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ENVISION SAMMAMISH 2044

Version #5 Highlighted Updates

Type I Text Updates

Minor updates for clarity that occurred between the Version #4 Draft (Oct 11) and Version #5 Draft (Oct 25)

Type II Text Updates

Additional content and larger updates, including changes to policy fundamentals, that occurred between Version #4 and Version #5 Draft

Vol
II

DRAFT

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Comprehensive Plan
Periodic Update

Version #5 Draft: October 25, 2024

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INNOVATIVE | PRACTICAL | EQUITABLE



Introduction to Volume II



Introduction

Envision Sammamish 2044 - the Comprehensive Plan Update for the City of Sammamish - stems from extensive collaboration between city staff, city departments, commission and city council members, and the community at large. This plan charts an implementable path complete with goals, policies, strategies, and actions designed to satisfy a shared community vision for 2044.

This document is Volume II of the Plan.

Volume I includes the community vision, Future Land Use Map, and goals, policies, strategies, and actions for all plan elements including Land Use, Housing, Environment and Conservation, Parks & Recreation, Transportation, Capital Facilities & Utilities, Economic Development, and Climate Change & Resiliency.

Volume II includes supporting research and documentation that justifies the goals, policies, strategies, and actions of each plan element laid out in Volume I. In many cases, recent planning efforts are reflected or referenced in this material such as the Housing Diversification Toolkit, the Parks, Recreation, and Open Space Plan, Racially Disparate Impacts Report, and others.

Land Use

Volume II



Overview

As the foundation of the Comprehensive Plan, the Land Use Element directly informs various elements like Housing, Transportation, Parks and Recreation, Capital Facilities and Utilities, and Climate Change & Resiliency. The City of Sammamish must continue to demonstrate that it can provide necessary services to accommodate growth and development anticipated in the Land Use Element with amenities like parks and open space and infrastructure like capital facilities and utilities. Other important issues like housing types and affordability, protection of critical areas, and multimodal transportation networks are influenced by the land use plan. Zoning and development standards must be consistent with the Comprehensive Plan and, consequently, encourage development outcomes to achieve the vision and goals of the Plan.

This Volume II document provides the technical background information that supports the goals, policies, and strategies in Volume I of the Land Use Element.

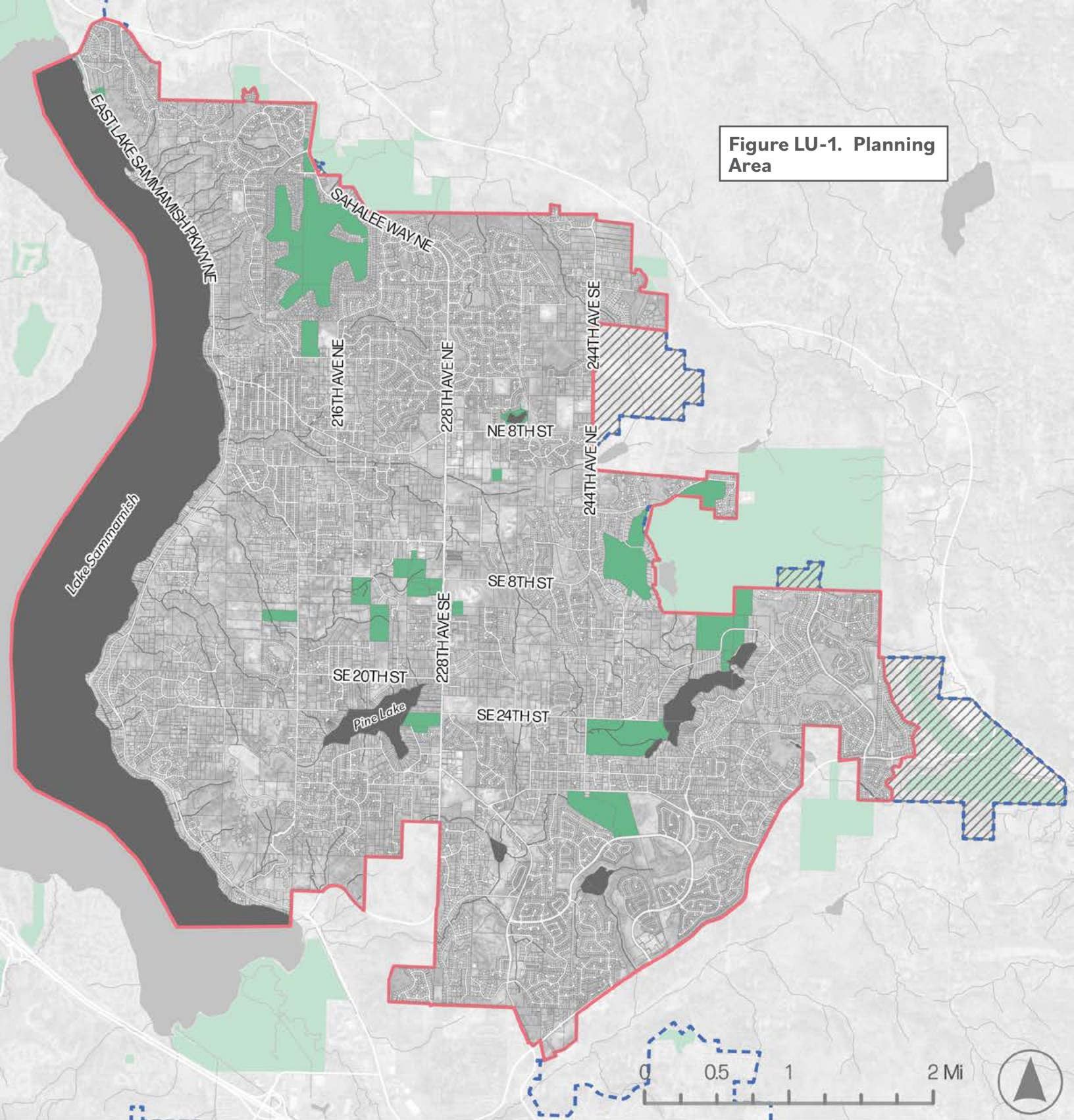


Figure LU-1. Planning Area

PLANNING AREA

- City Limits
- Planned Annexation Areas
- Urban Growth Area
- Parcels
- Parks
- Lakes
- Streams

Planning Area

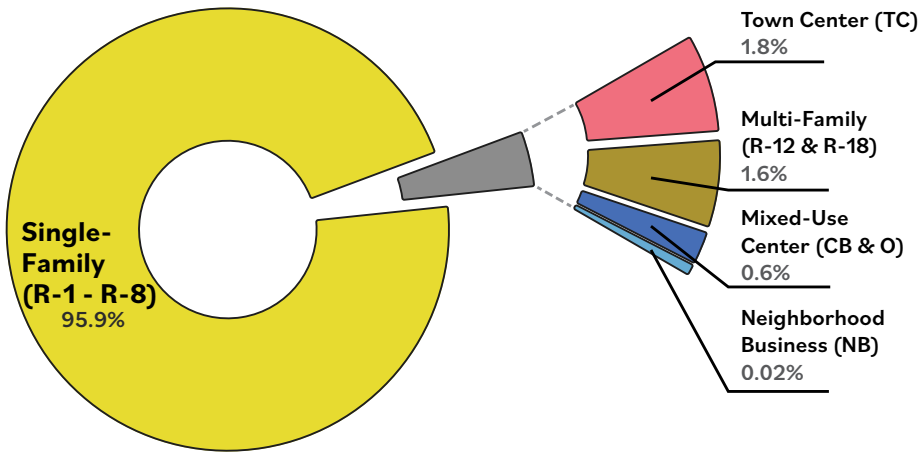
Sammamish has a planning area of approximately 25.3 square-miles, which includes all land and water area within the City limits (24 square-miles) and land within the Urban Growth Area (1.3 square-miles), as illustrated by Figure LU-1.

Summary of Land Use Conditions and Trends

Figure LU-2 shows the historical Future Land Use Map, adopted in 2016, which mirrors the zoning map. Prior to the 2024 Comprehensive Plan update, Sammamish was predominantly planned for single-family land use at 11,983 acres or 96% of the City. The next highest land use category is Town Center at 229 acres or 1.8% of the City.

According to the 2021 Urban Growth Capacity Study, this land use regime, which includes a 1,288-unit EIS balance under the Town Center subarea plan, contains an estimated capacity of 3,158 housing units and 1,543 jobs. These figures are based on the King County Urban Growth Capacity Study, which used parcel data from 2019. Updated capacity estimates based on the 2044 growth strategy and more realistic assumptions are covered later in this chapter.

Figure LU-3. Historical Future Land Use by Acreage (Based on 2016 Zoning)



City of Sammamish; King County; Framework, 2023

Figure LU-4. Growth Targets & Existing Capacity (based on King County Urban Growth Capacity Study)

	Housing Units	Jobs
Growth Target	2,100	728
Parcel Capacity (2019)	3,158	1,543
Surplus/Deficit	1,058	815

City of Sammamish; King County; Framework, 2023

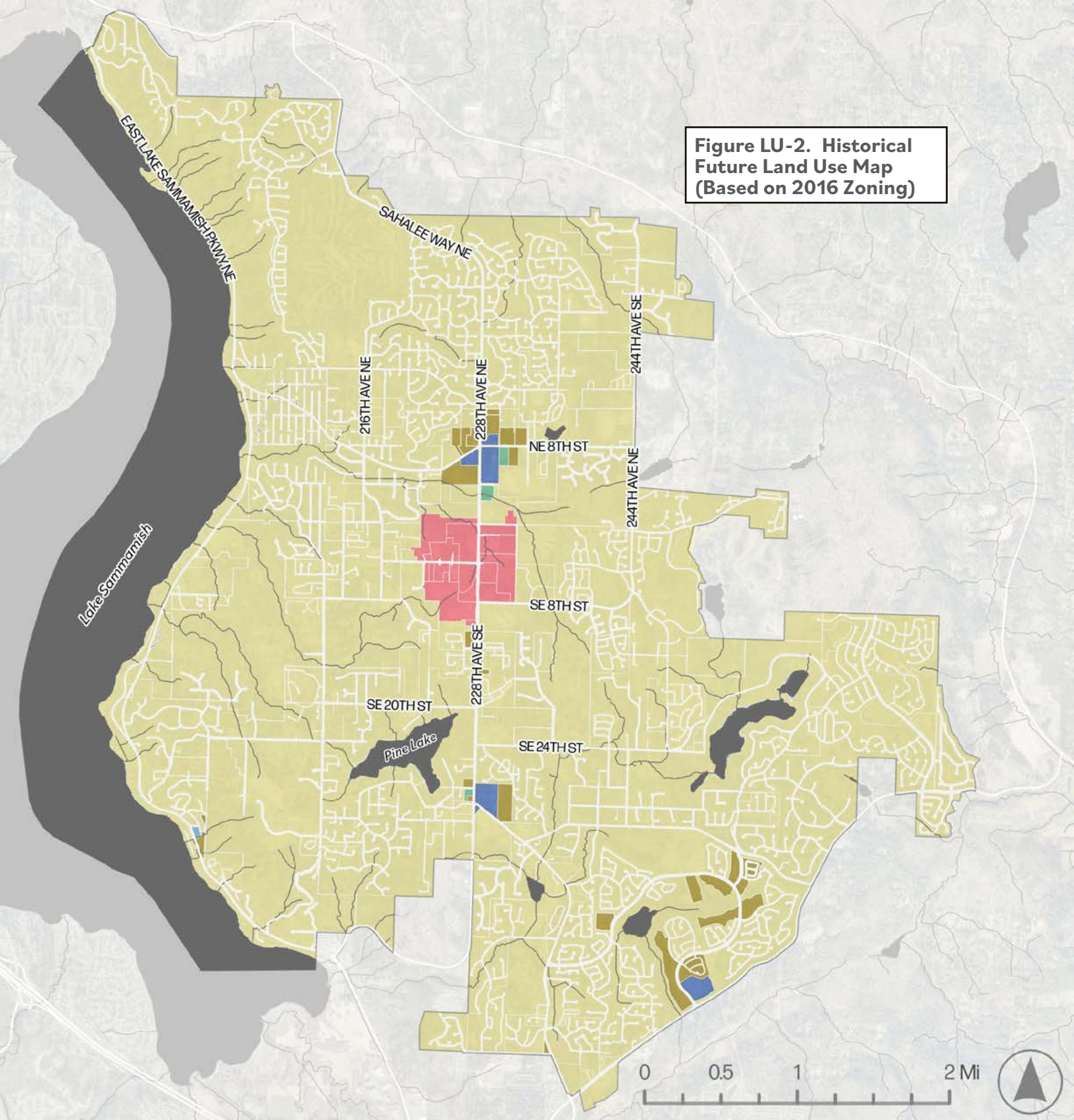


Figure LU-2. Historical Future Land Use Map (Based on 2016 Zoning)

EXISTING FUTURE LAND USE DESIGNATIONS

CB	R-4	R-18	TC A-4	TC D
NB	R-6	TC A-1	TC A-5	TC E
O	R-8	TC A-2	TC B	Lakes
R-1	R-12	TC A-3	TC C	Streams

Regulatory Context and Planning Framework

Washington State Growth Management Act

The Growth Management Act (GMA) establishes 13 overarching planning goals (RCW 36.70A.020) to guide local jurisdictions in future visioning and in developing plans, regulations, programs, and budgets to implement that vision. The 13 planning goals are summarized below:

- Guide growth in urban areas
- Reduce sprawl
- Encourage an efficient multimodal transportation system
- Encourage a variety of housing types including affordable housing
- Promote economic development
- Recognize property rights
- Ensure timely and fair permit procedures
- Protect agricultural, forest, and mineral lands
- Retain and enhance open space, protect habitat, and develop parks and recreation facilities
- Protect the environment
- Ensure adequate public facilities and services
- Encourage historic preservation
- Foster public participation

The most relevant goals for Sammamish’s land use plan include focusing growth in urban areas where services exist, reducing sprawl, promoting housing, and expanding economic development activities while protecting the environment.

The land use element is a central part of the Sammamish Comprehensive Plan and the implementation of GMA land use element requirements (as per RCW 36.70A.070(1):

A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage,

flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

Puget Sound Regional Council VISION 2050

The Puget Sound Regional Council developed VISION 2050 as a regional framework for growth and multi-county planning policies in alignment with the GMA. VISION 2050 presides over the central Puget Sound region.

Sammamish joins 42 “Cities and Towns” under this framework, described as follows:

Cities and Towns provide important housing, jobs, commerce, and services in their downtowns and local centers. The region’s 42 Cities and Towns are expected to accommodate relatively less growth than historical trends and remain relatively stable for the long term (...) Their locally-designated city or town centers provide local job, service, cultural, and housing areas for their communities. These local centers should be identified in local comprehensive plans and become priority areas for future investments and growth at the local level.

As a city within the contiguous urban growth area, Sammamish “will likely be able to accommodate a larger share of growth due to [its] proximity to the region’s large cities, existing and planned transportation systems, and other supporting infrastructure.” VISION 2050 also indicates that “Cities and Towns in Snohomish and Pierce counties are expected to accommodate a relatively higher share of their countywide growth compared to King and Kitsap counties.”

King County Policies

Countywide planning policies (CPPs) address a range of growth management topics at the county level. Sammamish’s land use policies must be consistent with the 2021 CPPs for King County, ratified April 6, 2022. The most relevant CPPs addressing land use are found in the Development Pattern Chapter; however, other notable policies are found in the Environment Chapter and Economic Chapter. A summary of key CPPs is below:

Development Patterns

- **DP-3** Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:
 - Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;
 - Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;
 - Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times;

- Optimizing the use of existing capacity for housing and employment;
- Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- Coordinating plans for land use, transportation, schools, capital facilities and services.
- **DP-4** Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.
- **DP-14** All jurisdictions shall accommodate housing and employment by:
 - Using the adopted growth targets as the land use assumption for their comprehensive plan;
 - Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;
 - Ensuring adopted comprehensive plans and zoning regulations provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets and is consistent with the desired growth pattern described in VISION 2050;
 - Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
 - Transferring an accommodating unincorporated area housing and employment targets as annexations occur
- **DP-22** Jurisdictions shall adopt any necessary reasonable measures into their comprehensive plans to promote growth consistent with planned urban densities and adopted housing and employment targets. Reasonable measures should help implement local targets in a manner consistent with the Regional Growth Strategy. Jurisdictions shall report adopted reasonable measures to the GMPC and shall collaborate to provide data periodically on the effectiveness of those measures.

Environment

- **EN-28** Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:
 - Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;

- Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;
- Incorporating energy-saving strategies in infrastructure planning & design;
- Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;
- Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and
- Reducing building energy use through green building methods in the retrofit of existing buildings.

Economy

- **EC-2** Support economic growth that accommodates employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies. Prioritize growth of a diversity of middle-wage jobs and prevent the loss of such jobs from the region.
- **EC-19** Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g., grocery stores and farmers markets), and transportation choices.

Local Planning Policies

The existing comprehensive plan, adopted in 2015, includes a Land Use Element with the following goals:

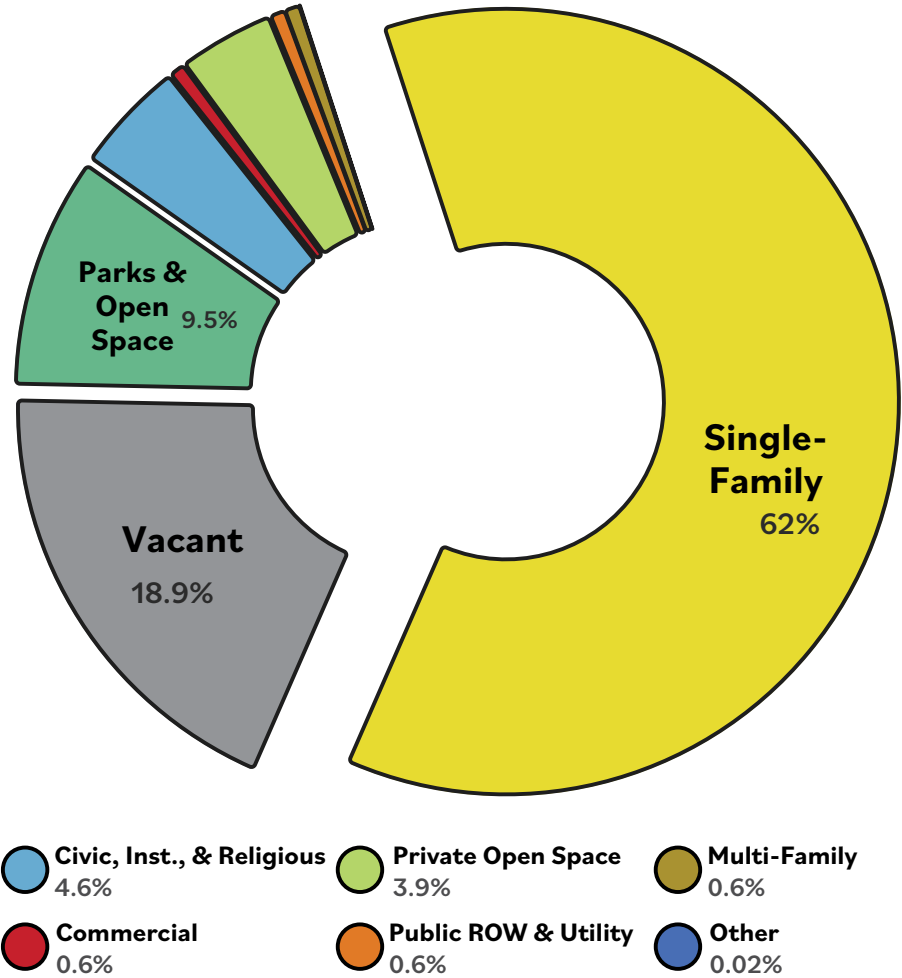
- **Goal LU.1** - Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.
- **Goal LU.2** - Preserve and enhance the natural features, quality, character and function of the City’s residential neighborhoods.
- **Goal LU.3** - Promote the four designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate.
- **Goal LU.4** - Ensure that public facilities support & strengthen community character.
- **Goal LU.5** - Provide for planned population and employment growth and maintain the City’s suburban patterns.
- **Goal LU.6** - Promote development design that maintains a harmonious relationship with the natural environment.
- **Goal LU.7** - Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.

- **Goal LU.8** - Participate in inter-agency partnerships to address regional planning issues.
- **Goal LU.9** - Encourage sustainable development.
- **Goal LU.10** - Identify, protect, encourage and preserve historic, cultural and archaeological resources.
- **Goal LU.11** - Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.

Existing Land Uses

Sammamish’s existing land use pattern is dominated by single-family residential (62%), followed by vacant parcels (18.9%) and parks, recreation, and open space uses (9.5%). A very small amount of land is occupied by multi-family and commercial uses. These figures are based on King County parcel data from 2023.

Figure LU-6. Existing Land Use Makeup



King County; Framework, 2023

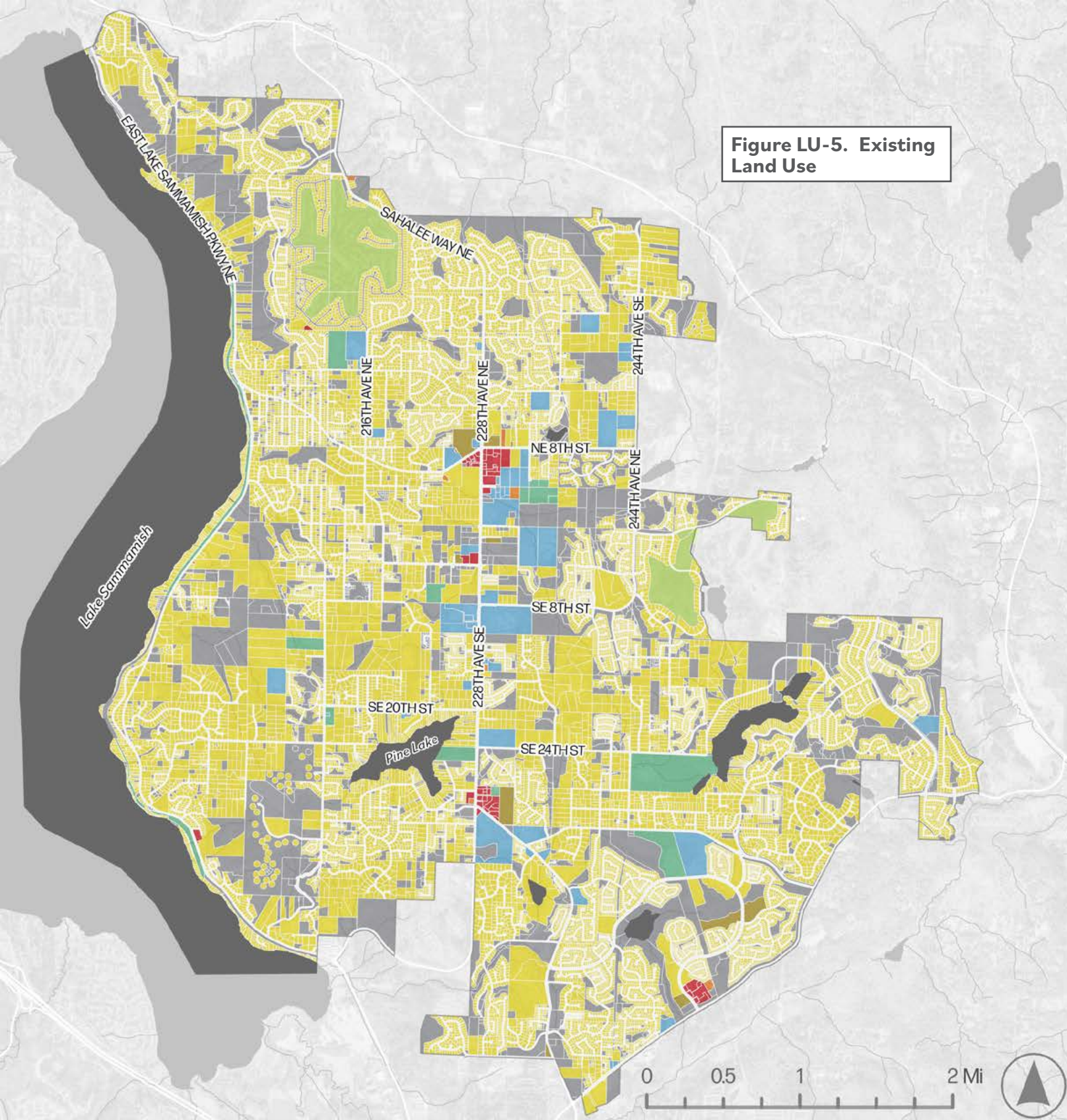


Figure LU-5. Existing Land Use

EXISTING LAND USE

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Single-Family | Civic, Inst., & Religious | Lakes |
| Multi-Family | Commercial | Streams |
| Private Open Space | Public ROW & Utility | |
| Parks, Rec, & Open Space | Vacant | |

Existing Land Use Designations

Potential Annexation Areas

The City has two Potential Annexation Areas (PAA) in its unincorporated Urban Growth Area (UGA).

- **Outlook (2.1 acres):** Located north of the Sahalee Country Club and Golf Course generally between Sahalee Way NE and Evans Creek Preserve. The area is an outlook and entrance for Evans Creek Preserve.
- **Soaring Eagle Park (29.9 acres):** Currently in use as park land.

Annexation Considerations

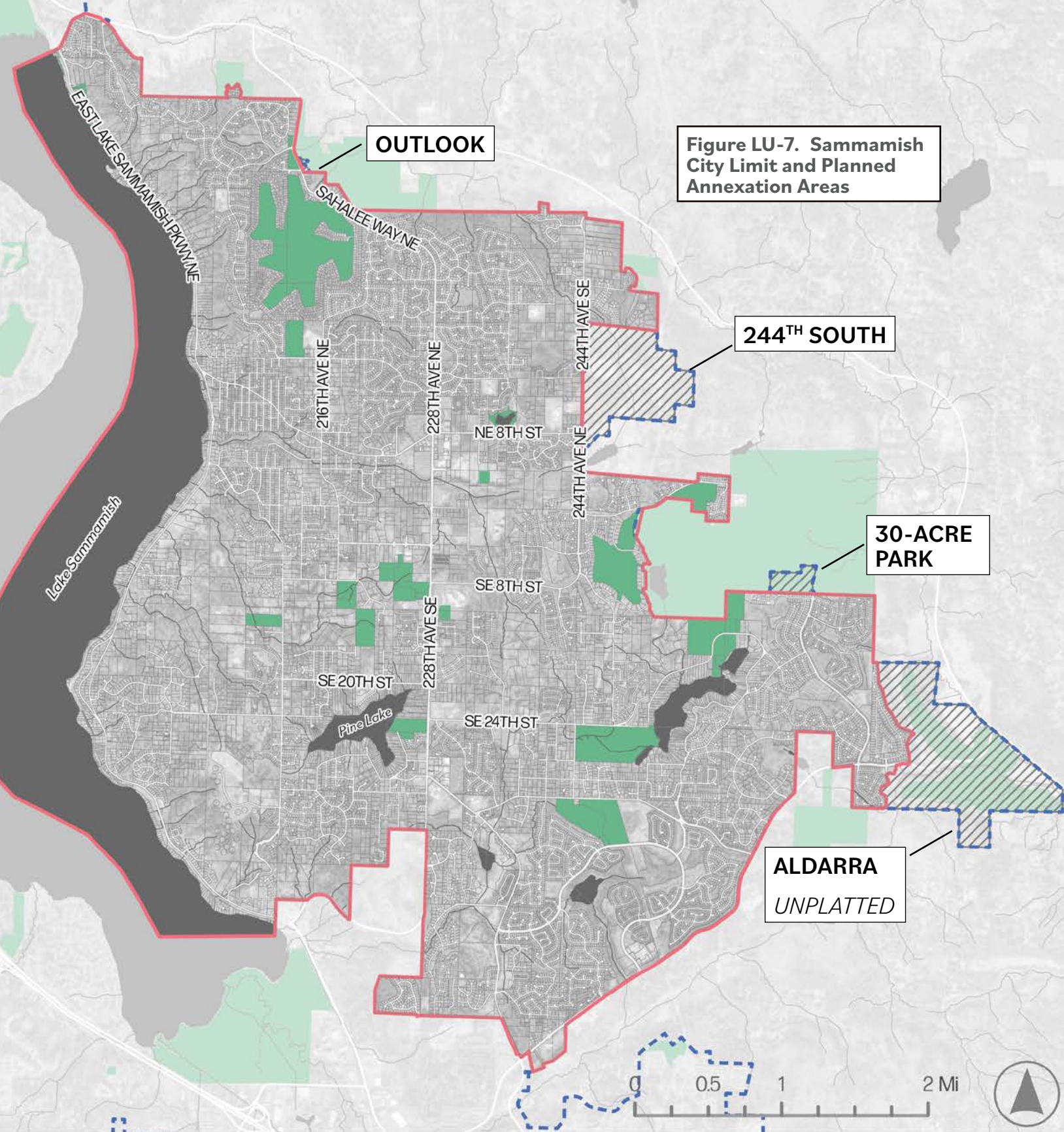
Sammamish’s PAAs have been largely built out under King County zoning, which does not align with City zoning because of the application of TDRs. This incongruence means contrasting development patterns on either side of the Sammamish City Limit. Considering a 2016 financial analysis on possible annexations, the City has determined that it is not financially responsible to annex in the foreseeable future. As such, two PAAs have been removed from the 2024 Comprehensive Plan:

- **The 244th South PAA** (formerly Swan Ridge) is heavily encumbered with aquatic resources, has a history of mismanagement, and includes known areas for flooding and stormwater management—all would be significant burdens on the City.
- **The Aldarra Unplatted PAA** primarily consists of a golf course and would be of no value to the City.

Historical Future Land Use Designations

The Sammamish Development Code currently includes six residential zones, three commercial zones, and five Town Center Zones. The intent statements for each zone are below.

- **Residential (R) Zones:** to implement comprehensive plan goals and policies for housing quality, diversity, and affordability and to efficiently use urban residential land. These purposes are accomplished by:
 - Providing, in the R-1 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
 - Providing, in the R-12 or R-18 zone, for a mix of predominantly apartment and townhouse dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities.
- **Neighborhood Business (NB) Zone:** to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties and in urban areas on properties with the land use designation of commercial outside of center, to provide for limited residential development.
- **Community Business (CB) Zone:** to provide convenience and comparison retail and personal services for local service areas that exceed the daily convenience needs of adjacent neighborhoods but that cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.



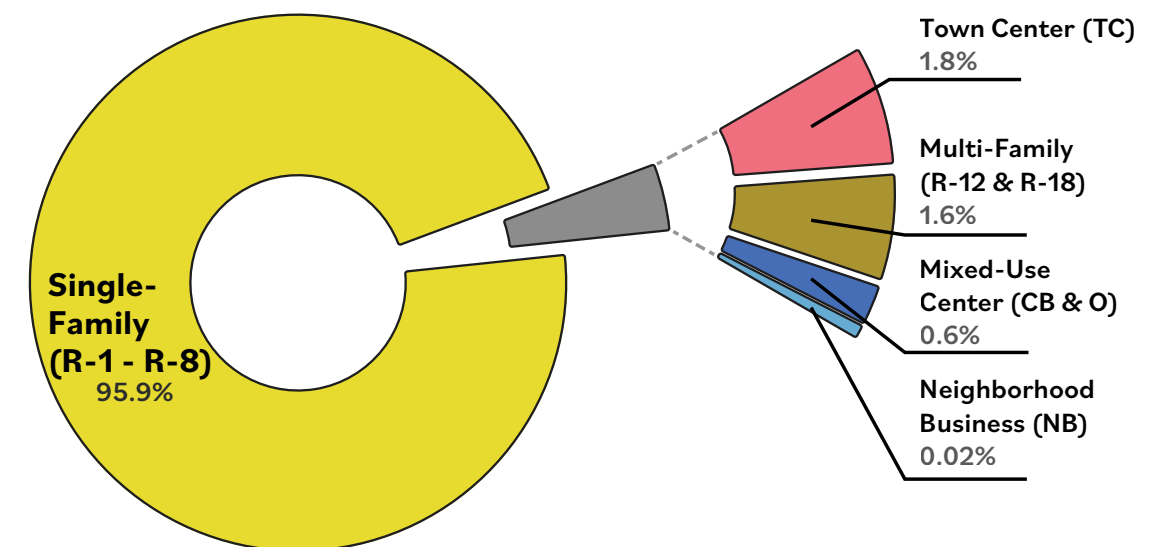
PLANNING AREA

- City Limits
- Urban Growth Area
- Planned Annexation Areas
- Parks
- Lakes
- Streams
- Parcels

- **Office (O) Zone:** to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban density residential development in locations within activity centers where the full range of commercial activities is not desirable.
- **Town Center Mixed-Use (TC-A):** to implement Town Center Plan goals and policies to develop a Town Center core area (TC-A-1) and a number of smaller mixed-use centers (TC-A-2 through A-5).
- **Town Center Mixed Residential (TC-B):** to implement Town Center Plan goals and policies by providing for areas with a mixture of housing types that support the desired activities of adjacent mixed-use zones.
- **Town Center Lower Intensity Residential (TC-C):** to implement Town Center Plan goals and policies by providing areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones.
- **Town Center Civic Campus (TC-D):** to implement Town Center Plan goals and policies by providing areas for open space, recreational, civic uses, and residential uses that serve both the Town Center and the City.
- **Town Center Reserve (TC-E):** to allow current uses to remain while preserving the opportunity for future development.

Sammamish does not currently maintain a future land use map. Instead, the City's zoning map, last updated in 2016, is the primary planning map (Figure LU-8). The acreage for each zoning designation is summarized in Figure LU-9.

Figure LU-9. Existing Future Land Use by Acreage (Based on 2016 Zoning)



City of Sammamish; Framework, 2023

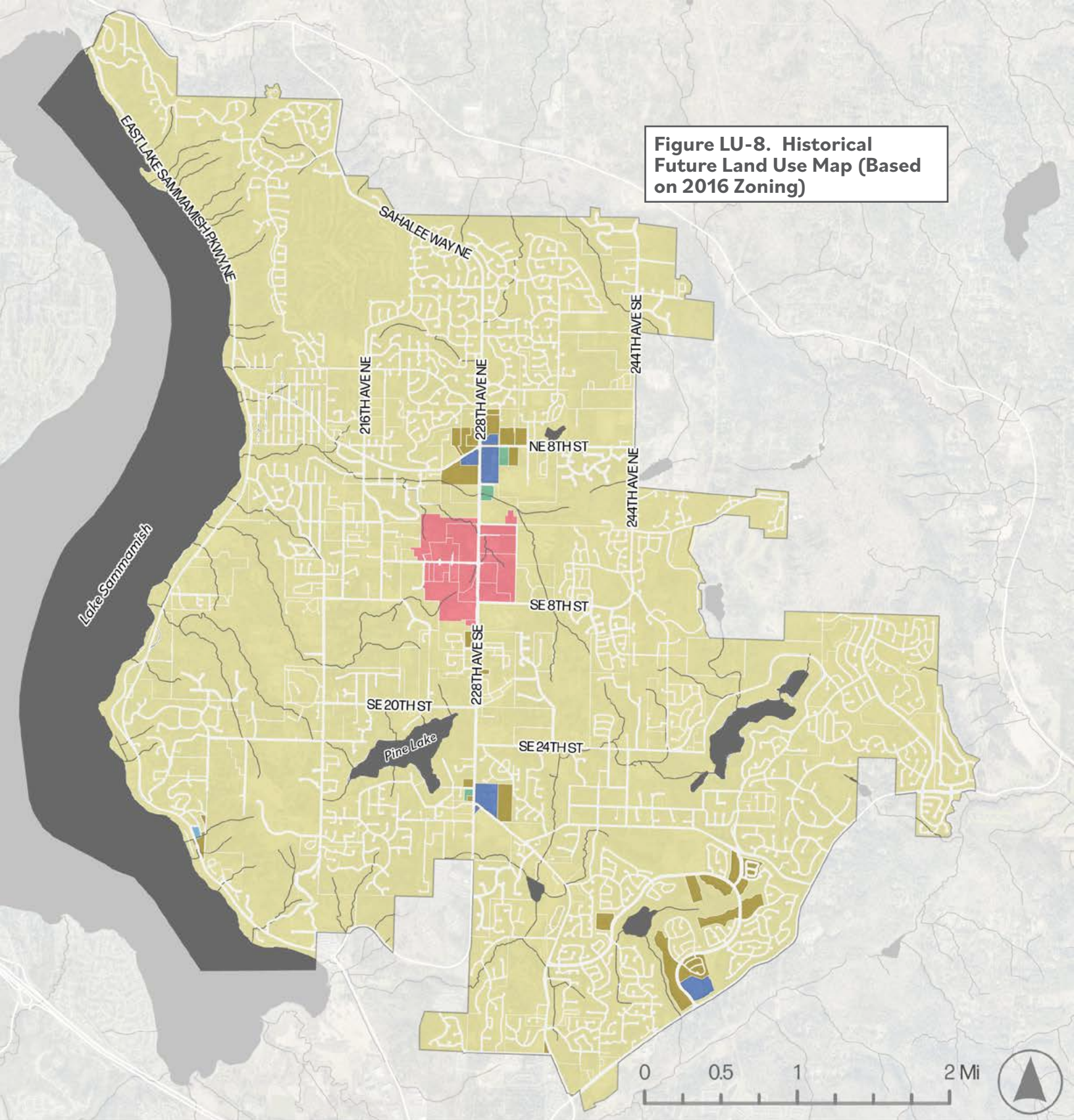


Figure LU-8. Historical Future Land Use Map (Based on 2016 Zoning)

EXISTING FUTURE LAND USE DESIGNATIONS

- CB
- NB
- O
- R-1
- R-4
- R-6
- R-8
- R-12
- R-18
- TC A-1
- TC A-2
- TC A-3
- TC A-4
- TC A-5
- TC B
- TC C
- TC D
- TC E
- Lakes
- Streams

Town Center

The Sammamish Town Center was established in 2008 as a formal subarea with the adoption of a subarea plan and Environmental Impact Statement (EIS) documentation. Under the current EIS, the area’s development potential is capped at 3,000 housing units and 400,000 square-feet of commercial area. A standalone set of regulations for 5 subzones within Town Center (TC-A, TC-B, TC-C, TC-D, and TC-E) are in the Sammamish Development Code.

The Town Center Plan has been amended as recently as 2020 but will be reworked in 2024 and 2025 in parallel with the adoption of the 2024 Comprehensive Plan Update. The amended Town Center Plan is anticipated to be completed by early 2025.

The vision statement for Town Center strives to balance urban and natural:

The Sammamish Town Center is a vibrant, urban, family-friendly gathering place in a healthy natural setting. The city’s sense of community reflects a balance between its natural and urban characteristics.

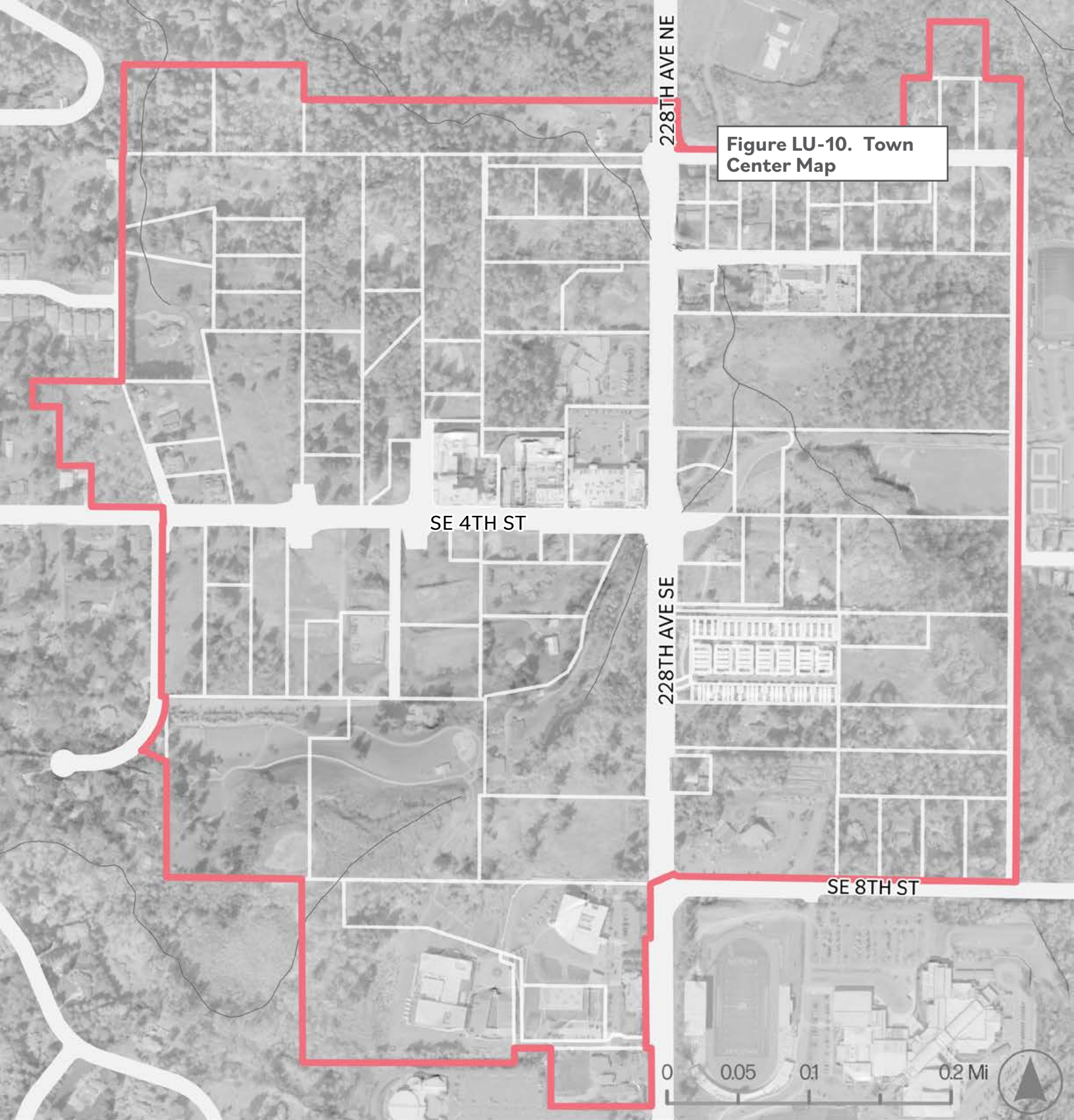
Existing Zoning and Development Standards

The Sammamish Unified Development Code (SDC) contains zoning regulations, neighborhood design standards, rules for public works and buildings, and critical area regulations. The intent statements for the City’s 14 zones are included in the land use designations above because there is currently no difference between future land use and zoning. Figure LU-11 shows each zone’s standards for lots, density, and building height.

Figure LU-11. Simplified Development Standards for Sammamish’s Zoning Districts

Standards	Town Center					Commercial		
	TC-A	TC-B	TC-C	TC-D	TC-E	NB	CB	O
Maximum Density (units/acre)	40	20	8	20	1	8	18	18
Minimum Lot Width	NA	NA	30’	NA	30’	NA	NA	NA
Maximum Lot Coverage	NA	NA	NA	NA	NA	NA	NA	NA
Maximum Building Height	70’	50’	35’	60’	35’	45’	60’	60’

Standards	Residential Zones					
	R-1	R-4	R-6	R-8	R-12	R-18
Maximum Density (units/acre)	1	4	6	8	12	18
Maximum FAR	50%	50%	50%	50%	NA	NA
For an Accessory Dwelling Unit	Exempt	Exempt	Exempt	Exempt	NA	NA
For Multifamily	65%	65%	65%	65%	NA	NA
Minimum Lot Width	35’	30’	30’	30’	30’	30’
Maximum Lot Coverage	NA	40%	50%	NA	NA	NA
Maximum Building Height	35’	35’	35’	35’	60’	60’



FUTURE LAND USE DESIGNATION

- Town Center
- Lakes
- Streams

Existing Zoned Capacity & King County Urban Growth Capacity Study

Sammamish History with the Urban Growth Capacity Study

The City of Sammamish participated in the King County Urban Growth Capacity Study (UGCS), also known as the King County Buildable Lands Program. The Buildable Lands Program started in 1997 as part of an amendment to the GMA. The UGCS is one component of a cyclical statewide and regional planning process aimed at accommodating growth in a coordinated and intentional way.

The purpose of the UGCS process is to measure the performance of goals in local comprehensive plans against countywide planning policies to ensure there is sufficient urban capacity for planned growth. The City of Sammamish worked closely with King County through a multi-phase process to determine the growth achieved during the last comprehensive plan cycle, analyze the City's land capacity, and set an initial future capacity for units of residential development and jobs.

The City's initial City Council-directed growth target of 700 units of new housing and 305 jobs was incorporated into the King County Countywide Planning Policies (CPPs) in June of 2021. The City participated in a series of geographic caucuses with other cities in the PSRC Cities and Towns category to negotiate a growth target for the City based on City Council direction. This initial growth target was based on city capacity estimates that were restricted by sewer capacity issues and a moratorium issued by Sammamish Plateau Water.

At the end of 2021, the King County CPPs growth targets were remanded back to the City by the King County Growth Management Planning Council (GMPC) based on the expiration of a Sammamish Plateau Water sewer service area Moratorium. The remand required Sammamish to re-evaluate the available land supply for development and the corresponding CPP Growth Target position.

City staff met with Sammamish Plateau Water (SPW) to review the updated sewer capacity information and clarify future capacity. Based on this information, staff determined that the parcels identified as impacted by the sewer moratorium could be reintegrated into the City's land capacity.

The City Council reviewed the updated capacity estimates and re-evaluated the city's growth targets. The final growth targets were set at 2,100 units of new housing and 728 jobs and adopted in the King County CPPs.

Application of the 2021 Urban Growth Capacity Study

Prior to the 2024 Comprehensive Plan, the City of Sammamish’s zoned capacity, including consideration of pipeline units, and including incentive-based density bonuses and transfer of development rights in the Town Center, was 3,158 residential units and 1,543 jobs. These numbers are based on the 2021 King County Urban Growth Capacity Study (UGCS) process conjoined with the balance of units planned for in the Town Center under the Town Center State Environmental Policy Act (SEPA) Final Environmental Impact Statement (FEIS). This equates to 1,268 units in the R-zones, 606 units in the non-Town Center commercial zones, and 1,284 units remaining under the 2,000 FEIS unit cap in the Town Center.

The existing zoned capacity estimates—3,158 housing units and 1,543 jobs—were updated during the 2024 comprehensive planning process due to State mandated growth targets and local planning priorities and are articulated in the 2044 Growth Strategy. Figure LU-11 compares these numbers and indicates the expanded capacity for homes and jobs under the 2044 Growth Strategy. These numbers are expected to increase as the supplemental EIS is completed for Town Center in early 2025.

Figure LU-12. Existing zoned capacity versus estimated capacity under the 2044 Growth Strategy

ZONE	Net Developable Land (acres)	Residential Density (du/ac)	Gross Residential Capacity*	Existing Housing on Redevelopable Parcels (units)	Net Residential Capacity (units)
R-1	1,283.9	R-1: 1 Middle Housing Overlay: 12	1,220	12	1,208
R-4	3,989.9	R-4: 4 Middle Housing Overlay: 18	4,063	190	3,873
R-6	1,357.0	R-6: 6 Middle Housing Overlay: 18	1,145	44	1,101
R-8	59.5	R-8: 8 Middle Housing Overlay: 18	71	2	69
R-12**	15.3	12	137	10	127
R-12	4.2	12	50	139	-
R-18	19.7	18	355	1,551	-
Community Business	45.9	18	263	-	263
Office	4.4	18	28	-	28
Neighborhood Business	0.9	8	3	-	3
TC-A	27.7	40	943	1	942
TC-B	29.4	20	455	18	437
TC-C	15.9	8	96	11	85
TC-D	0	20	-	-	-
TC-E	3.8	20	57	4	53
Bonus Parcels***	53	City/County: 60 Religious: 40 Utility: 12	1,064	2	1,062

King County; Framework, 2023

*See page 38 for a full list of development assumptions.

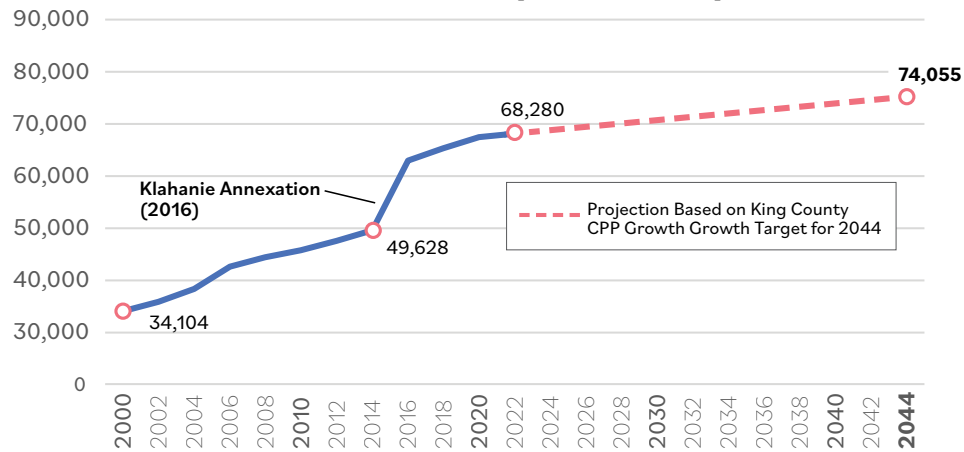
**These Town Center adjacent parcels are upzoned from R-4 and R-6 to 12 du/ac.

***Bonus Parcels are religious- or public-owned parcels in R-1, R-4, R-6, and R-8 zones. These parcels will be able to develop to 40-60 du/ac with a special zoning overlay if projects include affordable housing.

Current and Future Population, Housing, and Jobs

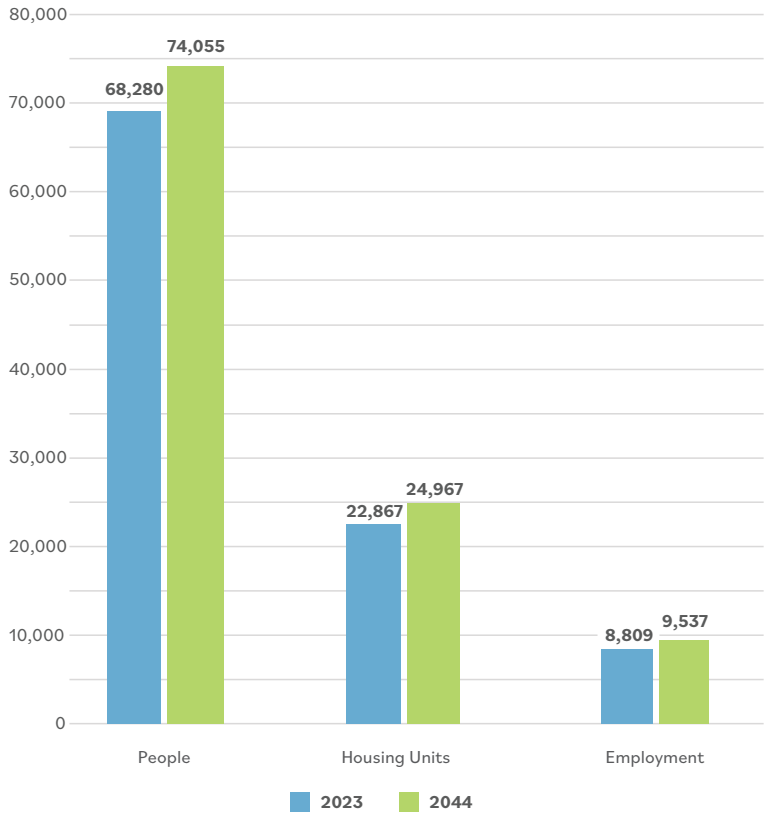
King County has issued Sammamish growth targets of 2,100 housing units and 728 jobs as per its “Cities and Towns” designation by the Puget Sound Regional Council. Figure LU-13 and LU-14 estimate population growth based on the average King County household size of 2.75 people per household, housing unit growth, and job growth between 2022 and 2044. Sammamish is expected to grow to about 74,000 people by 2044 based on the County’s growth target. Figure LU-15 provides estimated parcel capacities for the 2044 Growth Strategy, which is explained in the following pages.

Figure LU-13. 2044 Population Projection



WA Office of Financial Management; King County; Framework, 2023

Figure LU-14. Comparison of 2022 and 2044 population, dwelling units, households, and jobs



WA Office of Financial Management; PSRC; King County; Framework, 2023

Figure LU-15. Capacity Surplus/Deficit based on 2044 Growth Strategy

	Housing Units	Jobs
Growth Target	2,100	728
Parcel Capacity	9,251	2,741
Surplus/Deficit	+7,151	+2,013

King County; Framework, 2023

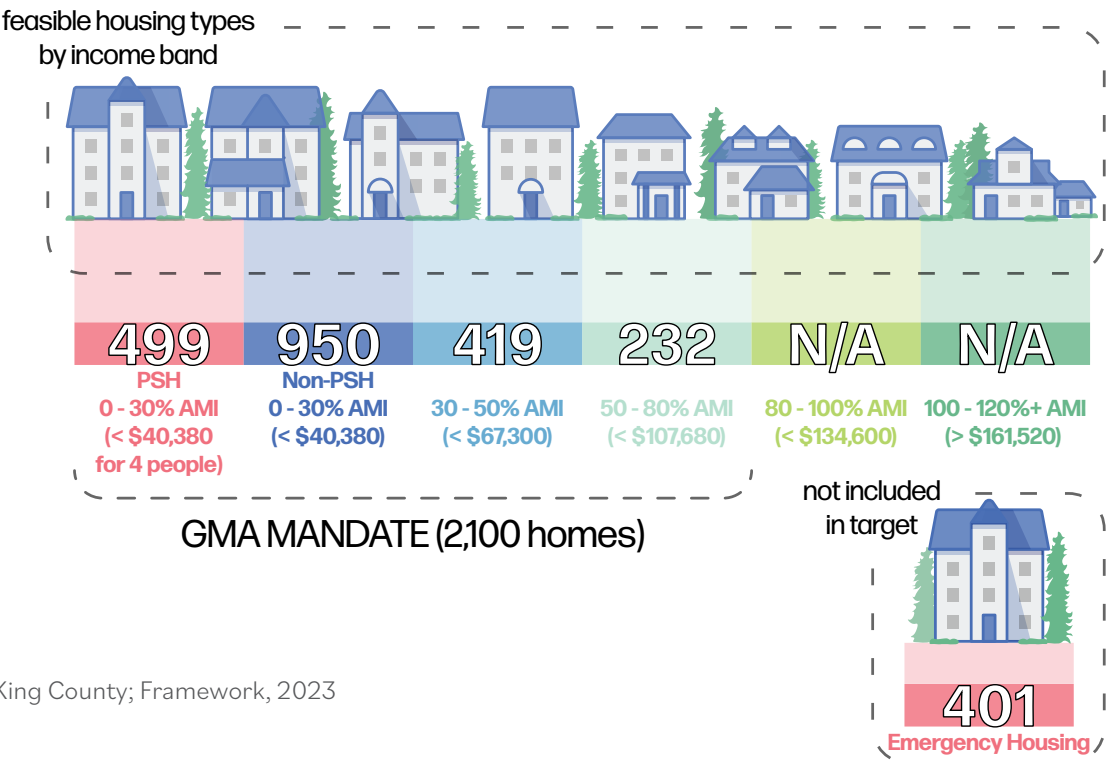
Affordable Housing Allocation

As per State legislation passed in 2021 (HB 1220), King County disaggregates the City’s housing growth target of 2,100 units by income band. Figure LU-16 shows the affordable housing allocation for five ranges of household income relative to the area median income (AMI) for King County, which are discussed on the following page.

- Extremely Low Income (0-30% AMI), including permanent supportive housing (PSH) and non-permanent supportive housing
- Very Low Income (30-50% AMI)
- Low Income (50-80% AMI)
- Moderate to Median Income (80-100% AMI)
- Above Median Income (100-120%+ AMI)

The parentheses in Figure LU-16 indicate the household income limits for a family of four based on the County’s area median income for 2022 (\$134,600).

Figure LU-16. King County Allocation: breakdown of 2,100 units

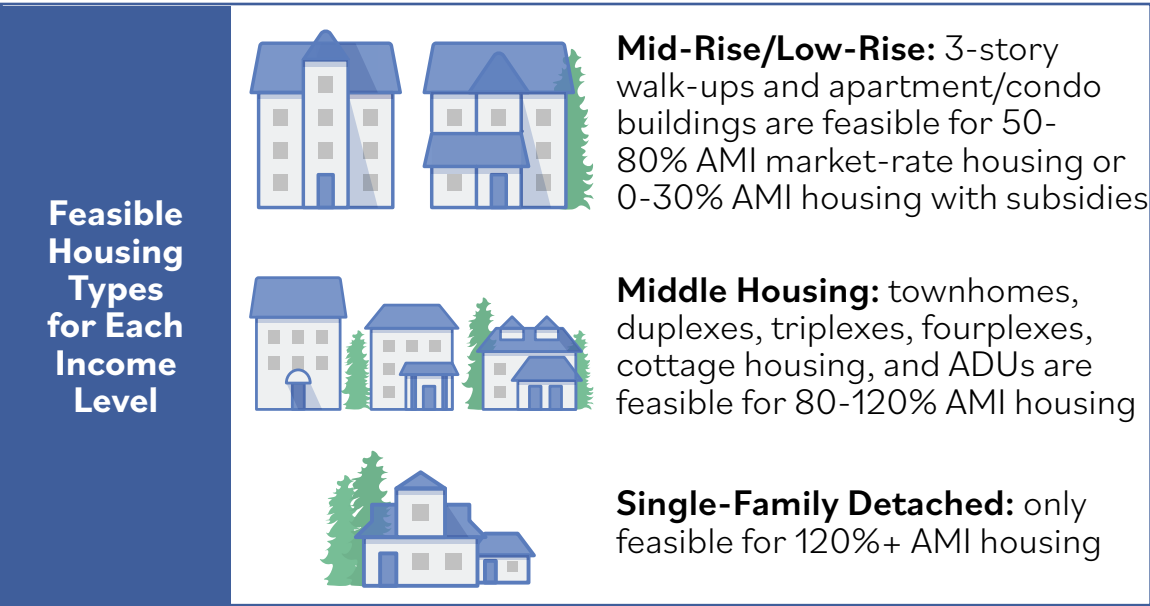


King County; Framework, 2023

State Guidance

Washington State Department of Commerce issued guidance to cities for sufficiently meeting the affordable housing allocation directed by HB 1220. Figure LU-17 shows, according to Commerce, which housing types most feasibly provide housing affordable to each income level.

Figure LU-17. Feasible housing types for each income level as per Washington Department of Commerce guidance.

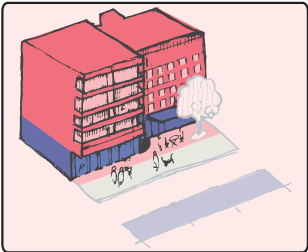


WA Department of Commerce; Framework, 2023

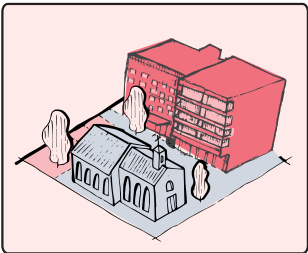
The Puget Sound Regional Council (PSRC) provided cities with guidance on the county-issued growth targets as they relate to planned population growth over the planning horizon. In essence, the direction from PSRC is to limit the planned population growth for 2044 to the 2,100-unit growth target. When projecting the County’s average household size of 2.75 people, this means Sammamish is planning for a population of 73,925 by 2044. This guidance from PSRC, however, does not preclude the City from embedding more capacity beyond the 2,100-unit target in its land use plan.

2044 Growth Strategy

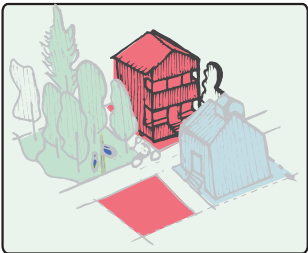
Although Sammamish has an estimated parcel capacity of 3,158 units, based on the 1,288-unit EIS balance for the Town Center and the 2021 King County Urban Growth Capacity Study, not enough zoned capacity exists for mid-rise construction and other housing typologies necessary to support the City’s affordable housing allocation. Considering this, the 2024 Comprehensive Plan project team developed several strategies that would expand parcel capacity for moderate to high density housing. The strategies below were vetted by Planning Commission members, City Council members, and planning staff:



Increased Capacity in Centers: Recognizing the low densities historically permitted in Town Center and Mixed-Use Centers (Inglewood, Pine Lake, and Klahanie), this strategy makes modest density increases and use allowances to support more mid-rise construction. Such changes to zoning and development standards not only make possible a wider range of housing for renters and owners, but also provide more commercial opportunities necessary to meet the City’s job target.



Bonus Parcels: This strategy leverages substantial amounts of public and religious land that primarily exists in low-density residential zones across the City. Density bonuses will be provided in exchange for the construction of extremely low- and low-income housing on vacant or underutilized lots owned by the City, King County, Sammamish Plateau Water, or religious institutions. In many circumstances, surplus land can be used for affordable housing while retaining existing structures.



Middle Housing Overlay: Opening Sammamish’s residential areas, which were largely zoned for large-lot single-family homes, to middle housing development provides considerable gains to housing capacity across much of the City. This strategy helps the City diversify its housing stock for local needs, provides housing affordable to moderate-income households, and satisfies new State mandates under HB 1110.

Capacity Estimates & Feasible Housing Types

The growth strategies introduced above are reflected in the future land use map and forthcoming zoning changes in several ways:

- Increased development potential and expanded subarea planning in Town Center and Mixed-Use Centers
- Density bonuses for affordable housing on city-, county-, and religious-owned parcels
- The creation of Neighborhood Residential—a middle housing land use classification that complies with HB 1110

Town Center & Mixed-Use Centers

An ongoing amendment to the Town Center Plan will determine specific zoning changes to TC- zones; these are expected by late 2024 to early 2025. For the purposes of the Comprehensive Plan, all parcels are assumed to reach their maximum zoning density and the TC-E zone (Town Center Reserve) will be increased from 1 du/ac to 20 du/ac—a conservative, yet foreseeable future given the scope of the Town Center Plan amendment. Increases to non-residential floor area ratio limits in Town Center and Mixed-Use Centers—also expected under the Town Center Plan amendment—enable more commercial opportunities and in the longer term, subarea planning in Mixed-Use Centers could expand the footprint of these areas and further increase permitted residential densities.

Figure LU-19. Total capacity estimate for the TC, O, and CB zones compared under both current (existing) and proposed zoning schemes.

Mixed-Use Centers Zoned Capacity Estimates				
	Housing Units		Jobs	
	Existing	Proposed	Existing	Proposed
Town Center				
<i>TC Zoning</i>	1,288	1,517	833	1,981
Mixed-Use Centers				
<i>O & CB Zones</i>	602	293	627	760
Total	1,890	1,810	1,460	2,741

Feasible Housing Types for Centers

Mid-Rise: traditional apartment/condo buildings, courtyard apartments, mass timber buildings, and point-access buildings.

City of Sammamish; Framework, 2023

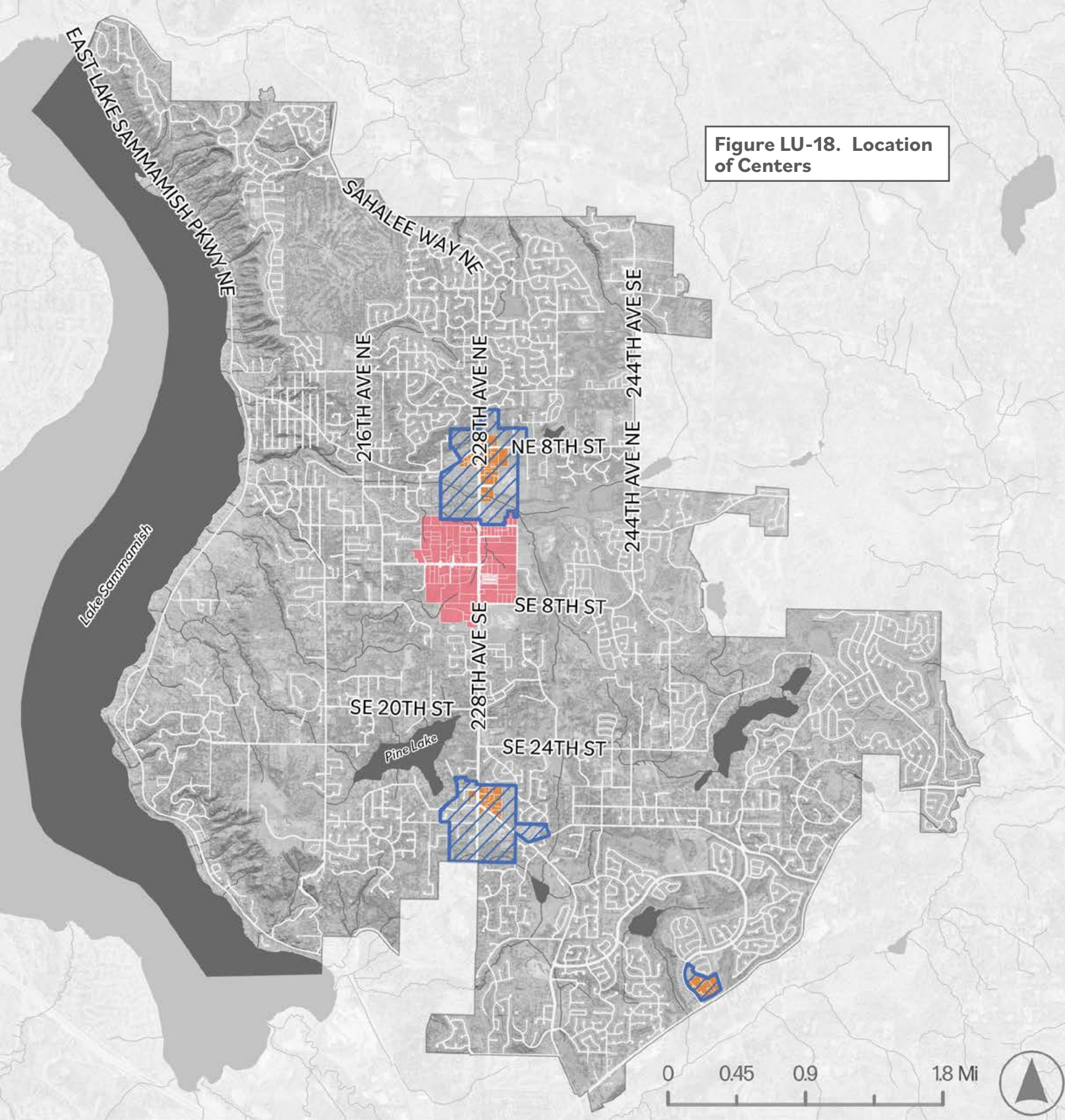


Figure LU-18. Location of Centers

FUTURE LAND USE DESIGNATIONS

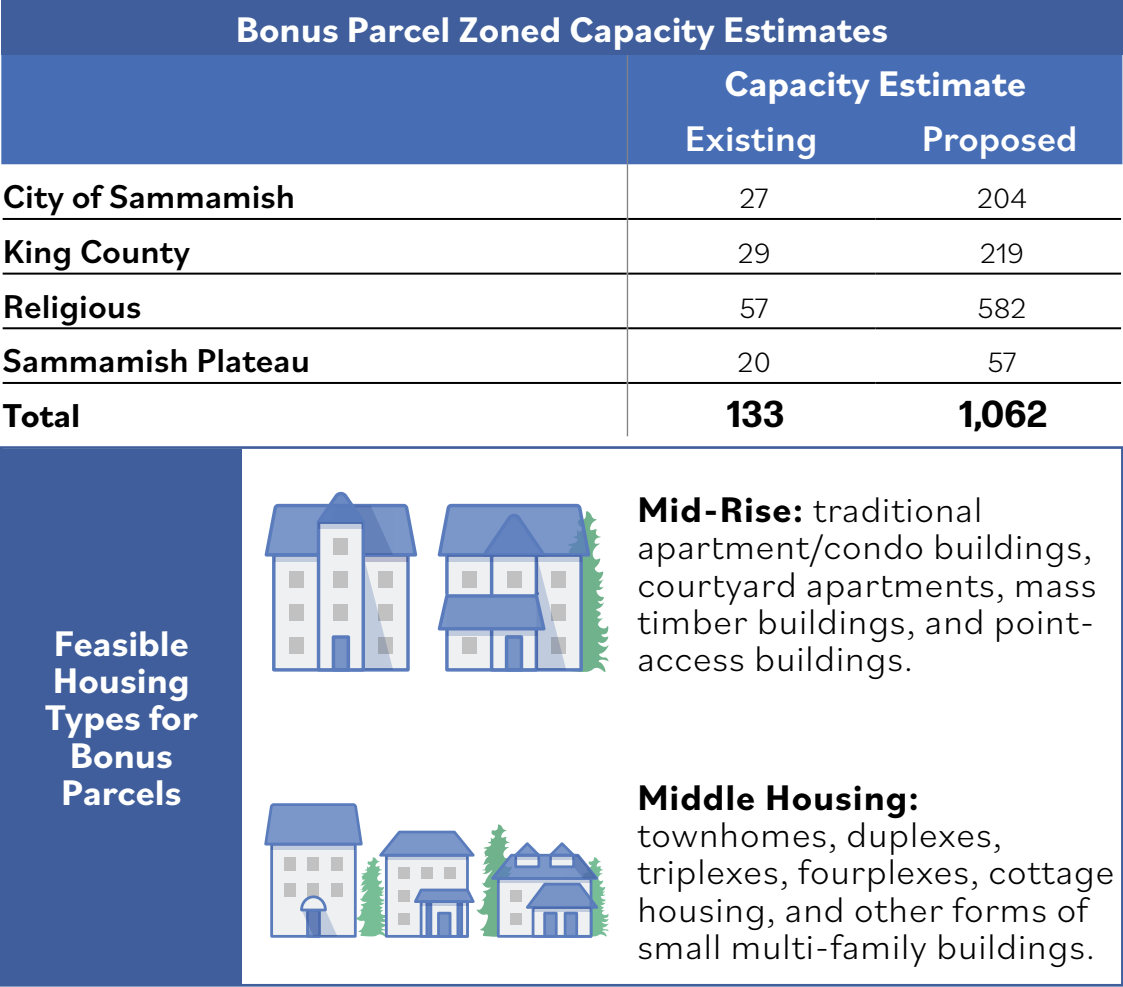
- Inglewood Subarea
- Pine Lake Subarea
- Klahanie Subarea
- Town Center
- Mixed-Use Center
- Lakes
- Streams

Bonus Parcels

The project team identified 14 Bonus Parcels—two parcels owned by Sammamish Plateau Water, two parcels owned by the City of Sammamish, two parcels owned by King County, and eight parcels owned by religious institutions—as candidates for transit- and amenity-adjacent affordable housing sites. This approach strives to reduce or eliminate land costs from housing construction and implements HB 1377, which allows cities to award density bonuses to projects on religious-owned properties if the units remain affordable to 80% AMI for at least 50 years.

Many publicly- and religious-owned properties are currently zoned for low-density residential development or may have an existing structure that precludes additional development. This strategy requires a zoning overlay that allows residential as an accessory use on sites with an existing church, utility structure, or other building and introduces a significant amount of residential capacity.

Figure LU-21. Existing and proposed capacities and feasible housing types for Bonus Parcels



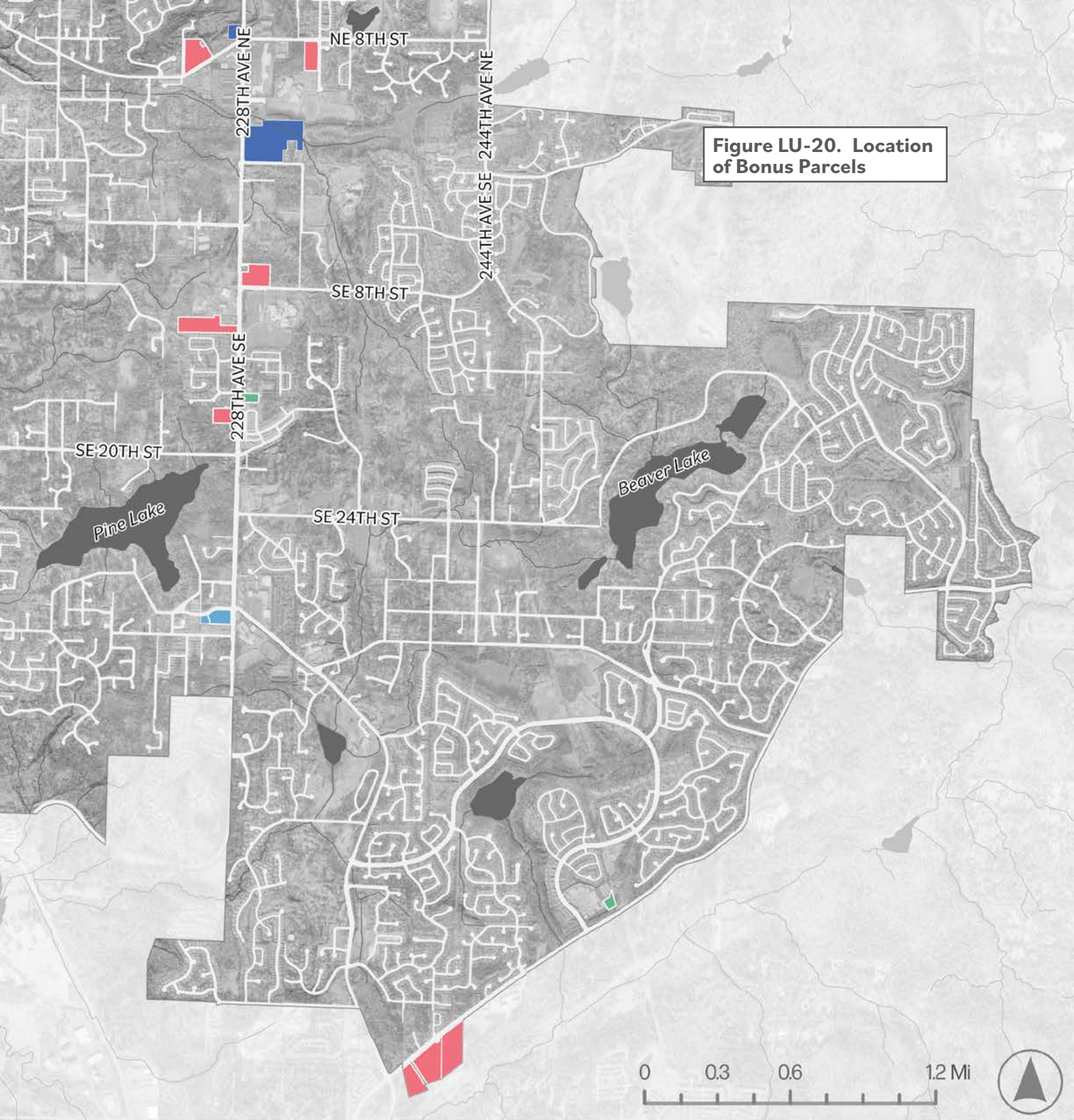


Figure LU-20. Location of Bonus Parcels

BONUS PARCELS

- City of Sammamish
- King County
- Religious
- Sammamish Plateau
- Lakes
- Streams

Neighborhood Residential

The combination of new State legislation (HB 1110) and local need for more diverse housing types led the project team to establish Neighborhood Residential as a land use designation for properties previously zoned R-1, R-4, R-6, or R-8. The new designation assumes modest increases in capacity with a middle housing overlay that will vary between 12 and 18 units per acre to support middle housing types like townhomes, cottage courts, and plex-style buildings.

Several factors complicate capacity estimates for Neighborhood Residential, including an unknown number of homeowners associations established before the passage of HB 1110 that can continue to exclude middle housing development. Large single-family homes will also likely remain as the preferred option among developers and landowners in most neighborhoods. On the contrary, parcels were classified as “redevelopable” in the Urban Growth Capacity Study prior to the passage under HB 1110. This means that many more parcels are likely “redevelopable” now given the option to build middle housing.

Ultimately, the City is not required to estimate capacity for Neighborhood Residential, nor does it heavily rely on this land use designation for its 2044 Growth Target and Housing Need. The estimate provided in Figure LU-23 underscores the unknown development dynamics in Neighborhood Residential in the future.

Figure LU-23. Existing and estimated capacities under new State law (HB 1110) for Neighborhood Residential

Neighborhood Residential Zoned Capacity Estimates		
	Capacity Estimate	
	Existing	Proposed
Neighborhood Residential (R-1 - R-8 Zoning)	1,268	6,252
Total	1,268	6,252

Feasible Housing Types for Neighborhood Residential

Middle Housing: townhomes, duplexes, triplexes, fourplexes, cottage housing, and ADUs are feasible for 80-120% AMI housing

Single-Family Detached: only feasible for 120%+ AMI housing

City of Sammamish; Framework, 2023

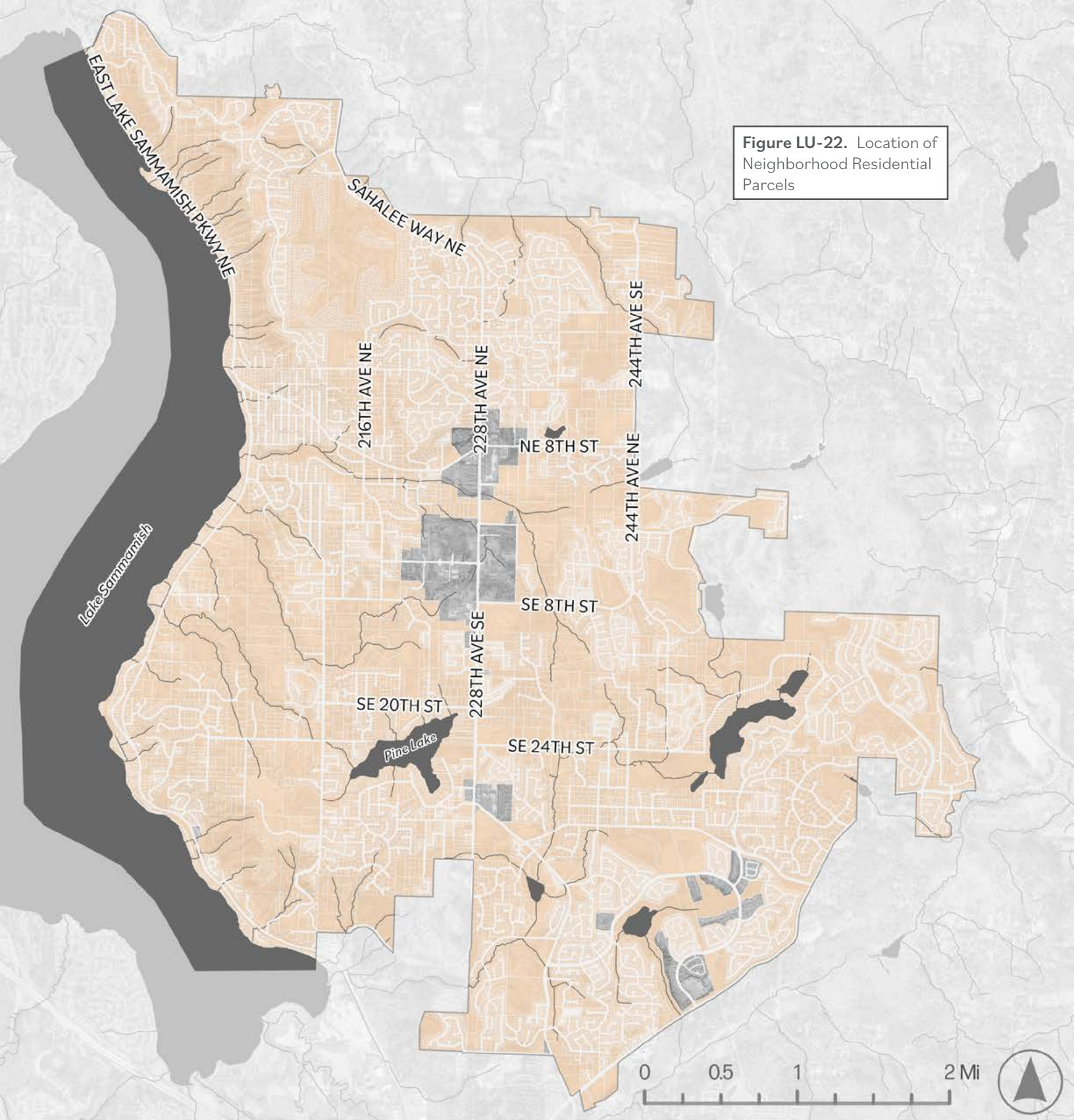


Figure LU-22. Location of Neighborhood Residential Parcels

2044 Future Land Use Map

The 2044 Growth Strategy is compiled in the Sammamish Future Land Use Map (FLUM), which is introduced in Volume I of the Land Use Element. Bonus Parcels are not indicated on the FLUM because the underlying land use designation remains unchanged. The implementation of affordable housing on these parcels will be accomplished through a zoning overlay.

Figure LU-25. Future Land Use by Acreage

Future Land Use by Acreage		
Future Land Use Designation	Parcel Acreage	
	Acres	Percent
Neighborhood Residential	11,225	95.70%
Urban Residential	204	1.74%
Neighborhood Center*	2	0.02%
Mixed-Use Center	72	0.61%
Town Center	226	1.93%
Total Parcel Acres	11,728	

City of Sammamish; King County; Framework, 2024

*Neighborhood Center acreage is based on the East Lake Sammamish Parkway parcel with existing Neighborhood Business zoning. Additional Neighborhood Center acreage is expected as the City undergoes subarea planning in the areas identified as Prospective Neighborhood Centers in the FLUM.

FUTURE LAND USE DESIGNATIONS

- Neighborhood Residential
- Lakes
- Streams

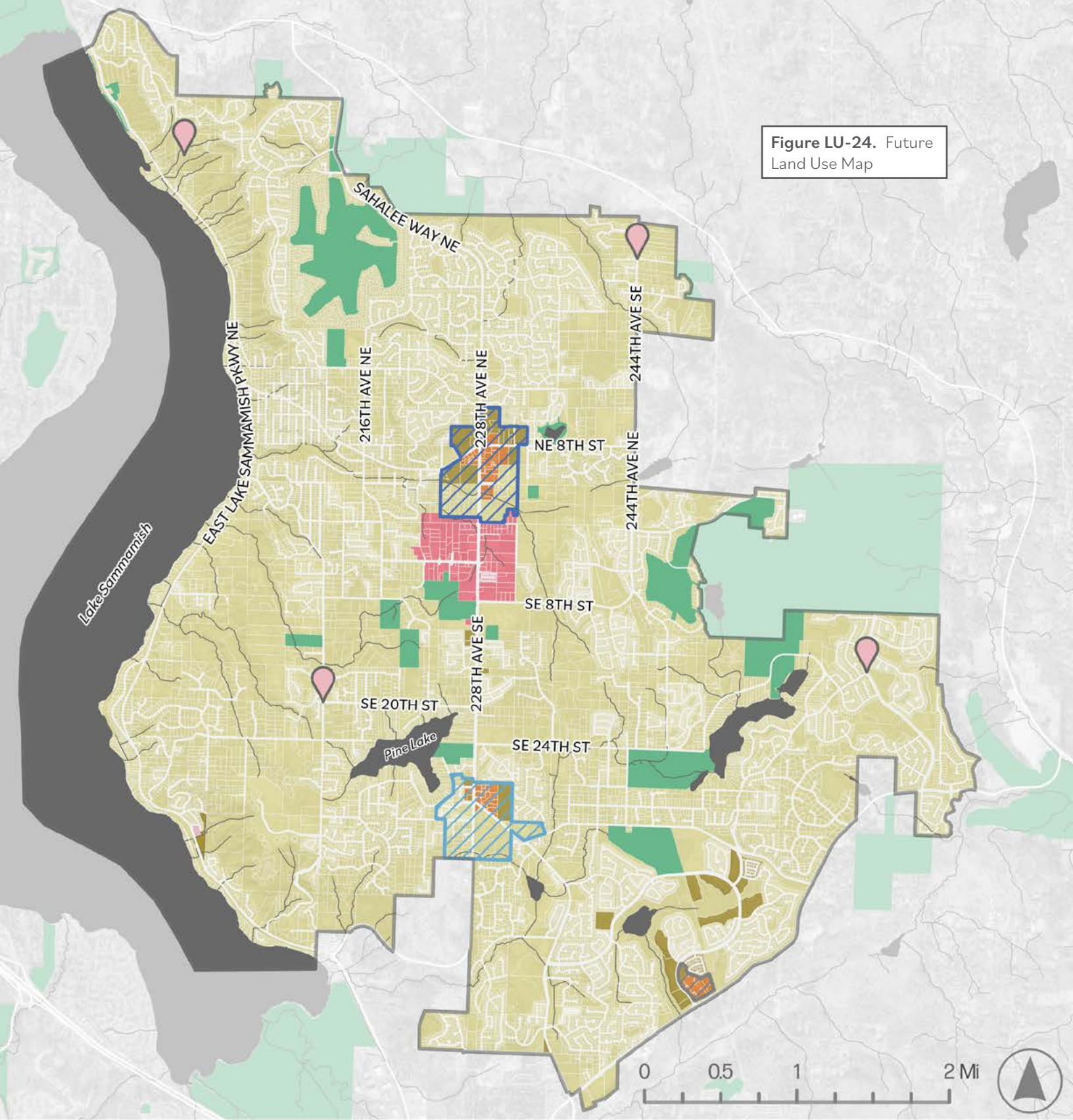


Figure LU-24. Future Land Use Map

FUTURE LAND USE DESIGNATIONS

- Parks
- Neighborhood Residential
- Urban Residential
- Neighborhood Center
- Mixed-Use Center
- Town Center

Subarea Planning Required*

- Conceptual Inglewood Subarea
- Conceptual Pine Lake Subarea
- Conceptual Klahanie Subarea
- Prospective Neighborhood Center

- Lakes
- Streams

*Exact boundaries, land uses, and intensities to be determined during a formal subarea planning effort

Capacity Assumptions

Development assumptions behind the existing capacity estimates are entirely based on the methodology used in the 2021 King County Urban Growth Capacity Study, which relies on parcel data from 2019. Assumptions for the 2044 Growth Strategy, however, were developed to most accurately reflect the market conditions expected over the next 20 years and informed by King County guidance, collaboration with Sammamish planning staff, and discussions with local developers. Figure LU-26 summarizes the density assumptions and market factor, public purpose, and right-of-way deductions applied to vacant and redevelopable parcels across different zones. “Vacant” and “redevelopable” parcel classification is based on the 2021 King County Urban Growth Capacity Study.

Figure LU-26. Development assumptions for the 2044 Growth Strategy

2044 Development Assumptions							
STRATEGY	PARCEL SELECTION	INPUTS		ASSUMPTIONS			
		PARCEL EXCLUSIONS	OTHER EXCLUSIONS	RESIDENTIAL DENSITY (du/ac)	JOB DENSITY (FAR)	MARKET FACTOR	Public Purpose/ ROW DEDUCTION
Increased Capacity in Centers: Mixed-Use Centers	All parcels zoned CB or O	Parcels marked “developed” in UGCS data. Parcels excluded for other reasons in UGCS data: due to use, ownership, or size	Critical areas	18	0.40	Vacant: 30-35% Redevelopable: 35-50%	Vacant: 30% Redevelopable: 30%
Increased Capacity in Centers: Town Center	All parcels zoned TC-A, TC-B, TC-C, TC-D, or TC-E	Parcels marked “developed” in UGCS data. Parcels excluded for other reasons in UGCS data: due to use, ownership, or size	Pipeline Development & Critical areas	TC-A: 40 TC-B: 20 TC-C: 8 TC-D: 20 TC-E: 20	TC-A: 0.40 TC-B: 0.30 TC-C: 0.00 TC-D: 0.20 TC-E: 0.20	Vacant: 5-10% Redevelopable: 15%	Vacant: 10% Redevelopable: 10%
Bonus Parcels	2 parcels owned by Sammamish Plateau 2 parcels owned by the City of Sammamish 2 parcels owned by King County 8 parcels owned by religious institutions	None	Existing building footprints & Critical areas	Religious: 40 City: 60 County: 60 Samm Plat: 12	N/A	*all parcels treated as vacant* Religious: 60% City: 10% County: 5% Samm Plat: 35%	Religious: 5% City: 20% County: 5% Samm Plat: 10%
Middle Housing Overlay	All parcels with R-1, R-4, R-6, or R-8 zoning	Parcels marked “developed” in UGCS data. Parcels excluded for other reasons in UGCS data: due to use, ownership, or size	Critical areas	R-1: 12 R-4: 18 R-6: 18 R-8: 18	N/A	Vacant: 20% Redevelopable: 25%	N/A

City of Sammamish; King County; Framework, 2023

Capacity Compliance with King County Allocation

The 2044 Growth Strategy builds in ample capacity to satisfy the Housing Need issued by King County—most of which will require mid-rise housing construction—and local needs for a wide range of housing opportunities. As per HB 1220, Figure LU-27 below summarizes the new parcel capacity estimates by feasible housing types as a justification for supporting all economic segments in the population.

Capacity estimates under the 2044 Growth Strategy have limited accuracy due to the complex and uncertain nature of development decisions and processes. For example, the uptake of middle housing could vary significantly due to homeowner association restrictions and participation rates among landowners.

Figure LU-27. Parcel Capacities by Feasible Housing Type



City of Sammamish; Framework, 2023

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Housing

Volume II



Background Information

The following documents referenced or included in this Volume II constitute the background information used to inform Volume I of the 2024 Comprehensive Plan Update.

Included in Volume II

The following analyses are included as new requirements under HB 1220.

Supplemental Housing Inventory and Analysis

This section provides additional data and an adequate provisions checklist for funding gaps to support the Housing Element.

Housing Land Capacity Analysis

This analysis compares permanent and temporary/emergency housing capacity to the City's allocated need.

Racially Disparate Impacts Report

This report identifies historic policies and practices that have resulted in displacement, exclusion, and other racially disparate impacts, uses Census data to identify areas at greater risk of displacement, and establishes anti-displacement policies.

External References

Housing Diversification Toolkit

Developed with A Regional Coalition for Housing (ARCH) and a consultant, the Housing Diversification Toolkit meets the state requirements for a **housing action plan**. This effort included extensive community outreach and analysis to identify existing barriers to housing development. The Toolkit focuses on expanding missing middle and affordable housing opportunities, housing located near services and transportation routes, and addressing conflicting market demand. The Toolkit can found on the [City website](#).

Supplemental Housing Inventory and Analysis

The following tables provide supplemental housing inventories and population characteristics to provide additional context to the Housing Element. Similar data tables are available for 2020 in the Housing Diversification Toolkit and corresponding Housing Needs Assessment.

Figure H-1. Existing housing units by structure type

Existing Housing Unit Type and Tenure				
Housing Units in Structure	Number of Units			% of Total
	Owner-Occupied	Renter-Occupied	Total	
1 Detached Unit	16,938	1,665	18,603	83.6%
1 Attached Unit	874	99	973	4.4%
2 Units	-	-	-	0.0%
3 to 4 Units	282	300	582	2.6%
5 to 9 Units	354	353	707	3.2%
10 to 19 Units	220	588	808	3.6%
20 to 49 Units	-	184	184	0.8%
50 or More Units	50	317	367	1.6%
Mobile Homes	28	6	34	0.2%
Boat, RV, Van, etc.	-	-	-	0.0%
Total Housing Units	18,746	3,512	22,258	

ACS 5-Year, 2018-2022

Figure H-2. Existing housing units by age

Existing Housing Units by Age		
Housing Unit Age	Number of Units	% of Total
Built 1939 or Earlier	103	0.5%
Built 1940 to 1949	40	0.2%
Built 1950 to 1959	157	0.7%
Built 1960 to 1969	629	2.8%
Built 1970 to 1979	2,230	9.8%
Built 1980 to 1989	5,886	25.9%
Built 1990 to 1999	6,336	27.9%
Built 2000 to 2009	4,653	20.5%
Built 2010 to 2019	2,602	11.5%
Built 2020 or Later	67	0.3%
Total Housing Units	22,703	

ACS 5-Year, 2018-2022

Figure H-3. Existing housing units by tenure

Existing Housing Units by Tenure		
Tenure	Number of Units	% of Total
Owner-Occupied	18,746	84.2%
Renter-Occupied	3,512	15.8%
All Occupied Housing Units	22,258	

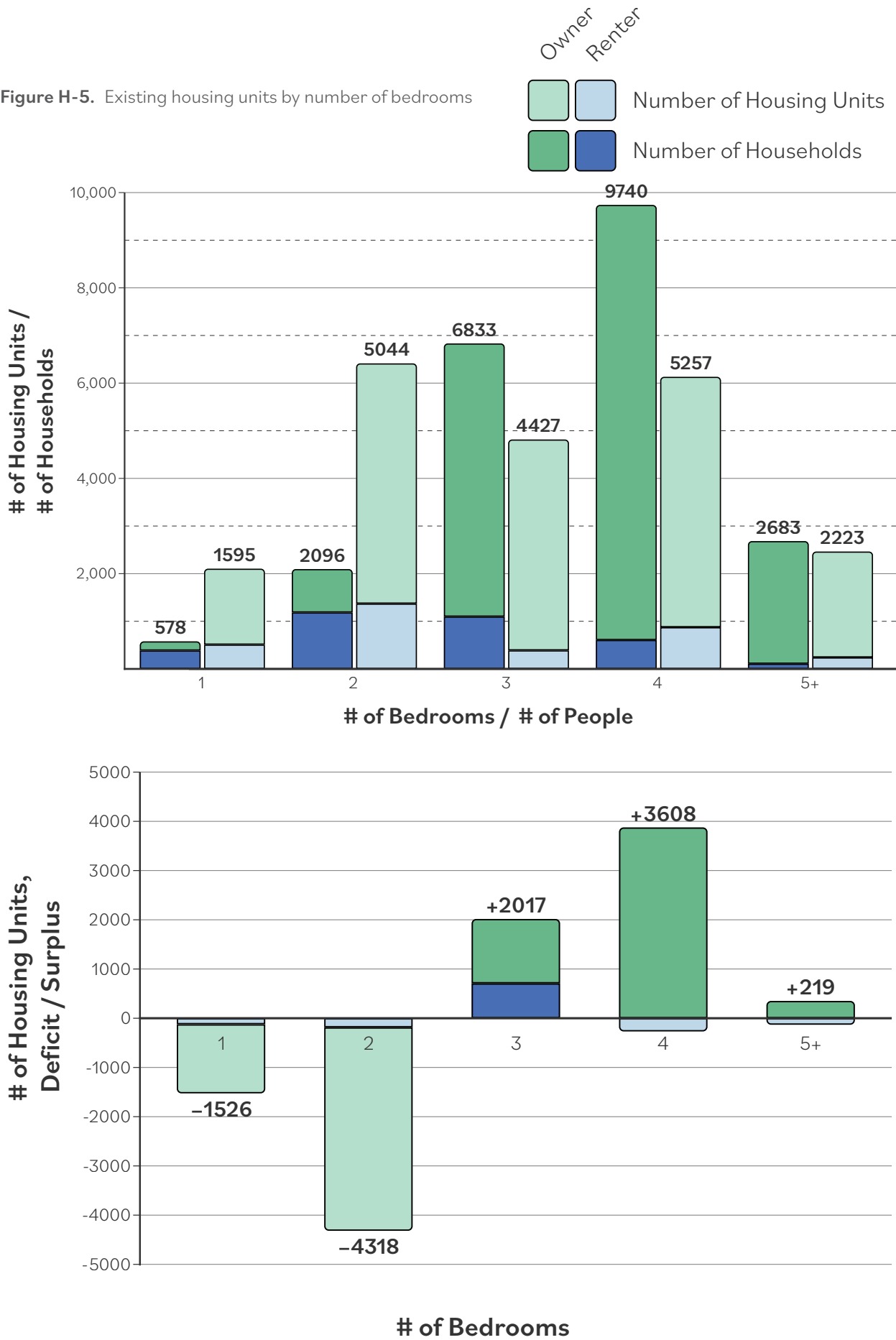
ACS 5-Year, 2018-2022

Figure H-4. Existing housing units by condition (select characteristics)

Existing Housing Units by Condition		
Condition	Number of Units	% of Total
Housing Units Without Complete Kitchen Facilities	147	0.7%
Housing Units Without Complete Plumbing	48	0.2%
All Occupied Housing Units	22,258	

ACS 5-Year, 2018-2022

Figure H-5. Existing housing units by number of bedrooms



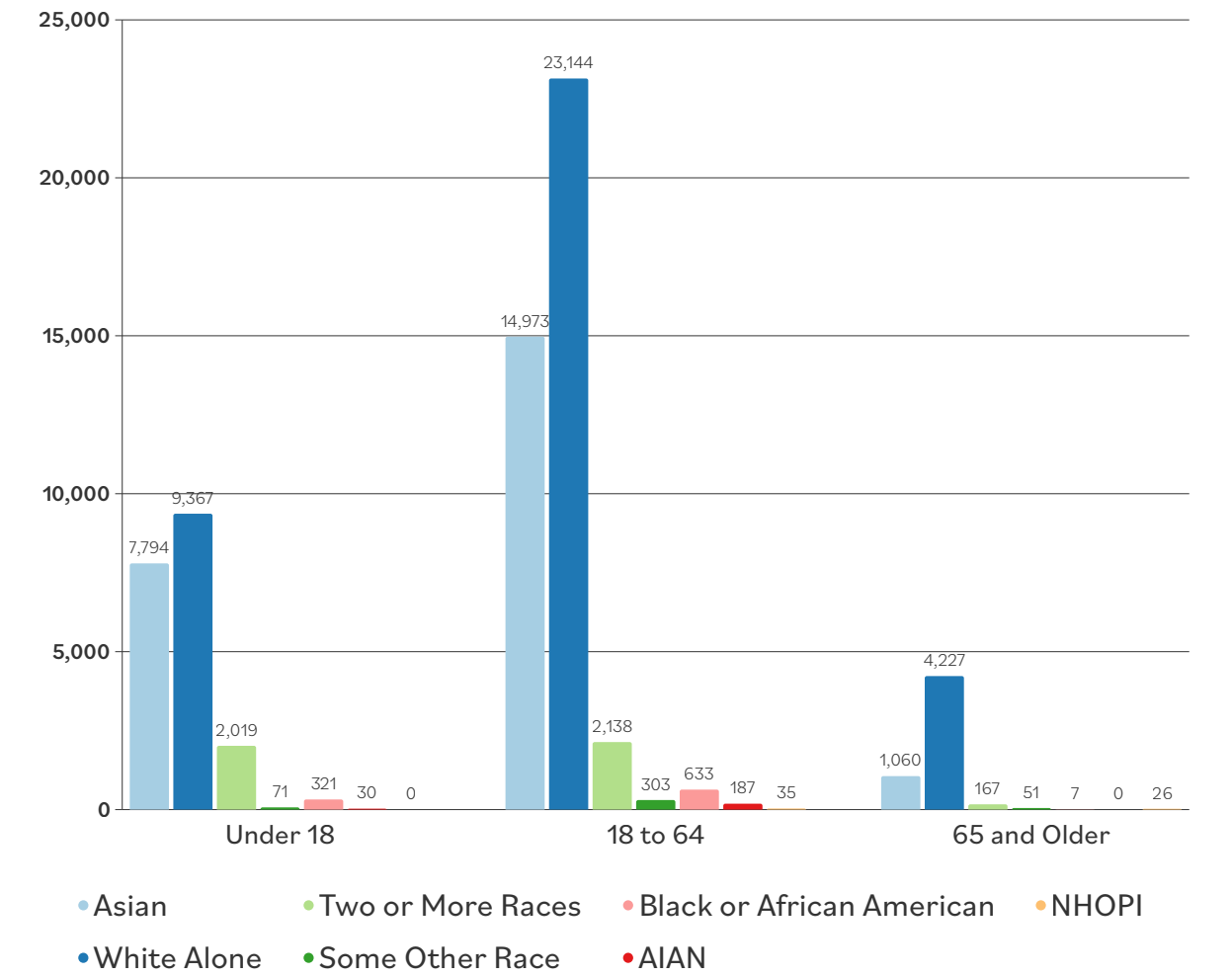
ACS 5-Year, 2018-2022

Figure H-6. Existing income-restricted affordable housing

Existing Income-Restricted Affordable Housing		
Development Name	Affordable Units	AMI Range
SAMM Apartments	18	80%
Sammamish Townhomes	7	80%
SKY Sammamish	24	80%
Highland Garden Apartments	50	30-60%
Total Income-Restricted Units	99	

ACS 5-Year, 2018-2022

Figure H-7. Age of Sammamish residents by race/ethnicity



ACS 5-Year, 2018-2022

Housing Land Capacity Analysis

Overview

As per requirements of the Growth Management Act (GMA), the Sammamish Housing Element must identify “sufficient capacity of land” to accommodate all projected housing needs during the 20-year planning period of its comprehensive plan (RCW 36.70A.070(2)(c)). This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Extrapolating the 2021 King County Urban Growth Capacity Study, the project team for the 2024 Sammamish Comprehensive Plan Update developed a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, partially used, or under-utilized lands. This analysis considers the potential for land within City boundaries to accommodate new housing growth given current zoning and development regulations. Unlike the County’s Urban Growth Capacity Study, which looks backward at performance under the previous period’s comprehensive plan, the LCA looks forward to the land uses and development types planned for 2044.

Household Income Segments for King County

Figure H-8 shows the four income ranges defined in RCW 36.70A.030 and the corresponding income limits and rent/mortgage limits established by A Regional Coalition for Housing’s (ARCH) for 2023. Limits for three-person households are included due to King County’s average household size of 2.75 people.

Figure H-8. 2023 King County income and rent limits for GMA defined income segments

GMA Defined Income & Rent Brackets for king Co.			
Household Income Segment	Income Relative to AMI	ARCH 2023 Income Limit (3 Person Household)	ARCH 2023 Rent Limit (3 Person Household)
Extremely Low-Income	0-30% of AMI	\$39,555	\$989
Very Low-Income	>30-50% of AMI	\$65,925	\$1,648
Low-Income	>50-80% of AMI	\$105,480	\$2,637
Moderate Income	>80-120% AMI	\$158,220	\$3,956

ARCH; Framework, 2023

Land Capacity Analysis for Permanent Housing

King County Countywide Planning Policies (CPPs) disaggregate Sammamish’s 2044 growth target to establish Housing Need for different income brackets. Sammamish’s 2044 Growth Strategy, implemented through updates to its land use, zoning, and development standards, in combination with significant subsidies, shows that the City has sufficient land capacity to meet its CPP Housing Need for permanent housing (a total of 2,100 units). An additional LCA for temporary housing below demonstrates the City’s capacity for its emergency housing need (401 units).

Figure H-9. Current housing and housing needed in Sammamish by income bracket

Current Housing & Needed Housing in Sammamish by Income								
	Total Units	0-30% AMI		30-50%	50-80%	80-100%	100-120%	120%+
		Non-PSH	PSH					
Baseline Supply (2019)	22,543	110	-	341	541	1,899	2,024	17,628
King County Growth Target (Net New Housing Needed 2019-2044)	2,100	950	499	419	232	-	-	-
King County Total Future Housing Needed: 2044	24,643	1,060	499	760	773	1,899	2,024	17,628
Sammamish 2044 Growth Strategy (Net New Housing Capacity 2019-2044)	9,256	1,487		429	232	509	1,563	5,036
Sammamish 2044 Growth Strategy (Net New Housing Planned 2019-2044)	2,100	950	499	419	232	-	-	-
Sammamish 2044 Growth Strategy (Surplus of New Housing Capacity)	7,156	38		10	0	509	1,563	5,036
Sammamish 2044 Growth Strategy (Surplus/Deficit of Planned Housing)	0	0	0	0	0	0	0	0

King County; Framework, 2023

The project team updated the underlying assumptions from the 2021 King County Urban Growth Capacity Study to reflect more realistic development dynamics and the 2044 Growth Strategy to produce the updated capacities below. A full list of development assumptions is included in Volume II of the Land Use Element.

Figure H-10. Land capacity summary by zone

Land Capacity by Zone					
ZONE	Net Developable Land (acres)	Residential Density (du/ac)	Gross Residential Capacity (units)*	Existing Housing on Redevelopable Parcels (units)	Net Residential Capacity (units)
R-1	1,283.9	R-1: 1	1,220	12	1,208
		Middle Housing Overlay: 12			
R-4	3,989.9	R-4: 4	4,063	190	3,873
		Middle Housing Overlay: 18			
R-6	1,357.0	R-6: 6	1,145	44	1,101
		Middle Housing Overlay: 18			
R-8	59.5	R-8: 8	71	2	69
		Middle Housing Overlay: 18			
R-12	4.2	12	50	139	-
R-18	19.7	18	355	1,551	-
Community Business	45.9	18	263	-	263
Office	4.4	18	28	-	28
Neighborhood Business	0.9	8	3	-	3
TC-A	27.7	40	943	1	942
TC-B	29.4	20	455	18	437
TC-C	15.9	8	96	11	85
TC-D	0	20	-	-	-
TC-E	3.8	20	57	4	53
Bonus Parcels**	53	City/County: 60 Religious: 40 Utility: 12	1,064	2	1,062

King County; Framework, 2024

*See Land Use Element Volume II for a full list of development assumptions.

**Bonus Parcels are religious- or public-owned parcels in R-1, R-4, R-6, and R-8 zones. These parcels will be able to develop to 40-60 du/ac with a special zoning overlay if projects include affordable housing.

The following land use categories and associated zoning districts under the 2044 Growth Strategy for Sammamish regulate many factors, including building type and development intensity. Building types (e.g. single-family detached, duplexes, cottage clusters, townhomes, etc.) help organize development based on its form and function. Development intensities indicate the bulk of development (e.g. building height) and density (the number housing units or jobs per acre) for a specific building typology. For example, mid-rise is an intensity that might include mixed-use buildings, family stacked flats, or mass timber buildings. Low density can include building typologies like single-detached homes, accessory dwelling units, duplexes, and townhomes.

As per Department of Commerce guidance, from a construction cost perspective, each intensity and its corresponding building types are most feasibly built for specific levels of affordability. This is not to suggest that all housing built at mid-rise intensities will serve moderate income households; in fact, luxury condominiums at mid-rise intensities could only be affordable to households earning 120%+ AMI. Similarly, building typology is one of many factors influencing affordability; incentives, subsidies, and creative financing mechanisms are required to achieve deep affordability.

Figure H-11. Envision Sammamish 2044 Land Use Designations, Zoning Districts, and associated building types, intensities, and incomes served.

Future Land Use, Zone, Housing Types, Density, and Incomes Served					
2044 Land Use Designations	2044 Zoning Districts with Planned Housing	2044 Associated Housing Typologies	2044 Associated Intensities	Lowest Potential Income Served	
				Market-Rate	Subsidized
Neighborhood Residential	R-1; R-4; R-6; R-8; Middle Housing Overlay	Detached Single-Family, ADUs, Cottage Clusters, Multi-plex, Townhomes	Low Density, Moderate Density	High Income (>120% AMI)	Not Feasible at Scale
Urban Residential	R-24; R-40	Cottage Clusters, Multi-plex, Townhomes, Stacked Flats, Courtyard Buildings	Moderate Density, Low-Rise	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Neighborhood Center	Neighborhood Business	Cottage Clusters, Multi-plex, Townhomes	Low Density, Moderate Density	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Mixed-Use Center	Community Business; Office	Stacked Flats, Mass Timber, Point Access Blocks, Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Mid-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Town Center	TC-A; TC-B; TC-C; TC-D; TC-E	Stacked Flats, Mass Timber, Point Access Blocks, Apartments, Condominiums, Permanent Supportive Housing	High Density, Mid-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

City of Sammamish; Framework, 2024

Note: Zoning districts still under development. Bonus parcels exist across multiple future land use designations (Neighborhood Residential, Mixed-Use Center, and Town Center); densities vary based on ownership.

Implementing Actions to Satisfy Housing Need

Together, the Land Use and Housing Elements acknowledge real-world factors constraining development outcomes. The 2044 Growth Strategy includes a variety of zoning changes designed to sufficiently achieve housing type production associated with various AMI levels.

- Increased development capacity and expanded subarea planning in Town Center (TC-zones) and Mixed-Use Centers (CB and O zones).
- Density bonuses for affordable housing on city-, county-, and religious-owned parcels (“Bonus Parcels”) which effectively increase the allowable density from 1-8 du/ac to 12-60 du/ac depending on ownership.
- The creation of Neighborhood Residential—a middle housing land use classification that complies with HB 1110—that provides a middle housing overlay option that increases densities from 1-8 du/ac to 12-18 du/ac depending on the underlying zoning.

Figure H-12. Comparing housing need to zone categories

Housing Need Compared to Zoned Intensity & Capacity				
Income Level (% AMI)	Zone Intensities Serving These Needs	Aggregate Housing Need (units)	Net Residential Capacity (units)	Capacity Surplus or Deficit (units)
0-30% PSH	Mid-Rise High Density	1,868	1,916	48
0-30% Other				
>30-50%				
>50-80%	Low-Rise Moderate Density	232	741	509
>80-100%				
>100-120%	Low Density	N/A	6,599	6,599
>120%				
Total		2,100	9,256	7,156

King County; Framework, 2024

Land Capacity Analysis for Temporary Housing

The GMA also requires cities to demonstrate explicit consideration of capacity for emergency housing and emergency shelters (RCW 36.70A.070(2)(c)). Currently, the City permits hotels/motels in CB, O, TC-A, and TC-B. Zoning changes that occur during the adoption of the 2024 Comprehensive Plan are expected to expand hotel/motel permissions to other Town Center zones (TC-C, TC-D, and TC-E) and additional zones that may be established in Mixed-Use Centers. As per GMA requirements under HB 1220, “Emergency Housing” and “Emergency Shelter” will be defined in the Sammamish Development Code and permitted in all zones where hotels/motels are permitted.

No hotel/motel exists in Sammamish, nor does the City have requirements for occupancy, spacing, or intensity of emergency housing. As such, Sammamish will establish reasonable occupancy, spacing, or intensity regulations for emergency housing during the zoning code update process.

Department of Commerce guidance suggests that an LCA must be conducted for plausible parcels to demonstrate the City’s capacity for its emergency housing need (401 units). To carry out this analysis, the project team has identified several Bonus Parcels that contain sufficient surplus area and are adjacent to transit, services, and amenities. A prototypical suburban emergency congregate shelter with 60 beds/acre has been used to best estimate the capacities of selected parcels.

Figure H-13. Land capacity of select bonus parcels for emergency housing

Bonus Parcel Capacity for Emergency Housing							
Plausible Bonus Parcels	Emergency Housing Type	Net Developable Land (acres)	Density (beds/ac)	Emergency Housing Capacity (beds)	Total Emergency Housing Capacity (beds)	Emergency Housing Need	Capacity Deficit or Surplus
Parcel #1 (religious- owned)	Congregate Shelter	5.71	60	343	608	401	207
Parcel #2 (City- owned)	Congregate Shelter	1.08	60	65			
Parcel #3 (religious- owned)	Congregate Shelter	3.34	60	200			

Department of Commerce; Framework, 2024

Adequate Provisions Checklist

Beyond the barriers to housing development that were addressed in the City’s Housing Diversification Toolkit (Housing Action Plan) and the analysis and outreach efforts that contributed to this Plan Update, the City has identified funding barriers using the Adequate Provisions Checklist provided by the Department of Commerce. The gaps identified below are used to inform the goals, policies, and strategies in Volume I of the Housing Element.

Figure H-14. Checklist for addressing affordable housing funding gaps

Barriers to Funding Affordable Housing in Sammamish		
Local option tools for addressing affordable housing funding gaps	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	Not implemented	Collaboration with ARCH to determine if appropriate given City’s characteristics, affordable housing funding strategies, and alignment with existing City legislative priorities.
Affordable housing property tax levy (RCW 84.52.105)	Not implemented	Collaboration with ARCH to determine if appropriate given City’s characteristics, affordable housing funding strategies, and alignment with existing City legislative priorities.
REET 2 (RCW 82.46.035) – GMA jurisdictions only and only available through 2025	Verify with Finance	
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	Implemented	Funds distributed to ARCH. City has budgeted \$57,000 per year in 2023/24. Same amount is projected for 2025/26.
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	Not implemented	Limited lodging opportunities in city.
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	Not implemented	City is not a service provider in this category.

Donating surplus public lands for affordable housing projects (RCW 39.33.015)	Not implemented	Collaboration with ARCH to determine if appropriate given City’s characteristics, affordable housing funding strategies, and alignment with existing City legislative priorities.
Impact fee waivers for affordable housing projects (RCW 82.02.060)	Partially implemented	City’s code offers impact fee waivers for specific project types. Could use updates/refinement.
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	Not implemented	Identified in implementation strategies developed for Comprehensive Plan implementation. Requires additional collaboration with ARCH and stakeholders.
Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	Not implemented	Identified in implementation strategies developed for Comprehensive Plan implementation. Requires additional collaboration with ARCH and stakeholders.
General funds (including levy lid lifts to increase funds available)	Partially implemented	City currently provides ARCH housing trust fund contribution of \$100,000/year plus the \$57,000 collected from the Affordable Housing Sales Tax Credit program. As an ARCH member city, the City also supports overall ARCH activities through partner membership dues. Further allocation of general funds requires collaboration with ARCH to determine if appropriate given City’s financial status, affordable housing funding strategies, and alignment with existing City legislative priorities.

Department of Commerce; City of Sammamish; Framework, 2024

Racially Disparate Impact Report

Supplement to
Envision Sammamish 2044

Sammamish is committed to meeting the housing needs of members of our community who have experienced disproportionate harm.

This report supplements Sammamish's 2024 Comprehensive Plan Update to identify racially disparate impacts, displacement, and exclusionary effects, and to ensure city policies address these inequities moving forward.

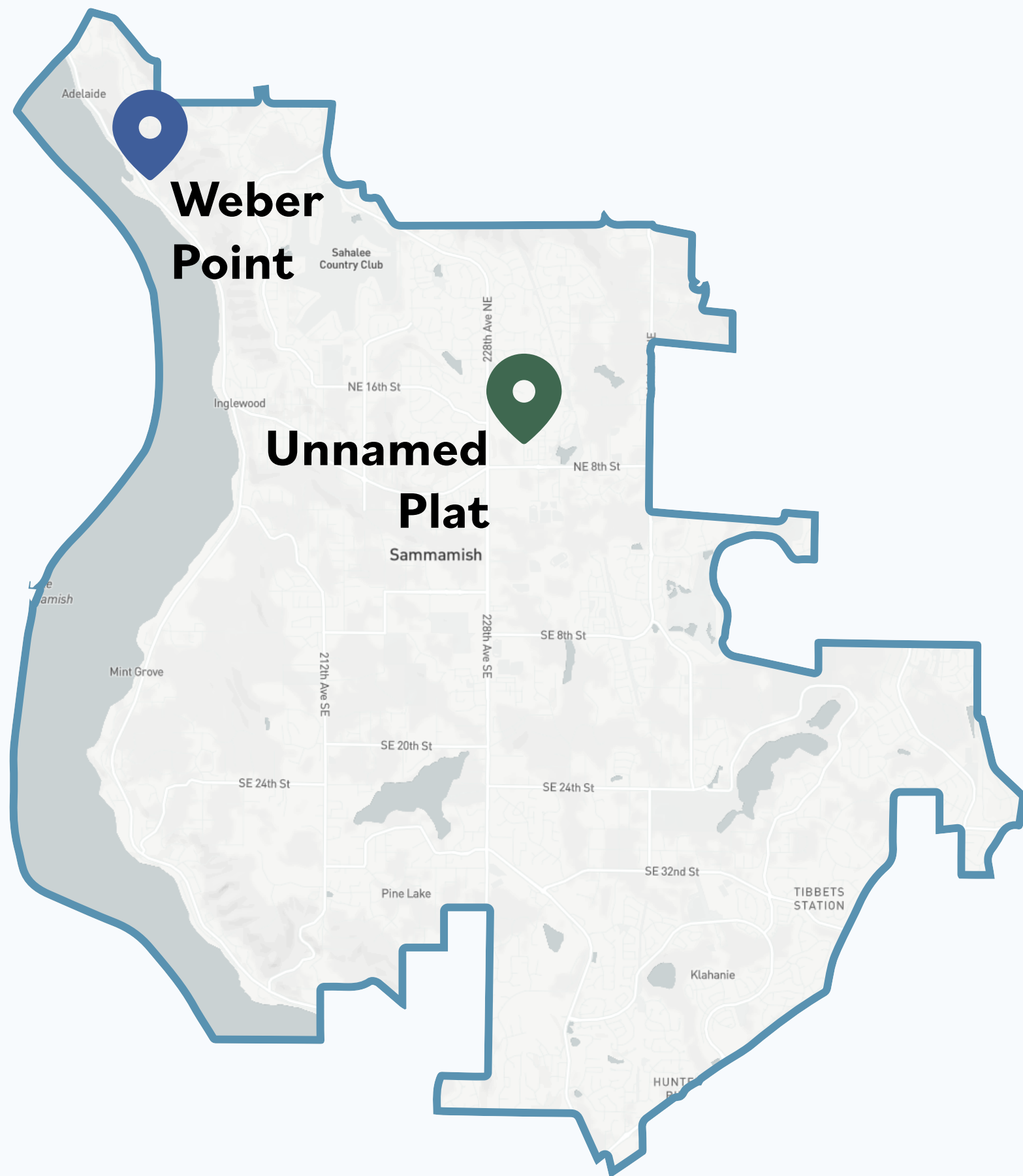
Local History

The Sammamish of today was first stewarded by the indigenous Snoqualmie and Duwamish peoples long before the first recorded settlers arrived on the plateau in 1887. The area surrounding lake Sammamish was dominated by Douglas firs and cedar trees, and the plateau itself served as a hunting ground for the Snoqualmie residing to the east. Though a handful of white settler communities sprung up during the early twentieth century, none of them grew or persisted for long, and the Sammamish Plateau remained mostly wilderness for the next several decades. The 1980s saw an explosion of growth in the area, and the modern city of Sammamish was incorporated in 1999.

Though a relatively new city, Sammamish is not immune to the lingering effects of the racist legal, economic, and social forces underpinning the history of Washington state. The layering of exploitative treaties forced on indigenous peoples, Black exclusion laws, anti-Chinese and anti-Japanese laws, and other racist practices have favored white Americans over all other groups throughout state history. This historic privilege shaped the population of people who were able to settle the plateau during the 1970s, 80s, and 90s, and who thus were able to build generational wealth in the area. (This is reflected in the demographic profile from the 2000 Census, which can be found in Figure RDI-2).

Opposite: The Davis family, on their homestead along the eastern shore of Lake Sammamish. Retrieved from <https://culture.snoqualmiatribeweb.us/lake-sammamish/>





Racist Historic Practices

Historic practices such as restrictive covenants and redlining have denied housing to marginalized communities, primarily based on racial and ethnic backgrounds. According to the Racial Restrictive Covenants Project by the University of Washington, there were instances in which subdivisions in Sammamish included restrictions against ownership by any non-white persons, including 10 properties at Weber Point. The Project has identified approximately 15 total properties in Sammamish that were at one point in time subject to these covenants, at Weber Point and in other unidentified plats.

Figure RDI-1 (at left) identifies these covenants where the Racial Restrictive Covenants project was able to pinpoint their locations. While these covenants may have been legally void since 1968, the lingering impacts of these covenants continue to be felt.

Redlining maps, discriminatory maps created in the 1930s by the Home Owners' Loan Corporation, categorized neighborhoods in American cities by perceived investment risk. These categories were often based on racial composition, which led to systemic disinvestment in minority communities. While an HOLC map was created for Seattle, the generally unpopulated nature of the plateau in the early twentieth century meant that redlining maps for Sammamish were never created. Similarly, no historic laws were in place that would have characterized Sammamish as a "sundown town" for any minority groups.

*It is agreed by and between all the parties hereto that the property herein described shall be used for residence property only and **shall be occupied by persons of the white race**, excepting that servants not of the white race but actually employed by a white occupant may reside on the property.*

Developer/Seller: Lake Sammamish Shingle Company
Year: 1937
Properties Covered: 10

*... **nor shall any part thereof, be used or occupied by any person of the Malay or any Asiatic race or decent, or any person of the races commonly known as the Negro races**, or of their decent, and the grantee, his heirs, personal representatives excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises ...*

Developer/Seller: Collins, Angie B
Year: 1929
Properties Covered: 1

Opposite: Figure RDI-1 - Racially Restrictive Covenants within present-day Sammamish. Retrieved from https://depts.washington.edu/covenants/map_restrictions_king.shtml

Identifying Disparate Impact

Demographic Background

To identify potential disparate impact in the present day, the data below is disaggregated by race and ethnicity to isolate individual effects, typically compared against the white alone population. Additionally, affordability metrics and demographic data are compared to King County to evaluate potential racial exclusion compared to the wider geography.

Figure RDI-2 (below) compares the present population of Sammamish with that of King County. While the percentage of white residents is comparable, Sammamish has nearly twice the relative population of Asian residents, but fewer multiracial, Hispanic, and Black residents. Figures 3 and 4 (opposite) compare the racial composition of Sammamish’s population over time. In 2000, shortly after the city was incorporated, 87.4% of residents were white, making Sammamish more white than King County overall (75.6%). Today, while the population of Sammamish has grown significantly, the percentage of white residents has declined due to much larger increases in other populations, primarily Asian residents.

Finally, Figure RDI-5 (opposite) shows large income gaps when comparing Sammamish, a very affluent city, and King County more broadly. Since income is often closely linked to race, income disparities can be evidence of racially disparate impact, potentially leading to exclusion. The majority of Sammamish households are making more than \$100,000 annually. Comparing their incomes to King County’s median income of \$106,326, we can see that at least two-thirds of Sammamish households make more than 100% AMI.

Figure RDI-2 - Sammamish vs King County Population by Race/Ethnicity. ACS 5 Year, 2016-2021

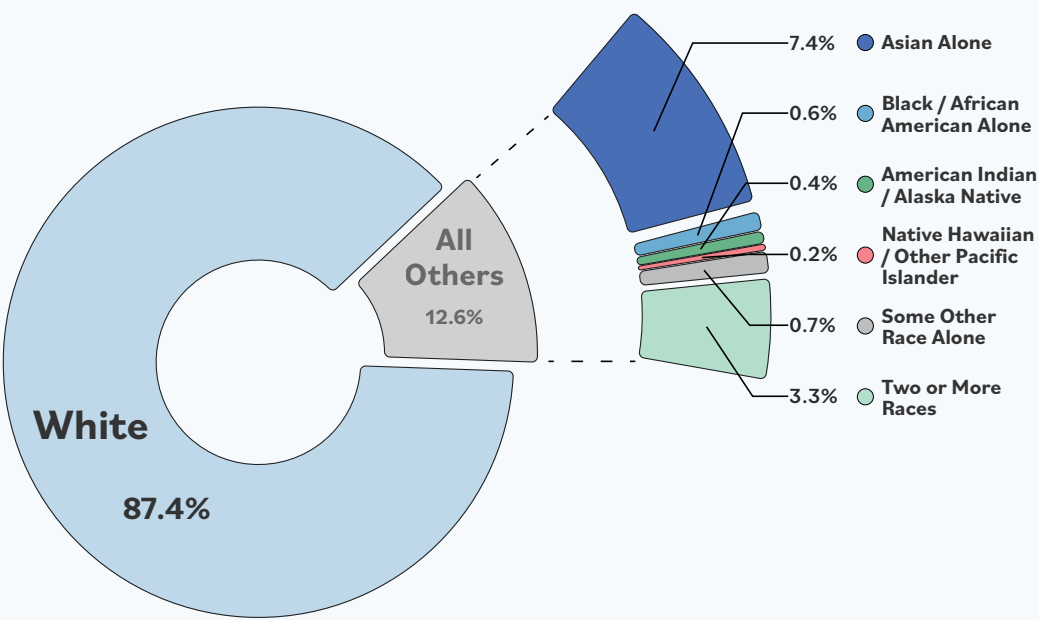
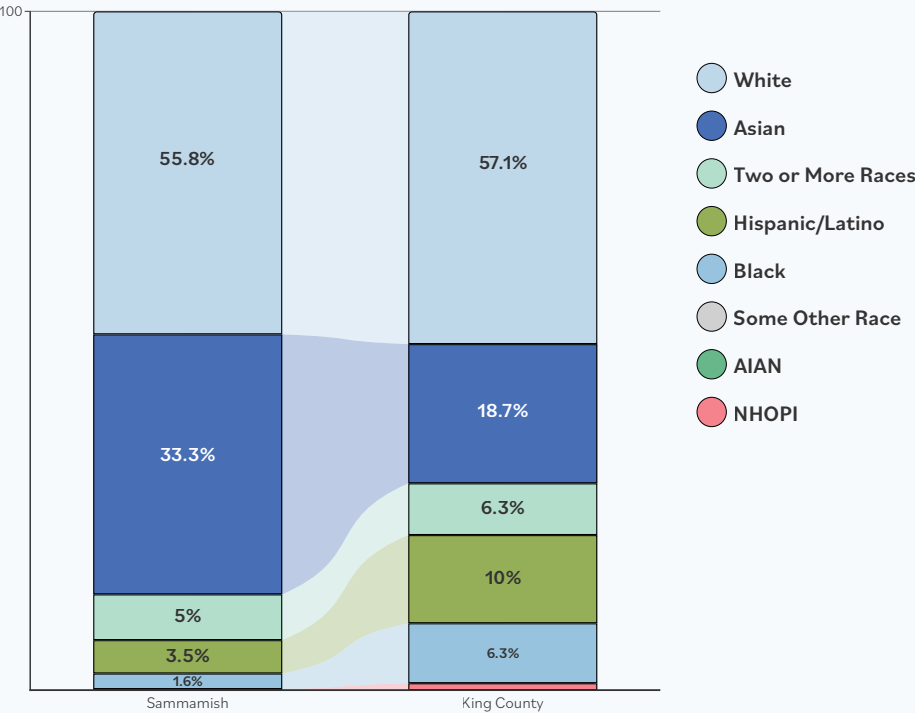


Figure RDI-3 - Sammamish Population by Race/Ethnicity. 2000 Census

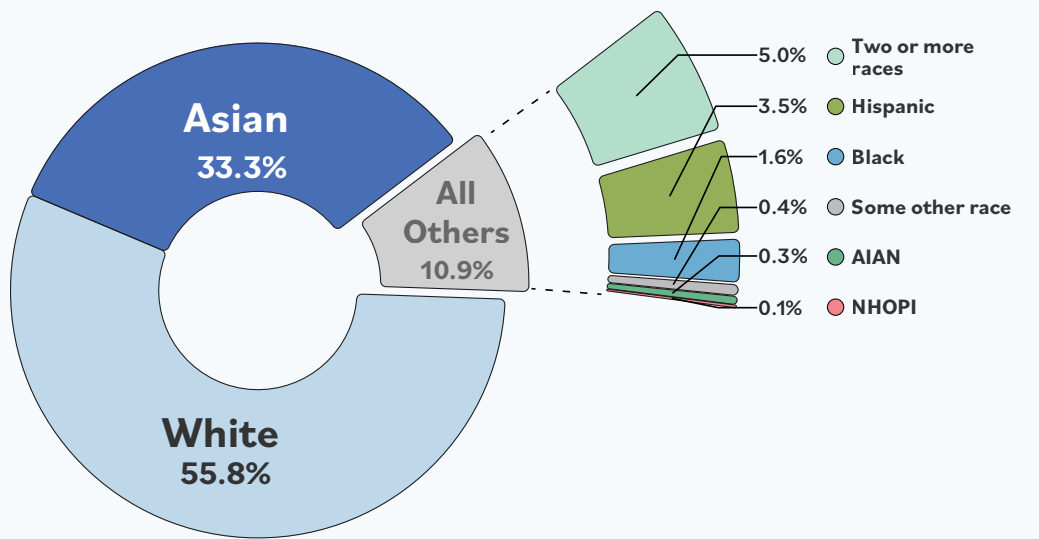


Figure RDI-4 - Sammamish Population by Race/Ethnicity. ACS 5 Year, 2016-2021

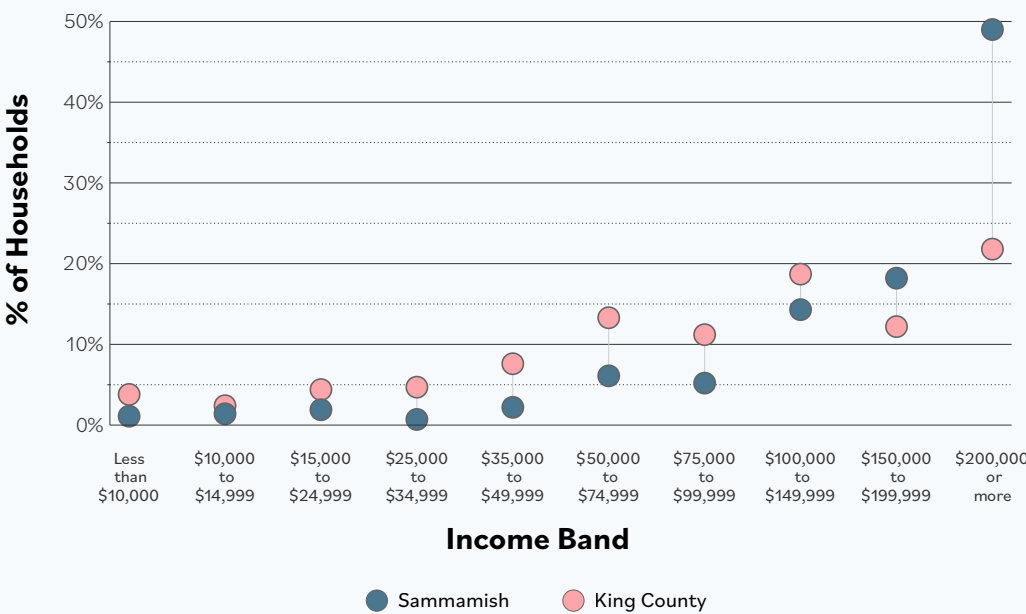


Figure RDI-5 - Sammamish vs King County Income Bands. ACS 5 Year, 2016-2021

Income Comparison Across Race

Figure RDI-6 (below) further breaks down Sammamish’s household incomes by race. While it is true that the majority of Sammamish households are making more than 100% AMI, both Black households and households with two or more races in Sammamish have relatively large cohorts in the lowest income bracket, below 30% AMI. Hispanic residents and residents who identify as Some Other Race also lag behind white residents in this category.

Comparisons across household income levels for each racial or ethnic cohort in Sammamish against King County are found in Figure RDI-7, at right. Despite the discrepancies within the Sammamish community noted above, there is another interesting dimension at play here. Across all racial cohorts, the percentage of Sammamish households making over \$200,000 exceeds the percentage of white households making over \$200,000 in King County (21.3%). The same can be said for the next highest income band, \$150,000 to \$200,000.

In combination with the demographic representation in Figure RDI-4, this insight reveals that BIPOC households who do move to Sammamish are overwhelmingly wealthy, compared to both their peers and to white households across the county. Taken together, this implies that wealth and income play a much larger role in who gets to move to Sammamish than it does for other cities in the region, and likely far more than race alone.

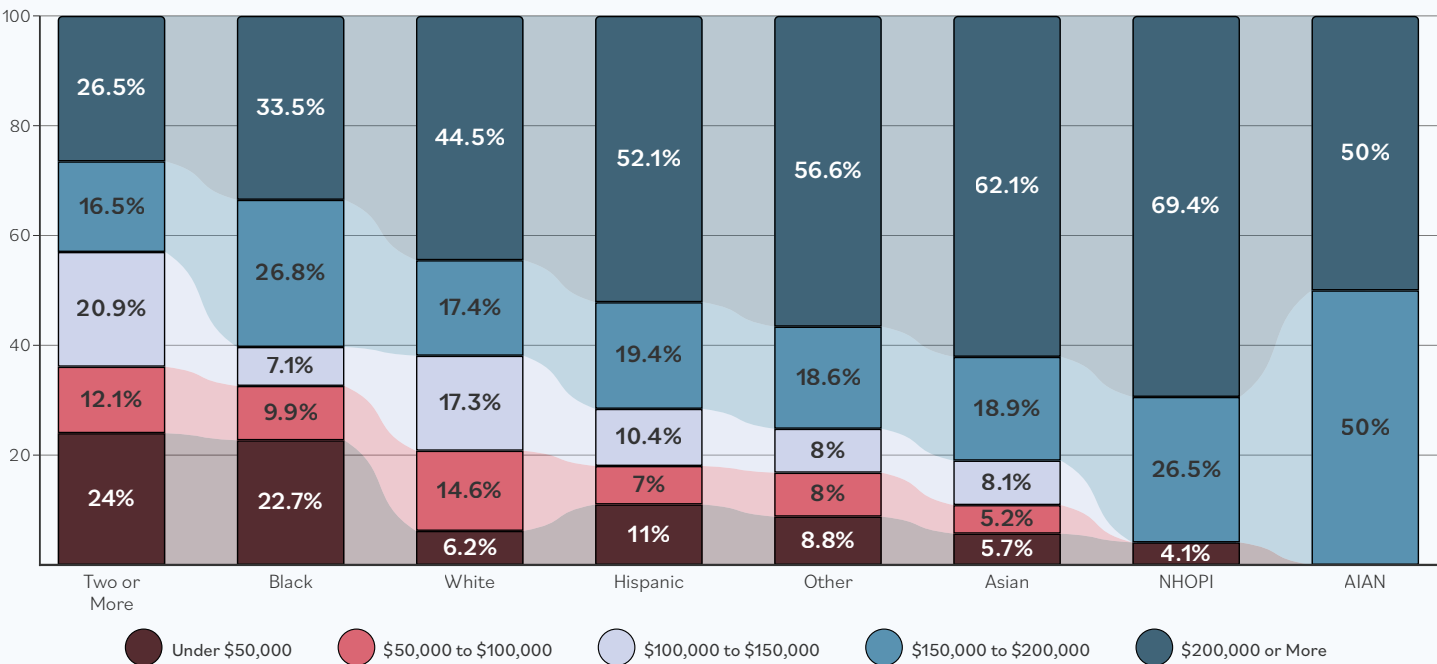


Figure RDI-6 - Income Bands by Race in Sammamish. ACS 5 Year, 2016-2021

Figure RDI-7 - Incomes by Race in King and Sammamish. ACS 5 Year, 2016-2021



Homeownership Rates

For a given area, higher percentages of renters would indicate an increased risk of housing instability, and therefore a higher rate of displacement among those renters. Somewhat uniquely, Sammamish’s rate of homeownership is much higher than in King County across *every* racial and ethnic cohort (Figure RDI-9, at right). Homeownership rates for Asian households exceed the county average by nearly 40%. NHOPI households, who have the lowest countywide homeownership rate at 24%, see a jump to 96% homeowners in Sammamish. Homeownership rates for Black, Hispanic, AIAN, and other ethnic groups continue to lag behind white-alone rates within the city itself (Figure RDI-8, below), but all remain higher than their peer cohorts across King County.

Sammamish’s high home ownership rate means a lower displacement risk for every race/ethnicity cohort compared to King Couty. While there are indications of structural disparities across these groups, Sammamish’s overall pattern of high home-ownership and high income also evidences disparate impact based on economic class.

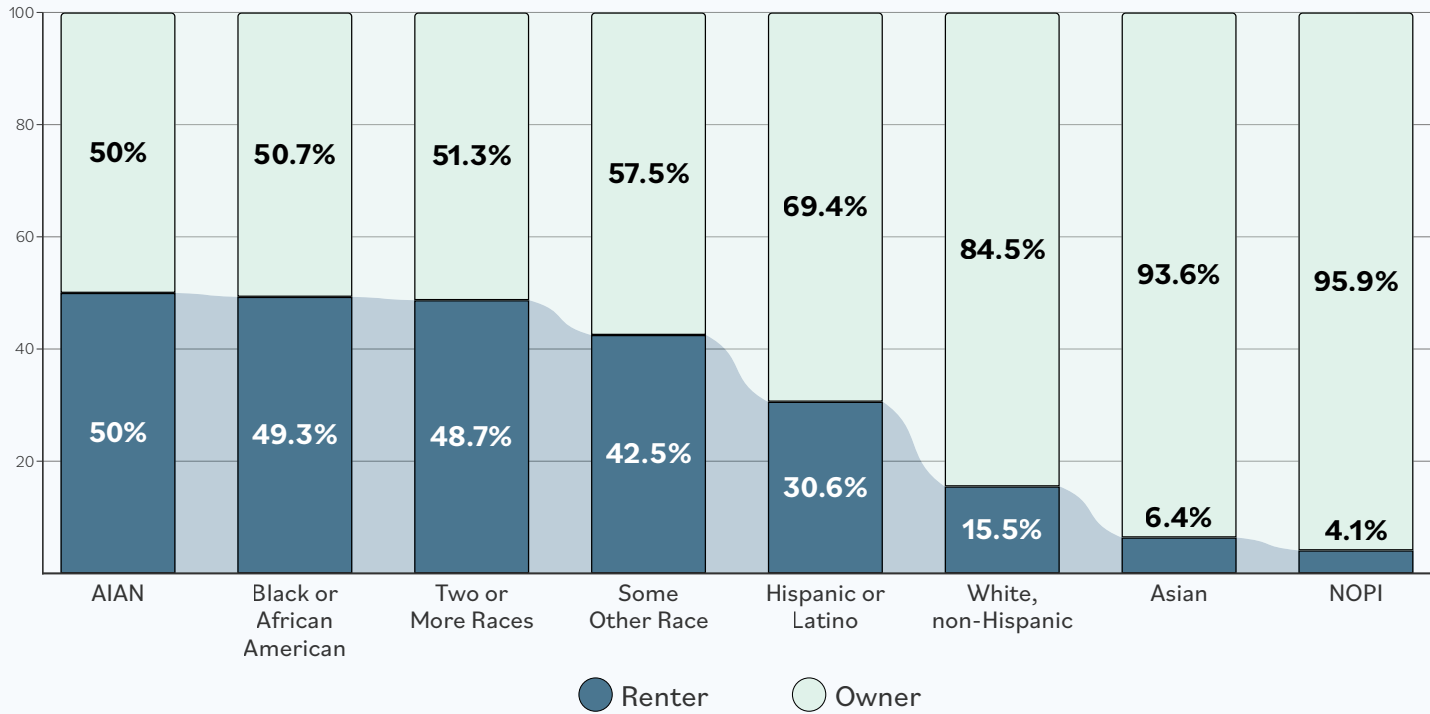
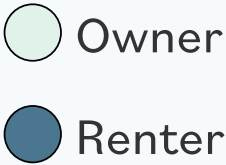


Figure RDI-8 - Tenure by Race in Sammamish. ACS 5 Year, 2016-2021

Figure RDI-9 - Tenure by Race, King vs Sammamish. ACS 5 Year, 2016-2021



Cost Burden

HUD defines a household as “cost burdened” when their monthly housing costs (including utilities) exceeds 30% of their monthly income. Similarly, a household is considered severely cost burdened if these costs exceed 50% of their monthly income. Cost burdened households are at higher risk of displacement, as residents look for cheaper housing to better afford other necessities like food, clothes, transportation, and healthcare.

Although Figure RDI-10 shows high levels of cost burden in Sammamish households the income distribution in Figure RDI-6 implies that many of these owners and renters are in high income brackets, which makes the relative impact of high housing costs less onerous. However, a large portion of the Black population are experiencing some level of rental cost burden, totaling nearly 30% of all Black renting households. This is particularly concerning as a disproportionate number fall within the lowest income bracket, as shown in Figure RDI-6. Compounding this fact, 49.3% of Black households rent their homes, the second highest share of any racial cohort.

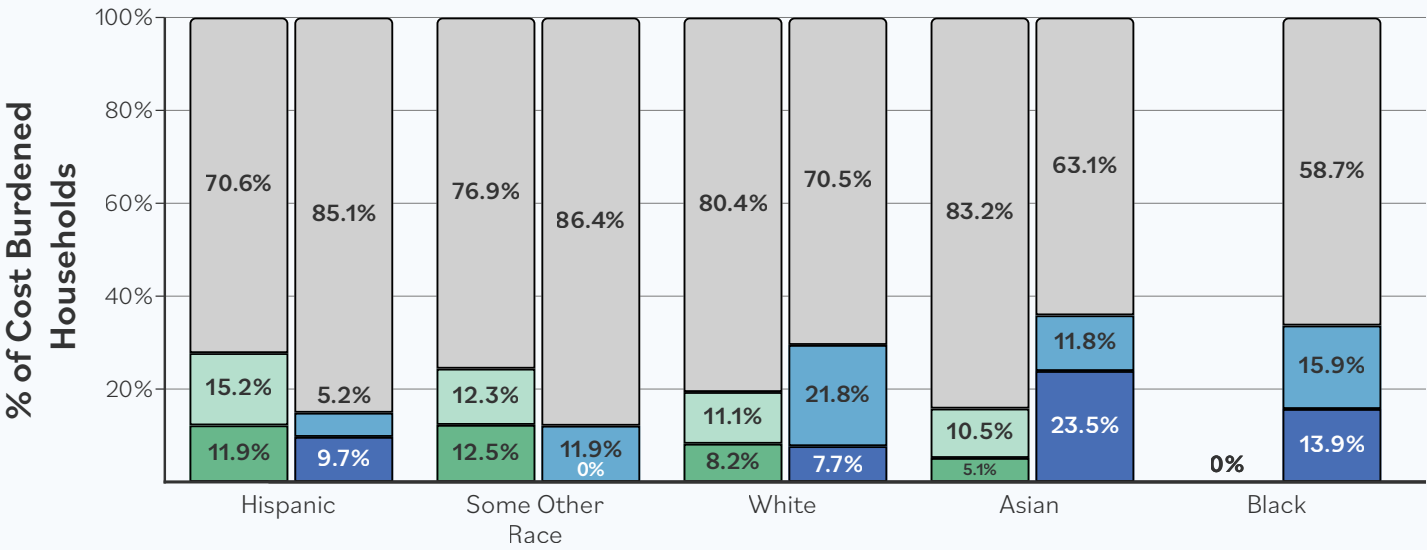


Figure RDI-10 - Rent Burden by Race and Tenure in Sammamish. ACS 5 Year, 2016-2021

Homeowner data were unavailable for Black or African American households. Both owner and renter data were unavailable for AIAN NHOPI households.



Black renter households are relatively scarce across Sammamish, and are most concentrated in the southeast of the city (Figure RDI-11). The highest concentration of this group can be found in the Census Tract that makes up part of the recently annexed Klahanie neighborhood and adjacent affordable housing development

75% of these households in this Census Tract are severely rent-cost burdened (Figure RDI-12). This area also has the lowest median household income of all Census Tracts in Sammamish at just over \$106,000.

In fact, of all Sammamish households that pay over 30% of their income to rent, over a third of them are located in this tract (Figure RDI-14). This is the greatest 13 of cost burdened households in the city, at a rate more than three times higher than the next most burdened group.

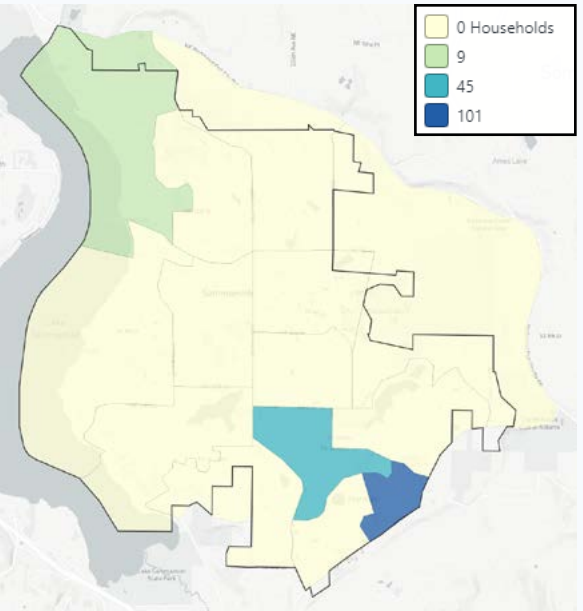


Figure RDI-11 - Renter Householders by Race, Black Householders. ACS 5 Year, 2018-2022

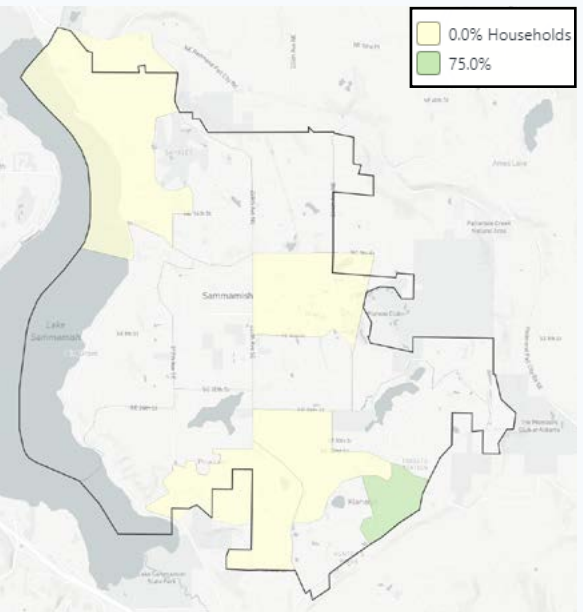


Figure RDI-12 - 50% or more Rent Burden, Black households. HUD CHAS, 2016-2020

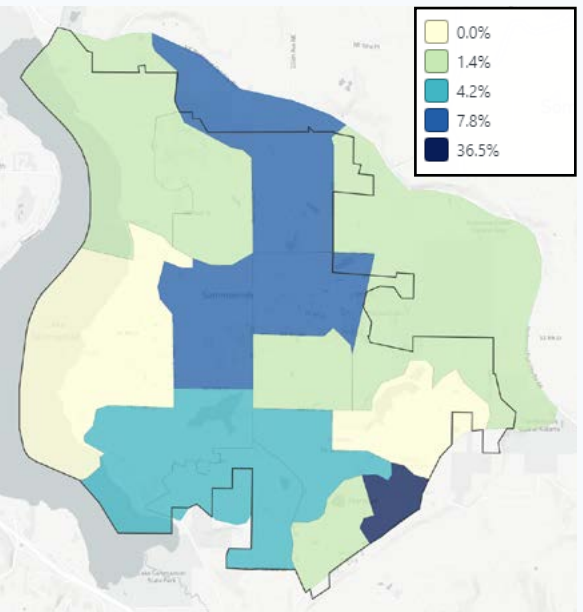
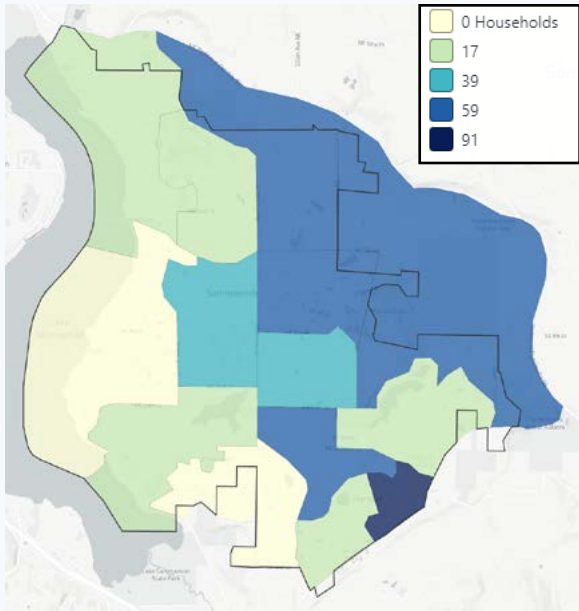


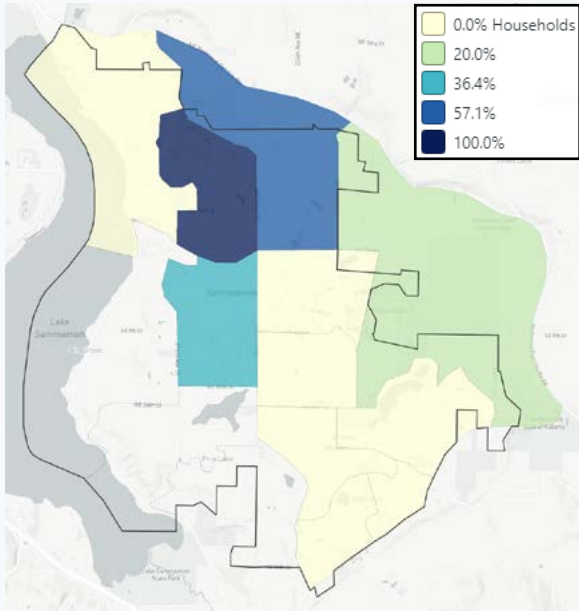
Figure RDI-13 - Gross Rent 30% or More of Income by Census Tract. ACS 5 Year, 2018-2022

Figure RDI-14 - Renter Householders by Race, Asian Householders. ACS 5 Year, 2018-2022



However, Black households are not the racial cohort experiencing the most housing cost burden overall. 35.3% of all Asian households are cost burdened, with 23.5% of these households considered severely cost burdened, the highest of any racial cohort. However, only 6.4% of Asian households rent, while 93.6% own their homes.

As opposed to Black renter households, the data show no severely cost burdened Asian renter households in the Klahanie neighborhood. Instead, they are concentrated in the tracts that are immediately adjacent to 228th Ave SE, NE Inglewood Hill Rd, and NE 8th St (Figure RDI-15). These areas have many market-rate apartment complexes, including the Knolls at Inglewood Hill, Saffron Apartments, and Sky Sammamish. The population of Asian residents in Sammamish has exploded in recent years, but as new residents to the area they face unique challenges. Older, less



expensive rental stock in the city is scarce to begin with, and is generally already occupied. New residents who are unable to buy are therefore left with little choice but to rent market-rate new construction units, the situation faced by Asian residents who have moved to Sammamish since 2010.

For these renters, the choice to live in market-rate or luxury apartments could be a necessity, as there are few other options in the rental market, or is seen as a temporarily painful situation while they save to buy a home or simply move to less expensive housing.

Exclusionary Effects

Highly concentrated areas of a given racial or ethnic population indicate potential segregation effects. Below we explore two methods for identifying such concentrations: a location quotient analysis and a dissimilarity index. Both analyses use the same underlying 2020 decennial Census data provided by PSRC.

Location Quotient

A location quotient analysis measures areas of concentration of a given population across a broader region, in this case, measuring the concentration of racial groups across the city of Sammamish. For this exploration, populations are calculated at the Census block scale, and aggregated at the Census block group scale for legibility.

52% of Sammamish residents identify as white alone. If 52% of residents within a Census block group are white, then that block group has a location quotient score of 1. If instead 26% of residents are white, then the block group has a score of 0.5. Put simply, a high location quotient score means a higher concentration of that population compared to the rest of Sammamish.

Figures 16-23 show the location quotients for the races and ethnicities explored earlier in this report, those being American Indian/Alaska Native (AIAN), Asian, Black, Native Hawaiian or Pacific Islander (NHOPI), Hispanic or Latino, White, Some Other Race, and Two or More Races.

This analysis finds that Black residents tend to be concentrated in the southeast part of Sammamish, generally in and around the recently annexed Klahanie community. Location quotient scores peak quite high here at 3.6, meaning that this area has up to 3.6 times more Black residents than an even distribution across Sammamish as a whole. Similarly, this portion of the city also has relatively high concentrations of Hispanic residents and of those identifying as multiracial, while containing correspondingly few Asian and white residents.

This analysis also shows that some block groups in central Sammamish tend to have higher concentrations of Asian residents, particularly when compared against white residents. Considering that these two groups are the most populous in the city by far (a combined total of 87% of the Sammamish population), it is interesting to note that there may be clustering effects among the two groups.

Figure RDI-16 - AIAN
Location Quotient by
Census Block Group in
Sammamish.
2020 Census.

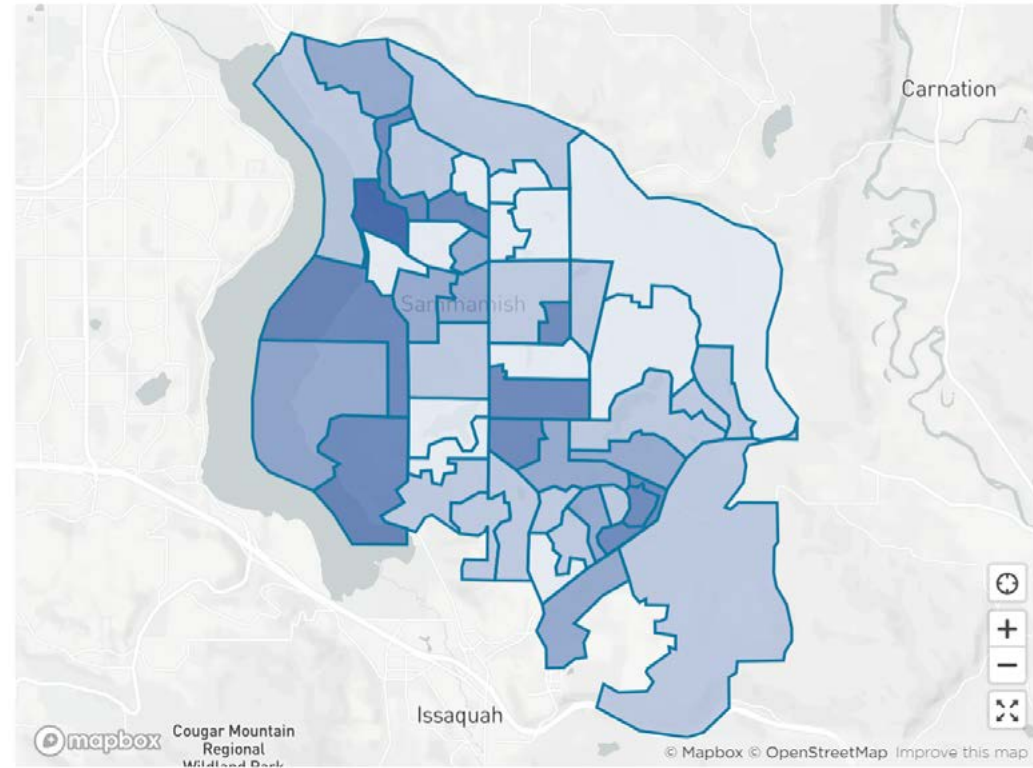


Figure RDI-17 - Asian
Location Quotient by
Census Block Group in
Sammamish.
2020 Census.

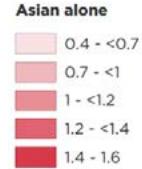
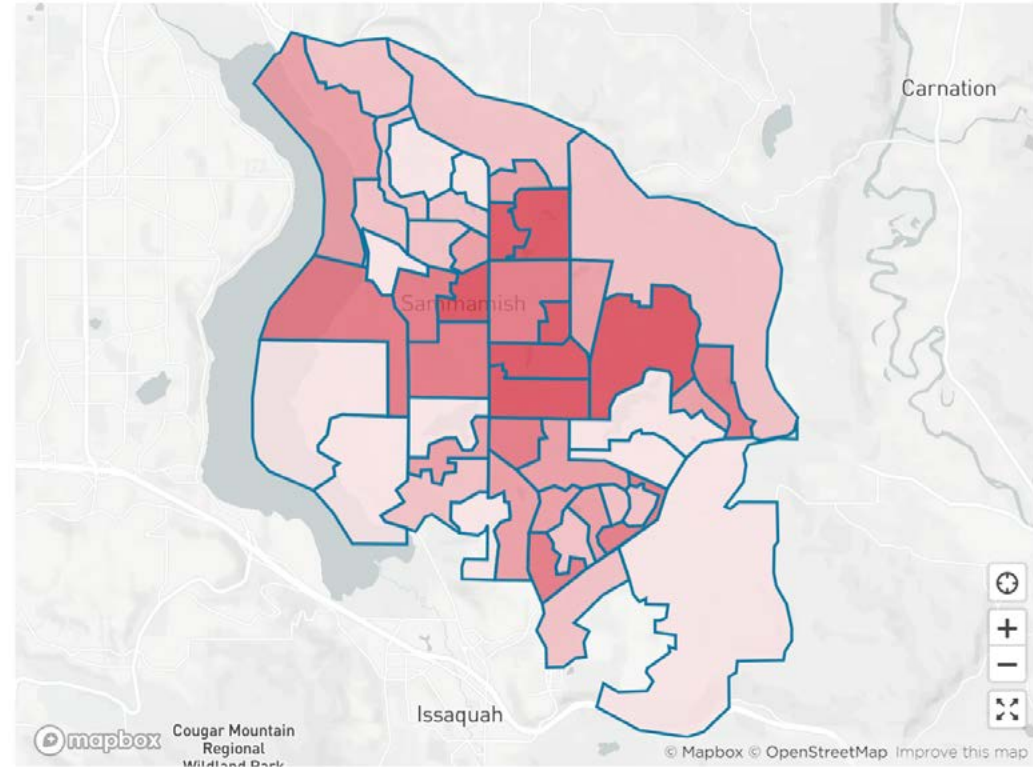


Figure RDI-18 - Black
Location Quotient by
Census Block Group in
Sammamish.
2020 Census.

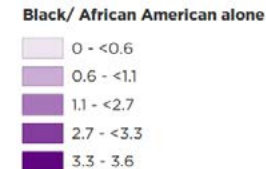
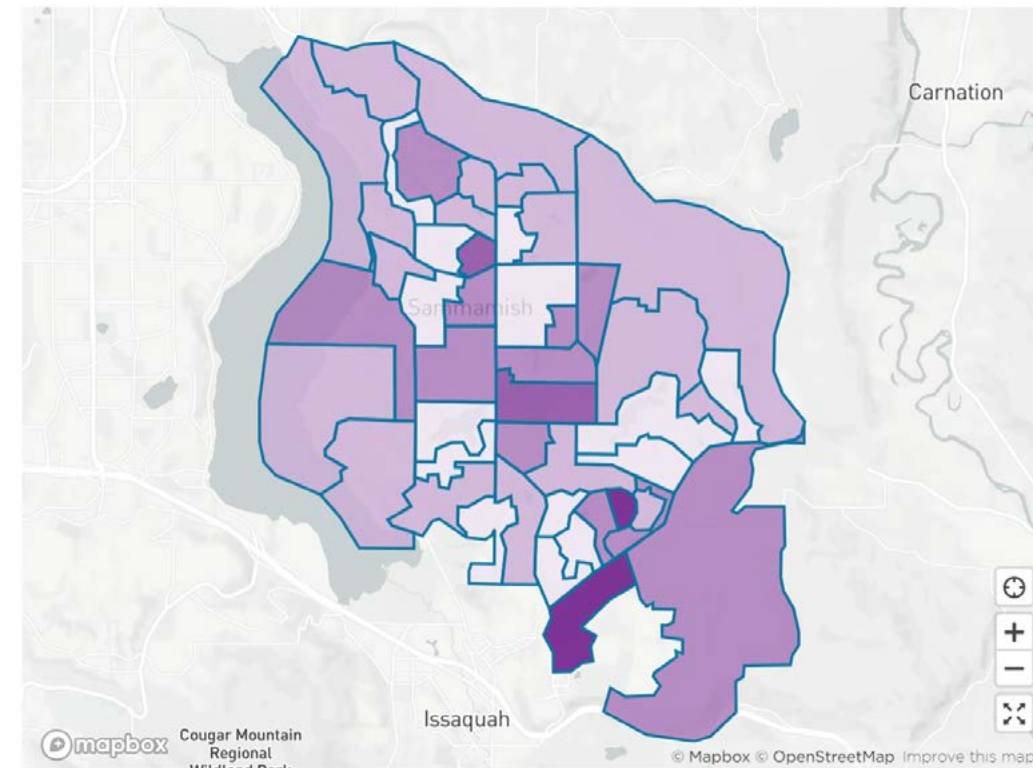


Figure RDI-19 - Hispanic
Location Quotient by
Census Block Group in
Sammamish.
2020 Census.

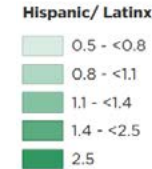
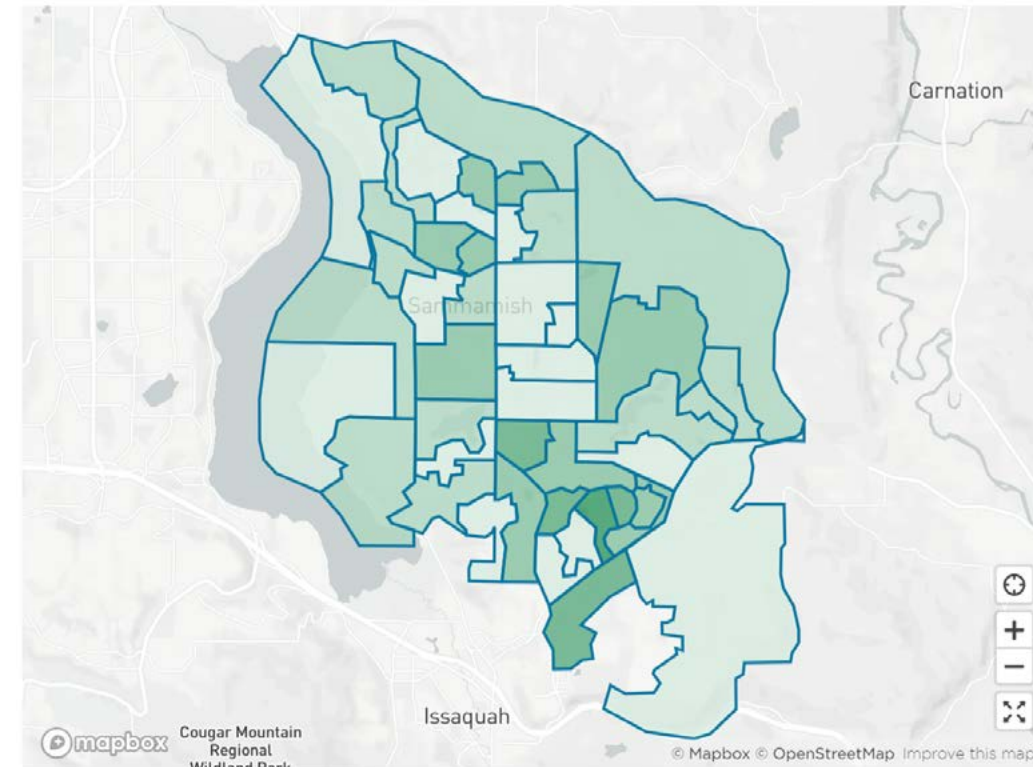


Figure RDI-20 - NHOP
Location Quotient by
Census Block Group in
Sammamish.
2020 Census.

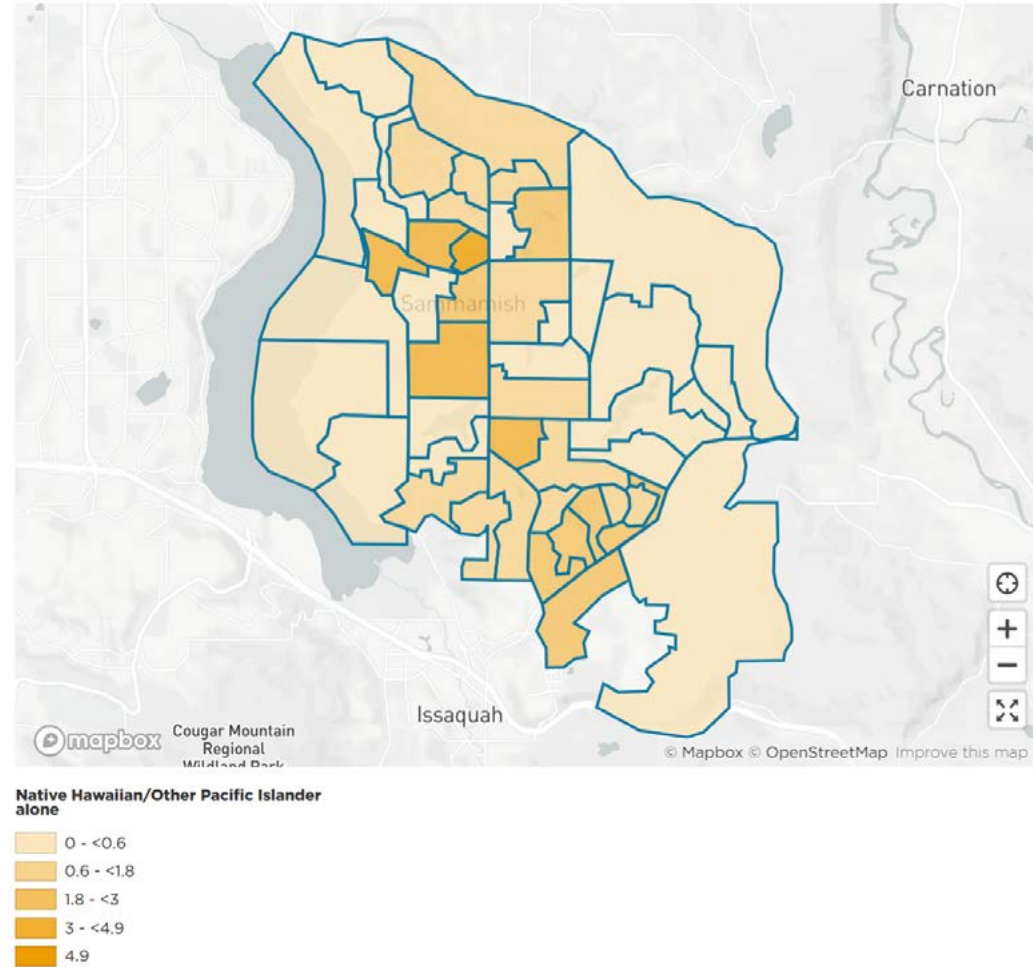


Figure RDI-21 - Some
Other Race Location
Quotient by Census Block
Group in Sammamish.
2020 Census.

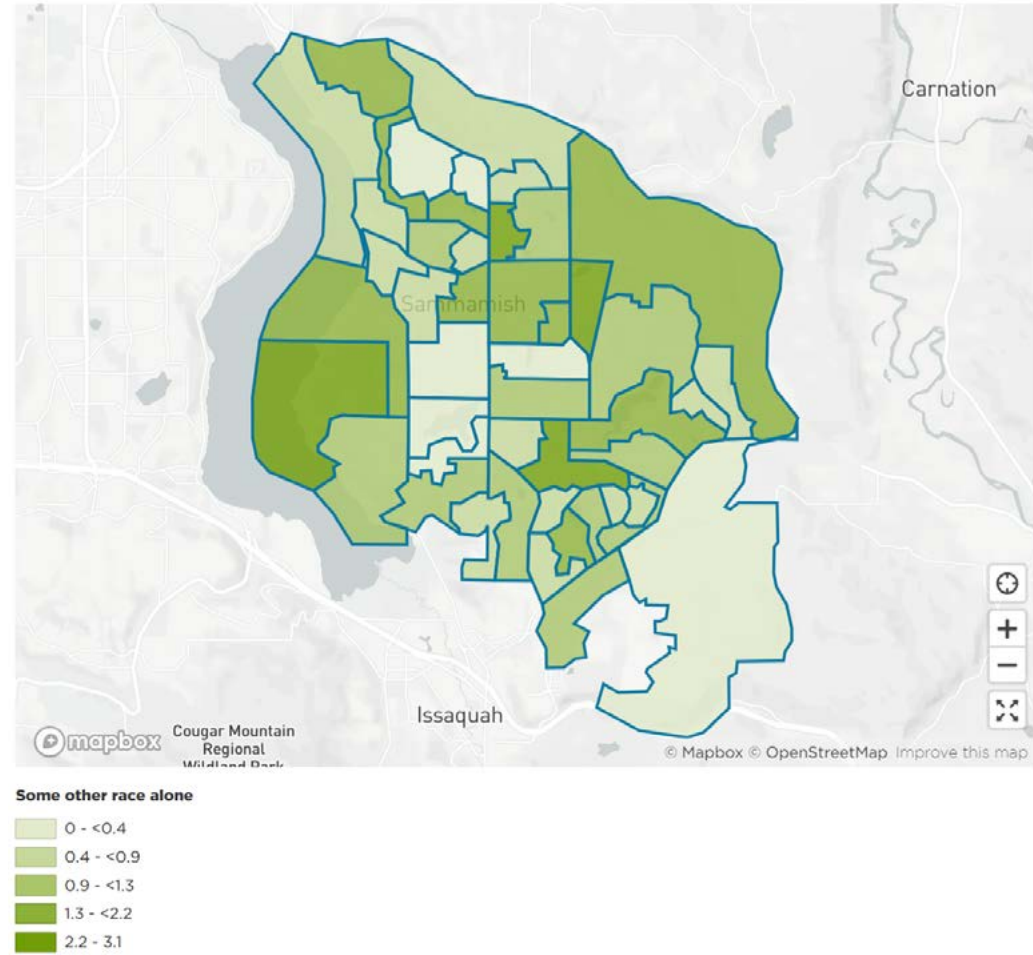


Figure RDI-22 - Two or
More Races Location
Quotient by Census Block
Group in Sammamish.
2020 Census.

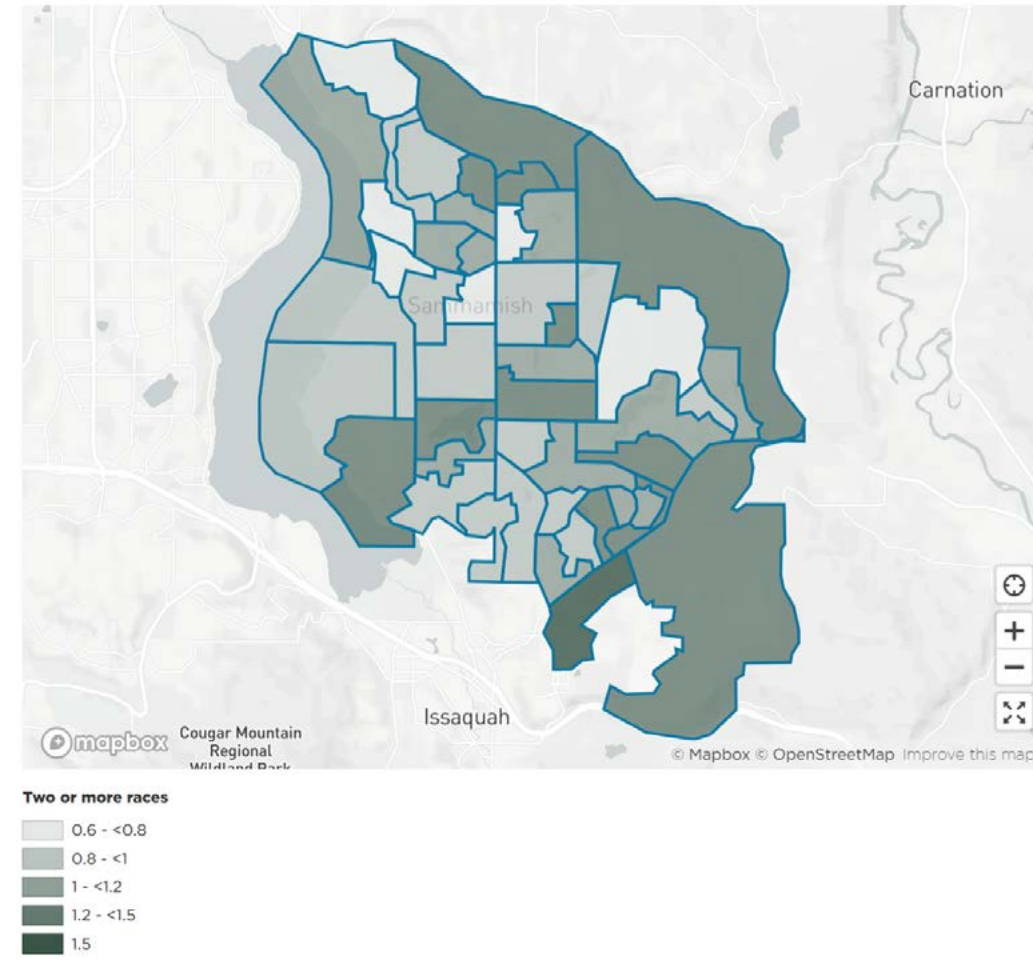
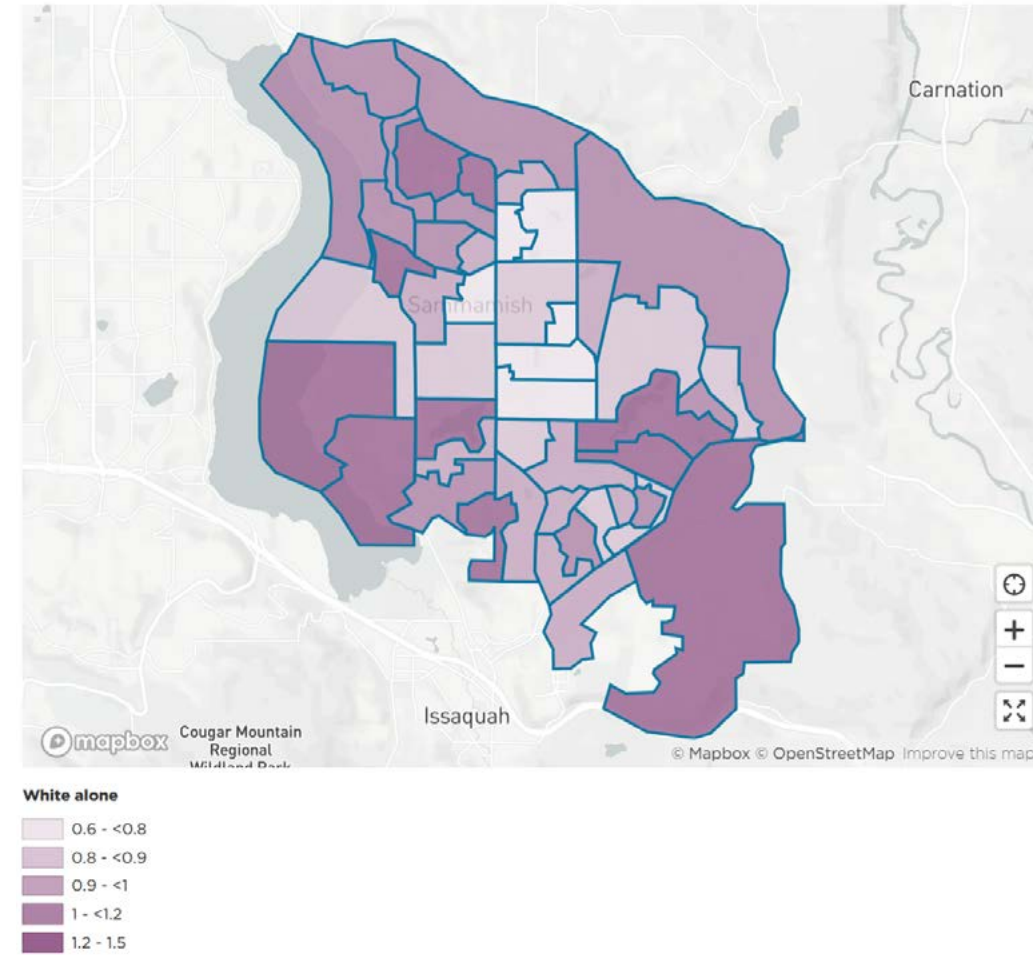


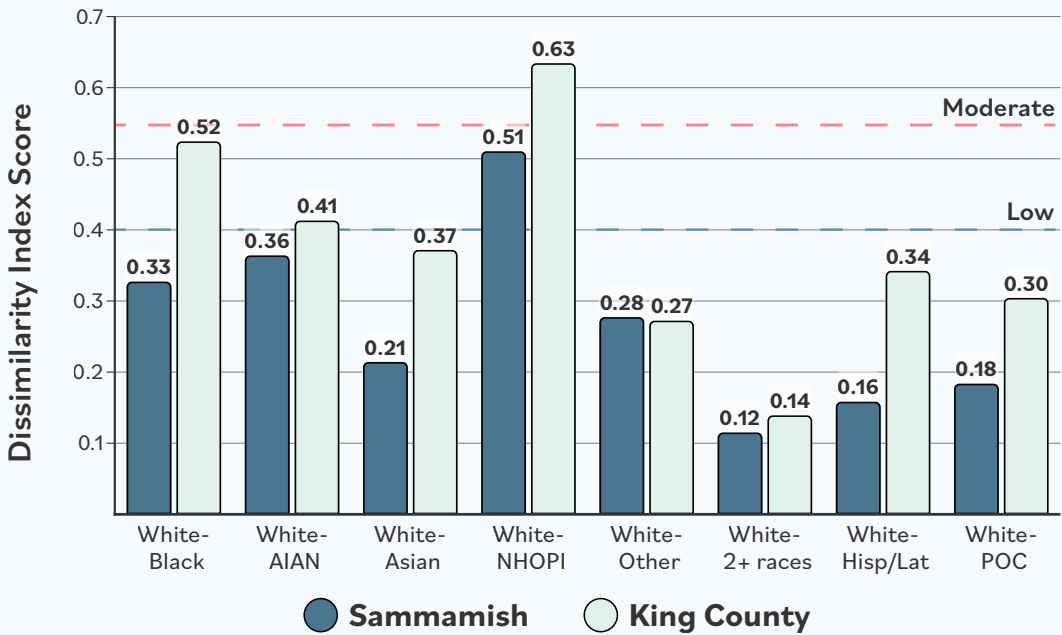
Figure RDI-23 - White
Location Quotient by
Census Block Group in
Sammamish.
2020 Census.



Dissimilarity Index

A dissimilarity index indicates the evenness of distribution throughout an area, identifying areas of segregation by scoring demographic composition across neighborhoods. The dissimilarity index data used for Sammamish compares racial groups, calculating their dissimilarity index scores across 2020 Decennial Census blocks using data provided by PSRC.

If the ratio of both cohorts being compared in a Census Block is the same as the ratio across the city as a whole, then the dissimilarity index score will be 0 (no segregation). If one population were entirely contained within a Census block, then the index score for that block would be 1 (total segregation). Guidance from HUD states that a score of 0.4 or less indicates “low” levels of segregation, greater than 0.4 but less than 0.55 as “moderate” segregation, and 0.55 or greater as “high” levels of segregation. The below dissimilarity index scores in Figure RDI-24 reflect the degree of separation between the white population and other racial or ethnic groups in Sammamish, using Census Blocks as the area of study.



These index scores indicate that Sammamish as a whole experiences relatively low levels of segregation, with generally lower scores compared to King County and only one score exceeding HUD’s 0.4 threshold. Overall, households of two or more races see the lowest level of segregation against the white population, with the Hispanic or Latino population in Sammamish experiencing the second-lowest level of segregation. These scores are lower than the average score for people of color taken as a whole. The Native Hawaiian or Pacific Islander (NHOPI) population sees the highest level of segregation compared to the white population, followed by American Indian/Alaska Native peoples, and then by Black residents.

The white-NHOPI dissimilarity index score of 0.51 is both the highest score as well as the only score that exceeds 0.4. However, this is not so much an indication of segregated communities as it is a reflection of a very small statistical population. There are 65 total Sammamish residents who identify as NHOPI alone in the 2020 Census, and the highest DI score occurs in a Census block group where six total NHOPI residents live. These two households (a one-person household and a five-person household) represent nearly 10% of the NHOPI population, and thus are relatively “concentrated,” but together do not constitute evidence of a pattern of structural segregation citywide.

Studies on dissimilarity indices have shown that small sample sizes and small populations overstate segregation with this metric and thus provide limited statistical power, evidencing our logic that this is not a structurally imposed finding. Furthermore, income data for the NHOPI population in Sammamish show that these households vastly outperform AMI, and Census data shows that this block group (and bordering block groups) all have median incomes well over 120% AMI. The NHOPI population also has the highest homeownership rate of all groups at 96%. Therefore, clustering due to low-income status is also not a factor. However, this is evidence that clustering due to high-income status may be at play.

Dissimilarity index scores for Sammamish were also calculated for the 2010 Decennial Census and compared to 2020, in an effort to identify other trends for exploration (Figure RDI-25). While levels of segregation between white residents and people of color seemed to remain constant overall, Black residents in particular saw a significant DI score jump from approximately 0.23 to 0.33 – a score increase of over 40%. This marked change overlaps the previously mentioned annexation of the Klahanie neighborhood in 2016, and as such is potentially not reflective of an historic pattern of city policies contributing to segregation.

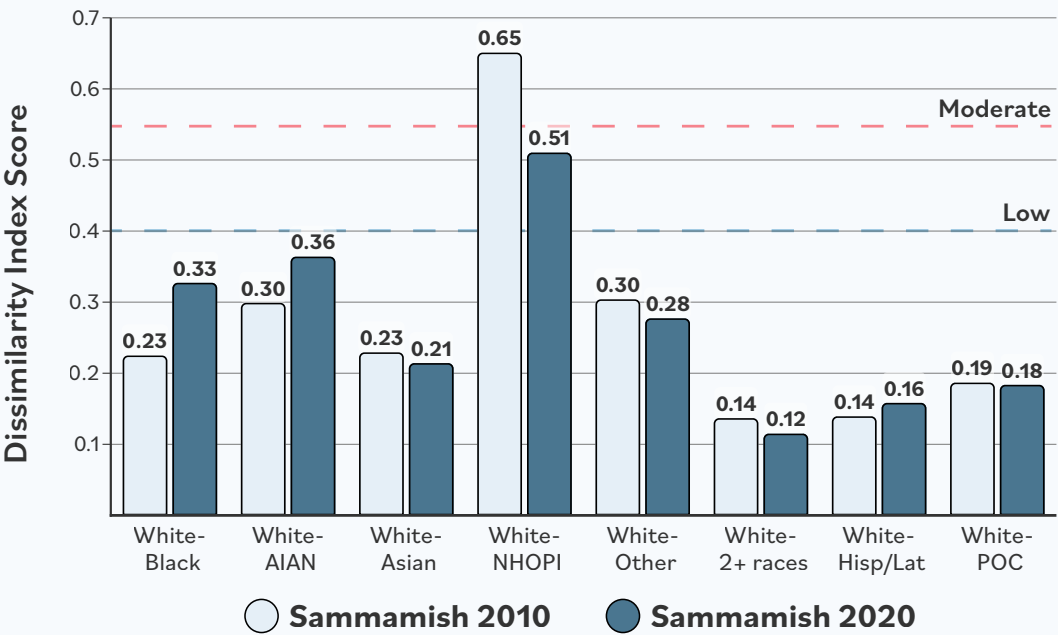


Figure RDI-25 - Dissimilarity Index Scores in Sammamish. 2010 vs 2020. 2010 / 2020 Census.

This finding prompted a re-calculation of DI scores in 2020 excluding the group of Census blocks that make up the Klahanie Neighborhood (Figure RDI-26). This re-calculation finds that segregation between Black and White residents still occurred, though to a lesser degree. Interestingly, this recalculation also finds that over this time period, the Asian alone population saw an increase in segregation, as opposed to a decrease. This finding is supported by the location quotient mapping, which showed a relative concentration of Asian residents in central Sammamish. Overall segregation between white residents and BIPOC residents also sees a slight uptick as well, as opposed to the previously observed decrease. This is likely a knock-on effect from the increase in segregation seen in Asian residents, as they are the most populous BIPOC group in the city.

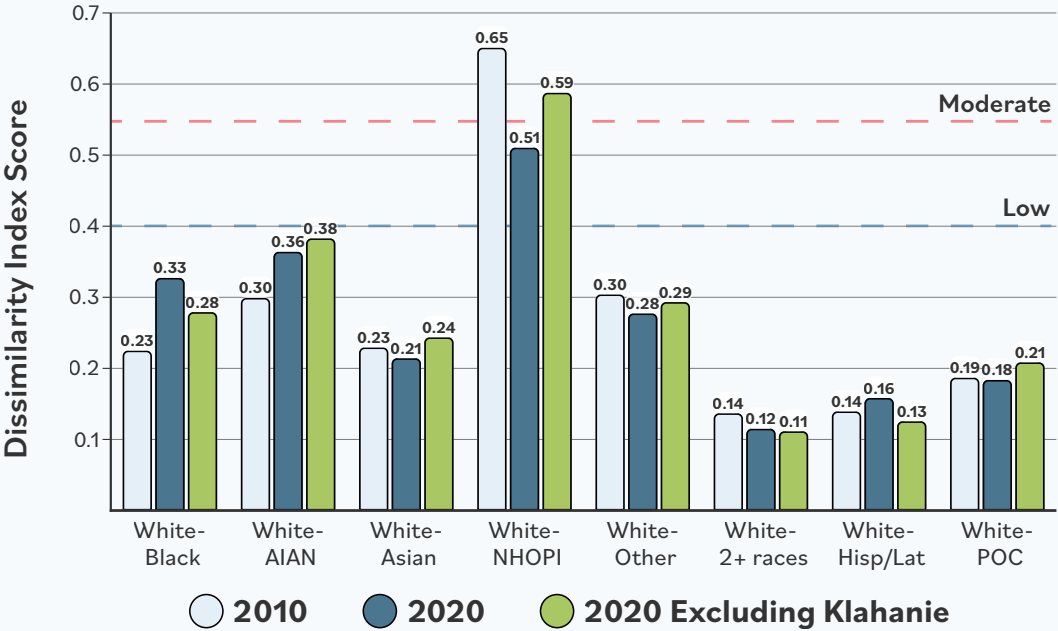
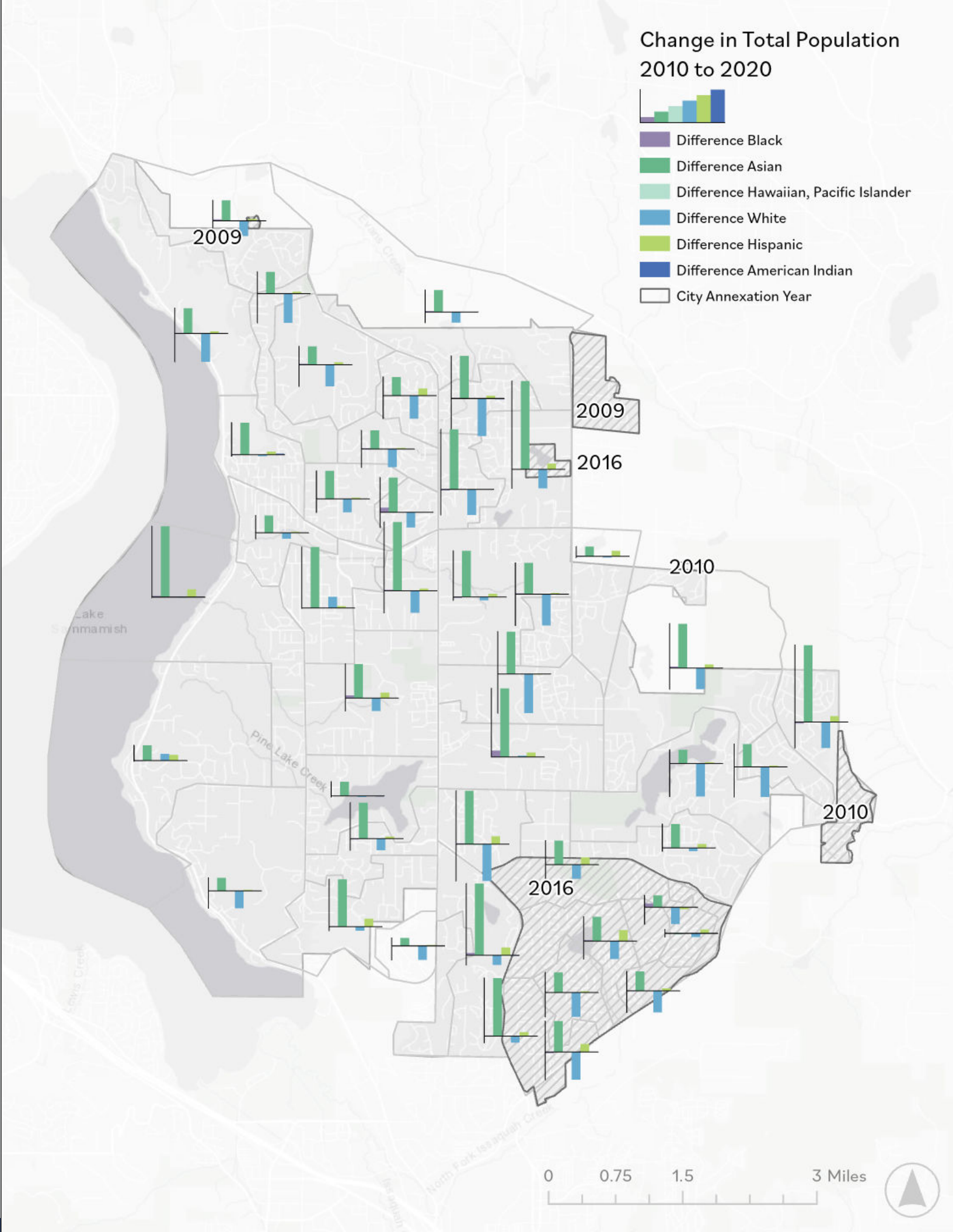


Figure RDI-27 (right) displays the change in population count across the same racial cohorts in Sammamish over this period, 2010 to 2020. The population increase experienced by the city is primarily driven by new Asian residents, who see population increase across every Census block group. Of the nearly 24,000 new residents gained over that timeframe, 16,000 of them identify as Asian - a 160% increase compared to their population total in 2010.

While the number of white residents increased on paper over this time, this is also due to the annexation of the Klahanie neighborhood and other outlying annexations. White residents saw a decline across most Census block groups, and their overall share of Sammamish’s population decreased from 72.1% in 2010 to 52.3% in 2020.



Opposite: Figure RDI-27
- Change in Population by
Race, 2010 to 2020.
2010 / 2020 Census.

Overall Findings

This analysis finds relatively low displacement risk associated with race and ethnicity within Sammamish when compared to King County on the whole. Of course, low displacement risk does not mean that no one experiences displacement, but that the city is not showing a pattern of reinforced racial segregation or gentrification typically associated with widespread displacement of an existing BIPOC population. Exploring the data over time also indicates relative stability in racial distributions across the city, particularly when compared with King County as a whole.

However, there are indications that this stability is not associated with any specific anti-racist or pro-housing policies in effect, so much as it is a result of income-based self-sorting; as demonstrated in the above exploration of income by race, members of all racial cohorts moving to Sammamish have high incomes compared to the vast majority of King County, notably high even when compared to the county’s overall white population. Those moving to Sammamish are therefore already less likely to be displaced due to their solidified wealth and economic status, as well as the high likelihood that they will be purchasing their home.

Homeownership rates in Sammamish exceed those of King County as a whole across every racial and ethnic cohort - this despite the over \$1.6 million median sale price of Sammamish homes, a figure that is over twice the \$809,000 median sale price across King County. Similarly, income levels are greater than 100% AMI for all such cohorts indicating that compared to King County, and indeed most places in America, Sammamish is a wealthy community with stable housing conditions.

For non-homeowners, rental units in Sammamish are highly concentrated in the southeast Kalahanie area (Figure RDI-28), and were constructed well prior to annexation in 2016. There are significantly more than twice the number of rental units in this specific tract, and they are contained within a much smaller area. This tract also has the highest concentration

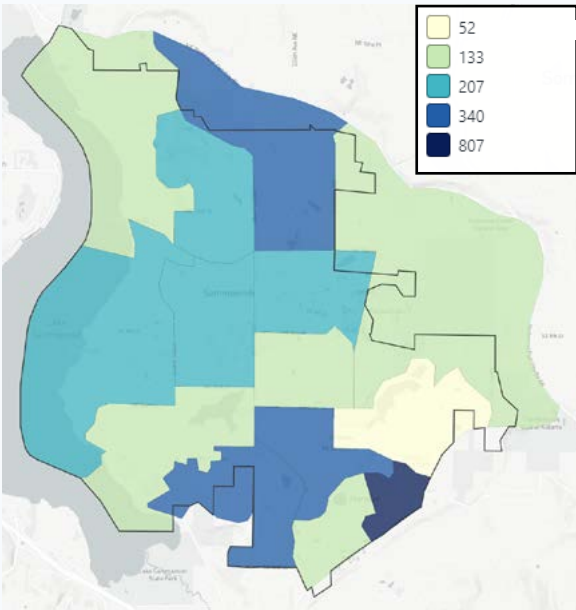


Figure RDI-28 - Total Renter Occupied Housing Units.
ACS 5 Year, 2018-2022

of Black renters (Figure RDI-11), the lowest median income (Figure RDI-29), and the highest number of families below the poverty level in Sammamish (Figure RDI-30). Of all places in Sammamish, these households experience the most housing insecurity and are therefore most susceptible to displacement.

King County reported that median income for Black households in 2020 was about \$54,000, while for White

households that number was \$104,000. The county median income was \$106,000. All these figures are far below Sammamish’s 2020 median income of \$195,000, which has since increased to over \$215,000. Displacement risk is not Sammamish’s primary concern - rather, building a community with economic diversity is the more applicable and pressing need. Once households of mixed incomes are welcomed into the city, then displacement risk will become a factor.

However, the economic reality facing any household is that if they are not already wealthy or able to purchase a home, moving to a community like Sammamish is becoming increasingly unattainable. As opposed to issues around displacement, this creates an exclusionary effect based on wealth and income. This effect is doubly faced by people of color, and is particularly for Black Americans who have been systematically denied the opportunity to build generational wealth. As shown in Figure RDI-6 and Figure RDI-7, while Black households in the city generally have higher income levels compared to Black households across King County, they still lag behind most other racial groups when comparing against their Sammamish neighbors.

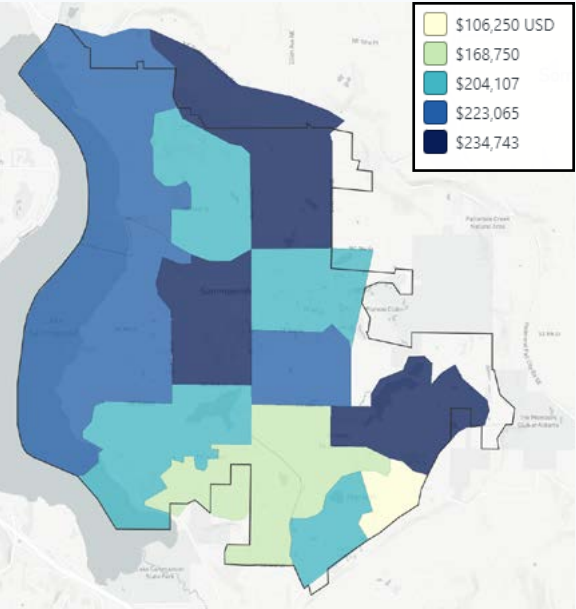


Figure RDI-29 - Median Household Income.
ACS 5 Year, 2018-2022

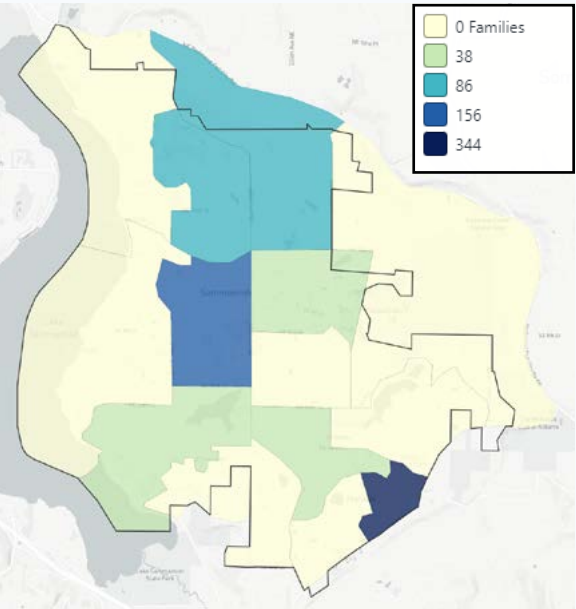


Figure RDI-20 - Families Below Poverty Level.
ACS 5 Year, 2018-2022

Transportation

Volume II



Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

External References

Draft Transportation Master Plan

Sammamish is in the process of creating its first Transportation Master Plan (TMP), which includes both short- and long-range strategies leading to the development of a multimodal transportation system to help achieve the City's transportation vision and goals over the next 20 years.

The TMP will provide a strategic framework and prioritized investments to help improve how we get around town.

Project updates, as well as the Draft TMP, may be found on the [City website](#).

Parks & Recreation

Volume II



Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

External References

Parks, Recreation, and Open Space Plan

The Parks, Recreation, and Open Space (PROS) Plan was adopted by the City in early 2024. The PROS Plan provides specific goals, objectives, and recommendations for park development and maintenance, as well as updates park inventories, demographic conditions, needs analyses, management considerations, and the parks capital improvement plan.

The PROS Plan can be reviewed on the [City website](#).

Economic Development

Volume II



Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

Included in Volume II

Economic Development Profile

The accompanying Economic Development Profile was created . The Profile provides an overview of current demographic and economic conditions in Sammamish, development considerations, and other materials that inform the goals, policies, and strategies in Volume I.



Economic Development Profile

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The City of Sammamish is embarking on developing the first Economic Development Element for the city as part of the 2024 Comprehensive Plan update.

Sammamish, WA

envisionsammamish2044.org

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The Economic Development Profile (volume II of the Economic Development Element) is divided into seven chapters to discuss and compare demographics and to identify opportunities and challenges.

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Executive Summary

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1. Sammamish Resident Profile

Demographic information about Sammamish residents such as population, age, race and ethnicity, education, and language spoken at home.

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2. Sammamish Household Profile

Information about households in Sammamish including the total number, size, income, housing costs, tenure, and access to the internet.

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3. Sammamish Residents' Employment

Information about employment for Sammamish residents such as employment by industry, commute times, and commute mode.

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4. Employment in Sammamish

Information about employment for those that work in Sammamish which includes 86% non-residents.

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5. Neighboring Cities Comparison

A comparison of Sammamish to neighboring cities including Bellevue, Carnation, Duvall, Issaquah, Kirkland, Newcastle, North Bend, Redmond, Snoqualmie, Woodinville.

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6. Peer Cities Comparison

A comparison of Sammamish to cities that are similar to Sammamish including Newcastle, University Place, Mercer Island, and Normandy Park. These cities share similar characteristics in terms of employment capacity, worker and resident profiles, and economic conditions.

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7. Economic & Fiscal Drivers

A summary of Sammamish's revenue structure compared to peer and neighbor cities.

Executive Summary

The City of Sammamish is embarking on developing the first Economic Development Element for the city as part of the 2024 Comprehensive Plan update. A key first step is to develop an economic development profile of Sammamish that will help to inform the community about the current state of the local economy and establishing goals, policies, strategies, and actions in the new element. The economic development profile includes the following components including findings (where applicable):

Summary of Findings by Section

SAMMAMISH RESIDENT PROFILE

- Sammamish Residents are highly educated. They have higher rates of undergraduate and graduate degrees than King County as a whole.
- Sammamish lacks population between the ages of 20-34 year olds. The 25-34 age cohort makes up 8% of Sammamish compared to 18.4% in King County as a whole.
- Sammamish has a high proportion of children under 18. Sammamish has a child dependency rate of 47.3%, contrasting with King County's overall rate of 30.3%. Sammamish also has a lower old age dependency ratio of 12.5% compared to 19.7% in King County. However, Sammamish has a high proportion of 45- to 54-year-olds at 19.1% compared to 13.2% in King County as a whole.
- Sammamish has a higher proportion of Asian residents at 33.3% compared to 18.7% in King County as a whole, but lower proportions of those identifying as two or more races, Hispanic or Latino, and black residents.

SAMMAMISH HOUSEHOLD PROFILE

- In 2020, Sammamish had 67,475 people and 21,854 households for an average household size of 3.03 people, compared to the King County average of 2.42 people.
- Just less than half of Sammamish families (49.5%) have two income earners.
- Almost 50% of households have an annual income of over \$200,000. In contrast, 795, or 7% of households fall below the federal poverty level.
- The rate of homeownership in Sammamish is high, reaching 86.3%. However, challenges persist as 6.1% of low-income households face severe cost burdens, allocating over 50% of their income to housing. At the same time, nearly half of renter households (46.7%) encounter cost burdens.



SAMMAMISH RESIDENTS' EMPLOYMENT

- A quarter of Sammamish's residents that are employed work from home. Even though residents work from home, their job may be associated with location outside of the City. This is an important trend to track to understand the lasting impacts of work from home resulting from the COVID pandemic. A large population therefore relies on reliable, high-speed internet access, which means increasing demand for City broadband and telecom.
- King County gained 350k jobs from 2002 to 2020. The significant increase in county-wide jobs indicates a strong economy that Sammamish can tap into for economic development activities within the city.
- Many employed Sammamish residents do not work in the city. In 2020, only 838 workers (2.7% of employed Sammamish residents) lived and worked within the city.
- 57.6% of Sammamish residents that are employed commute more than 30 minutes and most drive. 60% of employed residents commute alone while 5.7% take transit and 6.9% carpool.

EMPLOYMENT IN SAMMAMISH

- As of 2020, Sammamish had 6,758 jobs in the city. The number of jobs decreased from 7,380 in 2019 to 6,758 in 2020.
- 20% of people employed in Sammamish (which includes Sammamish residents who work from home) work in Administrative Support and Waste Management followed by 14% in Professional, Scientific, and Technical Services. The number of workers in Professional, Scientific, and Technical Services has grown steadily over the last decades and in 2020 accounted for almost 1000 jobs.

NEIGHBORING CITIES COMPARISON

- Sammamish's neighboring cities include Issaquah, Redmond, Woodinville, Bellevue, Snoqualmie, North Bend, Carnation, and Duvall. This grouping is based on their geographic proximity to Sammamish.
- Sammamish has few jobs compared to many of its neighboring cities. Bellevue and Redmond each have over 100,000 jobs compared to Sammamish's roughly 7,000 jobs. Although Sammamish does not envision being home to major multinational corporations, the City has the lowest job density of the neighboring cities where many Sammamish residents work.
- Sammamish's commercial land values per acre are lower than most neighboring cities like Issaquah and Woodinville and especially lower than Bellevue and Redmond. This suggests lower land productivity and less contribution towards tax revenue per acre.
- As of 2022, Sammamish had the highest median household income of the neighboring cities at \$215,047. The second highest is Snoqualmie at \$186,353.
- Sammamish has grown at a similar rate to neighboring cities with the exception of Bellevue which has seen high growth particularly in the last 10 years.

PEER CITIES COMPARISON

- Peer cities are those cities which share similar population density, job density, and employment characteristics. Newcastle, Normandy Park, Mercer Island, and University Place are peer cities to Sammamish that provide insights into the City's existing economic prospects.
- Home values in Sammamish are very high when compared to its peers, making it challenging to support workforce housing.

- Sammamish has the lowest number of jobs per capita when compared to its peer cities.

ECONOMIC & FISCAL DRIVERS

- As of fiscal year 2021, the City of Sammamish generates approximately \$1,150 per capita in revenue annually, governmentwide, which is on par with its peers.
- The City of Sammamish collects a higher proportion of its revenues from property taxes and, unlike many of these peers, does not levy a business and occupation tax nor a utility tax.
- Despite generating a large share of their revenue through property taxes, the property tax burden to property owners is still relatively low. In 2023, the owner of a \$1 million house in Sammamish would only pay \$978 in property tax to the City, compared to \$1,567 in Snoqualmie.
- Even adjusted for inflation, City of Sammamish's retail sales tax and use activity has gone up significantly, at a compound annual growth rate of 3.76% between 2005 and 2022. However, Sammamish still has far less taxable retail sales activity than you would expect based on its population compared to its peers, King County, and Washington state overall.

Strengths, Weaknesses, Opportunities, Threats (SWOT)

S+ Strengths

- High median household income.
- High educational attainment.
- High-quality schools.
- High quality of life.
- Part of a strong regional economy.
- Motivated City staff.
- Access to high quality natural amenities including parks, trails and open space.
- Strong culture of volunteerism and entrepreneurial residents.

O+ Opportunities

- Associate work-from-home jobs with Sammamish.
- Town Center Build Out.
- Develop subarea plans for the mixed-use centers.
- Establish new neighborhood centers to expand economic opportunity.
- Plan for support and amenities for work-from-home jobs.
- Build community and promote economic development simultaneously by including public gathering spaces in commercial and mixed use areas.

W- Weaknesses

- Limited commercial land for economic activity.
- Lack of transit service.
- Isolated from surrounding communities due to topography and limited transportation connections.
- Limited economic development planning to date.
- High housing costs.
- Lack of housing options.
- Challenges competing with Redmond and Issaquah for retail dollars.
- Large outflow of workers and residents spending money outside of the city.

T- Threats

- Declining school enrollment.
- Loss of teachers who can't afford to live in the community.
- Continued lack of young workers able to afford to live in Sammamish.
- Tech industry layoffs and downturn.
- City of Sammamish fiscal sustainability.
- Global economic downturn.
- Climate change.
- Resistance to change.

Summary of Data Collection

This economic profile was developed to provide insight into the economic position and conditions faced by Sammamish residents, its households, and workers in Sammamish. The profile also compares Sammamish to its peer and neighboring cities. To do so, the report provides point-in-time and longitudinal data as well as point-in-time comparisons of Sammamish to peer and neighboring communities on a range of topics including its service area, population attributes, household demographics, financial conditions, and fiscal and economic drivers. The data in this report is from publicly available sources and has been analyzed, in some cases through MySidewalk and in others independently, according to best practices, generating insightful charts, tables, and maps, as well as call-outs that identify key insights about Sammamish and its residents. Where comparisons between communities are made, the data was normalized based on the population of each community.

This economic profile relies on the most current data available; data recency varies by sources as there may be a lag of one to several years between the data period and its availability due to collection, processing, and publishing time. Similarly, where longitudinal analysis was performed, we sought to provide the longest relevant historical period (in some cases, providing data from the year of Sammamish's incorporation to the most recent year available). However, historical data availability varies by source. Where longitudinal analysis of financial data was performed, values were normalized to constant 2022 dollars (2022\$) using the consumer price index for all urban consumers for the Seattle-Tacoma-Bellevue, Washington; 2022 was chosen as the most recent year for which the data was available.

The source of the data is listed under each call-out, chart, table, and map. These exhibits are also accompanied by narrative that provides necessary context and reiterates the insights illustrated by the graphics. We have also highlighted "key findings," the greatest insights from the analysis, at the beginning of each section of the profile.

Data Sources

Service area & population data

Washington State Office of Financial Management Postcensal Estimates and Annexation Detail and King County 2018 Annexation Databook.

Population Attributes & Household Demographics

US Census Bureau Decennial Census, Longitudinal Employer-Household Dynamics Origin-destination Employment Statistics, and American Community Survey One-year and Five-year estimates; Office of Superintendent of Public Instruction, School District Boundaries; and US Housing and Urban Development Comprehensive Housing Affordability Strategy Data.

Fiscal and Economic Data

King County Assessor's Office, Pierce County Assessor's Office, Washington State Auditor's Office Financial Intelligence Tool, and Washington State Department of Revenue, Statistics and Reports, Taxable Retail Sales data.

Sammamish Resident Profile

1



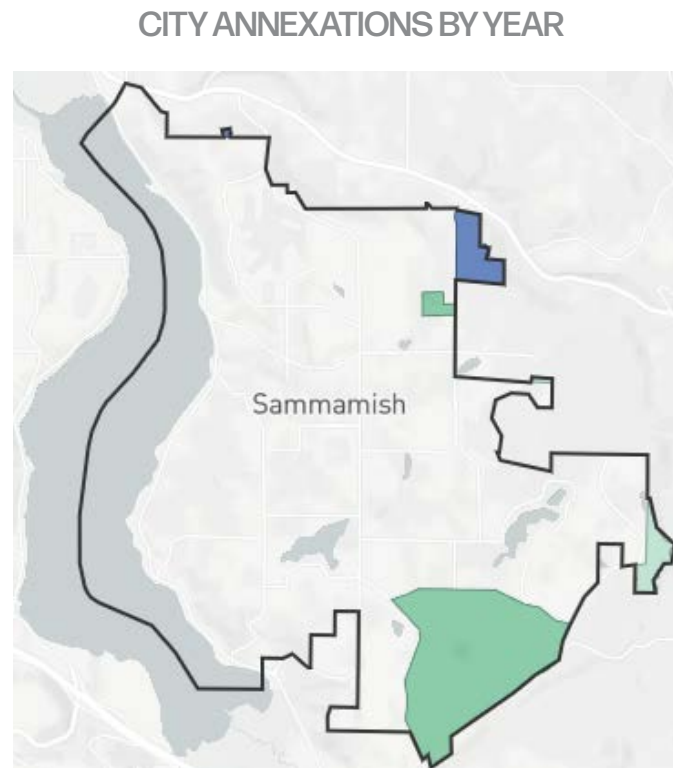
Key Findings

- Sammamish Residents are highly educated. They have higher rates of undergraduate and graduate degrees than King County as a whole.
- Sammamish lacks population between the ages of 20-34 year olds. The 25-34 age cohort makes up 8% of Sammamish compared to 18.4% in King County as a whole.
- Sammamish has a high proportion of children under 18. Sammamish has a child dependency rate of 47.3%, contrasting with King County's overall rate of 30.3%. Sammamish also has a lower old age dependency ratio of 12.5% compared to 19.7% in King County. However, Sammamish has a high proportion of 45- to 54-year-olds at 19.1% compared to 13.2% in King County as a whole.
- Sammamish has a higher proportion of Asian residents at 33.3% compared to 18.7% in King County as a whole, but lower proportions of those identifying as two or more races, Hispanic or Latino, and black residents.

General Demographics

The City of Sammamish was incorporated in 1999. At that time, the City covered approximately 13,556 acres and had a population of approximately 29,400. Since its incorporation in 1999, Sammamish’s population has naturally grown, but the City has also grown through annexation of unincorporated area around it. The City has allowed six annexations, including:

- Ordinance 2008-246 (amended by Ordinance 2009-256), known as Camden Park, incorporated 113.00 acres with a population of 306 effective April 21, 2009.
- Ordinance 2009-262, known as Rosemont, incorporated 4.04 acres with a population of 39 effective July 31, 2009.
- Ordinance 2010-275, known as Ravenhill, incorporated 6.45 acres with a population of 65 effective March 12, 2010.
- Ordinance 2010-280, known as Aldarra-Montaine, incorporated 113.31 acres with a population of 841 effective July 10, 2010.
- Ordinance 2015-393, incorporated an urban unincorporated area, known as Klahanie, with 1,243.00 acres & a population of 10,660 effective January 1, 2016.
- Ordinance 2016-405, known as Mystic Lake, incorporated 45.23 acres with no population effective March 23, 2016.

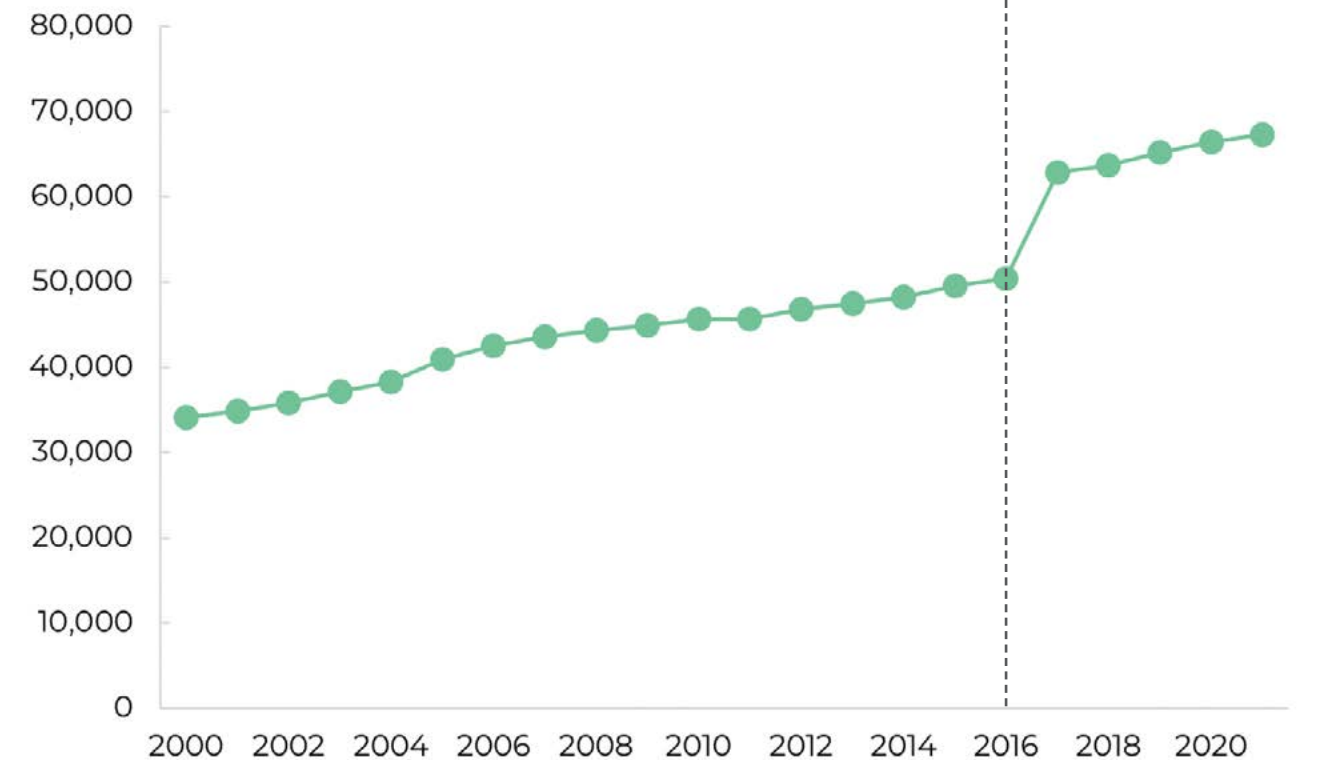


Source: Washington State Office of Financial Management, *Annexation Detail*, 2023.

- Annexed in 2016
- Annexed in 2010
- Annexed in 2009

Sammamish currently has three assigned potential annexation areas (PAAs): the Aldarra Golf Course PAA, the Swan Ridge PAA, and 30-Acres Park. The Aldarra Golf Course PAA is a 398 acre area located to the east of Sammamish which includes the Aldarra Golf Course & has approximately nine residents and effectively no employment. The Swan Ridge PAA is a 301 acre residential area on the northeastern edge of the current City boundary with 430 residents (as of 2018). Like the Aldarra Golf Course PAA, Swan Ridge PAA has effectively no employment. 30-Acre Park has neither residents nor employment.

POPULATION GROWTH OF SAMMAMISH 2000-2020



Source: Washington State Office of Financial Management, *Postcensal Estimates*, 2023.

POPULATION GROWTH 2000-2020

	Acres	Population
Camden Park	113	306
Rosemont	4	39
Ravenhill	6.5	65
Aldarra/Montaine	113.3	841
Mystic Lake	45.2	0
Klahanie	1,243	10,660

Source: King County, *2018 Annexation Area Databook*, 2023.



Population Attributes

Below are key population attributes for a comparison between Sammamish and King County.

Age Dependency

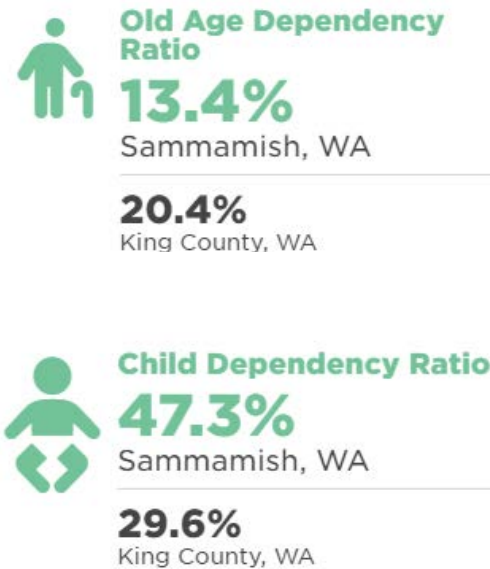
Dependency ratios capture variations in the proportions of children, elderly people, and working-age people in the population that imply the dependency burden that the working-age population bears in relation to children and the elderly.

The working population is defined as those aged 18-65, old age is defined as those over 65, and children defined as those 17 and under. The median age in Sammamish is 39.8, slightly older than the median age of 37.1 in King County overall. This is because Sammamish has a high proportion of working age adults in the age groups between 35 and 59. We also compared the “working age” population to the size of the population under 15 (children) and the population 65 and older (older adults) to understand the ratio of “dependents” to working age adults.

Sammamish has a much higher child dependency ratio (with approximately 47 children per working age adult) than the County overall, but a lower old age dependency ratio than the County.

Race and Ethnicity

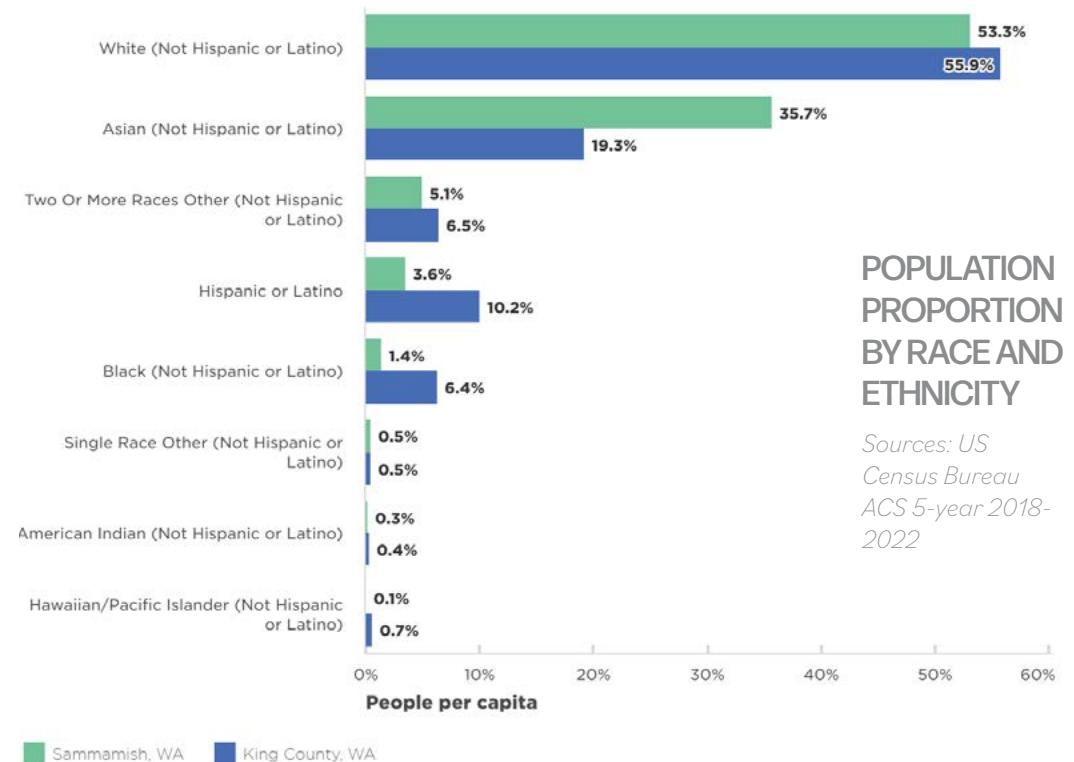
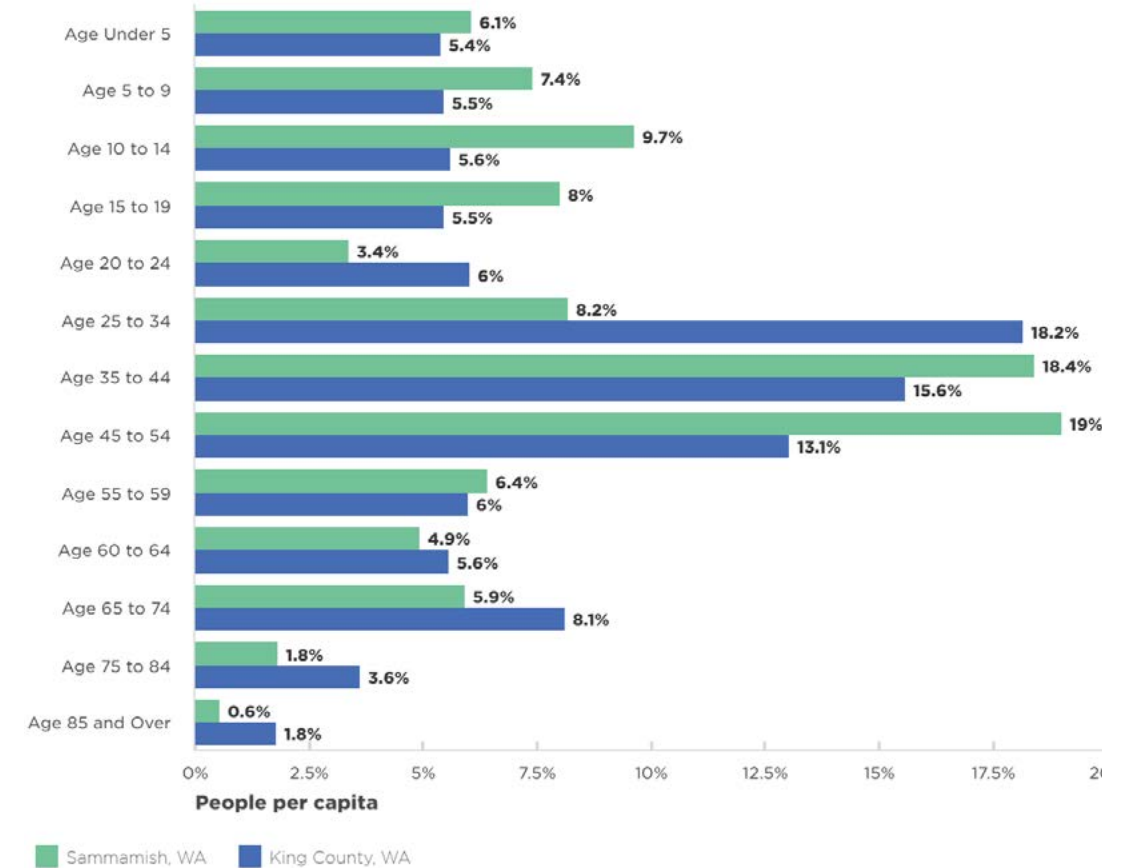
Between the 2010 and 2020 Decennial Census, Sammamish’s racial diversity increased; in 2010, almost 72% of the population identified as white (not Hispanic or Latino), while in 2020, only a little over 51% of the population identified the same way. During the same period, those identifying as Asian increased from 21% to 35% of the total population. Further, as of the 2018-2022 ACS 5-year estimates, Sammamish has a much lower representation of all other races including those identifying as Hispanic or Latino. Although there was a significant decline in those identifying as white (non Hispanic or Latino), the increase in diversity has not made the City’s racial and ethnic diversity representative of King County’s population overall, but rather increased the representation of select populations, particularly people identifying as Asian (not Hispanic or Latino).



Sources: US Census Bureau ACS 5-year 2018-2022

AGE TOTALS

Sources: US Census Bureau ACS 5-year 2018-2022



POPULATION PROPORTION BY RACE AND ETHNICITY

Sources: US Census Bureau ACS 5-year 2018-2022

Home Language

Over 35% of Sammamish residents speak a language other than English at home. The vast majority of these residents also speak English at least “very well” which reflects the large amount of multilingualism in Sammamish. However, 8.5% of the population over the age of five reports speaking English less than very well, which means there is a significant need to ensure city resources are linguistically appropriate. Limited data on specific language resources are needed; the place of birth may provide insight.

Speaks English Less than “Very Well” for the Population Over Five

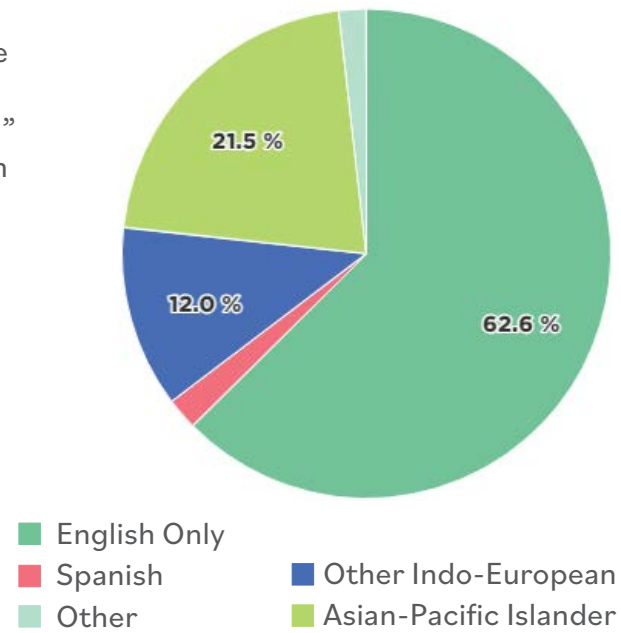
9%

Sammamish, WA

10.7%

King County, WA

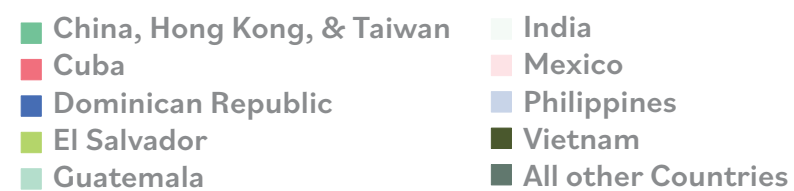
LANGUAGE SPOKEN AT HOME



Sources: US Census Bureau
ACS 5-year 2018-2022

Origins of Foreign Born Population

Almost 33% of Sammamish’ population was born outside of the US. This is significant, because the places of birth for the foreign born population can provide additional insight into the cultural identities and needs of the population. The majority of Sammamish residents who were born outside of the US were born in either China, Hong Kong, Taiwan or India. 43.7% of foreign born residents were born someplace other than those locations.



Sources: US Census Bureau ACS 5-year 2018-2022

Healthcare and Disability

While Sammamish has a relatively high age dependency ratio, a smaller proportion of residents are living with a disability than in King County overall. Sammamish residents also have a higher rate of access to health insurance than the County at large.



Health Insurance Coverage - Insured per capita

97.7%

Sammamish, WA

94.1%

King County, WA

↓ 3.6%

Health Insurance Coverage - Uninsured per capita

2.3%

Sammamish, WA

5.3%

King County, WA

↑ 132.7%

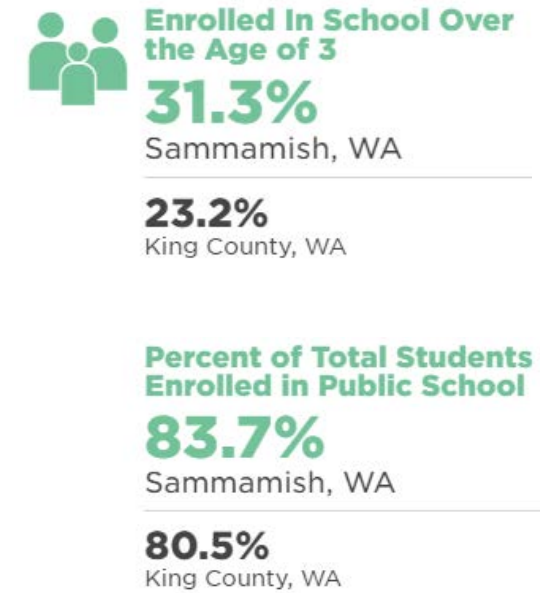
Sources: US Census Bureau ACS 5-year 2018-2022



Education

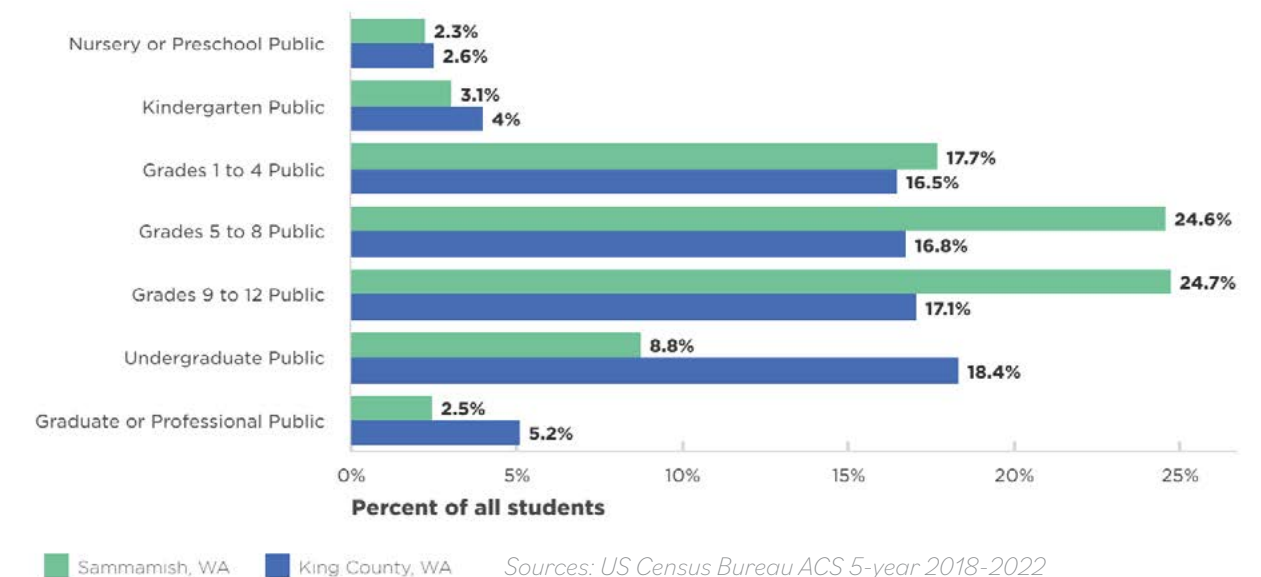
Over 31.3% of Sammamish population over the age of three is enrolled in school. While this is significantly greater than the share of King County’s population over the age of three, that may be in large part because the City has a significantly higher percentage of children than the County overall. Public school enrollment is high, with 3% more caregivers opting to send students to public school than in King County.

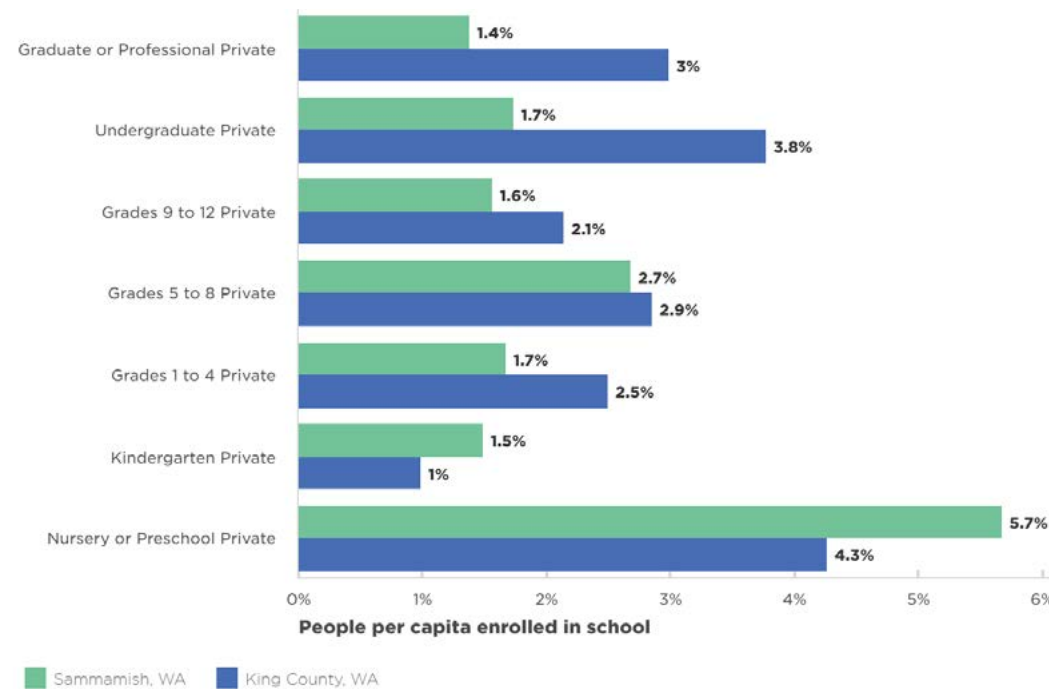
Sammamish residents are more likely to attend public school than private school. The exception is for nursery and/or preschool and kindergarten. This is likely because there are sparse public nursery and preschool programs in Washington and most of the public programs are targeted to those who cannot afford private programs. Further, based on income data for Sammamish households (discussed in the Household profile) residents in Sammamish are more likely to be able to afford these programs than the King County population overall.



Sources: US Census Bureau ACS
5-year 2018-2022

DISTRIBUTION OF TOTAL STUDENT ENROLLMENT IN PUBLIC SCHOOLS BY GRADE

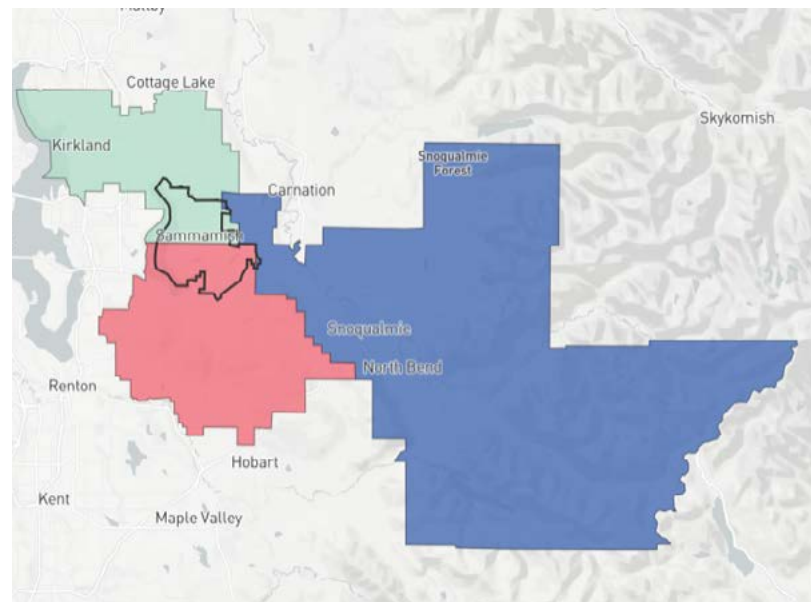




PRIVATE SCHOOL ENROLLMENT BY GRADE

Sources: US Census Bureau ACS 5-year 2018-2022

Sammamish residents are served by three public school districts, Issaquah School District, Lake Washington School District, and the Snoqualmie Valley School District which enroll students in kindergarten through twelfth grade.



SCHOOL DISTRICTS

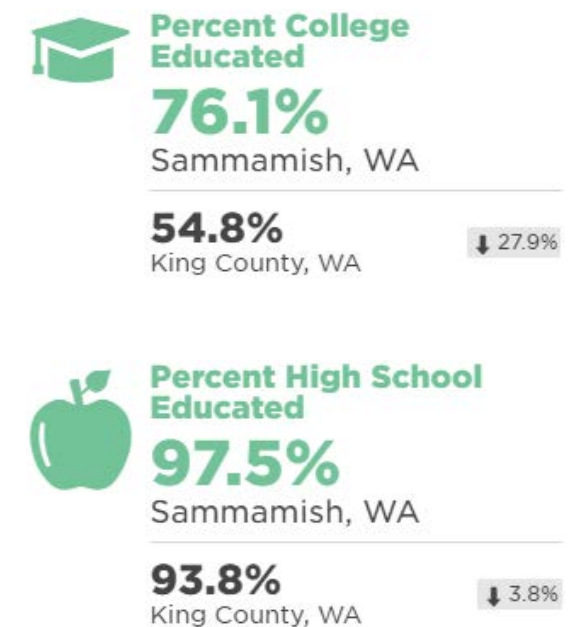
- Sammamish, WA
- Issaquah School District, WA
- Snoqualmie Valley School District, WA
- Lake Washington School District, WA

Sources: OSPI

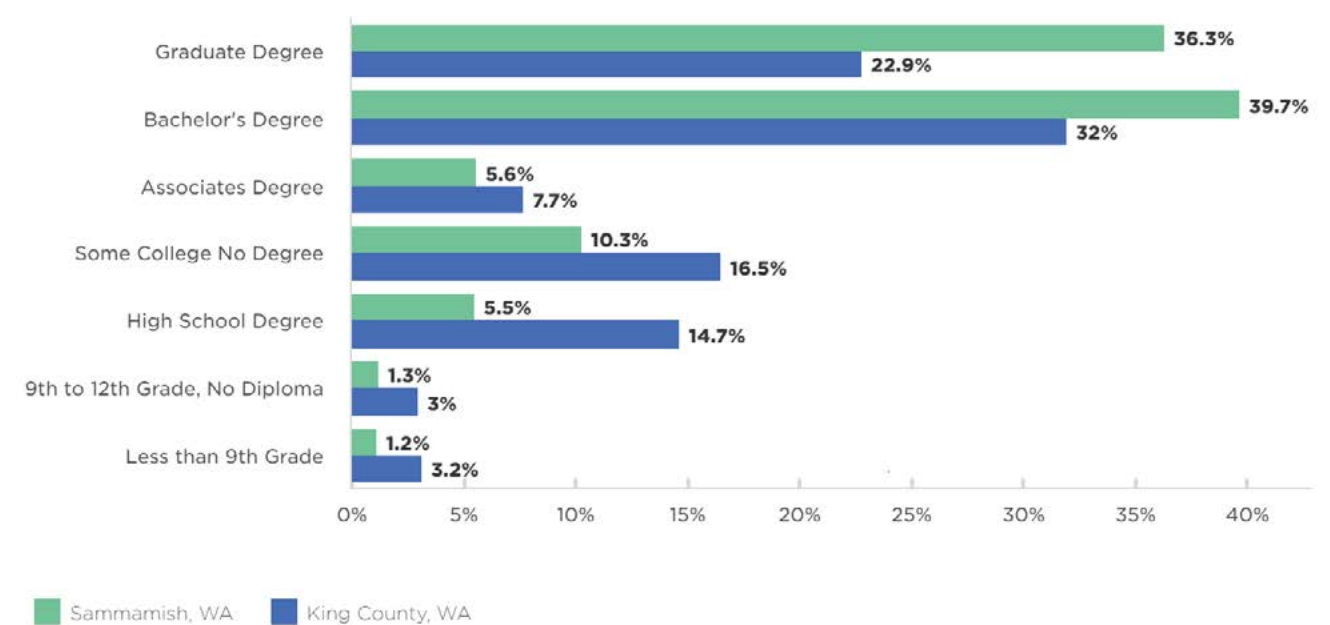
Educational Attainment

Over 75% of Sammamish residents above the age of 25 have received a bachelors or advanced degree, significantly higher than King County overall. This has significant implications for earning potential and employment opportunities for residents. The percentage difference in the figure to the right shows the relative increase or decrease in King County as compared to Sammamish.

Sources: US Census Bureau ACS 5-year 2018-2022



EDUCATIONAL ATTAINMENT (PERCENTAGE OF POPULATION WITH A GIVEN DEGREE LEVEL)



Sources: US Census Bureau ACS 5-year 2018-2022

Sammamish Household Profile



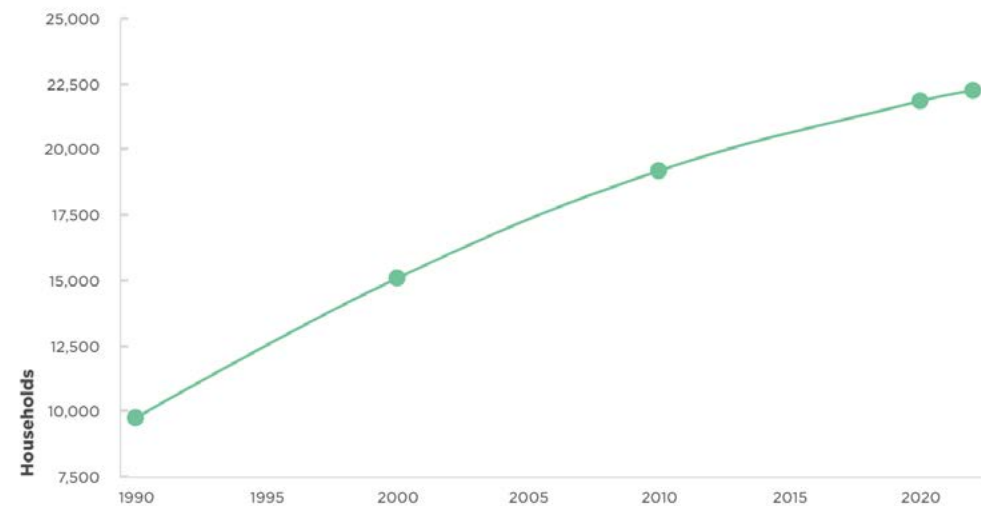
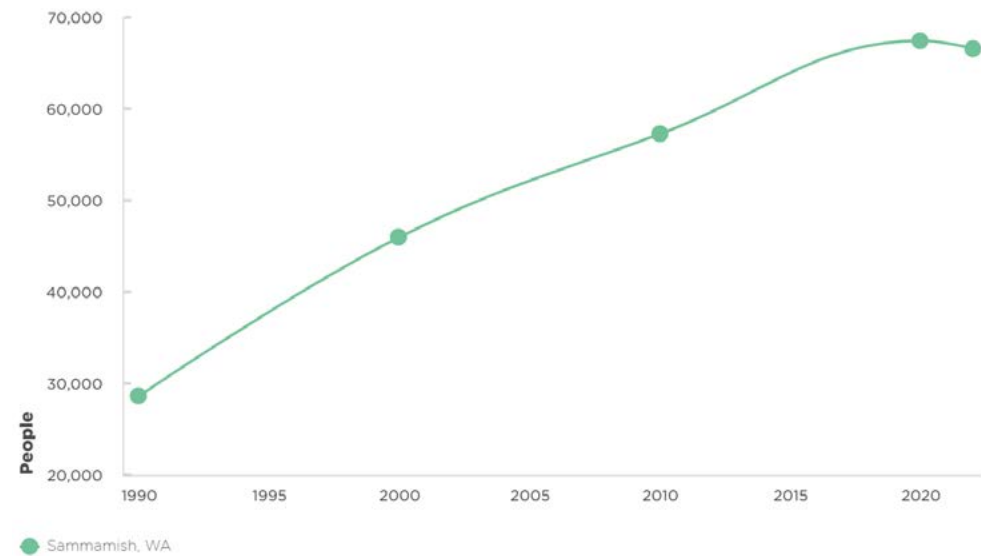
Key Findings

- In 2020, Sammamish had 67,475 people and 21,854 households for an average household size of 3.03 people, compared to the King County average of 2.42 people.
- Just less than half of Sammamish families (49.5%) have two income earners.
- Almost 50% of households have an annual income of over \$200,000. In contrast, 795, or 7% of households fall below the federal poverty level.
- The rate of homeownership in Sammamish is high, reaching 86.3%. However, challenges persist as 6.1% of low-income households face severe cost burdens, allocating over 50% of their income to housing. At the same time, nearly half of renter households (46.7%) encounter cost burdens.

Household Demographics

The City of Sammamish was incorporated in 1999. As of the 2000 Decennial Census, the City had a total population of 34,119 people living in 11,172 households. Currently, Sammamish has over 67,000 residents in almost 22,000 households.

Sources: US Census Bureau ACS 5-year 2018-2022



Average Household Size

2.99

People

Sammamish, WA

2.42

People

King County, WA

POPULATION GROWTH

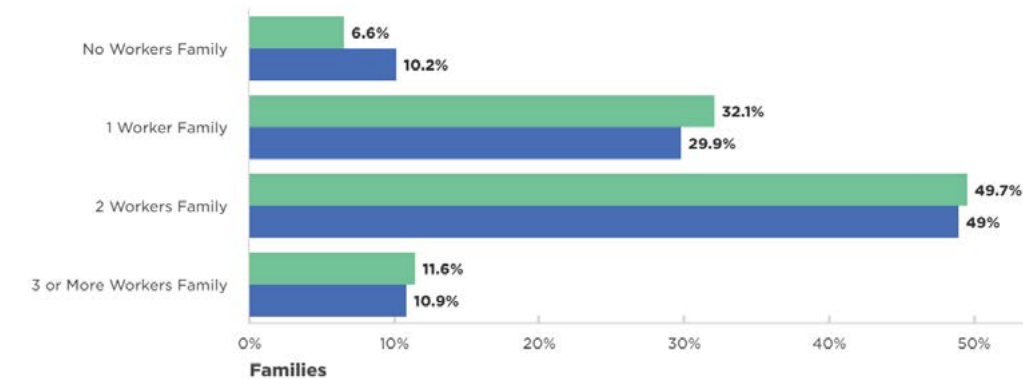
Sources: US Census Bureau ACS 5-year 2018-2022

HOUSEHOLD GROWTH

Sources: US Census Bureau ACS 5-year 2018-2022

Household Income

As discussed in the Neighboring City and Peer City comparisons below, Sammamish households have a very high median income. Almost 50% of households earn over \$200,000 a year. A small percentage of families live under the federal poverty line. Not surprisingly, almost half of Sammamish households have two income earners. Less than 7% of families have no workers and only 1/3 have a single income earner.

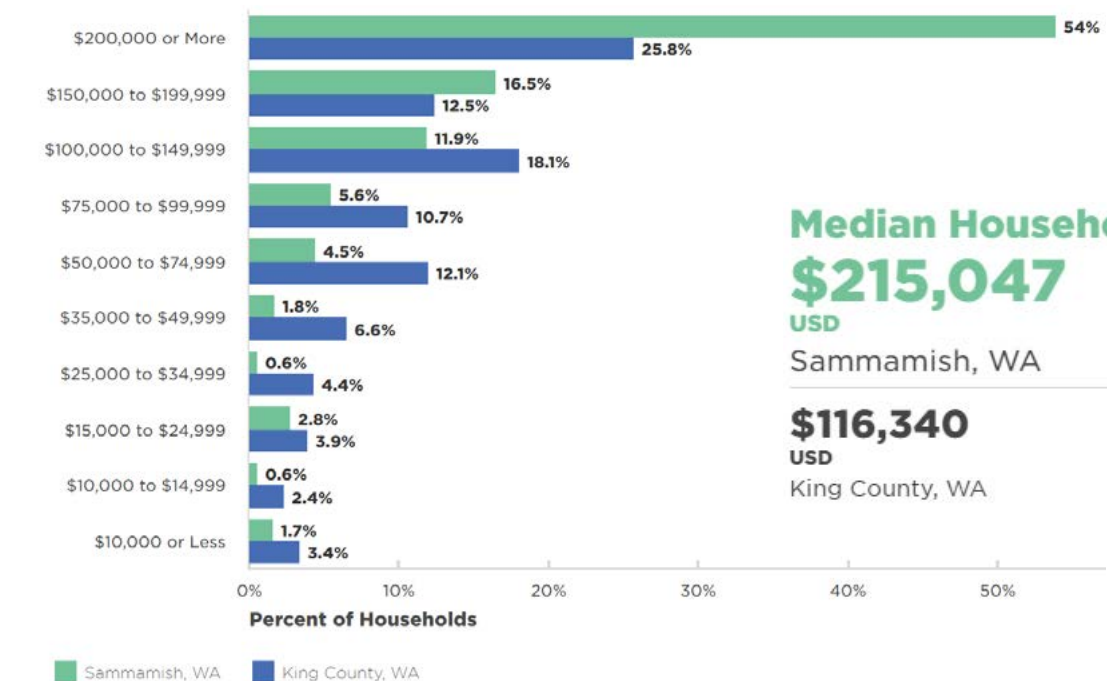


FAMILIES BY NUMBER OF WORKERS

Sources: US Census Bureau ACS 5-year 2018-2022

Incomes and Spending Power

Sammamish's household income is much higher than King County as a whole; almost half of Sammamish households make over \$200,000 a year. Sammamish's median income is almost twice as much as King County's.



Median Household Income

\$215,047

USD

Sammamish, WA

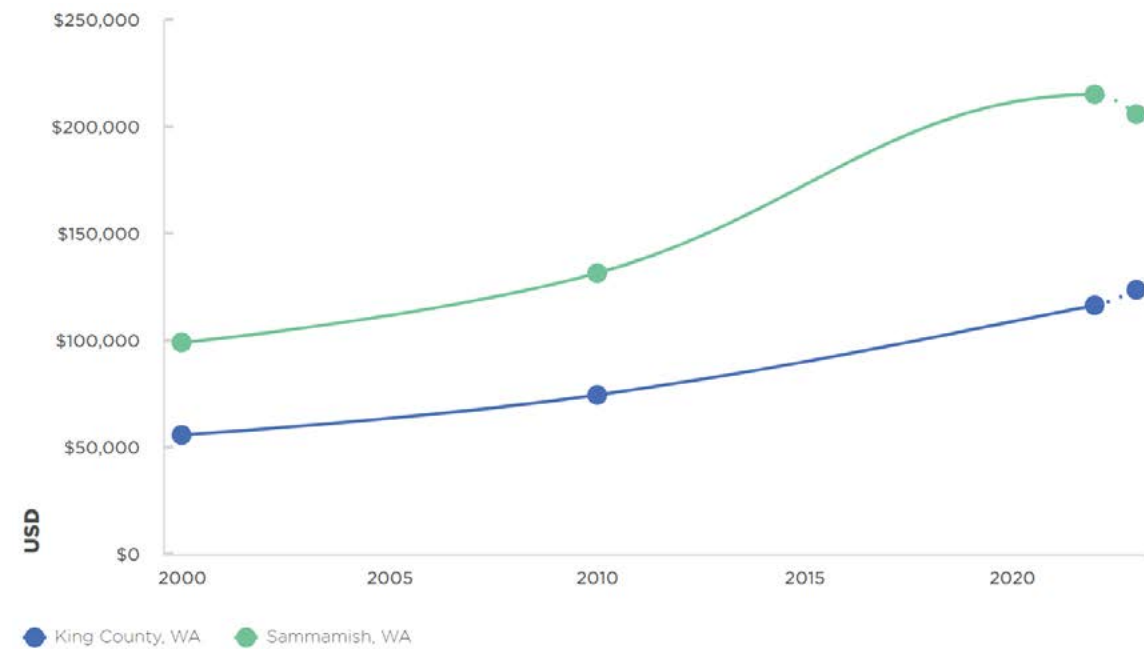
\$116,340

USD

King County, WA

HOUSEHOLD MEDIAN INCOME

Sources: US Census Bureau ACS 5-year 2018-2022

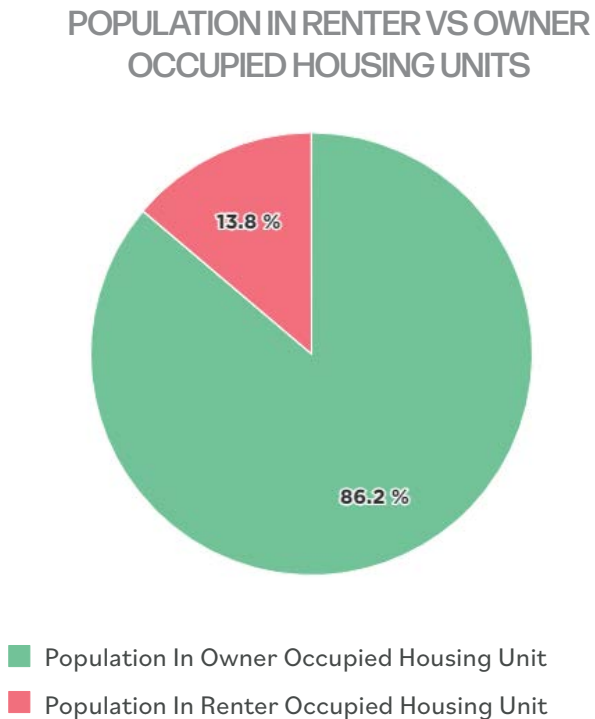


Affordability and Housing Insecurity

For most households, monthly housing costs are a significant budget item. The proportion of income that a household puts towards housing has large implications for disposable income and for housing security.

The vast majority of Sammamish households own their home which indicates a high level of housing security. However, housing costs are high, and housing cost burden can have significant implications for the purchasing power of households. These burdens are felt most acutely for low income renters.

Sources: US Census Bureau ACS 5-year 2018-2022

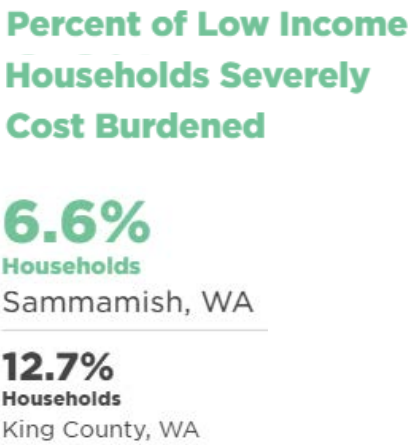


Cost Burden

Cost burden is a key indicator of housing security. Although housing security is determined by many factors other than income - including wealth and whether one owns their home - it does provide important insight into how households are doing financially.

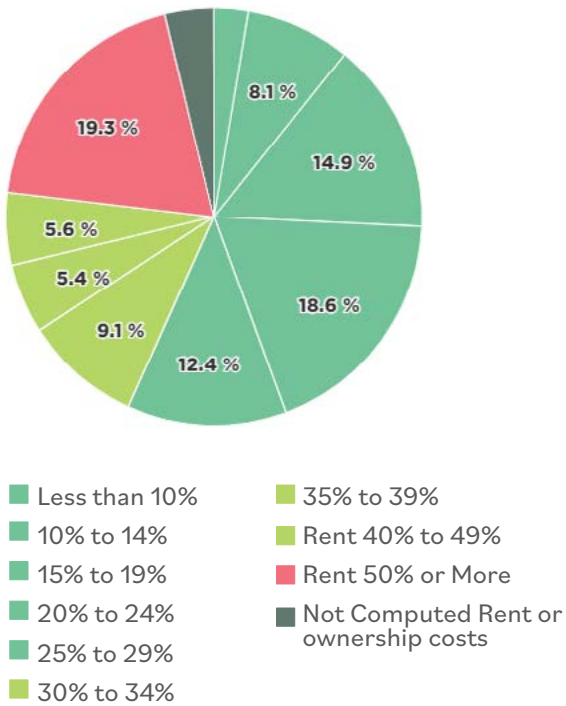
A smaller percentage of low income households are severely cost burdened (pay 50% or more of their income for rent) in Sammamish than in King County. Although many Sammamish households are cost burdened, because so many families own their homes and have high incomes, the relative burden of housing costs is less acute than if more families rented and had lower incomes.

However, in Sammamish, 19.3% of renters spend more than 50% on rent, deeply impacting the amount of money they are able to spend in the community.

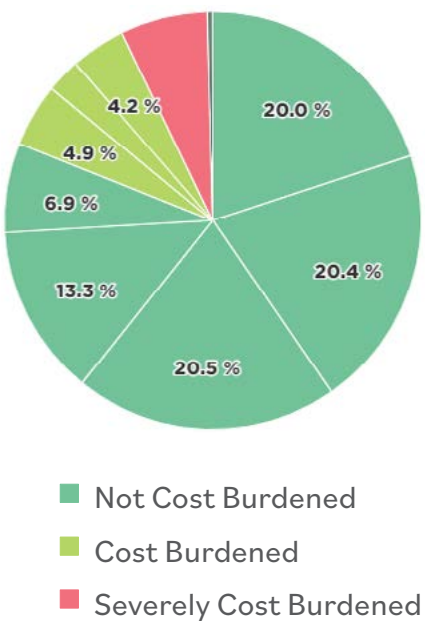


Sources: HUD CHAS 2016-2020

RENTER OCCUPIED HOUSING UNITS BY COSTS AS PERCENT OF INCOME

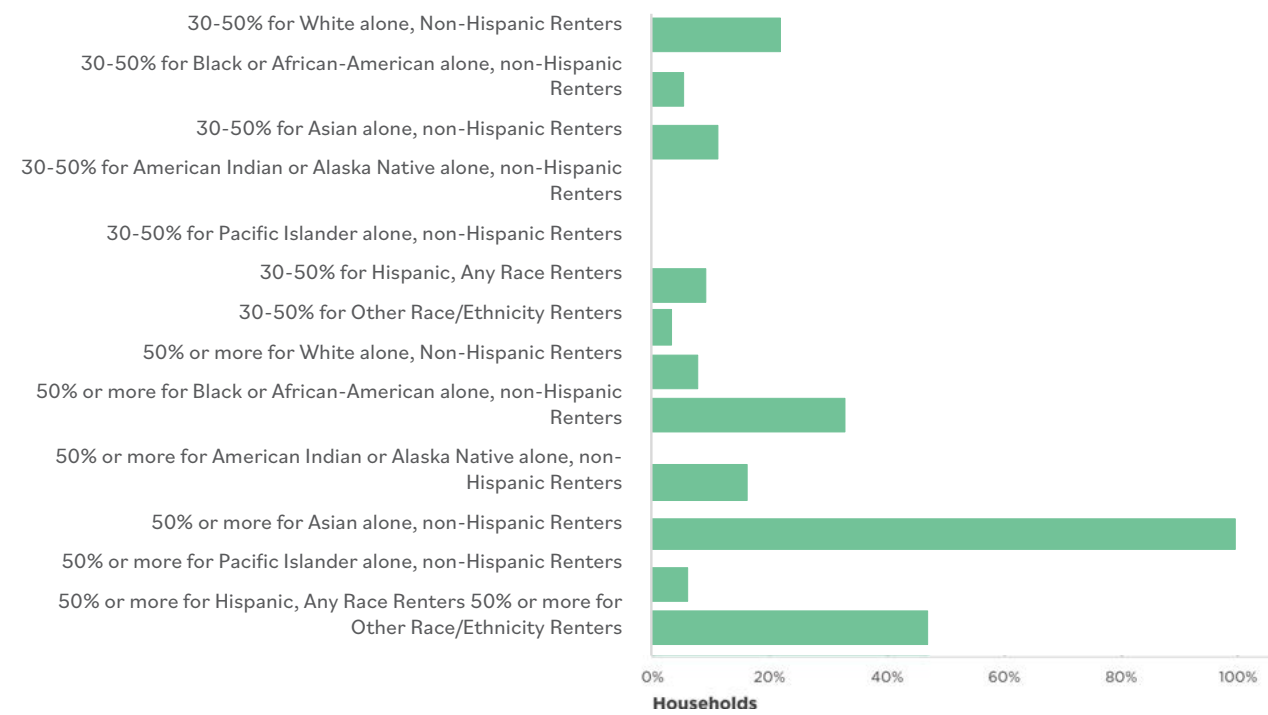


HOUSING COST FOR OWNER OCCUPIED HOUSING AS PERCENT OF INCOME



Sources: HUD CHAS 2016-2020

RENTER OCCUPIED HOUSEHOLDS BY RELATIVE COST BURDEN, RACE/ETHNICITY



OWNER OCCUPIED HOUSEHOLDS BY RELATIVE COST BURDEN, RACE/ETHNICITY



Sources: HUD CHAS 2016-2020

Poverty

While an estimated 979 Sammamish households (4.4% of all households) lived below the federal poverty threshold based on 2018 to 2022 estimates, it's important to remember that the federal poverty level is a national standard that is not influenced by cost of living differences across the United States. For 2021 the federal poverty threshold for a three-person household (two adults and one related child under 18 years old) was only \$21,811. This means that while a small number of households lived under the poverty threshold, it may be a poor indicator of those experiencing financial hardship.

Sources: US Census Bureau ACS 5-year 2018-2022

Digital Access

The vast majority of households own a computer and have access to the internet.

Sources: US Census Bureau ACS 5-year 2018-2022

979
Households
Total Households Below Poverty Level
Sammamish, WA

22,258
Households
Total Households
Sammamish, WA

514
Households
Households Receiving Food Stamps/SNAP
Sammamish, WA

79
Households
Household Without Internet Access
Sammamish, WA

529
People
People in Households - without an Internet Subscription or no Computer
Sammamish, WA

70
Households
Household Without Computer
Sammamish, WA

Sammamish Residents' Employment

3



Key Findings

- A quarter of Sammamish's residents that are employed work from home. Even though residents work from home, their job may be associated with location outside of the City. This is an important trend to track to understand the lasting impacts of work from home resulting from the COVID pandemic. A large population therefore relies on reliable, high-speed internet access, which means increasing demand for City broadband and telecom.
- King County gained 350k jobs from 2002 to 2020. The significant increase in county-wide jobs indicates a strong economy that Sammamish can tap into for economic development activities within the city.
- Many employed Sammamish residents do not work in the city. In 2020, only 838 workers (2.7% of employed Sammamish residents) lived and worked within the city.
- 57.6% of Sammamish residents that are employed commute more than 30 minutes and most drive. 60% of employed residents commute alone while 5.7% take transit and 6.9% carpool.

SAMMAMISH RESIDENTS' EMPLOYMENT

Labor Participation

According to the 2017-2021 ACS five-year estimates, approximately 44,276 Sammamish residents were “working age” or between the ages of 16 and 64. As of 2020, approximately 31,344 of these residents were employed. As such, Sammamish residents have a labor force participation rate of 69.2%. Sammamish’s employment to population rate is almost as high, meaning that there are some Sammamish residents under 16 and over 64 who are participating in the labor force.

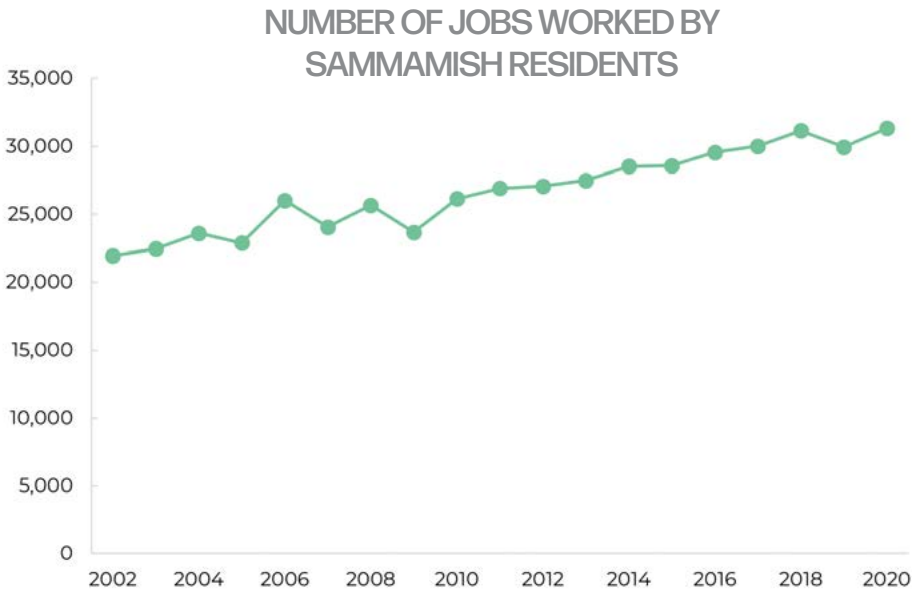
69.2%

Labor Force Participation Rate
Sammamish, WA

67.2%

Employment/Population Ratio
Sammamish, WA

Sources: US Census Bureau ACS
5-year 2018-2022

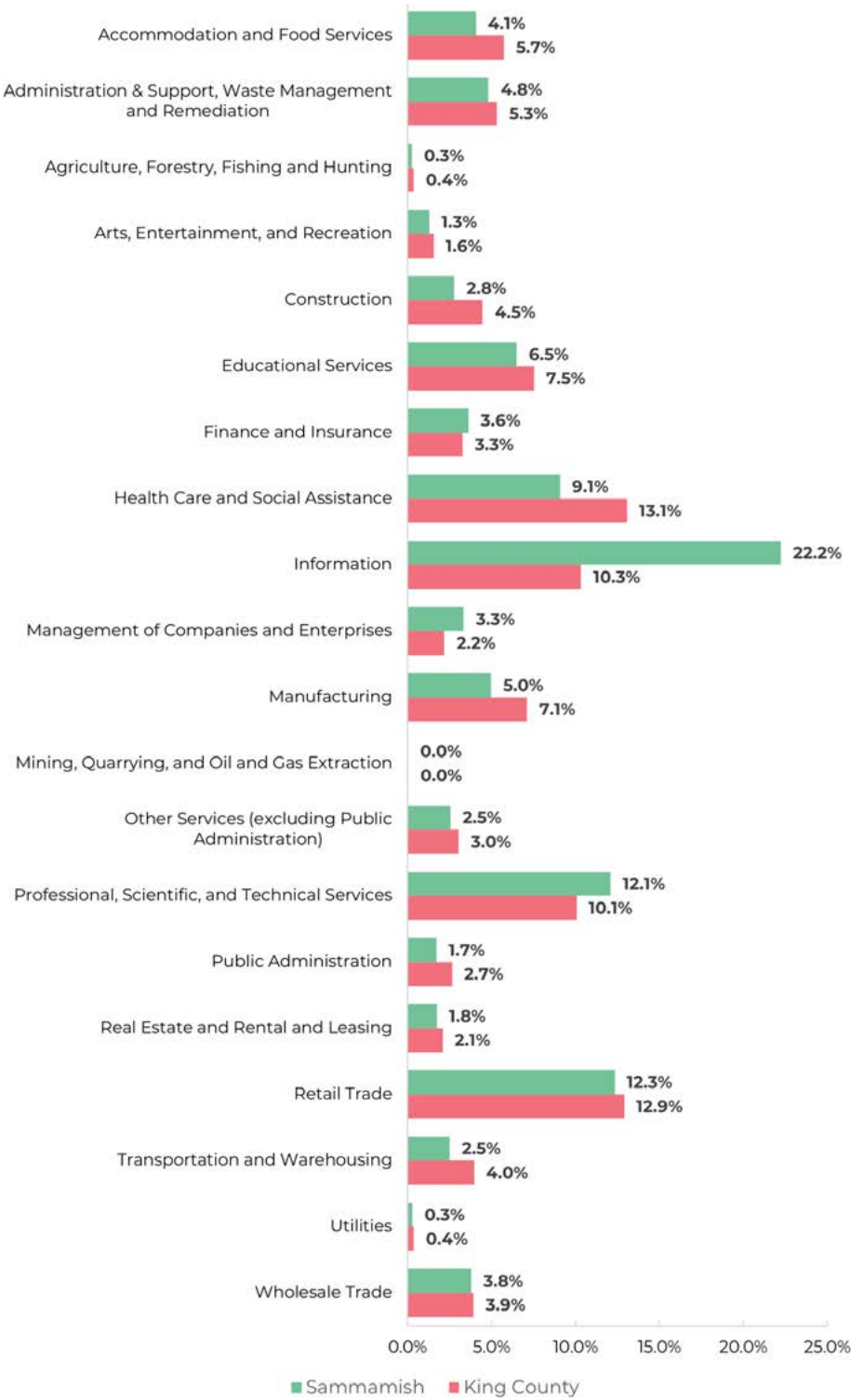


US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

The number of jobs Sammamish held by Sammamish residents is steadily growing. Unlike population growth, a large increase did not occur in 2015 when the Klahanie annexation was formalized, because the annexation area was primarily residential. The compound annual growth rate (CAGR) of Sammamish residents employment since 2016 (i.e., between 2016 and 2020), was 1.5%, lower than the Sammamish population CAGR of 1.8%.

Sammamish residents work in a variety of industries, however, the overall distribution of residents to these industries is somewhat different than for King County residents overall. For example, much larger shares of Sammamish residents work in information compared to King County residents overall.

Industry Participation

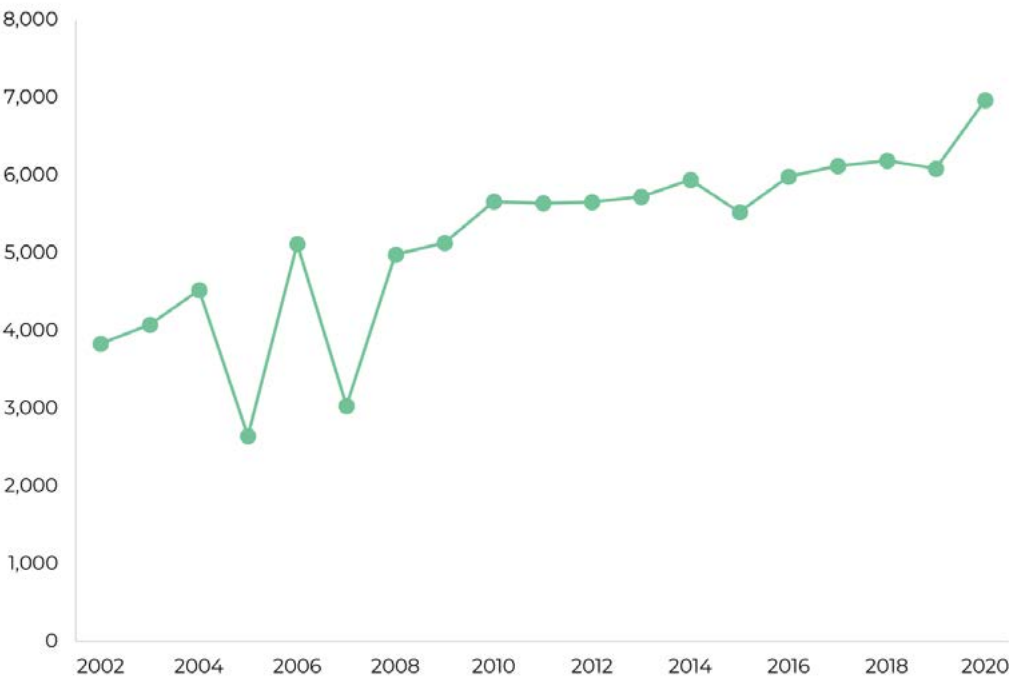


PERCENTAGE OF RESIDENT WORKERS BY INDUSTRY COMPARED TO KING COUNTY

22.2% of Sammamish residents work in information, compared to only 10.1% of County residents overall.

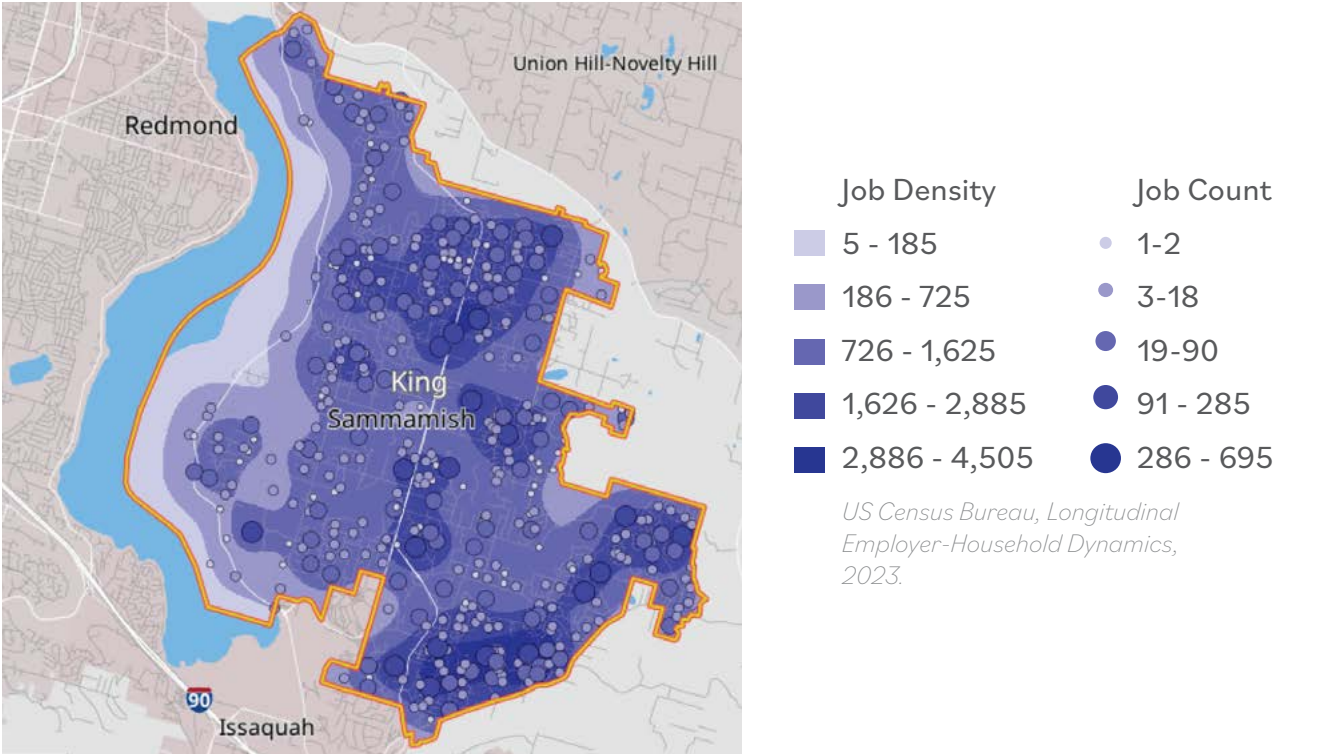
Source: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

RESIDENT EMPLOYMENT OVER TIME



US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

Unsurprisingly, Sammamish’s employed residents are distributed throughout the City, with larger concentrations based on housing density.



US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

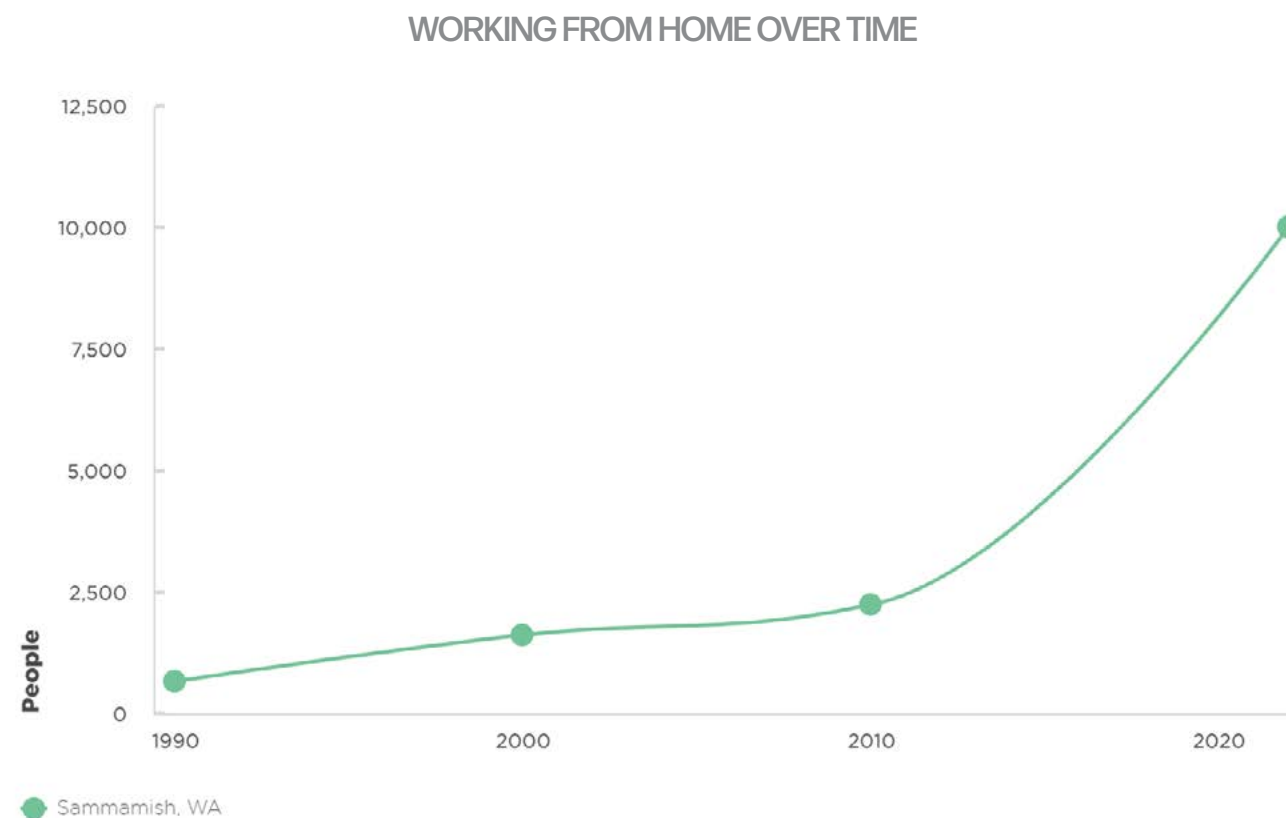
SAMMAMISH RESIDENTS’ EMPLOYMENT

Where Sammamish Residents Work

Working from Home

The majority of Sammamish residents travel out of Sammamish to work. In fact, as of 2020 only approximately 880 Sammamish residents worked in Sammamish. However, this does not include residents who work from home.

The pandemic precipitated a huge increase in work from home. In 2019, 8,000 employed Sammamish residents worked from home. Although these numbers have likely declined, this is a trend that can guide Sammamish's policies regarding land use and taxation.

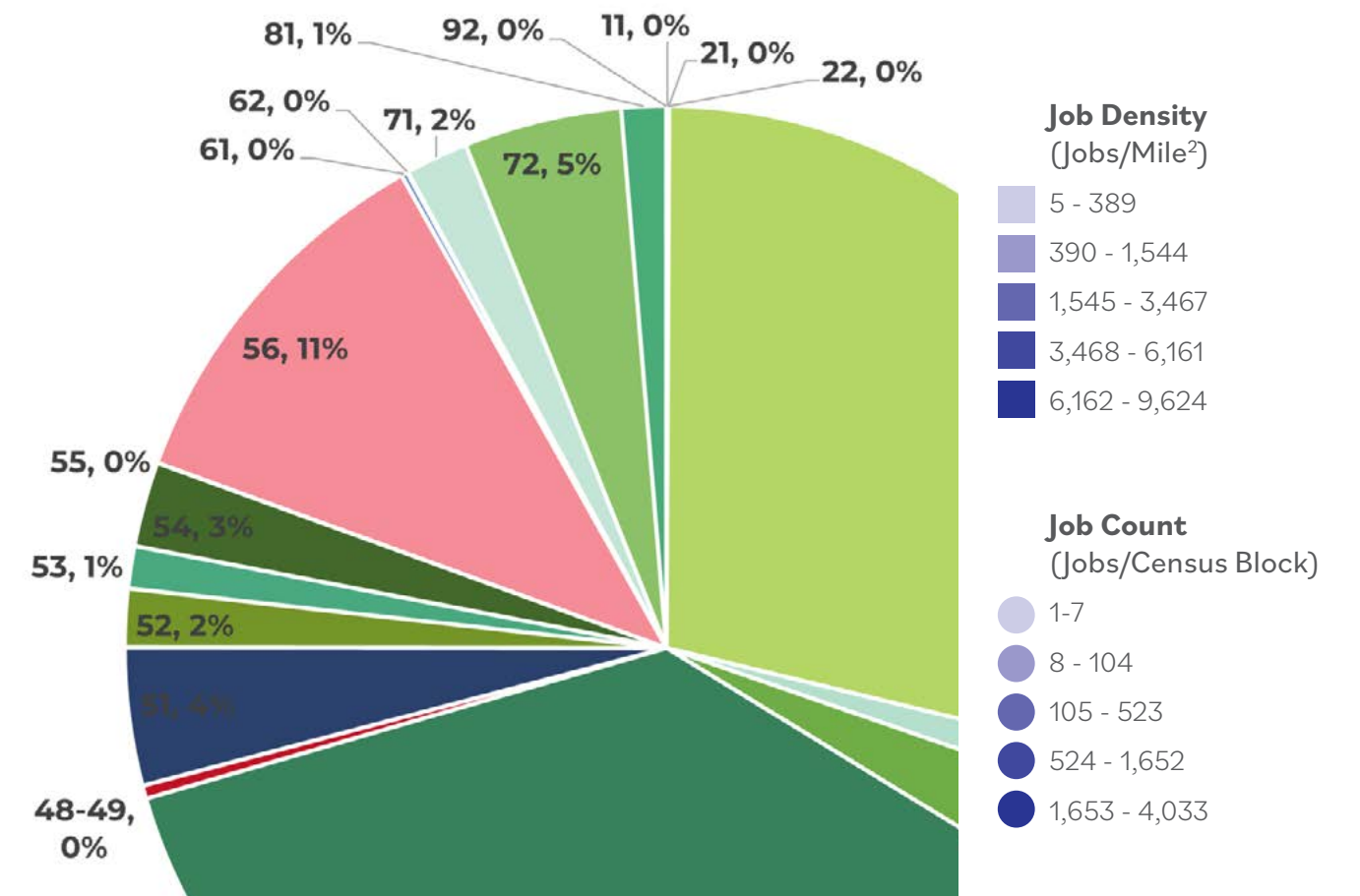


Sources: US Census Bureau; US Census Bureau ACS 5-year

Working Outside of Sammamish

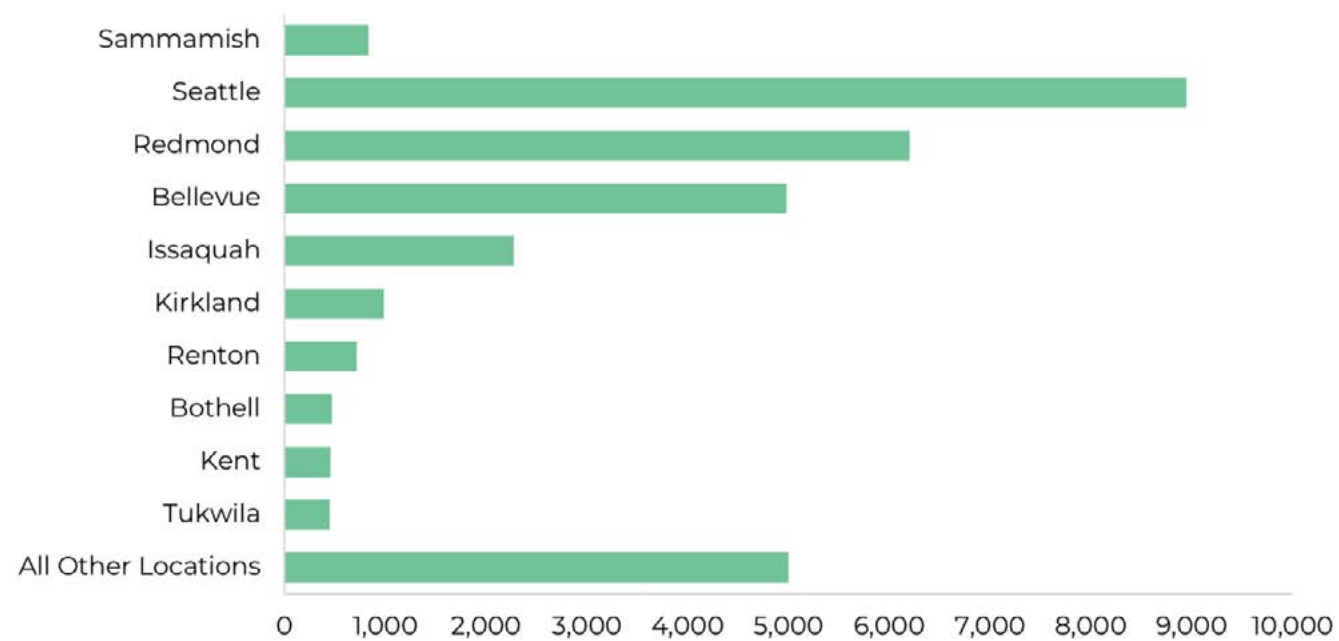
As of 2020, the vast majority of Sammamish residents were employed outside of Sammamish with approximately two-thirds employed in Seattle, Redmond, Bellevue or Issaquah.

MAP OF WHERE RESIDENTS ARE EMPLOYED, 2020



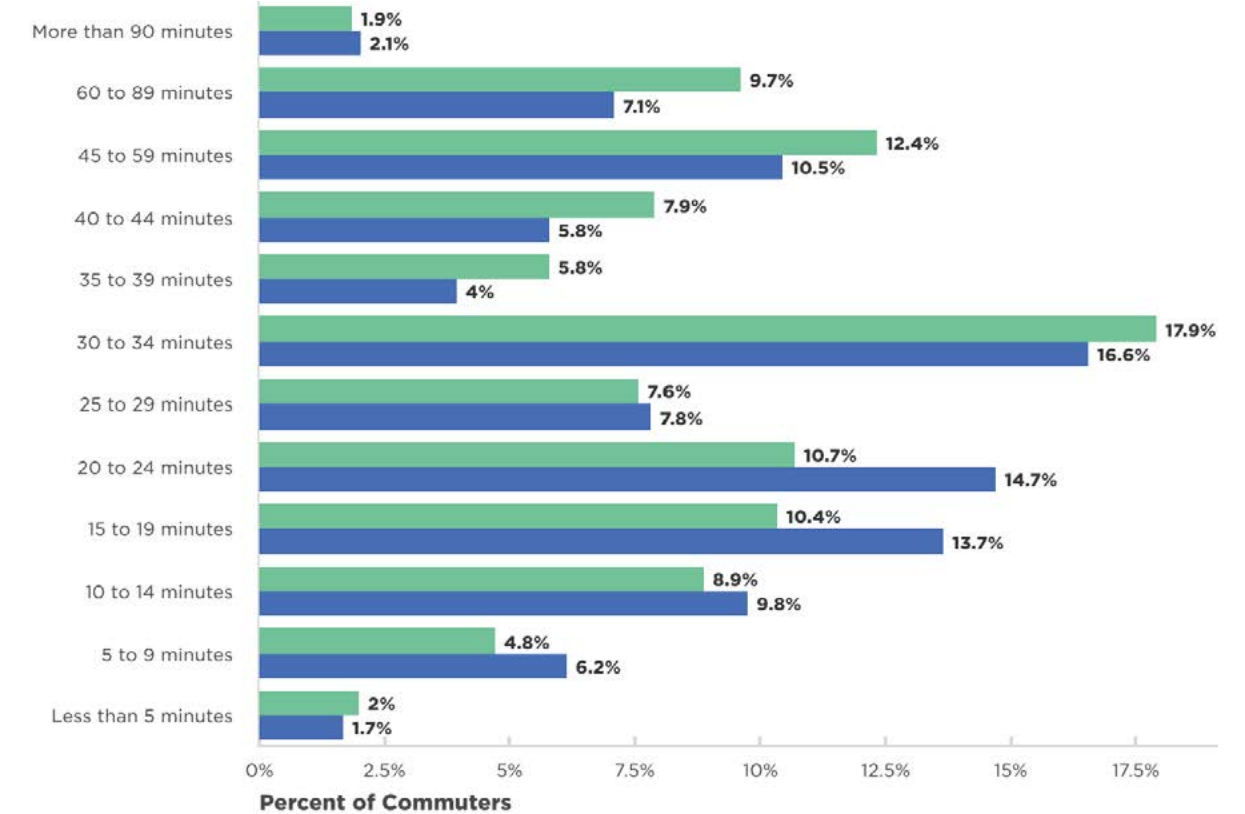
Sources: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023

SAMMAMISH RESIDENTS BY WORK LOCATION



Source: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

COMMUTE TIME TO WORK



Getting to Work

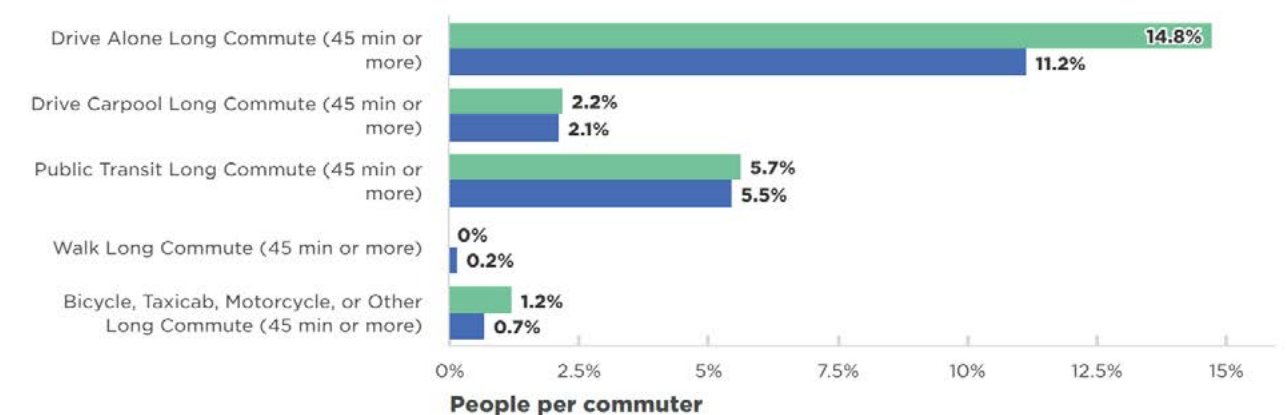
As most Sammamish residents do not work from home and many are employed outside of the City of Sammamish, they do a significant amount of commuting, including long commutes. Sammamish residents have longer commutes than King County residents, with the majority commuting over 30 minutes.

The vast majority of commuters commute alone in their car, leading to a large number of long, single-occupancy trips in and out of Sammamish.



Within a 45 Minute drive of Sammamish

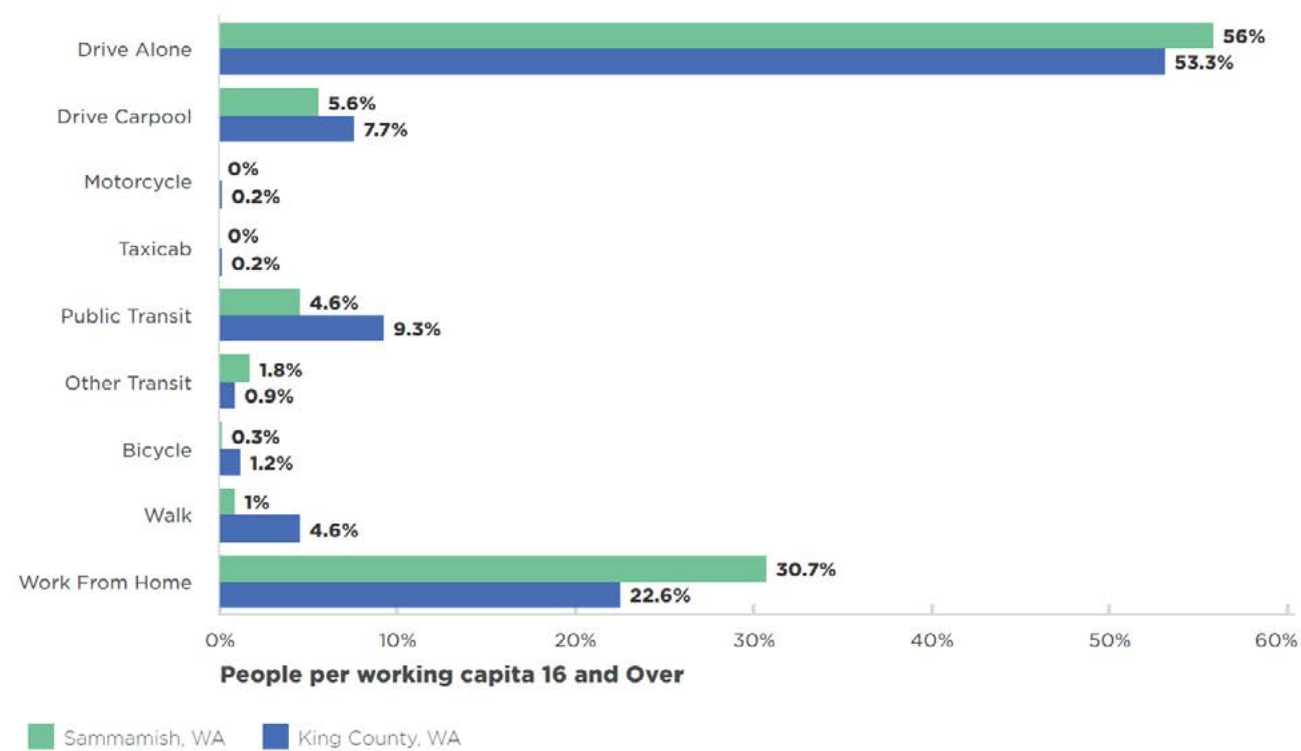
WORKERS 16 & OVER WITH A LONG COMMUTE - 45 MINUTES OR MORE BY COMMUTE TYPE



■ Sammamish, WA ■ King County, WA

Sources: US Census Bureau ACS 5-year 2018-2022

COMMUTE MEANS OF TRANSPORTATION



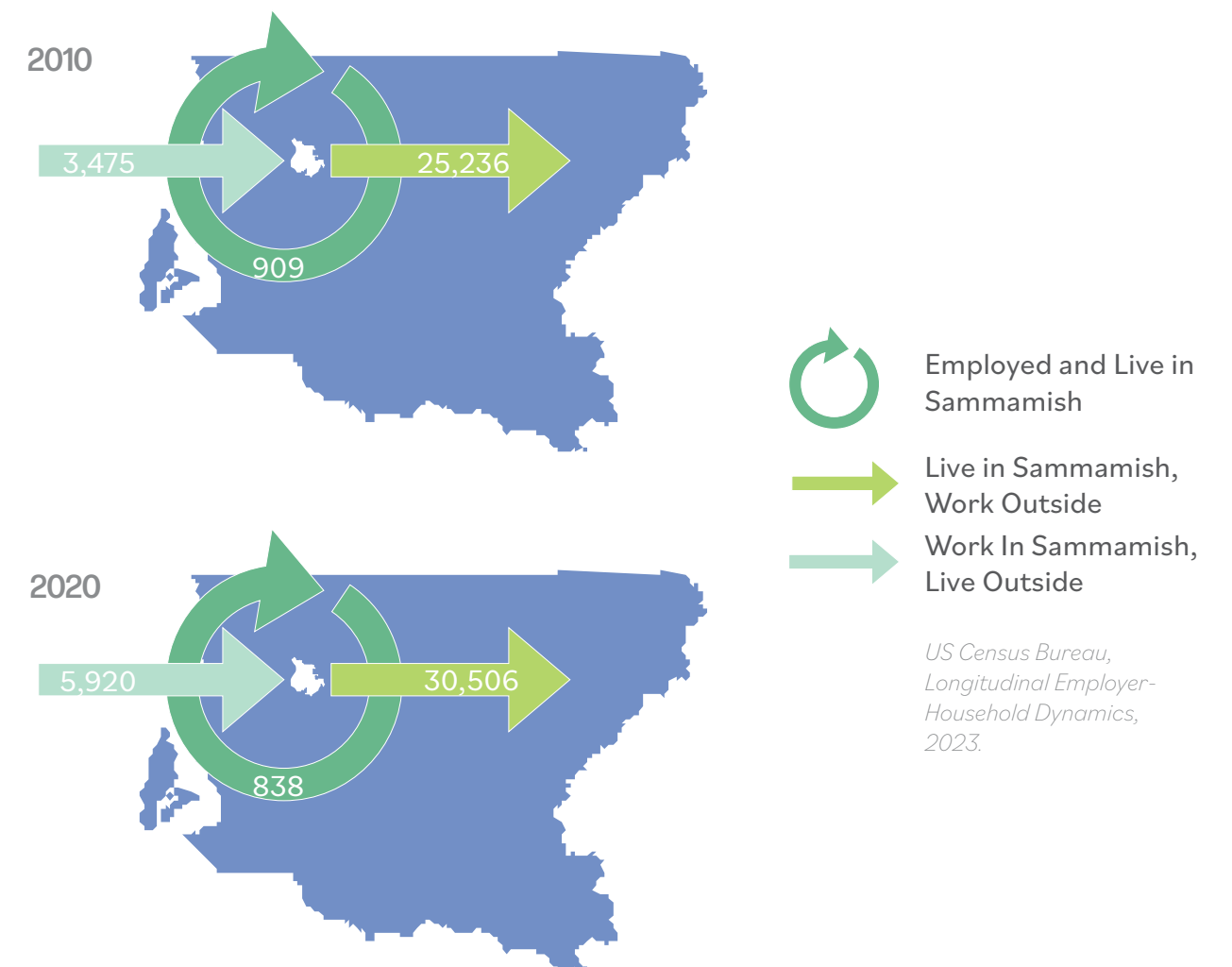
Sources: US Census Bureau ACS 5-year 2018-2022

Employment Inflow and Outflow

It is notable that the majority of Sammamish residents work outside of the City while the majority of people employed in Sammamish live outside of the City. This trend has increased between 2010 and 2020 and points to a mismatch between the wages of the jobs in Sammamish and the cost of living there.

The maps below show worker inflow and outflow in 2010 and 2020 respectively. Inflow is represented by the pale green arrow pointing towards Sammamish; these are all of the workers who commute to Sammamish to work. The dark green circle represents workers who both live and work in Sammamish. Finally, the lime green arrow pointing away from the city represents workers who live in Sammamish but are employed elsewhere. The number of people who both live and work in the city has declined since 2010 despite a general population increase.

EMPLOYMENT INFLOW AND OUTFLOW, 2010, 2020



Employment in Sammamish

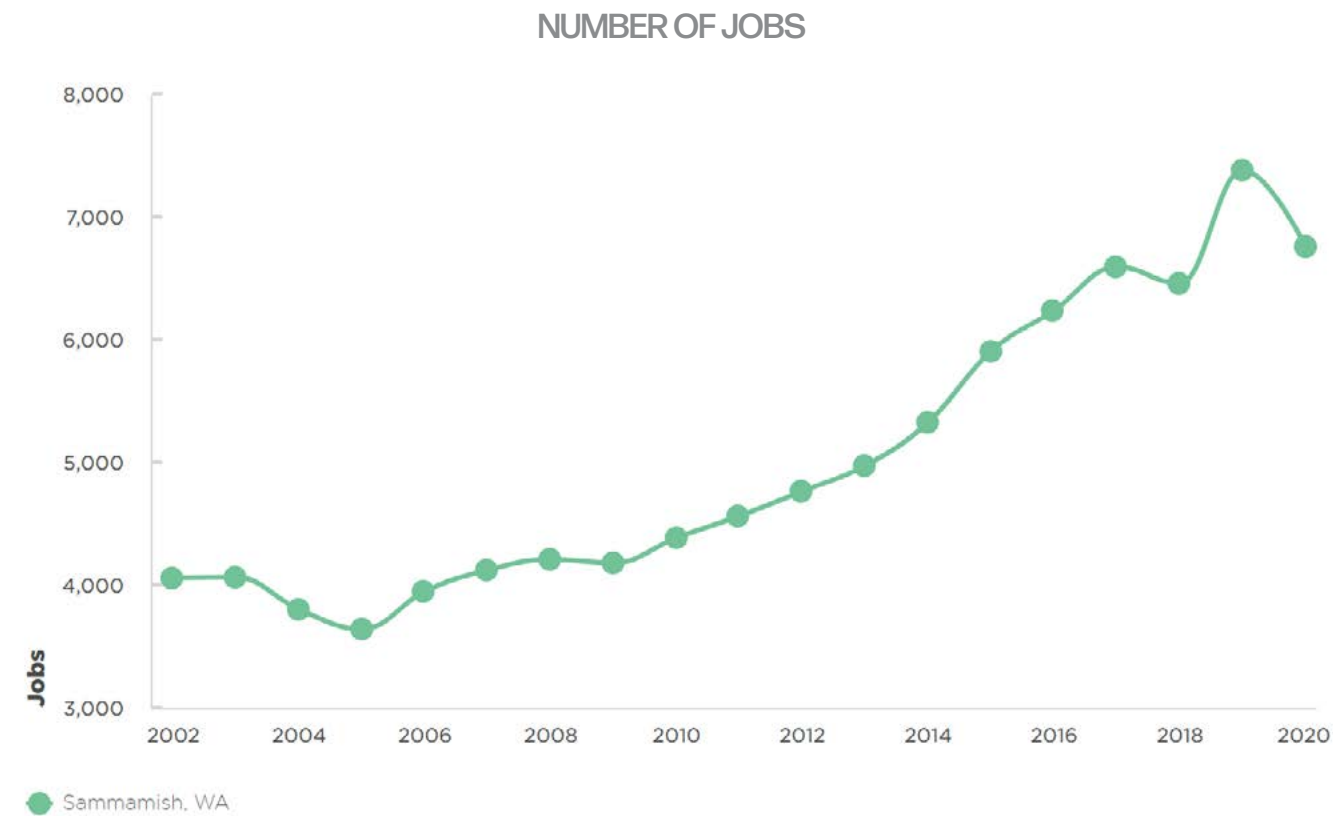


Key Findings

- As of 2020, Sammamish had 6,758 jobs in the city. The number of jobs decreased from 7,380 in 2019 to 6,758 in 2020.
- 20% of people employed in Sammamish (which includes Sammamish residents who work from home) work in Administrative Support and Waste Management followed by 14% in Professional, Scientific, and Technical Services. The number of workers in Professional, Scientific, and Technical Services has grown steadily over the last decades and in 2020 accounted for almost 1000 jobs.

Employment

Between the early 2000s and 2019, jobs in Sammamish grew fairly steadily with a decline in 2020, which was likely due to the COVID-19 pandemic.



21% of workers employed in Sammamish work in Administrative Support and Waste Management followed by 14% of workers in Professional, Technology and Science fields.

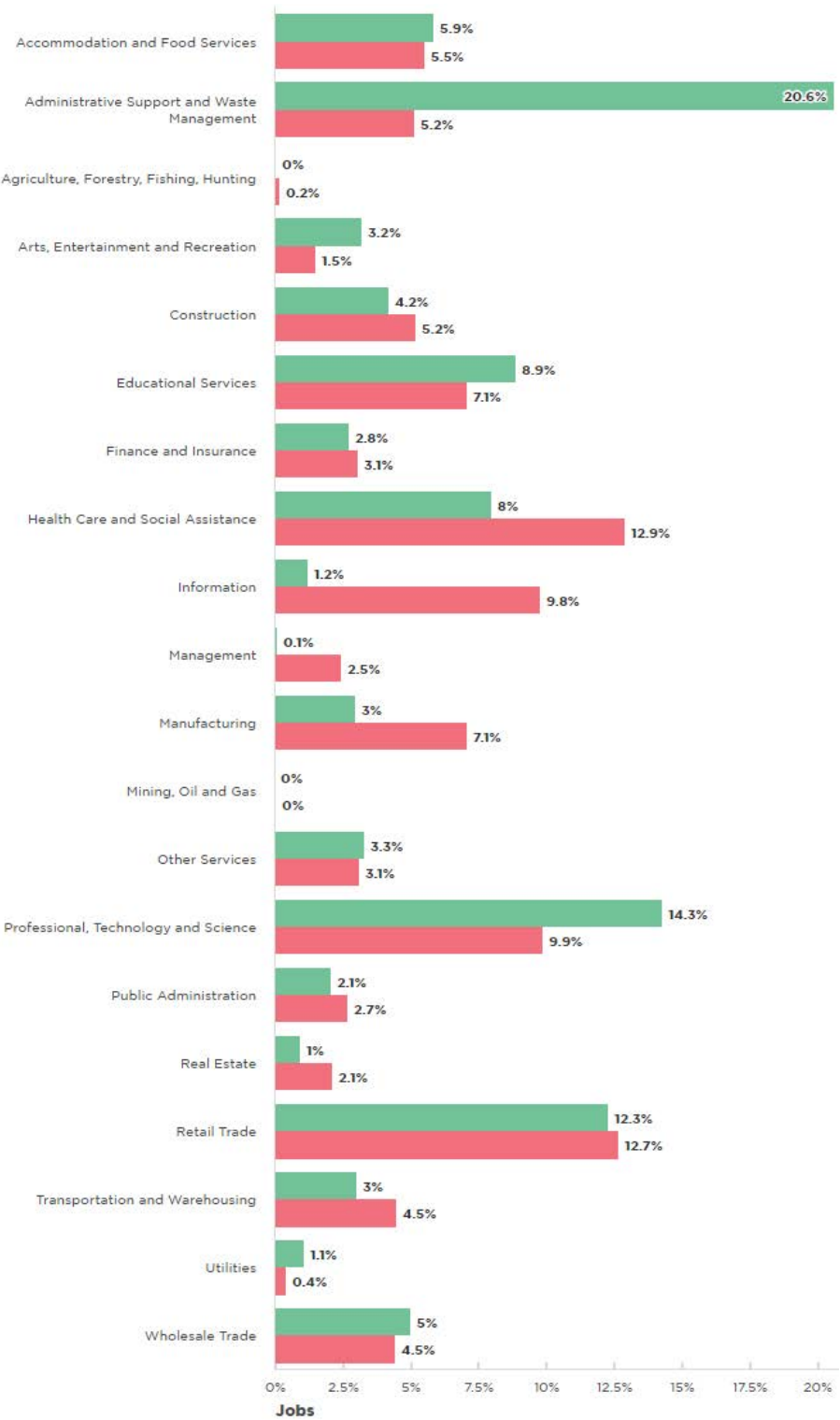
US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

Industry Participation

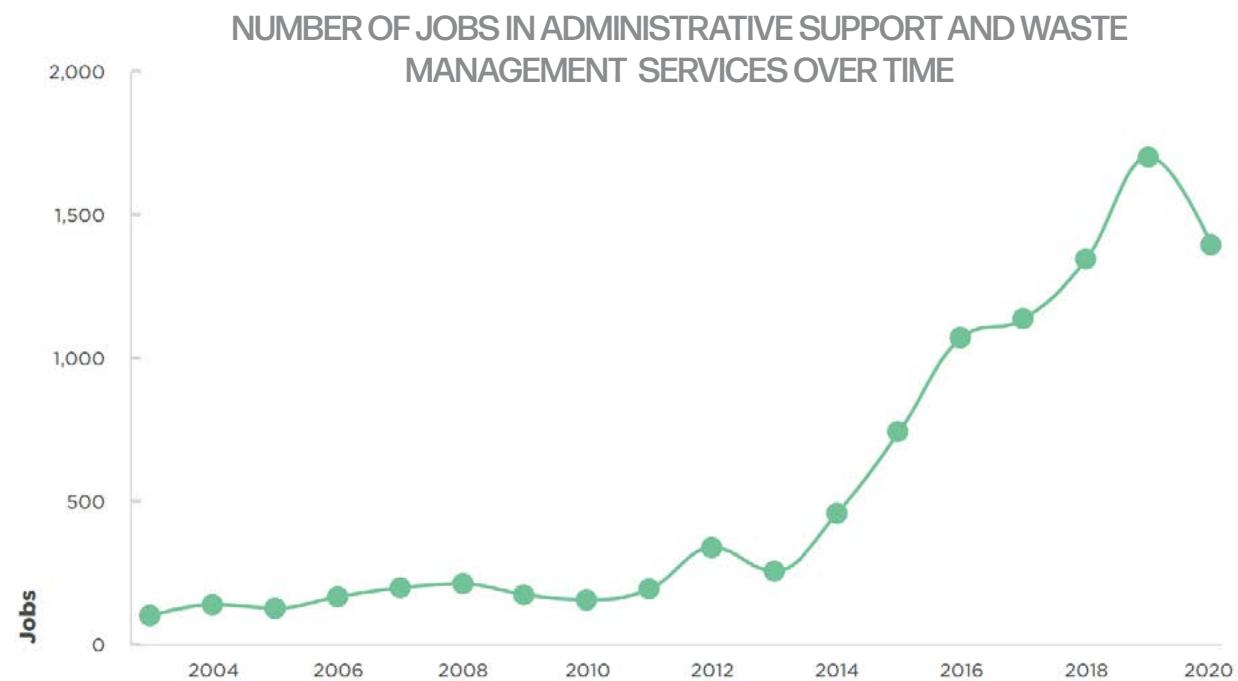
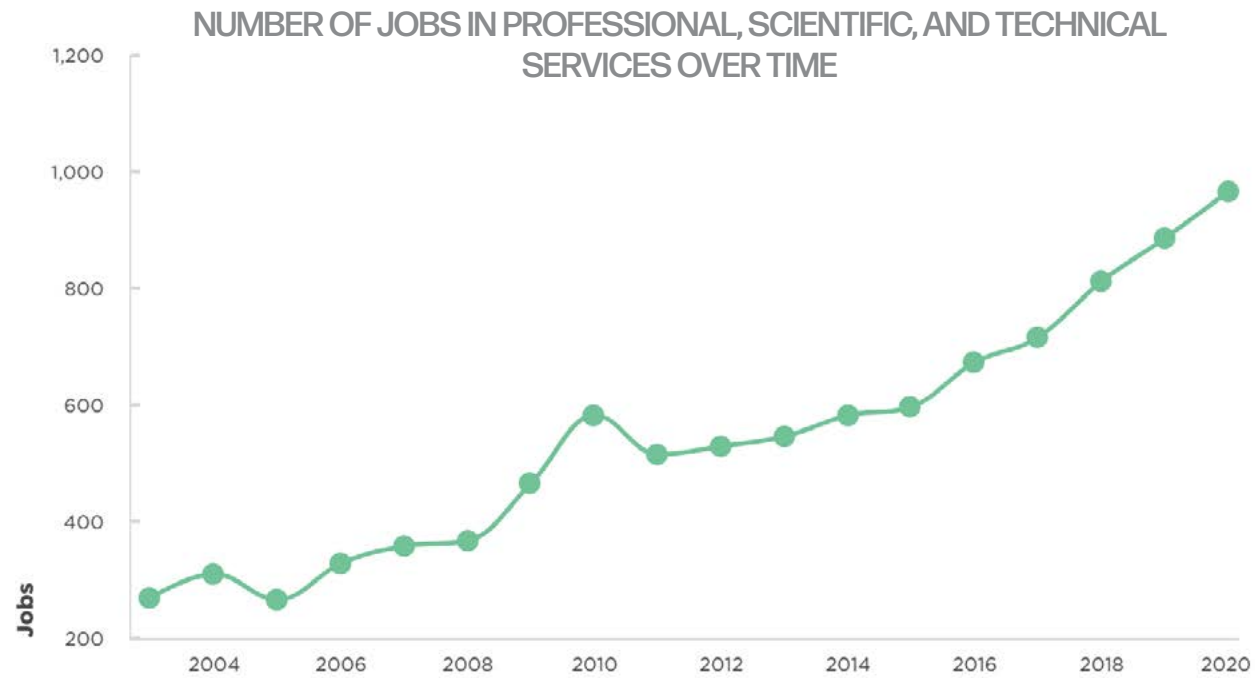
PERCENTAGE OF
RESIDENT WORKERS BY
INDUSTRY COMPARED
TO KING COUNTY

Compared to King County, a substantially smaller percentage of Sammamish workers are engaged in Health Care and Social Services, Manufacturing and Information.

Source: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.



EMPLOYMENT IN SAMMAMISH



● Sammamish, WA

US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

Labor Market Comparison

The Regional Economic Diversity Index quantifies the deviation of the ratio of number of jobs to population for a given geography from the regional average ratio of number of jobs to population. Higher values of the index indicate greater deviation in labor market slack for a given geography from the regional average. The ratio of the number of jobs to population is often used to measure slack in the labor market, or alternatively, the quantity of unemployed labor resources. The Employment Entropy Index ranges from 0 to 1, with higher values indicating a greater degree of employment mix across industries.

The employment entropy index indicates a large degree of heterogeneity in Sammamish's employment across different industries, but less employment diversity than King County as a whole. Sammamish's low regional economic diversity index score indicates a small deviation in labor market slack from the region as a whole.

Regional Economic Diversity Index

0.15

Sammamish, WA

0.77

King County, WA

Employment Entropy Index

0.9

Sammamish, WA

0.94

King County, WA

US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

Neighboring Cities Comparison




Key Findings

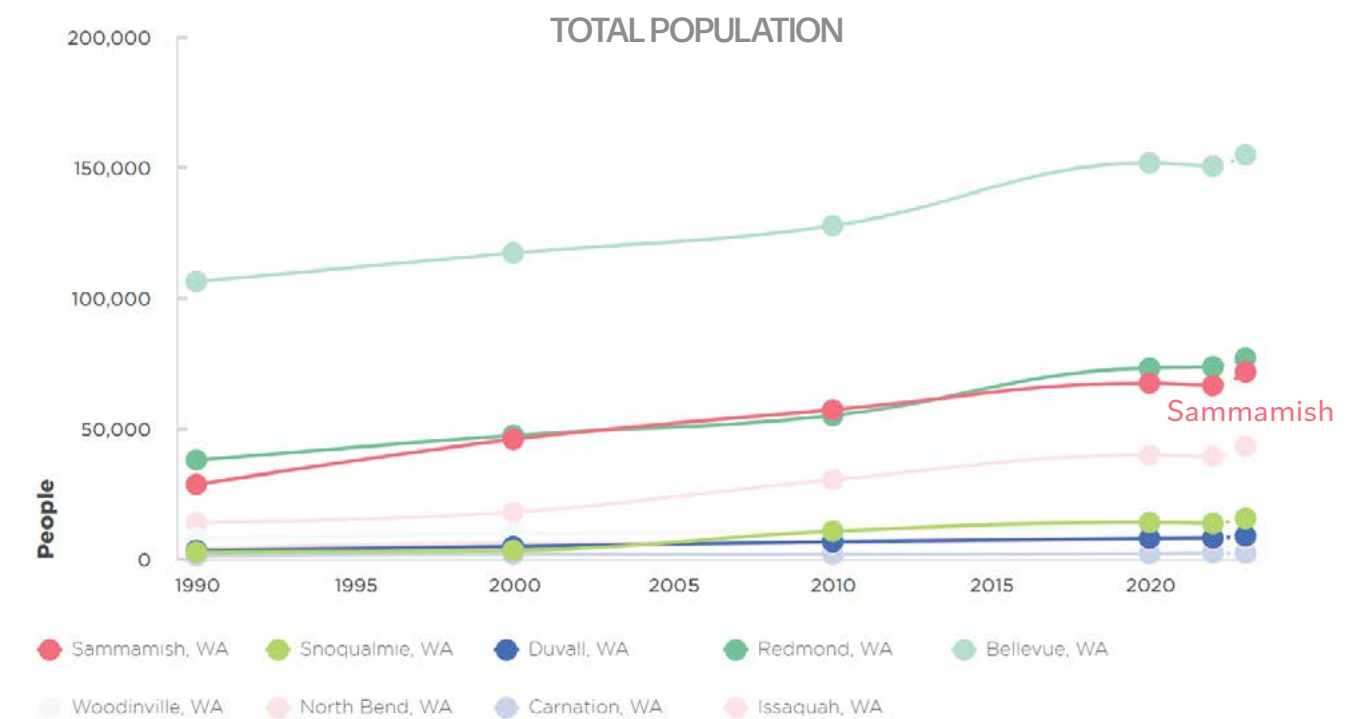
- Sammamish's neighboring cities include Issaquah, Redmond, Woodinville, Bellevue, Snoqualmie, North Bend, Carnation, and Duvall. This grouping is based on their geographic proximity to Sammamish.
- Sammamish has few jobs compared to many of its neighboring cities. Bellevue and Redmond each have over 100,000 jobs compared to Sammamish's roughly 7,000 jobs. Although Sammamish does not envision being home to major multinational corporations, the City has the lowest job density of the neighboring cities where many Sammamish residents work.
- Sammamish's commercial land values per acre are lower than most neighboring cities like Issaquah and Woodinville and especially lower than Bellevue and Redmond. This suggests lower land productivity and less contribution towards tax revenue per acre.
- As of 2022, Sammamish had the highest median household income of the neighboring cities at \$215,047. The second highest is Snoqualmie at \$186,353.
- Sammamish has grown at a similar rate to neighboring cities with the exception of Bellevue which has seen high growth particularly in the last 10 years.

NEIGHBORING CITIES COMPARISON

Population, Income & Housing Comparison

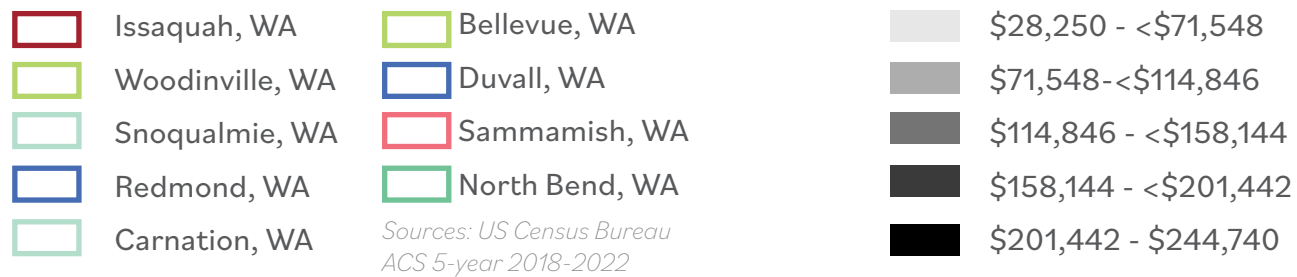
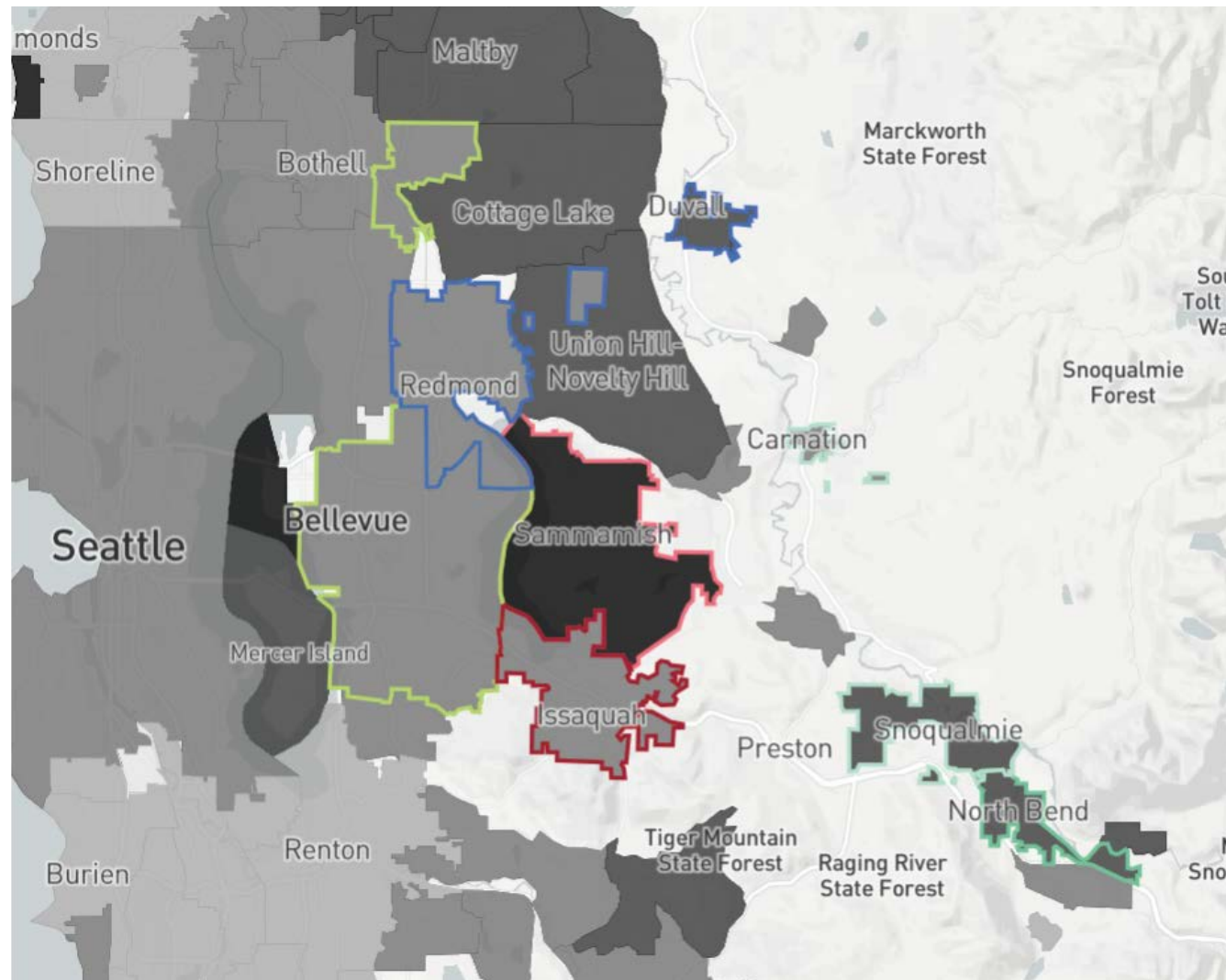
Population Growth for Neighboring Cities

Sammamish's neighboring cities vary greatly by size. Bellevue, Redmond and Sammamish have the greatest number of residents.

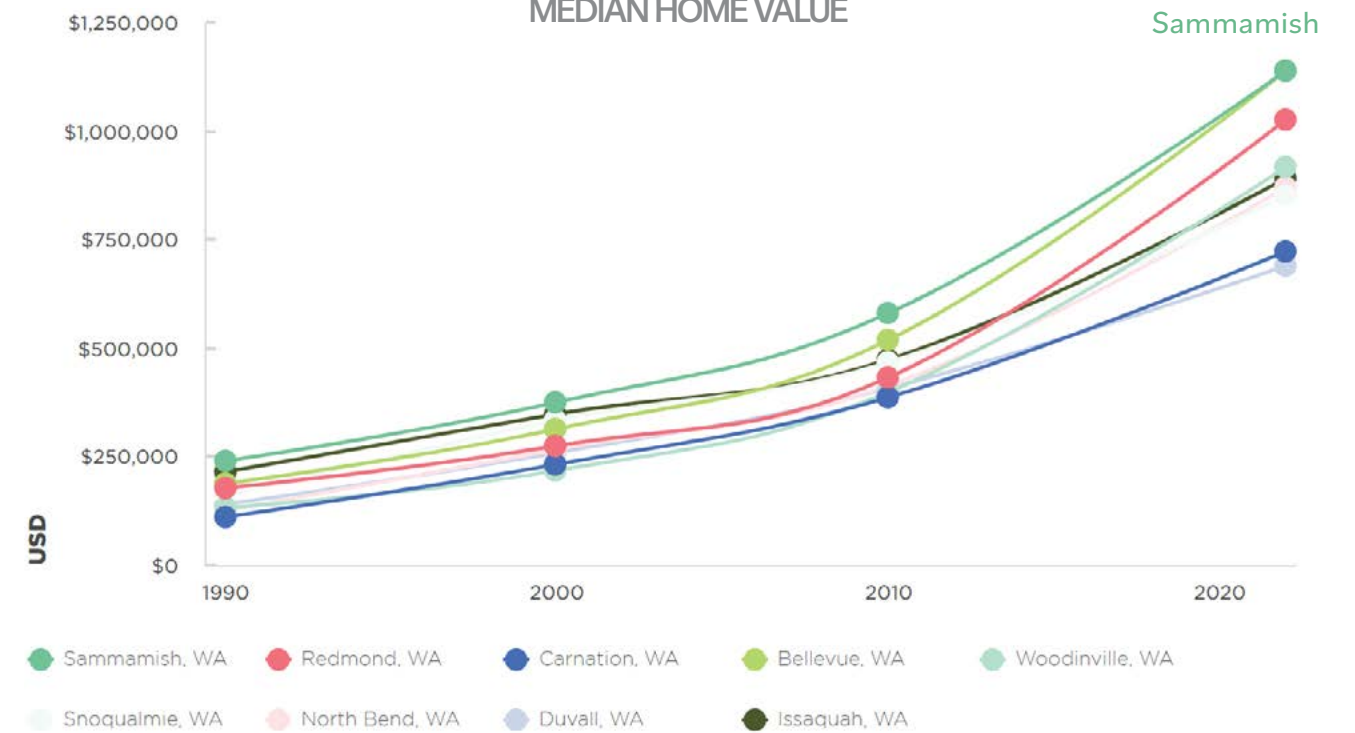


Sources: US Census Bureau; US Census Bureau ACS 5-year

MEDIAN INCOME NEIGHBORING CITIES

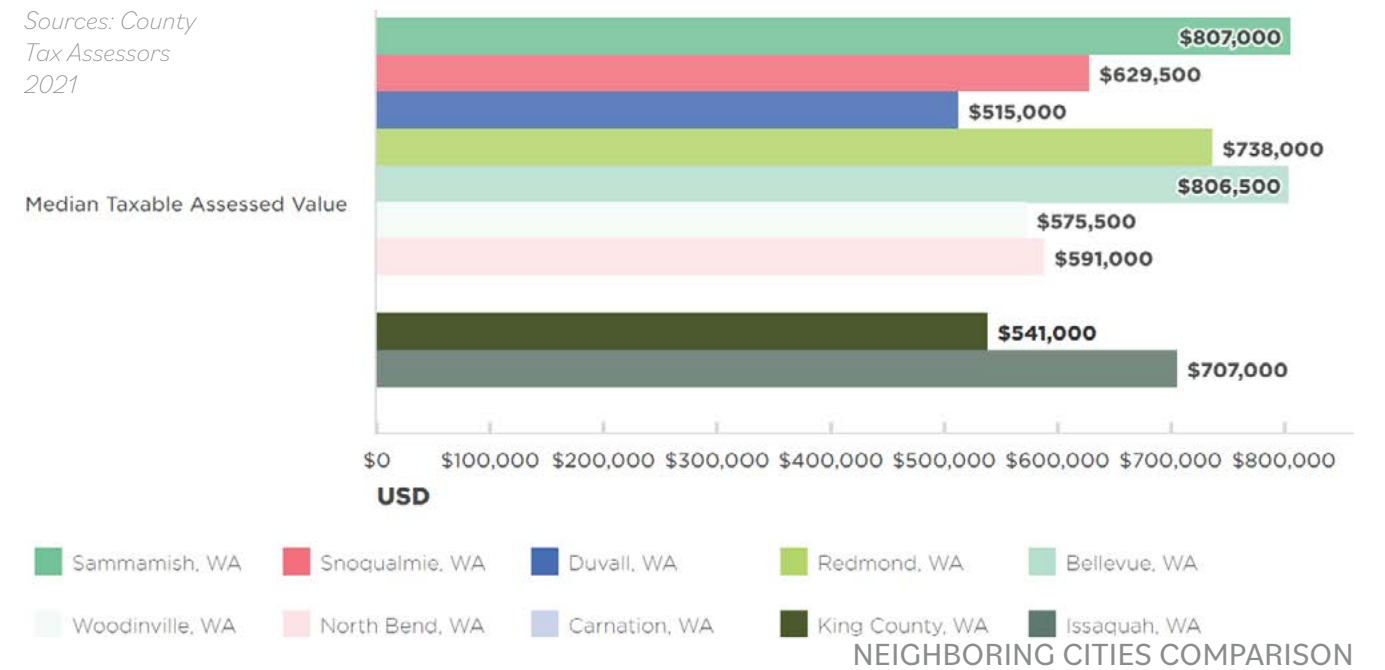


MEDIAN HOME VALUE



MEDIAN TAXABLE ASSESSED PROPERTY VALUE

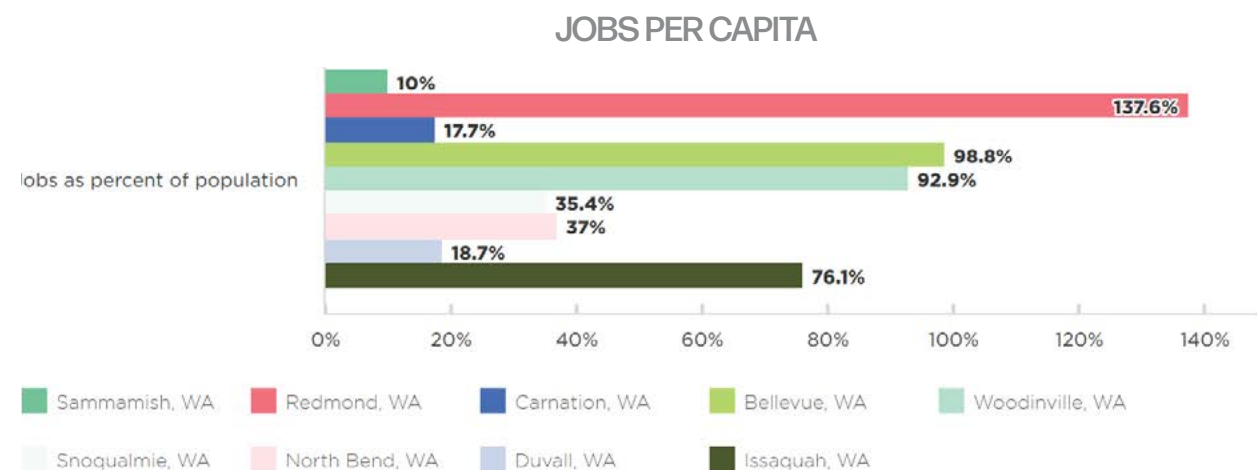
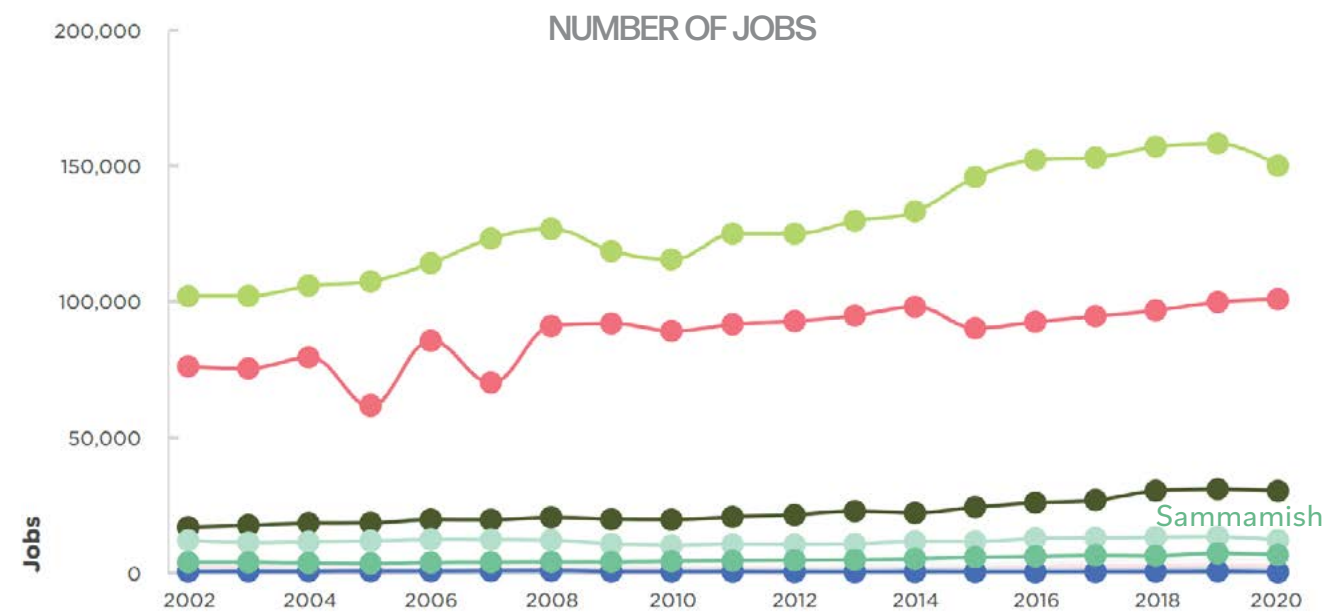
Sources: County
Tax Assessors
2021



Jobs Comparison

As seen above, Sammamish and Redmond have very similar population trajectories, however Sammamish has very little in common with its northern neighbor. The exhibits that follow demonstrate where Sammamish falls short of its close neighbors in terms of providing employment opportunities.

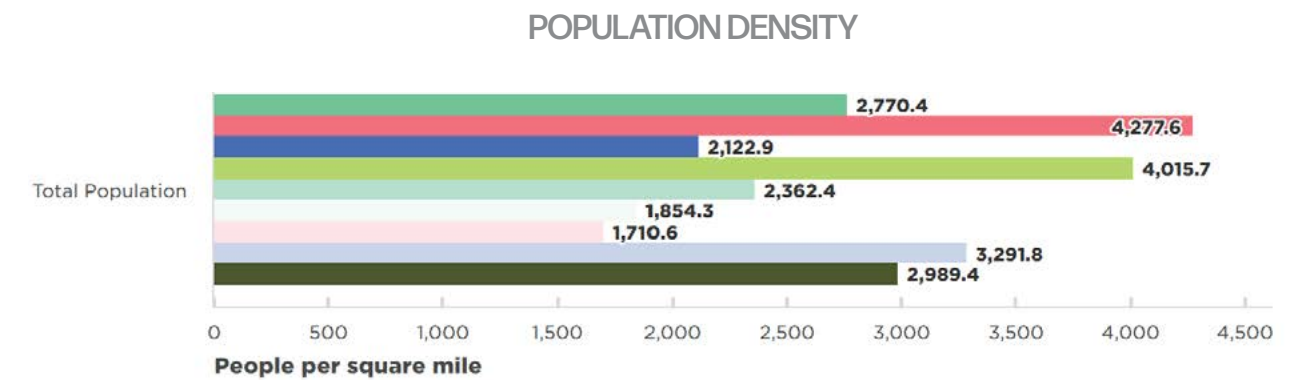
Although the number of jobs in Sammamish has increased over the last two decades, the jobs per capita and number of jobs based on land area remain comparatively low, particularly compared to close neighbors. For instance, Issaquah and Sammamish have similar population density, but Issaquah has almost 10x the density of jobs.



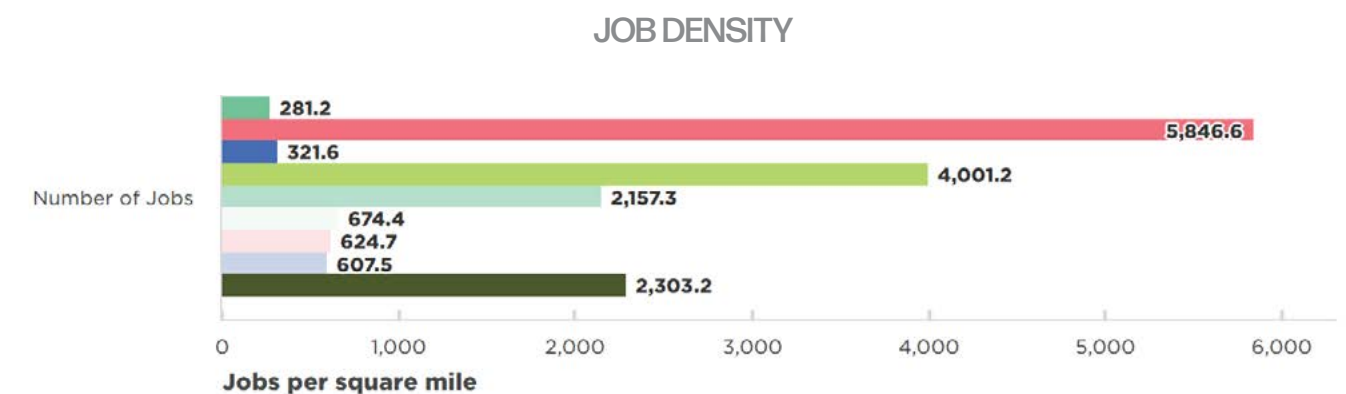
Sources: LODES Version 8.0 2020; US Census Bureau 2020

Land Use Efficiency

The figures below show population density and job density respectively for neighboring cities. Sammamish has the second lowest population and the lowest number of jobs by density.



Sources: US Census Bureau 2021; US Census Bureau ACS 5-year 2018-2022



■ Sammamish, WA
 ■ Redmond, WA
 ■ Carnation, WA
 ■ Bellevue, WA
 ■ Woodinville, WA
■ Snoqualmie, WA
 ■ North Bend, WA
 ■ Duvall, WA
 ■ Issaquah, WA

Sources: LODES Version 8.0 2020; US Census Bureau 2021

Population to Jobs Comparison

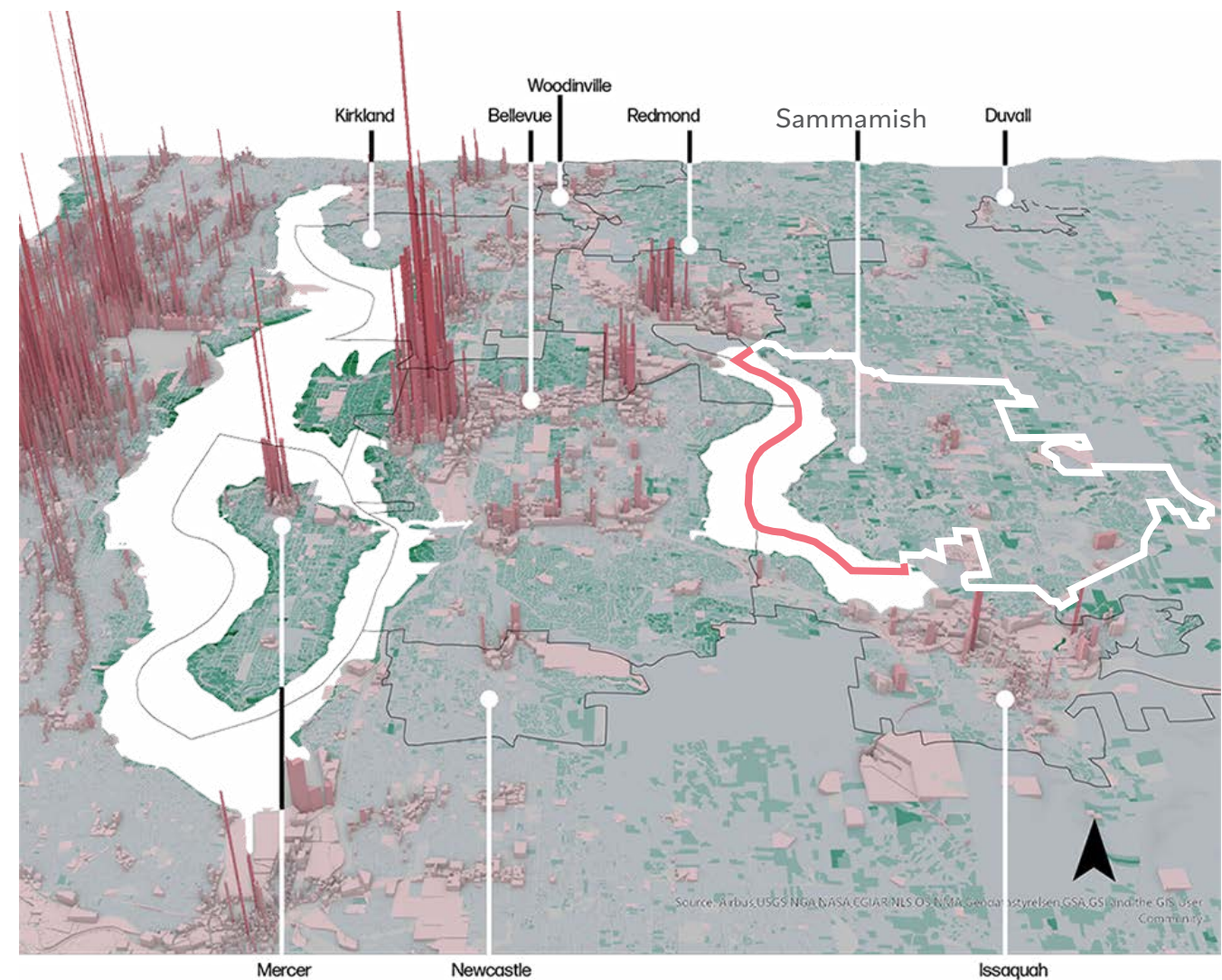
The table below shows a comparison of population to jobs. Employment centers like Redmond have more jobs than population. Sammamish has almost a 1:10 ratio of jobs to population. Percentage difference shows the percent increase or decrease as compared to Sammamish.

Total Population 66,586 People Sammamish, WA	Number of Jobs 6,758 Jobs Sammamish, WA
73,728 People Redmond, WA ↑ 10.7%	100,772 Jobs Redmond, WA ↑ 1,391.2%
2,515 People Carnation, WA ↓ 96.2%	381 Jobs Carnation, WA ↓ 94.4%
150,606 People Bellevue, WA ↑ 126.2%	150,064 Jobs Bellevue, WA ↑ 2,120.5%
13,301 People Woodinville, WA ↓ 80%	12,146 Jobs Woodinville, WA ↑ 79.7%
13,762 People Snoqualmie, WA ↓ 79.3%	5,005 Jobs Snoqualmie, WA ↓ 25.9%
7,549 People North Bend, WA ↓ 88.7%	2,757 Jobs North Bend, WA ↓ 59.2%
8,128 People Duvall, WA ↓ 87.8%	1,500 Jobs Duvall, WA ↓ 77.8%
39,400 People Issaquah, WA ↓ 40.8%	30,356 Jobs Issaquah, WA ↑ 349.2%

Sources: LODES Version 8.0 2020; US Census Bureau ACS 5-year 2018-2022

Relative Land Value

The map below shows comparative land value for commercial (red) and residential (green) parcels neighboring Sammamish. Rather than looking at parcel value alone, this map looks at land value per acre to normalize the impact of different sized parcels. Commercial parcels are extruded based on their per acre value. Not surprisingly, high valued land is located in dense urban areas in Seattle, Bellevue and to a lesser extent Redmond, Mercer Island and Kirkland. Sammamish has almost no high valued commercial land on a per acre basis. Of note is the importance of transportation corridors in determining high value commercial clusters.



Peer Cities Comparison



Key Findings

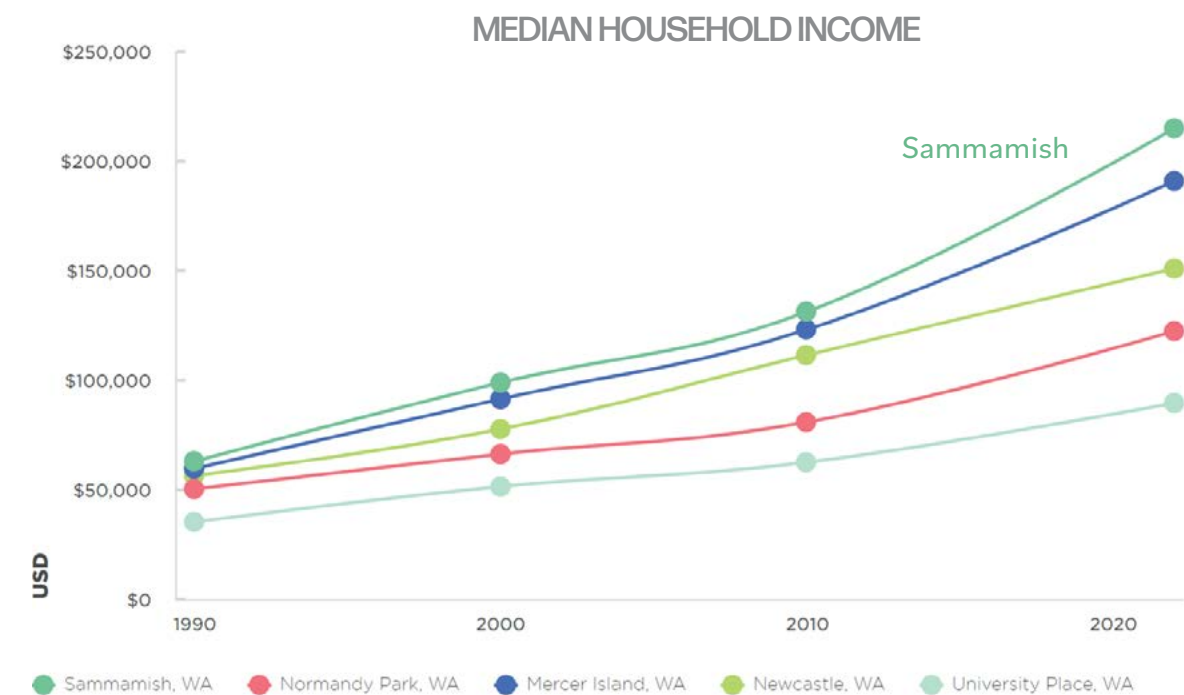
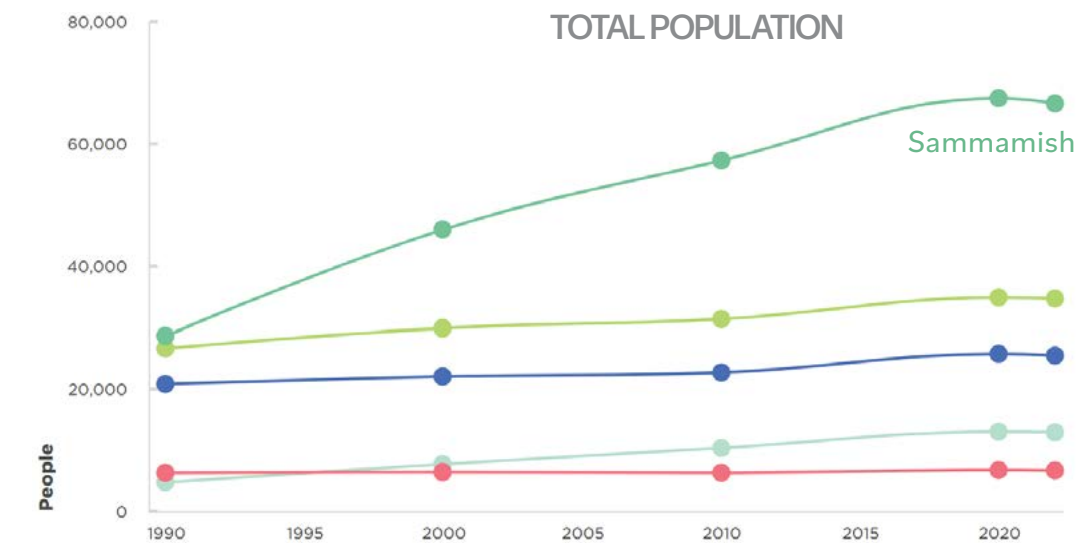
- Peer cities are those cities which share similar population density, job density, and employment characteristics. Newcastle, Normandy Park, Mercer Island, and University Place are peer cities to Sammamish that provide insights into the City's existing economic prospects.
- Home values in Sammamish are very high when compared to its peers, making it challenging to support workforce housing.
- Sammamish has the lowest number of jobs per capita when compared to its peer cities.



Population, Income & Housing Comparison

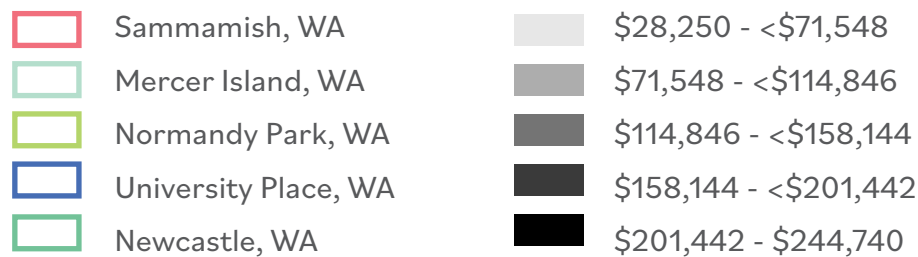
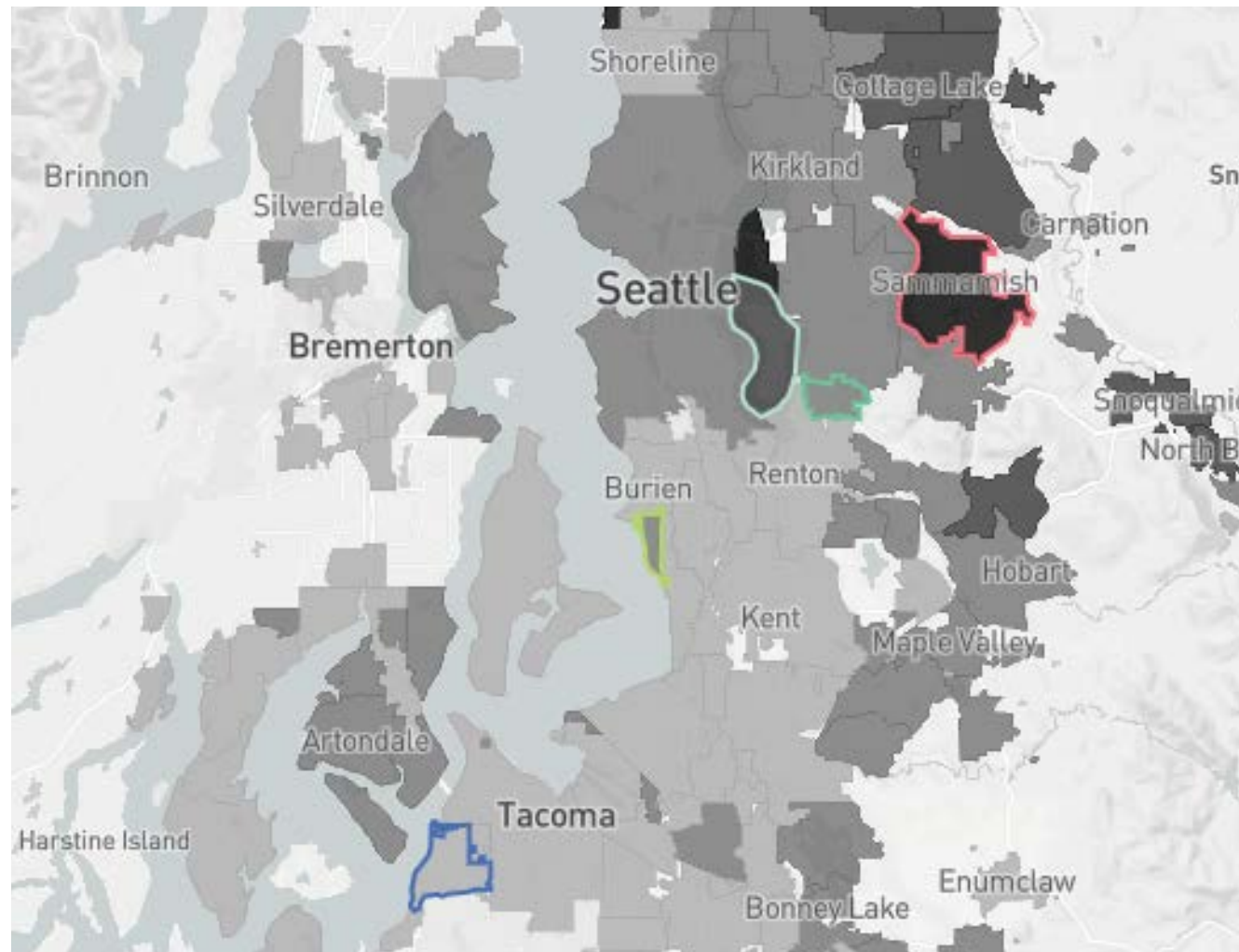
Population Growth for Peer Cities

Sammamish has grown significantly over the past two decades, due in part to several large annexations, most notably Klahanie in 2016.



Sources: US Census Bureau; US Census Bureau ACS 5-year

MEDIAN INCOME PEER CITIES



Sources: US Census Bureau;
US Census Bureau ACS
5-year

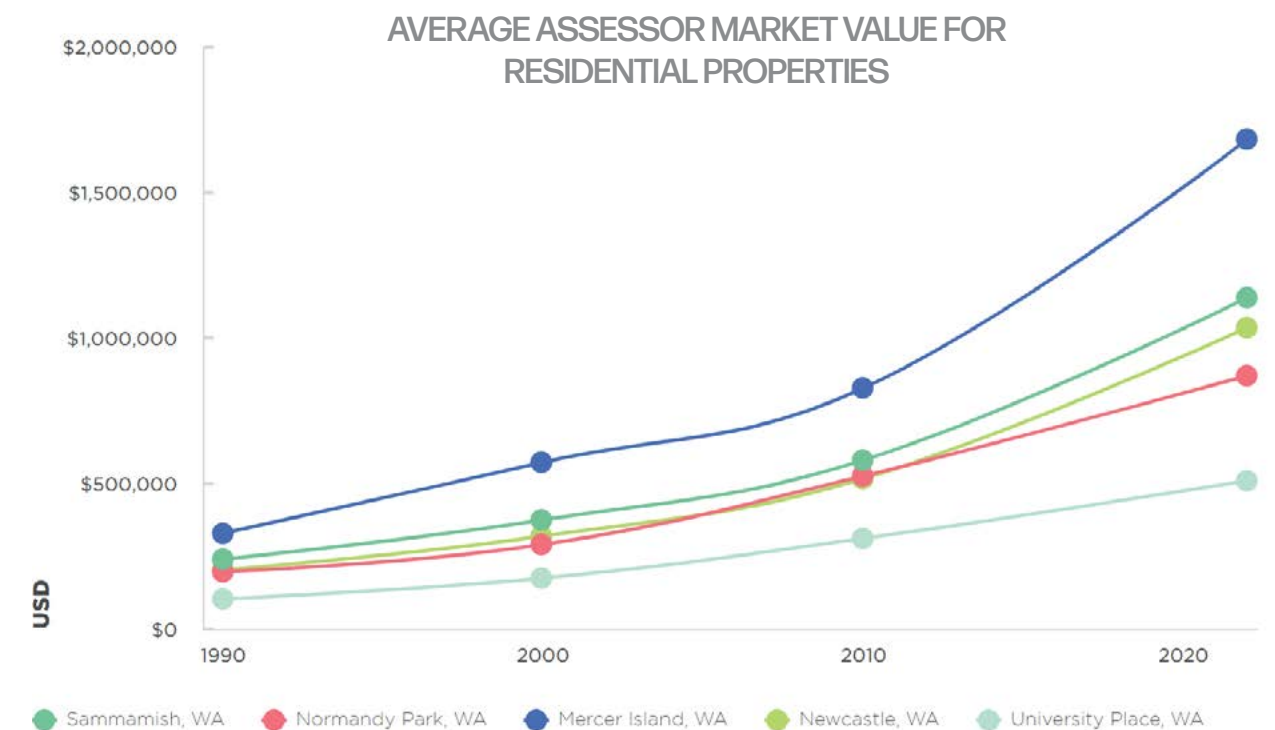
Housing Cost

Sammamish's housing value is very high when compared to its peers (with the exception of Mercer Island). This presents significant challenges for accommodating workforce housing at lower income brackets.

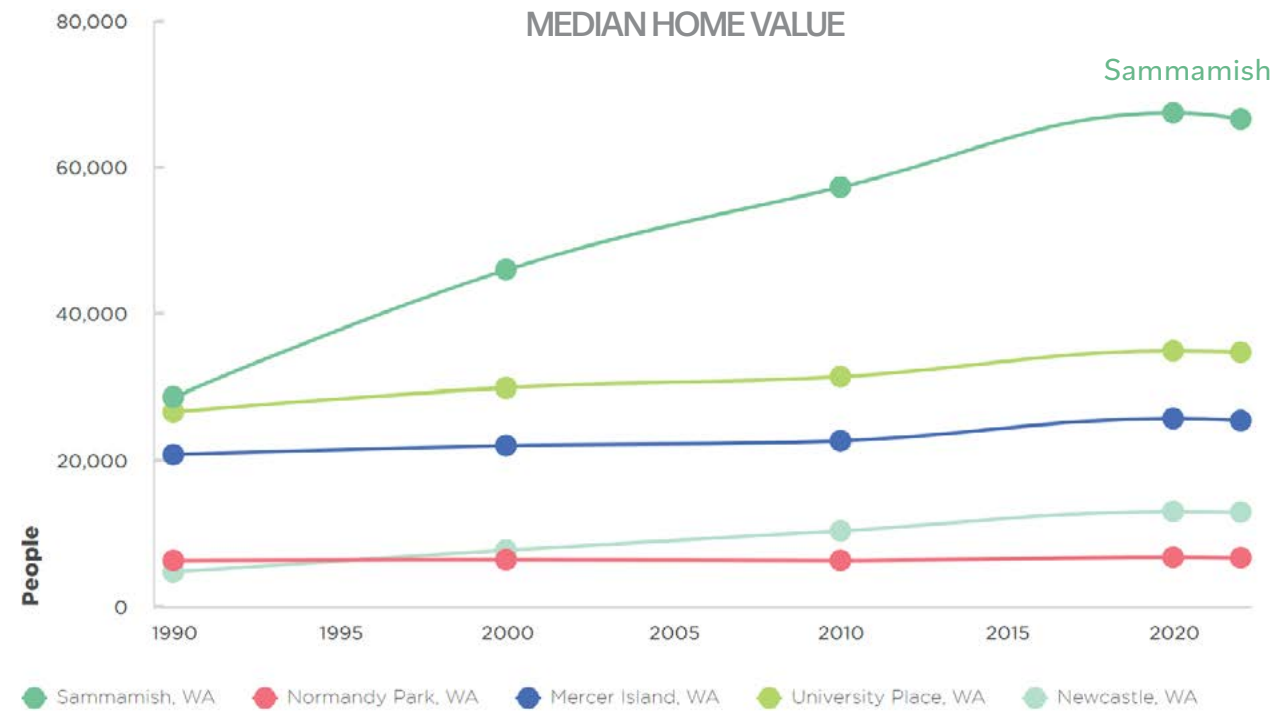
Housing value has grown significantly across peer cities over the past two decades.



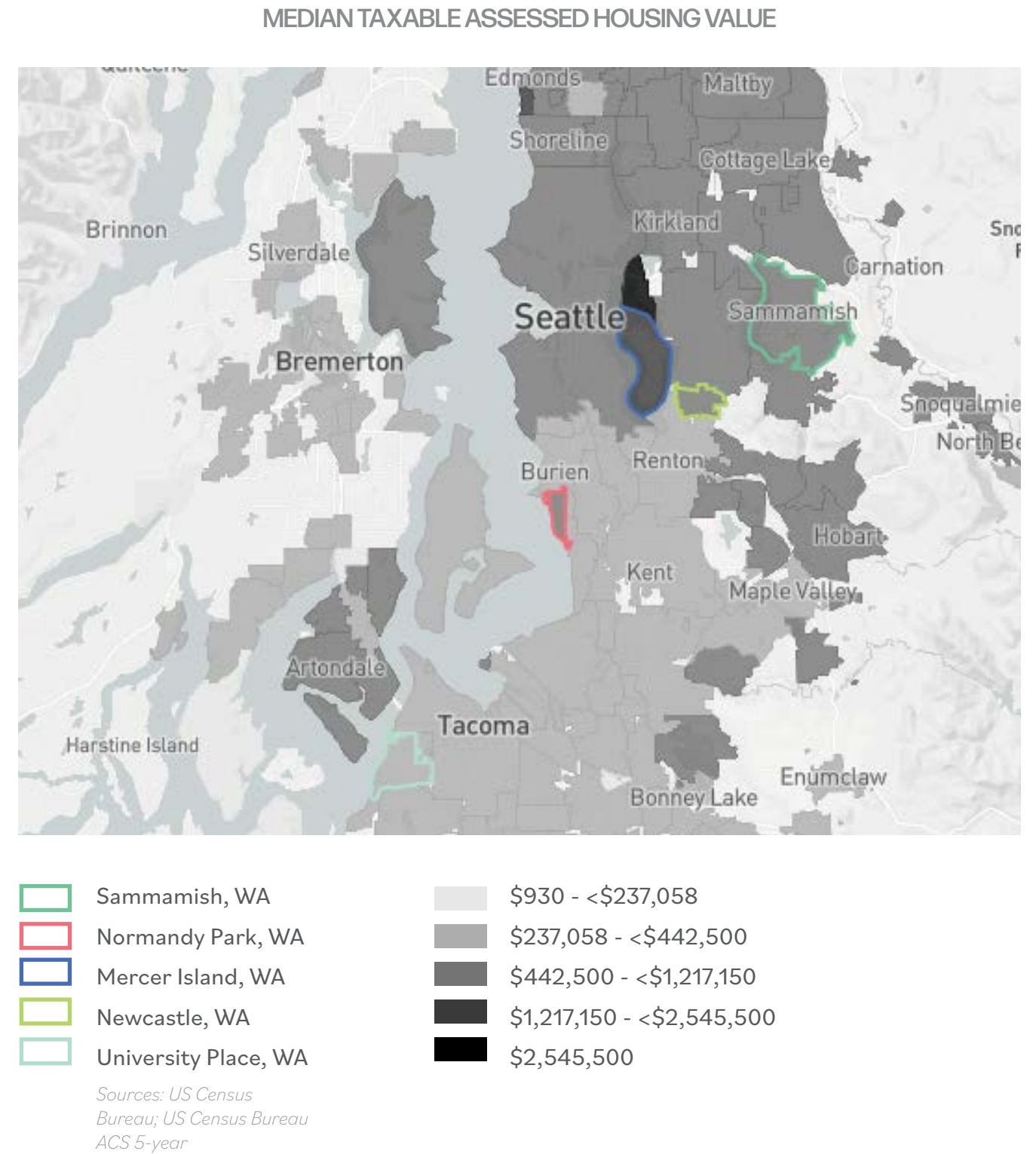
Sources: County Tax Assessors 2021



Sources: US Census Bureau; US Census Bureau ACS 5-year

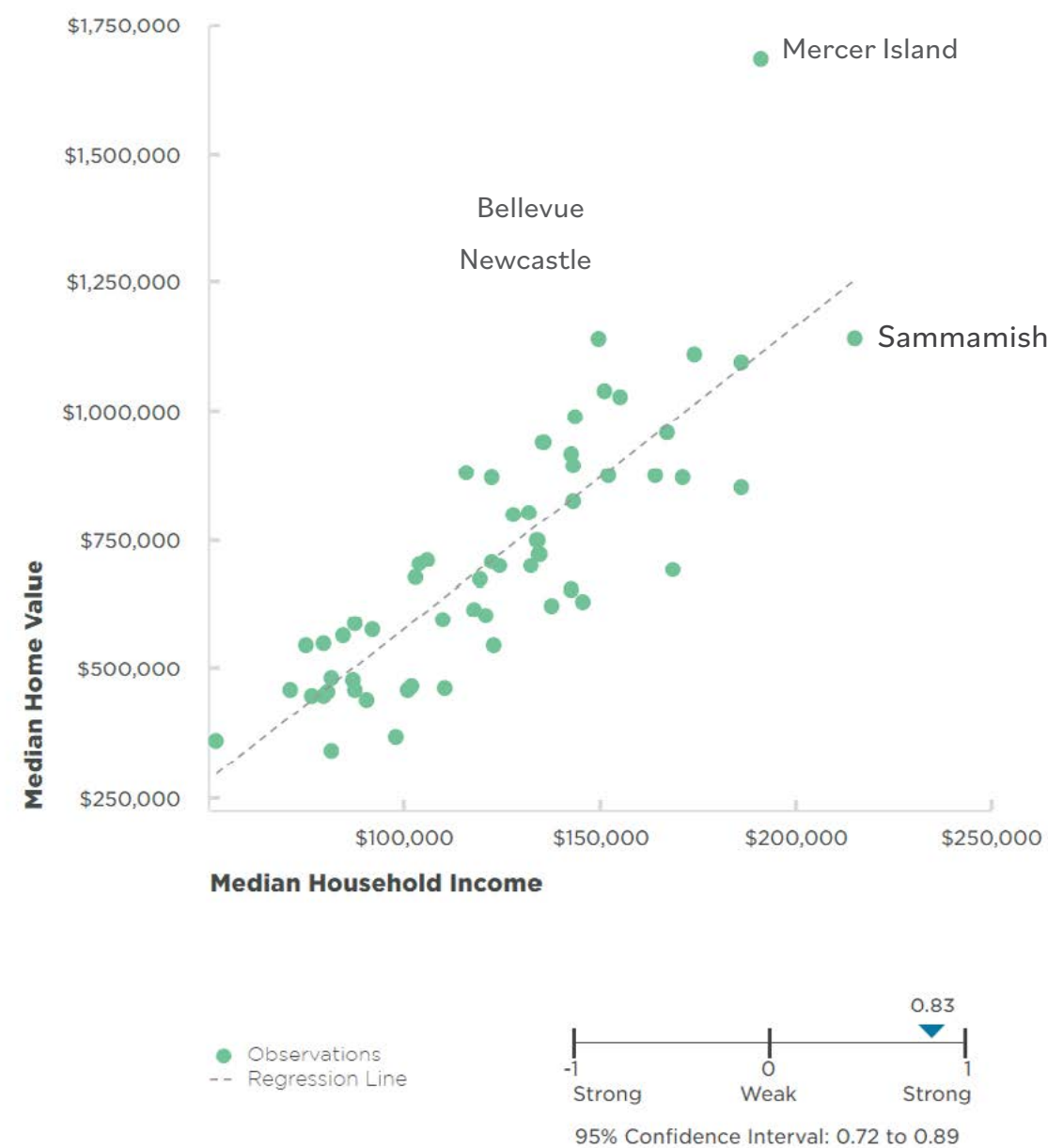


Sources: US Census Bureau; US Census Bureau ACS 5-year



The figure below shows median household income and median home value for cities in King County. Sammamish falls on the high end of both with home values slightly lower than Bellevue and Mercer Island. As median household income increases, median home value tends to increase. There is a strong relationship between these two variables.

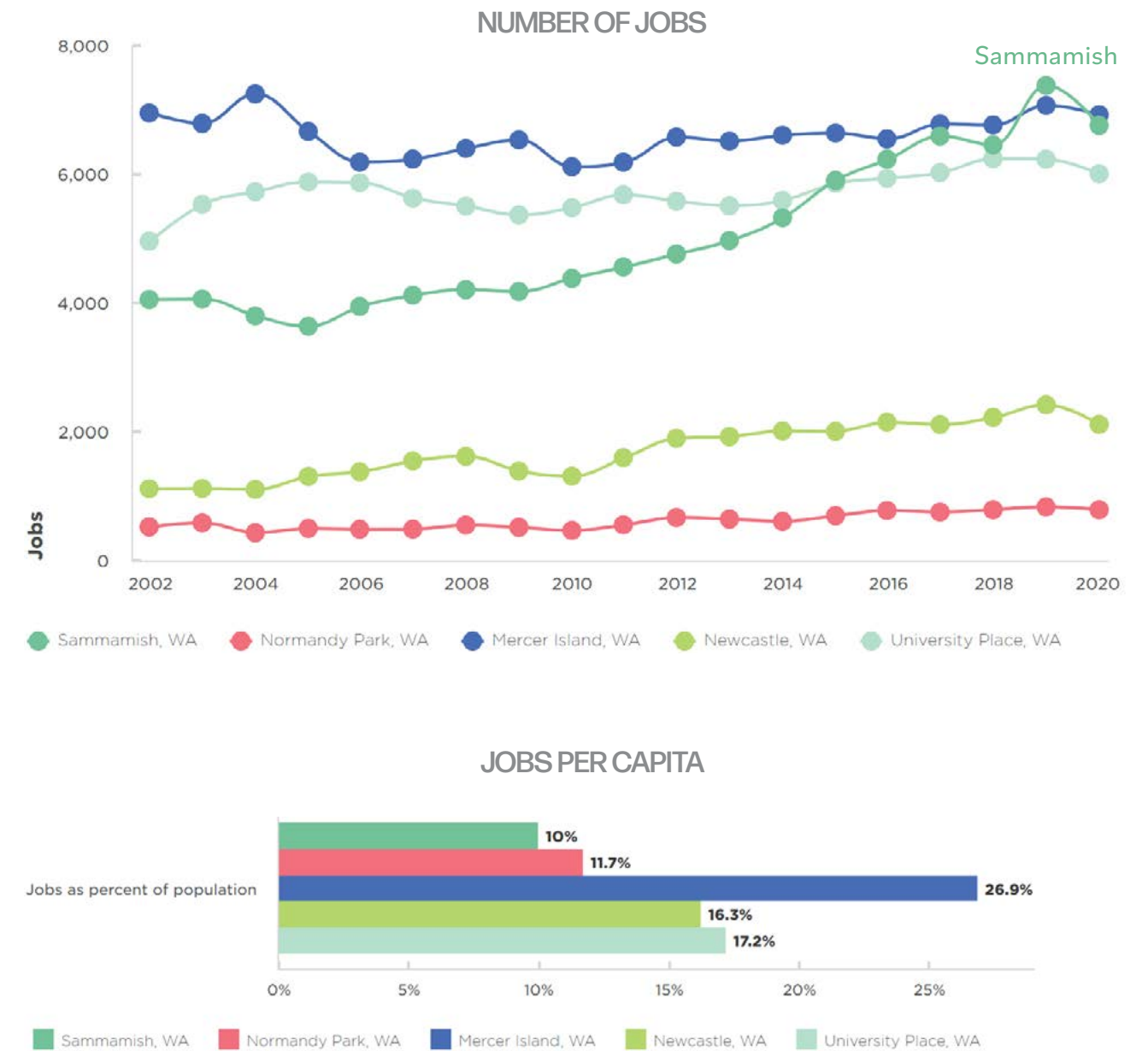
MEDIAN HOUSEHOLD INCOME CORRELATED WITH MEDIAN HOME VALUE



Sources: US Census Bureau ACS 5-year 2018-2022

Jobs Comparison

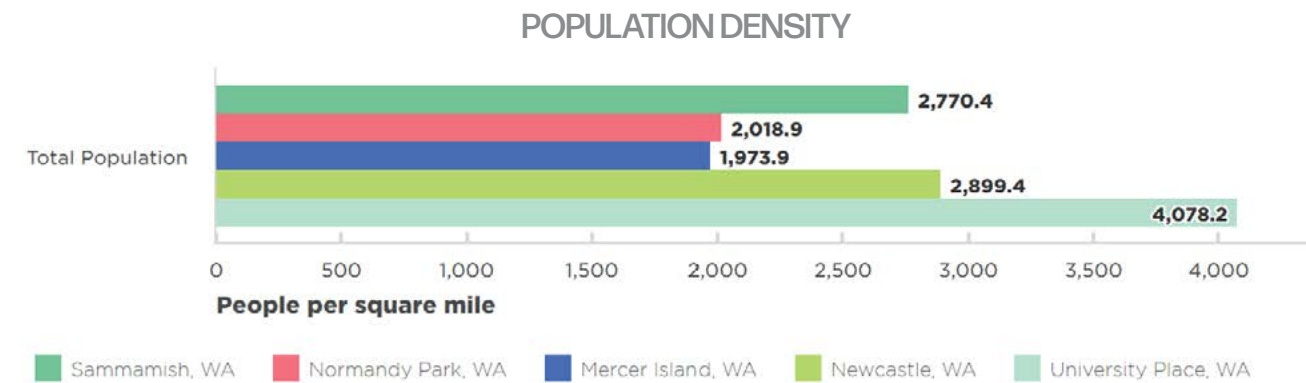
Although the number of jobs in Sammamish has increased over the last two decades, the jobs per capita and number of jobs based on land area remain comparatively low.



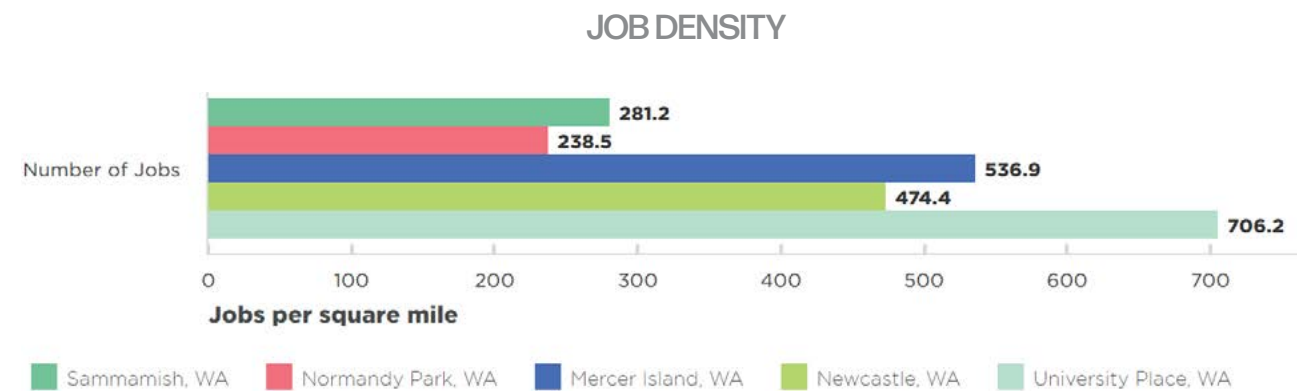
Sources: LODES Version 8.0 2020; US Census Bureau 2020

Land Use Efficiency

The figures below show population density and job density respectively for peer cities. Sammamish has the third lowest population and the second lowest number of jobs by density.



Sources: US Census Bureau 2021; US Census Bureau ACS 5-year 2018-2022

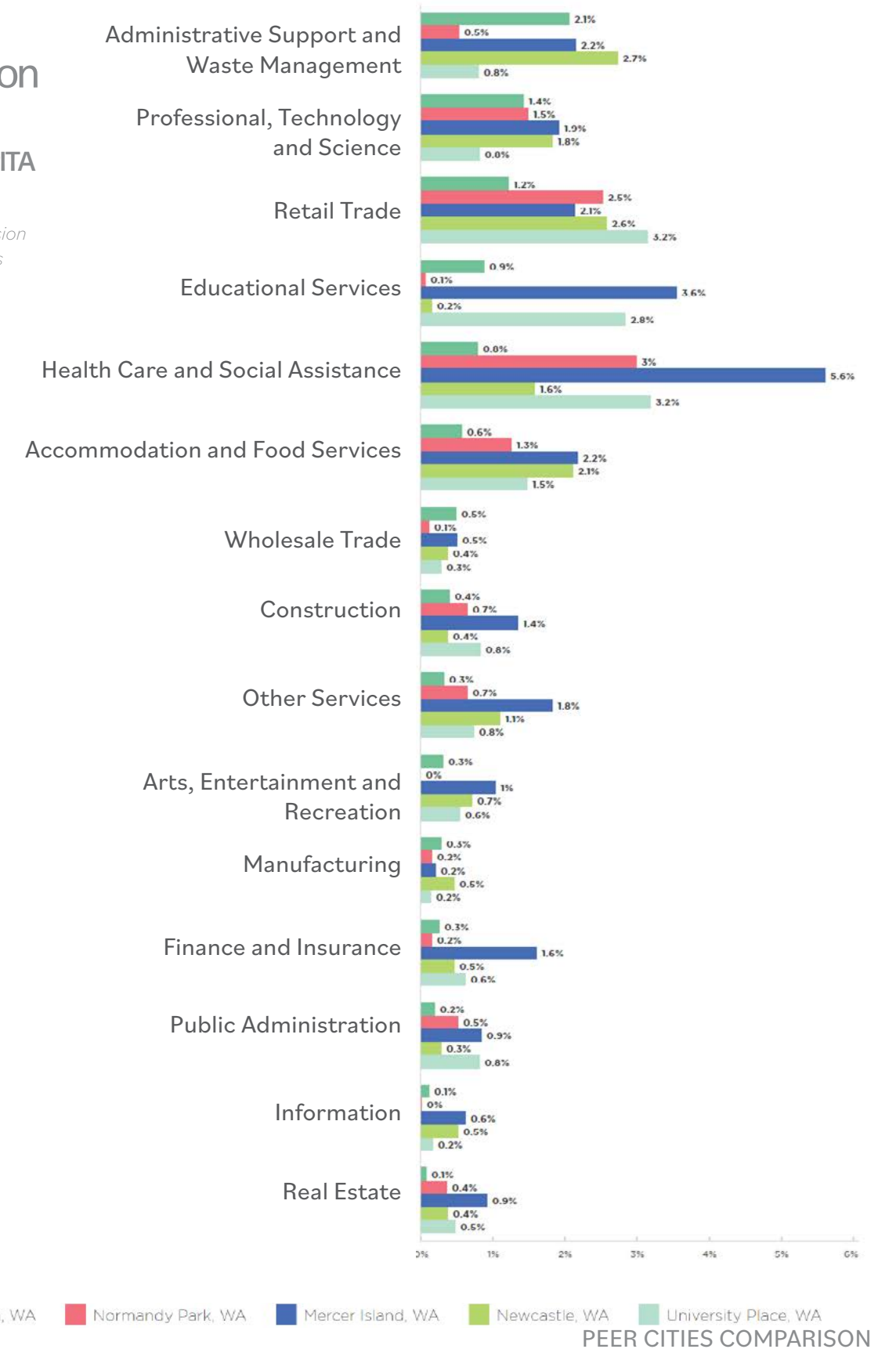


Sources: LODES Version 8.0 2020; US Census Bureau 2021

Industry Participation

JOBS PER CAPITA BY INDUSTRY

Sources: LODES Version 8.0 2020; US Census Bureau 2021



PEER CITIES COMPARISON

Economic and Fiscal Drivers



Key Findings

- As of fiscal year 2021, the City of Sammamish generates approximately \$1,150 per capita in revenue annually, governmentwide, which is on par with its peers.
- The City of Sammamish collects a higher proportion of its revenues from property taxes and, unlike many of these peers, does not levy a business and occupation tax nor a utility tax.
- Despite generating a large share of their revenue through property taxes, the property tax burden to property owners is still relatively low. In 2023, the owner of a \$1 million house in Sammamish would only pay \$978 in property tax to the City, compared to \$1,567 in Snoqualmie.
- Even adjusted for inflation, City of Sammamish's retail sales tax and use activity has gone up significantly, at a compound annual growth rate of 3.76% between 2005 and 2022. However, Sammamish still has far less taxable retail sales activity than you would expect based on its population compared to its peers, King County, and Washington state overall.

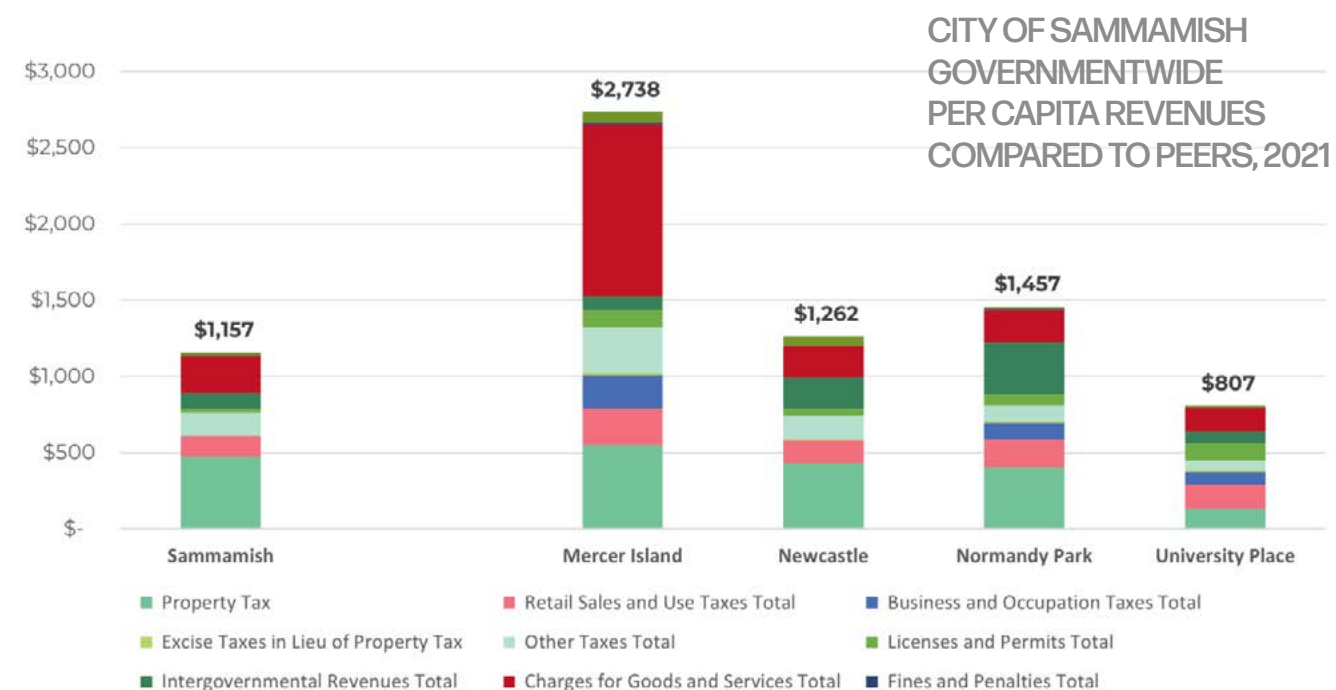
Fiscal Analysis

Washington cities have the authority to levy two categories of taxes: property taxes and excise taxes. Property taxes are, by far, the most significant revenue source for most Washington cities. Excise taxes are a diverse class of taxes levied on goods and commodities, as well as some services, and on licenses granted for certain activities. Along with property tax, three key excise taxes (business and occupation tax, retail sales and use tax, and utility tax), are the “four legs under the table” of city funding in Washington.

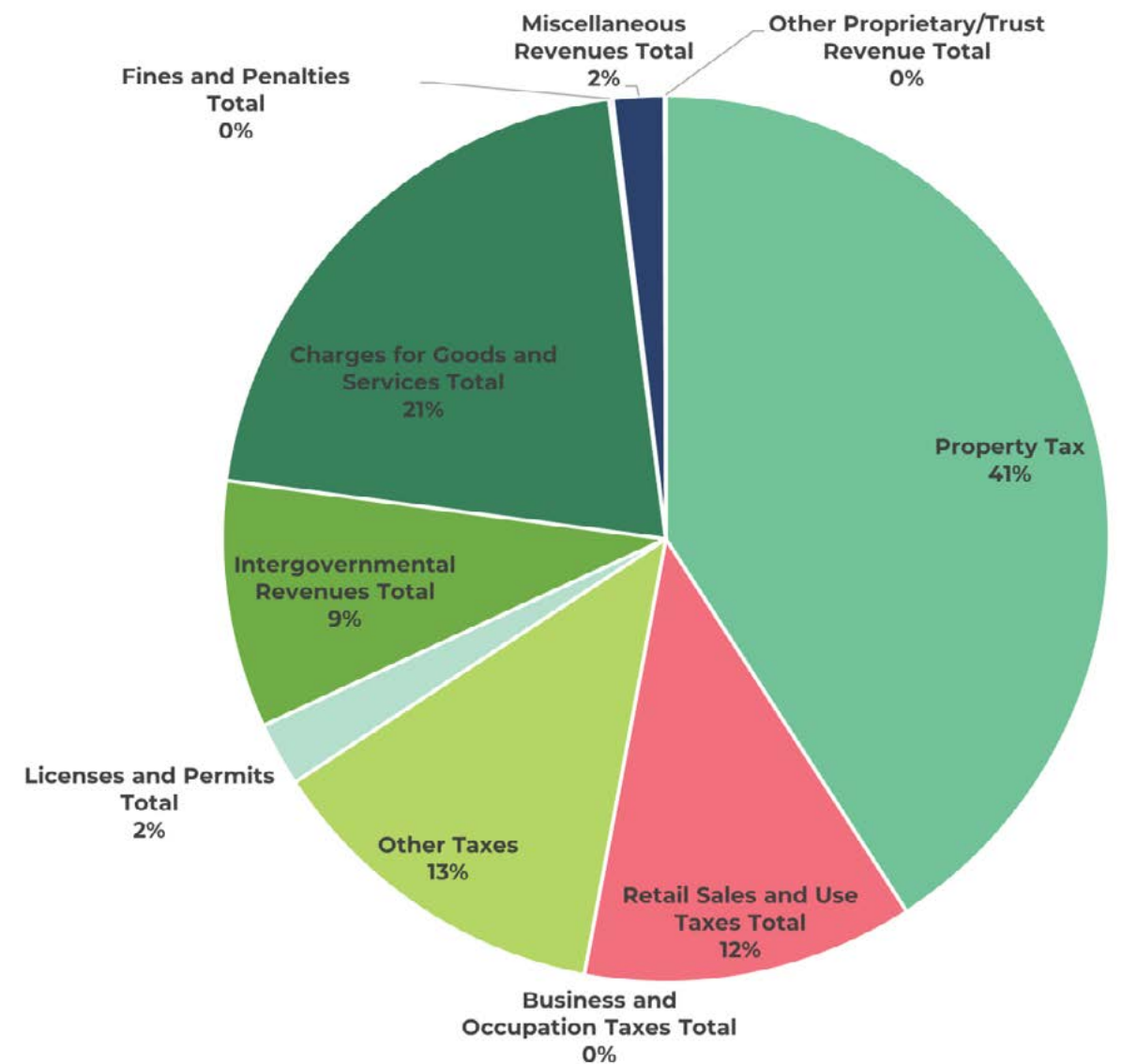
Cities directly levy these taxes and control their rates (sometimes, indirectly, through the will of the people). As they are often the most significant revenue sources for cities, and those which they control, they are also the greatest opportunities for cities to influence their revenue generation, either through the tax rates themselves or through their economic drivers. Simplistically, these economic drivers are:

- Assessed valuation drives property tax receipts
- Taxable retail sales drive retail sales and use receipts
- Utility usage drives utility taxes
- Gross business income drives business and occupation taxes

These sources are all forms of taxation, and therefore, cities must consider the tax burden they impose on residents, businesses, and visitors, as well as how that burden impacts their competitiveness in driving taxes. Following, we consider each of these revenue sources, their economic drivers, and how Sammamish’s implementation compares to its peers and neighbors.



CITY OF SAMMAMISH REVENUES BY SOURCE, 2022



Source: Washington State Auditor’s Office, Financial Intelligence Tool, 2021 Filings, 2023.

As expected, property tax is by far the City of Sammamish largest revenue source. The City does not currently levy a business and occupation tax, nor a utility tax, but does collect a substantial amount of other tax revenues through the real estate excise tax. This is a large revenue source for the City due to its high real estate prices. It is useful to consider how the City of Sammamish revenues compare to its peers, to understand the appropriateness of it’s taxation, both in terms of total revenues generated and as a generalized proxy for tax burden to residents, businesses, and visitors.

These results are from 2021 as Mercer Island had not submitted a financial filing for 2022 to the Washington State Auditor’s Office as of 10/2023. The results above represent “governmentwide” revenues, across all funds. The City of Mercer Island’s “Charges for Goods and Services” are significantly higher than the City of Sammamish and other peers as the City of Mercer Island operates a municipal water, sewer, and stormwater utility and these “Charges for Goods and Services” include the proceeds from utility rate payers.

Property Tax

Approximately 41% of the City of Sammamish revenues were generated by the City’s property tax levy in 2022. The City’s property tax levy is part of the overall property taxes that Sammamish property owners pay; because property owners do not all have the same service providers (e.g., some Sammamish property owners are served by Issaquah School District while others are served by the Lake Washington School District), the City’s share of their total property tax burden varies. For As of 2023, the City’s levy is between approximately 11% and 13% of property owners total property tax costs.



As property tax costs are driven by assessed value, it is difficult to pinpoint tax burden for residents. Instead, we compared the property tax costs (total and those specifically attributable to the City) for a \$1 million home.

In 2023, property owners with a \$1 million home in Sammamish would pay \$978 in property taxes to the City.

Depending on the property’s location, their total tax burden would be between about \$7,352 and \$8,335 dollars.

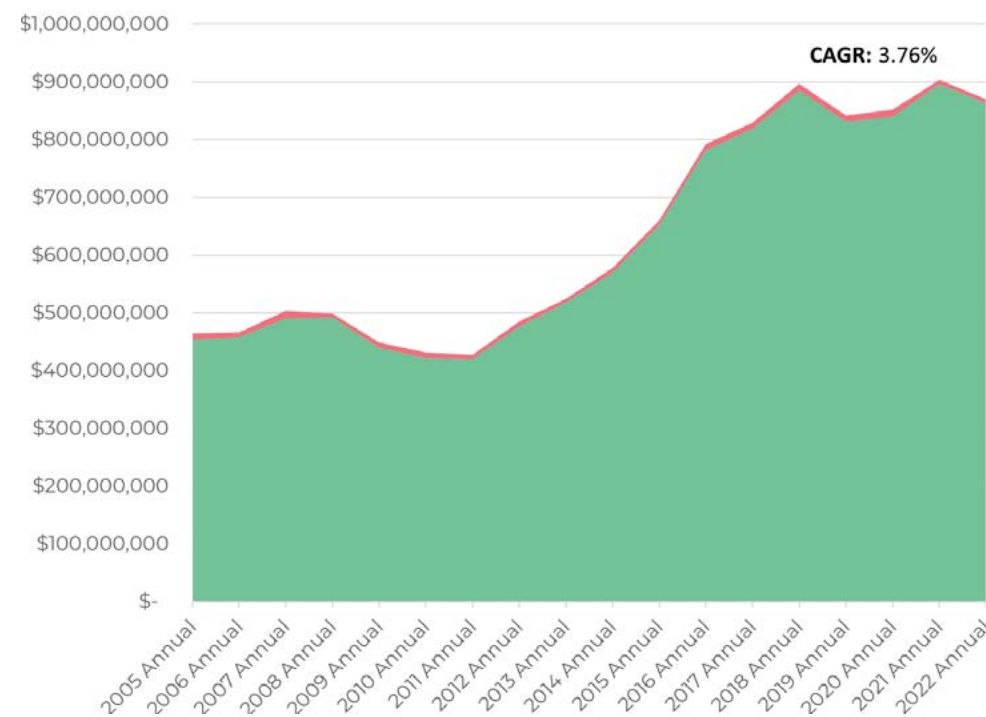
COMPARISON OF CITY SHARE OF PROPERTY TAX ON A \$1 MILLION HOME, 2023



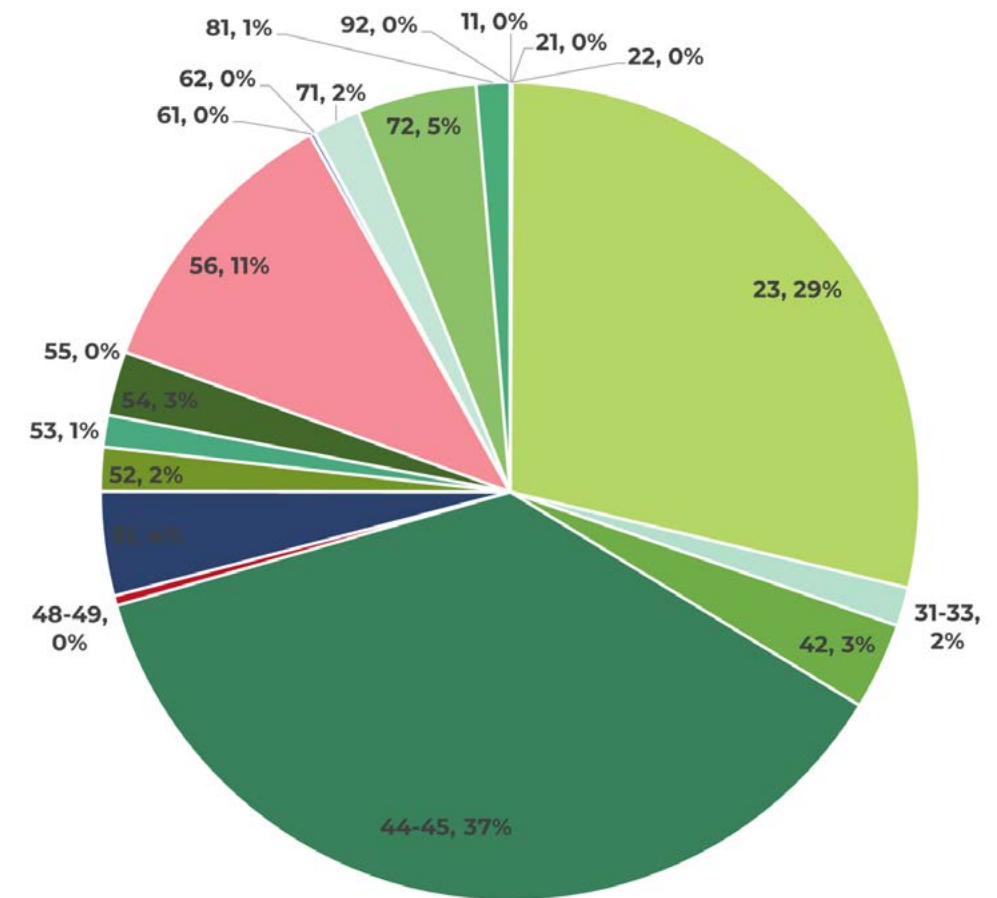
Retail Sales and Use Tax

In Washington, sales taxes apply to most retail sales of “tangible personal property” including digital products as well as certain services including those related to installation, repair, cleaning, altering, improving, construction, and decorating or otherwise improving real and personal property, retail recreation services (e.g., day trips, fishing charters, services fees on tickets to professional sporting events), personal services (e.g., personal training, tanning, tattooing, and dating services), and other miscellaneous services (e.g., car washes, vehicle parking and towing, catering, extended warranties, and restaurants, among many other varied examples). Washington is a “destination-based sales tax” state, which means that tax is collected at the “point of delivery” of the good, rather than the “point of sale” of the good. As part of this, Washington levies a “use” tax, which makes up the difference between sales tax levied and the local sales tax rate on purchases made out of state for use in Washington. Implementation of the Marketplace Fairness Act in 2018 requires remote sellers to collect sales taxes on purchases delivered to Washington, eliminating a need for a use tax on most online and other remote orders.

Taxable retail sales and use taxes are collected and classified against the North American Industry Classification System (NAICS) codes which is the standard industry classification system used by federal statistical agencies in classifying business establishments for collecting, analyzing, and publishing statistical data related to the U.S. economy. The NAICS classification system includes two-digit (least detailed) to six-digit (most detailed) codes. For the purposes of this analysis, we looked at overall taxable retail sales and use data at the two-digit code level and specifically retail trade data at the four-digit level. The full NAICS classification system can be found here: <https://www.census.gov/naics/?58967?yearbck=2017>



SAMMAMISH TAXABLE RETAIL SALES AND USE ACTIVITY BY INDUSTRY, 2022

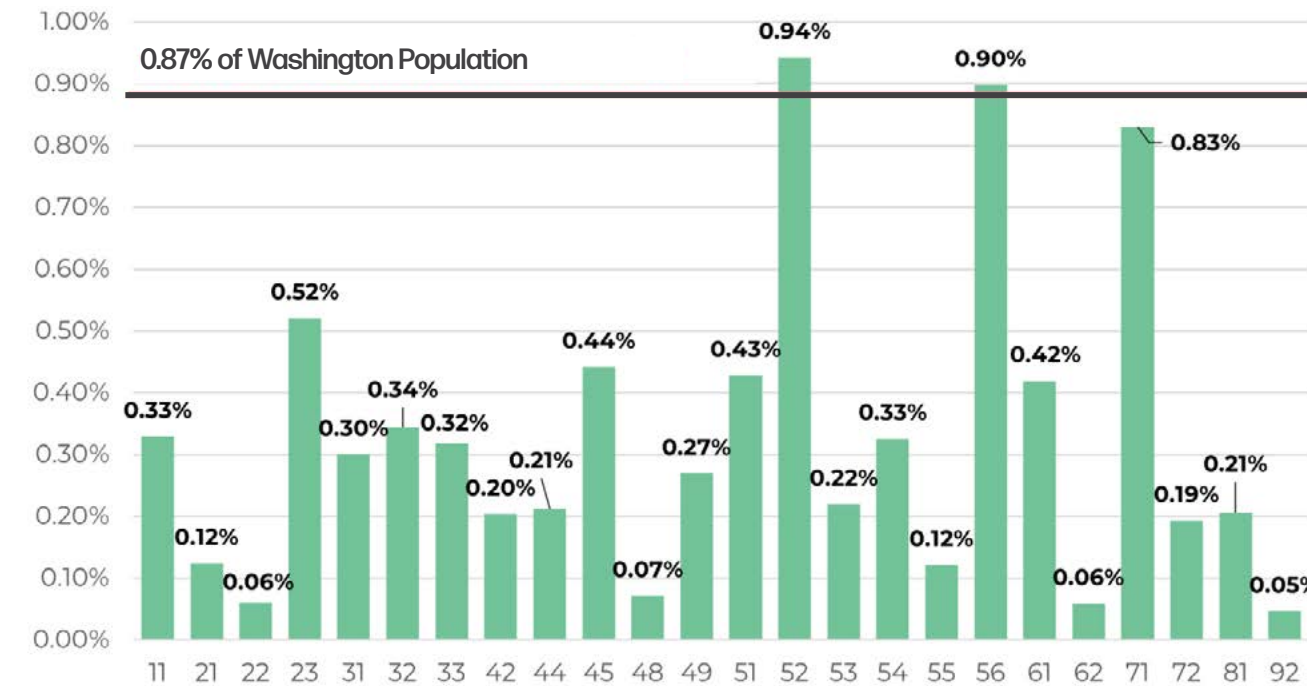


11: Agriculture, Forestry, Fishing and Hunting
 21: Mining, Quarrying, and Oil and Gas Extraction
 22: Utilities
 23: Construction
 31-33: Manufacturing
 42: Wholesale Trade
 44-45: Retail Trade
 48-49: Transportation and Warehousing
 51: Information
 52: Finance and Insurance
 53: Real Estate and Rental and Leasing

54: Professional, Scientific, and Technical Services
 55: Management of Companies and Enterprises
 56: Administrative and Support and Waste Management and Remediation Services
 61: Educational Services
 62: Health Care and Social Assistance
 71: Arts, Entertainment, and Recreation
 72: Accommodation and Food Services
 81: Other Services (except Public Administration)
 92: Public Administration

Since taxable retail sales and use is a key driver of taxable retail sales and use tax collections, it useful to consider whether Sammamish is meeting the demand for retail sales and use in its community (or “trade area”). Retail leakage is extremely complex and generally done at a very detailed level as part of retail analysis, so as a proxy we have considered whether Sammamish has it’s “fair share” of taxable retail sales and use activities based on its population occurring in the City. That is, is Sammamish’s per capita retail sales and use at or above it’s total share of the population. We completed this analysis for both Washington State and King County.

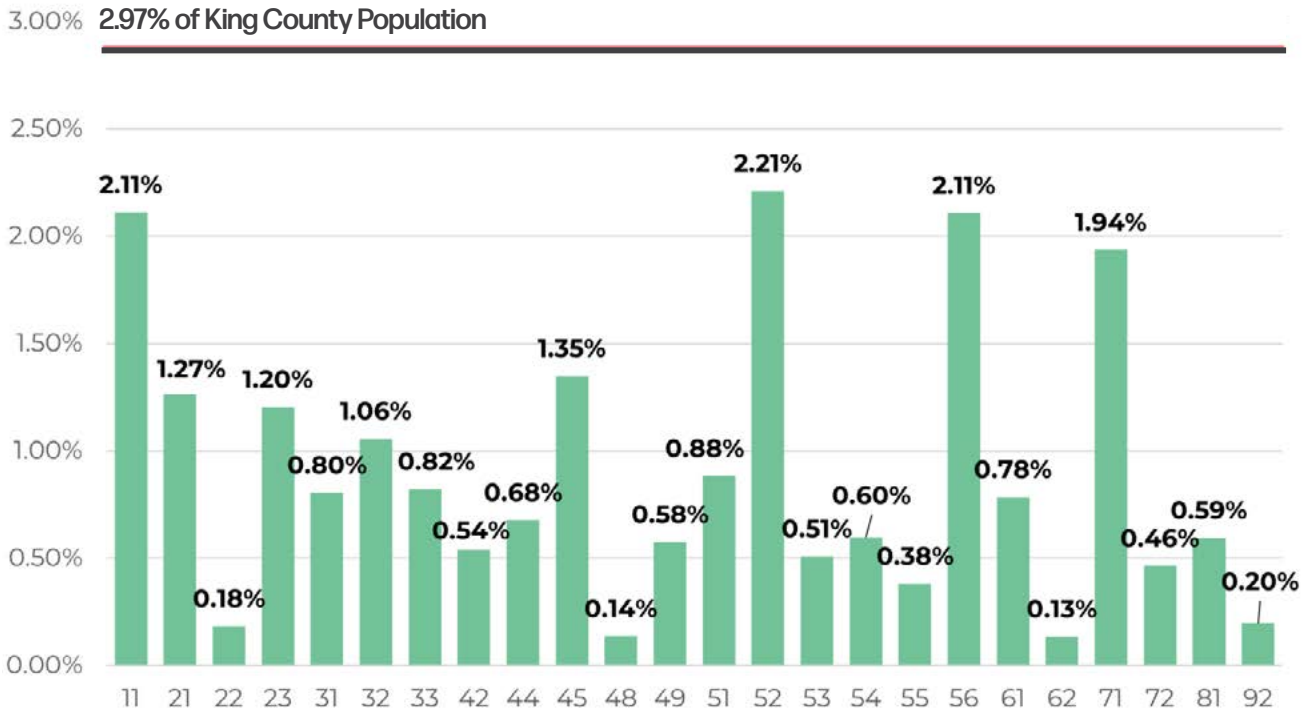
SAMMAMISH PER CAPITA TAXABLE RETAIL SALES ACTIVITY IN COMPARISON TO STATEWIDE PER CAPITA TAXABLE RETAIL SALES ACTIVITY, 2022



- 11: Agriculture, Forestry, Fishing and Hunting
21: Mining, Quarrying, and Oil and Gas Extraction
22: Utilities
23: Construction
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61: Educational Services
62: Health Care and Social Assistance
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81: Other Services (except Public Administration)
92: Public Administration

Sammamish retail sales and use is far below its share of Washington State’s based on population in most industries, with the exception of “Finance and Insurance” and “Administrative and Support and Waste Management and Remediation Services.”

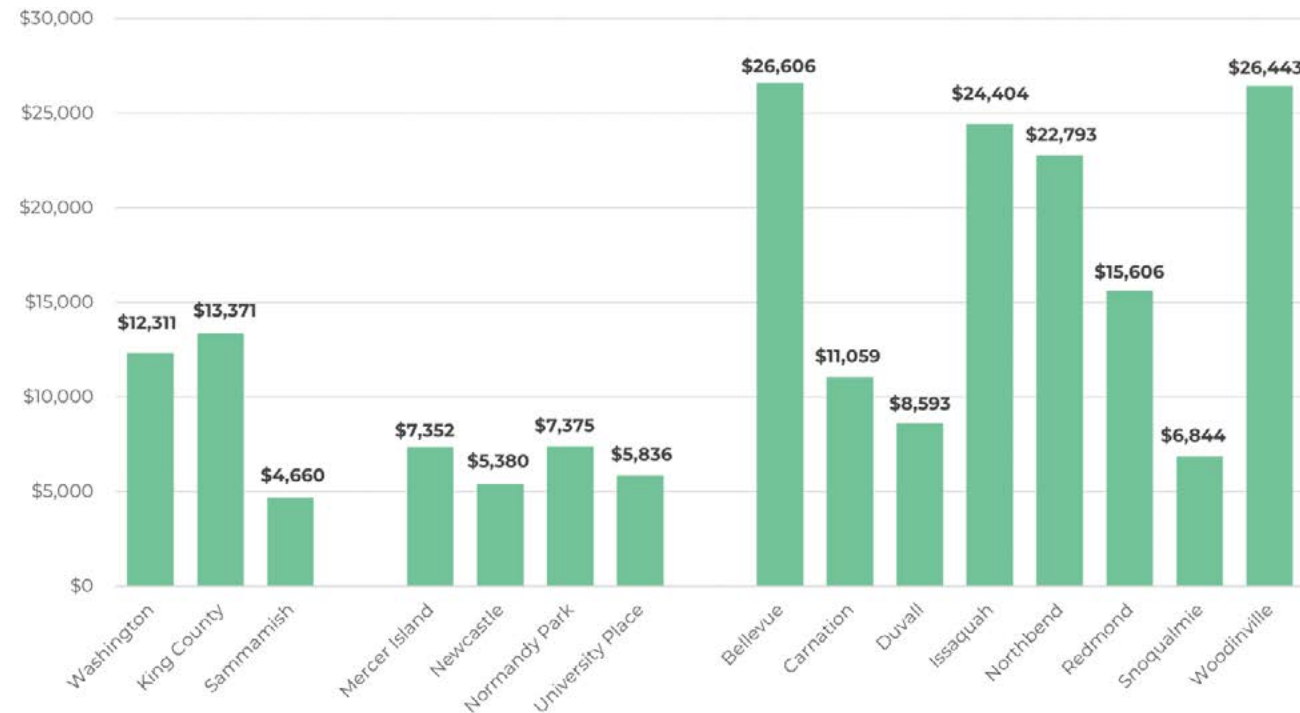
SAMMAMISH PER CAPITA TAXABLE RETAIL SALES ACTIVITY IN COMPARISON TO KING COUNTY PER CAPITA TAXABLE RETAIL SALES ACTIVITY, 2022



Sammamish retail sales and use is far below its share of King County’s based on population in all industries. It is useful to consider how Sammamish compares to its peers and competitors in terms of its ability to capture its “fair share” of taxable retail sales and use activities based on its population. That is, how competitive is the City is capturing retail sales and use activity among its competitors? Is that competitiveness in line with it’s peers?

Unfortunately, due to data confidentiality rules data is not available to do this for all industries nor for the share of use taxes. Based on data availability, we performed this evaluation for the retail industries (44-45) & for the portion of retail sales and use activities attributable to sales, only.

SAMMAMISH PER CAPITA RETAIL SALES ACTIVITY FOR THE RETAIL TRADE (NAICS 44-45) COMPARED TO PEERS AND COMPETITORS, 2022

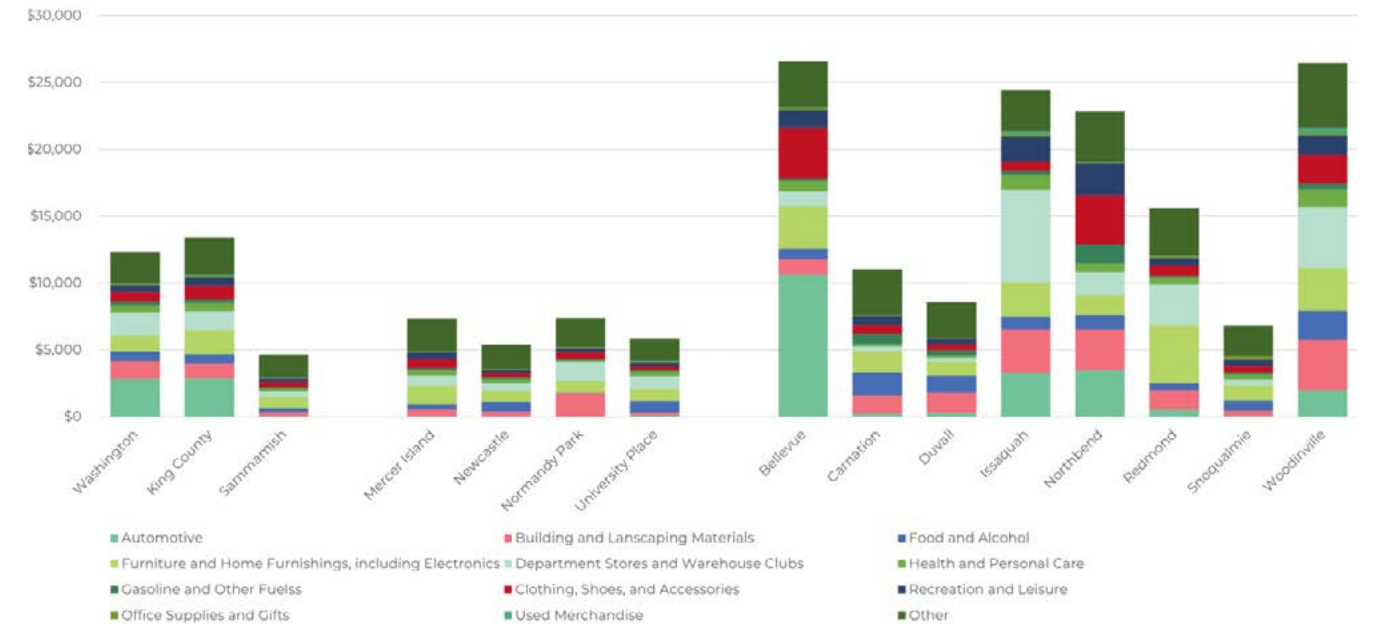


As the chart above shows, Sammamish has far less taxable retail sales and use activity per capita than it's competitors and peers. While the City had about \$4,660 in activity per capita in 2022, its peer communities all had at least 15% more. Sammamish also had far less taxable retail sales and use activity per capita than its competitors. While it is expectable that some communities with larger, more established retail activity (like Bellevue and Issaquah) would have more taxable retail sales and use activity than Sammamish, it is surprising that Sammamish is under performing even its more comparable communities like Duvall and Snoqualmie.

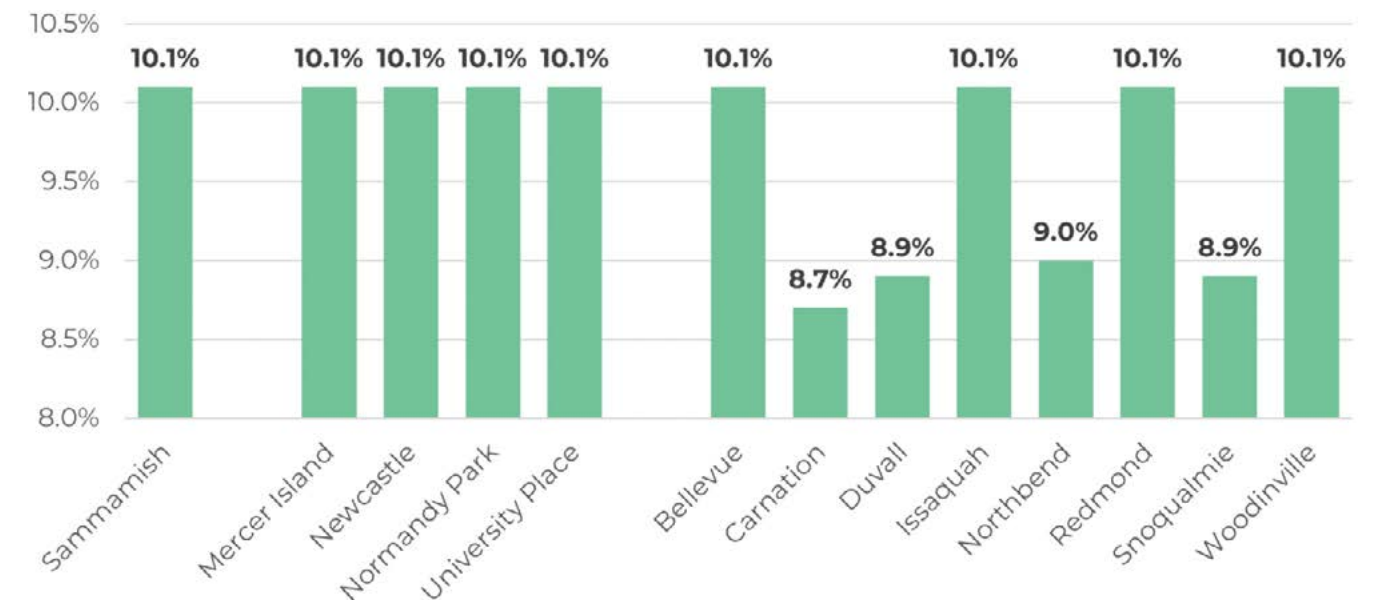
It is useful to also consider Sammamish activity by retail trade industry, as there may be some retail trades the City may be more or less competitive to provide or may have more interest in providing.

It is worth considering whether the retail sales and use tax rate in a community has any influence over its competitiveness in attracting retail sales and use activities. Shoppers in Sammamish pay a retail sales and use tax of 10.1%, which is consistent with its peers and many of its competitors, including, specifically, the highest performing of its competitors. While several of its smaller competitors have lower retail sales and use tax rates, it is not clear that it is influencing their retail sales capture.

SAMMAMISH PER CAPITA RETAIL SALES ACTIVITY FOR THE RETAIL TRADE (NAICS 44-45) BY RETAIL CATEGORY COMPARED TO PEERS AND COMPETITORS, 2022



SAMMAMISH RETAIL SALES TAX RATE COMPARED TO PEERS AND COMPETITORS, 2023



Other Taxes

Beyond property tax and retail sales and use tax, the other two “legs under the table” of City finance in Washington are business and occupation tax and utility tax. The City of Sammamish does not levy either of these taxes, while many of its peers and competitors do.

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Shoreline

Volume II



Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

External References

Shoreline Master Program

The Shoreline Master Program (SMP) underwent its most recent review cycle in 2019. The SMP informs the goals, policies, and strategies in Volume I of this Comprehensive Plan. For more details, refer to the [City website](#).

Capital Facilities & Utilities

Volume II



Background Information

The Growth Management Act establishes several requirements for the Capital Facilities and Utilities elements. These requirements are:

1. Provide an inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities;
2. Forecast the future needs for such capital facilities;
3. Show the proposed locations and capacities of expanded or new capital facilities;
4. Provide a six-year plan for financing such capital facilities within projected funding capacities, identifying funding sources; and
5. Reassess planned facilities if they cannot be provided and paid for;
6. Describe the general location, proposed location, and capacity of all existing and proposed utilities.

Furthermore, HB 1181 expands on these requirements to add that the City endeavor in good faith to work with other public entities that own capital facilities and utilities in Sammamish. Addressing these requirements helps us make wise use of city funds by organizing and prioritizing projects. Volume II contains the background data and analyses that satisfy these requirements and provide the foundation for the combined Capital Facilities and Utilities Element goals, policies, and strategies.

Facilities and Utility Providers

Capital Facilities in Sammamish are provided by the City and by other entities, as shown in Figures CFU 1 and 2 below. Volume II of the plan describes the different types of capital facilities, including an inventory of existing facilities, a forecast of future needs, and a description of projected capital facility projects and funding sources.

Figure CFU-1. Facilities Provided by the City of Sammamish

City Provided Facilities	
Provider	Capital Facility
City of Sammamish	General Government Services
	Local Parks
	Police Services
	Surface Water (Stormwater)
	Transportation

Figure CFU-2. Facilities Provided by Other Entities

Facilities Provided by Other Entities	
Provider	Capital Facility
Eastside Fire & Rescue	Fire & Emergency Medical Services
King County Library System	Libraries
Issaquah School District Lake Washington School District Snoqualmie Valley School District	Schools
King County Metro	Transit
Sound Transit	Transit
Sammamish Plateau Water and Sewer District	Water & Sewer
Northeast Sammamish Sewer and Water District	Water & Sewer

Utilities Volume II presents information about the electrical, natural gas, telecommunications, and solid waste systems in Sammamish. Stormwater, water, and sanitary sewer systems are covered in Capital Facilities. The City of Sammamish manages its own stormwater system, but all other utilities are own and managed by others. Utility providers and their respective services are shown Figure CFU 3 below.

Figure CFU-3. Utilities Providers in Sammamish

Utilities Provided by Others	
Provider	Capital Facility
Puget Sound Energy	Electric power
Puget Sound Energy	Natural gas distribution
Williams Northwest Pipeline	Natural gas pipeline
Comcast	High speed cable
Republic Services	Primary waste hauler in Sammamish
Waste Management	Minor collection areas, being phased out by end of 2026

City-Provided Capital Facilities

General Government Facilities

Inventory of Existing Facilities

Sammamish City Hall, located at 801 228th Ave SE, is a 60,000 sq. ft. facility that includes the Police Department. The building is located in an encompassing 39+ acre site called “Sammamish Commons” of which 27 acres are specifically designated for park and recreation use.

Sammamish Commons is also home to the Sammamish Community and Aquatic Center, a two-story building adjacent to the Sammamish Library and City Hall. The Center is owned by the City but leased to and operated by the YMCA, and includes pools and fitness areas, a family center room, and meeting spaces. The nearby Recreation Center is leased to the Boys and Girls Club.

The City owns Public Works maintenance and operations facilities at other locations, including the 20,600 sq. ft Maintenance and Operations Center (MOC) at 1801 244th Ave NE. The City also owns several single family homes that may be renovated or demolished, and the sites may be used for parks or other public purposes. Currently the City also leases out the Sween House (2,000 sq. ft.) to Cross Path Counseling, and Mars Hill Church (30,000 sq. ft.) is leased to Central Washington University. Fire stations #81 – Pine Lake, #82 – Sahalee Way, and #83 – Issaquah Pine Lake Road are all owned by the City and leased to Eastside Fire and Rescue.

The Level of Service for general government services is 1.0 square foot per capita, or as otherwise determined through the City Civic Center/Park Study and Master Plan Process.

Forecast of Future Needs

The City is currently working on a Needs Assessment for the Maintenance and Operations Center. The outcome of that study will determine if there is a need for more land and/or additional building space to meet future demands. Other than the MOC, the City does not forecast needs for future general government facilities.

Capital Projects

There are no capital projects for general government facilities.

Funding

No funding is projected because there are no capital projects for general government facilities.

Local Parks, Recreation, & Open Space

The City adopts the 2024 PROS plan as part of the Comprehensive Plan. Portions of the 2024 PROS plan are referenced below.

Inventory of Existing Facilities

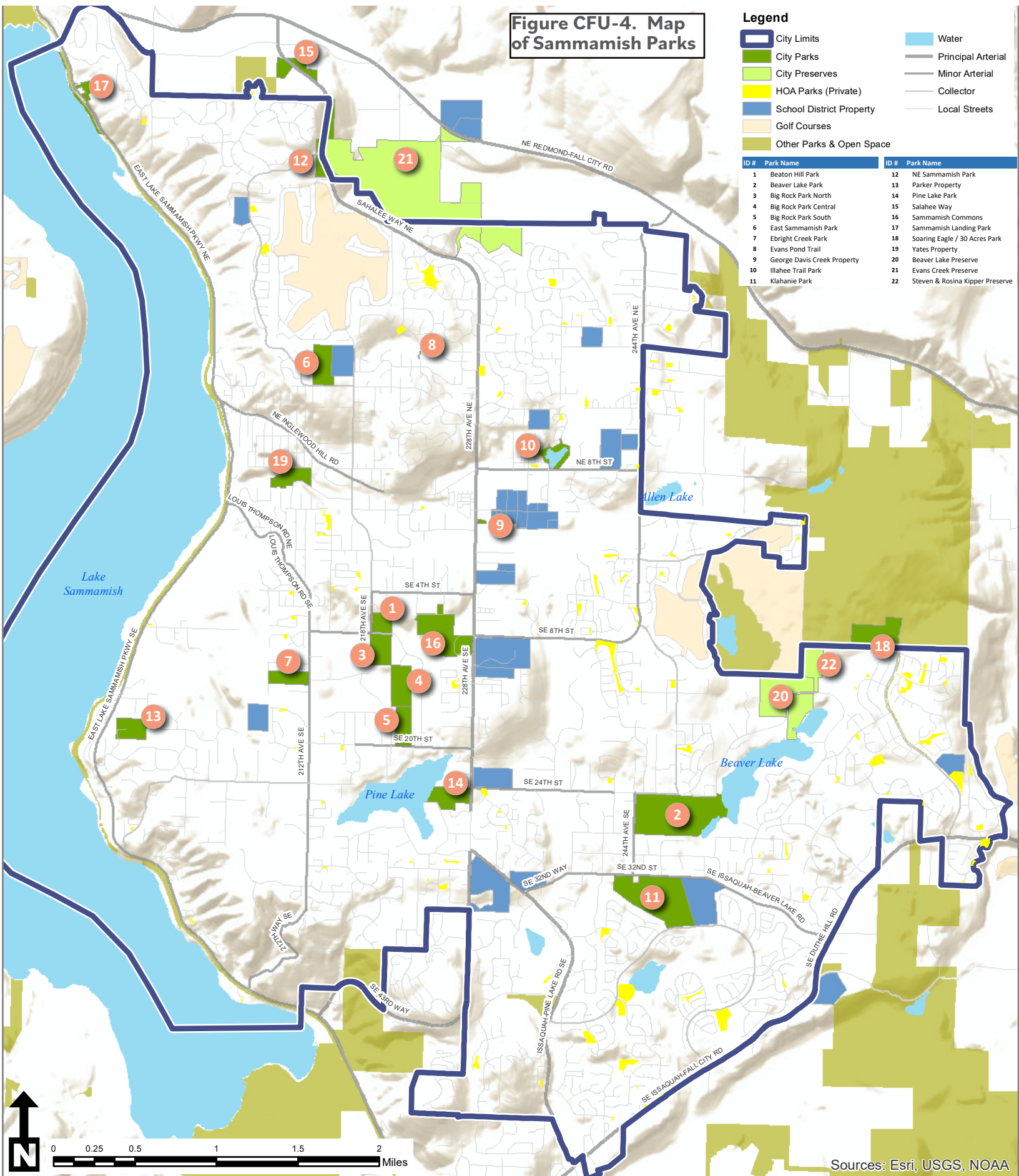
The facility inventory conducted as part of the 2024 PROS Plan found the City of Sammamish owns over 670 acres of parkland, preserves, and open space, consisting of 14 community and neighborhood parks and 9 natural areas.

Additionally, the City also owns several buildings that function as parks and recreation facilities. These are:

- Beaver Lake Lodge, 3,500 SF rental facility in Beaver Lake Park
- Beaver Lake Shop, 2,100 SF satellite maintenance shop in Beaver Lake Park
- Pine Lake Park Restrooms/ concessions/lifeguard shack, 1,800 SF in Pine Lake Park
- Recreation Center, 10,500 SF (leased to Boys and Girls Club)
- Sammamish Community and Aquatic Center, 69,000 SF (leased to the YMCA)

Figure CFU-5. Parks Inventory by Acreage

Park Size	
Park Name	Acres
Community Parks	
Beaton Hill Park (Undeveloped)	9.3
Beaver Lake Park	79.2
Big Rock Park Central	20.3
Big Rock Park North	16.0
Big Rock Park South (Undeveloped)	14.8
East Sammamish Park	18.8
Klahanie Park	64.1
Pine Lake Park	19.0
Sammamish Commons	27.0
Sammamish Landing Park	10.4
Neighborhood Parks	
Ebright Creek Park	12.3
Northwest Sammamish Park	5.7
Parker Property (Undeveloped)	14.9
Yates Property (Undeveloped)	14.2
Open Space/Natural Areas	
30 Acres Park	29.9
Evans Pond Trail	0.1
George Davis Creek Property	0.7
Illahee Trail Park	12.7
Salahee Parcels (adj Evans Creek Pres.)	6.8
Salahee Way	11.1
Preserve/Natural Areas	
Beaver Lake Preserve	55.7
Evans Creek Preserve	213.2
Steven & Rosina Kipper Preserve	17.1
Total City-Owned Park Acres	673.5
School / City Partnership Park	
Eastlake Community Fields	6.8
Inglewood Middle School Community Fields	7.9
Total Partnership Park Acres	14.7



Forecast of Future Needs

Future needs for parks and recreation facilities are directly tied to the performance of the facilities based on Level of Service assessments originating from the PROS plan. The plan identifies several metrics to evaluate Level of Service, including:

- 2023 National Recreation and Parks Association (NRPA) Agency Performance Comparison and Park Metrics. Key findings include that, compared to jurisdictions of a similar size (between 50,000 and 99,999 population), Sammamish has:
 - More residents per park (2,969 residents per park in Sammamish compared to 2,240)
 - Lower annual operating expenses (\$5,324,370 vs \$8,005,757).
 - Much higher Five-year Capital Budget Spending (\$45,927,947 vs \$16,815,000)
- An acreage-based approach
 - Found that Sammamish has 9.9 acres of parkland per 1,000 population; 4 acres of parkland per 1,000 population of which are developed.
- An investment-based approach
 - Found that Sammamish has lower operating expenses per capita and lower operating expenses per parkland acre compared to similarly-sized jurisdictions (\$77.98 per capita and \$7,906 per parkland acre).

The primary LOS the City will pursue is to be determined. Details on additional LOS measures and implications can be found in the PROS Plan.

Capital Projects

The City’s Parks Capital Facilities Plan (CFP) is shown in Figure CFU 6 for projects during the years 2024-2029. Project numbers correspond to the projects for which expenditures and funding is anticipated during those years.

Funding

Overall, the current costs for projects identified in the six-year CIP total over \$43 million. The majority funding source for Parks projects comes from the Real Estate Excise Tax (REET), accounting for \$16.8 million of the anticipated \$24.4 million in revenue. Other revenue sources include park impact fees, investment interest, grants, and King County levy funding. The gap between the anticipated expenses and revenue will be covered with the existing parks CIP fund.

Figure CFU-6. Parks Capital Projects (Source: 2024 PROS Plan)

Parks Six-Year Capital Improvement Plan (2024-2029)

PROJECT		YEAR								
PARKS CIP PROJECTS		2023	2024	2025	2026	2027	2028	2029	6-Year Total	7-10-yr Projects
1	Inglewood Middle School - Phase I- Synthetic Turf & Field Overlay Upgrade existing football field add second multi-purpose field with synthetic turf and lights. Includes restroom, soccer/lacrosse overlay, new drainage, irrigation.	\$10,000,000	\$3,800,000						\$3,800,000	
2	Eastlake Community Sports Field 3 - Synthetic Turf Replacement Turf and infill replacement. Includes new pad and anticipated coated crumb rubber infill material or suitable alternate. (9 year estimate)	\$1,680,000							\$0	
3	East Sammamish Park - Baseball Field Rehab Infield/outfield remodel and drainage, natural turf replacement, and potential new amenities.	\$580,000	\$710,000						\$710,000	
4	Big Rock Park South - Early Opening Trail construction, maintenance, and decommissioning; fencing; and necessary improvements to open a portion of the park to the public.	\$100,000	\$150,000						\$150,000	
5	Skate Park - Rehabilitation/Repairs Minor repairs to concrete, address design issues with planter boxes, expand skate bowl on north end of Skate Park.	\$283,365							\$0	
6	Parker Property - House Demolition Demolition of two residences, restoration planting, and associated site work.	\$140,000							\$0	
7	Sammamish Community & Aquatic Center - Tile Replacement Tile replacement at Natatorium	\$900,000							\$0	
8	Big Rock Park South - Phase I Improvements Parking lot, stormwater, and access improvements; SE 20th St frontage improvements; picnic pavilion; meeting and event areas; and trail improvements.			\$600,000	\$1,500,000	\$7,402,000	\$7,661,000		\$17,163,000	
9	Beaton Hill Park - Soft Opening Trail construction; fencing; and necessary improvements to open a portion of the park to the public			\$200,000	\$200,000				\$400,000	
10	Beaton Hill Park - South Park Improvements South parking lot and stormwater; SE 8th St frontage improvements; off-leash dog park; pickleball courts with potential lighting; p-patch; wetland overlook and restoration; and trails.							\$710,000	\$710,000	\$8,130,000
11	Eastlake Community Sports Field 1 and 2 - Synthetic Turf Replacement Turf and infill replacement (9-year estimate)			\$75,000	\$1,580,000				\$1,655,000	
12	Klahanie Park - Phase I Improvements Natural grass cricket and soccer fields with synthetic turf cricket pitch and practice pitch; accessible loop trail and fencing around perimeter of fields; picnic and seating areas; stormwater, parking lot, and main entrance improvements.						\$850,000	\$4,702,000	\$5,552,000	\$4,867,000
13	Klahanie Park - Play Area/Baseball Synthetic baseball (relocation) relocate & expand play area, relocate restroom, add community garden, picnic shelters pathways.								\$0	\$12,532,000
14	Klahanie Park - Trails Realign, connect, expand, improve; add boardwalk.								\$0	\$6,107,000
15	East Sammamish Park - Playground Improvements New Playground with spray park, picnic shelter, parking lot & accessibility improvements, pedestrian lighting.								\$0	\$10,382,000
16	Beaver Lake Park - Athletic Field Improvements Convert 3 fields to synthetic LL fields; add 1 multi-purpose synthetic field w/ lighting; new restroom, picnic shelter, play area & parking improvements.								\$0	\$19,848,000
17	Pine Lake Park - Playground Upgrade Create unique place-making themed equipment								\$0	\$1,018,000
18	Lower Sammamish Commons - Playground Upgrade/Expansion								\$0	\$1,527,000
19	Beaver Lake Park - Lakeside Improvements Shoreline improvements, expanded parking, new playground, landscape & irrigation							\$450,000	\$450,000	\$10,916,000
20	Beaver Lake Park - Lakeside Restroom Restroom installation								\$0	\$1,273,000
21	Sammamish Landing - Bulwark Repair & Hardening Upgrade existing pier bulwark to repair wave & wind damage and erosion							\$90,000	\$90,000	\$382,000
(A) SUBTOTAL PARKS CIP PROJECTS		\$13,683,365	\$4,660,000	\$875,000	\$3,280,000	\$7,402,000	\$8,511,000	\$5,952,000	\$30,680,000	\$76,982,000

PARKS PLANNING PROJECTS		2023	2024	2025	2026	2027	2028	2029	6-Year Total	7-10-yr Projects
22	Beaton Hill Park and Big Rock Park South Master Plan Complete Master Plan for Beaton Hill Park and Big Rock Park - South. Includes consultant, site analysis, public engagement and final plan.	\$275,000							\$0	
23	Park Systemwide Wayfinding program Unified directional signage for wayfinding to and through parks.	\$85,887							\$0	
24	Lower Commons - Master Plan Update Update to reflect changed use with Town Center, Green Spine, Regional Stormwater.	\$25,000	\$75,000						\$75,000	
25	Environmental Interpretation/Habitat Certification Interpretative and habitat certification signage within the parks.	\$20,000		\$10,000		\$10,000		\$10,000	\$30,000	
26	Parker Property Master Plan Complete Master Plan for future park property. Includes consultant, site analysis, public engagement, and final plan.			\$75,000	\$75,000				\$150,000	
27	Yates / Tweedie Property Master Plan Complete Master Plan for future park property. Includes consultant, site analysis, public engagement and final plan.						\$150,000		\$150,000	
(B) SUBTOTAL PARKS PLANNING PROJECTS		\$405,887	\$75,000	\$85,000	\$75,000	\$10,000	\$150,000	\$10,000	\$405,000	\$0

OTHER PARKS CIP PROJECTS		2023	2024	2025	2026	2027	2028	2029	6-Year Total	7-10-yr Projects
28	Greenhouse Placeholder for future development of a greenhouse facility in a location to be determined.			\$250,000	\$250,000				\$500,000	
29	Land Acquisition Placeholder to acquire land for future parks and open spaces as opportunities become available.	\$4,438,798	2023 Funding allocation shall be carried forward until all funds have been expended						\$0	\$5,000,000
30	Capital Repair/Replacement Program This ongoing program allocates funds for the repair and replacement of parks structures and equipment.	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,200,000	
31	Parks Barrier Removal (ADA Transition Plan) This program allocates funds for the removal of barriers within parks.	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$1,050,000	
32	Capital Contingency Reserve (based on projects) 10% contingency for Parks CIP projects.	\$1,885,589	\$466,000	\$87,500	\$328,000	\$740,200	\$851,100	\$595,200	\$3,068,000	
33	Sammamish Commons Trail Connection Phase 1 Lower Sammamish Commons to Big Rock Park Trail.			\$300,000					\$300,000	
34	Future Trail Connections Placeholder for future trail projects to be determined upon completion of the PRO Plan and TMP.	\$500,000		\$500,000		\$500,000		\$500,000	\$1,500,000	\$1,000,000
35	Future Town Center Park Projects Placeholder for future Town Center projects to include urban plaza, central green, playground relocation and/or other projects.	\$150,000	\$175,000						\$175,000	
(C) SUBTOTAL OTHER PARKS CIP PROJECTS		\$7,349,387	\$1,016,000	\$1,512,500	\$953,000	\$1,615,200	\$1,226,100	\$1,470,200	\$7,793,000	\$6,000,000
(D) TOTAL PARKS CIP EXPENDITURES (A+B+C)		\$21,438,639	\$5,751,000	\$2,472,500	\$4,308,000	\$9,027,200	\$9,887,100	\$7,432,200	\$38,878,000	\$82,982,000

PARKS CIP REVENUE		2023	2024	2025	2026	2027	2028	2029	6-Year Total
	Real Estate Excise Tax (REET)	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$16,800,000
	Park Impact Fees	\$142,000	\$275,000	\$300,000	300000	\$300,000	300000	\$300,000	\$1,775,000
	King County 2020-2025 Levy Funding	\$380,000	\$350,000	\$350,000					\$700,000
	King County 2026-2031 Levy Funding				\$350,000	\$350,000	\$350,000	\$350,000	\$1,400,000
	King County TDR								\$0
	Operating Contribution - General Fund								\$0
	Investment Interest	\$1,220,000	\$740,000	\$428,000	\$455,000	\$380,000	\$215,000	\$75,000	\$2,293,000
	Anticipated Grants	\$233,165	\$720,000	\$250,000	-	\$250,000	-	\$250,000	\$1,470,000
	(E) TOTAL PARKS CIP REVENUE	\$4,775,165	\$4,885,000	\$4,128,000	\$3,905,000	\$4,080,000	\$3,665,000	\$3,775,000	\$24,438,000

PARKS CIP FUND 6-YR OVERVIEW		2023	2024	2025	2026	2027	2028	2029
	Beginning Fund Balance	\$31,412,424	\$14,748,950	\$13,882,950	\$15,538,450	\$15,135,450	\$10,188,250	\$3,966,150
	Revenue (-E)	\$4,775,165	\$4,885,000	\$4,128,000	\$3,905,000	\$4,080,000	\$3,665,000	\$3,775,000
	Expenditures (-D)	\$21,438,639	\$5,751,000	\$2,472,500	\$4,308,000	\$9,027,200	\$9,887,100	\$7,432,200
ENDING FUND BALANCE		\$14,748,950	\$13,882,950	\$15,538,450	\$15,135,450	\$10,188,250	\$3,966,150	\$308,950

NOTE: This CIP is a working draft and is therefore subject to change
Most project costs have 3.5% inflation factor added for future implementation
7-10 year project list column for desired projects uses cost estimates from 2023 with an average inflation value of 3.5% added for 7 years
This CIP identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions. Detailed costing may be necessary for projects noted. This CIP is not an official budget and is intended to be a guiding document for City staff in the preparation of biennial budgets.
Additional funds allocated for Land Acquisition in 7-10 year project list are intended to serve as grant match funding as and when properties become available. Land Acquisition funds will be carried forward until all funds have been expended.

Transportation

Inventory of Existing Facilities

Inventory of the City’s transportation infrastructure includes:

- 14 miles of principal arterial roads,
- 23 miles of minor arterials,
- 12 miles of collector roads,
- 160 miles of local access roads,
- three bridges,
- 25 traffic signals, and
- 300-500 street lights

It is estimated that 50% of local access roads have sidewalks.

Forecast of Future Needs

As the City continues to grow, and population increases, the demand for transportation infrastructure increases. The City has adopted Level of Service (LOS) Standards that assure transportation demands due to development within Sammamish are met. The improvements triggered by the City’s adopted LOS standards are focused on arterials.

The City has many locations that were not constructed to urban standards. This leaves many gaps in the non-motorized transportation system. As the City continues to grow there will be a higher demand to expand the non-motorized network beyond the improvements triggered by the City’s adopted LOS Standards.

Capital Projects

See the 2024-2029 TIP Summary (Figure CFU-8) on the following page.

Funding

Figure CFU-7. Transportation Funding Sources 2015 to 2035

Transportation Funding Sources	
FUNDING SOURCE	AMOUNT (\$) 2015-2035
Transportation Fund Revenue (REET)	25,000,000
Road Impact Fees (includes beginning fund balance)	82,000,000
Anticipated grants	23,000,000
Funding to be determined	21,945,000
TOTAL REVENUE	151,945,000

Figure CFU-8. City of Sammamish Transportation Improvement Plan Summary, 2024-2029

Six-Year Transportation Improvement Plan (2024-2029)

The 2024-2029 TIP is broken into project categories and prioritizes projects within each category. Please note that ROW acquisition costs are not included in cost estimates.

- Key:
- * Concurrency Project
 - ** Project with Grant Funding

ONGOING TRANSPORTATION PROGRAMS																
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Program Name	2024-2029 Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Program Total
N/A	Sidewalk Scoring System	Program	Funded	TR-C	Sidewalk Gap & Non-motorized Program (Projects <\$350k)		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,200,000	TBD	\$0	TBD
N/A	N/A	Program	Funded	TR-D	Intersection & Safety Improvements		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$180,000	TBD	TBD	TBD
N/A	N/A	Program	Funded	TR-E	Neighborhood Traffic Management Program		\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$420,000	TBD	\$0	
N/A	N/A	Program	Funded	TR-F	Street Lighting Program		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$90,000	TBD	\$0	TBD
N/A	N/A	Program	Funded	TR-G	School Zone Safety Improvement Program		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$90,000	TBD	\$0	TBD
N/A	N/A	Program	Unfunded	TR-H	Capital Contingency Reserve/Placeholder		\$0	\$0	\$0	\$0	\$0	\$0	\$0	TBD	\$0	TBD
N/A	N/A	Program	Funded	TR-J	Intelligent Transportation Systems Program		\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$100,000	TBD	\$0	TBD
N/A	N/A	Program	Funded	TR-K (102)	ADA Barrier Remediation Program		\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,700,000	TBD	\$0	TBD
N/A	PCI Based	Program	Funded	TR-L	Street Reconstruction Program		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$6,000,000	TBD	TBD	TBD
Total Program Cost							\$1,830,000	\$1,830,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$10,780,000	TBD	N/A	TBD

TRAFFIC, SAFETY, & NON-MOTORITZED IMPROVEMENT PROJECTS																
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Project Name	2024-2029 Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Project Total
1	330	Traffic, Safety, & Non-Motorized	Funded	TR-54	228th Ave & SE 40th Turn Lane Improvements*	Complete Design + Construction	\$80,000	\$620,000	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$700,000
2	320	Traffic, Safety, & Non-Motorized	Unfunded	TR-122	SE 32nd St Non-Motorized Improvements		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,440,000	\$360,000	\$1,800,000
3	300	Traffic, Safety, & Non-Motorized	Funded	TF-101/ SW-601	Louis Thompson Road Tightline Project (Flood Mitigation & Nonmotorized)**	Complete Design + Construction	\$1,920,000	\$1,590,000	\$0	\$0	\$0	\$0	\$3,510,000	\$0	\$5,170,000	\$8,680,000
4	300	Traffic, Safety, & Non-Motorized	Unfunded	TR-108	Inglewood Hill Road Sidewalk Gap	Construction based on grant award - Pedestrian/ Bicyclist Program Grant not awarded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$100,000	\$500,000
5	300	Traffic, Safety, & Non-Motorized	Partially Funded	TR-63	Flood Mitigation - 212th Ave SE/SE 14th Pl to SE 18th St	Conduct Study	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000	\$12,610,000	\$3,160,000	\$15,800,000
6	290	Traffic, Safety, & Non-Motorized	Unfunded	TR-04	East Lake Sammamish Parkway SE/SE 24th St Intersection		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,160,000	\$1,040,000	\$5,200,000
7	290	Traffic, Safety, & Non-Motorized	Funded	TR-100	Flood Mitigation - SE Issaquah Fall City Rd: Endeavor Elementary School to SE Duthie Hill Rd**	Complete Design + Construction	\$250,000	\$1,980,000	\$3,690,000	\$0	\$0	\$0	\$5,920,000	\$0	\$1,480,000	\$7,400,000
8	250	Traffic, Safety, & Non-Motorized	Unfunded	TR-107	SE 32nd St/Issaquah-Pine Lake Road Roundabout Traffic Study		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	240	Traffic, Safety, & Non-Motorized	Unfunded	TR-132 (P49)	E Beaver Lake Way SE Sidewalk Improvement: From SE 32nd Street to E SE Sidewalk Improvement: From SE 32nd Street to E Beaver Lake Way SE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	240	Traffic, Safety, & Non-Motorized	Funded	TR-55	242nd Ave NE & NE 8th St	Conduct Study	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000	\$2,040,000	\$510,000	\$2,570,000
11	200	Traffic, Safety, & Non-Motorized	Unfunded	TR-131 (P47)	248th Avenue SE Active Transportation Improvements: From SE 24th St to SE 14th St		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	190	Traffic, Safety, & Non-Motorized	Unfunded	TR-117 (New)	Skyline High School Crosswalk on SE 8th - (Sidewalk design and construction)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	\$0	\$800,000
13	150	Traffic, Safety, & Non-Motorized	Unfunded	TR-39	256th Ave SE/E Beaver Lake Dr SE/Issaquah Beaver Lake Rd		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$640,000	\$160,000	\$800,000
Total Project Cost							\$2,300,000	\$4,190,000	\$3,690,000	\$0	\$0	\$0	\$11,130,000	\$22,090,000	\$11,980,000	\$44,250,000

Figure CFU-8 (cont)

CONNECTION PROJECTS																
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Project Name	2024-2029 Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Project Total
1	320	Connection	Funded	TR-126 (NEW)	Northeast Connector Road (Includes 232nd Ave SE Extension)	Complete Design + Construction	\$0	\$0	\$0	\$1,130,000	\$4,130,000	\$1,380,000	\$6,640,000	\$0	\$1,660,000	\$8,300,000
2	320	Connection	Unfunded	TR-124 (NEW)	Northwest Connector Road		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,120,000	\$2,280,000	\$11,400,000
3	320	Connection	Unfunded	TR-127 (NEW)	Southeast Connector Road & New Signal at SE 8th		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,640,000	\$2,660,000	\$13,300,000
4	260	Connection	Unfunded	TR-49	Beaver Lake Drive: 24th Street to SE Belvedere Way		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,810,000	\$6,450,000	\$32,260,000
5	160	Connection	Unfunded	TR-125 (NEW)	SE 4th Extension (Crusader Way)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,640,000	\$1,660,000	\$8,300,000
6	120	Connection	Unfunded	TR-20	SE 14th Street Extension: Lawson Park Plat to 248th Ave SE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$500,000	\$2,500,000
Total Project Cost							\$0	\$0	\$0	\$1,130,000	\$4,130,000	\$1,380,000	\$6,640,000	\$54,210,000	\$15,210,000	\$76,060,000

CORRIDOR IMPROVEMENT PROJECTS																
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Project Name	2024-2029 Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Project Total
1	410	Corridor	Partially Funded	TR-115 (05)	Sahalee Way NE: City Limits to NE 28th Pl/223rd Ave NE	Corridor Study + 30% design	\$1,440,000	\$0	\$0	\$0	\$0	\$0	\$1,440,000	\$24,640,000	\$6,520,000	\$32,600,000
2	410	Corridor	Partially Funded	TR-02	Issaquah-Pine Lake Rd: SE 44th - SE 32nd, Ph. 1	Complete Design + Begin Construction	\$0	\$0	\$0	\$0	\$0	\$1,360,000	\$1,360,000	\$19,980,000	\$5,330,000	\$26,670,000
3	410	Corridor	Unfunded	TR-03	Issaquah-Pine Lake Rd: SE 48th to SE 44th, Ph. 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,590,000	\$6,400,000	\$31,990,000
4	410	Corridor	Unfunded	TR-116 (53)	Sahalee Way NE: 28th Pl/223rd Ave NE to NE 12th Pl		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,920,000	\$15,480,000	\$77,400,000
5	390	Corridor	unfunded	TR-18	SE 8th/218th Ave SE - 212th Ave SE to SE 4th St (Segments A and B)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,120,000	\$4,780,000	\$23,900,000
6	360	Corridor	Unfunded	TR-26	SE Duthie Hill Road: West side of the "Notch" (City Limits) to Trossachs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800,000	\$1,200,000	\$6,000,000
7	310	Corridor	Unfunded	TR-42	218th Avenue SE/216th Avenue SE: SE 4th Street to Inglewood Hill Road (Finish Corridor Study and Design)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,960,000	\$6,240,000	\$31,200,000
8	220	Corridor	Unfunded	TR-23	East Lake Sammamish Parkway SE: 212th Ave SE to South City Limits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,120,000	\$2,280,000	\$11,400,000
Total Project Cost							\$1,440,000	\$0	\$0	\$0	\$0	\$1,360,000	\$2,800,000	\$190,130,000	\$48,230,000	\$241,160,000

REGIONAL PROJECTS																
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Project Name	2024-2029 Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Project Total
N/A	N/A	Regional	Unfunded	TR-19	[WSDOT] SR202/Sahalee Way NE Intersection		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
N/A	N/A	Regional	Unfunded	TR-27	[Issaquah] IPLR Ph. 3 - 48th to IFCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
N/A	N/A	Regional	Unfunded	TR-48	[King County] Sahalee Way: SR202 to North City Limits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
N/A	N/A	Regional	Unfunded	TR-118	Signalized Pedestrian Crossing at Duthie Hill Rd and SE Issaquah Fall City Rd		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
N/A	N/A	Regional	Unfunded	TR-119	Pedestrian pathway along Duthie Hill Rd		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Cost							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Police

Inventory of Existing Facilities

The Sammamish Police Station is located at City Hall which is described above (see General Government Facilities).

Forecast of Future Needs

The City does not forecast needs for future capital facilities for police.

Capital Projects

There are no capital projects for capital facilities for police.

Funding

No funding is projected because there are no capital projects for police.

Surface Water (Stormwater)

Inventory of Existing Facilities

Stormwater facilities including ponds, vaults, swales, catch basins, pipes, and ditches are currently being mapped in GIS, but known system components include approximately:

- 235 miles of pipe
- 12,237 (publicly owned) structures (e.g. catch basins)
- 64 miles of open ditches and swales
- 488 publicly owned and maintained surface water facilities, and
- 144 privately owned and maintained surface water facilities

Forecast of Future Needs

The Sammamish Storm and Surface Water Management Comprehensive Plan, last updated in October of 2016, is planned for an update in 2024.

Capital Projects

Stormwater projects and funding sources for the 2025-2030 period are detailed in Figure CFU 9 on the following page.

Funding

The primary revenue source for the stormwater capital projects and programs in the 2023-2028 Stormwater CIP is Surface Water Management (SWM) fees. The CIP also anticipates just over \$6.6 million in grant revenue.

Figure CFU-9. Stormwater Capital Projects (Source: 2025-2030 Stormwater Improvement Plan)

Six-Year Stormwater Improvement Plan (SWIP) (2025-2030)

Project Number	Project Name	Funding By Year						
Storm & Surface Water Capital Programs		2025	2026	2027	2028	2029	2030	6-Year Total
SW-100	Small Drainage Resolutions Program	\$231,462	\$238,405	\$245,558	\$252,924	\$263,041	\$273,563	\$1,504,953
SW-200	Storm Pipe Rehabilitation Program	\$462,923	\$476,811	\$491,115	\$505,849	\$526,083	\$547,126	\$3,009,907
SW-300	Storm Facility Retrofit Program	\$1,157,308	\$1,192,027	\$1,227,788	\$1,264,622	\$1,315,207	\$1,367,815	\$7,524,767
SW-400	Storm Facility Restoration Program	\$337,080	\$347,192	\$357,608	\$368,336	\$379,387	\$394,562	\$2,184,165

Stormwater Projects between \$50,000 and \$300,000		2025	2026	2027	2028	2029	2030	6-Year Total
SW-500	Miscellaneous Projects (\$50k - \$300k)	\$150,000	\$95,000	\$225,000	\$485,000	\$140,000	\$0	\$1,095,000

Stormwater Projects Greater than \$300,000		2025	2026	2027	2028	2029	2030	6-Year Total
SW-600	Projects > \$300k (Total)	\$2,654,116	\$10,204,463	\$1,020,880	\$950,620	\$270,000	\$279,000	\$15,379,079
SW-601 (SW-05)	George Davis Creek Fish Passage & Storm Improvement (M-02)	\$1,040,000	\$7,241,184					\$8,281,184
SW-602 (SW-11)	Hazel Wolf Culvert Improvement Project (F-06)	\$416,286	\$1,440,000					\$1,856,286
SW-603/TR-101	Louis Thompson Road Tightline Project (Flood Mitigation & Non-motorized)	\$961,750	\$282,899					\$1,244,649
SW-604	248th Ave SE Ditch Improvement (F-12)	\$166,400	\$354,240					\$520,640
SW-605	Queen's Bog Bioretention		\$286,200	\$527,520				\$813,720
SW-61 (SW-501)	Loree Estates Outfall Diversion (E-11)	\$69,680	\$397,440					\$467,120
SW-606	Culvert Improvement/Ditch Rehabilitation at 3420 ELSP NE (M-18)			\$283,360	\$605,520			\$888,880
SW-607	212th Ave NE Flooding at Zackuse Headwaters Wetland				\$127,600			\$127,600
SW-608	Property Acquisition Fund (SW-A)		\$202,500	\$210,000	\$217,500	\$225,000	\$232,500	\$1,087,500

STORMWATER TOTAL (Fund 438)	\$4,992,889	\$12,553,898	\$3,567,949	\$3,827,351	\$2,893,718	\$2,862,067	\$30,697,871
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Stormwater Component of Transportation Projects (TIP Funded)		2025	2026	2027	2028	2029	2030	6-Year Total
TR-100	Flood Mitigation: SE Issaquah Fall City Road: Endeavor Elem. School to SE Duthie Hill Rd (F-03)	\$614,000	\$3,355,000	\$315,000				\$4,284,000
TR-126	Northeast Connector Road (Improvements at 1st Street & 228th)			\$43,938	\$260,000			\$303,938
TR-134	SE 6th Street Improvement Project	\$97,441	\$541,906	\$77,953	\$433,525	\$58,464	\$325,143	\$1,534,431
TR-115(05)	Sahalee Way NE: City Limits to 28th Pl/223rd Ave NE	\$430,820						\$430,820
	Corridor Studies (Various)		\$50,000	\$80,000	\$80,000	\$60,000	\$60,000	\$330,000
	TRANSPORTATION SUBTOTAL (Fund 438)	\$1,142,261	\$3,896,906	\$516,891	\$693,525	\$58,464	\$325,143	\$6,633,189

TOTAL (Fund 438)	\$6,135,150	\$16,450,804	\$4,084,840	\$4,520,876	\$2,952,182	\$3,187,210	\$37,331,061
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NOTES
All costs shown in 2024 dollars (with 4% escalation each year)
Moved SW-501 from SW-500 because latest estimate indicates cost will exceed \$300K (now SW-610)

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Held for Green Stormwater Infrastructure

Held for Green Stormwater Infrastructure

Capital Facilities Provided By Other Entities

Water

Water Facilities

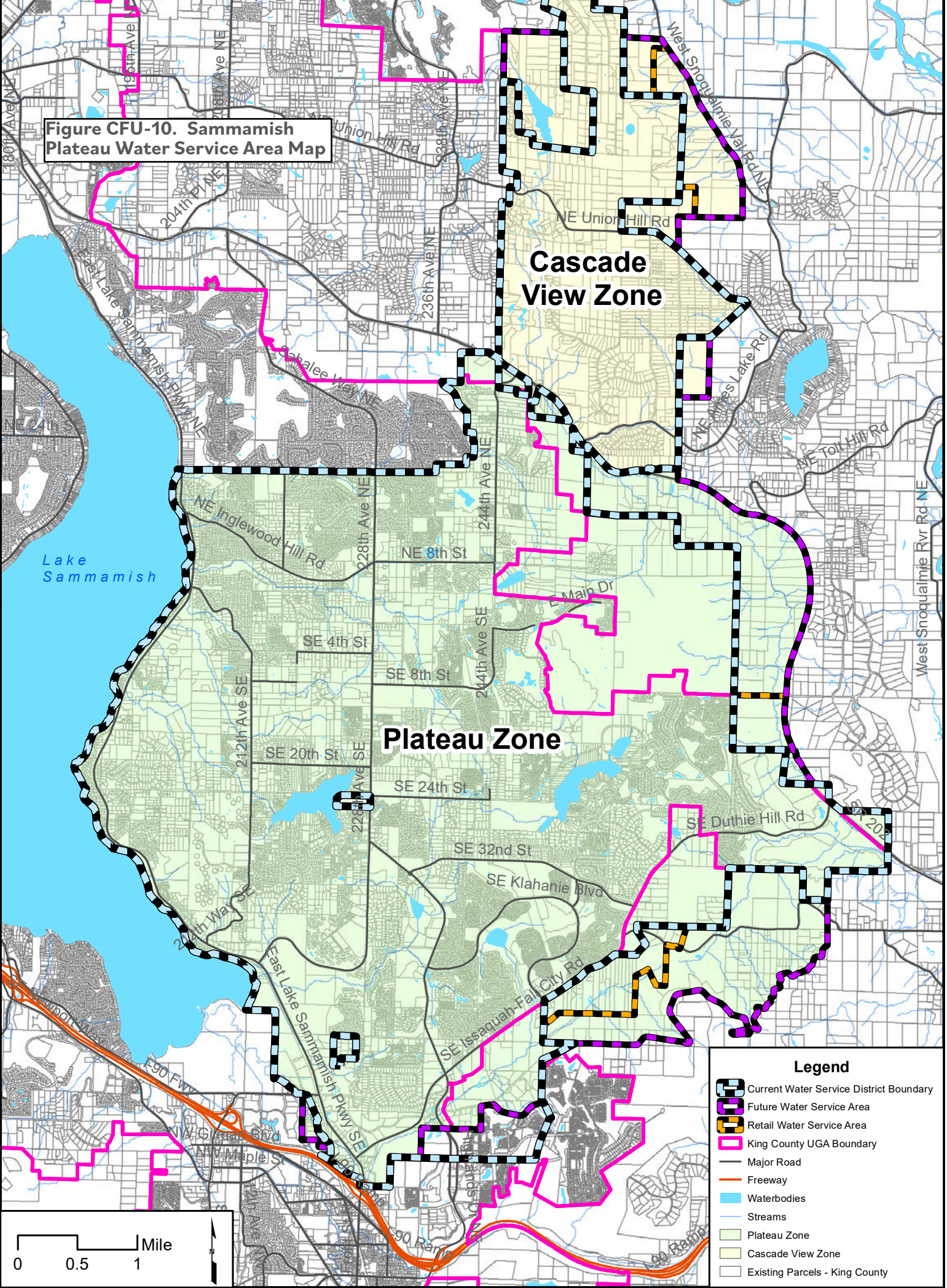
Water facilities serving the City of Sammamish are provided primarily through the Sammamish Plateau Water and Sewer District (SPWSD). The Sammamish Plateau Water and Sewer District is a Class A water system which is hydraulically divided into two parts: the Plateau Zone, located south of Redmond-Fall City Road, and the Cascade View Zone, located north of Redmond-Fall City Road. SPWSD adopted its most recent comprehensive water plan in 2020.

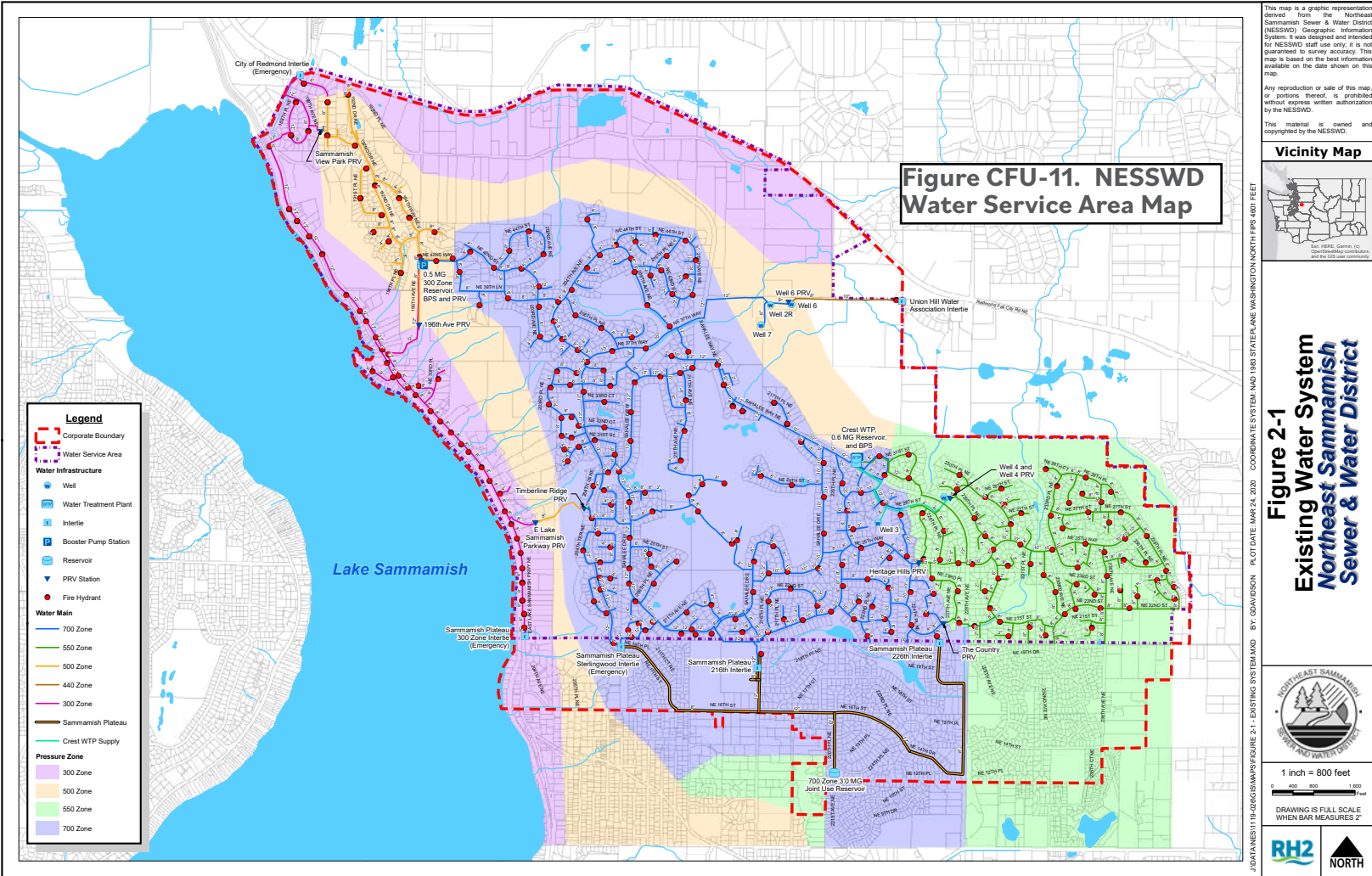
Sammamish falls within the District’s Plateau Zone, which is approximately 24.8 square miles in size and consists of ten wells, six storage tanks with a combined capacity of about 22 MG, six booster pump stations, and 272 miles of transmission and distribution pipelines ranging in size from 2 to 30 inches in diameter, according to SPWD’s 2018 Comprehensive Plan. The District also has a connection to the regional surface water source from the Cascade Water Alliance, the South Regional Connection. The Plan estimates that as of January 1, 2017, approximately 62,400 people were served by the District, 50,900 of which fall within the City of Sammamish.

SPWD’s northwest boundary is concurrent with the Northeast Sammamish Sewer and Water District’s (NESSWD) water service area, which serves the northwest quarter of the Sammamish Plateau.

Within the Northeast Sammamish Sewer and Water District, water is supplied by five groundwater wells. The District maintains interties with Sammamish Plateau Water (Sammamish Plateau) to allow water supply to flow to and from a jointly owned 3.0 million gallon (MG) reservoir. The District also has one active intertie with Union Hill Water Association, two emergency interties with Sammamish Plateau, and one emergency intertie with the City of Redmond.

See Figures 3 and 4 for service provider area maps in Sammamish. For more information on existing water facilities serving the City of Sammamish, consult the Sammamish Plateau Water and Sewer District Water Comprehensive Plan (2018) and the Northeast Sammamish Sewer and Water District Water Comprehensive Plan (2020).





- 2 booster pump stations
- 9 operational pressure-reducing stations
- 45 miles of water main ranging in size from 1 inch to 12 inches in diameter.
- 3,330 water connections serving a population of approximately 9,460 people across 3,440 equivalent residential units (ERUs)

Forecast of Future Needs

SPW uses different methods to forecast future capital needs based on the type of project.

Capital projects which are growth related are forecast based on the Water and Sewer Comprehensive Plans using engineering analysis of the system and hydraulic modeling.

Capital replacement projects and associated reserve funding needs are forecast through the Districts asset management program. Asset management uses engineering analysis, useful life projections, condition assessment and criticality analysis to forecast future capital replacement needs.

NESSWD has adequate water supply capacity for the build-out of the District. While no new major facilities are necessary, the District will continue with ongoing infrastructure maintenance and replacement. The most major improvement effort, the replacement of asbestos cement water mains, is slated to being in 2026 and total approximately \$16 million through 2040.

Inventory of Existing Facilities

Sammamish Plateau Water and Sewer District (Plateau Zone)

- 10 operational wells
- 6 storage tanks, combined capacity approx. 22 million gallons (MG)
- 6 booster pump stations
- 41 operational pressure-reducing stations
- 272 miles of transmission and distribution pipelines ranging in size from 2 to 30 inches in diameter
- 45,332 total water assets
- 17,500 water connections serving a population of approximately 62,400 people across 23,150 equivalent residential units (ERUs)

Northeast Sammamish Sewer and Water District

- 5 operational wells
- 3 reservoirs; combined capacity approx. 2.6 million gallons (MG)

Capital Projects

Sammamish Plateau Water

Figure CFU-12. Sammamish Plateau Water District Water Capital Program Summary (Source: 2024-2029 Capital Program)

Sammamish Plateau Water

Water Capital Improvement Program Summary (2024-2029)

Water Capital Projects	2024 with 2023 Carryover	2025	2026	2027	2028	2029	6-Year CIP Total
Total Water General Projects	\$ 974,000	\$ 439,000	\$ 431,000	\$ 475,000	\$ 621,000	\$ 368,000	\$ 3,307,000
Total Supply - Wells Projects	\$ 4,716,528	\$ 7,956,204	\$ 4,762,524	\$ -	\$ -	\$ -	\$ 17,434,256
Total Booster Pumps Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Storage - Reservoirs Projects	\$ 1,000,000	\$ 1,000,000	\$ 10,000,000	\$ 9,800,000	\$ -	\$ -	\$ 21,800,000
Total Water Mains Projects	\$ 3,315,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,315,000
Total Water Projects	\$ 10,005,528	\$ 9,395,204	\$ 15,193,524	\$ 10,275,000	\$ 621,000	\$ 368,000	\$ 45,856,256

Combined Water & Sewer Capital Projects	2024 with 2023 Carryover	2025	2026	2027	2028	2029	6-Year CIP Total
Total Combined Water and Sewer General Projects	\$ 825,000	\$ 1,348,000	\$ 100,000	\$ 145,000	\$ 100,000	\$ 100,000	\$ 2,618,000
Total Combined Water and Sewer Projects	\$ 825,000	\$ 1,348,000	\$ 100,000	\$ 145,000	\$ 100,000	\$ 100,000	\$ 2,618,000

Funding

Sammamish Plateau Water

Sammamish Plateau Water typically derives capital projects funding from operating revenues, capital replacement reserves, and facilities charges. Over the 2024-2029 period, SPW anticipates that these funding sources are adequate to fund all projects identified in their 2024-2029 CIP.

Figure CFU-13. Northeast Sammamish Sewer and Water District Water Capital Projects List (Source: Water System Plan Update, 2020)

Northeast Sammamish Sewer & Water District

Water Capital Improvement Projects (2020-2030)

No.	Description	Probable Cost (2020 Dollars)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031-2040
Storage and Supply Improvements														
W-1	Wells 2R, 6, and 7 - Emergency Power Upgrades	\$357K	\$357K											
W-2	550 Zone Pressure and Flow Management	\$56K	\$56K											
W-3	SCADA Upgrades - Phase 2	\$578K	\$310K	\$268K										
W-4	ShakeAlert Early Warning System - Well Site Modifications	\$14K	\$14K											
W-5	Well 2R Upgrades	\$140K	\$140K											
W-6	Supply Facilities Safety Improvements	\$21K		\$21K										
W-7	3.0 MG Joint Use Reservoir - Replace Interior Coating and Exterior Top Coating*	\$785K					\$420K							\$365K
Transmission and Distribution System Improvements														
W-8	SCADA Upgrades - Phase 3	\$165K	\$165K											
W-9	NE 36th Street Water Main Replacement	\$211K				\$211K								
W-10	NE 25th Place, 209th Avenue NE, and 209th Place NE Water Main Replacement	\$918K								\$280K	\$638K			
W-11	210th Circle NE Water Main Replacement	\$372K							\$372K					
W-12	228th Avenue NE/Sahalee Way NE Utility Relocation	\$528K			\$528K									
W-13	Asbestos Cement Water Main Replacement	\$15,913K							\$796K	\$796K	\$796K	\$796K	\$796K	\$11,935K
W-14	Fire Hydrant Replacement	\$340K	\$50K	\$53K	\$55k	\$58K	\$61K	\$64K						
W-15	AMI and Meter Registers	\$684K	\$172K	\$105K	\$134K	\$131K	\$130K	\$13K						
Water Quality Improvements														
W-16	Crest and 300 Zone Reservoirs Emergency Chlorination and Closed Zone Modifications	\$307K	\$252K	\$55K										
Miscellaneous Improvements														
W-17	Unscheduled Water System Repairs and Replacement	\$1,848K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$880K
W-18	Equipment Additions	\$726K	\$205K	\$27K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$260K
W-19	Water System Plan Update	\$142K	\$17K									\$125K		
Total Estimated Probable Costs of Improvements		\$24,105K	\$1,826K	\$616K	\$831K	\$513K	\$725K	\$191K	\$1,282K	\$1,189K	\$1,548K	\$1,035K	\$910K	\$13,440K

Notes
* W-7: This represents 50% of total cost to paint tank. It is anticipated these costs will be paid out of the joint tank fund owned by Sammamish Plateau and the District.

Figure CFU-14. Sammamish Plateau Water District Water Funds Summary (Source: 2024-2029 Capital Program)

Sammamish Plateau Water

Water Capital Improvement Funds Summary (2024-2029)

Water Funds	2024 with 2023 Carryover	2025	2026	2027	2028	2029	6-Year Funding Total
Water Operating	\$ 1,961,203	\$ 3,107,219	\$ 1,819,429	\$ 160,000	\$ 160,000	\$ 160,000	\$ 7,367,851
Water Capital Replacement	\$ 3,488,000	\$ 982,800	\$ 331,000	\$ 402,000	\$ 521,000	\$ 268,000	\$ 5,992,800
Water General Facilities	\$ 2,682,448	\$ 2,187,980	\$ 10,711,116	\$ 9,800,000	\$ -	\$ -	\$ 25,381,544
Water Local Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Other	\$ 2,368,877	\$ 3,996,005	\$ 2,391,979	\$ -	\$ -	\$ -	\$ 8,756,861
Total Water - District Funded	\$ 10,500,528	\$ 10,274,004	\$ 15,253,524	\$ 10,362,000	\$ 681,000	\$ 428,000	\$ 47,499,056

Northeast Sammamish Sewer and Water District

Northeast Sammamish Sewer and Water District expects to meet all operation and maintenance expenses and implement needed improvements, repairs, and replacements for the foreseeable future. This includes the proposed improvements for the 2020 to 2030 period and beyond.

Figure CFU-15. Northeast Sammamish Sewer and Water District Water Funds Summary (Source: Water System Plan Update, 2020)

Northeast Sammamish Sewer & Water District
Water Capital Improvement Funds Summary (2020-2030)

Water Funds	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Water Maintenance Fund Balance	\$2,196,090	\$ 1,595,627	\$ 1,309,616	\$ 960,814	\$ 888,253	\$ 864,118	\$ 1,060,473	\$ 937,072	\$ 977,455	\$ 843,487	\$ 984,823
Water Construction Fund Balance	\$ 1,184,793	\$ 350,604	\$ 316,415	\$ 87,226	\$ 101,037	\$ 297,848	\$ 408,659	\$ 2,828,470	\$ 2,441,281	\$ 1,895,092	\$ 1,461,903
Water Portion of Bond Fund Balance	\$ 206,308	\$ 205,600	\$ 209,830	\$ 214,145	\$ 218,547	\$ 223,037	\$ 227,618	\$ 232,291	\$ 237,057	\$ 241,919	\$ 246,879

Sewer

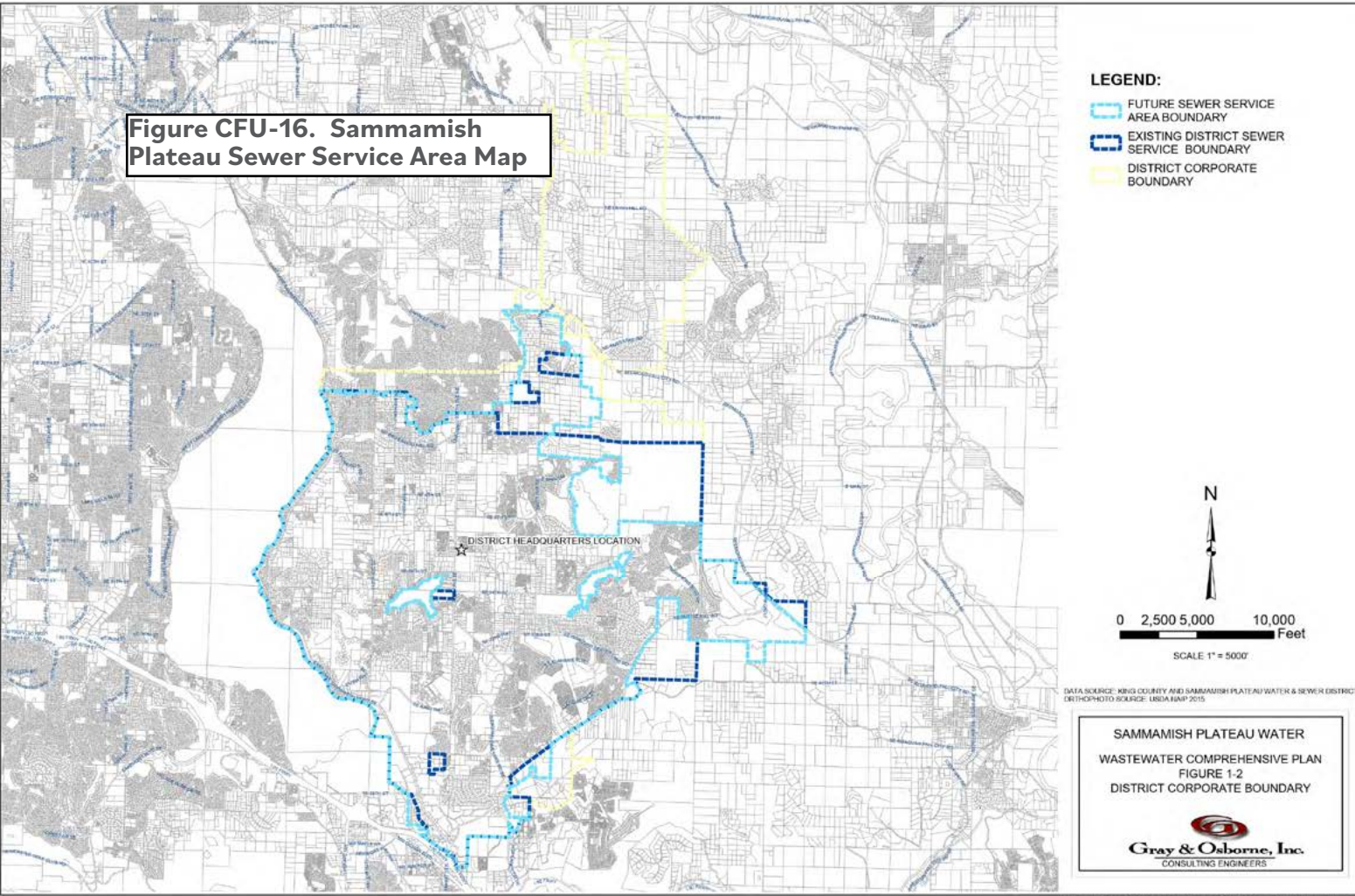
Sewer Facilities

Sewer service for the City of Sammamish is provided through two districts: Sammamish Plateau Water and Sewer District and the Northeast Sammamish Sewer and Water District.

The Sammamish Plateau Water and Sewer District provides sewer service to portions of the cities of Sammamish and Issaquah and portions of unincorporated King County. The District’s sewer service population, as of December 2020, is estimated at 50,792 people served by 13,077 connections. Based on population growth rates established by the Puget Sound Regional Council in concert with planned developments and information provided by the District, the Cities of Sammamish and Issaquah, and King County, the District’s sewer service population is estimated to grow to 77,185 people by 2040. There are urban areas within the District’s sewer service area that do not currently have sewer service available, and sewer extensions will be required for both infill (new) development and backfill connections where existing developed properties transition from septic systems to sewer service. The District Plan reflects eventual sewer service being provided to all properties within the future sewer service area, estimated to occur around the year 2076.

Currently, all sewage produced within the District sewer service area is sent to the King County system at the south end of the District. The District has two connection points to the KCWTD system; one at the Control Structure and the other at the Freegard Lift Station connection point, eventually directing wastewater into the South Treatment Plant. The Brightwater Treatment Plan, just north of the City of Woodinville, is expected to provide some relief to the South Treatment Plant by accepting future flows.

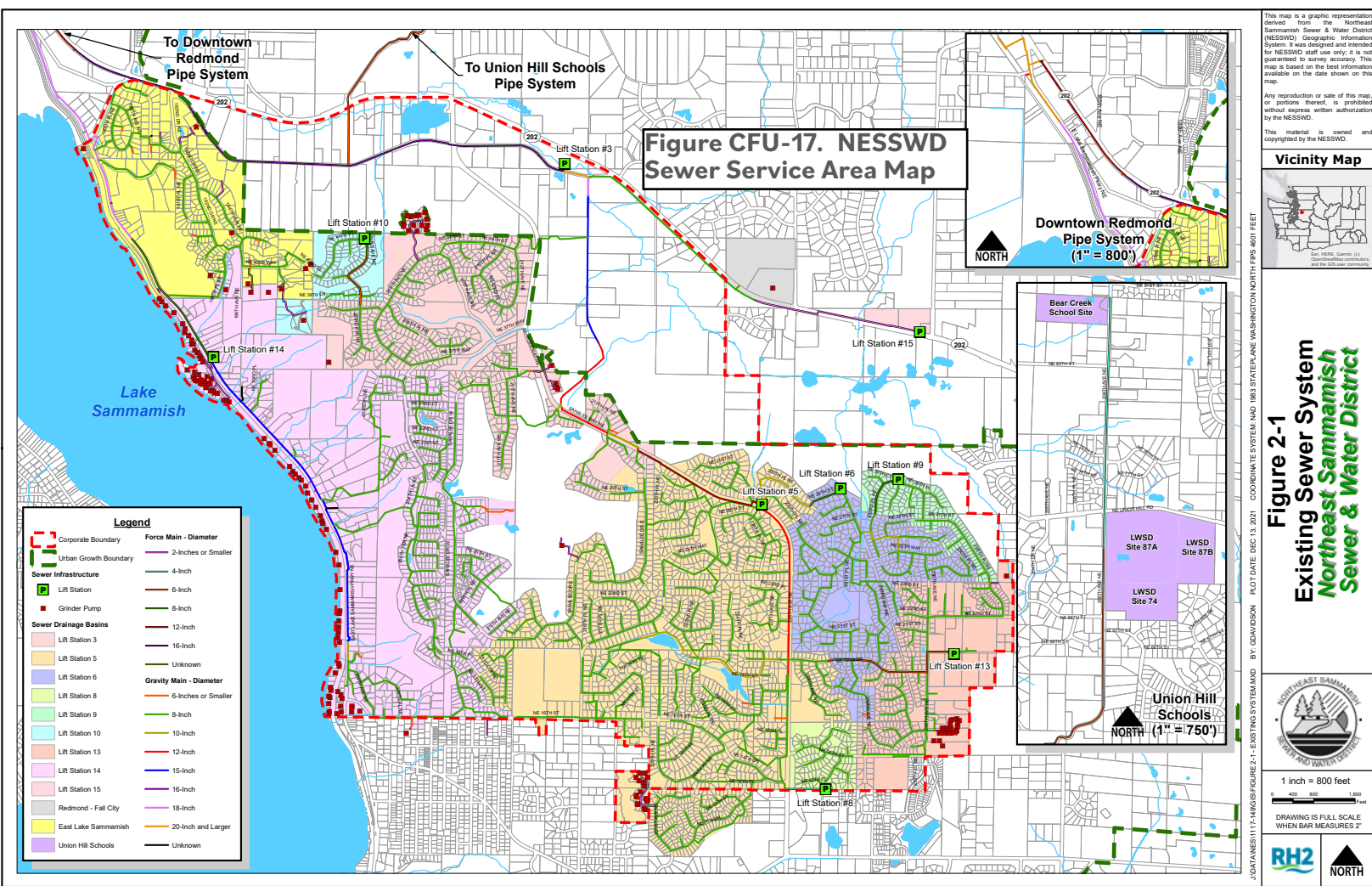
The Northeast Sammamish Water and Sewer District serves the northeast portion of the City of Sammamish, including areas along Sahalee Way NE and 228th Avenue



NE to approximately NE 12th Street. Service in this area is generally divided into two parts by the western ridge of the Sammamish Plateau. The western portion is served by gravity sewers located along East Lake Sammamish Parkway NE and, in part by a single lift station that pumps the wastewater to a gravity sewer which conveys it to the East Lake Sammamish Parkway NE. The eastern portion of the service area is served by gravity sewers and several lift stations. The sewage flows to a regional lift station, which conveys the sewage via force main along NE 50th Street and the Redmond/Fall City Highway to the Northeast Lake Sammamish Interceptor.

The southern water boundary for NESSWD is approximately at NE 20th while its southern sewer boundary is from NE 9th to NE 16th. Customers in this overlapping area receive a sewer bill from NESSWD and a water bill from SPW. This overlap exists since neither District had both water and sewer service available at the time of development. As a result, for customers to have both water and sewer connections, each District provided one of the utilities.

See Figures 5 and 6 for sewer service provider area maps in Sammamish. For more information on existing sewer facilities serving the City of Sammamish, consult the Sammamish Plateau Water and Sewer District Sewer System Plan (2022) and the Northeast Sammamish Sewer and Water District Wastewater Comprehensive Plan (2020).



Inventory of Existing Facilities

Sammamish Plateau Water and Sewer District (Plateau Zone)

- 13 sewer collection basins, further divided into 59 subbasins
- 159 miles of gravity sewer main, with pipe diameters ranging from 6 to 60 inches
- 15 miles of force main, pipe diameters range from 1.5 to 20 inches
 - Additional 9.6 miles of low pressure force main
- 21 sewage lift stations
- Serving a population of 40,463 people, 13,445 ERUs in the City of Sammamish

Northeast Sammamish Sewer and Water District

- 15 sewer collection basins
- 54 miles of gravity sewer main, pipe diameters range from 6 to 42 inches
- 7.4 miles of force main, pipe diameters range from 2 to 16 inches
- 9 sewage lift stations
- Serving a population of 13,400 people, 4,722 ERUs, and 2,400 acres

Forecast of Future Needs

SPW uses different methods to forecast future capital needs based on the type of project.

Capital projects which are growth related are forecast based on the Water and Sewer Comprehensive Plans using engineering analysis of the system and hydraulic modeling.

Capital replacement projects and associated reserve funding needs are forecast through the Districts asset management program. Asset management uses engineering analysis, useful life projections, condition assessment and criticality analysis to forecast future capital replacement needs.

SPW District evaluation indicated over half of the existing deficiencies identified in the District's system are associated with the facilities along East Lake Sammamish Pkwy from Inglewood Hill Road to SE 43rd Way (Lakefront System). The Lakefront System was only designed to convey wastewater flows from the northern District sewer basins for a limited time. The original Lakefront System design, in the early 1990s, anticipated construction of the KCWTD Sammamish Plateau Diversion Ph. 1 project (SPD Ph. 1 aka Northern Diversion) before capacity of the Lakefront System was reached.

A 2016 Analysis found that the District is currently underserved from a regional perspective. King County failed to recognize the District's capacity limitations and timely construct the SPD Ph. 1. The multiple delays to the construction of the SPD Ph. 1 is causing the installation of several costly interim improvements to continue sending the northern flows south. The current schedule anticipates construction of the SPD Ph. 1 by 2030.

In addition to new KCWTD facility construction for a northern connection to the regional system, the District is working to engage King County to accept transfer of certain assets for ownership, operation and maintenance by KCWTD. These District owned transmission mains appear to comply with the eligibility requirements for King County ownership.

NESSWD has adequate sewer capacity for the build-out of the District, and does not anticipate the level of growth faced by SPW. No new major sewer facilities are necessary or anticipated. The District will continue with ongoing infrastructure maintenance and replacement.

Capital Projects

Sammamish Plateau Water

Figure CFU-18. Sammamish Plateau Water District Sewer Projects Overview (Source: 2024-2029 Capital Program)

Sammamish Plateau Water

Sewer Capital Improvement Program Summary (2024-2029)

Sewer Capital Projects	2024 with 2023 Carryover	2025	2026	2027	2028	2029	6-Year CIP Total
Total Sewer General Projects	\$ 648,000	\$ -	\$ 162,000	\$ 85,000	\$ 155,000	\$ 117,000	\$ 1,399,000
Total Lift Station Projects	\$ 5,474,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,474,000
Total Grinder Pump Projects	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,050,000
Total Sewer Mains Projects	\$ 226,000	\$ -	\$ 3,717,000	\$ -	\$ -	\$ -	\$ 3,943,000
Total Sewer Projects	\$ 6,523,000	\$ 407,000	\$ 4,054,000	\$ 260,000	\$ 330,000	\$ 292,000	\$ 11,866,000

Combined Water & Sewer Capital Projects	2024 with 2023 Carryover	2025	2026	2027	2028	2029	6-Year CIP Total
Total Combined Water and Sewer General Projects	\$ 825,000	\$ 1,348,000	\$ 100,000	\$ 145,000	\$ 100,000	\$ 100,000	\$ 2,618,000
Total Combined Water and Sewer Projects	\$ 825,000	\$ 1,348,000	\$ 100,000	\$ 145,000	\$ 100,000	\$ 100,000	\$ 2,618,000

Northeast Sammamish Sewer and Water District

Figure CFU-19. Northeast Sammamish Sewer and Water District Sewer Projects List (Source: General Sewer Plan, 2022)

Northeast Sammamish Sewer & Water District

Sewer Capital Improvement Projects (2021-2027)

No.	Description	Probable Cost (2021 Dollars)	2021	2022	2023	2024	2025	2026	2027
S1	Lift Station No. 3 Improvements	\$83K		\$83K					
S2	Lift Station No. 5 Improvements	\$296K	\$24K	\$90K	\$182K				
S3	Lift Station No. 6 Improvements	\$61K				\$61K			
S4	Lift Station No. 8 Improvements	\$543K	\$40K	\$503K					
S5	Lift Station No. 10 Improvements	\$245K			\$245K				
S6	Lift Station No. 13 Improvements	\$35K				\$35K			
S7	Lift Station No. 14 Improvements	\$13K				\$13K			
S8	Lift Station No. 15 Improvements	\$53K				\$53K			
S9	Lift Station Nos. 3, 6, & 13 Soft Starters	\$48K		\$48K					
S10	Lift Station Nos. 8, 9, 10, 14, & 15 Emergency Gen	\$111K	\$15K	\$146K		\$320K	\$216K	\$198K	\$216K
S11	Annual Grinder Pump Replacement	\$240K		\$40K	\$40K	\$40K	\$40K	\$40K	\$40K
S12	General Sewer Plan 10-Year Update	\$5K	\$5K						
S13	Annual Replacements and Unscheduled Projects	\$690K		\$115K	\$115K	\$115K	\$115K	\$115K	\$115K
S14	Annual Unscheduled Equipment Additions	\$228K		\$38K	\$38K	\$38K	\$38K	\$38K	\$38K
S15	Lift Station No. 3 Basin Pipe & Force Main Rehab	\$620K	\$43K	\$577K					
S16	SCADA Upgrade Facilities	\$1,005K	\$20K	\$315K	\$223K	\$223K	\$112K	\$112K	
S17	SR 202 Force Main Bypass and Reroute	\$188K		\$188K					
S18	Lift Station 3 Manhole Rehabilitation	\$191K	\$9K	\$182K					
S19	Shop Loft	\$47K	\$47K						
S20	Office/Shop Emergency Generator	\$131K			\$131K				
Total Estimated Probable Costs of Improvements		\$5,833K	\$203K	\$2,325K	\$974K	\$898K	\$521K	\$503K	\$409K

Funding

Sammamish Plateau Water

Sammamish Plateau Water typically derives capital projects funding from operating revenues, capital replacement reserves, and facilities charges. Over the 2024-2029 period, SPW anticipates that these funding sources are adequate to fund all projects identified in their 2024-2029 CIP.

Figure CFU-20. Sammamish Plateau Water District Sewer Funds Summary (Source: 2024-2029 Capital Program)

Sammamish Plateau Water

Sewer Capital Improvement Funds Summary (2024-2029)

Sewer Funds	2024 with 2023 Carryover	2025	2026	2027	2028	2029	6-Year Funding Total
Sewer Operating	\$ 1,281,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 2,606,000
Sewer Capital Replacement	\$ 1,031,000	\$ 611,200	\$ 112,000	\$ 53,000	\$ 105,000	\$ 67,000	\$ 1,979,200
Sewer General Facilities	\$ 4,541,000	\$ -	\$ 3,717,000	\$ -	\$ -	\$ -	\$ 8,258,000
Sewer Local Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sewer - District Funded	\$ 6,853,000	\$ 876,200	\$ 4,094,000	\$ 318,000	\$ 370,000	\$ 332,000	\$ 12,843,200

Northeast Sammamish Sewer and Water District

Northeast Sammamish Sewer and Water District expects to meet all operation and maintenance expenses and implement needed improvements, repairs, and replacements for the foreseeable future. This includes the proposed improvements for the 2020 to 2030 period and beyond.

Figure CFU-21. Northeast Sammamish Sewer and Water District Sewer Funds Summary (Source: General Sewer Plan, 2022)

Northeast Sammamish Sewer & Water District

Sewer Capital Improvement Funds Summary (2021-2027)

Sewer Funds	2021	2022	2023	2024	2025	2026	2027
Sewer Operating Fund Balance	\$4,747K	\$4,950K	\$3,724K	\$3,300K	\$3,142K	\$3,303K	\$3,532K
Sewer Construction Fund Balance	\$407K	\$705K	\$285K	\$464K	\$453K	\$533K	\$2,538K
Sewer Portion of Bond Fund Balance	\$311K	\$312K	\$315K	\$317K	\$320K	\$322K	\$324K

Fire & Emergency Medical Response Services

Eastside Fire and Rescue (EF&R) serves the City of Sammamish with a full-range of fire suppression and emergency medical services.

Inventory of Existing Facilities

The City of Sammamish owns the fire stations and apparatus that are operated by EF&R. The City owns 3 stations, 8 pumpers, 6 rescue and/or aid vehicles, and 4 SUVs and automobiles.

Forecast of Future Needs

The City does not forecast needs for future capital facilities for fire and emergency medical response.

Capital Projects

There are no capital projects for capital facilities for fire and emergency medical response.

Funding

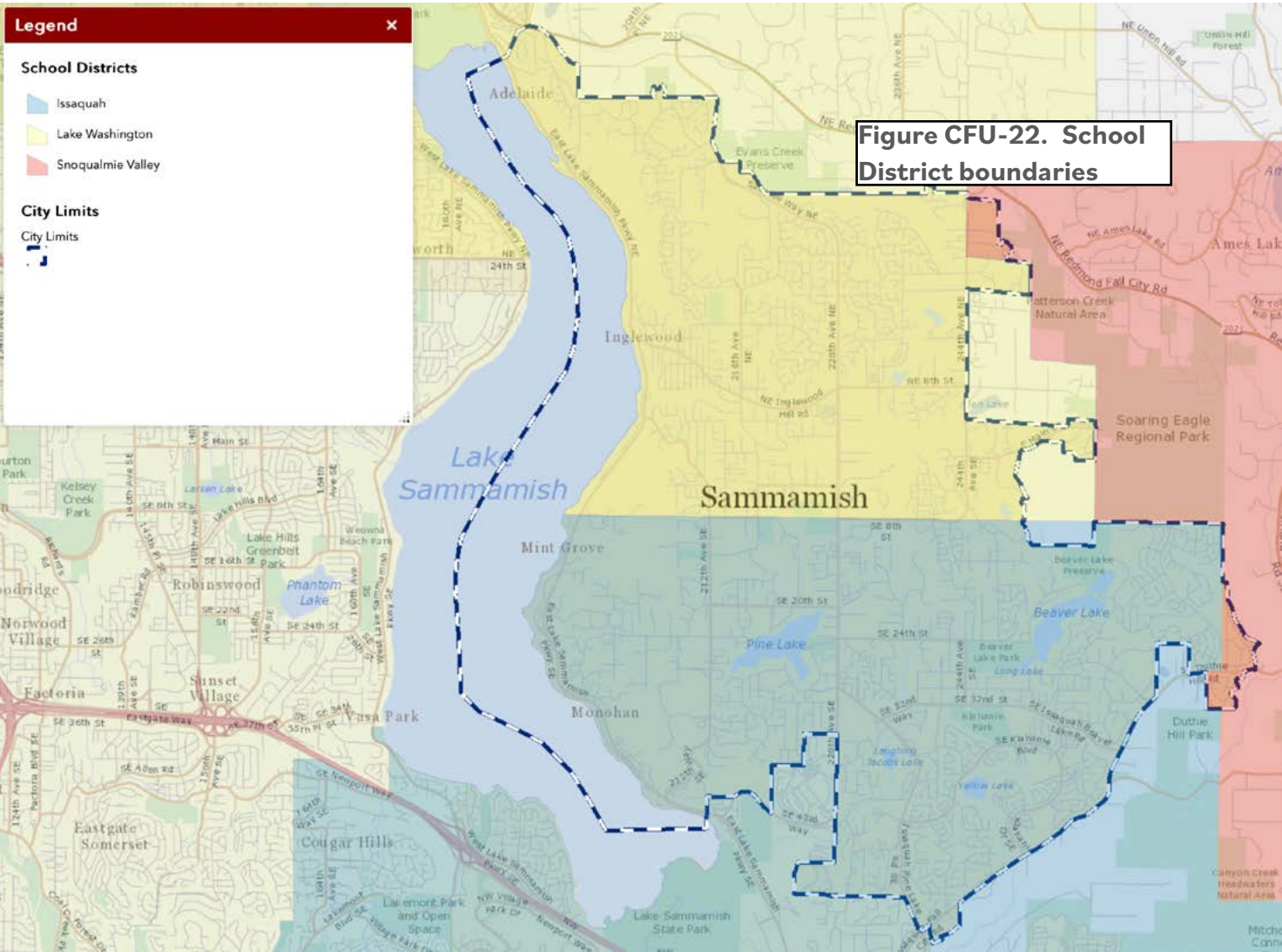
No funding is projected because there are no capital projects for fire and emergency medical response.

Schools

The City of Sammamish is served by three separate school districts: the Lake Washington School District #414 (LWSD), the Issaquah School District #411 (ISD), and the Snoqualmie Valley School District #410 (SVSD). These districts provide public elementary, junior and high school education.

The complete Capital Facility Plans of the three school districts, as amended and adopted by the City Council, are adopted by reference in this Capital Facilities Plan Element of the City of Sammamish. Each district’s complete CFP contains detailed information regarding school facility development and impact fees, including:

- a) Deficiencies in facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time;
- b) Additional demands placed on existing facilities by new development; and
- c) Additional facility improvements required to serve new development.



Libraries

Inventory of Existing Facilities

The Sammamish Library is located in Sammamish Commons. The 19,500 square foot building opened in 2010, is owned by King County, and is operated by the King County Library System.

Forecast of Future Needs

King County’s 2024-2028 Capital Investment Program does not include any projects over that period for the Sammamish Library Branch.

Capital Projects

There are no capital projects specific to the Sammamish Library Branch.

Funding

KCLS anticipates \$45.4 million in combined expense over the 2024-2028 CIP period for capital projects in both facilities management and IT services. The CIP does not provide a forecast over that period for resources to complete these projects.

Utilities

Electrical Service

Puget Sound Energy (PSE) provides electrical service within the City of Sammamish. Residential customers include single family residences and some multi-family residences. Customers on commercial/retail meters include all retail stores, warehouses, office buildings, public facilities, utilities, and some multi-family developments as well.

Peak demands occur during the cold winter months, while demand in spring through fall is considerably less. The range of commercial/retail demand varies considerably more than residential demands. A large grocery store or office requires an estimated 300 to 500 KW, while residential uses generally demand between 0.5 to 10 KW.

The Sammamish area is primarily served by the following substations:

- Plateau Substation
- Sahalee Substation
- Pine Lake Substation
- Klahanie Substation

In addition, other local substations that provide back-up service include:

- Redmond Substation
- Fall City Substation
- Pickering Substation

Other facilities necessary to the provision of electric service to the area include two transmission lines. These lines are known as the Sammamish-Lake Tradition line which is a 115kV line serving the Plateau, Pine Lake and Sahalee substations, and the Sammamish- Maple Valley Transmission line which is a 230KV line that provides service to the Klahanie Substation.

Planning for electrical production and distribution is done on a regional basis. Hydropower, coal, and natural gas were PSE’s top three energy sources in 2023, though wind power was the fourth largest. However, according to PSE’s Integrated Resource Plan (IRP), updated in 2023, the provider does expect that there will be enough resources to meet energy demand with 100% clean energy by 2045, per the requirements outlined within the Clean Energy Transformation Act (CETA).

Electric Vehicle Considerations

As the city of Sammamish continues to grow, the increase in electric demand will require infrastructure improvements to accommodate the increased loading and maintain reliability of the system. Additionally, as electric vehicle (EV) adoption in

Washington State increases, charging infrastructure is a great consideration for those considering purchasing zero-emission vehicles. PSE currently provides programs to Transportation Electrification Programs to reduce EV adoption barriers and boost charging infrastructure within the state. A transition to Electric Vehicles will require increased infrastructure to ensure there is a safe, reliable, and effective source of energy for charging.

The existing transmission lines are meeting the current loads. As local demand grows, additional distribution and transmission capacity will be needed to support customer needs. To meet future population demand within Sammamish, PSE anticipates the need for new infrastructure that may include distribution substations, feeder, and transmission lines to serve the increased customer load. As customers move toward increased renewable energy, local renewable energy generating resources may result in additional infrastructure required to deliver energy to the grid in a safe, effective, and reliable manner. Additionally, considering energy storage, both residential and utility scale, will have the potential of providing additional benefits for renewable energy sources and providing benefits to the community.

Natural Gas

Puget Sound Energy supplies natural gas to several counties in the Puget Sound region, and is the provider of natural gas in the City of Sammamish. PSE purchases natural gas from a variety of sources and the natural gas is transported to Sammamish by the Williams Northwest Pipeline. Natural gas from the pipeline is reduced to 250 pounds per square inch gauge (psig) to feed high-pressure supply lines. Williams Pipeline operates 26” and 30” natural gas pipelines located within the Sammamish area.

Telecommunication

Personal wireless services are those services that use radio waves to transmit voice and/or data using the radio frequency spectrum. Wireless companies analyze market demand and expand services in response to increased demand. Capacity of wireless facilities is based on number of facilities in an area, number of customers, and customer use, and cellular companies consider information related to demand and capacity to be proprietary information. Capacity can be expanded, however by dividing larger service areas into smaller service areas and increasing the number of channels in the service area, or through advances in technology.

Telecommunication—Cable

Comcast, currently provides Video and High Speed Data (HSD) cable services to residential and commercial customers in the Sammamish area, including Klahanie. The type of facility that is required to provide cable service is a “fiber backbone” with a coaxial distribution system. The distribution cables are typically located on poles owned and maintained by Puget Sound Energy or they are located underground.

According to AT&T, the capacity of the current cable system in relation to the existing customer base is unlimited, and it does have the capabilities to expand cable service when needed.

Telecommunication—Internet

Internet service can be delivered through many different means, including fiber, cable, satellite, DSL, and 5G. In Sammamish, cable internet is provided by Xfinity (Comcast) and Astound Broadband (formerly Wave), who also provides DSL and Fiber service. Quantum Fiber, CenturyLink, and Ziplly Fiber are the local fiber servicers, and Starlink, HughesNet, and Viasat all provide internet over satellite.

Work from home: The development and expansion of broadband internet facilities are essential to nurturing a vibrant, inclusive, and forward-thinking community, particularly for remote workers in Sammamish. In today's digital age, where working from home is rapidly increasing in popularity, broadband internet is not just a utility but a critical piece of infrastructure that enables economic growth, innovation, and access to global markets. By investing in high-speed internet facilities, Sammamish can attract and retain a diverse workforce, including remote workers who rely on robust and reliable connectivity to perform their jobs effectively. Investment in internet facilities would not only support local economic development by fostering a conducive environment for local businesses, companies, and remote workers, but also ensure that all community members, regardless of their location within Sammamish, have equal opportunities to participate in the digital economy. Moreover, high-quality broadband infrastructure enhances the community’s quality of life by enabling access to educational resources, telehealth services, and remote social interactions, making Sammamish a more attractive place to live while remaining connected across the Puget Sound region and the world.

Solid Waste

The King County Department of Natural Resources, Solid Waste Division, operates King County’s transfer and disposal system comprised of a regional landfill, eight transfer stations, and two rural drop boxes for residential and non-residential self-haul customers and commercial haulers. Local hauling services in the unincorporated areas and a majority of cities are provided by private garbage collection companies which receive oversight through the Washington State Utilities and Transportation Commission (WUTC). The closest waste transfer stations to the City of Sammamish are in Kirkland at the Rose Hill (Houghton) station, and at the Factoria transfer station in Bellevue.

Currently, local haulers within the City of Sammamish operate within two service areas: Republic and Waste Management. Waste Management serves the northern portion of the City of Sammamish to north side of NE 8th Street. Republic serves customers from the south side of NE 8th Street to the city limits in all directions.

Capital Funding Overview

Sammamish’s six-year draft Capital Improvement Program (CIP) is summarized in Figure CFU-23, and includes anticipated projects for general municipal facilities, parks and recreation, transportation, and stormwater facilities.

This is the first year the City has developed a comprehensive CIP, and extensive outreach focused on soliciting priorities around capital from the community. Outreach efforts included newspaper articles, social media posts, and tabling at Farmers Markets. In total, nearly 400 responses were received, citing three main priorities in Parks and Recreation, Transportation, and Environmental Sustainability. The total estimated cost of the six-year CIP comes to \$148.8 million. The CIP is adopted in full via this Comprehensive Plan Update, and can be found on the City website at the following link: [\[placeholder\]](#).

Figure CFU-23. Sammamish Capital Improvement Program (CIP) Expenditure Summary, 2025-2030

Fund	Budget 2025	Budget 2026	2027 (Prop)	2028 (Prop)	2029 (Prop)	20230 (Prop)	6 Year Total	Future Yrs 7-10
General Gov’t Fund (301)	8,164	4,780	5,500	3,100	1,750	3,750	27,044	47,000
Parks Fund (302)	9,512	4,658	9,602	9,887	7,432	7,980	49,071	83,919
Transportation Fund (340)	8,004	5,985	2,926	4,868	2,270	3,070	27,123	68,722
Streets Fund (101)	2,211	1,711	1,594	1,595	1,585	1,587	10,283	6,388
Equipment Rental Fund (501)	169	426	1,633	451	1,023	1,543	5,244	240
IT Fund (502)	950	827	650	275	35	125	2,862	*
Total Expend. Excl. SWM	29,010	18,386	21,904	20,175	14,095	18,055	121,627	206,269
Surface Water Capital Fund	6,135	16,500	4,085	4,602	2,967	3,201	37,489	-
Total Citywide CIP	35,146	34,886	25,989	24,777	17,062	21,256	159,117	206,269

Financing Plan

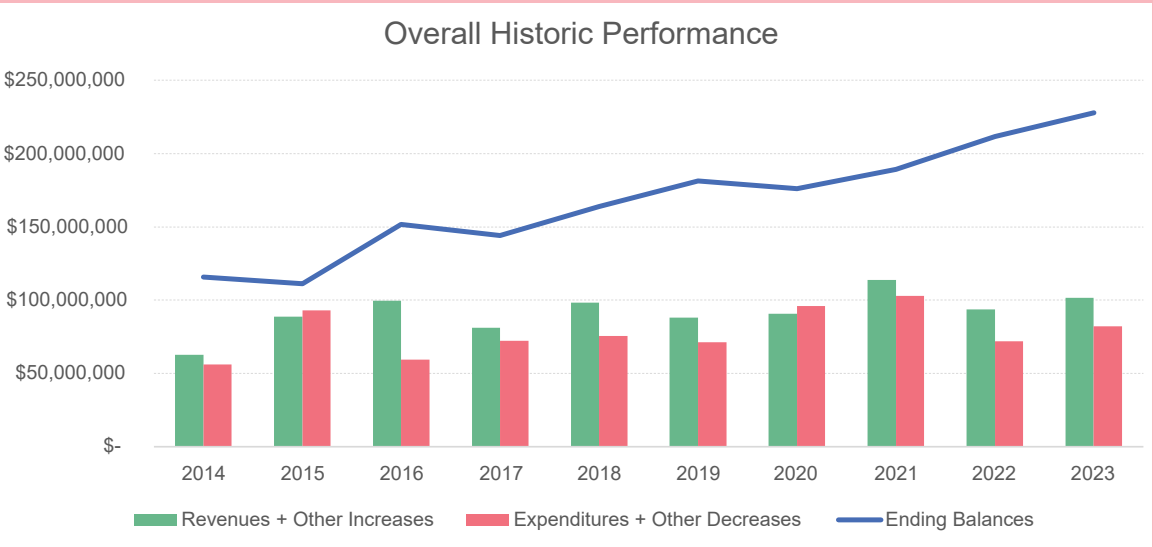
Cities planning under the GMA are required to develop a financing plan, which should demonstrate the City’s ability to fund the six-year CIP and support growth that is consistent with the Future Land Use Plan. Capital Facilities projects and maintenance are typically funded through a variety of dedicated revenue sources; monies from some sources may be used to fund any type of capital facility, while other sources such as transportation or park impact fees may only be used for specific facilities. In Sammamish, dedicated revenues fund a majority of capital facilities projects, though a significant amount of funding is collected as transfers from the City’s General Fund .

Relying on transfers-in may potentially become problematic, as this contributes to uncertainty in the availability of funds in any given year. Additionally, the flexible nature of general funds means they are much more pressured than dedicated revenues, since these funds can go towards current operations and maintenance, two necessary costs that often get prioritized ahead of capital projects. Assuming a set and predictable amount of transfers from the General Fund every year could help stabilize expectations when planning for future capital projects.

Historic Performance

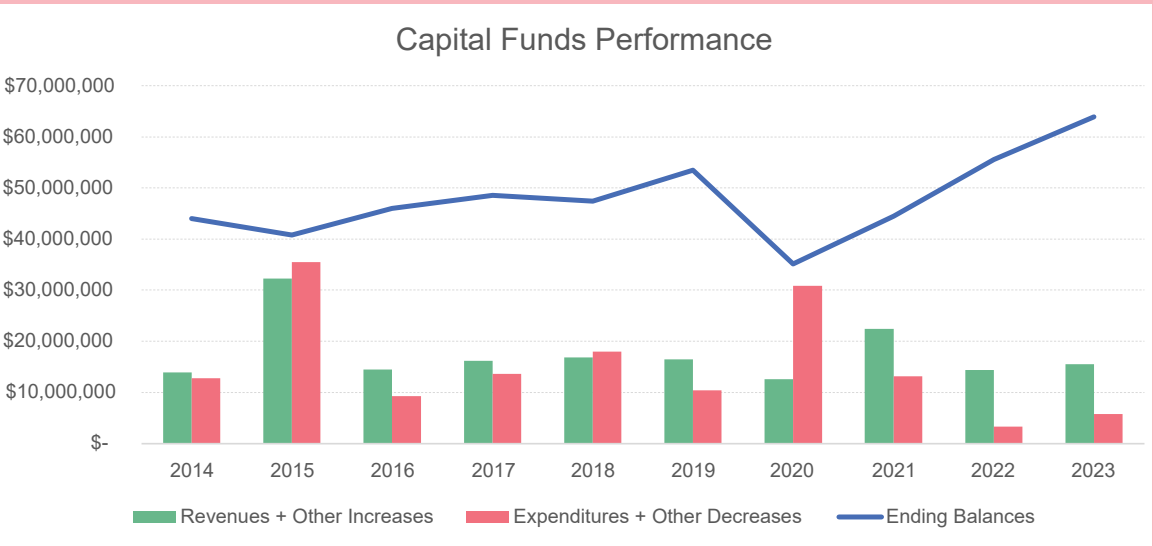
An analysis of the past 10 years of capital facilities funding (2014-2023) used data gathered from the Washington State Auditor’s Office (SAO) Financial Intelligence Tool (FIT). The goal of this analysis was to understand the various revenues supporting capital facilities projects during that time, and to identify potential trends across major capital funds, primarily the General Government CIP (Fund 301), Parks CIP (Fund 302), and Transportation COP (Fund 340).

Figure CFU-24. Historic Combined Revenues, Expenditures, and Balances of All City Funds, 2014-2023



WA State Auditor’s Office FIT, 2024

Figure CFU-25. Historic Combined Revenues, Expenditures, and Balances of Capital Funds, 2014-2023



WA State Auditor’s Office FIT, 2024

Revenues

Figure CFU-25 summarizes historic revenues funding capital projects in Sammamish from 2014 to 2023. Dedicated revenues across this time period range from a low of \$9.4 million in 2023 to a high of \$16.4 million in 2019, thanks in part to \$4.9 million in transportation related grants from the State. In total, Sammamish saw \$128.4 million in dedicated revenues during this time.

Other increases to capital funds are primarily attributable to transfers-in, which accounted for an additional \$45.8 million that period. This accounts for over one quarter of total funding for capital projects across the three major capital funds (\$175.1 million), and therefore an average of \$4.58 million in operating transfers-in per year. Operating transfers-in should not be considered a long-term solution for capital facilities funding, and the City’s reliance on these transfers as a capital project funding source may become a limiting factor in the future.

Expenditures

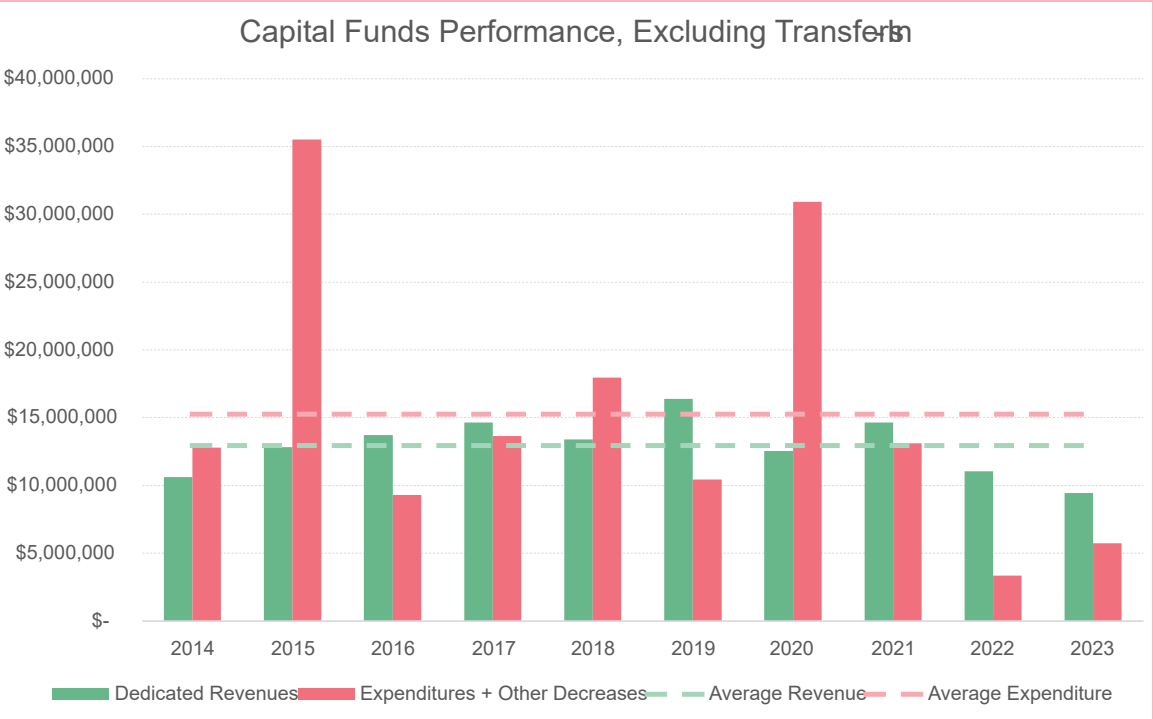
Figure CFU-25 also summarizes historic capital expenditures in Sammamish from 2014 to 2023. Somewhat uniquely, dedicated expenditures only account for \$56,000 in spending, and all other Capital Expenditures are classified as “Other Decreases” in the FIT data. Regardless, capital projects spending ranged from a low of \$3.3 million in 2022 to a high of \$30.4 million in 2020, primarily attributable to \$26.4 million spent on major improvements to SE 4th St. In total, \$152.7 million was spent on capital projects during this period.

Similar to revenues, some capital expenditures are attributed to transfers-out and depreciation. This amount totals \$12.2 million, averaging \$1.2 million per year during this same time.

Net Performance

Revenues, investments, and other funding totaled \$129.3 million over the 2014-2023 time period when excluding transfers-in. While the use of transfers-in from the General Fund helps to boost the amount of money available for capital facilities projects, as indicated by the above trends, expenditures have overall exceeded revenues over the historic period studied. This pattern is echoed in the City’s draft CIP and its reliance on the General Fund to close the gap on capital facilities projects . Figure CFU-26 shows the City’s historic revenues and expenditures, excluding transfers-in from the General Fund, and illustrates how dedicated capital fund revenues on average have lagged behind expenditures.

Figure CFU-26. City Capital Funds Revenues vs Expenditures, Excl. Transfers-In, 2014-2023



WA State Auditor’s Office FIT, 2024

Future Anticipated Resources

The City’s draft CIP anticipates a total of \$103.2 million in resources across its three major funds, General Government, Parks, and Transportation, over the 2025-2030 period. However, this includes \$9.3 million in transfers from the General Fund to the Parks CIP, and \$22.7 million in transfers from the General Fund to the General Government CIP. Because the General Government CIP does not have any dedicated revenue streams (with the exception of possible interest income on existing fund balances), operating transfers become a requirement in order to finance projects. When the General Fund sees pressure, this can strain the City’s ability to complete projects associated with the General Government CIP.

Across the three major funds, there are a total of \$109.2 million allocated towards capital expenditures. While this exceeds the total resources anticipated, funds do have existing balances that can be drawn from, in addition to \$32 million in transfers-in from the General Fund.

Financial Capacity

Because financing these capital projects relies so heavily on the General Fund, capital spending must be contextualized within Sammamish’s broad financial picture. City expenditures outside capital projects also place strains on the General Fund, the cumulative effect of which means that the General Fund may not have enough funds to give. If the General Fund transfers money to fund capital projects as indicated, and if additional revenue sources are not identified, the Fund’s balance will be fully depleted some time in 2027.

It is for this reason that operating transfers should not be relied upon for long-term capital projects funding. As such, it is imperative that the City consider new funding and financing sources that can be dedicated to capital facilities, to ensure it can meet its six-year CIP priorities as required under GMA. Several changes could be made to generate additional revenues, including bonds, levy lid lifts, and pursuing grants or other one-time revenue sources. The City may also establish debt to fund these projects, a relatively unexplored option as Sammamish currently does not utilize debt to this capacity. Future finance and funding options are explored in greater detail below.

Beyond financing and funding options, the City always has the option to reprioritize its CIPs based on revised LOS standards, to lower the funding need for the overall projects. Otherwise, if the City cannot provide adequate funding for the CIP to support new growth, the City’s land use plan must be revisited. Depending on the need for capital facilities to support population growth consistent with the land use plan, the amount the City might be able to reduce its project need varies. It is important to note that the City’s CIPs are already strategically and financially prioritized, as there are many more projects identified than can be feasibly funded over the next six years. In this way, additional prioritization can put pressure on the City to meet greater needs in the future. Some projects could also be moved from the six-year CIP to the twenty-year capital project list.

Finance Options

Limited Tax General Obligation (LTGO) Bonds - (Non-voted)

Limited tax general obligation bonds (LTGO), also referred to in Washington State as “councilmanic” bonds, do not require voter approval and are payable from the issuer’s general fund and other legally available revenue sources. LTGO bonds can be used for any purpose, but funding for debt service must be made available from existing revenue sources. The Washington State Constitution limits non-voted municipal indebtedness to an amount not to exceed 1.5% of the actual assessed valuation within the City.

Considerations

- LTGO bonds be passed by councilmanic ordinance.
- Bond capacity is substantial but limited.
- Utilizing too much of the City’s bond capacity at one time will impact its ability to respond to future funding challenges, and affect the City’s credit rating.
- As a form of debt, the cost of interest on LTGO bonds will increase project costs over the long term.

Unlimited Tax General Obligation (UTGO) Bonds – (Voted)

UTGO bonds are both a financing and funding source as their issuance includes the levy of an additional tax to repay them. These bonds require 60% voter approval and may only be used for capital purposes. When residents of a city vote for a bond issue, they are being asked to approve: (a) the issuance of a fixed amount of general obligation bonds and (b) the levy of an additional tax to repay the bonds, unlimited as to rate or amount. Once voter approval is obtained, a municipal corporation is still restricted by constitutional and statutory debt limits with these bonds. The statutory debt limits on this type of debt is 7.5% of the assessed value of property inclusive of any LTGO (non-voted) debt.

Considerations

- UTGO bonds must be passed by 60% in an election. Thus, these bonds would be most effective for discrete capital projects, not for general funding.
- As a form of debt, the cost of interest on UTGO bonds will increase project costs over the long term.
- UTGO bonds are both a financing and funding mechanism, in that the bond measure includes the levying of an additional tax to repay the bonds.

Funding Options

Grants and One-Time Revenue Sources

Current assumptions do not anticipate grant funding for projects. The City has received grant funding from the state DOT and other sources in the past, and is likely to continue to pursue the use of grants in the future.

Considerations

- Grant awards are inherently uncertain, as exact future funding dates or award amounts is often unknown.

- When determining impact fees, contributions from grants or other one-time funding sources are deducted to ensure that new development is only charged for its proportional share of costs, i.e., if a public project was partially funded by grants, only the unfunded portion would factor into the impact fee calculation.

Enterprise Funds

A portion of the capital facilities needs in the CIP are related to the City’s stormwater utility. These utility services are operated like a private business, where fees are set at a level that allows the City to meet both its operating and capital needs through user charges. Increasing rates is an option for the City to generate additional revenues for stormwater capital facilities.

Considerations

- Impact on utility rates if this alternative is pursued.

Levy Lid Lift

As per RCW 84.55.050, the only way for Washington cities without banked capacity to increase property taxes by more than one percent is to do a levy lid lift. This occurs when taxing jurisdictions with a tax rate less than their statutory maximum rate ask voters to increase their tax rate to an amount equal to or less than the statutory maximum rate, effectively lifting the lid on the levy rate.

Considerations

- Levy lid lifts are authorized through public vote, which requires a simple majority to pass. It is unknown whether there is political will to pass such a vote for capital facility funding in Sammamish.

Additional General Fund Revenues

The City could generate additional general fund revenues to fund capital facilities improvements. This could be accomplished by reexamining existing taxes and fees, including utility taxes.

Considerations

- General fund revenues may not be available year over year, as other more current needs tend to compete with future capital project funding. Shifting to a dedicated source of capital project funds, particularly for the 301 Fund, could possible be a more stable long-term solution.
- These taxes and fees can be reexamined, and increased, through council action.

Business and Occupation (B&O) Tax

A B&O tax is levied on businesses operating in or with a physical presence in the City, as described in Chapter 82.04 RCW. The tax can be levied three ways:

- Percentage of gross business income (GBI)
- Per employee tax
- Per square foot tax

Considerations

In the long term, a B&O tax combined with an effective Economic Development Plan and partnership with local entrepreneurs could generate significant revenues to support this facilities plan.

- Local B&O taxes require significant administration and enforcement.

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Climate Change & Resilience

Volume II



Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

External References

Climate Action Plan

The Climate Action Plan (CAP) was adopted by the City in late 2023, and aims to address the multifaceted challenges of climate change, complement broader regional, state, and federal efforts, and provide actionable means for the City to reduce greenhouse gas emissions and per capita Vehicle Miles Traveled.

The CAP can be reviewed on the [City website](#).