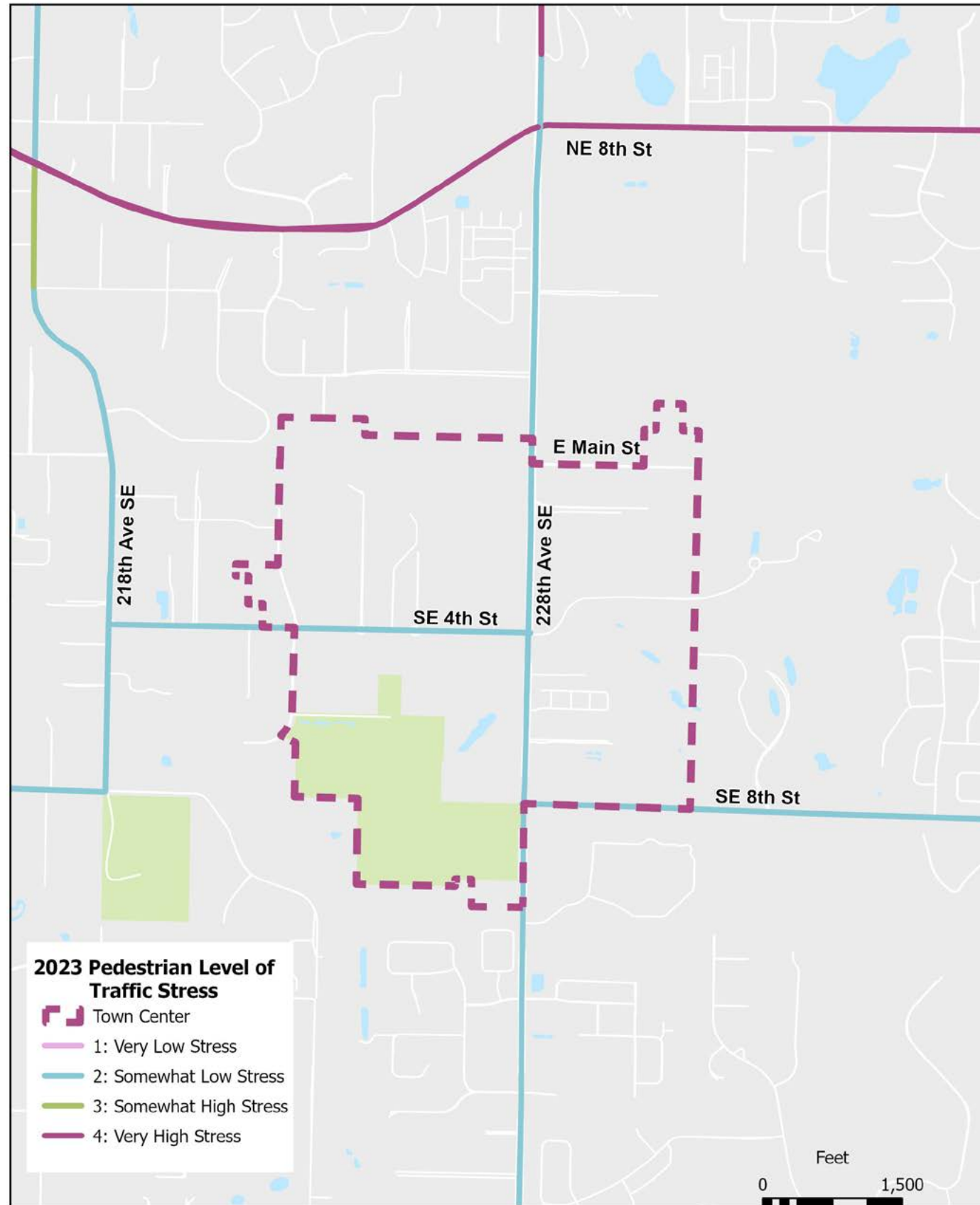


Figure T5 - Bicycle Level of Traffic Stress

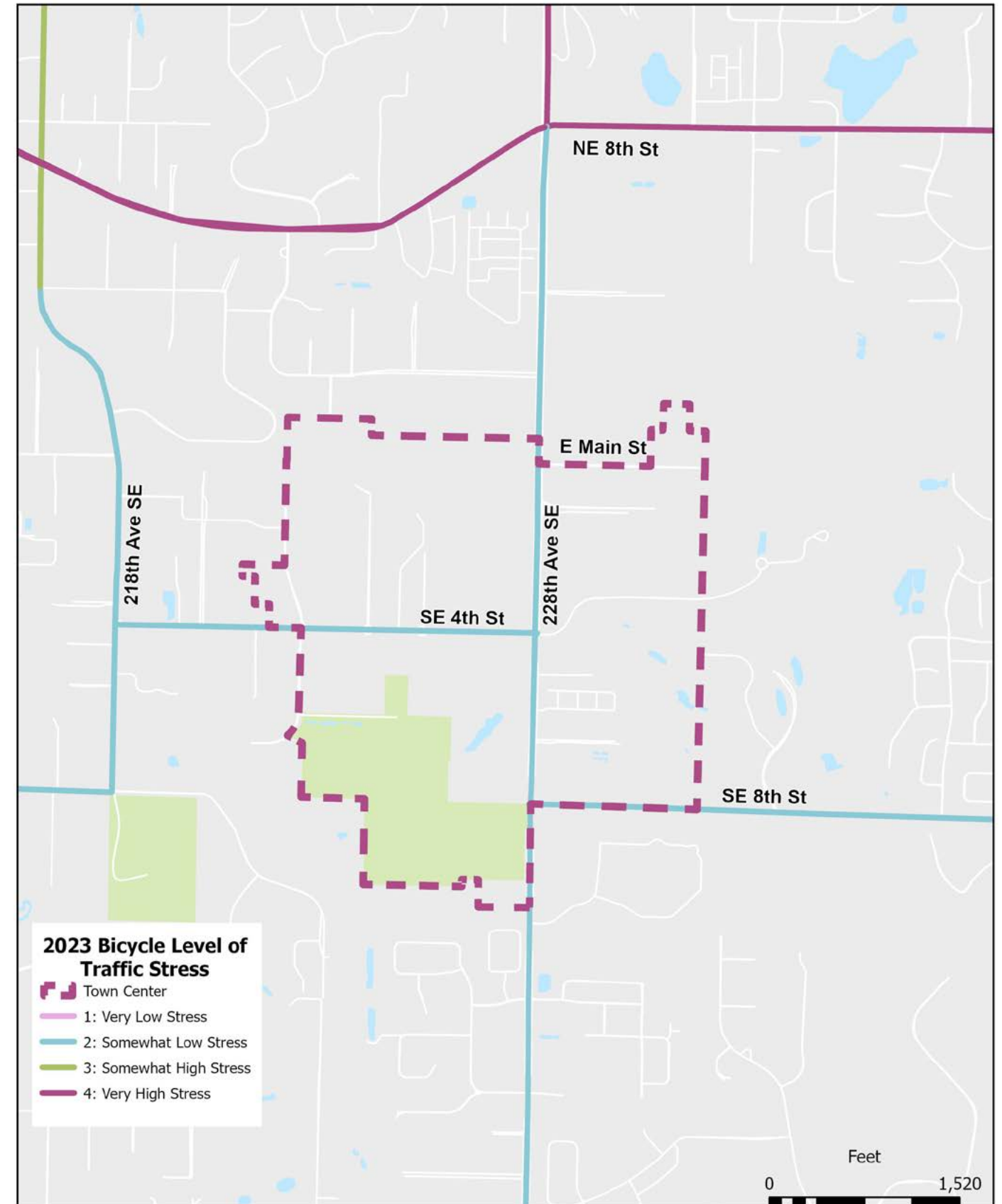


Figure T6 - Pedestrian Level of Service

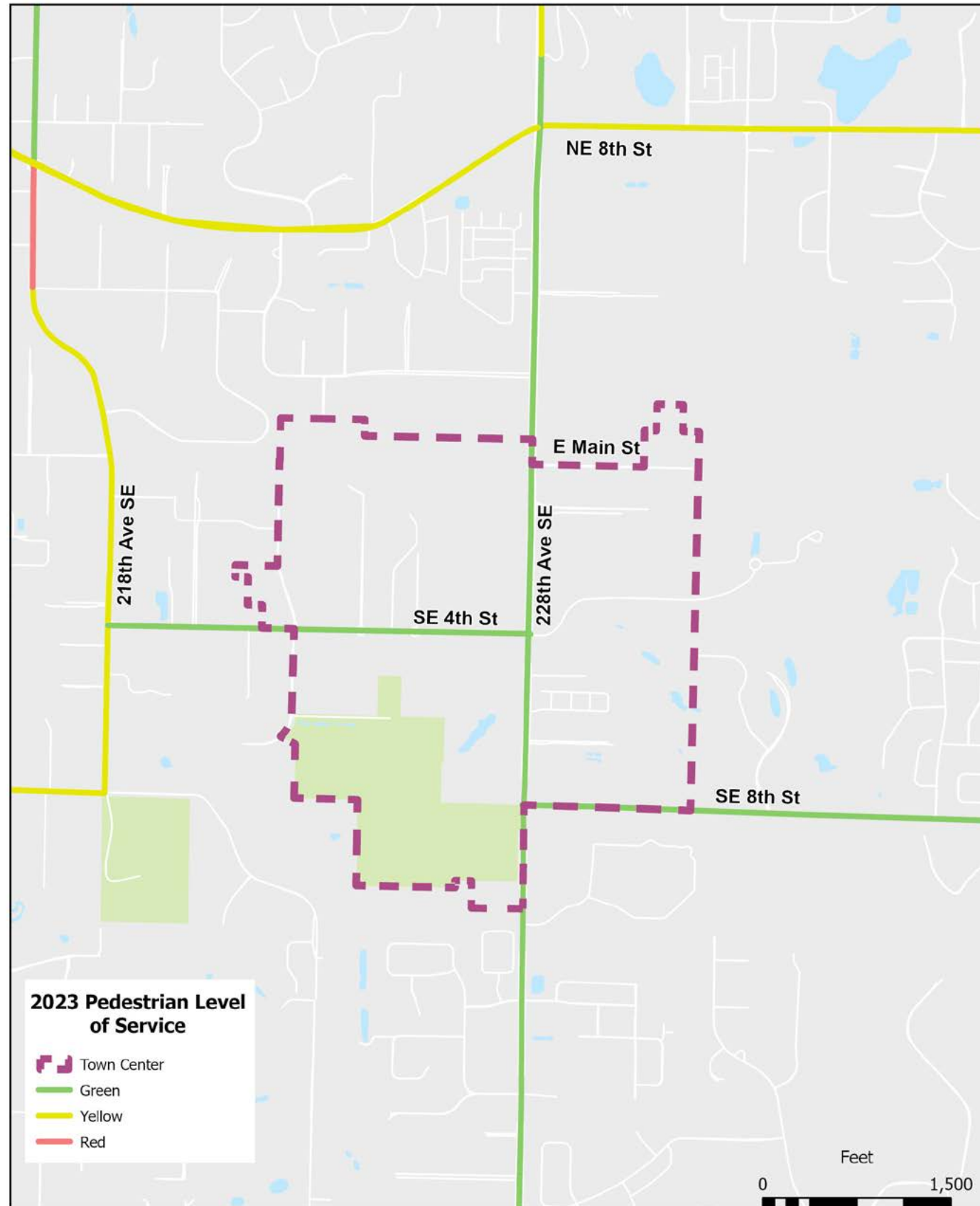
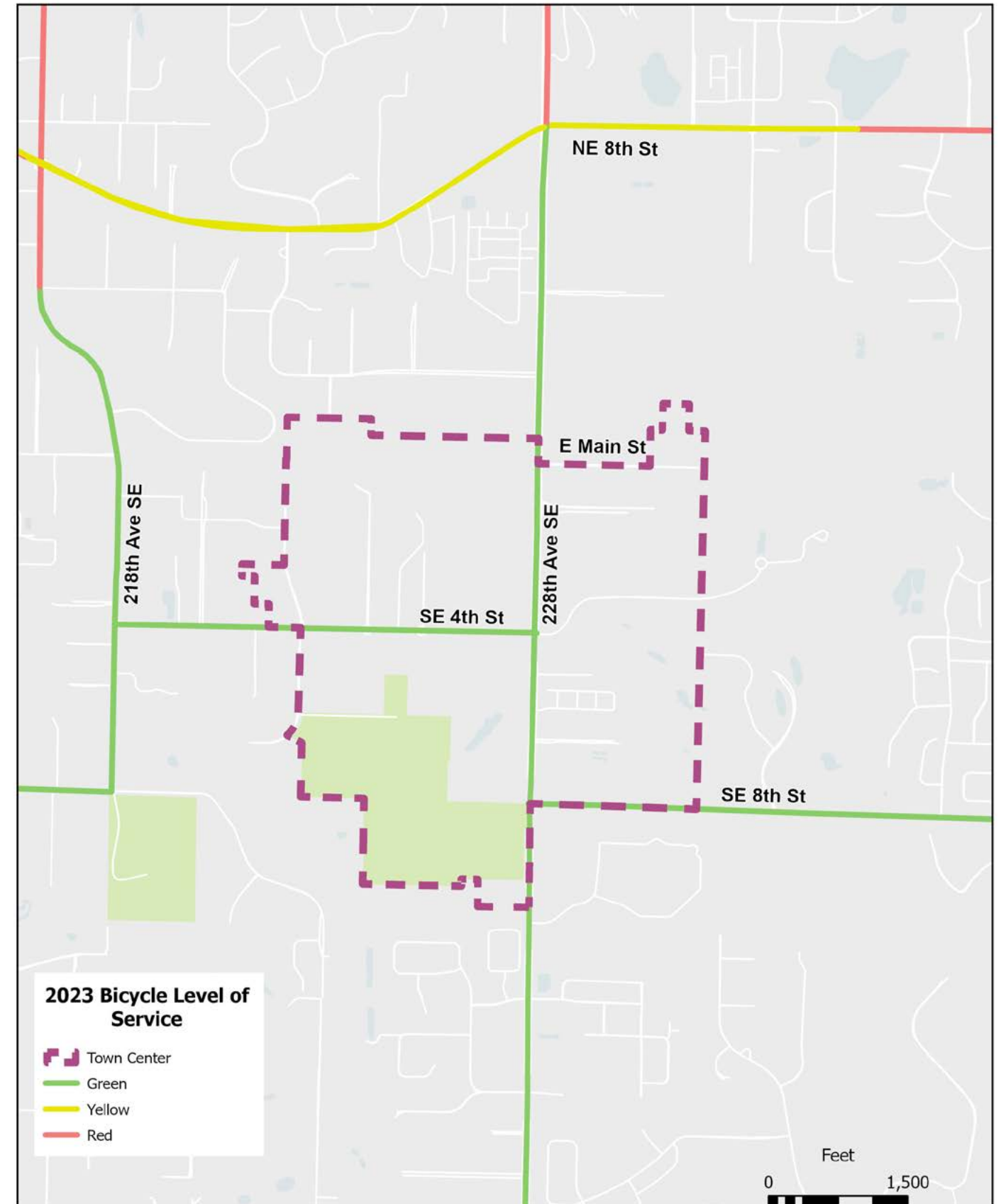


Figure T7 - Bicycle Level of Service



# Open Space, Trails, and Public Facilities

## Introduction

The TCP envisions an interconnected system of green spaces and indoor and outdoor facilities that range from the active Sammamish Commons, natural open spaces, and smaller green spaces associated with mixed-use housing development. Since the production of the TCP, a handful of projects have moved forward, helping to give shape to this vision. Much of the vision remains relevant as the development of this area continues to take shape.

## Findings

- Consistency with the TCP Open Space, Trails, and Public Facilities Element - Although not completed, the implementation of projects and initiatives are generally consistent with this element in the current TCP.
- The Town Center Infrastructure Plan (TCIP) for Zone A-1 is inappropriate as a Code measure - The TCIP is a conceptual planning document and is generally inappropriate as a component of the Development Code regulatory framework for the Town Center. It has been a challenge to interpret and apply regarding open space, trails, and public facilities as part of the UZDP process.
- Need for updated and coordinated sidewalk and trail standards - Updated sidewalk and trail

standards that are coordinated with city-wide standards and accomplished in conjunction with updated street standards are needed.

- Outdated diagrams and plans - The diagrams and illustrative plans in the existing TCP were conceptual and are not specifically applicable due to the evolution of the Town Center area through projects and proposals and infrastructure construction.

## Update on Conditions, Challenges, and Opportunities

The Town Center is located on varied topography, with little level land. It encompasses wooded stream channels, protected wetlands, and portions of King County-designated Wildlife Habitat Network. These natural features are both assets and challenges, presenting opportunities to engage with and protect nature, while making it difficult to provide athletic fields and a connected trail system.

### Open Space and Public Facilities

The pre-existing public open space of the Sammamish Commons is being incrementally augmented in conjunction with land development as part of the regulatory review and approval processes for projects. Publicly accessible open space in the form of plazas or courtyards are also planned for projects incorporated into projects under review.

### Commons Park

The Sammamish Commons is the central amenity around which the Town Center was planned to be built. Since the adoption of the TCP, the Sammamish Commons has gained many more amenities, with

distinct areas now referred to as the Upper Commons Park and the Lower Commons Park. In the Upper Commons, the addition of the Community & Aquatics Center and a King County Library contribute to the vision of a vibrant City Hall Plaza with active edges that were laid out in the Town Center Plan. City Hall Plaza now serves as the location for Sammamish's weekly Farmers Market, and the Upper Commons also includes a skate park, basketball court, and play area.

The Lower Commons now includes a community garden, playground, shelters, and a spray park along its loop path. Upgrades/expansion to this playground are listed within the Capital Facilities Projects for the next 7 to 10 years.

### The Green Spine

The TCP included a concept for a linear open space, or "Green Spine," envisioned to extend from Sammamish Commons north into a future mixed-use area. This space would provide an organizing structure, recreation amenity, and visual relief that also functions to treat stormwater runoff. Implementation of this concept is anticipated in conjunction with private development through design reviews and approvals associated with specific project proposals.

The Green Spine concept was subsequently the focus of design guidance in the *Sammamish Town Center: Green Spine Design Companion* and the TCIP, which established an allocation of contributed open space to be devoted to this feature by private-sector development projects.

The TCIP refined the Green Spine concept and organized it into 3 segments:

- Primary Open Space Zone - This zone is described as a highly visible, accessible, and active space that is a focus of the Town Center.
- Secondary Open Space Zone - This zone is described as more linear in character, with building edges lining a pedestrian corridor, containing natural elements such as stormwater planters, native plants, and other green features.
- Neighborhood Transition Zone - The north end of the Green Spine is considered as a transitional zone with pedestrian links and amenities and spaces geared to the predominately residential uses nearby.

The Green Spine is planned to be located within the TC A-1 zone or the Core Mixed-Use (CMU) area of the Town Center subarea, where proposed development requires the submission of a UZDP.

### **Notch Property**

The Notch Property is a City-owned parcel adjacent to and north of the Lower Commons Park. Various planning concepts have been prepared for this site to consider how it may be best related to future development, linking the future Green Spine and Lower Commons Park. No definitive approach has been established, and it remains an important opportunity for the Town Center.

### **Athletic Fields**

The TCP suggested addressing the limited availability of flat land for sports fields via cooperative agreements with local schools. Town Center and other Sammamish residents have access to Eastlake Community Fields and Inglewood Middle School Community Fields through a school/city partnership. These fields provide nearly 15 acres of play space and are located

approximately 1.1 miles from Sammamish Commons, the primary open space within the Town Center. There are also fields at Skyline High School, which are 0.3 miles from the Commons. The Issaquah School District oversees the scheduling of these fields. The City may still desire to provide additional fields that can be accessed at any given time.

### **Trails**

The trail map delineated in the TCP is a conceptual diagram that illustrates the general goal of an interconnected network of key City trails, pedestrian trails (public sidewalks and walkways), and local trails (which may be privately developed but publicly accessible). Some trail construction has occurred, with a key trail connecting the Community Garden to SE 4th Street, and a natural trail that travels northeast from the Community Garden area up to the main intersection. Connecting Town Center with Big Rock Park, which opened in 2021, has been challenging in that the connection requires pedestrian easements through the Balmoral and Lancaster subdivisions, of which only the latter has been secured. The 2024 *PROS Plan* includes this trail connection project on the Capital Improvement Projects list for 2025.

## **Open Space, Trails, and Public Facilities Regulatory Context**

### **Open Space, Trails, Public Facilities, and the Town Center EIS**

The Final EIS described and included consideration of parks, trails, and open space that were further contemplated in the TCP. There were no unmitigated

potential impacts or unavoidable adverse impacts associated with these elements.

## **Open Space, Trails, Public Facilities, and the Comprehensive Plan Update**

The current TCP Plan Elements are consistent with the related components of the *draft Comprehensive Plan update*.

### **Open Space, Trails, and Public Facilities Strategies in the TCP**

The strategies in the TCP call for gradual enhancements to the Sammamish Commons that provide identity-giving characteristics, recreational benefit, an ecological enhancement.

These strategies are intended to be implemented over time through a combination of municipal improvements to the Sammamish Commons and joint initiatives and improvements associated with the Notch Property, the Green Spine, and development of open space corridors, courtyards and plazas.

### **Status of TCP Open Space, Trails, and Public Facilities Objectives, Goals and Policies**

The objectives, goals, and policies in the TCP expand on its strategies for open space, trails and public facilities. All objectives remain valid and appropriate. The objective to establish a hierarchy of interconnected open spaces and natural areas is being realized and remains a fundamental aspect of regulations, development plans, and municipal actions. Certain objectives have been met, such as the provision of a swimming pool and gymnasium. Other objectives such as providing for parks, trails, and recreational facilities are being accomplished incrementally.

This section of the Report is an evaluation of both the current and prospective land use conditions, setting the context for potential amendments to the land use element of the TCP. This planning process anticipates recalibrating the Land Use Element of the TCP, as it extends the Plan's horizon twenty years into the future, in parallel with the Comprehensive Plan update.

Among the goals and policies, certain items have not been advanced and may no longer be appropriate.

- Goals OS-1.3 Node Master Plans - As noted in land use, some of the mixed-use nodes depicted in the TCP may not be practical or appropriate under current and future conditions, so creating separate master plans may not be appropriate.

#### **Status of TCP Open Space, Trails, and Public Facilities Recommended Implementation Actions**

The action items for these TCP elements consists of the following:

- Refine the trail plan - Refine the proposed trail system plan outlined in this document and prepare a proposal to fund and construct primary trails.
- Adopt design standards for trails and sidewalks - These were adopted through reference to other plans and standards, but comprehensive and updated street standards incorporating sidewalk standards are needed.
- Purchase land and begin planning the Green Spine - Because the Green Spine may be valuable as a stormwater facility as well as a recreational and visual amenity, the TCP recommends waiting for the stormwater management basin master planning (described in Recommended Implementation Action 1 of the Natural Systems section) before beginning planning of the Green Spine.

However, this stance conflicts with the concurrent planning of land use development projects, as completion of the Green Spine necessitates the use of privately-owned land.

- Continue civic complex master planning - Planning did continue, but additional planning may be needed to meet all TCP goals and objectives.
- Plan for civic facilities to ring the Commons - This has been advanced with the development of the YMCA facilities on City-owned land.
- Acquire easements and/or land area for key wetlands, stream corridors, and buffers - Regulatory limitation in these areas has been the tool used to meet TCP goals and objectives, rather than municipal purchases and acquisitions.

#### **Open Space, Trails, Public Facilities, and the Town Center Code**

TC Code contains development standards for landscape and irrigation within Town Center (SMC 21.07.070). The goals of this code include:

- Character - Promote a natural landscape character emphasizing mature plants and an informal, naturalistic layout.
- Aesthetics and ecology - Improve the aesthetic quality and ecological function of the built environment.
- Impact reduction - Reduce the impacts of development on drainage systems and natural habitats.

The interconnected trail system that is envisioned for Town Center will consist of different types of trails and pathways, which may be constructed by the City as sidewalks, bicycle lanes, or paths through city parks or right-of-way, or by developers as privately built but

publicly available paths. The design guidelines for pathways and trails depend on their typology:

- Sidewalks must adhere to interim street standards.
- Trails must adhere to Public Works standards.
- Trails in critical areas adhere to U.S. Forest Service standards for non-paved trails.

#### **Town Center Infrastructure Plan, Zone A-1**

The TCIP has been incorporated by reference into the TC Code for the purposes of project reviews and approvals within Zone A-1. Relative to open space, trails, and public facilities, it includes the overall intent and guidelines for various features and conditions as well as a section on a hypothetical Green Spine. The document is conceptual in nature, with planning diagrams and design explorations that are speculative about private development patterns, feasible and efficient organization of streets and roads, and other factors.

Although the TCIP contains useful information and some relevant planning-level guidance, it is generally inappropriate as a rigid and binding Development Code provision for the Town Center, and applying it as such has resulted in functional and interpretive challenges during the UZDP process.

# Natural Systems

## Introduction

The existing TCP recognizes and documents a range of valuable and vulnerable natural landscapes including wetland, streams, and areas with dense tree canopy. The Natural Systems element identifies resources and provides for their protection and enhancement through a range of actions, including local codes and ordinances that address relevant conditions.

## Findings

- Natural system management through regulations - Most of the strategies, goals and objectives for Natural Systems are being implemented through the City's regulatory frameworks.
- Need to address development benefits and associated tradeoffs - Some natural system strategies do not address pragmatic needs and environmental benefits of compact and relatively dense development of buildings and infrastructure that are inherent aspects of the Town Center vision and TCP. For example, all vegetation and trees cannot be retained and still have significant new compact development with the associated environmental benefits that it brings.
- Outdated diagrams and plans - The diagrams and illustrative plans in the existing TCP for Natural Systems were conceptual and are not specifically applicable due to the evolution of the Town Center area through projects and proposals and infrastructure construction.

## Update on Conditions, Challenges, and Opportunities

The natural systems are important aspects of the Town Center, including the surface and groundwater systems, environmentally critical areas, diversity of species and habitats, natural open space, vegetation, wetlands and drainage systems. In general, the overall condition of the natural systems within the Town Center have not significantly changed since the TCP was adopted, and related challenges and opportunities remain as the development of the district advances. Regulatory standards and requirements that have been put in place are intended to protect and enhance the natural systems while providing for the anticipated development and land use changes. These standards and requirements are being applied to development and infrastructure changes in the area.

### Hydrologic Water Systems

The topographic organization and configuration of the water drainage systems remain the same, with the majority of the area draining to the north to the Inglewood Basin along tributaries to George Davis Creek. The other major drainage conveys water to the south and west to the Thompson Sub-basin.

Hydrologic studies confirmed that existing regulations were sufficiently protective of these basins, released in separate basin master plans prepared for each basin in 2011. Some improvements have been accomplished downstream of the Town Center, including a major culvert replacement along George Davis Creek.

All stormwater management for projects and infrastructure must meet standards adopted by the City and County. Since the adoption of the TCP,

several studies and initiatives considered methods for managing stormwater on a regional basis that would create common facilities serving large areas, including both areas within and beyond the Town Center.

Large area systems would meet the same water quality standards and requirements as smaller systems but might provide long-term cost savings or other advantages. No feasible strategies were identified or advanced that would re-organize the stormwater management at larger scales. Impediments include allocating substantial up-front costs to create such systems and establishing an equitable and effective maintenance program involving many property owners and the municipality.

Project-level systems for development and infrastructure meeting all applicable standards and are maintained by property owners remain the viable approach to stormwater management.

### Vegetation, Habitat, and Wildlife

Vegetation, habitat, and wildlife in the Town Center have generally remained the same since the original adoption of the TCP. Streams, wetlands, buffers, and open space similarly continue to promote retention and protection.

A portion of the King County-designated Wildlife Habitat Network extends through the southern portion of the Town Center subarea. The TCP noted that this designation is no longer viable given the construction of Skyline High School and Sammamish City Hall and proposed an alternative alignment along a stream and wetlands that extends across the Town Center. These are being protected and better serve as a habitat corridor. However, King County has not updated this map in many years.

According to the Washington State Wetland Rating System for Western Washington, where Category I wetlands provide the most valuable ecological functions, Town Center contains Class 1, 3, and 4 Wetlands. These areas have specific development guidelines, which are discussed further below.

There have been and will be future reductions in the total areas of vegetated lands, including tree canopies, as the planned consequence of development in the Town Center, but these changes are mitigated by offsetting measures provided for in the TCP and in the TC Code. No additional types of vegetation, habitat, or wildlife resources have been identified in subsequent planning processes that would require adjustments to the Plan's strategy for these plan elements.

## Natural Systems Regulatory Context

### Natural Systems and the Town Center EIS

The Town Center FEIS described and included consideration of natural systems that were contemplated in the TCP in the analysis of the Preferred Alternative. It evaluated the TCP relative to water resources, streams, fish, wetlands, and wildlife. There were no unmitigated potential impacts or unavoidable adverse impacts associated with these elements.

### Natural Systems and the Comprehensive Plan Update

The current TCP Plan Elements are consistent with the natural systems components of the *Draft Comprehensive Plan Update*.

## Natural Systems in the existing Town Center Plan

### Natural Systems Strategies in the TCP

#### Water Quality Management

The discussion of water quality strategies suggests that retaining existing vegetation and requiring replacement of any lost vegetation would reduce the impact of urban densities. However, there is a contradictory circumstance that arises; the development of land that is mostly covered by vegetation to achieve the environmental benefits of compact development will necessarily reduce vegetated land areas and total vegetation.

The water quality management strategies listed in the TCP have either been advanced or remain as potential strategies. These include comprehensive management, wetland and stream enhancements, and low-impact development measures, and regional treatment systems. The strategy to reduce the average footprint per dwelling relative to typical suburban development is inherent in the minimum development standards and incentives for multi-family development that are features of the TCP.

#### Vegetation, Habitat, and Wildlife Conservation

These strategies have all been advanced through TC Code provisions and project reviews. The strategies for vegetation and tree retention must be flexible to attain the benefits of creating a compact and relatively dense Town Center on land and sites that were substantially undeveloped. The City does not have mapped wildlife corridor designations, yet still employs City regulations to preserve and enhance those critical areas identified in the TCP. Landscape standards created in the TC

Code remains the strategy for emphasizing ecological functions of landscaped areas.

### Status of TCP Natural Systems Objectives, Goals and Policies

The objectives, goals, and policies in the TCP center around enhancement and protection of natural systems. They remain valid based on the evolution of the area and related policies, with limited exceptions.

Among the goals and policies, certain items have not been advanced and may no longer be appropriate.

- Goal NS-1.3 - Called for design and construction of regional storm water management systems in association with mixed-use nodes. This has not proven to be feasible or necessary, as environmentally responsive solutions can be achieved on a project or sub-area basis.

### Status of TCP Natural Systems Recommended Implementation Actions

The action items for these TCP elements consists of the following:

- Develop a storm water management plan - This has been accomplished for key basins.
- Explore a "Green Infrastructure" Plan - The City created a Town Center Infrastructure Plan, which briefly mentions stormwater infrastructure but does not amount to a full "Green Infrastructure" plan.
- Require regional storm water facilities in mixed-use nodes - As noted above, this has not been feasible or shown to have more beneficial results than separate facilities.
- Emphasize ecological functions in design guidelines - This emphasis has been included in subsequent guidelines for the Town Center.

- Evaluate the feasibility of a “Green Spine” open space - This is an ongoing effort and is separately addressed in the Open Space Element.
- Establish roadway design standards that minimize runoff - Improved, coherent and coordinated roadway standards remain an unfilled action item.
- Revise the locations of designated wildlife corridor - As noted above, the City does not designate wildlife corridors, but it has implemented regulations and reviews to implement the underlying goals.

## Natural Systems and the Sammamish Climate Action Plan

Adopted in 2023, this plan addresses climate change by setting goals to significantly reduce the City’s carbon footprint. It sets ambitious targets for reducing greenhouse gas emissions by 2030, with a key strategy of decreasing per capita vehicle miles traveled by 30 percent by 2030 and 50 percent by 2050. Other relevant goals include the preservation of tree canopy coverage, the expansion of resilient natural landscapes to withstand climate challenges, and an increase to the amount of waste that is diverted away from landfills.

In general, the TCP will contribute to the City's resilience and sustainability relative to other areas because of the benefits of compact development that uses land efficiently in contrast to low density development. The compact development patterns and related design standards provide benefits to reduce the production of greenhouse gas emissions and reduction in tree cover that would otherwise occur, including the provisions to:

- Substantially reduce land coverage by paving for parking - By planning for and requiring parking structures, the TCP and TC Code limit the use

of land for surface parking that covers land and eliminates trees and reduces urban heat effects.

- Substantially reduce induced sprawl - Compact development that includes significant proportion of multi-family housing reduces VMT's, land disruption, site coverage and tree removal that are all impacts of traditional single-family zoning and housing both within Sammamish and within the region, where housing would otherwise be provided to accommodate growth.
- Enhance opportunities for transit - Compact development provides substantially greater opportunities for effective public transit.
- Improve walkability in a mixed-use district - The Town Center is planned for and requires the creation of a pedestrian network connecting residences, shopping, services, recreation and public amenities so that walking miles replace driving miles.

## Natural Systems and the Town Center Code

### Critical Areas

The *Sammamish Comprehensive Plan*, following the goals and policies of the GMA, calls for the protection of the function of the natural environment as it relates to public health and safety. To this end, the City has prepared several maps of critical areas, including wetlands, flood hazards, erosion hazards, and aquifer recharge areas, some of which extend into Town Center.

The TCP and broader SMC regulatory framework provide for protection and mitigation measures for this area.

- Wetlands – SMC 21.03.020 stipulates standards and mitigation requirements for developments that

occur near wetlands and their buffer areas. There are specific buffer requirements related to wetland category; for example, Category I Wetlands require a development buffer of between 125-215 feet, depending on their Habitat Score.

- Critical Aquifer Recharge Areas - Development that occurs within the portion of Town Center that falls within Critical Aquifer Recharge Area must provide a certain level of surface water infiltration or equivalent storm water facilities.
- Erosion Hazard Areas - Development that occurs within the portion of Town Center that falls within Erosion Hazard Area must perform land clearing, grading, filling, and foundation work in those areas only from May 1st to September 30th, except when specially permitted.

## Stormwater Management and Low Impact Development

The TCP put forth the strategy of focusing growth into denser development in order to minimize disturbance and protect surrounding natural areas. These larger, denser units must plan to manage surface water in order to prevent an influx of additional surface runoff as a result of changes to topography and site permeability. In addition to mitigating these impacts from large developments, there is a desire to showcase innovative stormwater solutions such as green roofs, rainwater harvesting, and permeable pavement to protect downstream waterways.

SMC 21.03.030 states that all new development subject to drainage review must comply with King County’s Surface Water Design Manual. SMC 21.07.110 outlines interim stormwater standards for Town Center, and similarly specifies that development

in Town Center shall adhere to the adopted Surface Water Design Manual and accompanying Sammamish Addendum.

King County’s manual responds to the need for surface and stormwater management systems that not only mitigate the impacts of development but also comply with the County's National Pollutant Discharge Elimination System (NPDES) General Municipal Stormwater Permit issued by the Washington State Department of Ecology pursuant to the Clean Water Act. Under this guidance, on site flow control best management practice (BMPs) are required in order to “mitigate the impacts of storm and surface water runoff generated by new impervious surfaces, new pervious surfaces, existing impervious surfaces, and replaced impervious surfaces.”

All projects that are subject to a King County development permit or approval also require drainage review, the extent of which depends on the scale of the project. Many mixed-use, multi-family developments in Town Center will likely qualify for Full Review, based on the criteria of a project that adds 2000 square feet or more of impervious surface. As of January 1, 2019, the City is authorized to collect a surface water system development charge, which increases for every additional 250 square feet of impervious coverage over 2,500 square feet.

In addition to the requirements of the *Surface Water Design Manual*, SMC 21.03.030 provides preferred approaches and incentives for low impact development through a system of “Technique Points” that can be applied toward increased density, development recognition, increased signage, or attached housing.

Technique Points can be earned in the following ways, which are delineated further within the code:

- Retention of existing forested condition
- Retention of vegetated area
- Restoration of Critical Area Buffers
- Increased width of Critical Area Buffer
- Limited site disturbance
- Reforestation
- Reduced impervious surface
- Minimal foundation excavation
- Joint use driveway
- Hollywood driveway

### **Natural Systems and the TCIP**

The TCIP also outlines minimum requirements for stormwater management and low impact development (LID) for development in the A-1 zone. Those guidelines are as follows:

- All roads will be treated by rain gardens located in the planter strip in the right of way or open space rain gardens as shown in the plan. Rain gardens must be sized per Department of Ecology standards.
- The City may obtain a Water Rights Permit from the Department of Ecology for City or area wide use.
- The City may participate in the design and construction of some LID stormwater facilities in the CMU area.

# Design

## Introduction

The TCP articulates a vision for a vibrant urban hub, melding both urban and natural elements to create a dynamic community space for living, working, and recreation. The TCP's Design Element of the supports these objectives through zoning standards, master planning guidelines, and a brief discussion of development standards, while the Town Center Infrastructure Plan (TCIP) goes into greater detail about distinct urban design characteristics for Town Center. Master planning processes such as the Unified Zone Development Plan (UZDP) process are the primary mechanism through which these design considerations are solidified.

Since the adoption of the original TCP, a small but growing number of apartments, retail establishments, open spaces, and public amenities have been constructed. Yet disparate ownership patterns across the Town Center and lengthy development times have left large physical gaps between these projects, in turn preventing a unified urban design scheme from taking hold. This section of the *Report* discusses the design concepts and guidelines guiding Town Center development and summarizes the net effect of these influences on current conditions.

## Findings

Design considerations as a major dimension of project reviews and approvals - The Town Center developments are subject to extensive design reviews and related approvals that grew from the TCP.

Lack of clear and objective design standards - The design guidelines in the TC Code are frequently vague and aspirational rather than clear and objectives. They translate general planning concepts in the TCP into proscriptive guidelines that tend to use illustrative photos and general inferences rather than objective standards. As a result, they are difficult to consistently interpret or apply. They contribute to the lack of consistency and predictability in reviews and approvals, including the UZDP process.



*Topography challenges contribute to deep setbacks in front of the Sammamish Townhomes development.(Google Streetview)*

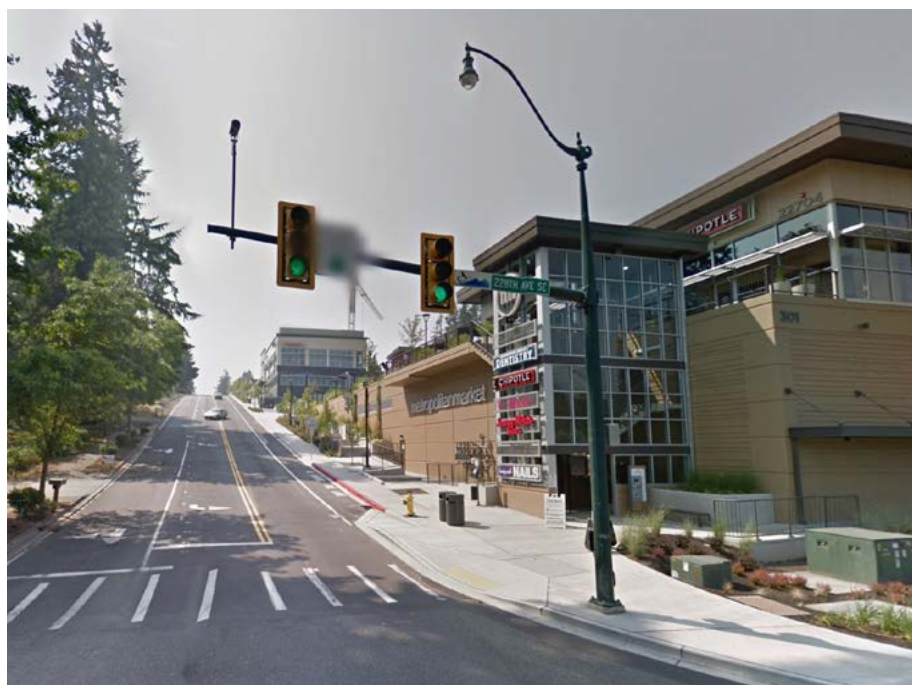
Narrow aesthetic range - The design preferences and some requirements represent a narrow aesthetic range that does not incorporate or allow for innovative and distinctive designs that can be attained and would benefit the goals.

Outdated diagrams and renderings - The diagrams and renderings in the existing TCP for this element were conceptual. They were not intended to represent specific designs, land plan layouts, or layouts and locations of the street infrastructure that would emerge in concert with development. This has in the past resulted in confusion and delay of the project permitting process.

## Update to Conditions, Challenges, and Opportunities

Streetscape improvements to SE 4th Street, the SKY Sammamish apartments, and Sammamish Village together form the largest node of development that has taken place since the adoption of the original TCP. Sammamish Townhomes to the south and SAMM apartments to the north round out the total built development to date. However, much of the Town Center area remains unbuilt, and major gaps exist between what has already been constructed. With so much undeveloped area, evaluating the design of recent improvements can only provide limited insight into the effectiveness of the TCP as it relates to community design.

Most developments are set back a significant distance from 228th Ave NE. While this may mitigate the noise and pollution from vehicular traffic, this also contributes to a less-than-ideal pedestrian



*Despite facing SE 4th St, which was intended to be a pedestrian-oriented street, Sammamish Village fails to meaningfully engage passersby. (Google Streetview)*

experience. The Sammamish Townhomes for example, sit almost 100 feet back from the 228th Ave sidewalk. The horseshoe-like street that loops through the Townhomes does not interface with any other roadways, and therefore the live-work units face the interior of the development.

Similarly, the mixed-use Sammamish Village sees most entrances facing inward, towards the surface parking that forms its heart. Sammamish Village is home to many businesses, including a major grocer, medical pavilion, and a handful of smaller chain and local restaurants and retailers, yet only one of these directly faces SE 4th, and none face 228th. Pedestrians on SE 4th at 228th are instead faced with large blank walls, utility boxes, and double-width driveways, as opposed to the variety of uses and textures that would support a walkable pedestrian district.

Major streetscape improvements to the Town Center are also limited to SE 4th, as right-of-way development happens concurrently with building construction.

## Design Regulatory Context

### Design and the Comprehensive Plan Update

The ongoing Comprehensive Plan update does not include a specific design element. However, changes to the Future Land Use Map will influence subsequent zoning and development code updates and, in turn, shape the finer-grain design details within the Town Center.

### Design and the Existing Town Center Plan

#### Land Use Element

The existing Land Use Element cites the Town Center Vision Statement, which imagines a Town Center that “balances both urban and natural characteristics and creates a vibrant sense of place where Sammamish residents can gather to live, work, and play.” The Element describes these various urban and natural characteristics, many of which are directly related to the design of the Town Center. Selected related features are highlighted below.

The Town Center is urban in that it:

- Offers a unique sense of place reflected on its building forms, development patterns, and public realm which are oriented to take advantage of the city’s topography and natural assets, preserve scenic views and enhance view sheds.

- Is fully integrated and synergistically complements the public parks and open spaces being developed as part of the Sammamish Commons.
- Is a central gathering place that increases social interaction and enhances art and cultural opportunities by providing for those functions, open spaces, and facilities such as a performing arts center and theaters, that bring people together.
- Features well-designed mixed-use development, compatible with surrounding neighborhoods.
- Offers a variety of housing types integrated throughout the Center.
- Is linked to the region with excellent transit service and bikeways and to the rest of the city with pedestrian trails.
- Offers an economically vibrantly [sic] center providing opportunities for activities and interactions during the evening and no matter what the weather.
- Is eminently walkable, with accessible sidewalks, trails, and pathways.

The Town Center’s natural setting is preserved and enhanced by:

- Focusing new development away from natural resources and critical areas.
- Incorporating natural resources, view corridors, and sensitive site characteristics as amenities and design elements that reflect the distinctive character of the Town Center.
- Featuring a hierarchy of interconnected public and private open spaces, ranging from an active centralized plaza or town square to less formal gathering areas, quiet residential courts, and natural open spaces with native vegetation.
- Employing a variety of environmental enhancement

and low-impact development techniques to improve ecological functions, such as protections for ground water and surface water hydrology and wildlife habitat.

- Featuring new buildings and structures that, while urban in their function, reflect a “Northwest character,” human scale, and welcoming aspect.

Furthermore, the Land Use Element states that alongside this plan, the Town Center code should establish design and development standards that enforce the size, scale, location, street orientation, and visual character of new development, require planning of circulation routes, and include parking requirements.

### Design Element

The Design Element of the TCP strengthens the other plan elements by integrating zoning standards, master planning processes and guidelines, and public improvements into a unified narrative. Illustrations of the stages of this process are shown, though these are indicated as conceptual, presenting a hypothetical possibility that is not prescriptive in any way. The Design element also envisions potential ways that a master planning process could occur, but does not prescribe anything explicitly.

For smaller scale projects (non-nodes), the TCP calls for design guidelines to direct development in a way consistent with the Town Center Vision. Finally, the Design Element notes that “a Design Forum held in July 2007 at City Hall unanimously recommenced [sic] against restricting buildings to a single style, noting that such restrictions can stifle creativity and lead to a homogeneous, ‘cookie-cutter’ town center,” instead advocating for a mix of contemporary buildings and styles.

*When a critical mass of property owners desire to develop a node, they will either jointly prepare a master plan delineating circulation routes, open spaces and amenities, the type and character of development, parking and storm water management facilities, and trails or, alternatively, they could petition the City to initiate the master planning process. Either way, the larger issues will be addressed in a development agreement with some form of binding site plan that will direct development.*

- Town Center Plan, pg. 80

### Status of Design Recommended Implementation Actions

- Adopt development standards, design guidelines, and a design review process. Together, design guidelines and a design review process will guide the development in the Town Center. - Completed. The Sammamish Development Code (SMC) does include standards and guidelines, as well as a review process for development in the form of the Unified Zone Development Plan (UZDP) process.
- Develop roadway standards with streetscape elements. Streets in the Town Center should be attractive to travel and an optimal setting [sic] for new development. - Completed. Roadway standards are interspersed throughout the design requirements in the SMC.

### Design and the TCIP

The TCIP describes its vision for Town Center as a vibrant civic hub, particularly within the TC-A1 zone, which forms the Core Mixed-Use (CMU) area. The CMU is defined by the following urban design characteristics:

- Pedestrian Orientation and Connectivity – The CMU prioritizes pedestrian accessibility and well-designed streetscapes, emphasizing walkability through controlled block sizes and pedestrian connections. This development pattern supports a wide mix of uses, enhancing the area's liveliness while providing widespread accessibility.
- Green Spine – A central feature of the TCIP, the "Green Spine" is proposed as a public open space that integrates ecological function with recreational elements and pedestrian features. This space connects the Sammamish Commons and CMU and is supported by a network of trails and pathways extending into adjacent neighborhoods.
- Mixed-Use – The CMU is envisioned as a multifaceted residential, commercial, and civic space, fostering a live-work-play environment. This mix supports economic vitality and urban density, providing active ground-floor uses like shops and cafes that engage the street and provide interest for residents and visitors.
- Building and Spatial Form – The TCIP makes use of buildings in the CMU as a means to define urban form through continuous but permeable street frontage. Outdoor rooms and spaces help transition the public pedestrian environment to the interiors of buildings, helping to create a proportionate sense of scale.
- Sustainable Design and Infrastructure – Integrated stormwater management and low-impact development features like permeable pavements, green roofs, and bioretention facilities are encouraged in the TCIP, enhancing interest, connection to nature, and environmental resilience.
- Civic and Public Spaces – Public spaces, including a central park-like area and various smaller plazas,

are imagined as key gathering places that boost community interaction and provide venues for public events and casual socializing.

- Transportation and Parking – A comprehensive transportation network featuring low-speed, pedestrian-prioritized streets supports the urban design. Parking strategies include shared parking facilities and parking structures discreetly integrated into the overall design to maintain the area's aesthetic and functional qualities.

Despite its name, the TCIP provides a surprising amount of urban design guidance. However, it has been incorporated by reference into the Code, but does not have the appropriate level of detail or resolution of topics to be included as a code and has therefore proven difficult to apply. There are also significant inconsistencies with the other street standards administered by DPW.

## Design and the Town Center Code

Code governing the design standards and review processes in the Town Center are primarily concentrated in the following locations within the SMC:

- SMC 21.07.050: Development Standards – Density and Dimensions
- SMC 21.07.060: Development Standards – Design Requirements
- SMC 21.07.070: Development Standards – Landscaping and Irrigation
- SMC 21.07.080: Development Standards – Parking and Circulation
- SMC 21.07.090: Signage
- SMC 21.07.120: Unified Zone Development Plans
- SMC 21.07.130: Development Standards – Interim Street Design Standards

Some regulations explicitly outline development standards that carry forward the design goals found in previous plans, such as regulations restricting the use of surface parking. However, many standards are discretionary and lack the necessary detail to comply without the need for a collaborative review process between developers and the City. For example, there is a requirement that development be oriented towards a public park; compliance criteria are not defined, but instead are stated to be “determined during the unified zone development planning process.” Other standards, such as the those regulating the use of specific colors on buildings, are overly prescriptive in ways that seem to contradict the flexibility that the TCP and TCIP attempted to establish. For more, see the Code Audit section of this document.

## Design and State Legislation

In 2023, new State legislation in the form of HB 1293 was passed, creating significant implications for the design guidelines and design review process in the Town Center.

HB 1293 created new standards for local design review, applicable to Sammamish and other communities subject to the Growth Management Act. This legislation amended the existing Chapter 36.70A RCW to articulate a definition of “design review” and stipulates that development regulations governing the exterior design of new development must be clear and objective. HB 1293 states that:

- Only clear and objective development regulations governing the exterior design of a new development are allowed in design review.
- The standards must have at least one ascertainable guideline, standard, or criterion by which an

applicant can determine whether a given design is permissible.

- The design guidelines may not reduce density, height, bulk, or scale beyond the underlying zone.
- Design review must be conducted concurrently with consolidated project review and may not include more than one public meeting.

HB 1293 encourages expedited review for applications that comply with adopted development regulations or those that will provide housing units for affordable to low- and moderate-income households.

Sammamish must comply with the requirements beginning six months after the adoption of the Comprehensive Plan Update.

# Capital Facilities and Utilities

## Introduction

Substantial capital improvements were required to adequately develop the Town Center. This section describes updates made to capital facilities, including roads, utilities, and parks and recreation facilities since the original *Town Center Plan*.

## Findings

- Street and intersection improvements - There have been a number of street and intersection improvements that will serve traffic going to, from, and within the Town Center. Of these, the reconstruction of SE 4th Street west of 228th Avenue NE is a major investment that will serve core portions of the Town Center.
- Limited other capital facility and utility investments - Of the list of other capital project investments anticipated in the TPC, only the alignment and extension of Crusader Way with SE 4th Street has been accomplished to date.

## Update on Conditions, Challenges, and Opportunities

### Transportation Facilities

Improvements since the preparation of the TPC include roadway segments in the vicinity of the Town Center or that contribute to capacity serving vehicle trips to and from the Town Center. These segments include:

- E Lake Sammamish Parkway NE north of Inglewood Hill Road
- 212th Avenue SE south of SE 8th Street
- SE 4th Street west of 228th Avenue NE
- 228th Avenue SE north of NE 12th Street
- 228th Avenue SE south of SE 8th Street
- SE Duthie Hill Road east of SE Issaquah Beaver Lake Road
- SE Duthie Hill Road west of Trossachs Boulevard

Of these projects, the improvements to SE 4th are among the most significant, as this segment is in the heart of the Town Center. The upgrades to SE 4th, between 218th Ave SE and 228th Avenue SE, provide increased opportunity for access and development within the core mixed-use area thanks to its transformation into a multimodal corridor. Furthermore, major stormwater and sewer facilities were integrated into this plan, and powerlines and overhead utilities wires were undergrounded.

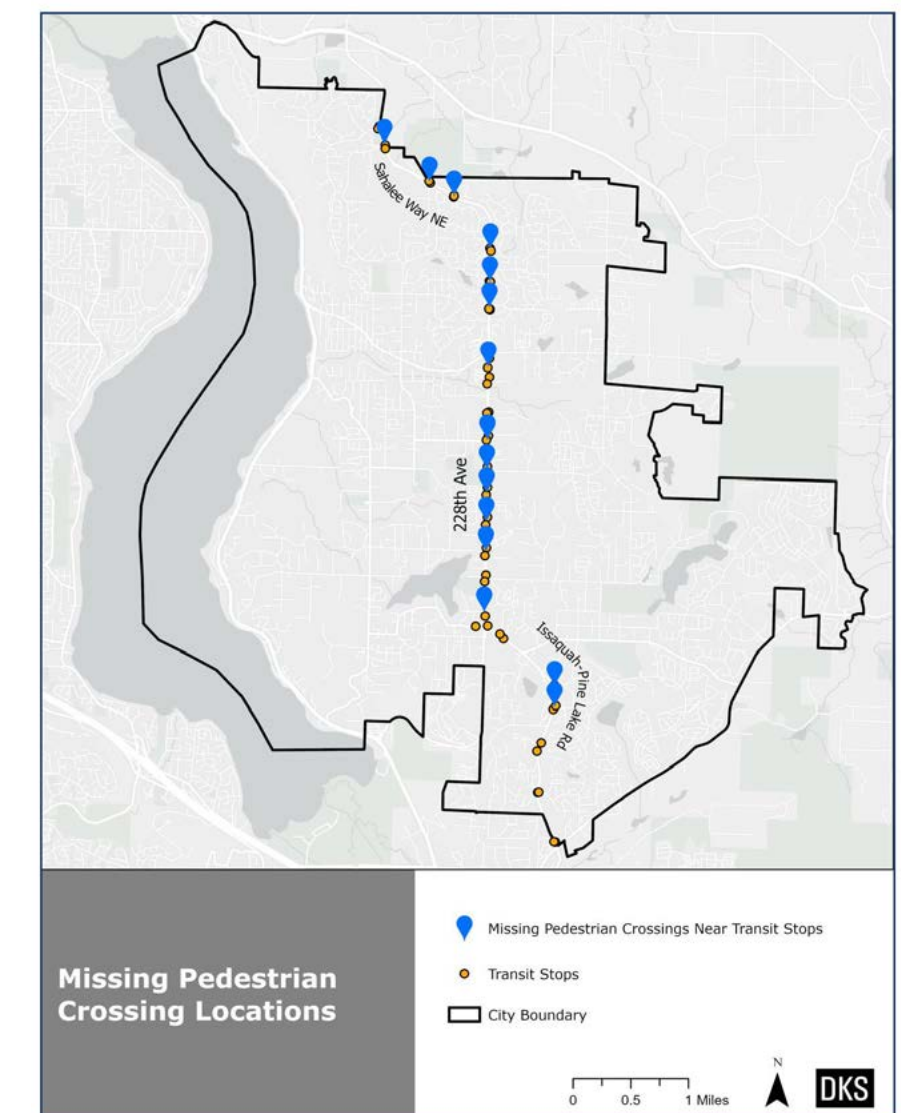
### Planned Transportation Projects

Currently planned projects include connectors in the northwest, northeast, and southeast quadrants of the Town Center, helping to improve circulation and remove pressure from 228th Avenue SE. The Northeast Connector, extending SE 1st St to the east and then

connecting to Crusader Way to the south. Design and construction are slated for 2027-2029. SE 6th St is planned for expansion during that period as well, but additional connectors are not yet found in the City's TIP.

The recently adopted *Citywide Transit Plan* identifies several places in or adjacent to the Town Center that are missing pedestrian crossings near transit stops. Implementing these pedestrian crossings should be prioritized as part of future development.

Figure CF1 - Map of Missing Pedestrian Crossings



Source: *Citywide Transit Plan*, March 2024

## Parks Facilities

The approximately 30-acre Sammamish Commons is the only City-owned park in the Town Center. The Commons has been designed as the central park/hub of the Sammamish parks system. The park's upper 10 acres include City Hall and a civic plaza. The lower 20 acres, with its wetlands and sloping terrain, is more suited for passive activities.

Recent development proposals have included an additional central public space north of the Commons, the details and exact classification of which are in flux. The project would be a joint effort between the property owner, STCA, and the City.

## Utilities

Water and sewer service to the Town Center is provided by the Sammamish Plateau Water and Sewer District. Puget Sound Energy (PSE) provides electricity and natural gas. Solid waste collection and disposal is provided by Republic Services.

Anticipated future water and sewer facilities were conceptually depicted in the original TCP. These drawings, while conceptual, reflected the need to augment the then-existing facilities to provide water and sewer service for the intensified land uses proposed within the Town Center.

At the time, it was anticipated that the water and sewer infrastructure within the proposed roads will cost approximately \$20 million (in 2007 dollars) – approximately \$8 million and \$12 million west and east of 228th Avenue SE, respectively.

Any new sewer mains within the Town Center area were intended to be 8-inch to 12-inch diameter, and all proposed development was to be served with gravity sewer service.

Additionally, the then-existing 8-inch water main on SE 4th Street required replacement with a 12-inch water main from 220th Avenue SE eastward to the end of an existing 12-inch water main, west of the intersection with 228th Avenue SE. The then-existing 2-inch water main on 224th Avenue SE required replacement with a network of 12-inch water mains to serve the commercial / mixed-use / multi-family area in the northwest quadrant of the Town Center.

## Identified Facilities Projects in the TCP

The TCP includes a list of public investments summarizing capital facilities projects recommended for the Town Center. Of this list, only the stormwater facilities improvements to SE 4th Street (and its extension into Eastside Catholic School) have been completed to date. However, the remaining items on the list could be funded and implemented in the future.

## Review of Capital Facilities and Utilities Recommended Implementation Actions

- Develop an infrastructure phasing plan consistent with the Comprehensive Plan and TCP goals and policies - A TCIP was created in 2009, though it functions more as a diagrammatic and conceptual document and does not mention phasing.
- Update the impact fees ordinance to provide for revenues - This update was accomplished.

- Adopt annual Transportation Improvement Plans - This has been adopted as a standard practice and has considered Town Center projects as candidates for the list of projects and priorities.
- Account for Town Center capital facilities element funding in the two-year budget process - Any capital facilities funding for projects in the Town Center should be considered and included as part of this standard process.

# Supporting Documents

## Market Overview

Most development in the Town Center will be accomplished by private sector developers who facilitate the investment, design, approvals, construction, and rental or sales of the buildings and uses that emerge.

Many of the public benefits that are sought in the TCP and its implementing zoning are dependent upon the private sector developers to fund, build, provide, or contribute. These public benefits include affordable housing units, as well as other public amenities and benefits such as building public open space, providing for certain mix of uses, designing projects with particular features, and creating infrastructure improvements such as streets and utility networks that can also serve other purposes. Development must be financially feasible to be constructed, and highly profitable if it is to divert potential profits towards affordable housing or other public benefits.

As a result, the TCP relies on many assumptions about what could be afforded by the private sector by diverting some potential profit to the various community benefits. These assumptions manifest in the requirements and incentives present in zoning regulations, and the hypothetical benefits are realized through the UZDP process.

Fulfilling the TCP is a long-term endeavor subject to shifting real estate market conditions. Some are

cyclical and relatively temporary, which may delay or redirect planned projects. Some of the real estate conditions are more fundamental and transform the way that land and buildings are needed and used.

As part of the consulting team for the Town Center amendment project, Kidder Mathews is evaluating the interaction of market conditions and prospective financial feasibility of private sector development towards new projects and public benefits.

Kidder Mathews has prepared a review of relevant real estate market conditions that will be useful in recalibrating provisions for affordable housing and other aspects of the current TCP. Their memorandum, *Sammamish Town Center – Real Estate Market Conditions Summary* is contained in the Appendices.

## Code Review

The Town Center Code (TC Code), contained in Chapter 21.07 of the Sammamish Development Code, was developed in 2009 following adoption of the TCP and FEIS. Since that time, planning goals for the City, region, and state have shifted along with economic and real estate conditions that warranted an audit of the code and recommendations for better alignment with current conditions.

Framework has prepared a *Code Audit* that identifies key issues to be addressed as part of this amendment project, which can be found in the Appendices.

# Source Materials

<b>Document / Report Title</b>	<b>Year</b>
Balanced Land Use and Mobility DEIS	2022
Balanced Land Use and Mobility FEIS	2022
Code Interpretation 21B.20.080	2014
Code Interpretation 21B.25.030, 21B.75.020	2017
Code Interpretation 21B.95.020 (A)	2014
Comprehensive Plan (Existing)	Amended 2020
Comprehensive Plan (Draft Update Components)	Current
Green Spine Design Companion	2018
Housing Diversity Toolkit	2023
King County Countywide Planning Policies	2023
King County / Sammamish TDR Interlocal Agreement	Current
Puget Sound Regional Council VISION 2050	2020
Ordinances 02011-297 and 02011-310	Current
Resolution 2010-431 Town Center Interim Street Design Standards	2010
Sammamish Public Works Standards	2016
Sammamish Town Center Infrastructure Plan	Adopted 2010
Sammamish Town Center Sub-Area Plan DEIS	2007
Sammamish Town Center Sub-Area Plan FEIS	2007
Sammamish Transportation Master Plan (Draft)	2020
Senior Citizen Assisted Housing Regulations	2011
SEPA Scoping Report (Draft)	2006
STC Determination of Significance/Scoping Notice	2006
STC Planning Market Analysis	2007
Summary of SEPA Scoping Comments (Draft)	2006
TDR Sending/Receiving Site Ratio Table	Current
Technical Memo on DEIS Transportation Analysis	2007
Title 21: Sammamish Development Code	Amended 2024
Title 21.06.070 Town Center, TDR	-
Title 21.07 Town Center	-
Town Center Plan	Adopted 2008; amended 2020
Town Center Zoning Map	Current
Washington State Growth Management Act	Current
Various: Project Applications and Forms, Current Projects in Town Center	Current