



ENVISION SAMMAMISH 2044

Vol
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Comprehensive Plan
Periodic Update

Preliminary Draft: March 8, 2024

Hello **Sammamish.**

This is **your** Comprehensive Plan.

It reflects your values and aspirations for the future, preserving community assets and meeting the needs of the community.

This is a plan of **action.**

It is intended to be frequently used to inform decision-making and implement plans, programs, and projects to achieve your vision, from 2024 to 2044.

This document kicks off a 20-year **implementation program.**

It includes regular plan monitoring, communicating successes and challenges to the community, continued public engagement, and updating the plan as needed to align with community needs.

Let the work **begin!**

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Land Use

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Acronyms & Glossary

Acronyms

ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
AKART	All Known, Available & Reasonable Methods of Prevention, Control & Treatment
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWDT	Average Weekday Traffic
BAS	Best Available Science
BMP	Best Management Practice
CARA	Critical Aquifer Recharge Area
CFP	Capital Facility Plan
CIP	Capital Improvement Plan
CDBG	Community Development Block Grant
CPP	Countywide Planning Policies
CPTED	Crime Prevention through Environmental Design
CTR	Commute Trip Reduction
CWH	Community Wildlife Habitat
DADU	Detached Accessory Dwelling Unit
DOE	[Washington State] Department of Ecology
DU/AC	Dwelling unit per Acre
EMS	Emergency Services
ESA	Endangered Species Act
ERU	Equivalent Residential Unit
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Act
FHWA	Federal Highway Administration
GIS	Geographic Information System
GMA	Growth Management Act
HCM	Highway Capacity Manual
HUD	[United States Department of] Housing & Urban Development

KCPBRS	King County Public Benefit Rating System
LAMIRD	Limited Areas of More Intensive Rural Development
LEED	Leadership in Energy & Environmental Design
LID	Local Improvement District
LID	Low Impact Development
LOS	Level of Service
NMFS	National Marine Fisheries Service
NPDES	National Pollution Discharge Elimination System
NTD	National Transit Database
OFM	[Washington State] Office of Financial Management
PAA	Planned Annexation Area
PHS	Priority Habitat & Species Program
PROS Plan	Parks, Recreation, & Open Space Plan
PSE	Puget Sound Energy, Inc.
PSRC	Puget Sound Regional Council
RCW	Revised Code of Washington
RDI	Racially Disparate Impacts
SEPA	[Washington] State Environmental Policy Act
SMA	Shoreline Management Act
SMC	Sammamish Municipal Code
SMP	Shoreline Master Plan
TAZ	Transportation Analysis Zones
TBP Plan	Trails, Bikeways & Pathways Plan
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TIP	Transportation Improvement Program
TOD	Transit Oriented Development
UGA	Urban Growth Area
WSDOT	Washington State Department of Transportation
WUTC	Washington Utilities & Transportation Commission

Glossary

Active Transportation: Refers to any form of human-powered transportation—walking, cycling, using a wheelchair, in-line skating or skateboarding.

Accessory Dwelling: “Accessory unit” means a second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility with provision within the accessory apartment for cooking, eating, sanitation and sleeping. Such a dwelling is an accessory use to the main dwelling. Accessory units are also commonly known as “mother-in-law” units or “carriage houses.”

Best Management Practices: These are defined by the Washington State Department of Ecology as physical, structural and/or managerial practices that, when used singly, or in combination, prevent or reduce pollution of water. The types of BMPs include source control, runoff treatment and stream -bank erosion control.

Character: Community character is sum of all the attributes and assets that make a community unique, and that establish a sense of place for its residents. Factors that contribute to community character include parking and transportation, building design, natural features, other similar features.

City: Pertains to the entirety of the City of Sammamish, covering all the categories mentioned above. It emphasizes the population and activities within the City's geographical boundaries.

Clustering: A development design technique that concentrates buildings or lots in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive areas features.

Community: Encompasses privately operated businesses, homes, and multifamily residences in Sammamish. It includes individuals living or running businesses within the City.

Compatible: Land use compatibility means that uses can coexist in proximity to each other without resulting in undue negative impacts on either use. For example, an automobile assembly plant would be unlikely to be compatible with residential uses. Residential uses at varying densities, however, could be compatible with each other as could some residential and commercial uses. The standard for what is and is not compatible is determined by a number of factors, including the type of uses, the community’s historic development pattern and expectations and local development and design standards.

Comprehensive Plan: A detailed document guiding the future actions of a community, covering land use, development, and infrastructure. The GMA establishes the comprehensive plan as the centerpiece of local long-range planning, which contains a vision, goals, policies, and strategies that are intended to guide day-to-day decisions by elected officials and local government staff. Each Washington city and county must periodically review and, if needed, revise its comprehensive plan and development regulations every 10 years.

Concurrency: Concurrency is a land use planning and implementation tool, introduced in the Washington State Growth Management Act (GMA), which is designed to ensure that necessary public facilities and services to support new development are available and adequate (based on adopted Level of Service standards) at the time of development.

Congestion: Congestion results when traffic demand approaches or exceeds the available capacity of the system. While this is a simple concept, it is not constant. Traffic demands vary significantly depending on the season of the year, the day of the week and even the time of day. Also, the capacity, often mistaken as constant, can change because of weather, work zones, traffic incidents, or other non-recurring events.

Connectivity: The state or extent of being connected or interconnected for all modes of transportation.

Context-sensitive Infill: Infill development designed to be compatible with the existing community character. Compatible implies a response to basic neighborhood patterns—such as green street edges of front yards and street trees or frontage patterns, forms and orientation of buildings—whose continuation allows change to be accommodated while preserving cherished aspects of neighborhood character. The continuation of these patterns can accommodate a diversity of architectural styles, while providing an underlying sense of cohesion and “place” that helps define the character of neighborhoods.

Cottage Housing: Detached bungalow scale houses clustered around a common open space and/or private spaces aggregated together in a common arrangement.

Critical Areas: Include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas (RCW 36.70A.030(5)).

Density Averaging: Density averaging, also known as lot size averaging, allows the size of individual lots within a development to vary from the zoned maximum density, provided that the average density in the development as a whole meets that maximum.

Erosion Hazard Areas: Erosion hazard areas means those areas in the City underlain by soils that are subject to severe erosion when disturbed. Such soils include, but are not limited to, those classified as having a severe or very severe erosion hazard according to the USDA Soil Conservation Service, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources.

Fair Housing: Fair Housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability—these are the “protected classes” under state and federal law. (Some places also protect age, sexual orientation, or having a Section 8 voucher). Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. Sammamish’s fair housing practices are evaluated periodically by King County as part of a countywide report to the federal government.

Floodplain: Floodplain means the total area subject to inundation by the base flood, i.e., a flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the 100-year flood.

Functional Plans: “Functional plans” are detailed plans for facilities and services and action plans for other governmental activities such as parks, surface water, streets, etc. Functional plans should be consistent with the Comprehensive Plan.

Geologically Hazardous Areas: Areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns (RCW 36.70A.030(9)).

Goal: A general statement expressing a desired result consistent with the vision and towards which policies and objectives aim.

Habitat Area: An ecological or environmental area that is inhabited by a particular species of animal or plant. A place where a living thing lives is its habitat. It is a place where it can find food, shelter, protection and mates for reproduction.

Heritage Tree: See the Sammamish Municipal Code for a definition of heritage trees.

Historically Significant Housing: Used in this plan, historically significant housing is intended to indicate housing that has a unique physical, social, cultural and environmental quality that contributes to Sammamish’s history and sense of place.

Human Scale: Human scale means that the size of the building relates to the approximate dimensions of the human body.

Infill: Urban infill is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term “urban infill” itself implies that existing land is mostly built-out and what is being built is in effect “filling in” the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

Intersection Transportation Level of Service: Level of Service (LOS) measures average peak hour delay for vehicles at key intersections. LOS is expressed qualitatively using letters A through F, with A representing very good operations and F representing undesirable operations.

Landmark Tree: See the Sammamish Municipal Code for a definition of landmark trees.

Landslide Hazard Areas: Landslide hazard areas means those areas in the City of Sammamish potentially subject to risk of mass movement due to a combination of geologic, topographic and hydrologic factors. These areas are typically susceptible to landslides because of a combination of factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater, or other factors.

Legacy Development: Development that existed, was underway or approved for development prior to incorporation of the City of Sammamish.

Local Government Operations (LGO): Refers to facilities, staff, and programs under the direct control of the City of Sammamish. While often synonymous with actions taken by the City, specific references like "City Staff" or "City Facilities" might still be used where appropriate.

Location Efficient Housing: Location-efficient housing refers to homes that have easy or inexpensive access to workplaces, schools, shopping and other necessary destinations. Housing locations are efficient to the most people when the ways to these destinations are easily walkable, don't require the resident to own an automobile and can be reached in 20 minutes or less.

Low Impact Development: Design concepts including a variety of strategies and techniques to address the negative impacts associated with stormwater runoff, such as, but not limited to:

- Reduce the street width and road network within a development.
- Replace impervious roadways, driveways and sidewalks with more pervious materials where feasible.
- Reduce lot size and setbacks/frontage requirements through cluster designs.
- Increase retention of forested open space and better protect critical areas.
- Direct stormwater runoff to vegetated bioretention areas where shallow storage is used to promote infiltration and evaporation.
- Eliminate conventional pipe and catch basins to increase time of concentration by promoting sheet and shallow concentrated flow.
- Enhance soil conditions on site by preservation of existing topsoil structure, soil amendments and protection from compaction during construction.
- Reuse of runoff for non-potable application onsite.

Manufactured Home: A type of prefabricated housing that is largely assembled in factories and then transported to sites of use. Manufactured homes are built as dwelling units of at least 320 square feet in size with a permanent chassis to assure the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached differentiates “manufactured housing” from other types of prefabricated homes, such as modular homes.

May: When “may” is used in a policy, such language indicates the City has the option to take steps to accomplish the purpose of the policy.

Multifamily Dwelling: Dwelling, Attached: A one-family dwelling attached to one or more one-family dwellings by common roofs, walls, or floors.

- **Flat:** A residential building containing two (2) or more dwelling units which are attached at one or more common roofs, walls, or floors. Typically, the unit's habitable area is provided on a single level. Unit entrances may or may not be provided from a common corridor.
- **Townhouse:** A one-family, ground-related dwelling attached to one or more such units in which each unit has its own exterior, ground-level access to the outside, no unit is located over another unit and each unit is separated from any other unit by one or more vertical common walls. Typically the units are multi-story.

Natural Area: Natural areas are characterized as undeveloped landscapes containing vegetation, slopes, streams, lakes, pollinator habitat and other features that have developed through natural growth and evolution rather than planned development or construction.

Objective: A statement establishing a measurable target or specific task to be accomplished for the purpose of achieving a goal's desired result.

Passive Recreation: Outdoor recreational activities, such as nature observation, hiking and canoeing or kayaking, that require a minimum of facilities or development and that have minimal environmental impact on the recreational site.

Policy: A statement giving guidance to decision makers for the purpose of achieving a goal's desired result.

Priority Species: Those species considered to be priorities for conservation and management and identified in the Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) List.

Salmonid: A fish of the salmon family.

Sensitive Lake: Sensitive lakes are those lakes particularly prone to eutrophication from increased phosphorus loading, which can occur due to a combination of water quality characteristics and watershed land development. Eutrophication of a lake can result in increased vegetation and algae growth, depletion of oxygen in bottom waters, decreased visibility in the water and some impairment of recreational use. Taken to the extreme, hypereutrophic lakes are characterized by high algal productivity and intense algae blooms, fish kills due to oxygen depletion and frequent impairment of recreational uses. Land development and use contributes to increased phosphorus loadings to downstream water resources in several ways. Erosion of disturbed areas on construction sites can result in sediment transport to surface waters, which can cause algal blooms. Over-application of fertilizers and the discharge of detergents containing phosphates to the storm drainage system can also increase watershed loading of phosphorus-

Shall: When "shall" is used in a policy, such language requires that the City take steps to accomplish the purpose of the policy.

Should: When "should" is used in a policy, such language indicates the City has the option to take steps to accomplish the purpose of the policy.

Single Family Dwelling: A building containing one dwelling unit which is not attached to any other dwelling by any means except fences, has a permanent foundation and is surrounded by open space or yards.

Special Needs Housing: Special needs housing in this plan includes homes suitable for and occupied by people with one or more self-help limitations, such as physical or mental disability, long-term illness, or alcohol or drug issues. The housing may or may not incorporate supportive services, and may be permanent or transitional. Examples include adult family homes, assisted living facilities and group homes for people with developmental disabilities.

Stormwater: Water from rainfall and snow that runs off surfaces such as rooftops, paved streets, highways, and parking lots and flows into surface water including drainage facilities, rivers, streams, lakes, or Puget Sound. Stormwater can also come from hard grassy surfaces like lawns, play fields, and from graveled roads.

Surface Water: Water found above the land, including oceans, estuaries, lakes, rivers, streams, and ponds.

Sustainable Community: In a sustainable community, resource consumption is balanced by resources assimilated by the ecosystem. The sustainability of a community is determined by the availability of resources and by the ability of natural systems to process its wastes. A community is unsustainable if it consumes resources faster than they can be renewed, produces more wastes than natural systems can process or relies upon distant sources for its basic needs (based on City of Sammamish Sustainability Strategy, March 2011).

Transfer of Development Rights: Transfer of Development Rights (TDR) means the transfer of the right to develop or build from sending sites to receiving sites. The sending site is the parcel of land from which development rights will be transferred. After transferring the development rights from the sending parcel, future development is limited. Receiving sites are sites to which development rights are transferred. Typically, these are parcels of land in urban areas where the existing services and infrastructure can accommodate additional growth. Development rights that are "sent" off of a sending site are placed on a receiving site.

Transit Oriented Development: Transit-oriented development (TOD) describes a mix of housing, office, retail and amenities integrated into a walkable neighborhood and anchored by high quality public transit.

Total Maximum Daily Load: A Total Maximum Daily Load (TMDL) is a regulatory term in the U.S. Clean Water Act, describing a value of the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards

Universal Design: Universal Design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures and low-floor buses that “kneel” (bring their front end to ground level, rather than on-board lifts).

Vision: A description of the community as desired. It serves as the keystone upon which goals, policies and objectives are based.

VISION 2050: VISION 2050 is the region’s plan to provide an exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. Developed by the Puget Sound Regional Council, VISION 2050’s multicounty planning policies, actions, and regional growth strategy guide how and where the Puget Sound grows through 2050. The plan informs updates to the Regional Transportation Plan and Regional Economic Strategy. VISION 2050 also sets the stage for updates to countywide planning policies and local comprehensive plans done by cities and counties.

Volume to Capacity (V/C): The rate of comparison of roadway demand (vehicle volumes) with roadway supply (carrying capacity).

Wetland or Wetlands: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands (RCW 36.70A.030(20)).

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Introduction

Envision Sammamish

Envision Sammamish 2044—the Comprehensive Plan Update for the City of Sammamish—stems from extensive interdepartmental collaboration between city staff, the Parks & Recreation and Planning Commissions, 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 plan elaborates on the City’s 2015 Comprehensive Plan, responds to community needs, and fulfills Washington’s Growth Management Act requirements for periodic review. It also complies with King County’s Countywide Planning Policies and the Multicounty Planning Policies established by the Puget Sound Regional Council.

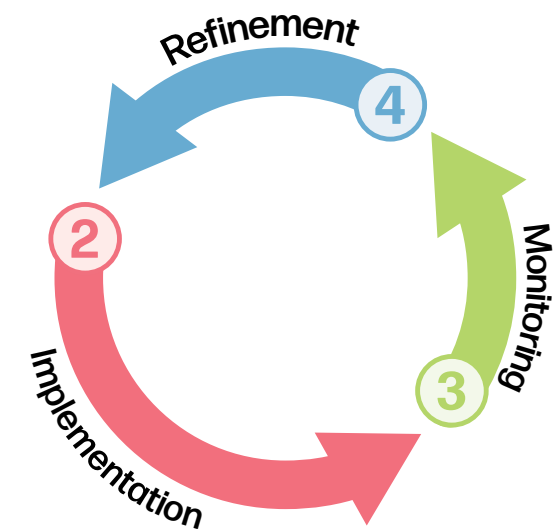
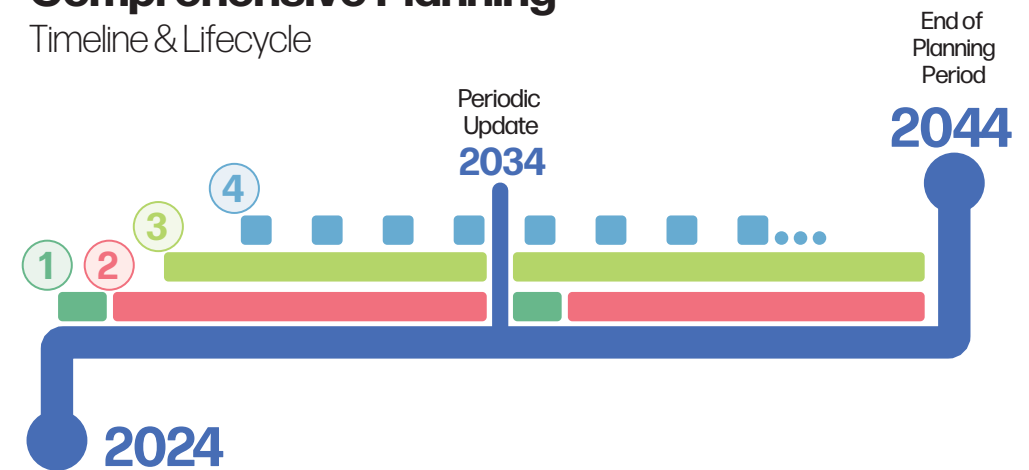
The following Plan is split into two volumes.

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

Volume II includes supporting research and documentation that justifies the goals, policies, and strategies 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 Climate Action Plan, the Parks, Recreation, and Open Space Plan, the Racially Disparate Impacts Report, and others.

Comprehensive Planning

Timeline & Lifecycle



Engagement Efforts

Envision Sammamish 2044 reflects community input gained during an extensive engagement effort led by the City. This involved school outreach, focus groups, a five-day Planning Summit Series, tabling at community events, community surveys, and collaboration with the Planning Commission, Parks & Recreation Commission, and City Council. The City sent postcards and newsletter articles to every household, conducted outreach at the Farmer’s Market and community pop-ups, hosted luncheons with the Chamber of Commerce, published social media posts and press releases, created an introduction video on comprehensive planning, and maintained a consistently updated project website.

Planning Summit Series – November 3-16, 2022

The City of Sammamish hosted five topic-specific sessions to listen to community

aspirations for the Comprehensive Plan Update. The Kick-off and Visioning sessions introduced the project timeline and process, while subsequent sessions focused specifically on Housing, Mixed-Use Centers, Economic Development, and Transportation. The series was attended by 71 community members.

Earth Day – April 22, 2023

The annual Sammamish Earth Day event, hosted by the City of Sammamish Parks, Recreation, & Facilities Department, featured crafts, activities, informational booths, prizes, food trucks, performances, petting zoo, bug and reptile interactive booth, and much more. The Envision Sammamish 2044 informational booth actively raised awareness about the Comprehensive Plan Update and solicited community feedback on a selection of proposed strategies and actions to reduce greenhouse gas emissions. These strategies and actions were intended for inclusion in the Climate Action Plan and ultimately, the Climate Change & Resiliency Element. Staff spoke with 300-350

Climate change engagement activity the Sammamish Earth Day event



Element focused booths were among the many activities for families and kids at the 2023 Block Party

community members about the project; 127 individual leaves were hung on a tree, each indicating the personal priorities of a community member regarding greenhouse gas reduction measures.

Block Party – September 30, 2023

The Block Party was a fun, family-friendly event designed to inform the community about topics and issues addressed in the plan update process. About 350 community members interacted with various event booths focusing on different Comprehensive Plan elements.

Policy Workshop – October 21, 2023

The 2024 Comprehensive Plan Goals & Policies Workshop brought together 20 elected and appointed officials to provide high-level direction on how goals and policies should evolve during this update. The all-day workshop was structured to

allow for group conversations around each of the Comprehensive Plan’s planning topics to ensure a thorough review.

Through this process many key themes and desires came to light.

Community Input

1. A diverse, inclusive, safe, and welcoming community.
2. More housing variety, choice, and affordability.
3. Resilient infrastructure and social networks.
4. Strong community identity, services, cultural events, and retail amenities.
5. Reliable and safe options to drive, walk, bike, and take transit.
6. Connection to the natural environment.

Community Vision

The Sammamish 2044 Planning Vision builds on community needs, carrying forward the Planet (environmental quality), People (social equity), and Prosperity (economic vitality) foundations of the 2035 Comprehensive Plan, and adapting them to the evolving context.

The 2044 Planning Vision, which is organized into ten vision strategies. The vision strategies are a synthesis of multiple outreach efforts which include five Planning Summit workshops with the public, additional workshops with City Council, the Planning Commission, and City

staff, and finally the Community Visioning project completed by the City in the spring of 2022.

The planning values below pertain to the principles that steer the city's development and management, reflecting the community's aspirations and needs, and serve as an instrument in shaping the city's identity, character, and overall quality of life. In response to the vision and strategies, the following planning values guide Sammamish towards becoming a sustainable and equitable community by 2044.

Planning Values

1. Planet

Environmental Responsibility:

Sammamish values the natural environment and ecological resources.

- We exemplify and enact sustainable practices in our organization and community.
- We build climate resiliency to adapt to and prepare for climate change impacts, reducing vulnerability and building recovery capacity.

2. People

Inclusivity:

Sammamish welcomes all people, regardless of their backgrounds, to live, work, and visit the city, and fosters a community culture that values diversity, equity, and inclusivity.

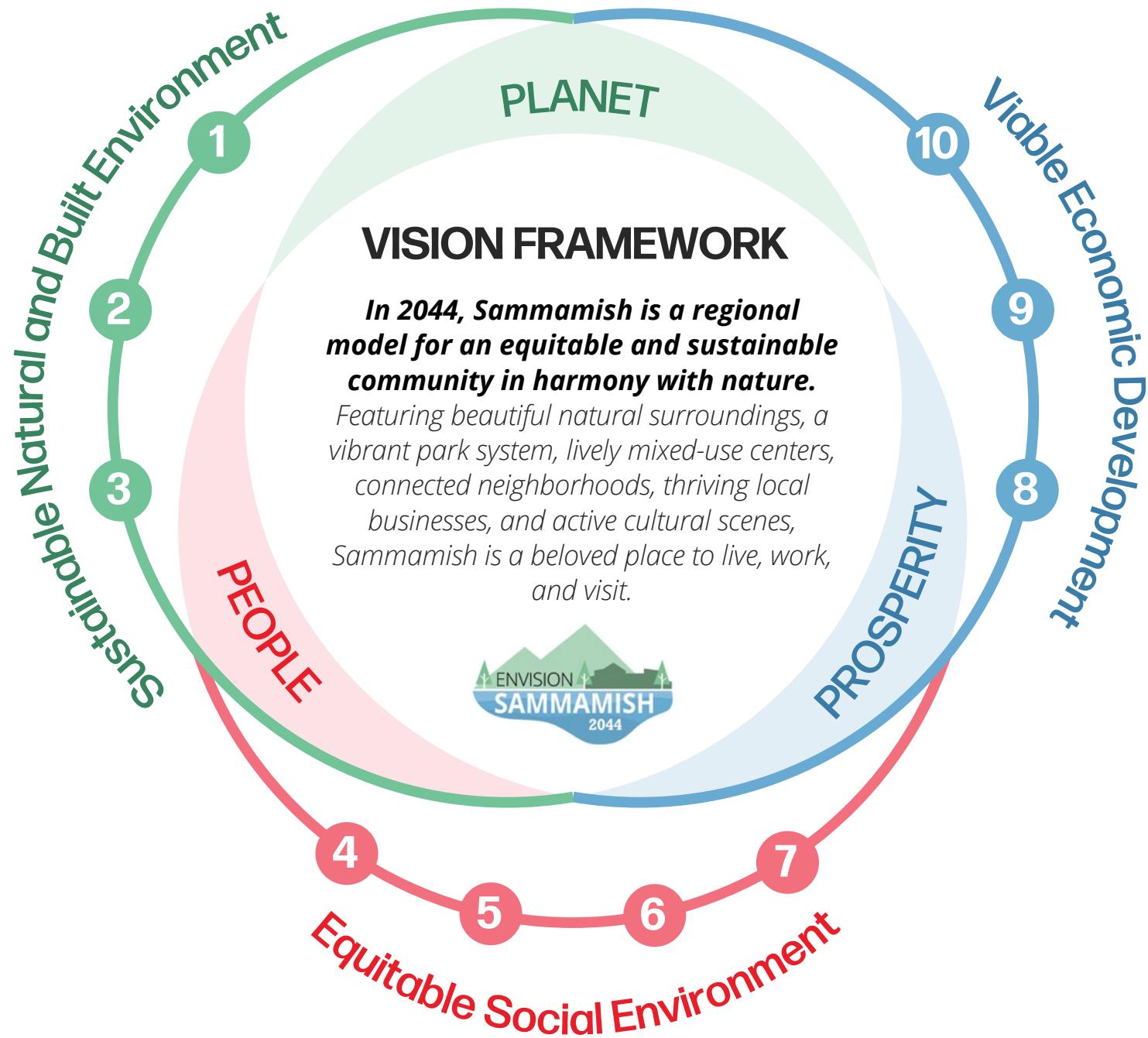
- We ensure that our services and outstanding quality of life are accessible to everyone and that all residents feel a sense of belonging in our community.
- We act with integrity, listen, value others, and treat everyone with fairness and dignity.

3. Prosperity

Collective Advancement:

Sammamish sets the foundation for all members to thrive, providing access to resources and opportunities that support economic growth, innovation, and shared prosperity across the community.

- We explore new ideas and implement innovative and effective solutions.
- We effectively collaborate with external partners, regional agencies, neighboring jurisdictions, and state and federal delegations to solve our local and regional issues.
- We engage wholeheartedly in contributing to the welfare of our community.



Vision Strategies

Sustainable Natural and Built Environment

- 1 **Sustain Natural Environment and Reduce Climate Impacts.** The City aims to protect tree canopies, water features, and natural habitats to sustain the natural environment. The City is committed to reducing and mitigating the climate impacts from buildings, transportation, and City operations.
- 2 **Develop Multimodal Transportation.** Work with King County Metro and other transit providers to enhance connectivity within Sammamish and access to the surrounding cities, including walking, biking, and transit network.
- 3 **Develop a Distinguished Park and Recreation System.** Create a park, open space, and recreational system that incorporates cultural amenities, and leveraging the unique natural resources of the Pacific Northwest to promote environmental conservation.

Equitable Social Environment

- 4 **Ensure Inclusive, Connected, and Safe Neighborhoods.** Plan neighborhoods that are safe, where people can meet, interact, and access retail, restaurants, key services, and other amenities within walking distance.
- 5 **Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles.** Expand the range of available housing options to provide affordable and appropriate housing for individuals based on their needs and income.
- 6 **Increase Diverse Job Opportunities and Access to Work in Sammamish.** Many residents commute outside of Sammamish for employment; increase opportunities for work within Sammamish.
- 7 **Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services.** The City will maintain ongoing communication and engagement with the community and organizations on critical planning issues, provide opportunities for input and feedback, and promote the provision of high-quality human services to create an inclusive and welcoming environment.

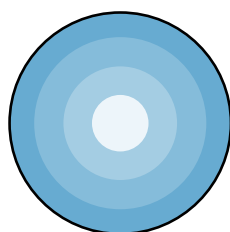
Viable Economic Development

- 8 **Build Thriving Town Center and Mixed-use Districts.** The City will support the development of the Town Center that reflects Sammamish's identity and encourage redevelopment of walkable mixed-use districts for more housing, retail, services and amenities.
- 9 **Support Local Businesses and Entrepreneurship.** Provide support for a thriving local economy and nurture the community's entrepreneurial spirit.
- 10 **Establish Fiscal Sustainability and Diversify Revenues for the City.** The City is dedicated to improving and diversifying its tax base and revenue streams through economic development.

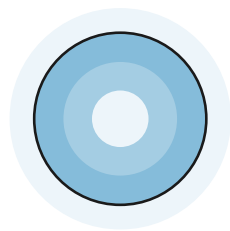
Vision - Element Matrix

Each element within the Comprehensive Plan Update is related to Sammamish's Vision for 2044. This matrix illustrates the strength of the connection between the items in the Vision and the impact individual Elements have on them.

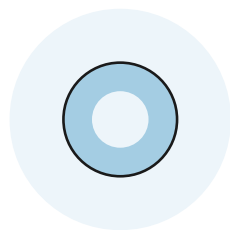
Very Strong Connection



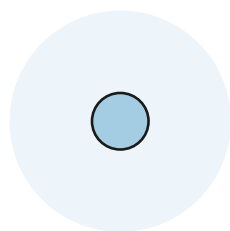
Strong Connection



Moderate Connection



Weak Connection



Sustainable Natural Environment

Sustain Natural Environment and Reduce Climate Impacts

Develop Multimodal Transportation

Develop a Distinguished Park and Recreation System

Equitable Social Environment

Ensure Inclusive, Connected, and Safe Neighborhoods

Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles

Increase Diverse Job Opportunities & Access to Work in Sammamish

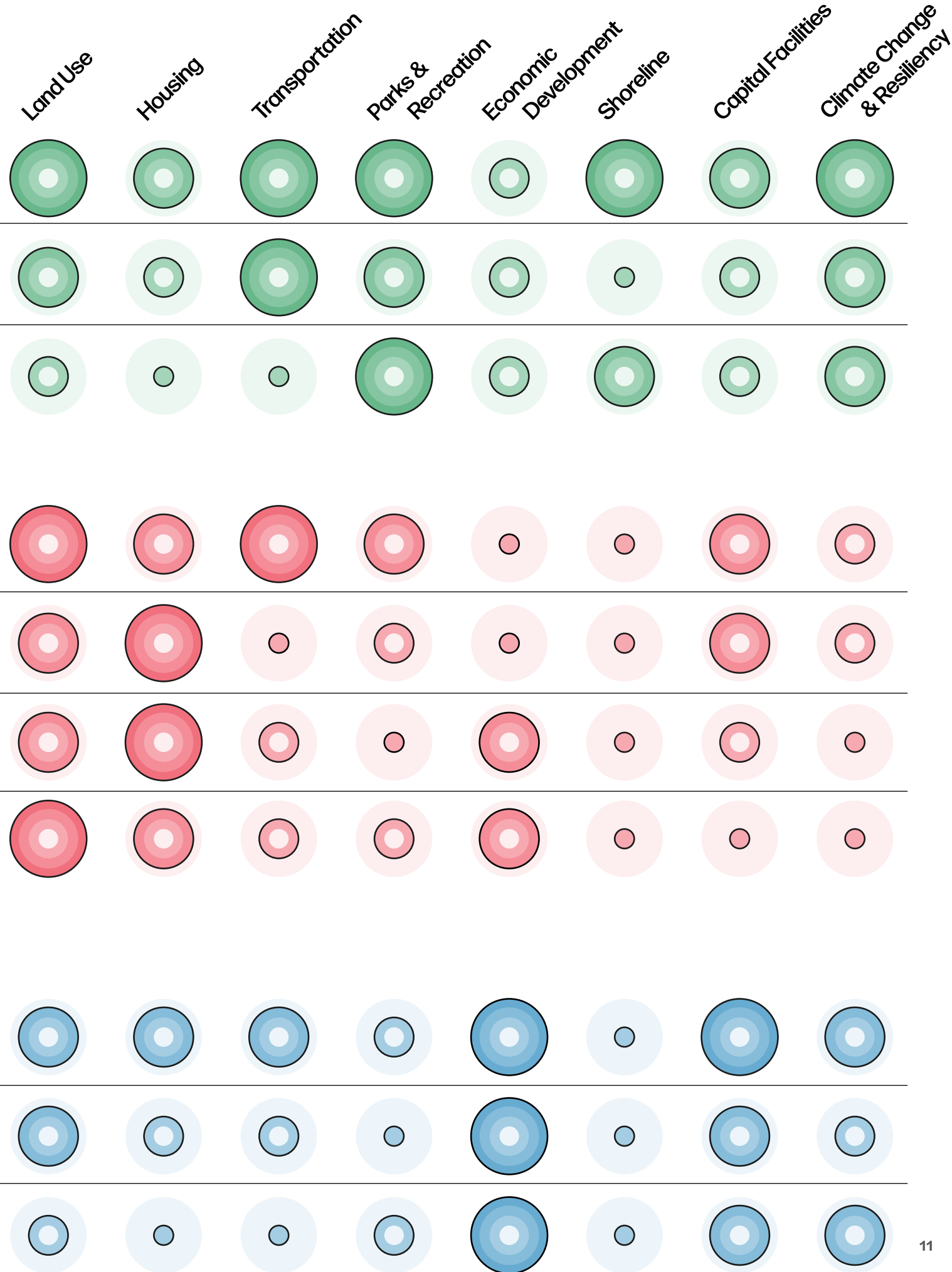
Foster Diversity, Equity, and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

Build Thriving Town Center and Mixed-use Districts

Support Local Businesses and Entrepreneurship

Establish Fiscal Sustainability and Diversify Revenues for the City



Policy Framework

Background

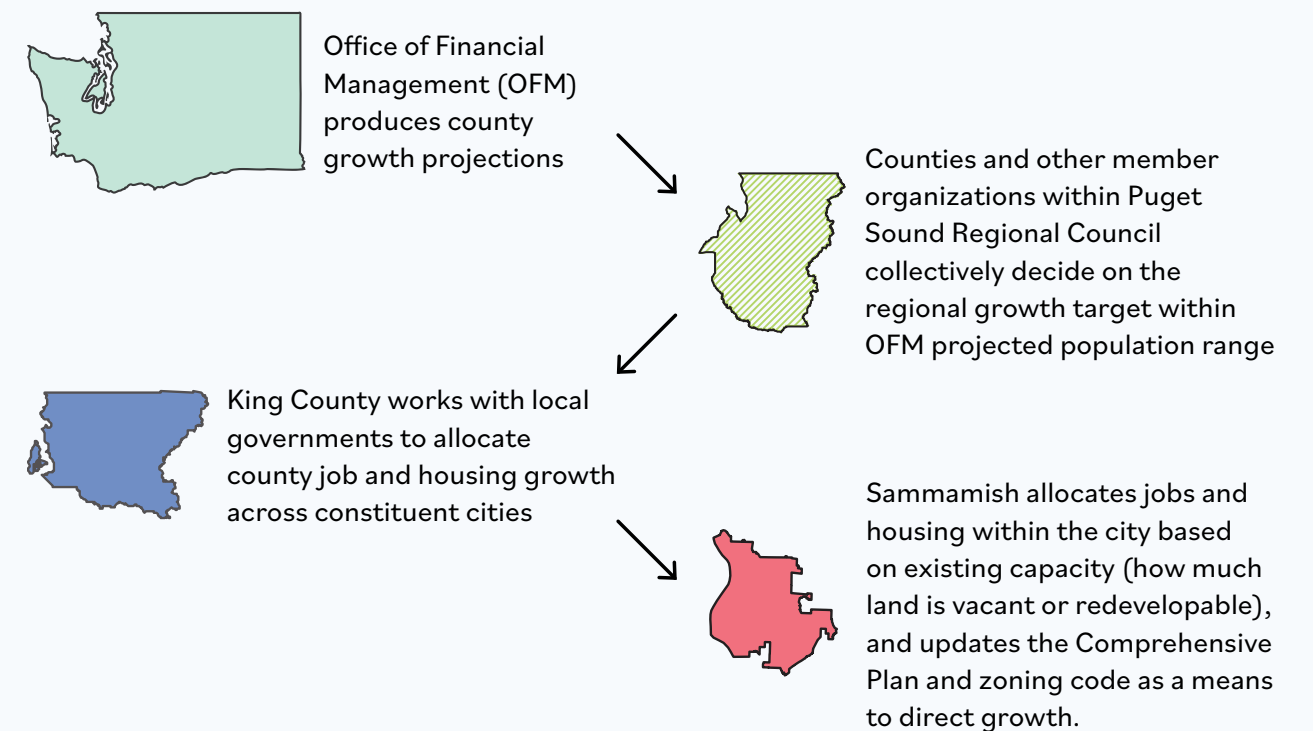
Comprehensive planning is a fundamental method for calibrating state, regional, county, and municipal goals and objectives and linking them to strategic policies and actions to guide the City over a twenty-year planning period. Comprehensive plans must plan for a minimum of twenty years, with periodic updates every ten years to ensure that the city is growing and changing in alignment with the Plan. Periodic updates are also an opportunity to address changing conditions and needs in the city and region. Each planning effort includes significant community engagement, as well as coordination and participation between city agencies, boards and commissions, and elected officials. Comprehensive planning serves as an important opportunity for collaboration across departments and the community, resulting in positive and coordinated growth that respects and enhances a city's unique sense of place.

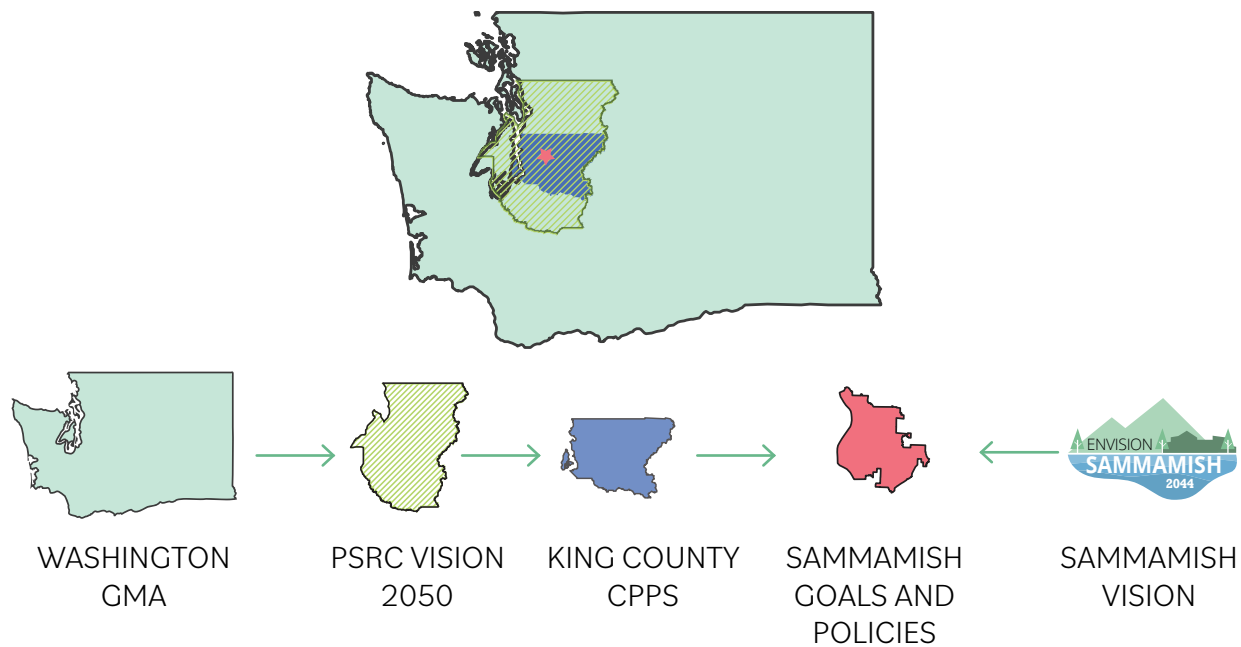
State, Regional, & County Context

Purpose

The purpose of the Comprehensive Plan, as articulated by State legislation, is to create a policy framework that aligns planning efforts across and within agencies. The Plan guides the adoption and implementation of development regulations by the City and partner organizations, and establishes both long- and short-term City priorities. It is intended to be a central resource linking goals, policies, and strategies at a municipal level, local standards, and implementing actions. Importantly, legislation includes a requirement that zoning, capital expenditures, and development regulations conform to the Goals, Policies, Strategies, and Actions articulated in the Comprehensive Plan. Beyond state and regional mandates, the Comprehensive Plan is a guiding document that drives the day-to-day work of the City.

Growth Allocation Methodology





Washington State Growth Management Act (GMA)

Sammamish is guided by Washington State planning requirements that are contained in state legal codes and the Growth Management Act (GMA), which is codified in RCW Chapter 36.70A and in other related and amended sections of the Revised Code of Washington (RCW). As the name indicates, the GMA was adopted in 1990 to ensure strategic growth in the state preserves resource lands and coordinates density in jobs and housing within existing regional centers. This approach reduces infrastructure costs and resource consumption while preserving Washington’s environmental assets.

Coordinating State, Regional, County and Local Growth

In advance of planning efforts, the Office of Financial Management (OFM) provides a range of population projections for Washington counties so that the counties can plan appropriately to accommodate anticipated growth. For large metropolitan

regions such as Puget Sound, a regional body acts as an intermediary for these growth allocations. In Puget Sound, members of the Puget Sound Regional Council (PSRC) including Snohomish, Kitsap, King, and Pierce Counties as well as the region’s tribes, cities, transit agencies, and port districts work together to set a regional growth target and then allocate growth to the respective counties. This ensures that large transit projects and other regional infrastructure investments are coordinated with growth in employment and housing. Finally, counties work with their constituent cities following the regional growth construct set by PSRC to allocate jobs and housing across different geographic areas. These growth targets are formalized in the King County Countywide Planning Policies (CPPs). Each city must then plan for its assigned growth within its urban growth area and municipal boundary. A complete description of the King County-led process for establishing development capacity, growth targets, and affordable housing need is provided in Volume II.

Coordinating State, Regional, County, and Local Policies

The GMA triggers comprehensive plans at the regional, county, and city level. Countywide Planning Policies must be consistent with the regional comprehensive plan (PSRC’s VISION 2050), and city comprehensive plans must be consistent with both regional and county plans. For Sammamish, this means that this Comprehensive Plan must conform to state requirements, PSRC’s VISION 2050, and King County’s Countywide Planning Policies. In recent years, major amendments to the Growth Management Act, VISION 2050, and Countywide Planning Policies include provisions to address deficits in affordable housing, climate change adaptation and mitigation, and racially disparate impacts.

Relationship with Other City Plans

The topics addressed in this comprehensive plan are also the subject of many other City efforts and plans. The comprehensive plan is aligned as accurately as possible with the latest topic-focused plans for housing, capital facilities, parks, and more without introducing redundancies in City policymaking. For example, the Housing Element includes goals, policies, and strategies that support the 2023 Housing Diversification Toolkit without directly repeating the strategies and actions in the Housing Diversification Toolkit. As such, prior to the introduction of each element’s goals, policies, and strategies, this document will identify other relevant City plans.

For more context on the Growth Management Act, VISION 2050, and other upstream regulations that inform the Comprehensive Plan, please refer to Volume II.

Plan Components

The Sammamish Comprehensive Plan follows the framework of the Community Vision, which is implemented through the Plan’s Future Land Use Map and the Plan elements. Each Plan element includes a series of goals, policies, and strategies, which together make up the framework the City must follow when directing operations over the 20-year planning period.

For the purposes of this document, the terms “Goal,” “Policy,” and “Strategy” are defined as follows:

Goal – Broad statements indicating a general aim or purpose to be achieved. A goal is a direction setter, an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning and implementation measures are directed.

Policy – Topic-specific statements designed to address a specific goal or objective. Policies provide guidelines for current and future decision-making, identifying a clear commitment of the local legislative body. A policy is an extension of a plan’s goals, reflecting topical nuance as well as an assessment of conditions, and drive progress towards achieving that goal.

Strategy - Plans for getting from the current state to the conditions outlined in a goal or policy. A strategy provides a general plan or program directive required to further a goal or policy. In some cases, a strategy can help the City articulate a specific set of actions.

All goals, policies, and strategies are written to achieve compliance with the Growth Management Act (RCW 36.70A.070(1)), PSRC VISION 2050, and the King County Countywide Planning Policies, and further the vision articulated by community members.

Update Process

The City of Sammamish first adopted a Comprehensive Plan in 2003, which underwent a full update in 2015.

This periodic update to the existing Comprehensive Plan must align with state, regional, and county-level requirements which stem from the State’s Growth Management Act, Puget Sound Regional Council’s VISION 2050 and its Multi-County Planning Policies, and King County’s Countywide Planning Policies respectively.

Furthermore, new bills adopted in the 2022 Legislative Session significantly augment the ways in which comprehensive plans support growth and introduce new conditions that also must be met during plan updates. These bills are summarized below:

HB 1220: Requires jurisdictions to plan for and accommodate, rather than encourage the availability of, emergency and affordable housing

HB 1241: Changes the Comprehensive Planning Periodic Update and Shoreline Master Program cycles from 8 to 10 years. Requires a 5-year implementation progress report and an annual work program for select jurisdictions

HB 1717: Adds new requirements for cities and counties to include local and regional tribes in planning processes and decisions

HB 2001: Expands the ability to build tiny houses

SB 5042: Changes the initial effective date of certain actions under the GMA

SB 5118: Designates juvenile rehabilitation community facilities as essential public facilities

SB 5235: Increases housing unit inventory

by removing arbitrary limits on housing

SB 5275: Enhances opportunity in limited areas of more intensive rural development (LAMIRDs)

SB 5368: Encourages rural economic development

SB 5593: Allows counties to make revisions to Urban Growth Area (UGA) boundaries to accommodate patterns of development

SB 5818: Promotes housing construction in cities through amendments to and limiting appeals under SEPA and GMA

The 2024 Comprehensive Plan Update builds on the 2015 iteration of the Plan (and its more recent amendments), updating existing goals, policies, and strategies from the previous plan. Staff from a variety of City departments collaborated with the consultant team on the following policy review and development processes:

An external consistency check was conducted by comparing existing goals and policies against state, regional, and county requirements. Existing goals and policies were consolidated, reorganized, and revised to maintain or establish compliance.

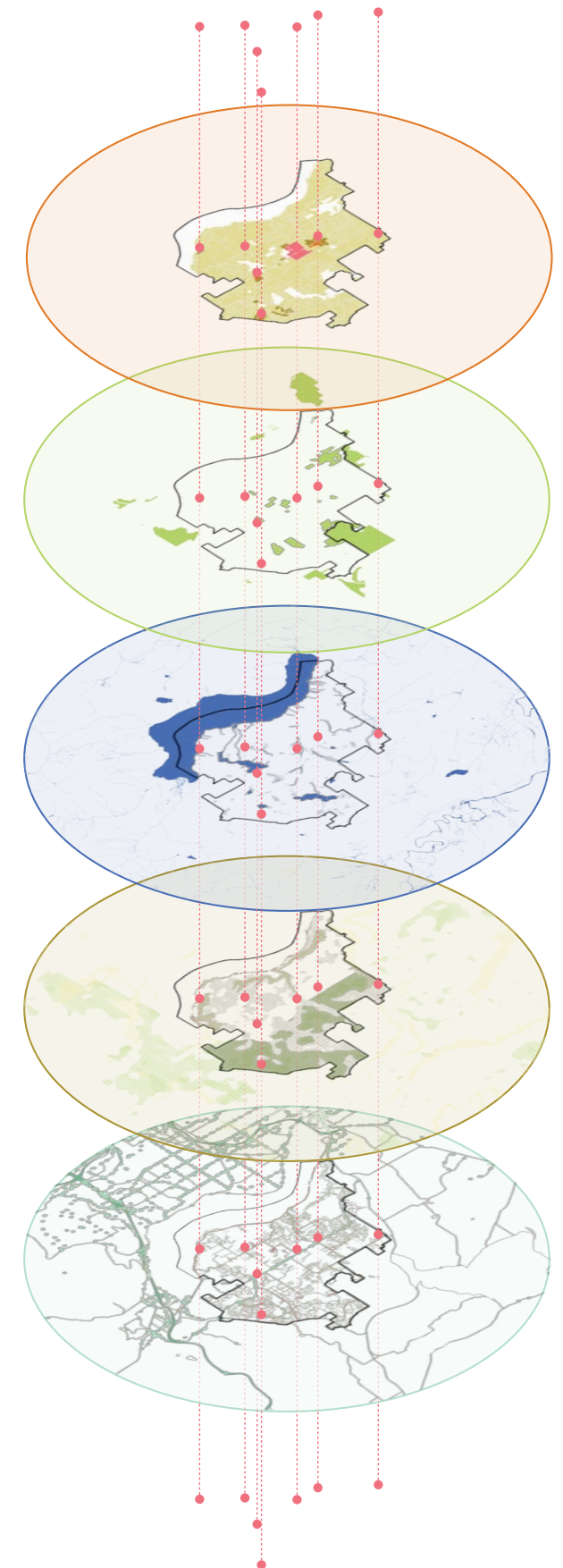
Strategies were introduced to provide more hierarchy and ease of implementation. In some cases, existing policies were rewritten and recategorized as strategies.

New goals, policies, and strategies, were drafted to comply with state, regional, and county requirements. City staff also reworked goals, policies, and strategies to best align with related planning efforts.

Ultimately, the revised goals, policies, and strategies were evaluated against the community vision for 2044.

Element Mapping

It is critical to understand the spatial relationships between land uses, transportation networks, natural features, and other components of the built and natural environment address within each element. The layering of each element’s spatial attributes shows the interconnectedness throughout Envision Sammamish. When combined, the collection of assets, risks, and opportunities for each element can indicate where synergies and conflicts exist and highlight where the City should allocate resources to address community needs.



Land Use

Introduction & Vision Connection

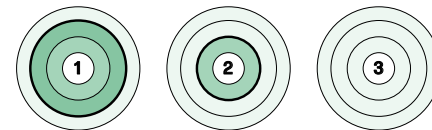
Sammamish's Land Use Element is the foundation for meeting the community's vision in 2044. Expanding housing choices, improving access to services within neighborhoods, creating a walkable Town Center, addressing climate change and sustainability, access to jobs, locations for parks, and many other planning goals start with the Land Use Element. This Element will continue to emphasize residential land uses and neighborhoods while expanding the types of housing that can be built in residential areas. Opportunities for affordable housing are also expanded through updates to the Element and zoning regulations. The Sammamish Town Center continues to provide opportunities for affordable housing as well as commercial and market-rate housing development, cultural uses and amenities, and services. New land use designations for neighborhood-serving commercial areas are also introduced in this Element. These newly defined areas, Mixed-Use Centers

and Neighborhood Centers, are smaller in size and scale than the Town Center, and will be subject to future subarea plans following adoption of the amended Town Center Plan. Updates to the Land Use Element include:

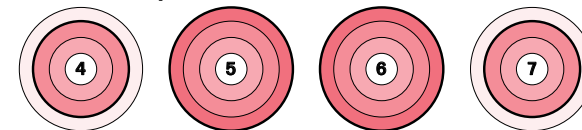
- New Future Land Use Map categories to provide greater flexibility as a planning tool
- Addition of Neighborhood Centers
- Addition of wildlife corridors and bridges
- Addition of Wildland Urban Interface (WUI) designation
- Updates to residential designations in proximity to Town Center and Mixed-Use Centers
- Identification of parcels for affordable housing opportunities (i.e. bonus parcels)

This is Volume I of the Land Use Element. Volume II includes supporting documentation and background information such as State mandates and the capacity estimates and development assumptions that establish the 2044 growth strategy.

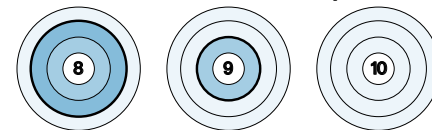
Sustainable Natural Environment



Equitable Social Environment



Viable Economic Development



The Land Use Element affects every other element within the Comprehensive Plan. This makes it highly relevant to most aspects of the Vision, particularly in creating an equitable and sustainable community.



Sammamish Farmers Market, image credit Jean Johnson

Planning Themes

The Land Use Element is foundational to the plan, providing planning principles and guidance to the City. Element goals are derived from key themes that reflect state and regional planning requirements, along with input from the wider Sammamish community. The influence of these foundational themes can be seen throughout the Comprehensive Plan.

- **Ensure that people of all income levels have access to choice and opportunities including housing, employment, transportation, services, and amenities** (Housing, Capital Facilities and Utilities, Parks and Recreation, Transportation, Economic Development).
- **Prioritize approaches that increase physical activity, social interaction, and community health and wellbeing** (Housing, Capital Facilities and Utilities, Parks and Recreation, Transportation, Climate Change and Resiliency).
- **Balance the preservation of environmental assets with the creation of new housing and**

employment opportunities while reducing exposure to environmental hazards (Housing, Environment and Conservation, Parks and Recreation, Economic Development, Climate Change and Resiliency).

- **Maintain the provision of high-quality public services, infrastructure, and parks and open space while facilitating inclusive population and employment growth** (Housing, Parks and Recreation, Capital Facilities and Utilities, Transportation).
- **Address racially disparate impacts and racial exclusion through land use planning** (Housing, Parks and Recreation, Transportation, Capital Facilities and Utilities, Climate Change and Resiliency).

RACIALLY DISPARATE IMPACTS

Outcomes in which policies and practices disproportionately affect individuals of a specific race. The result is discrimination and inequality in housing, health, wealth, and other outcomes faced by racial group or ethnic community.

Background & Engagement

Community Input

Land use was at the center of many public engagement workshops, discussions, and activities that informed this comprehensive plan update – beginning with the work to renew the community vision. From the onset, Sammamish residents emphasized the importance of balancing growth and affordability with stewardship of the natural environment and retention of green space. Priorities for how Sammamish uses its land emerged during various engagement efforts:

- **Planning Summit Kick-Off and Visioning Workshop** – Residents indicated their ultimate desire was a thriving Town Center and walkable community in 2044.

- **Planning Summit Housing Session** – More affordable and diverse housing options that are integrated with nature and well-connected to everyday destinations.
- **Planning Summit Mixed-Use Centers Session** – Active centers with unique physical character and local businesses will be accessible to all residents in 2044. These places should balance a variety of retail opportunities, housing types, and public open space. The walkability of downtown Kirkland was seen as an exemplar among many residents.
- **Earth Day** – Communitywide trip reduction strategies, including transit-oriented development and location-efficient housing, were voted as top community priorities to reduce greenhouse gas emissions.

The Planning Summit Kick-Off event at Sammamish City Hall.



- **Planning Commission and City Council Meetings** – Elected leaders, Commissioners, and members of the public helped determine an appropriate and realistic distribution of housing and job growth in the land use alternatives for the Plan. Meeting feedback emphasized the City’s commitment to HB 1220 and HB 1110 compliance by embracing a range of housing types in residential and mixed-use land use types at viable intensities for affordable housing development.
- **Goals and Policies Workshop** – Attendees emphasized the importance of the Land Use Element: it should ensure a healthy and equitable balance of land uses, appropriate infrastructure, climate mitigation and resilience, and a development pattern that is economically and environmentally sustainable. The Element must define and enhance Sammamish’s community identity through natural environment protection, high-quality live-work-play opportunities, and distinctive urban design.

Relationship to Other Elements

The Land Use Element influences all Elements within the Comprehensive Plan. Land use goals, policies, and strategies help to determine the distribution of different land use types within the city as well as to coordinate the other Elements in the plan. Accordingly, most goals, policies, and strategies within this chapter concern multiple elements simultaneously. For example, land use goals and policies work to establish a development pattern that co-locates multimodal transportation with higher density housing and amenities. This impacts the Housing, Transportation, and Capital Facilities & Utilities Elements. Similarly, the land use goals work to establish a lower-density development pattern close to environmentally critical areas. This impacts the Housing Element as well as the Climate Change & Resiliency Element.



Single-family homes make up the vast majority of built land in the city. Image credit, Seattle Times

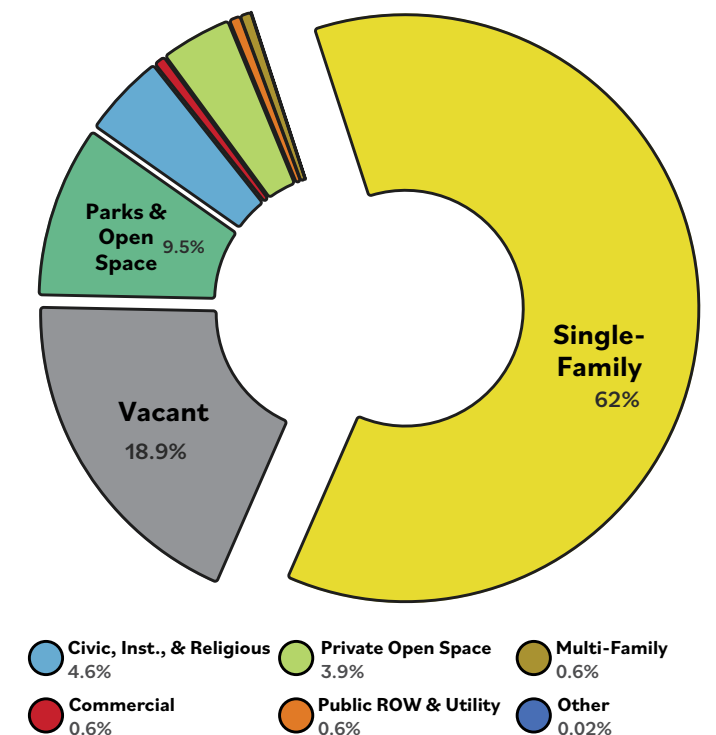
Pine Lake Beach Park. Throughout the engagement process, Sammamish residents emphasized the importance of integrating future growth with their natural surroundings.



Land Use Today

The current land use pattern in Sammamish includes suburban residential neighborhoods with limited mixed-use or commercial areas. Residential subdivisions with single-family detached homes dominate the city’s landscape, and are often disconnected from one another with curving, dead-end streets. Commercial uses primarily exist along 228th with a variety of lower-density strip-style development, gas stations, retail, restaurants, services, and dispersed civic and institutional buildings. Figure LU-1 breaks down the city’s existing land uses based on King County parcel data from 2023.

Figure LU-1. Existing Land Use in Sammamish (King County, 2023)



A complex of natural features including lakes, streams, wetlands, bogs, and forested areas with severe topographical relief are found throughout the city. These environmental assets in combination with parks and open spaces like Pine Lake Park, Sammamish Commons, and Klahanie Park comprise a rich natural landscape that coexists with a low-density built environment.

Future Land Use Map

The Future Land Use Map (FLUM) is an extension of the community vision and brings together all the other elements of the Plan. It is designed to balance environmental stewardship with the inclusive growth desired by the community. The FLUM will help Sammamish improve upon its historically disconnected development pattern with safe, connected neighborhoods and distinct walkable centers with diverse job opportunities and housing choices the city currently lacks. The protection of the tree canopy, aquatic assets, and natural habitat is also in the purview of the FLUM as it directs development away from fragile ecosystems and, in doing so, restores the natural environment’s ability to mitigate climate impacts. It also initiates viable economic development across the city by aligning new housing, commercial, services, and amenities in walkable activity centers necessary to support the local economy, foster entrepreneurship, and enliven cultural attractions.

At its core, the FLUM is a planning tool that guides where the City focuses growth in jobs and housing as well as the capital facilities, open space, utilities, and other infrastructure needed to support that growth. To that end, the FLUM flows from the goals and policies articulated in this Plan—particularly those set forth in the Land Use Element—while addressing the housing need identified by King County. The FLUM was developed in collaboration with the City’s Planning Commission, City Council, City Departments, and property owners.

How to Read This Map

The map is divided into land use designations within residential, mixed-use, and open space types. The FLUM should not be read as a zoning map—different types of zoning can occur within each of the listed

land use designations so long as they fit under the umbrella of the designation. For instance, there may be multiple types of residential zoning within Urban Residential, but scale and intensity requirements and use allowances within Urban Residential will be higher than in Neighborhood Residential and reflective of geographic constraints and opportunities. Similarly, the designation and subsequent zoning regulations for Town Center—the city’s most urban classification—will vary greatly from Neighborhood Centers, which are intended to provide limited, lower intensity mixed-uses supportive of the surrounding neighborhood. The FLUM is meant to create some flexibility in zoning decisions made by the City and will be the basis for future zoning updates. The FLUM is designed to ensure that there is enough employment and housing capacity to meet the future need of the city and across different income brackets allocated by King County. The FLUM is also designed to help efficiently plan for future infrastructure by adding emphasis to limited geographic areas of growth

Beyond the general distribution of land uses, the FLUM contains forward-looking designations that respond to community desires and growth pressures as Sammamish evolves. The map identifies locations for new Neighborhood Centers and Mixed-Use Center expansion, which should develop into walkable, amenity-rich destinations through the subarea planning process.

The FLUM also includes several layers that are critical to the growth and sustainability of Sammamish’s infrastructure and natural environment. Among these are **community assets**, which include essential community hubs and infrastructure like schools and fragile environmental features that compose Sammamish’s pristine natural beauty, like lakeshores, forest blocks, wetlands, bogs, and stream corridors. The map also contains **community risks** to guide future development away from natural hazards.

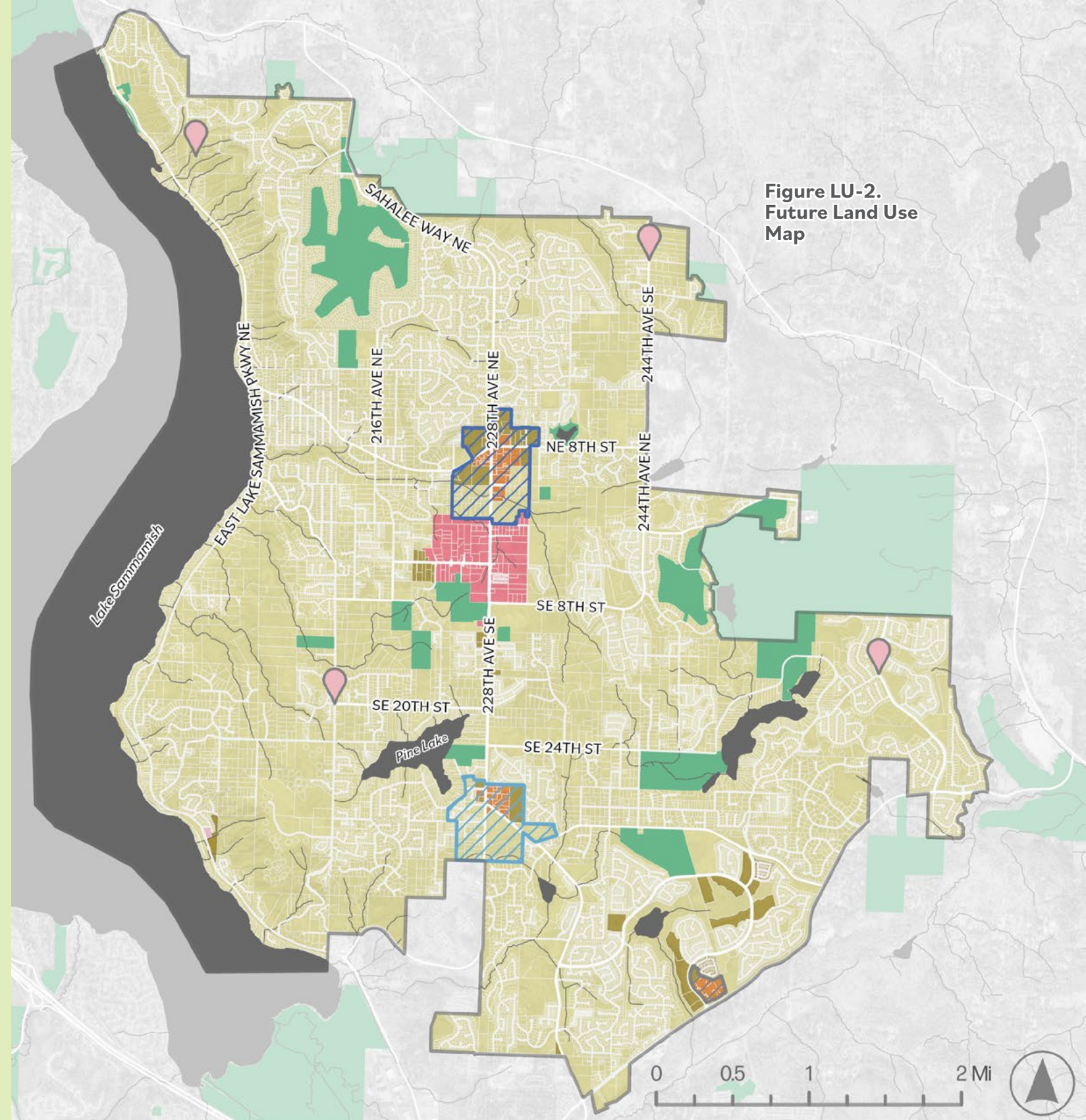


Figure LU-2. Future Land Use Map

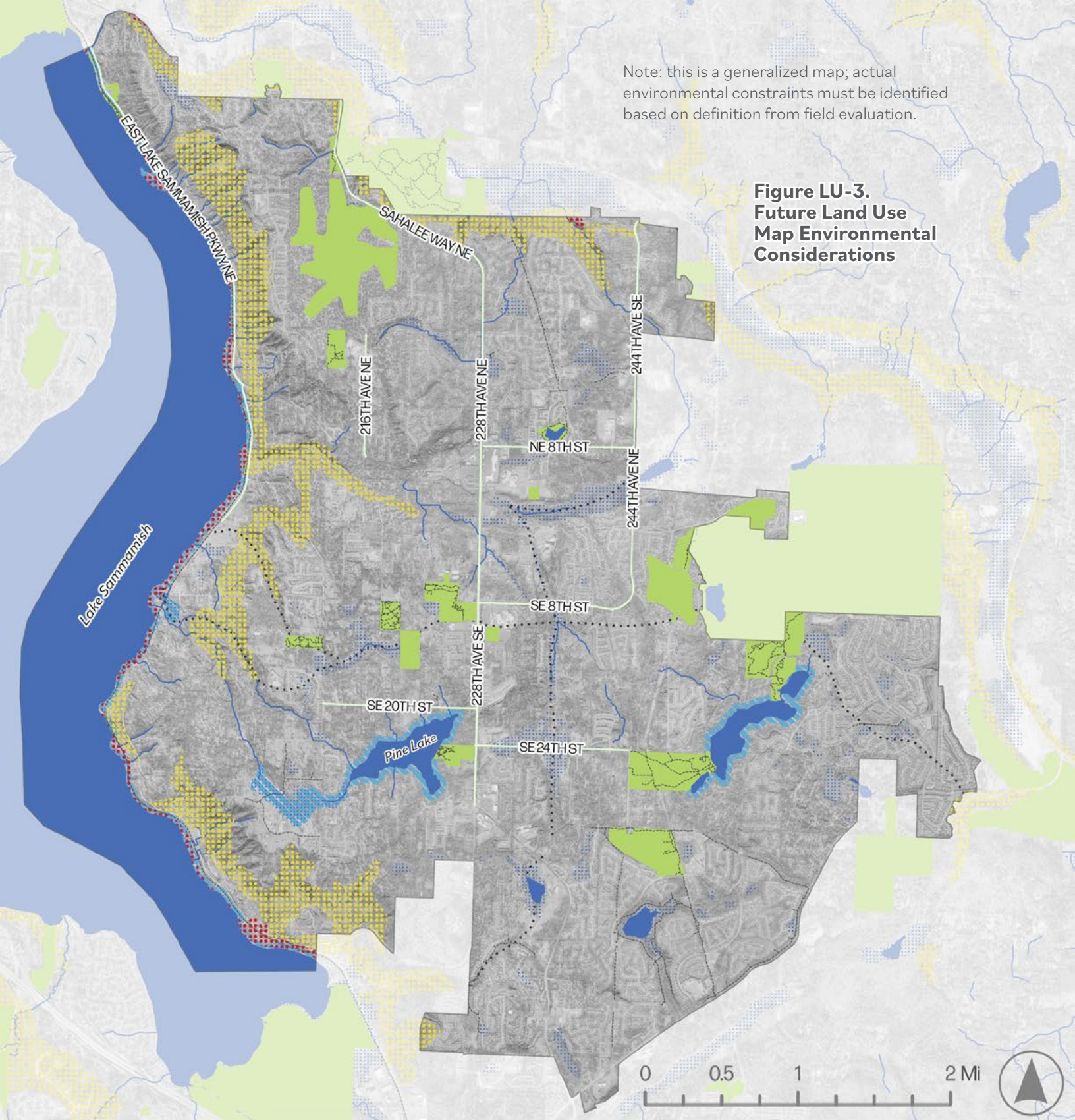
FUTURE LAND USE DESIGNATIONS

- 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*

Note: this is a generalized map; actual environmental constraints must be identified based on definition from field evaluation.

**Figure LU-3.
Future Land Use
Map Environmental
Considerations**



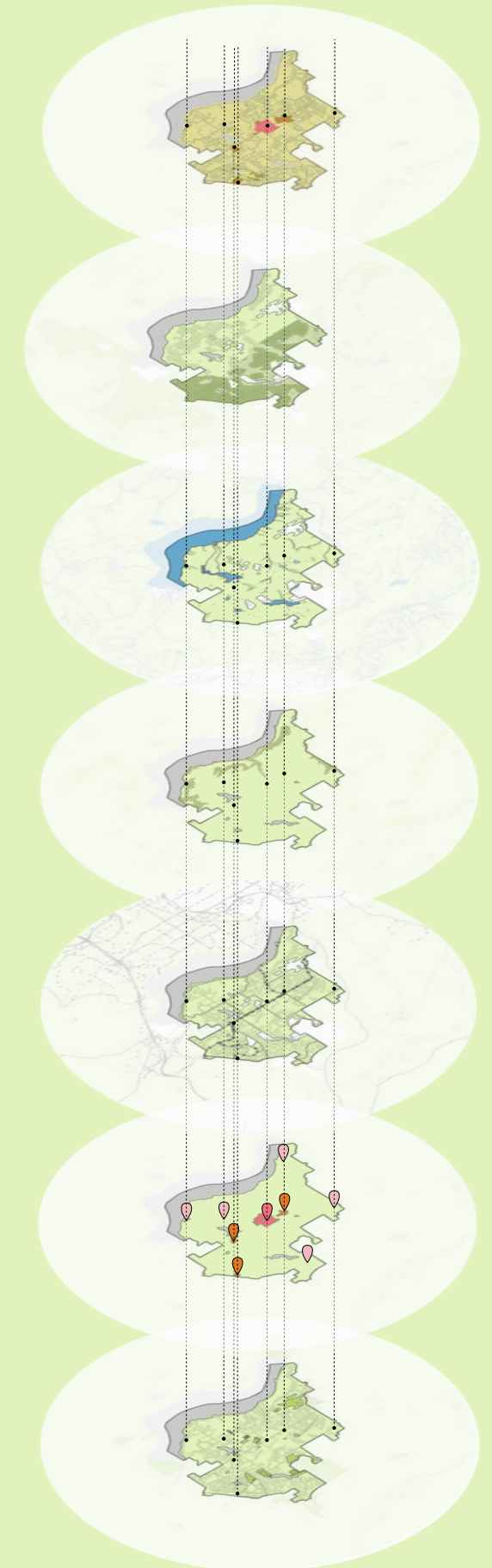
ENVIRONMENTAL CONSIDERATIONS

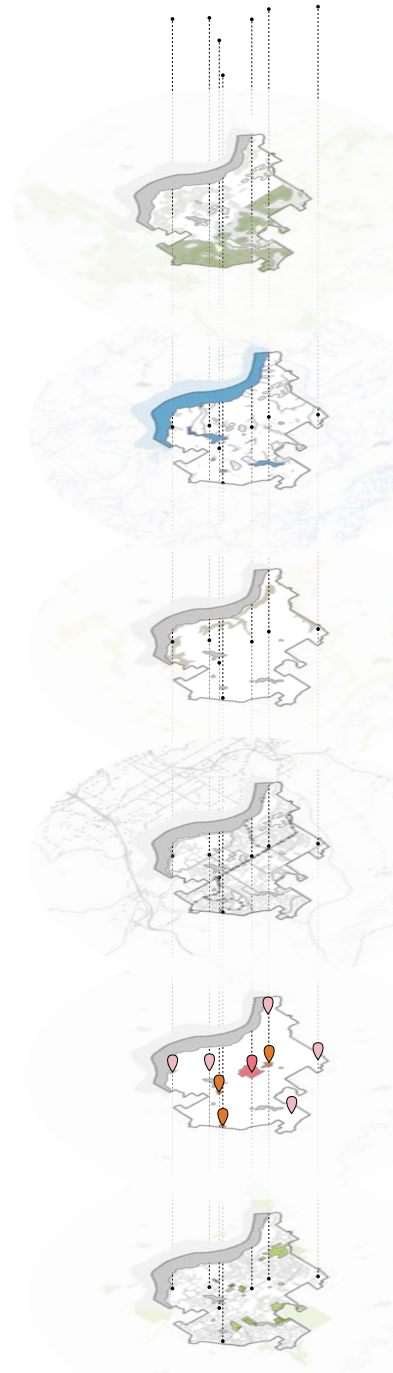
- Lakes
- ▨ Wetlands
- ▨ Shoreline Designations
- ⋯ Wildlife Corridor
- ▨ Seismic Hazard Areas
- Trails
- Streams
- ▨ Landslide Hazard Area
- Parks

Key Takeaways

- The FLUM combines higher intensity uses like multi-family housing, public, educational, and institutional assets, and city-serving commercial to create an active and walkable Town Center and Mixed-Use Centers like Inglewood, Pine Lake, and Klahanie.
- To fulfill the city’s affordable housing need (part of the King County CPP Growth Target for the city), Sammamish must allow mid-rise apartment buildings in viable locations. The FLUM accommodates that housing in Town Center and Mixed-Use Centers because these areas have the greatest access to infrastructure, transit, schools, services, and amenities.
- The base zoning in residential neighborhoods will remain the same, and overlay districts will enable the construction of the middle housing densities demonstrated in the FLUM.
- The FLUM identifies areas for new Neighborhood Centers to bring locally-serving commercial uses and gathering spaces into residential areas.
- The FLUM shows current and proposed open space including parks, open space, forested areas, and wildlife corridors to enhance wildlife habitat and provide equitable access to the city’s pristine natural environment for all residents.
- The FLUM shows sensitive natural areas and hazards where development is discouraged.

Ultimately, the FLUM is crucial to carrying out the community vision. The diagrams in the following pages show how clustering certain land uses can help orchestrate the community vision.





Tree Canopy Coverage

Compared to the eastern side of Sammamish, which has more green space and tree canopy, higher-density areas and the western part of the city could improve tree canopy coverage to be more in line with the east side of the city.

Hydrology

Aside from the natural beauty of lakes and streams, they along with other natural wetlands form habitat corridors throughout Sammamish. Aquifers provide most of the city's water, and their protection is also crucial.

Environmental Hazard

High density development will not be pursued in places with environmental hazards or with high ecological function.

Transportation & Infrastructure

High density areas designated along 228th exist in parallel with high capacity transit lines and utility mains. Planned expansion of the multimodal transportation network will connect trails, parks, and future urban development.

Urban Centers

The incorporation of green space in the Town Center and Mixed-Use Centers will help to ensure that environmental amenities are equitably distributed.

Parks and Trails

Opportunities to strategically expand the park and trail network to create more natural habitat will be pursued.

Sustainable Natural and Built Environment

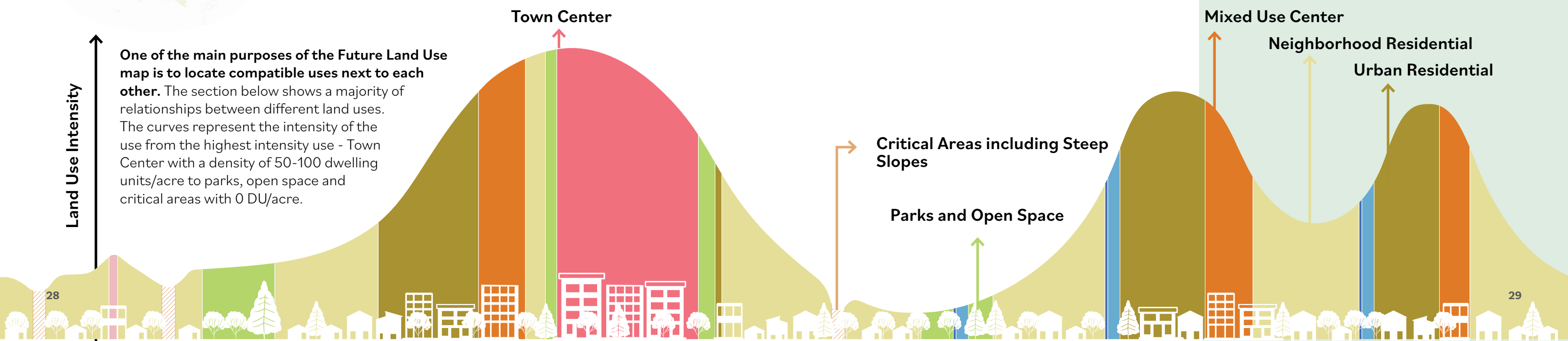
- 1 Sustain Natural Environment and Reduce Climate Impacts.** The City aims to protect tree canopies, water features, and ecosystems to sustain the natural environment. The City is committed to reducing and mitigating the climate impacts from buildings, transportation, and City operations.
- 2 Develop Multimodal Transportation.** Work with King County Metro and other transit providers to enhance connectivity within Sammamish and access to the surrounding cities, including walking, biking, and transit network.
- 3 Develop a Distinguished Park and Recreation System.** Create a park, open space, and recreational system that incorporates cultural amenities, and leveraging the unique natural resources of the Pacific Northwest to promote environmental conservation.

The section below shows the intent for land use decisions to fulfill these Community Vision Statements by distributing parks and open space equitably throughout the city, preserving and protecting ecosystems and offering a diversity of recreational opportunities. To the extent feasible, low density and open space are located adjacent to critical areas, shielding them from adverse impacts.

- Town Center**
- Mixed-Use Center**
- Neighborhood Center**
- Urban Residential**
- Neighborhood Residential**
- Parks & Open Space**
- Shorelines**
- Ravines/Wetlands**
- Critical Area, Steep Slope**

Land Use Intensity

One of the main purposes of the Future Land Use map is to locate compatible uses next to each other. The section below shows a majority of relationships between different land uses. The curves represent the intensity of the use from the highest intensity use - Town Center with a density of 50-100 dwelling units/acre to parks, open space and critical areas with 0 DU/acre.

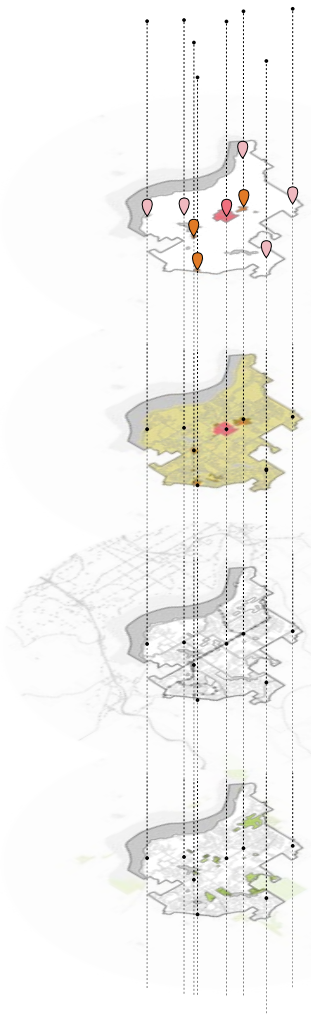


Connecting Future Land Use to the Community Vision

Equitable Social Environment

The section below shows how land use decisions can fulfill these Community Vision Statements by strategically locating areas of higher density housing and commercial activity across the city. These areas can support more affordability, amenities, services, and civic uses for a growing population.

- Town Center**
- Mixed-Use Center**
- Neighborhood Center**
- Urban Residential**
- Neighborhood Residential**
- Parks & Open Space**
- Shorelines**
- Ravines/Wetlands**
- Critical Area, Steep Slope**



Urban Centers

Higher density areas can support many different types of housing at greater levels of affordability. Centers are distributed throughout the city.

Housing Distribution

Although neighborhood residential will remain the dominant land use in Sammamish, more middle housing will be allowed across the city via overlay zones, creating access to more housing options across the income spectrum.

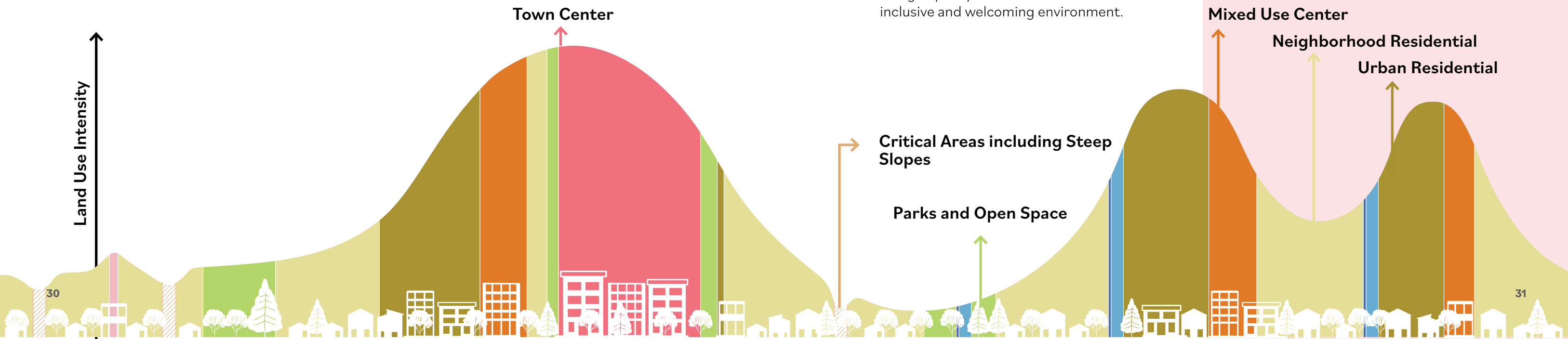
Transportation & Infrastructure

High density areas designated along 228th exist in parallel with high capacity transit lines and utility mains. Future transportation and infrastructure improvements will facilitate movement for everyone in the city.

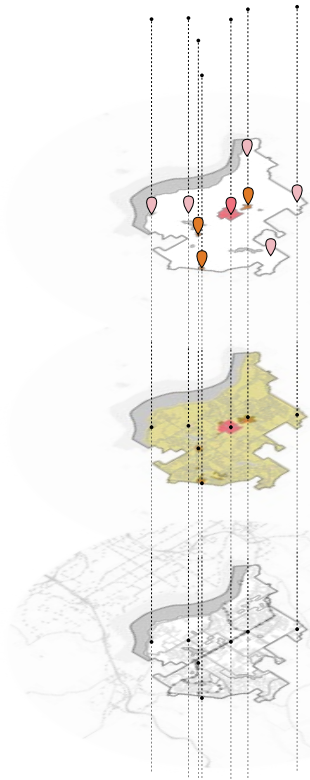
Parks and Trails

Opportunities to strategically expand the park and trail network will connect more neighborhoods through non-vehicular means.

- 4 Ensure Inclusive, Connected, and Safe Neighborhoods.** Plan neighborhoods that are safe, where people can meet, interact, and access retail, restaurants, key services, and other amenities within walking distance.
- 5 Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles.** Expand the range of available housing options to provide affordable and appropriate housing for households based on their needs and income.
- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish.** Many residents commute outside of Sammamish for employment; increase opportunities for work, including remote work, within Sammamish.
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services.** The City will maintain ongoing communication and engagement with the community on critical planning issues, provide opportunities for input and feedback, and promote the provision of high-quality human services to create an inclusive and welcoming environment.



Connecting Future Land Use to the Community Vision



Urban Centers

Higher density areas can support many different types of housing at greater levels of affordability. Centers are distributed throughout the city, and are located strategically along principal arterials with planned transit service expansion.

Housing Distribution

Although neighborhood residential remains the dominant land use in Sammamish, more middle housing will be allowed across the city with pockets of higher density.

Transportation & Infrastructure

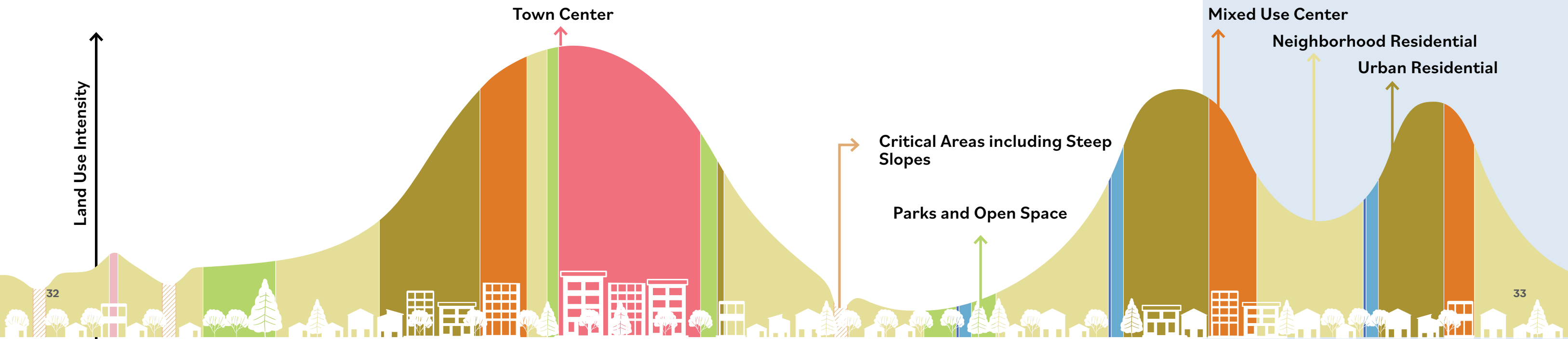
High density areas designated along 228th exist in parallel with high capacity transit lines and utility mains. Future transportation and infrastructure improvements can create new capacity for new businesses and markets.

Viable Economic Development

- 8 **Build Thriving Town Center and Mixed-use Districts.** The City will support the development of the Town Center that reflects Sammamish's identity and encourages redevelopment of existing commercial areas into walkable mixed-use districts for more housing, retail, services and amenities.
- 9 **Support Local Businesses and Entrepreneurship.** Provide support for a thriving local economy and nurture the community's entrepreneurial spirit.
- 10 **Establish Fiscal Sustainability and Diversify Revenues for the City.** The City is dedicated to improving and diversifying its tax base and revenue streams through economic development.

The section below shows how land use decisions can fulfill these community vision statements by distributing land uses that allow higher density housing and commercial across the city. These areas can support more affordability, amenities, services, and civic uses which in turn support the economic vitality of the community. Parks and open space are a large part of what attracts visitors to Sammamish. Investment in making Sammamish's park system more robust is also an economic development strategy.

- Town Center
- Mixed-Use Center
- Neighborhood Center
- Urban Residential
- Neighborhood Residential
- Parks & Open Space
- Shorelines
- Ravines/Wetlands
- Critical Area, Steep Slope



Land Use Descriptions

The land use designations below are broader than zoning definitions to allow the City more flexibility in establishing zoning and development regulations. Base density in existing zones remains unchanged. However, new density ranges for Middle Housing Overlay zones are also indicated here, which help ensure that the City provides enough capacity for its housing and job growth allocations.

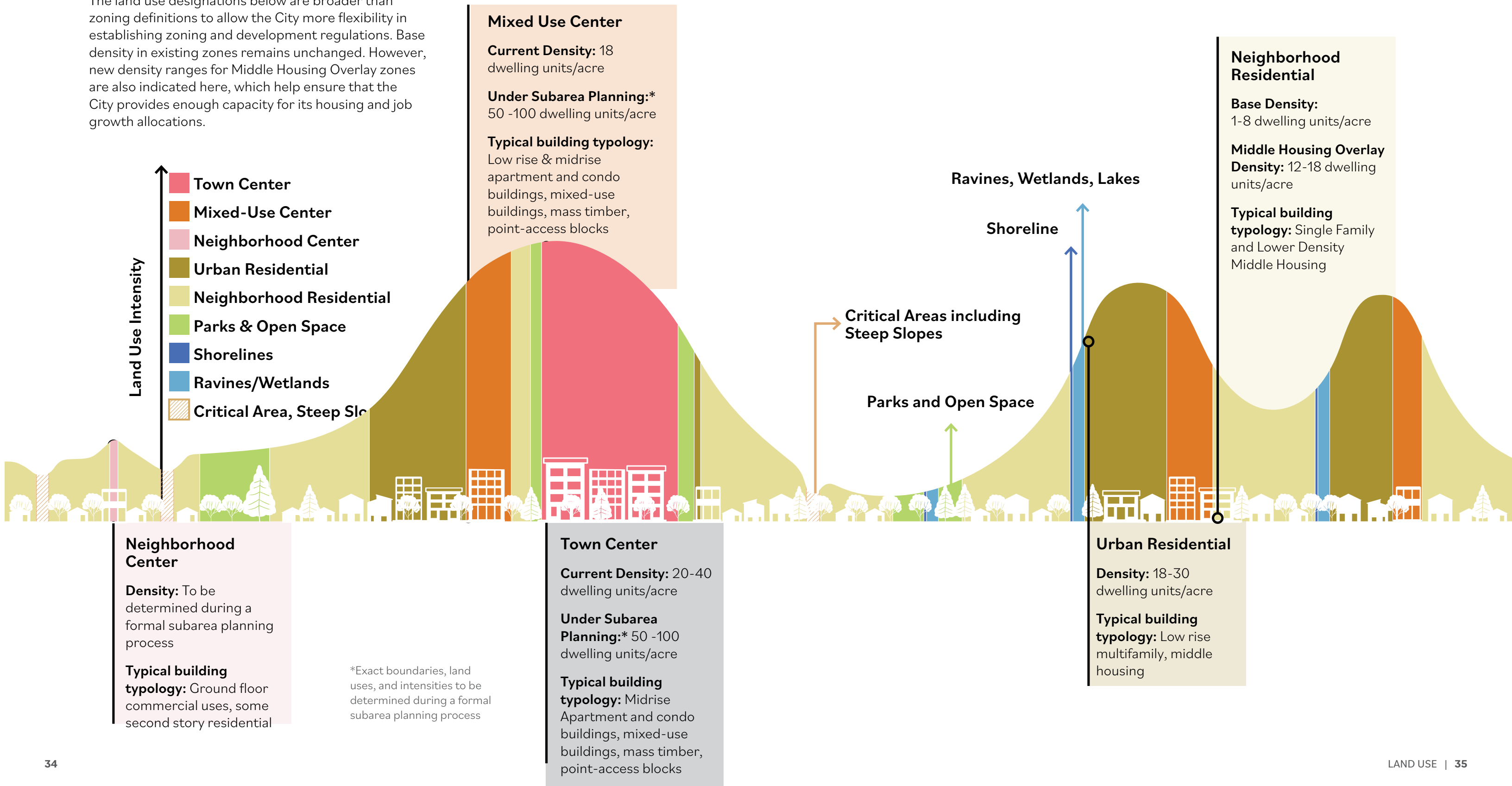


Figure LU-4. 2044 housing and employment growth targets, per the King County CPPs Growth Target mandated under the GMA

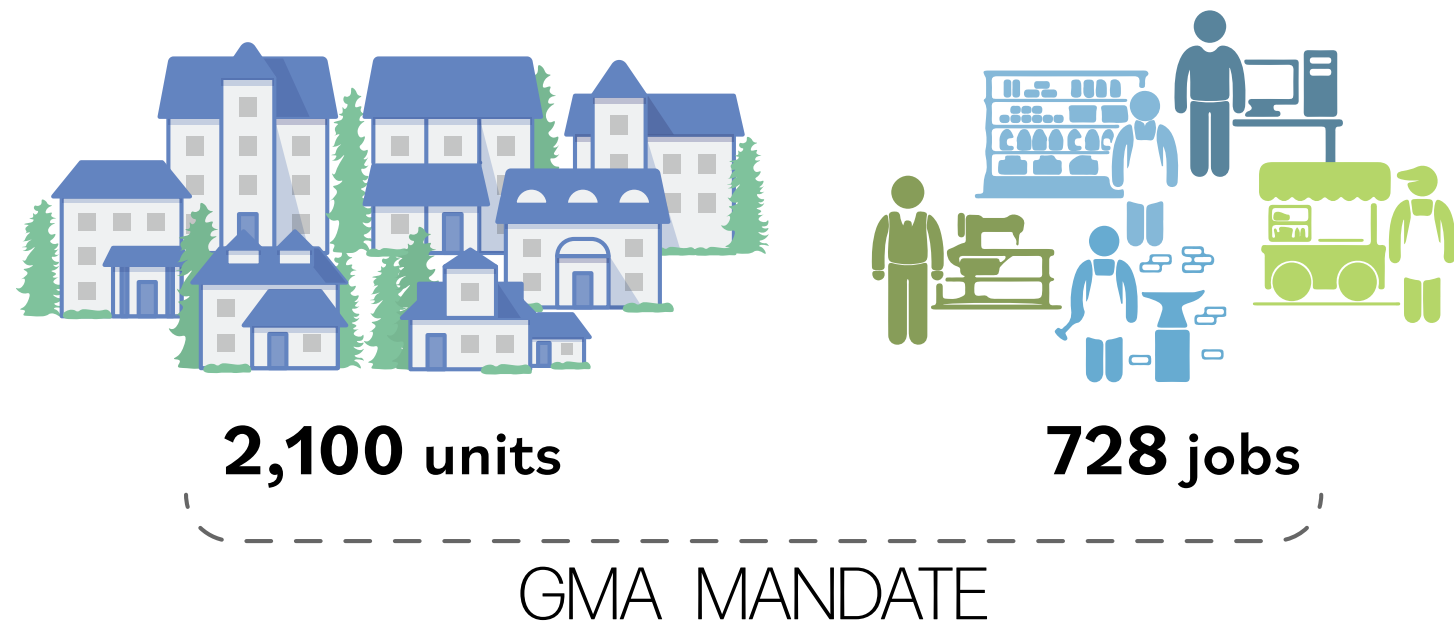
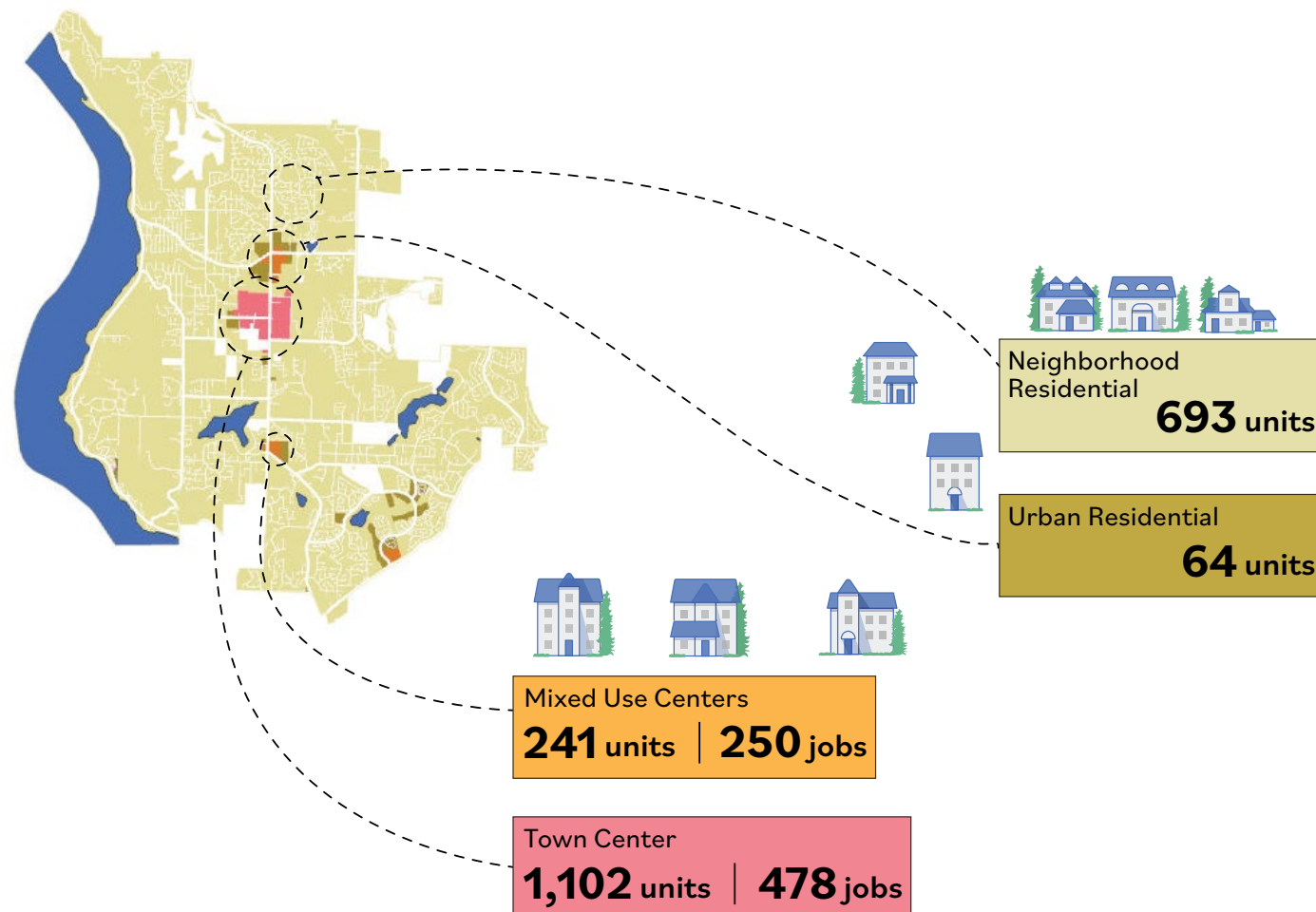


Figure LU-5. Geographic distribution of new housing allocations



Accommodating Local & Regional Growth

The City of Sammamish has been issued a 2044 growth target of 2,100 housing units and 728 jobs according to its “Cities and Towns” designation (Figure LU-4) (see Planning Policy Framework). These numbers were finalized through an amendment process to the King County Countywide Planning Policies in 2021, in which the City revised its growth targets to reflect updated sewer capacity.

The FLUM establishes sufficient development capacity for the City to fulfill not only its growth target, but the housing types necessary to support the affordable housing need. For example, housing affordable to households earning less than 50% of the area median income—which makes up most of Sammamish’s affordable

housing need—is most feasibly provided in mid-rise apartment and condominium buildings. As such, much of the planned housing growth is distributed among the Town Center, Mixed-Use Centers, and public- or religious-owned Bonus Parcels. More information on Bonus Parcels, the 2044 growth strategy, capacity estimates, and development assumptions can be found in Volume II and the Housing Element.

Figure LU-5 shows the planned distribution of the city’s 2,100-unit target according to housing types that will realistically support its affordable housing need. Figure LU-6 estimates population growth based on the average King County household size of 2.75 people per household; Sammamish is expected to grow to 73,925 people by 2044.

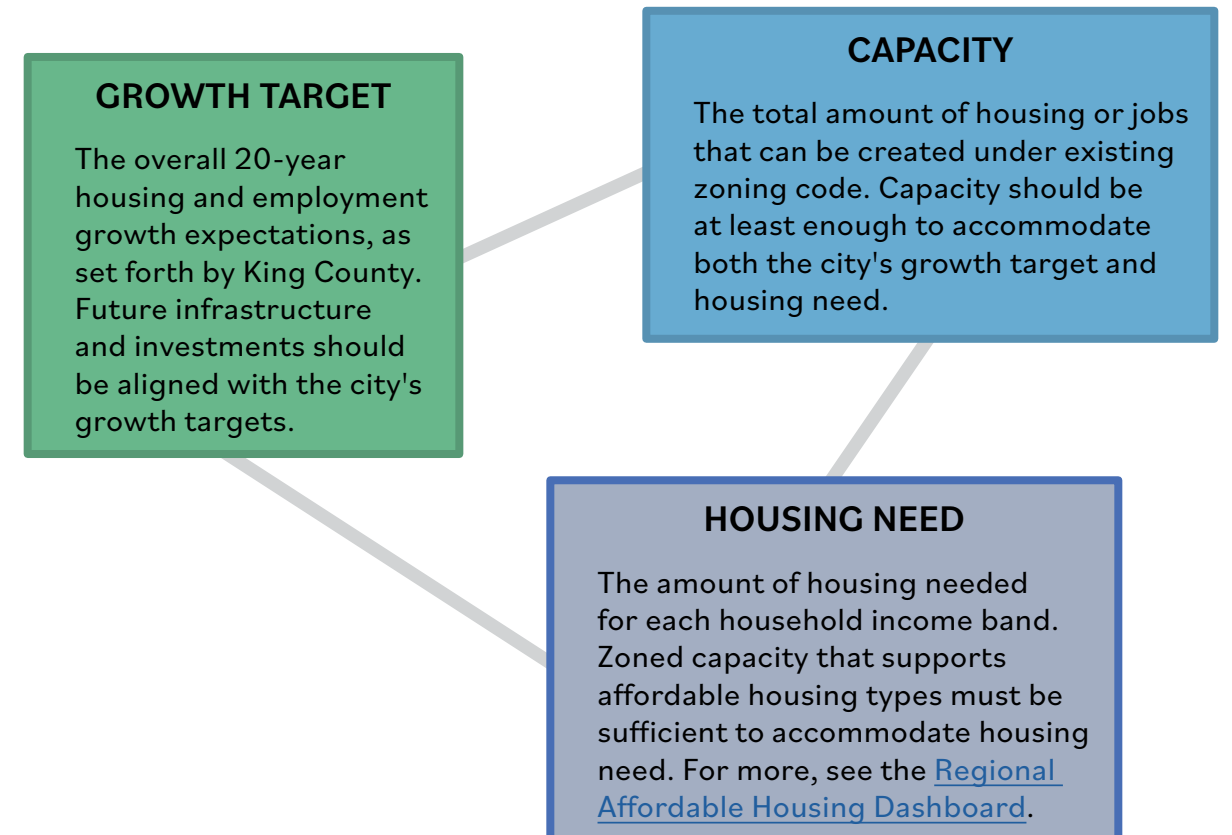
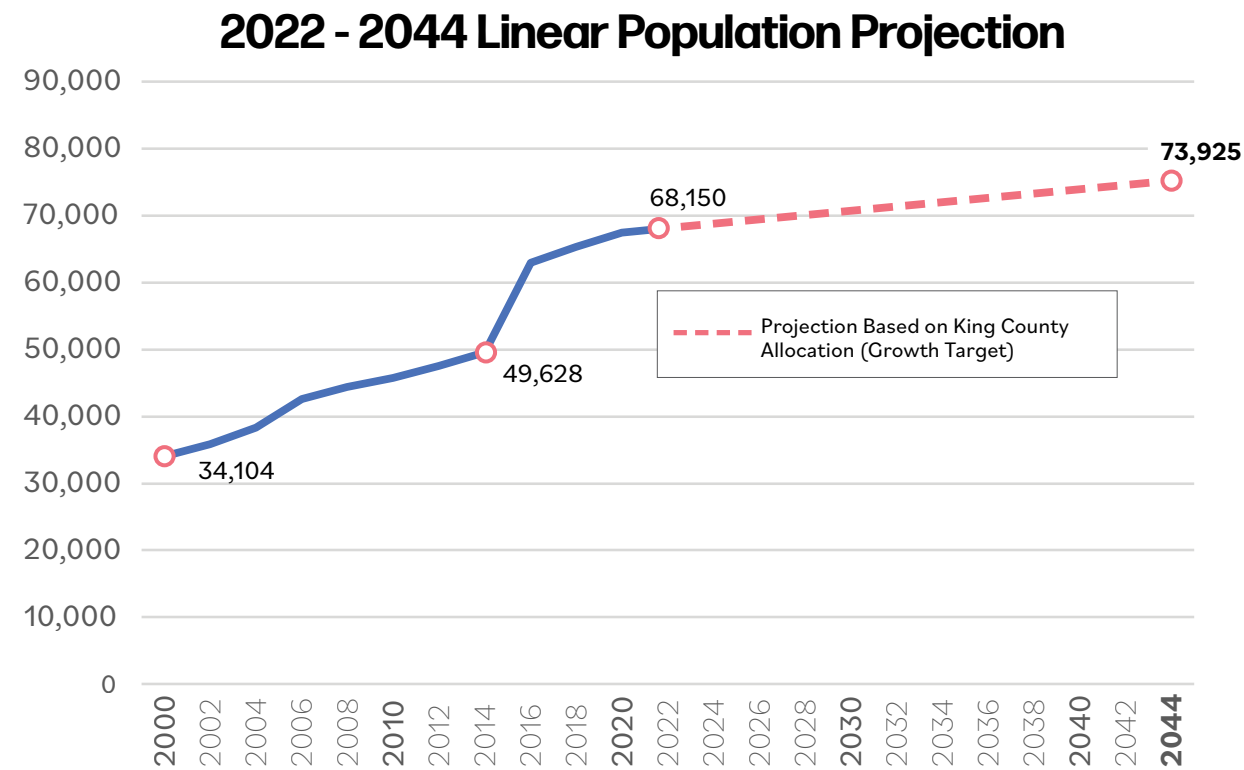


Figure LU-6. Projection of the Sammamish Population



An Overlay of Natural Assets and Critical Areas

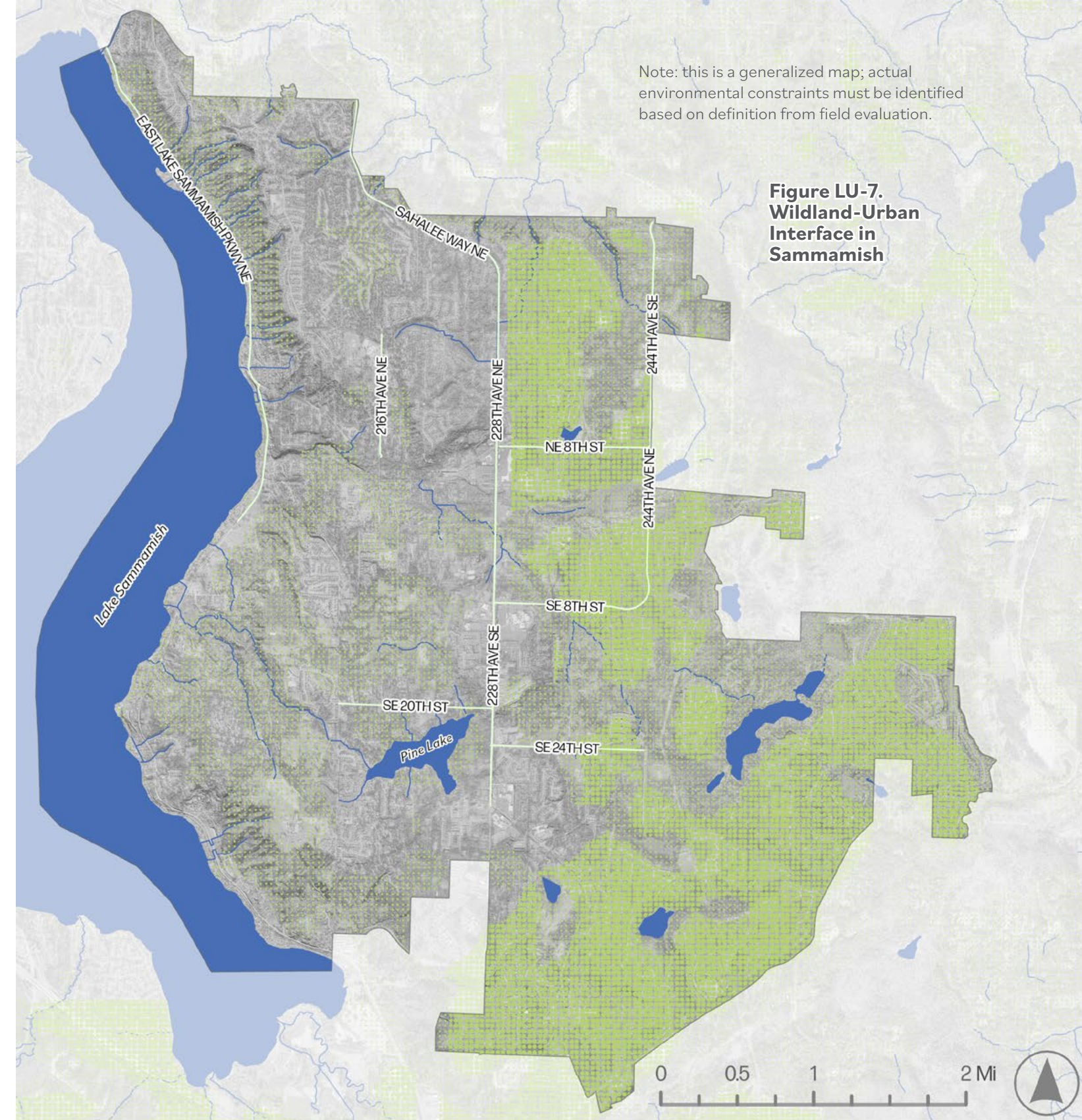
While not a designated land use type, the many wetlands, streams, lakes, forested hillsides, wildlife habitats, shorelines, and other natural ecosystems encompasses an invaluable asset to Sammamish, which the FLUM specifically identifies. State-protected critical areas (wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas) and their associated buffers are protected from development and can enhance the city’s natural beauty and climate resilience.

In combination with the Climate Change & Resiliency Element, the FLUM and Land Use Element play a pivotal role in natural hazard mitigation by managing development near critical areas and preserving natural

resources to decrease flood and wildfire risk, mitigate urban heat island effects, and protect water quality.

Wildfire risk is a particular focus of future hazard mitigation. Sammamish is embraced by pristine coniferous forests, and this Element seeks to negotiate conflicts between development, untouched forested tracts of land, and dense forests at the city’s edge. This area, called the Wildland-Urban Interface (WUI) (Figure LU-7), presents unique challenges for wildfire management and prevention, including increased difficulty in controlling wildfires, higher risks to human lives and property, and more complex evacuation processes. As urban expansion continues into wildland areas, the WUI becomes a critical focus for fire safety regulations, land use planning, and community preparedness efforts.

Note: this is a generalized map; actual environmental constraints must be identified based on definition from field evaluation.



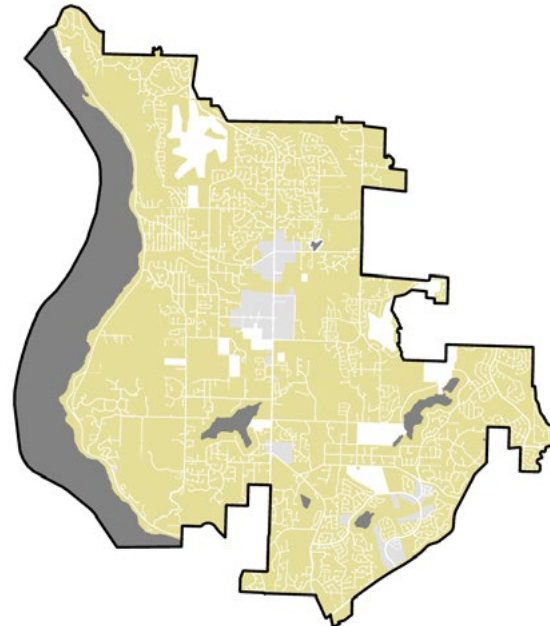
WILDLAND-URBAN INTERFACE



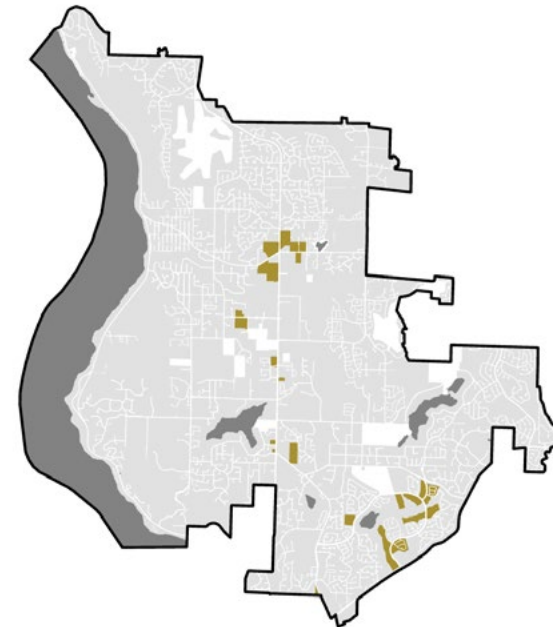
Land Use Types

The following pages illustrate the six major land use types identified in the FLUM. Below, maps show the location and extent of the Neighborhood Residential, Urban

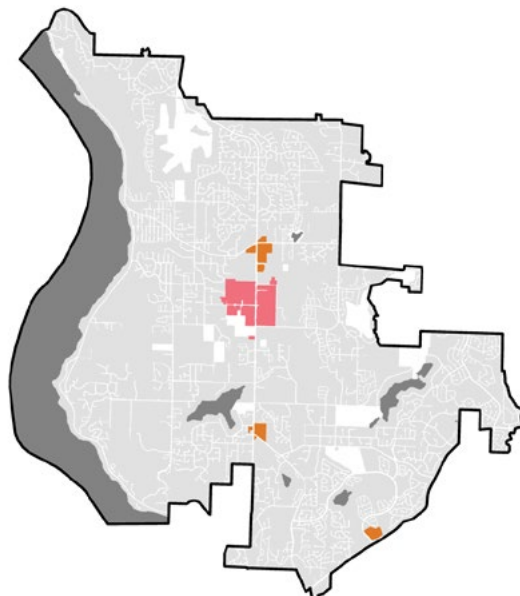
Residential, Town Center, and Mixed-Use Center designations. Example photos of the various types of uses allowed under each are found on the following pages.



Neighborhood Residential



Urban Residential



Town Center & Mixed-Use Centers
(to be clarified under a future subarea planning effort)

SUBAREA PLANNING

A subarea planning process focuses on a specific geographic area within a larger community. The process aims to address local needs, opportunities, and challenges through tailored policies, strategies, and projects to guide future growth and development within that subarea.

Neighborhood Residential

Sammamish has significant zoned capacity for housing, however, since the last periodic update, Washington State has passed new legislation (HB 1110) that requires cities to allow middle housing—smaller house-scale multi-family buildings—in all residential areas. To comply with this mandate and implement community desires for more diverse housing choice, the FLUM designates much of the city’s residential areas as Neighborhood Residential. While zoning will ultimately dictate exact densities and land uses allowed, Neighborhood Residential is intended to support detached and attached single-family homes, accessory dwelling units, and a range

of middle housing types, including duplexes, triplexes, fourplexes, fiveplexes, townhomes, and cottages.

Urban Residential

The FLUM establishes Urban Residential as the next increment of residential development intensity above Neighborhood Residential. Generally, this land use designation supports multi-family development—multi-plex buildings, stacked flats, courtyard apartments, and other forms of large middle housing—between Neighborhood Residential and higher-intensity areas like Town Center and Mixed-Use Centers.

Single Family with DADU | Seattle, WA



Multifamily Housing | Seattle, WA



Attached Townhomes | Bainbridge, WA



Multifamily Housing | Winnipeg, MB



Town Center

Sammamish has enough zoned capacity to accommodate its employment allocation of 728 jobs within its Town Center and Mixed-Use Centers. The initial vision for the Sammamish Town Center stretches as far back as 2003, and major mixed-use development projects are beginning to catalyze. The development of the Town Center into an active, walkable district with a variety of housing types, public and institutional facilities, services, and amenities is a top priority over the next 20 years.

Mixed-Use Centers

Mixed-Use Centers will also absorb much of the employment and housing growth anticipated in the coming years. Existing commercial areas in Inglewood, Pine Lake, and Klahanie will be each undergo to individual subarea planning processes, meaning that the area boundaries, land use mix, land use intensity, and transportation network will be finalized in planning efforts focused solely on these areas. Transforming these places into bustling, pedestrian-friendly hubs with diverse housing and job options will be key to providing equitable opportunity throughout the city.

Neighborhood Center

Many of the city's existing residential neighborhoods are isolated from everyday destinations like shopping, medical clinics, schools, institutions, and social gathering spaces. The FLUM identifies an existing Neighborhood Center on East Lake Sammamish Parkway and four areas as prospective Neighborhood Centers. Following a subarea planning process, these areas are envisioned to support locally-serving convenience stores or grocers, cafes, restaurants, community gathering or recreational areas, and diverse housing options that are connected to surrounding neighborhoods with safe pedestrian and bicycle networks.

Parks and Open Space

Numerous public parks, natural preserves, recreational facilities, athletic fields, and open spaces exist throughout Sammamish. Continued investments in parks and recreation will be necessary to meet the needs of the community, support youth development, expand opportunities for inclusion, provide options for residents to lead healthy, active lives, and foster greater social and community connections. Critical areas such as wetlands, bogs, and geologic hazard areas are effectively undevelopable and should be designated as passive open space in the future.

Sammamish Village | Sammamish, WA



Seattle, WA



Seven Coffee Roasters | Seattle, WA



Pine Lake Park | Sammamish, WA



Sammamish, WA (Proposed)



West Seattle, WA



Rolling Bay | Bainbridge Island, WA



Sammamish Commons | Sammamish, WA



Land Use

Goals, Policies, & Strategies

LU 1 Support a land use pattern that promotes safe and active living within neighborhoods, reduces health disparities, and improves access to healthy foods.

- LU 1.1.** Promote urban agriculture via community gardens for healthy food access and sustainable, inclusive cultivation.
- LU 1.2.** Allocate land, funding, education, and regulatory support for community gardens, kitchens, food banks, and other means to increase public access to healthy foods.
- LU 1.3.** Develop and maintain a comprehensive network of sidewalks, bike lanes, and pedestrian-friendly pathways to safely connect neighborhoods, schools, parks, and commercial areas, promoting physical activity and healthy communities through non-motorized mobility.
- LU 1.4.** Adopt land use designations that enhance safe, active transport and encourage proximity-based planning for residences, businesses, and recreation for increased walking and biking distances.
- LU 1.5.** Establish and maintain land use regulations that promote healthy neighborhoods, encourage resilient landscape and housing design, minimize building encroachment on arterial roads, and provide equitable access to goods, services, and transit.
- LU 1.6.** Review and update development standards to ensure that new and expanding businesses restrict adverse impacts including but not limited to: noise, vibration, smoke, fumes, surface or ground water pollution, air pollution, hazardous wastes and risk of explosion.
- LU 1.7.** Strive for a connected land use pattern that serves the local community by promoting efficient transportation systems, including road connections and non-motorized trails between neighborhoods.

LU 2 Promote the development of walkable centers as high-quality places to live, work, shop, and recreate, emphasizing a diverse range of quality and affordable housing opportunities.

- LU 2.1.** Promote contextual development and smooth transitions between differing land uses.
- LU 2.2.** Encourage middle density infill development on underutilized lands, considering impacts to equity, displacement, and climate resilience.
- LU 2.3.** Encourage compatible non-residential uses in residential neighborhoods.
- LU 2.4.** Encourage infill development in areas which:
 - a)** Transition between residential neighborhoods and other uses or densities
 - b)** Are served by an arterial street system with sidewalks
 - c)** Have nearby pedestrian access to public transit services
 - d)** Are located within one-quarter mile of a neighborhood park or recreation area
- LU 2.5.** Wherever feasible, incorporate streetscape amenities that enhance the distinctiveness of ROWs and encourage informal community gathering.
- LU 2.6.** Periodically review development standards to
 - a)** Monitor effectiveness in achieving GMA and Plan goals
 - b)** Review regulatory impact on economic feasibility and barriers to development
 - c)** Assess potential racially disparate impacts, including displacement, displacement risk, and exclusion
- LU 2.7.** Mixed-Use Centers should emphasize lively public life consisting of active and passive uses, such as
 - a)** Civic, community service, cultural, community gathering, and recreational uses
 - b)** Diverse housing options affordable to wide range of incomes
 - c)** Pedestrian and bicycle network connectivity and transit access
 - d)** Healthcare services
 - e)** Professional services
 - f)** Local specialty retail and restaurants

- LU 2.8.** Neighborhood Centers should punctuate residential areas at key intersections with locally-serving uses, such as:
- a) Small-scale convenience stores, grocers, or markets
 - b) Local cafes and restaurants
 - c) Community gathering and recreational uses
 - d) Pedestrian and bicycle network connections to the surrounding neighborhood and other centers
 - e) Diverse housing options affordable to a wide range of incomes
- LU 2.9.** Promote the use of public art to celebrate the community's cultural diversity and create a sense of identity.
- LU 2.10.** Design standards and development regulations should support the following values:
- a) Compatibility with existing natural features
 - b) Retention of trees and native vegetation
 - c) Emphasis of the human scale
 - d) Attractive landscaping that enhances the climate resilience of site and buildings
 - e) Integrated access for bicycles and pedestrians
 - f) Balanced use of passive and active open spaces, including community gathering places
 - g) Creating a sense of personal safety
- LU 2.11.** Improve existing streetscapes through the addition or enhancement of wayfinding signs, lighting, public art, enhanced landscaping, and street furniture.
- LU 2.12.** Use clear and objective language in design standards and development regulations, avoiding ambiguity while remaining flexible enough to accommodate innovative design solutions.
- LU 2.13.** Develop subarea plans and design guidelines for walkable centers that strive to create equitable outcomes and improve access to economic opportunity.
- LU 2.14.** Use Transfer of Development Rights (TDR) to direct growth to designated subareas.

LU 3 Encourage sustainable development that prioritizes climate resilience, reduces greenhouse gas emissions, promotes wildfire preparedness, and fosters environmental stewardship.

- LU 3.1.** Ensure development design integrates sustainable practices, preserves native ecosystems, and minimizes environmental impact.
- LU 3.2.** Prioritize maximum preservation of healthy trees, native vegetation, and existing landscaping during development while ensuring adequate replacement where retention isn't feasible or appropriate.
- LU 3.3.** Encourage flexible and environmentally conscious design that preserves existing site features, such as trees and wetlands, and emphasizes strategic placement of community landmarks without compromising environmentally sensitive areas.
- LU 3.4.** Support green development that maximizes retention of a site's natural contours and features and consider alternatives to minimize grading cuts and fills and leveling of lots.
- LU 3.5.** Adopt green building practices and infrastructure measures.
- LU 3.6.** Emphasize the preservation of the natural environment as a crucial component of the city's identity, both as a climate resilience strategy and as a means of mitigating past environmental damage.

LU 4 Encourage practices for sustainable development that prioritize stormwater and groundwater conservation and management.

- LU 4.1.** Promote innovative approaches towards sustainable water management and conservation.
- LU 4.2.** Promote clustering to preserve open space, retain significant natural features, and reduce surface water runoff.
- LU 4.3.** Promote water conservation technologies including smart meters, water efficient fixtures, rainwater harvesting, and re-use of greywater.
- LU 4.4.** Enhance the visual character and function of stormwater management facilities through creative means, such as ponds, rain gardens, and other water features, incorporating the use of evolving technologies.

LU 4.5. Collaborate with the city's utility purveyors to promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies such as infiltration that mitigate the impacts caused by impervious surfaces.

LU 4.6. Design and maintain stormwater facilities to provide supplemental benefits, such as pollinator and wildlife habitat, passive recreation, trails, and enhancement of community aesthetics.

LU 5 Ensure that public facilities support and strengthen social equity, community health, and environmental stewardship.

LU 5.1. Take ecological, social equity, and health outcomes into account when siting essential public facilities, minimizing both exposure to harmful pollutants and damage to existing environments.

LU 5.2. Provide attractive, high-quality parks, recreational areas, and streetscapes throughout the city.

LU 5.3. Encourage joint use and development of recreation lands and facilities in accordance with the Park, Recreation, and Open Space (PROS) Plan.

LU 5.4. Encourage public and private community service providers, including the City, to share or reuse facilities to reduce costs, conserve land, and provide convenience and amenity for the public.

LU 5.5. When siting community facilities, including schools, ensure they are located in places that will align with future growth plans.

LU 6 Protect and enhance natural areas, parks, and open spaces to maintain biodiversity, provide quality recreation opportunities, and enhance the overall quality of life for residents.

LU 6.1. Prioritize land acquisition that can fulfill public purposes including but not limited to the following:

- a) Protection of environmentally sensitive areas
- b) Preservation of view corridors
- c) Preservation of parcels that contribute to the historic tradition of the community
- d) Low-income, transitional, and permanent supportive housing

e) Utility corridors

f) Transportation corridors

g) Landfills

h) Sewage treatment facilities

i) Stormwater management facilities

j) Passive and active recreation

k) Schools

LU 6.2. Acquire property for public purposes that are consistent with Plan goals and policies.

LU 6.3. When considering land for acquisition, evaluate the feasibility of both fee simple acquisition and the acquisition of development rights or easements. Identify potential funding sources, grants, and gifting strategies.

LU 6.4. Use flexible development regulations, incentives, and open space acquisition to protect environmentally critical areas.

LU 6.5. Negotiate public easements, acquire land, or use development regulations to protect and enhance wildlife bridges identified in the Future Land Use Map.

LU 7 Foster inclusive engagement practices, welcoming diverse perspectives to ensure a comprehensive and representative approach to land use decisions.

LU 7.1. Encourage active civic engagement in the creation of plans, regulations, and development proposals.

LU 7.2. Evaluate available resources such as physical meeting spaces and communication platforms and identify barriers to engagement, such as transportation or internet access. Develop solutions to encourage wider participation.

LU 7.3. Provide notification and foster public awareness and participation in decisions affecting communities that have been disproportionately impacted.

LU 8 Preserve and protect Sammamish's historic, visual, and cultural resources, taking into account potential impacts on culturally significant sites and tribal treaty activities such as fishing, hunting, and gathering.

- LU 8.1.** Honor the community's history and cultural roots through identification, preservation, restoration, and adaptive re-use of buildings and cultural sites.
- LU 8.2.** Participate in regional efforts to identify and preserve historic and cultural sites.

LU 9 Promote development that prioritizes equity, ensuring that growth benefits all residents and minimizes the risk of displacement to vulnerable communities.

- LU 9.1.** Integrate equity impact assessments into land use decision-making processes to systematically identify and address potential displacement risks associated with development projects.
- LU 9.2.** Promote the availability of affordable commercial spaces to prevent displacement of local small businesses.
- LU 9.3.** Identify and support businesses and residents that are vulnerable to displacement.

LU 10 Facilitate inclusive population and employment growth, fostering diverse, connected, and sustainable communities.

- LU 10.1.** Establish and maintain a Comprehensive Plan Future Land Use Map, included as Figure LU-2.
- LU 10.2.** Consider annexations as designated in the potential annexation area map, Figure LU-8.
- LU 10.3.** Adjust zoning to accommodate new residential and employment growth within the city limit before considering annexations.
- LU 10.4.** Promote efficient development patterns and limit existing sprawl, preserving our natural resources and fostering walkable communities.
- LU 10.5.** Pursue PSRC Regional Growth Center designation.
- LU 10.6.** Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, urban forests public utilities, public facilities, and other land uses.

LU 10.7. Through the future land use pattern, promote a variety of housing types to meet the needs of a growing and diversifying population.

LU 10.8. Ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Future Land Use Map and policies.

LU 10.9. Continue to revise and update the Future Land Use Map as potential annexation areas are designated and annexed.

LU 10.10. Coordinate future planning and interlocal agreements for annexation areas with appropriate agencies.

LU 10.11. Work with King County and neighboring jurisdictions to study and accomplish adjustments to the City's portion of King County's UGA boundary where appropriate, and include as part of Sammamish's Potential Annexation Area (PAA). Areas currently outside of the City's UGA boundary that should be studied for inclusion are listed below. Additional areas may be identified in the future.

- a)** Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City's UGA
- b)** Future areas to be determined within the NE Sammamish Sewer and Water District, Sammamish Plateau Sewer and Water District, and/or the existing or expanded UGA
- c)** Areas designated in the potential annexation area map, Figure LU-8

REGIONAL GROWTH CENTER

The Regional Growth Center is a formal designation of the PSRC. These centers are the locations of the region's most significant business, governmental, and cultural facilities, and are focal points for planned growth, economic development and transportation infrastructure investments.

URBAN GROWTH AREAS

Urban Growth Areas, or UGAs, are places in which "urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature" (RCW 36.70A.110).

ANNEXATION

Annexation is the process of incorporating previously undesignated territory into a city, and is one of the primary means by which cities grow. Through annexation, cities can better provide urbanizing areas with municipal services.

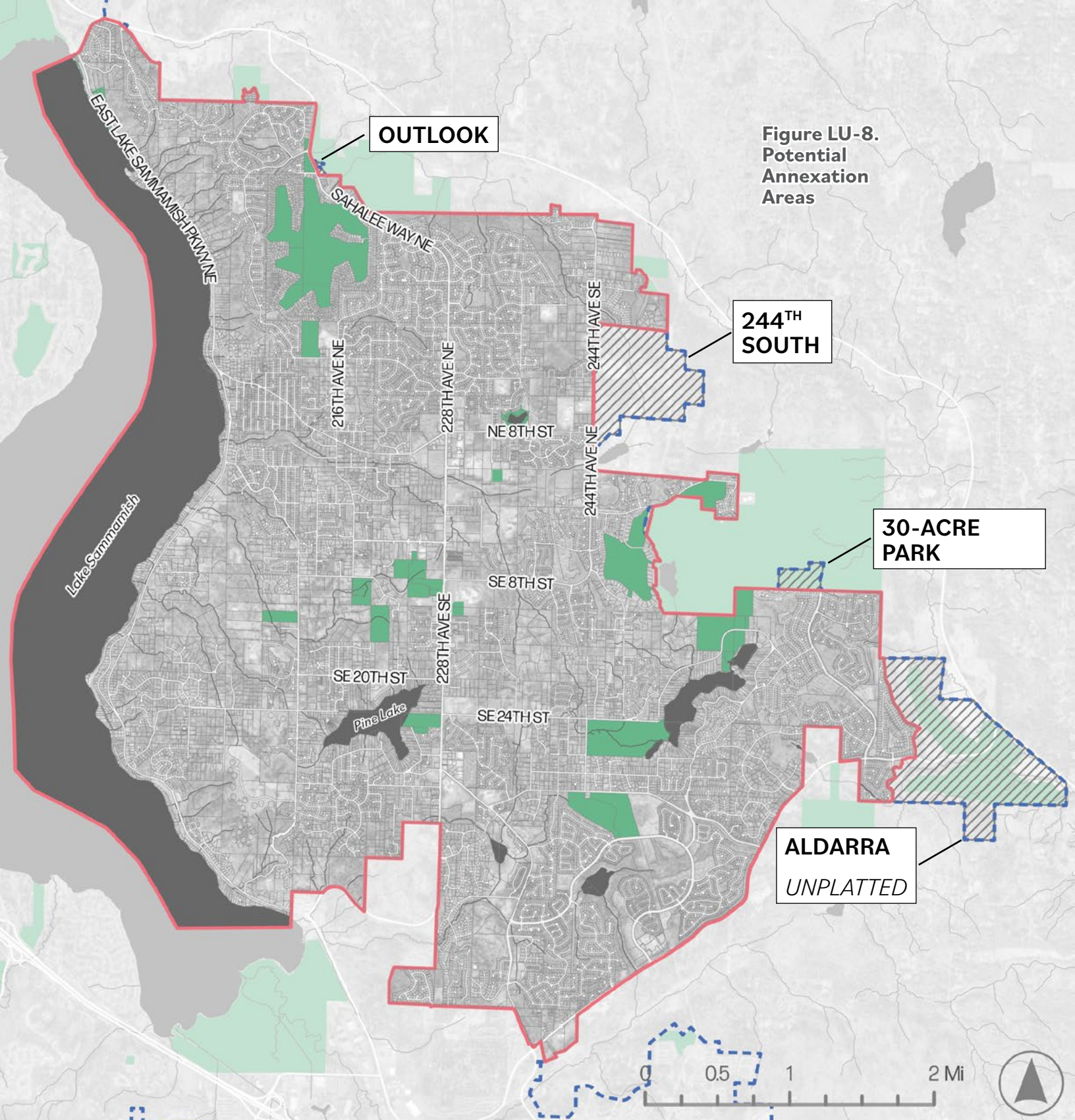


Figure LU-8.
Potential
Annexation
Areas

OUTLOOK

**244TH
SOUTH**

**30-ACRE
PARK**

**ALDARRA
UNPLATTED**

PLANNING AREA

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

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Land Use

Goals and the Community Vision

The following pages show the relationship between individual Land Use Goals and the Community Vision Statements. The stronger the connection between a Goal and a Vision Statement, the more bars are highlighted in the corresponding 'slice' of the chart.

VISION STATEMENTS

Sustainable Natural & Built Environment

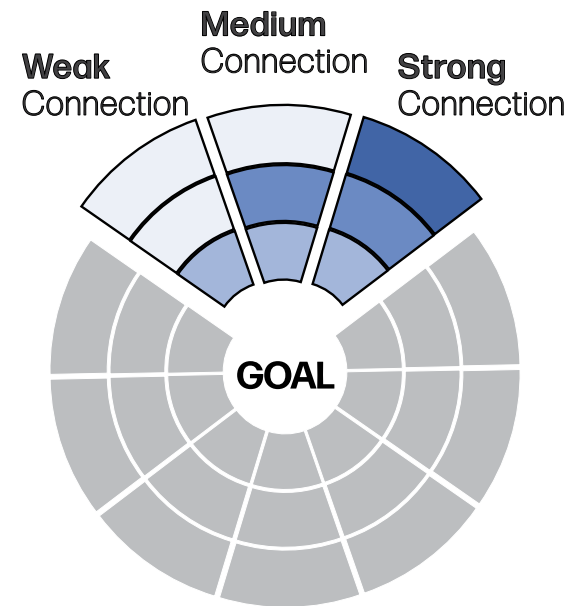
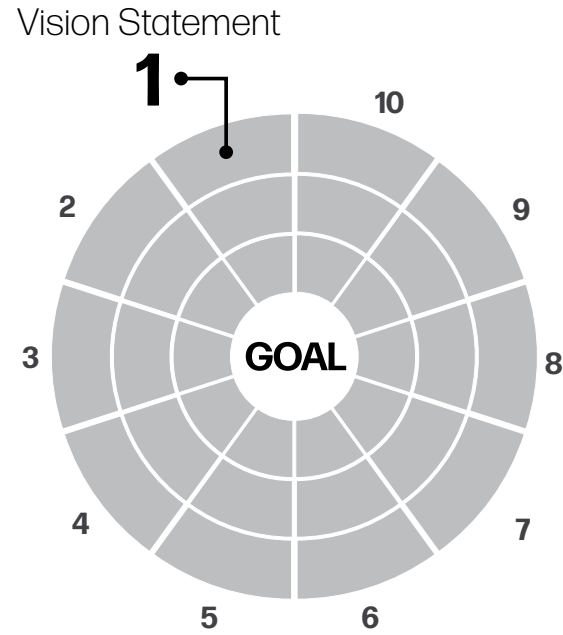
- 1 Sustain Natural Environment and Reduce Climate Impacts
- 2 Develop Multimodal Transportation
- 3 Develop a Distinguished Park and Recreation System

Equitable Social Environment

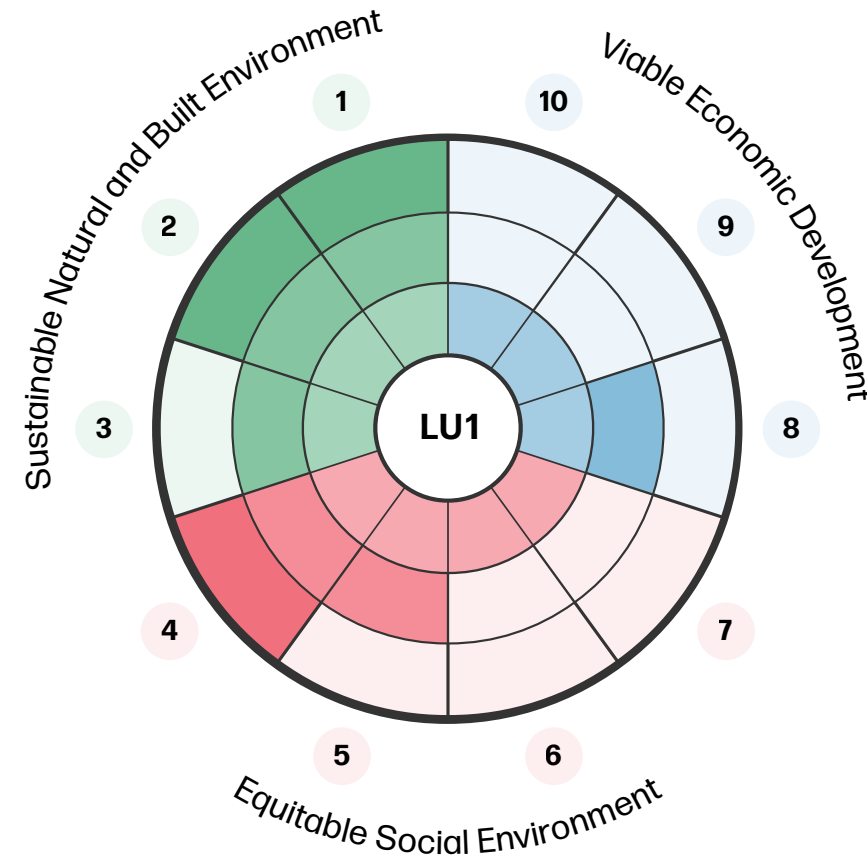
- 4 Ensure Inclusive, Connected, and Safe Neighborhoods
- 5 Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles
- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

- 8 Build Thriving Town Center and Mixed-use Districts
- 9 Support Local Businesses and Entrepreneurship
- 10 Establish Fiscal Sustainability and Diversify Revenues for the City.

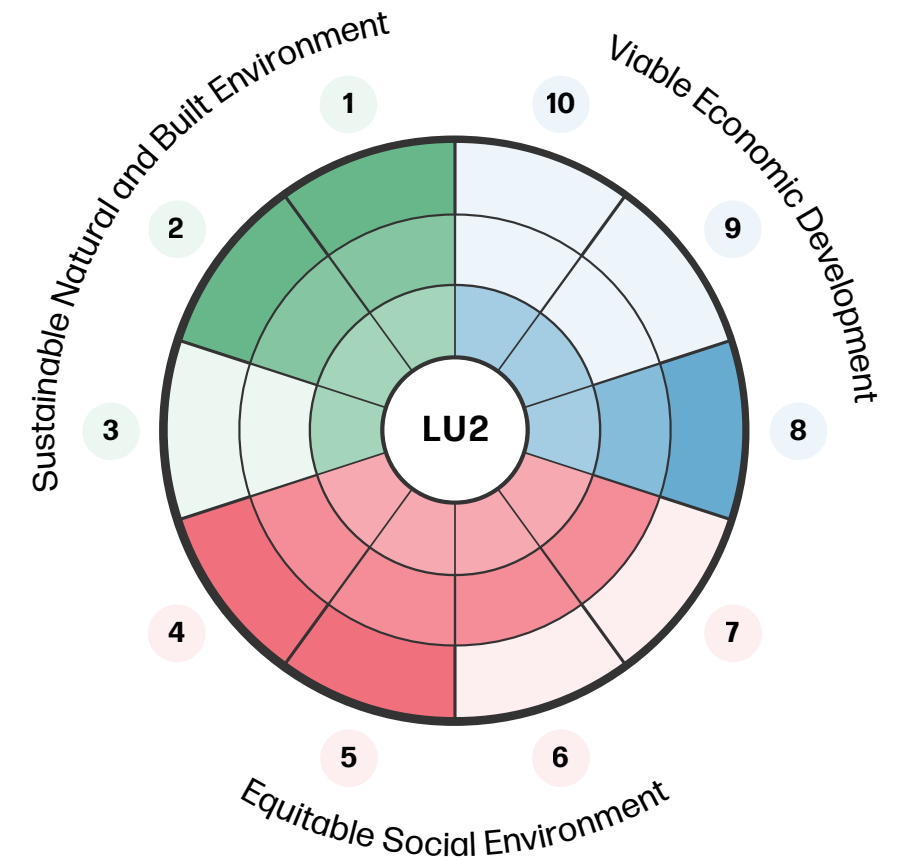


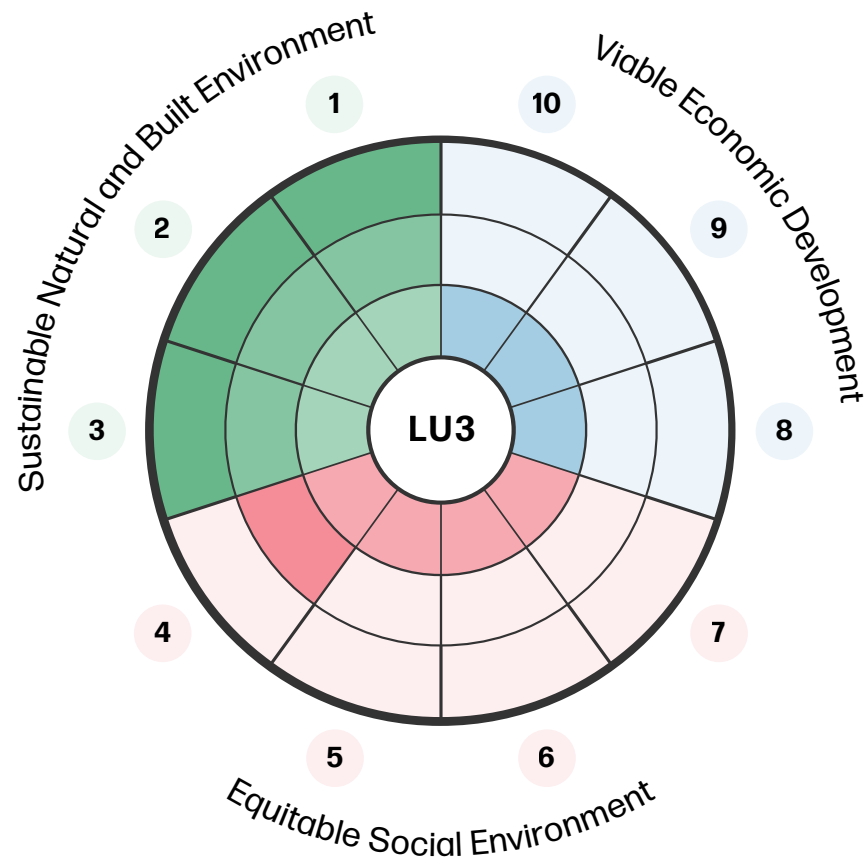
Strength of Connection between Vision Statement and Goal



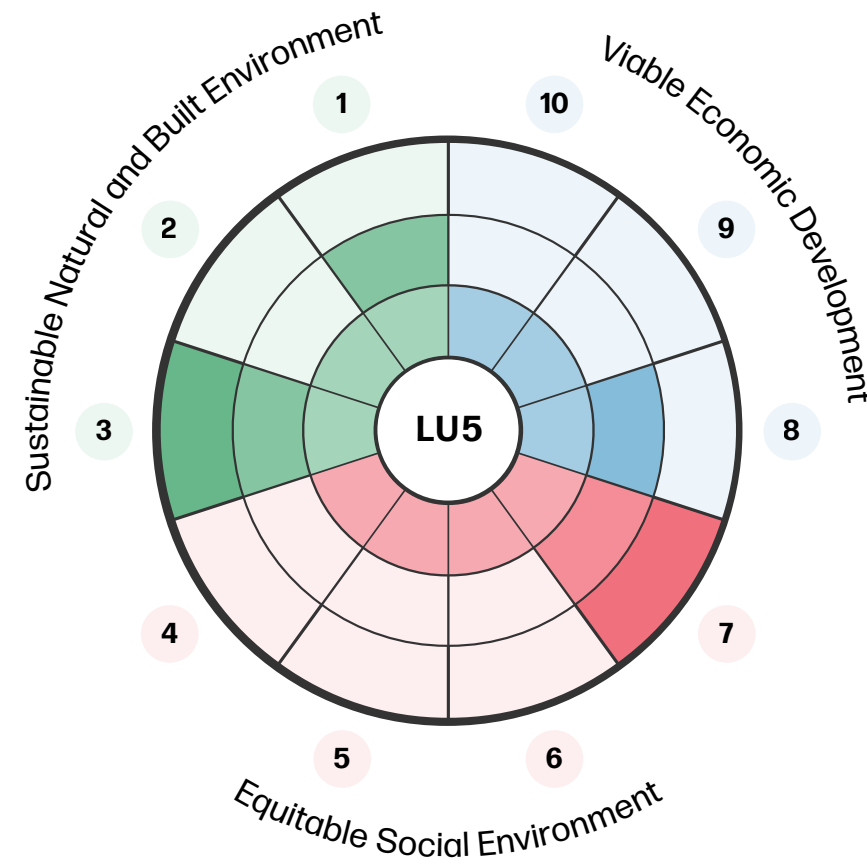
Support a land use pattern that promotes safe and active living within neighborhoods, reduces health disparities, and improves access to healthy foods.

Promote the development of walkable centers as high-quality places to live, work, shop, and recreate, emphasizing a diverse range of quality and affordable housing opportunities.

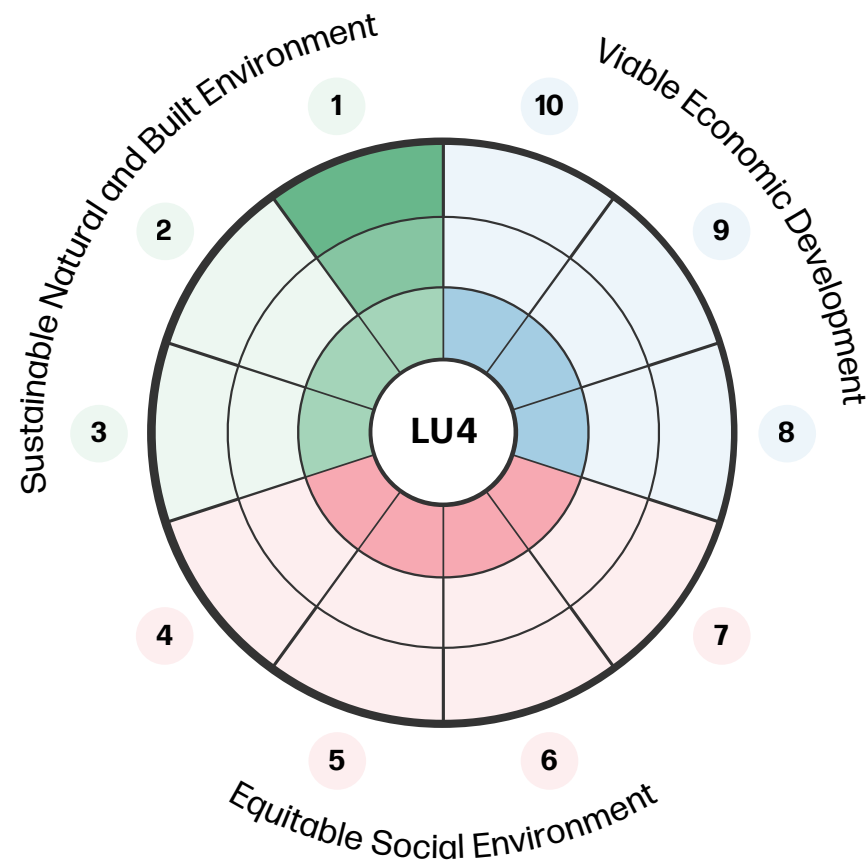




Encourage sustainable development that prioritizes climate resilience, reduces greenhouse gas emissions, promotes wildfire preparedness, and fosters environmental stewardship.

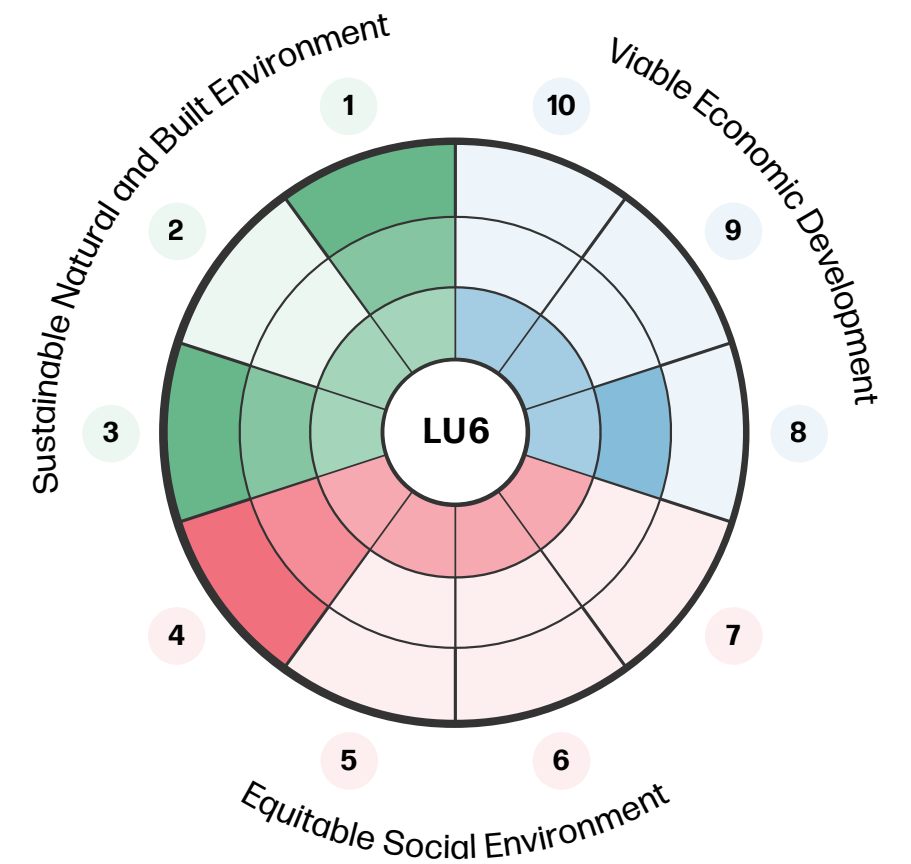


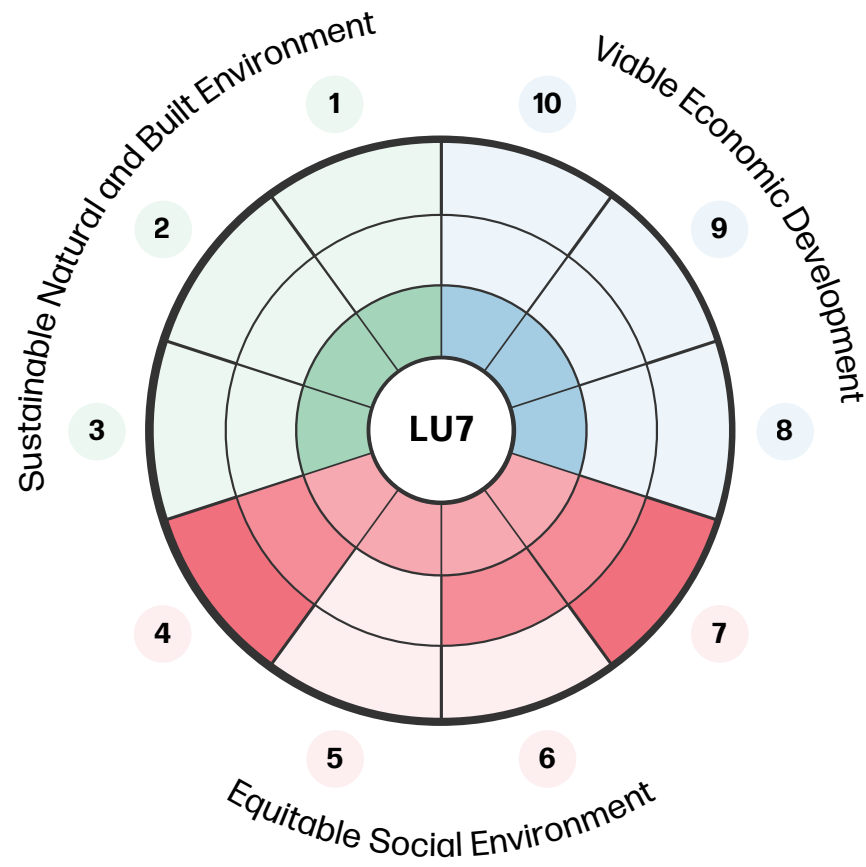
Ensure that public facilities support and strengthen social equity, community health, and environmental stewardship.



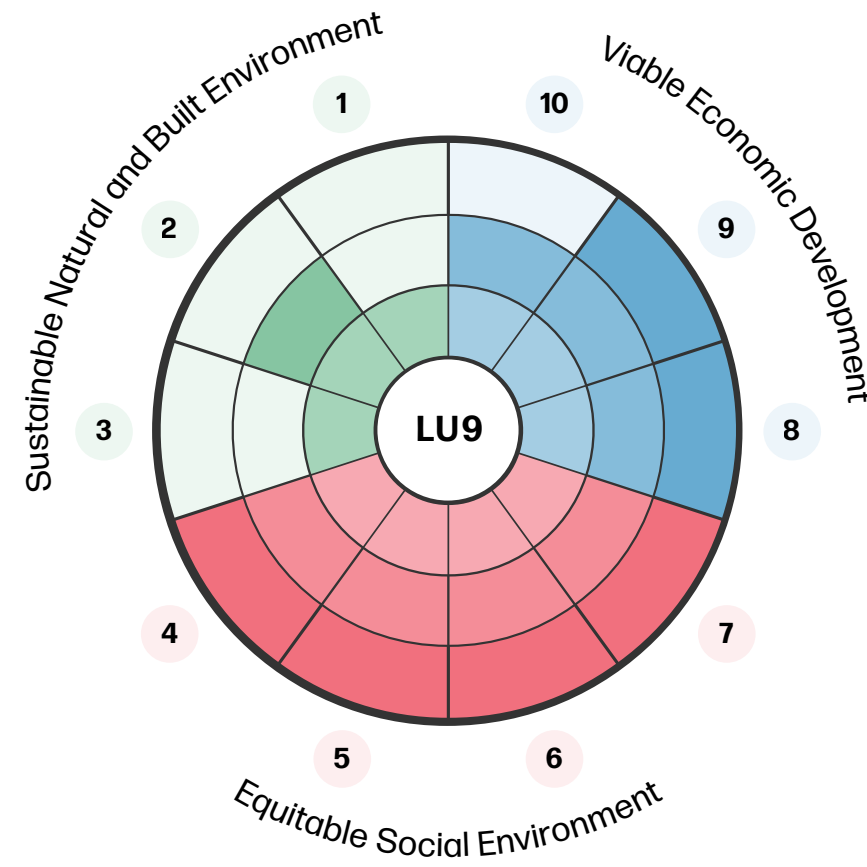
Encourage practices for sustainable development that prioritize stormwater and groundwater conservation and management.

Protect and enhance natural areas, parks, and open spaces to maintain biodiversity, provide quality recreation opportunities, and enhance the overall quality of life for residents.

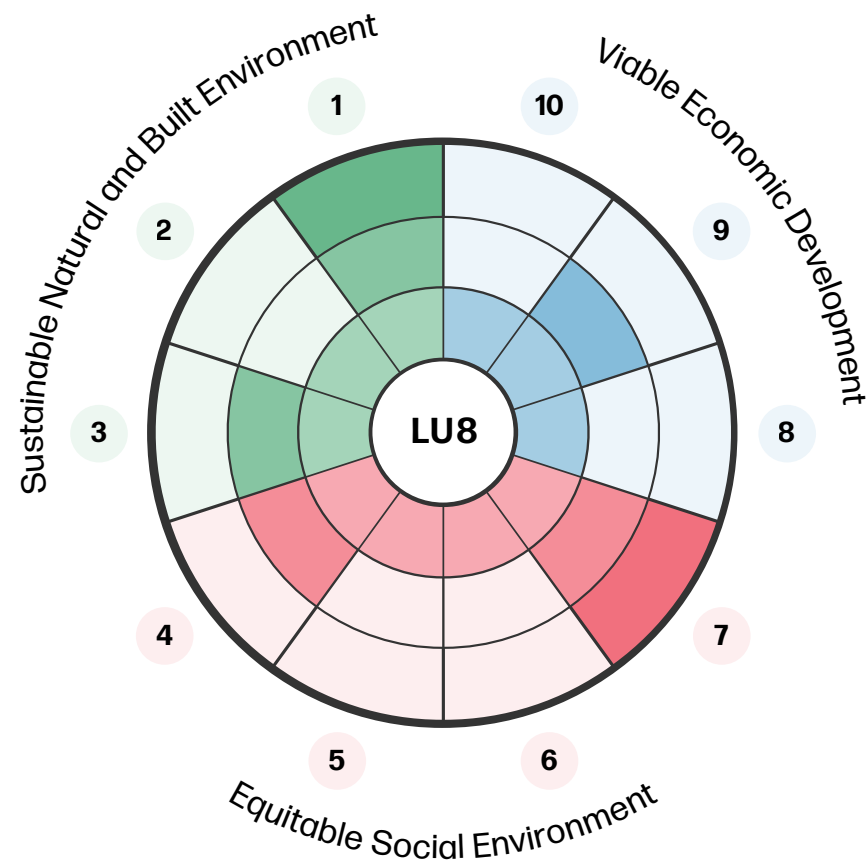




Foster inclusive engagement practices, welcoming diverse perspectives to ensure a comprehensive and representative approach to land use decisions.

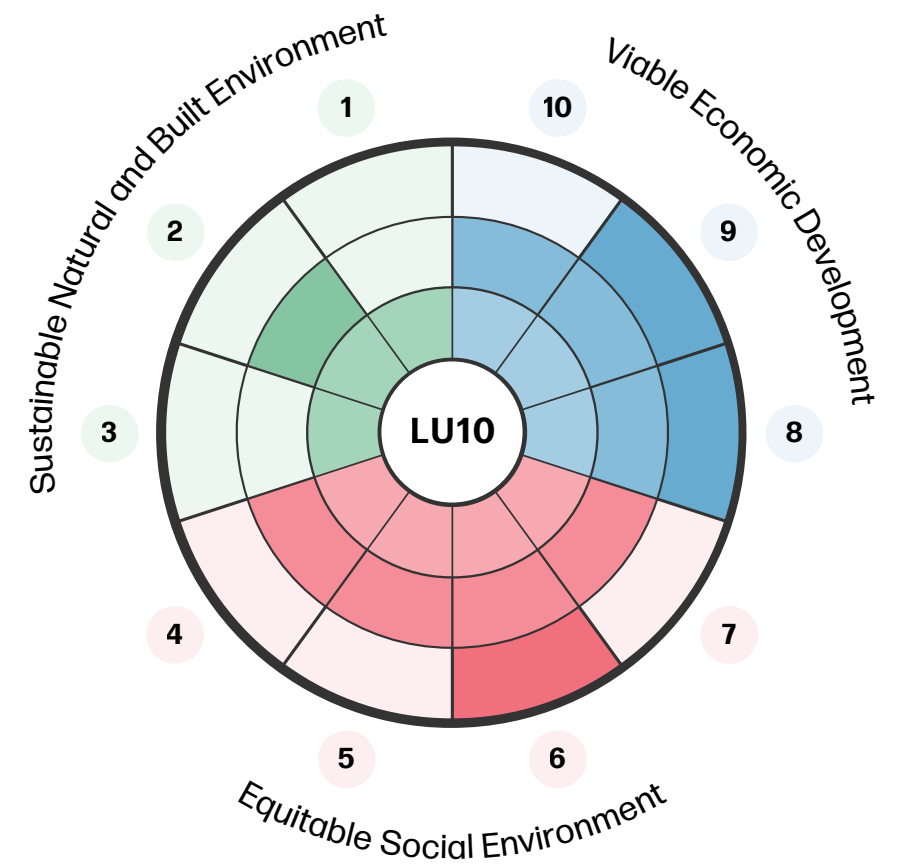


Promote development that prioritizes equity, ensuring that growth benefits all residents and minimizes the risk of displacement to vulnerable communities.



Preserve and protect Sammamish's historic, visual, and cultural resources, taking into account potential impacts on culturally significant sites and tribal treaty activities such as fishing, hunting, and gathering.

Facilitate inclusive population and employment growth, fostering diverse, connected, and sustainable communities.





Environmental Stewardship

Sammamish is blessed with a great deal of natural beauty. Residents identify streams, lakes, forested areas and other natural features as defining features of the city, and they believe the preservation of these natural features should be an important priority. This priority is expressed through the following goals, policies and strategies that support environmental stewardship, protect natural habitat areas, and preserve surface and groundwater quality.

These goals, policies, and strategies address numerous dimensions of a sustainable and healthy community, including air quality, water quality, tree cover and sustainable development practices.

This section also adopts by reference the following documents and plans related to the natural environment:

- The *Urban Forest Management Plan*
- The *Urban Forest Workplan* and accompanying *Implementation Strategies Matrix*

Environmental Stewardship

Goals, Policies, and Strategies for Land Use

LU 11 Critical Areas

- LU 11.1.** Preserve and protect critical areas, including wetlands and waterways, critical aquifer recharge areas, habitat conservation areas, and natural geologic hazards areas.
- LU 11.2.** Use measures such as incentives, regulation, acquisition, and other means to preserve habitat, and natural areas critical to wildlife, salmonids and pollinators.

LU 12 Preservation or Protection of Habitat, Natural Areas, etc.

- LU 12.1.** Support and implement the Urban Forest Management Program by carrying out the biennial urban forest workplans, providing annual State of the Urban Forest Reports, and working with the City Council to ensure the city's urban forest priorities are being accomplished.
- LU 12.2.** Recognize, protect, and enhance the inter-relationship between natural systems, people, economy, and landscape.
- LU 12.3.** To the maximum extent practicable, avoid wetland impacts, preserving and maintaining wetlands in their natural state. When avoidance is not feasible, safeguard the long-term biological function and value of the wetland through effective mitigation measures.
- LU 12.4.** Promote regulatory tools that take into consideration the case-by-case context-sensitive nature of tree retention and canopy coverage.
- LU 12.5.** Promote the use of native plants in landscaping and restoration efforts in all projects and facilities, public and private.
- LU 12.6.** Preserve trees on all public properties and facilities to the maximum extent possible.
- LU 12.7.** Lead by example in the conservation of natural resources, such as energy, water and trees, and the avoidance of adverse environmental impacts.
- LU 12.8.** Encourage the use of environmentally safe methods of vegetation control, and minimize use of herbicides.

- LU 12.9.** Encourage the retention and connectivity of active and passive open space and areas of natural vegetation, in order to mitigate harmful impacts of development on ecologically vulnerable areas.
- LU 12.10.** Protect native plant communities through education, management and control of non-native invasive plants, including aquatic plants.
- LU 12.11.** Preserve and encourage restoration of fish and wildlife diversity, including key pollinator species and salmonid fisheries in the city.
- LU 12.12.** Establish an overall goal of no net loss of wetland acreage and functions within each drainage subbasin. Use acquisition, enhancement, regulations and incentive programs independently or in combination with one another to protect and enhance wetlands functions, avoiding negative impacts and subsequent wetland mitigation with the exception of public agency projects. Locate wetland mitigation, when permitted, within the sub-basin if feasible and practicable. The City may authorize mitigation for public agency projects within a Federal, State, County or City approved mitigation bank provided it is at a minimum located in the same basin within the city's incorporated boundaries and meets all City policies, regulations and criteria if feasible and practicable.
- LU 12.13.** Preserve and connect pollinator and wildlife habitats via corridors where possible. Protect new and existing corridors from the impacts of development. Corridors may include protected or preserved public and private open space, utility rights-of-way, riparian corridors, wetland buffers, pollinator habitat or corridors and protected critical areas or other features.
- LU 12.14.** Protect aquatic species and habitat by protecting and improving water quality.
- LU 12.15.** Participate in regional species protection efforts for salmonid fish, including habitat enhancement and restoration.
- LU 12.16.** Preserve wetlands and protect areas of native vegetation that connect wetland systems to other habitat areas. Whenever effective, use incentive programs.
- LU 12.17.** Work in cooperation with other agencies and organizations, including coordinated regional land use planning, to support regional biodiversity and protection and preservation of native vegetation, wildlife and pollinator habitat.
- LU 12.18.** Promote retention of high value trees, including heritage and/or landmark trees.

- LU 12.19.** Preserve and enhance of the City’s urban forest. Use trees and other vegetation, both native and non-native, as appropriate, in all restoration.
- LU 12.20.** Encourage community residents and property owners to preserve the green and wooded character of existing neighborhoods.
- LU 12.21.** Within the city, prioritize on-site tree planting but allow off-site options for replanting and restoration where not feasible on-site in order to meet tree retention requirements and achieve tree canopy coverage and stormwater capture.
- LU 12.22.** Prioritizing clusters and/or a continuous canopy with trees on adjacent lots when feasible.

LU 13 Stewardship

- LU 13.1.** When public access to wetlands is proposed, protect sensitive habitats and species, strive for uncompromised public safety and maintain hydrologic continuity.
- LU 13.2.** Engage with and invest in historically marginalized communities, ensuring that all Sammamish residents live in a healthy environment.
- LU 13.3.** Preserve in perpetuity land used for wetland mitigation. Require a project proponent to provide monitoring and maintenance in conformance with City standards until the success of the site is established. Consider the use of open space tracts to further mitigate the detrimental impacts of development to critical areas and lakes. Encourage open space to be located where it will have the maximum environmental benefit such as between a development and adjacent critical area when practicable. Require dedication of open space tracts to the City where appropriate to ensure the maximum environmental benefit is maintained.
- LU 13.4.** Promote and lead public education and involvement programs to raise awareness about environmental issues and to encourage the wise use of renewable natural resources while conserving nonrenewable natural resources.
- LU 13.5.** Promote growth management strategies that protect air, water, land, and energy resources.
- LU 13.6.** Embrace evolving technologies and strategies to support environmental stewardship and sustainability.
- LU 13.7.** Ensure development of effective regulatory penalties and practices for unauthorized removal or damage of trees.

LU 14 Waterbodies, Basins, and Groundwater

- LU 14.1.** Protect the quality and quantity of groundwater by: implementing adopted Groundwater Management Plans; reviewing and implementing approved Wellhead Protection zones as identified by the King County Groundwater Management Plan Protection Committees and the Water Districts; and establishing, with affected jurisdictions, best management practices for development based on these plans and programs.
- LU 14.2.** Prefer land uses that retain a high ratio of permeable to impermeable surface area and, where appropriate, maintain or augment the infiltration capacity of the natural soils. Require standards for vegetation clearing limits, impervious surface limits and infiltration of stormwater, surface water, and amended topsoils.
- LU 14.3.** Protect groundwater recharge quantity by promoting methods that infiltrate and treat runoff where appropriate and where site conditions permit, except where potential groundwater contamination cannot be prevented by pollution source controls and stormwater pretreatment.
- LU 14.4.** Prioritize public actions that provide multiple benefits, including preservation, protection and restoration of valuable natural systems.
- LU 14.5.** Work with adjacent local governments and other agencies on issues of mutual concern regarding development and conservation efforts in the environmentally sensitive areas.
- LU 14.6.** Provide outreach and education to improve commercial, public and private compliance with stormwater regulations.
- LU 14.7.** Update studied sub-basin plans and develop and maintain basin plans and policies within the city, updating boundaries of drainage basins and relevant studies as appropriate.
- LU 14.8.** Protect and enhance the multiple beneficial water resource functions- including fish, wildlife and pollinator habitat, flood and erosion control, water quality control and sediment transport, water supply and storage, hydraulic, hydrologic, recreational and scenic beauty.
- LU 14.9.** Discourage the use of harmful chemicals while incorporating integrated pest management methods and providing public education about such practices.
- LU 14.10.** Support a resident’s lake monitoring program with local community groups, as appropriate.
- LU 14.11.** Incorporate public and private management practices in the built and natural environments that minimize impacts to wildlife, salmonids and pollinator habitat and water quality.

LU 14.12. Restrict and control the runoff rate, volume and quality of stormwater from all new development and redevelopment. Subject critical drainage or erosion areas within the city limits draining directly to Lake Sammamish, George Davis (a.k.a. Eden) Creek, Ebright Creek, Pine Lake and Beaver Lake to stricter requirements and conditions.

LU 14.13. Protect critical aquifer recharge areas (CARAs) and the quality of groundwater used for public water supplies to ensure adequate and healthy future potable water.

LU 15 Surface Water Management

LU 15.1. Promote low impact development (LID) measures that preserve natural discharge patterns.

LU 15.2. Promote the retention of existing open surface water systems and the rehabilitation of degraded conditions.

LU 15.3. Maximize vegetation retention, assure environmentally-friendly re-vegetation and apply other best management practices. Encourage the use of vegetation native to the Sammamish area.

LU 15.4. Protect our lakes through management of lake watersheds and shorelines. Maintain water plans specific to each lake in the city that set measurable standards for lake quality and establish management plans to meet the standards. Ensure plans account for management of nutrients that stimulate algae blooms and aquatic plant growth.

LU 15.5. Where commercial and industrial uses and high levels of vehicular traffic are established, seek to protect and enhance water quality through best management practices.

LU 15.6. Continue to provide special attention to proper siting and maintenance of existing septic systems, collaborating with King County Public Health and district providers to preserve the valuable ecological functions and beneficial uses of water resources. Educate septic users and owners as to proper maintenance of septic systems.

LU 15.7. Manage stormwater runoff through a variety of methods to limit impacts to aquatic resources (including lake and stream life forms) and to promote groundwater recharge. Include temporary erosion and sediment control, flow control facilities, water quality facilities as required by the City's current Municipal NPDES Permit, Surface Water Design Manual, and Sammamish Addendum.

LU 15.8. Manage runoff caused by development to prevent adverse impacts to water resources. Develop regulations that favor non-structural stormwater control measures when feasible including: vegetation retention and management, seasonal clearing limits, limits on impervious surface, preservation of open space and limits on soil disturbance.

LU 15.9. In partnership with other agencies, improve surface waters designated by the State as Water Quality Impaired under the Clean Water Act (water bodies included on the State 303(d) list) through monitoring, source controls, best management practices, enforcement of existing codes and Total Maximum Daily Load plans (TMDLs). Maintain and improve the water quality of all other state-classified water bodies through these same measures and other additional measures that may be necessary to ensure there is no loss of existing beneficial uses. When feasible, restore any beneficial uses lost since November 1975, consistent with the Federal Clean Water Act.

LU 15.10. Do not allow development projects to increase or otherwise aggravate existing flood conditions.

LU 15.11. Through regulation, maintenance and enforcement, prevent unmitigated significant adverse impacts to water resources caused by flow rates, flow volumes or pollutants.

LU 16 Cooperation

LU 16.1. Promote integrated and interdisciplinary approaches for environmental planning and assessment, and work cooperatively with local, state, regional and federal governments, community organizations, and other stakeholders to protect and enhance the environment.

LU 16.2. Coordinate with other jurisdictions/entities such as federal, state, regional, local, and tribal agencies in preparing watershed plans for all sub-basins.

LU 16.3. Maintain and enhance a street tree maintenance program.

Housing

Introduction & Vision Connection

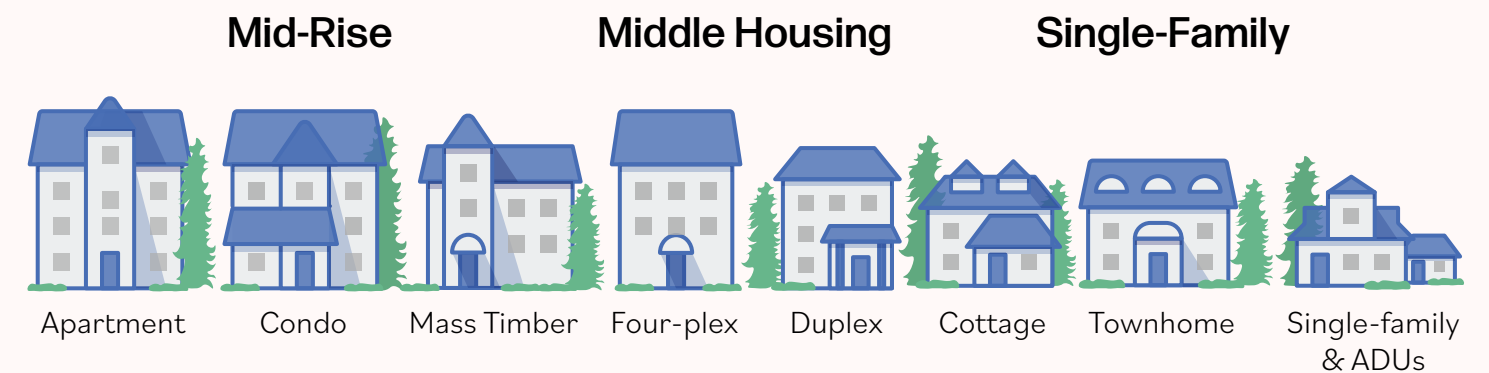
Sammamish’s Housing Element is closely tied to many aspects of the community vision for 2044, especially the aspirations related to an equitable social environment. Diverse housing choice, inclusive and safe neighborhoods, and social equity are at the core of many housing goals, policies, strategies, and actions. The Housing Element will continue to enhance existing and new neighborhoods with the architectural traditions and natural landscape that make Sammamish unique while expanding the range of housing types in a way that supports households of all ages, incomes, and abilities. Sammamish’s refreshed view of housing also treats neighborhoods more than one-dimensional bedroom communities and instead as microcosms of everyday life that provide access to jobs, services, and amenities.

Opportunities abound for new approaches to affordable housing implementation. Collaboration with diverse partners, the use of publicly owned land, new funding mechanisms, and regulatory innovations are among the many ways Sammamish can expand housing access to households with limited financial means.

Updates to the Housing Element include:

- New policies and strategies to provide residential areas with access to jobs, services, and amenities.
- Implementation of appropriate housing types to equitably house all economic segments in the community.
- Adequate provisions for permanently supportive housing and emergency housing.
- Addressing racially disparate impact, displacement, and exclusion in local housing.
- Clarification and enhancement of the physical characteristics that make Sammamish neighborhoods unique.
- The Housing Element intersects many other elements within the Comprehensive Plan. It is most relevant to enabling an equitable social environment in Sammamish’s Vision 2044.

This is Volume I of the Housing Element. Volume II includes supporting documentation and background information like the Racially Disparate Impact (RDI) Report, the land capacity analysis for HB 1220, and the City’s Housing Diversification Toolkit.



A variety of housing types are required for State compliance and support the community vision for 2044.

Planning Themes

The goals and policies in this element are meant to support expanded access to housing across all economic segments and housing needs. Historically, Sammamish has produced a relatively homogeneous housing stock that cannot fully accommodate a range of ages, income levels, household types, and other local needs, let alone take on its portion of regional growth. The goals and policies in this element seek to address housing access while retaining what makes the community a neighborly and hospitable place to live. Key themes in the Housing Element emerge from state mandates and community desires:

- Ensure that people of all income levels have access to housing close to opportunities including employment, transportation, services, and amenities (influenced elements: Land Use, Capital Facilities and Utilities, Parks and Recreation, Transportation, Economic Development)
- Support Missing Middle Housing that contributes to the physical and natural characteristics of existing neighborhoods. (Land Use, Capital Facilities and Utilities, Climate Change)
- Address racially disparate impact, displacement risk, and racial exclusion. (Land Use, Parks and Recreation, Capital Facilities and Utilities, Climate Change)
- Ensure development is coherently designed to support community and sustainability goals. (Land Use, Parks and Recreation, Climate Change)

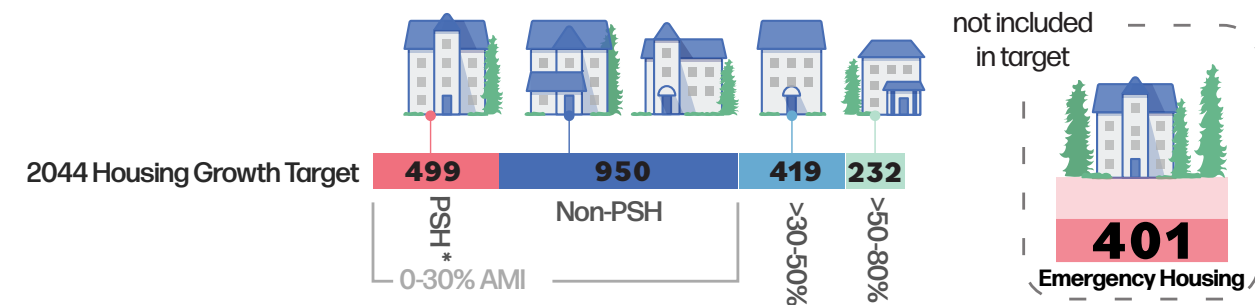
Background & Engagement

A State Mandate

The purpose of the Housing Element is to create policies that support the development of housing in accordance with local needs and anticipated growth. Of course, merely providing enough housing does not ensure affordability, accessibility, or attractiveness—all of which are essential components of a successful community. The Washington State Growth Management Act (GMA) recognizes this, as reflected in the following housing goal that was updated in 2021 after the passage of HB 1220:

“Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

Permanent Supportive Housing (PSH) combines low-barrier affordable housing, health care, and supportive services to help individuals and families lead more stable lives.



Washington State, and the Puget Sound Region more specifically faces a catastrophic housing shortage. Sammamish’s proximity to Bellevue, Redmond, and Seattle—all major employment centers—creates significant demand for housing. To ensure that existing and future Sammamish residents can affordably live in the community, the City must reduce barriers to denser housing. Not only is this a directive in this Plan, but a mandate from Washington State.

New legislation passed in 2021—HB 1220—requires cities to provide enough zoned capacity to accommodate housing affordable to all economic segments, including emergency housing and shelters. Cities must also identify and rectify policy with racially disparate impacts, map areas with displacement risk, and adopt anti-displacement policies. The State also adopted HB 1110, which requires cities over a certain size to allow middle housing in neighborhoods historically zoned exclusively for single-family.

Community Input

Housing affordability, local desires for housing types, and the regional housing demand were at the forefront of many engagement activities and discussions that influenced this plan update. From the beginning, residents underscored the need for living arrangements that could comfortably house a diversifying population and seniors who want to age in place. Priorities for local housing were clarified during many outreach events, including:

- **Planning Summit Housing Session** – More affordable and diverse housing options that are integrated with nature and well-connected to everyday destinations.

The Housing Diversification Toolkit adopted in 2023 contains highly-relevant housing strategies and actions. This plan is referenced in Volume II.

- **Planning Summit Mixed-Use Centers Session** – Active centers with unique physical character and local businesses—including a hardware store and restaurants—will be accessible to all residents in 2044. These places should balance a variety of retail opportunities, housing types, and public open space.
- **Earth Day** – Communitywide trip reduction strategies, including transit-oriented development and location-efficient housing, were voted as top community priorities to reduce greenhouse gas emissions.
- **Planning Commission and City Council Meetings** – Elected leaders, Commissioners, and members of the public determined appropriate strategies for supporting low-income housing development, such as affordable housing bonuses on religious- or publicly-owned land. Meeting feedback also confirmed the City’s commitment to HB 1220 and HB 1110 compliance by embracing a range of housing types in residential and mixed-use land use types at viable intensities for affordable housing development.

Relationships to Other Elements

The Housing Element interacts with many other elements within the Comprehensive Plan. Housing goals, policies, and strategies guide the composition of residential neighborhoods and consider affordability broadly in the sense of living and transportation costs—so many aspects of this chapter inherently concern other elements simultaneously. For example, housing goals and policies strive to provide safe, connected, and affordable living opportunities for households earning a range of incomes. In addition, residential buildings and energy consumption are two of the largest contributors to greenhouse gas emissions in Sammamish. This element impacts Land Use, Transportation, Parks & Recreation, Economic Development, Capital Facilities, and Climate Change & Resilience.

THE GMA AND HOUSING AFFORDABILITY

Housing is considered to be “affordable” under the GMA if monthly costs (including utilities) do not exceed 30% of total monthly income for households making under specific thresholds.

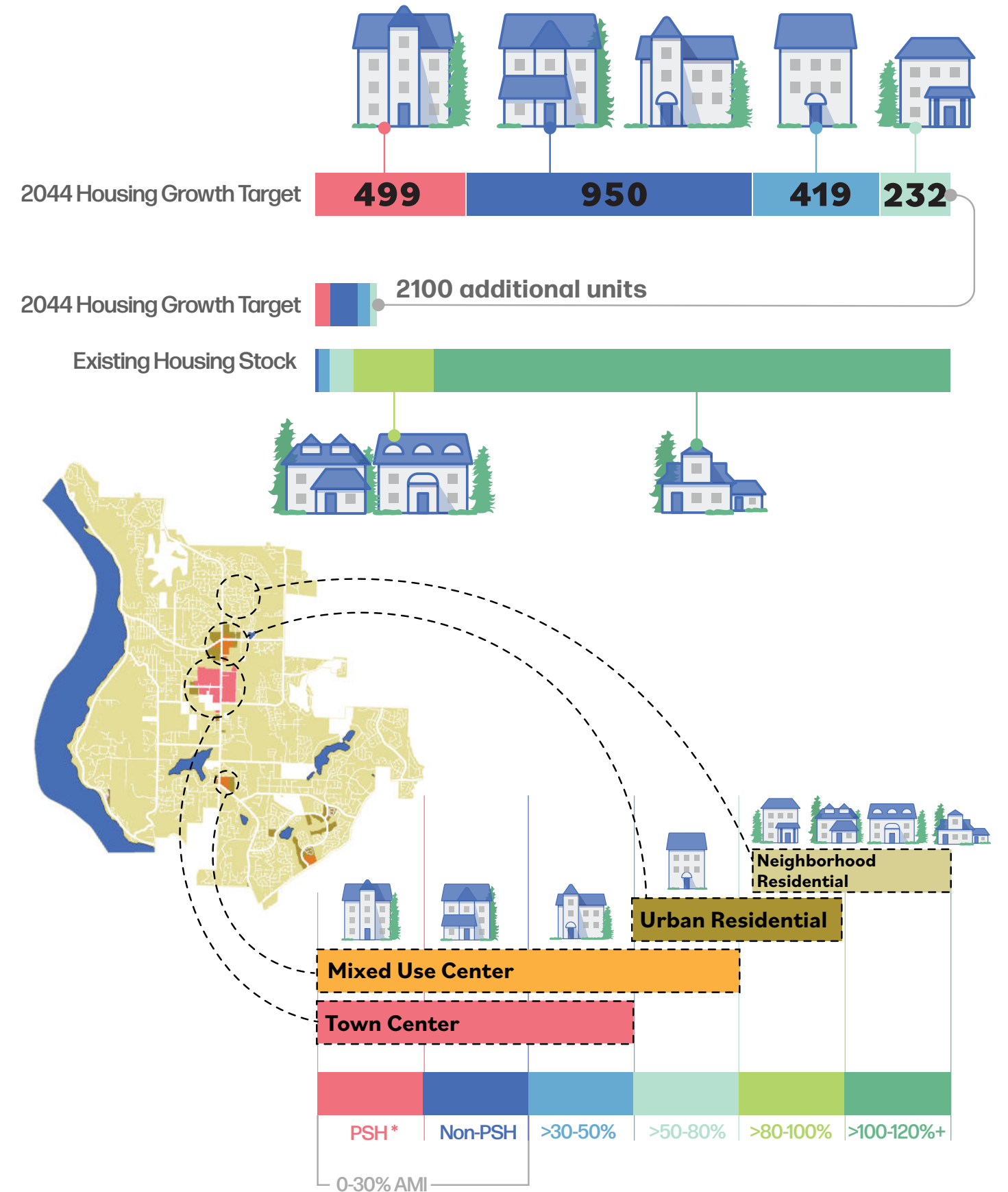
For rental units, that threshold is 60% of the Area Median Income.

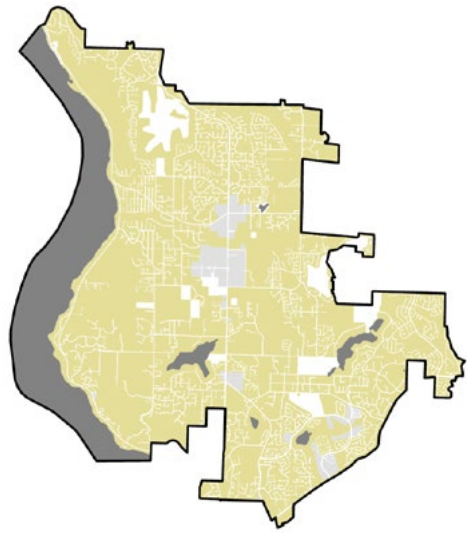
For ownership units, that threshold is 80% of Area Median Income.

In other words, a rental unit is considered affordable if a household making 60% AMI can pay rent and utilities using 30% or less of their monthly income.

Accommodating Growth

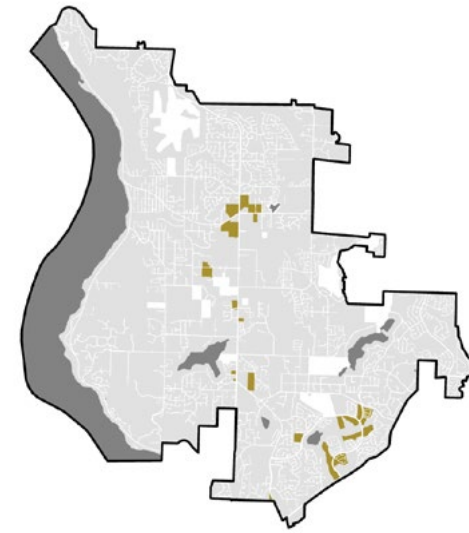
The graphic below shows Sammamish’s existing housing stock compared to its King County Countywide Planning Policies (CPPs) growth target (what needs to be built by 2044) and CPPs housing need by income bracket (the breakdown of affordable units). As per guidance issued by the Washington State Department of Commerce, certain housing types are more feasible for different levels of affordability. For instance, for households earning between 0-50% Area Median Income (AMI), mid-rise apartment and condominium buildings are the most economically viable form of housing. Areas on the map are color coded according to where the city intends to accommodate these different types of housing. Most of the city remains as Neighborhood Residential—a land use designation which will generally accommodate income levels between 80% and 120% AMI and above. Existing housing stock provides housing to those earning between 30% and 120% AMI—and in many cases much higher. Sammamish currently has no extremely low-income housing.





Neighborhood Residential

This area will allow a large variety of middle housing types as well as traditional single-family detached homes and accessory dwelling units. When a specific zoning overlay is applied and design parameters ensure context-sensitive design, appropriately located surplus land owned by the City, County, utility providers, or religious institutions can provide opportunities for deeper affordability in Neighborhood Residential.



Urban Residential

This area will allow low rise, higher density housing such as garden apartments, stacked flats, and other forms of large middle housing.

Single Family | Spokane, WA



Single Family with DADU | Seattle, WA



Multifamily Housing | Seattle, WA



Stacked Apartments | Claremont, CA



Cottage Cluster | Shoreline, WA



Planned Community | High Point, Seattle, WA

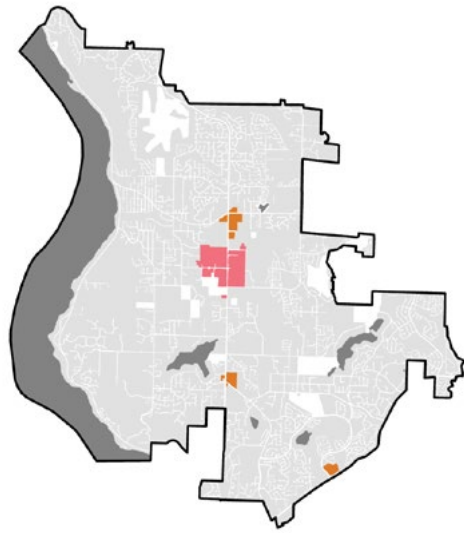


Attached Townhouses | Seattle, WA



Condominiums | Pasadena, CA





Town Center & Mixed Use Centers

This area is where the bulk of Sammamish’s affordable housing allocation will go. Zoning will allow apartment and condominium buildings, mass timber buildings, courtyard apartment, point-access blocks, and other forms of mid-rise construction. These areas were chosen because of their existing adjacency to transit, services and amenities.

Housing Today

The current housing stock in Sammamish is largely composed of larger single-family detached homes in suburban residential neighborhoods with limited non-residential uses. Housing costs are among the highest in the region (median cost for 2022 was \$1.14 million), rental opportunities are far and few between, and the housing stock does not appropriately match household size. Figure H-1 shows the mismatch between household size (number of people) and unit size (number of bedrooms). This is all but one example of how Sammamish’s housing stock is not keeping up with its diversifying community.

had restrictions in place that capped the number of units per lot below the new allowances under HB 1110. For HOAs with these caps in place before the passage of HB 1110, the caps are allowed to remain, but such caps cannot be implemented from this point forward.

Extremely Low Income and Very Low-Income Housing (0-30% AMI, 30-50% AMI)

Due to high costs of land and housing construction, state guidance indicates that housing for extremely low and very low-income households is most feasibly provided by larger apartment buildings. To accomplish this, the city needs increased density in some areas to support low- and mid-rise construction. PSRC and the GMA also indicate the importance of co-locating affordable housing with amenities, transit, and other services. To this end, the future land use map focuses growth in Town Center and Mixed-Use Centers. Appropriately located surplus land owned by the City, County, utility providers, and religious institutions can also accommodate feasible building types for extremely low and very low-income housing when a specific zoning overlay is applied.

Housing Types by Income

The majority of Sammamish (94%) is zoned for single-family residential. Significant zoned capacity for housing exists; however, new state legislation (HB 1220) requires cities to provide enough zoned capacity to accommodate affordable housing. The King County CPP growth target is divided into five income brackets determined by Area Median Income (AMI) to ensure that affordable housing is equitably distributed throughout the county. The State also adopted HB 1110, which requires cities over a certain size to allow middle housing in neighborhoods zoned exclusively for single-family. In Sammamish, this means that two units are now allowed on any unrestricted residential lot. Additionally, up to four units may be permitted if one unit is considered “affordable” under the GMA, or if the homes fall within one-quarter mile of high-capacity transit.

Low Income and Moderate Income (50-80%, 80-100% AMI)

In addition to HB 1220, HB 1110 created statewide mandates to allow middle housing in all residentially zoned areas. This means that residential lots in Sammamish must allow at least two units. Middle housing includes modest multi-family homes like duplexes, triplexes, sixplexes, courtyard apartments, cottage clusters, and townhomes. These homes can provide moderate income units under rare circumstances. More likely, market-rate and subsidized units in low- and mid-rise

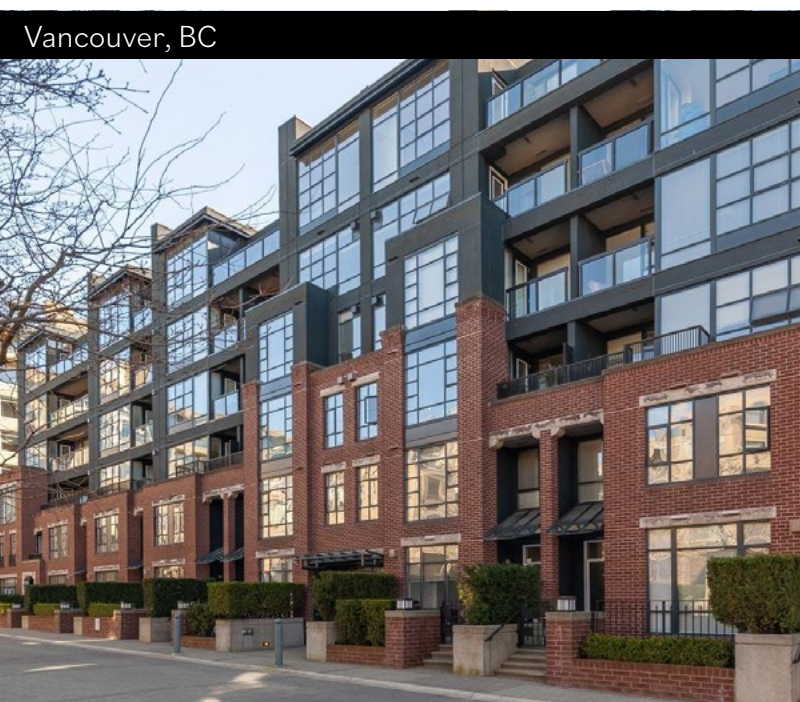
However, the prevalence of homeowners associations (HOAs) in Sammamish limits the reach of HB 1110. Many HOAs already



West Seattle, WA



Seattle, WA

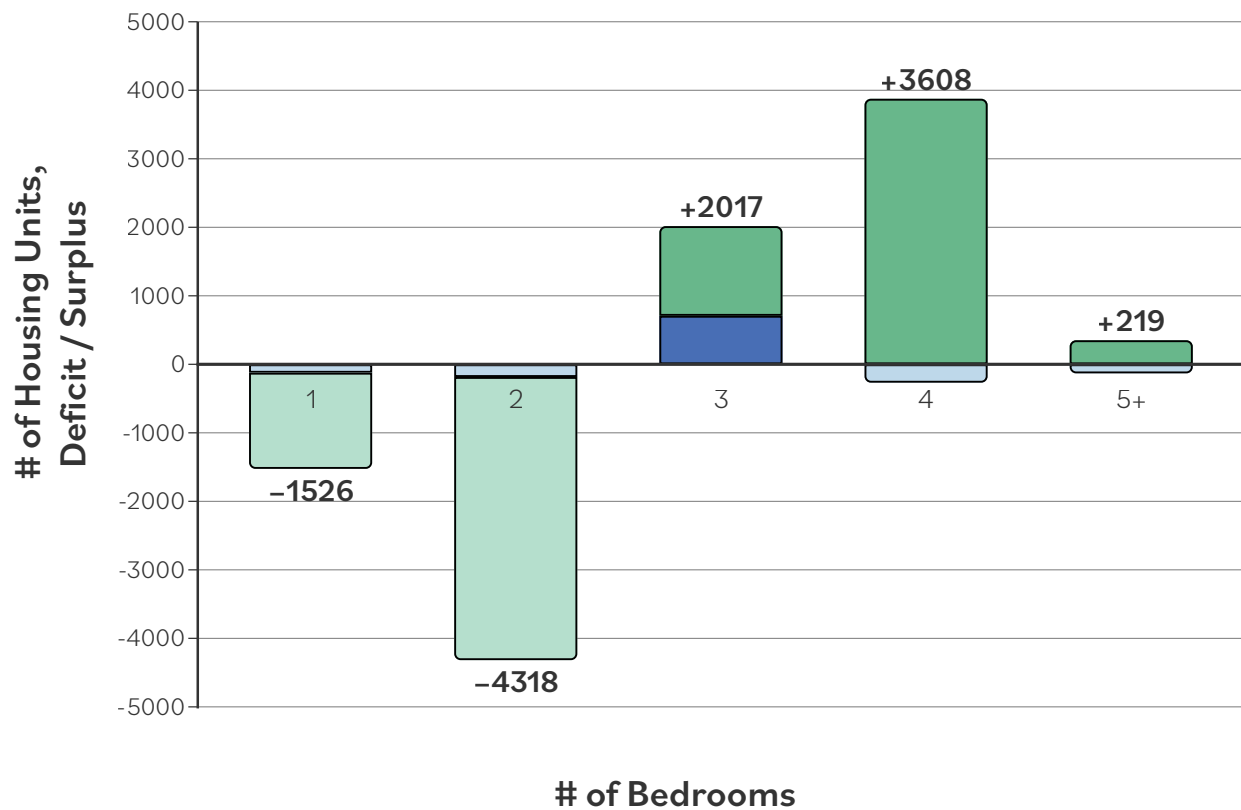
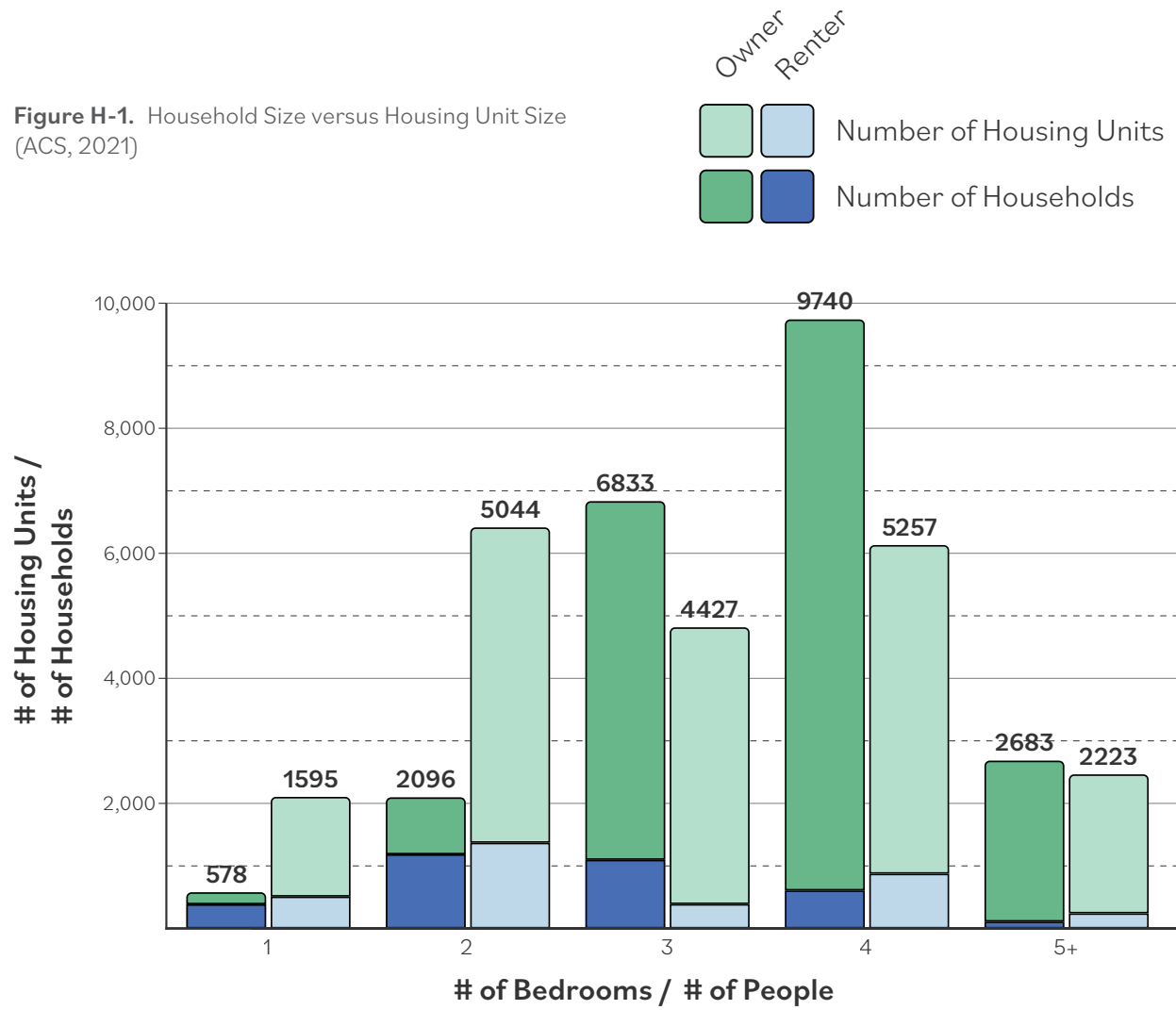


Vancouver, BC



Sammamish, WA (Proposed)

Figure H-1. Household Size versus Housing Unit Size
(ACS, 2021)



apartment buildings will accommodate this level of affordability. The future land use map establishes these opportunities in Town Center, Mixed-Use Centers, and in Urban Residential. Surplus public land in appropriate locations can also support this housing with a specific zoning overlay.

Median Income and High Income (100-120%, 120%+ AMI)

State guidance indicates that generally, residents with incomes over 100% AMI can afford single-family housing, though the high home prices in Sammamish make this guidance less applicable today than it is in other cities in the Puget Sound region. However, even those households with more income flexibility and purchasing power desire a wider range of housing types to accommodate them in different stages of life. The future land use map seeks to align housing options more closely with the needs of current and future residents.

Emergency Housing

State mandates updated with HB 1220 require that cities and counties provide adequate zoned capacity for emergency housing. This may take the shape of traditional shelter arrangements, hotel rooms, tiny home villages, or short-term apartments, all of which provide access to showers, bathrooms, and services. Sammamish zoning must allow these uses in enough places to accommodate the emergency housing allocation of 401 beds or units. Documentation of the city's capacity for emergency housing can be found in Volume II.

Housing

Goals, Policies, & Strategies

H1 Promote safe, attractive, and vibrant neighborhoods with access to jobs, services, schools, and amenities. Encourage high-quality housing design that is compatible with the physical characteristics of surrounding development and strengthens Sammamish's sense of place. Where existing neighborhoods are in transition, new development should incorporate the qualities of well-designed neighborhoods.

- H 1-1.** Ensure new development is compatible in scale, architectural style, and landscape composition to that of existing and planned neighborhoods.
- H 1-2.** Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.
- H 1-3.** Support investment in existing neighborhoods to enhance livability, safety, and accessibility in a way that preserves unique physical character.
- H 1-4.** Support the preservation of housing that contains an official historic designation or other significant visual or cultural resource such as landmarks, archaeological sites, and historic or cultural landscapes.
- H 1-5.** Promote location-efficient and energy-efficient housing choices through incentives and other means.

H2 Ensure that Sammamish has a sufficient quantity and diversity of housing types to accommodate projected needs and anticipated community growth distributed throughout the city.

- H 2-1.** Permit and promote residential densities supportive of middle housing (e.g. duplexes, triplexes, fourplexes, fiveplexes, townhomes, and cottages) across the city's residential areas.
- H 2-2.** Provide access to housing types that serve a range of household sizes, types, incomes, and accessibility needs including 2+ bedroom homes for families with children and/or adult roommates, accessory dwelling units, middle housing types, and other forms of multi-family housing.

H3 Provide for a range of housing opportunities to address the needs of all economic segments of the community.

- H 3-1.** Increase housing options affordable to households at or below 50 percent of AMI in Neighborhood Residential zones.
- H 3-2.** Prioritize the use of surplus public land for affordable housing with a preference for housing for low-income and very-low income households.
- H 3-3.** Offer support to organizations that provide affordable housing for very low-, low-, and moderate-income households.

H4 Support a variety of housing opportunities to serve those with physical or mental disabilities, lower incomes, and other demographic groups that have historically experienced inequities, including the unsheltered population.

- H 4-1.** Maintain an adequate supply of appropriately zoned land to accommodate the city's housing growth targets and implement the regional growth strategy. Ensure development regulations support and encourage housing opportunities for special needs populations in Sammamish.
- H 4-2.** Identify and pursue funding sources and subsidies for affordable housing development.
- H 4-3.** Support a range of housing types for BIPOC households, seniors, multigenerational households, and other communities with disproportionate housing need.
- H 4-4.** Support emergency transitional housing, public and private housing, and services for people who are homeless.
- H 4-5.** Support regional housing strategies and the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.
- H 4-6.** Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations.
- H 4-7.** Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.
- H 4-8.** Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

H5 Promote housing preservation, improvement, and development to address local housing need and regional housing goals.

- H 5-1.** Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.
- H 5-2.** Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/ developers providing housing for demographics needs, such as seniors, singles and two-person households.

H6 Implement Housing Element goals in a manner that is effective, efficient, and transparent. Use appropriate monitoring techniques to ensure effective implementation and revise policies or actions where gaps and unsatisfactory outcomes exist.

- H 6-1.** Create regulations and procedures that balance clarity and objectivity with flexibility for design innovation.
- H 6-2.** Identify and eliminate standards and processes that inhibit the housing industry’s ability to respond to market needs or unnecessarily increase the costs of developing housing.
- H 6-3.** Monitor progress toward the elimination of racial and other disparities in housing and neighborhood choices.
- H 6-4.** Review and update the Housing Diversification Toolkit on a 10-year basis and ahead of the periodic update cycle.
- H 6-5.** Regularly adjust policies, strategies, and actions based on the monitoring of local programs and regulations, local housing production, and conversations with developers.
- H 6-6.** Evaluate and report on how the goals, policies, strategies, and actions of this Housing Element are being achieved.

H7 Rectify and mitigate racially disparate impacts, displacement, and exclusion in local housing.

- H 7-1.** Document and educate the community on the local history of racial exclusion and discrimination in housing policy.
- H 7-2.** Partner with King County advocacy groups to provide public resources and events focused on housing equity.
- H 7-3.** Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance, access to daily needs, and/or proximity to pollutants and environmental hazards.

H 7-4. Close the racial homeownership gap. Promote access to affordable homeownership for Black, Indigenous, and People of Color communities.

H 7-5. Partner with external agencies to facilitate implementation of affordable homeownership models like community land trusts, down payment assistance, mixed-income housing requirements, and limited or shared equity housing cooperatives.

H 7-6. Take action to repair harms and disparate impacts faced by Black, Indigenous, and People of Color communities.

H 7-7. Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that address racial exclusion and risk of displacement. Prioritize the needs and solutions articulated by these disproportionately impacted populations.

H 7-8. Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.

H 7-9. Ensure fair and legal housing practices throughout the city.

H 7-10. Track local compliance and advocate for stricter enforcement of fair housing laws.

H8 Promote housing choice in walkable centers and near transit to expand access to opportunity across income brackets and diverse communities.

H 8-1. Encourage appropriate building types and densities for residential and mixed-use development in Town Center and Mixed-Use Centers

H 8-2. Create minimum housing densities in Town Center and Mixed-Use Centers to expand mixed-use development and maximize King County transit investment.

H 8-3. Encourage income-restricted and special needs housing in areas with access to public transportation, employment opportunities, medical facilities, and other necessary services while promoting geographic distribution.

H 8-4. Encourage residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education opportunities, public transit access, and job opportunities by avoiding or mitigating exposure to environmental hazards and pollutants

Housing

Goals and the Community Vision

The following pages show the relationship between individual Housing Goals and the Community Vision Statements. The stronger the connection between a Goal and a Vision Statement, the more bars are highlighted in the corresponding 'slice' of the chart.

VISION STATEMENTS

Sustainable Natural & Built Environment

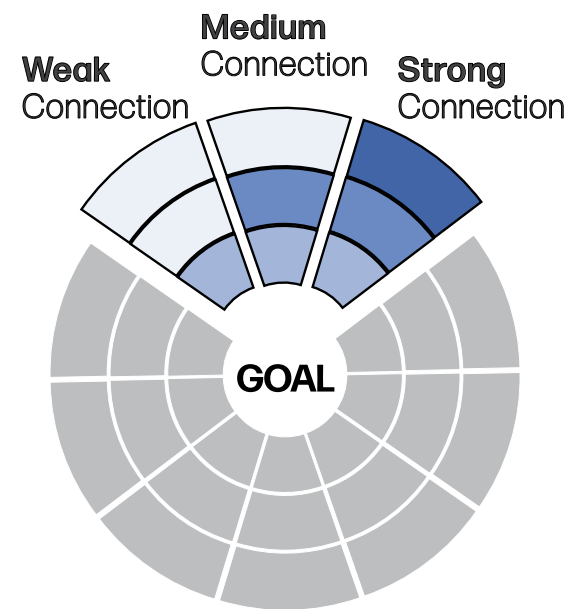
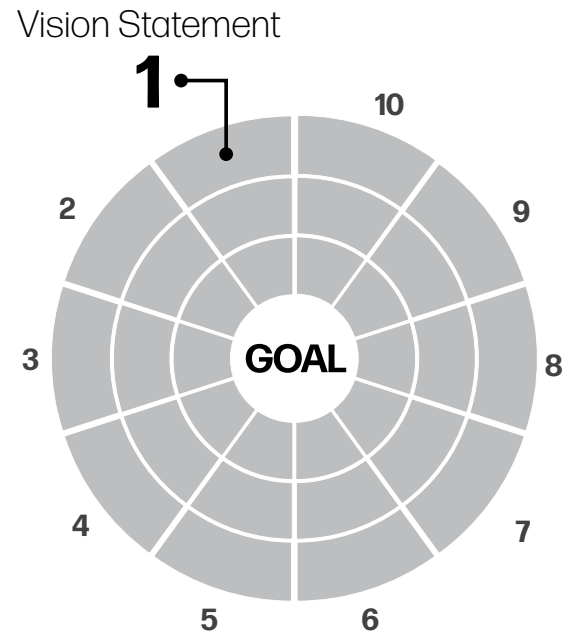
- 1 Sustain Natural Environment and Reduce Climate Impacts
- 2 Develop Multimodal Transportation
- 3 Develop a Distinguished Park and Recreation System

Equitable Social Environment

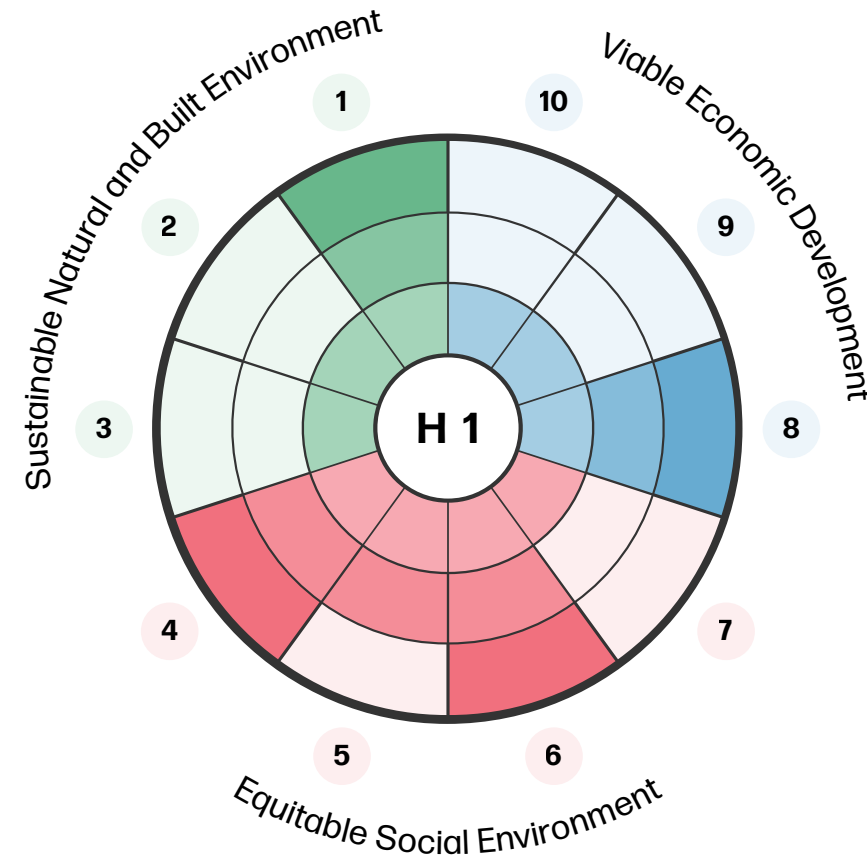
- 4 Ensure Inclusive, Connected, and Safe Neighborhoods
- 5 Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles
- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

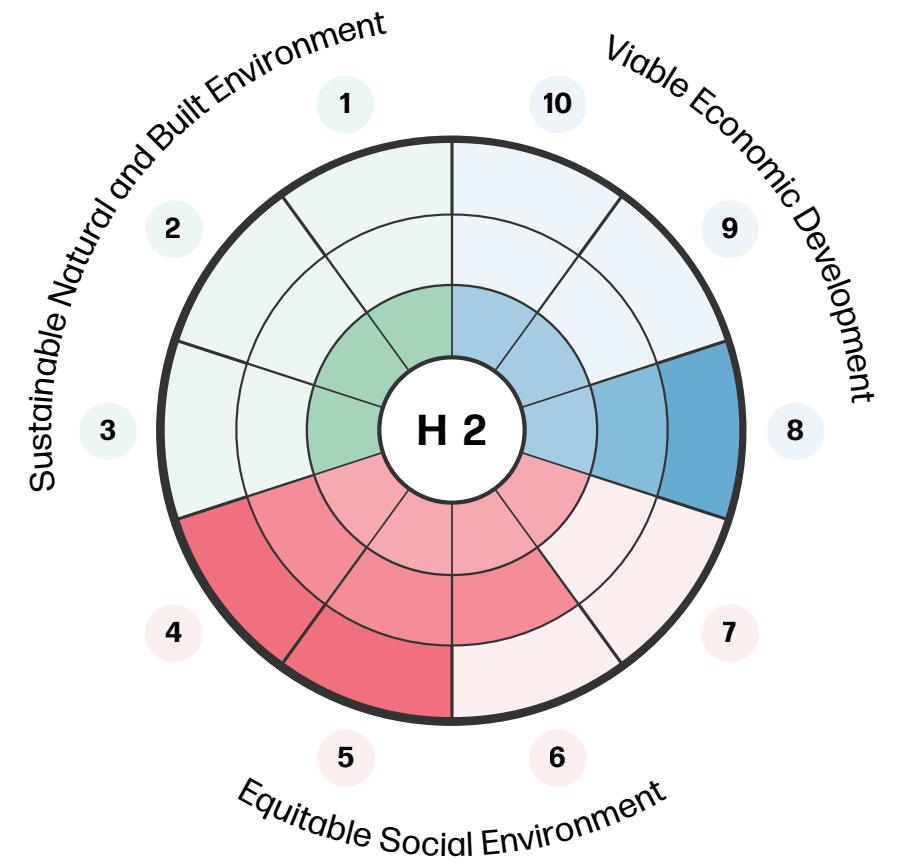
- 8 Build Thriving Town Center and Mixed-use Districts
- 9 Support Local Businesses and Entrepreneurship
- 10 Establish Fiscal Sustainability and Diversify Revenues for the City.



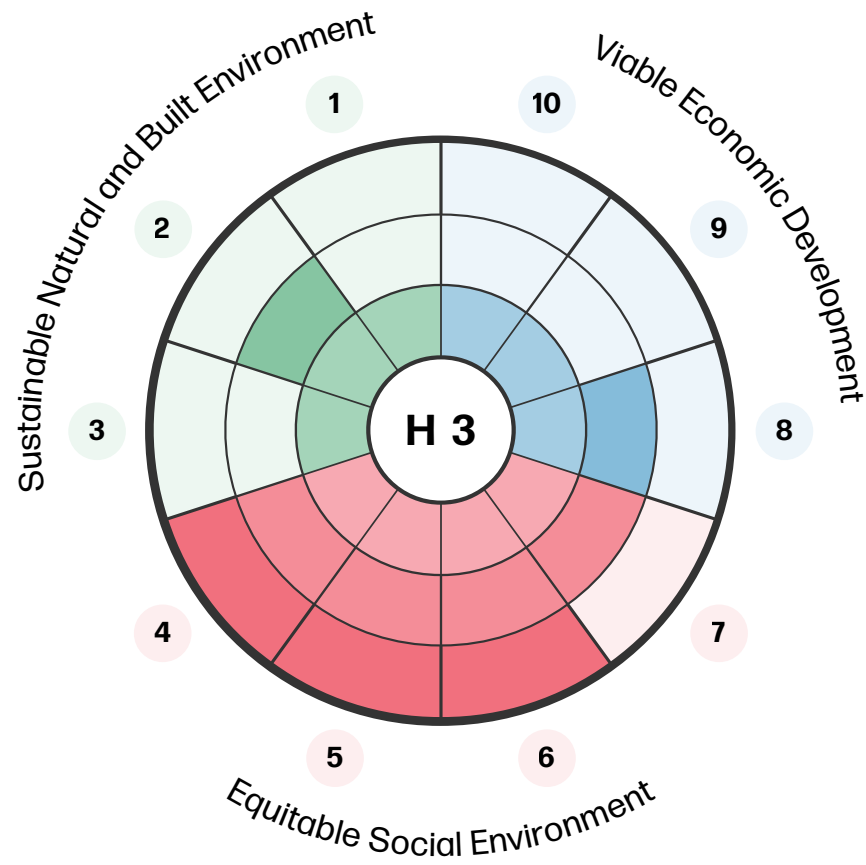
Strength of Connection between Vision Statement and Goal



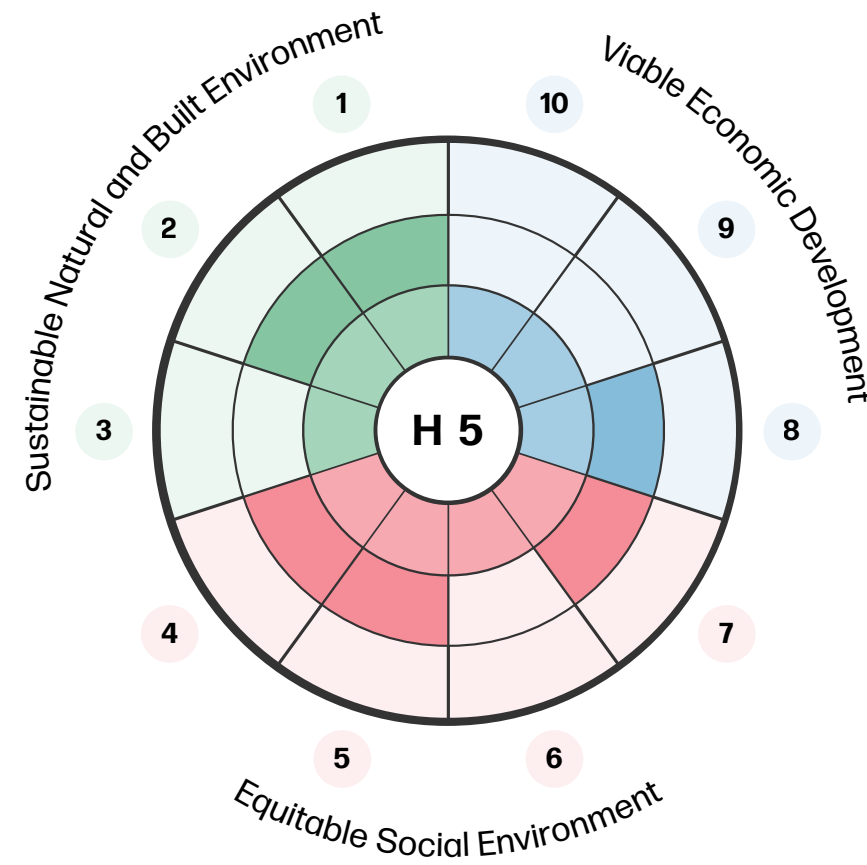
Ensure that Sammamish has a sufficient quantity and diversity of housing types to accommodate projected needs and anticipated community growth distributed throughout the city.



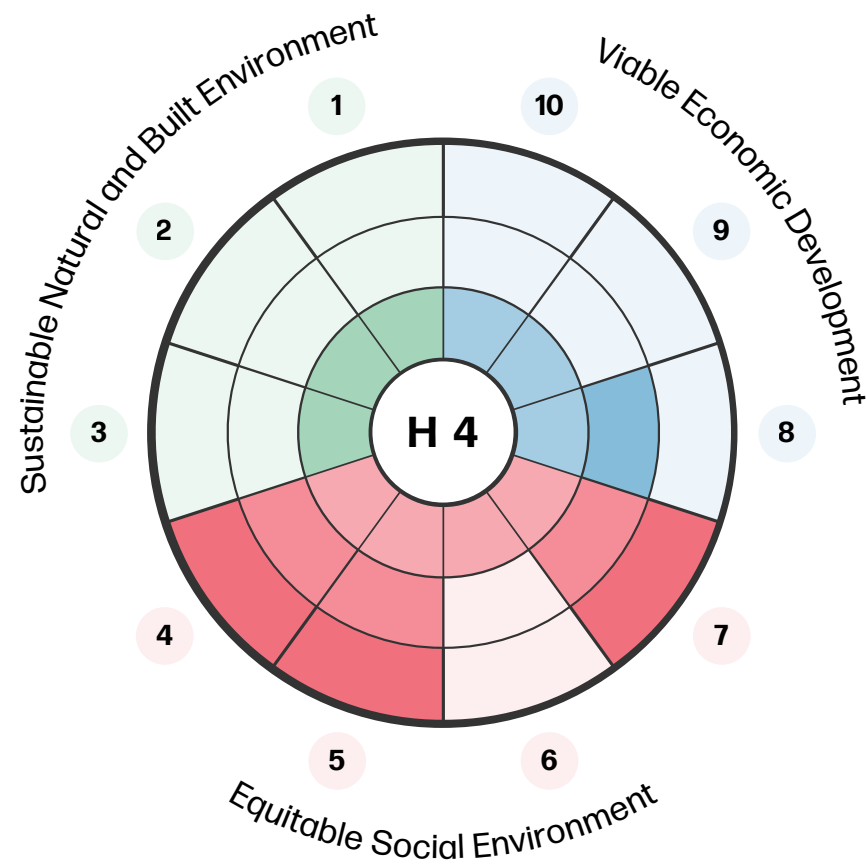
Promote safe, attractive, and vibrant neighborhoods with access to jobs, services, schools, and amenities. Encourage high-quality housing design that is compatible with the physical characteristics of surrounding development and strengthens Sammamish's sense of place. Where existing neighborhoods are in transition, new development should incorporate the qualities of well-designed neighborhoods.



Provide for a range of housing opportunities to address the needs of all economic segments of the community.

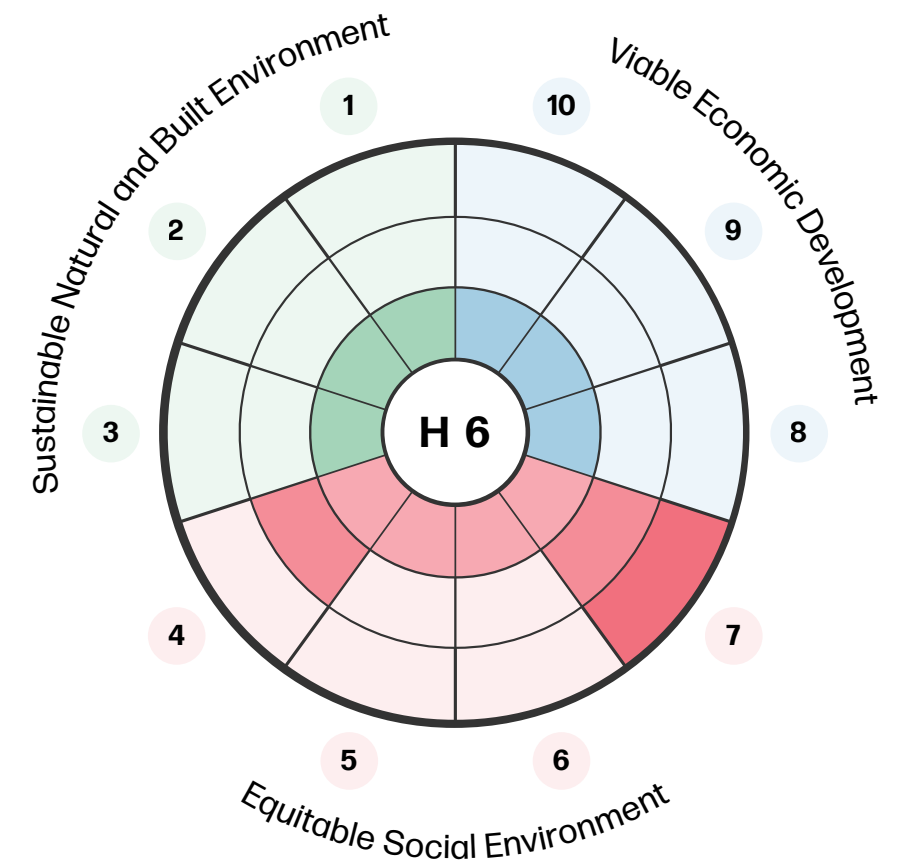


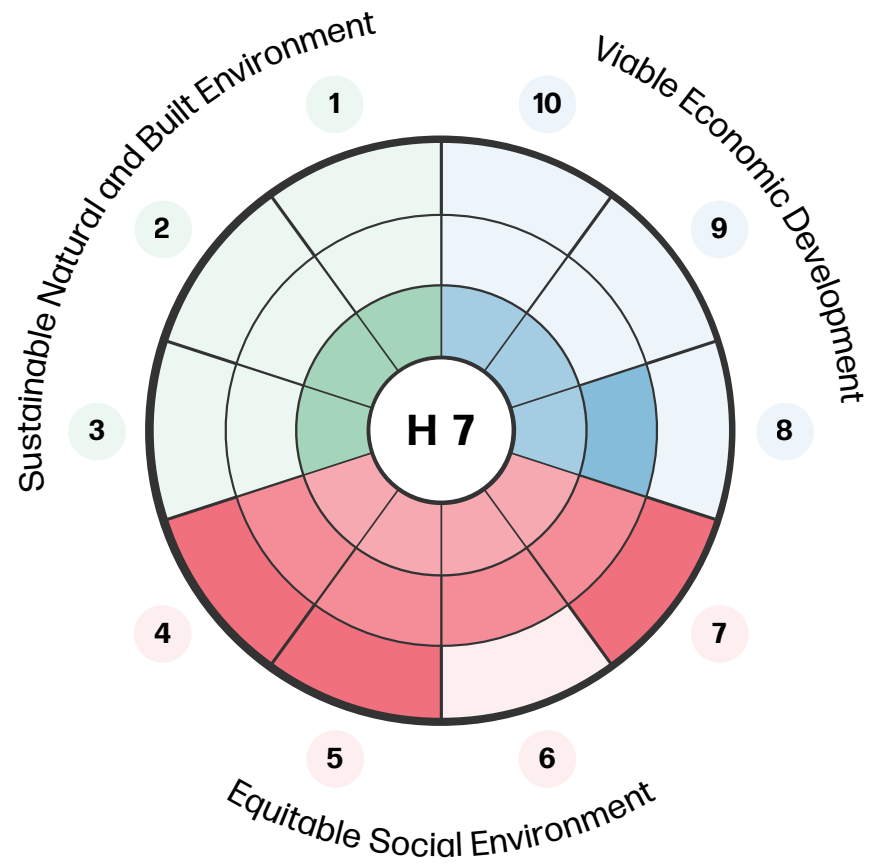
Promote housing preservation, improvement, and development to address local housing need and regional housing goals.



Support a variety of housing opportunities to serve those with physical or mental disabilities, lower incomes, and other demographic groups that have historically experienced inequities, including the unsheltered population.

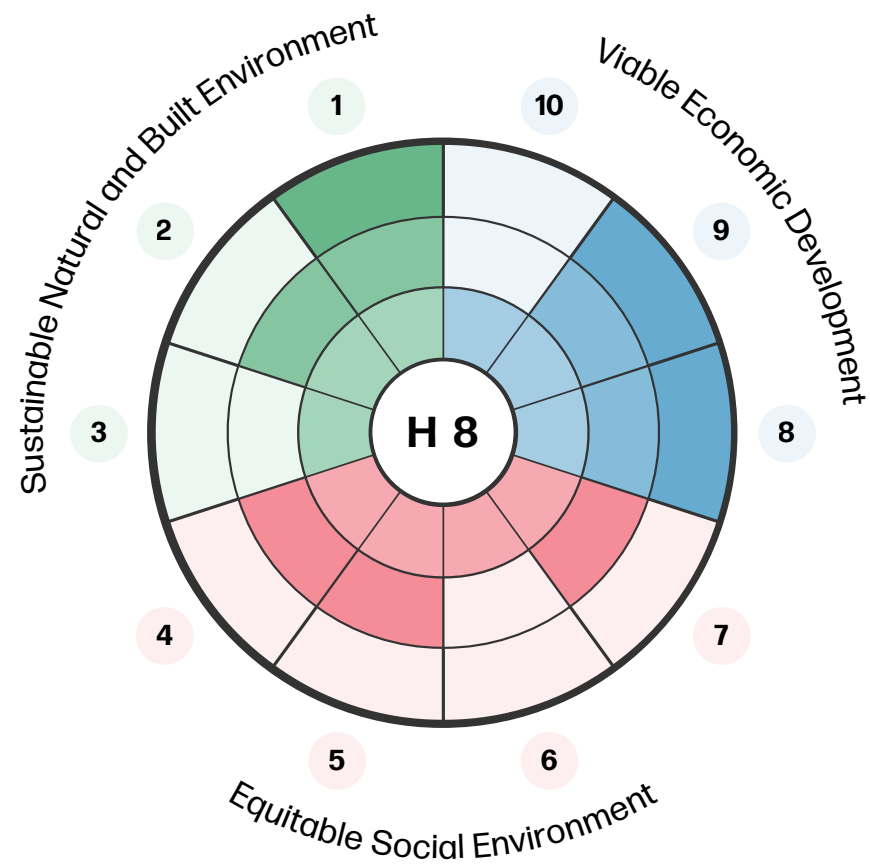
Implement Housing Element goals in a manner that is effective, efficient, and transparent. Use appropriate monitoring techniques to ensure effective implementation and revise policies or actions where gaps and unsatisfactory outcomes exist.





Rectify and mitigate racially disparate impacts, displacement, and exclusion in local housing.

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Promote housing choice in walkable centers and near transit to expand access to opportunity across income brackets and diverse communities.

Transportation

Introduction & Vision Connection

The Transportation Element ensures that Sammamish's transportation system supports land uses, environmental goals, and community goals envisioned by the Comprehensive Plan. Current challenges faced by the city include a relatively unconnected street system, limited transit service, and significant grade changes to the topography that makes active modes of transportation difficult for many users. In order to address these challenges, the City prepared its first Transportation Master Plan (TMP), which provides a guiding framework of how the City will achieve its transportation goals and policies.

TRANSPORTATION VISION

The City of Sammamish envisions a future transportation system that serves all users and modes of travel by offering a safe and welcoming transportation network that optimizes connectivity and efficiency, aligns with the Climate Action Plan and sustainability goals of the City, maintains fiscal sustainability, and enhances the community.

VISION IMPLEMENTATION: TRANSPORTATION GOALS, POLICIES, AND MASTER PLAN

To achieve Sammamish's vision, the Transportation Goals and Policies in this chapter serve as the foundation for the City's TMP. The TMP is adopted by reference into Volume 2 of the City's Comprehensive Plan and provides the strategic framework for developing a multi-modal transportation network that will enhance greater connectivity within the city and to the region. Based on substantial technical analysis and

community involvement, the TMP guides transportation decisions and investments for the next 20 years in support of the long-term vision for the city. The TMP reflects the city's need for a better transportation system. Beginning with the Transportation Goals and Policies, a better transportation system is one that is accessible, prioritizes connectivity, and accommodates many modes of travel, including walking, biking, public transit, and driving.

Planning Themes

The goals and policies in this chapter are meant to provide principles and guidance for the City. Key themes derived from both state mandates and from the community are addressed through the goals and policies. Each of the takeaways below implicates multiple plan elements.

- **Ensure that people of all income levels have access to choices and opportunities including housing, employment, transportation, services, and amenities** (influenced elements: Housing, Capital Facilities and Utilities, Parks and Recreation, Transportation, Economic Development).
- **Prioritize approaches that increase physical activity, social interaction, and community health and wellbeing** (Housing, Capital Facilities and Utilities, Parks and Recreation, Transportation, Climate Change and Resiliency).

Background & Engagement

Community Input

Transportation was one of the more frequent topics at the center of many public engagement workshops, discussions, and activities that informed this comprehensive plan update. From the onset, the community emphasized the importance of balancing growth and affordability with natural stewardship and retention of green space. Priorities for how Sammamish uses its land and manages the transportation network emerged during various engagement efforts:

- **Planning Summit Kick-Off and Visioning Workshop** - Residents indicated that there are long-term mobility challenges in the city. Of particular concern is that traffic issues have remained the same even with the altered commute patterns from the pandemic. There was an ultimate desire of those that participated to have a thriving Town Center and walkable community in 2044.
- **Earth Day** - Communitywide trip reduction strategies, including transit-oriented development and location-efficient housing, were voted as top community priorities to reduce greenhouse gas emissions.
- Various tabling events including attending multiple Farmers Market days and the Sammamish Block Party provided additional feedback consistent with what we had been hearing throughout our engagement efforts.
- **Goals and Policies Workshop** - Workshop attendees highlighted the importance of creating a multi-modal transportation network that prioritizes non-motorized opportunities. They

supported reworking the level of service standards and concurrency requirements to prioritize non-motorized modes of transportation and improving street design standards. Additionally, there was a focus on creating greater connectivity within the city by completing trail connections, rethinking cul-de-sacs and dead ends, and removing barriers.

After synthesizing the information collected through the above outreach efforts, several common themes became apparent. In summary, the Sammamish community desires a multi-modal transportation system that:

- Enhances connectivity and accessibility to all modes of transportation throughout the city.
- Provides options to drive, walk, bike, and take transit.
- Safe, Walkable, Diverse, and Inclusive.
- Provide an interconnected and safer sidewalk and bike system to encourage other modes of travel beyond the car.
- Reduces congestion.
- Provides better options for getting to regional destinations via transit, particularly for commuting purposes include access to the Sound Transit Link station in Redmond and the future station in Issaquah.
- Transit improvements should focus on:
 - Providing safety around bus stops, including lighting and sidewalks/waiting areas.
 - Improving access to transit, including crossings and sidewalks
 - Expand metro flex service.
 - Expand service area.
 - Increase frequency or service hours.

Relationship to Other Elements

The Transportation Element is supported by and inter-connected with many other elements within the Comprehensive Plan. In particular, the transportation system needs to be designed and sized appropriately to support the planned distribution of different land types and densities within the city described in the Land Use Element. Consistent with the overall Comprehensive Plan's emphasis on sustainability and healthy communities, transportation goals and policies include measures to help reduce air pollution, encourage public transit, and promote multi-modal transportation. As part of promoting multi-modal transportation, the Transportation Element supports the goals and policies in the Parks & Recreation Element that address the public trail system.

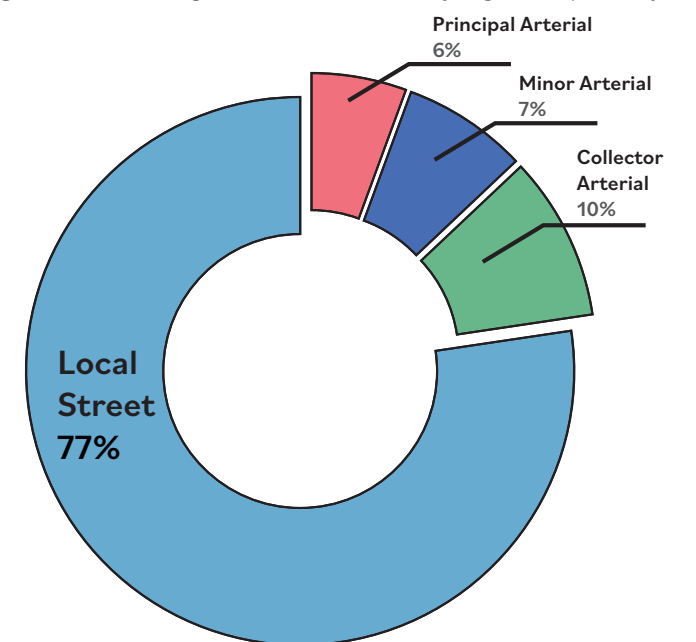
Transportation Today

The current vehicular transportation network in Sammamish is made up of principal arterials, minor arterials, collector arterials, and local streets. Topography and development patterns limit opportunities to add principal and minor arterial routes. The street network includes 25 signalized intersections, 13 roundabouts, and six all-way stop controlled intersections. Two stop-controlled intersections include overhead flashers to increase driver awareness. There are also two park-and-rides in Sammamish; King County Metro and Sound Transit each provide service: King Metro Route 269 and Sound Transit Route 554 (limited service). King County Metro also provides MetroFlex which is an on-demand neighborhood transit service serving a portion of the city. The City is working to improve transit services for the

community.

The non-motorized network includes bike lanes, sidewalks, and off-street trails. Bike lanes are portions of the city's paved streets which have been designated by striping, signage, and/or pavement markings for bicyclist use. The public street network includes 24.8 miles of bike lanes; approximately 16.4 miles are on one or both sides of the street. The public street network includes 214.4 miles of sidewalks, with about 139.2 miles including a sidewalk on one or both sides. Off-street trails consist of both paved and unpaved (gravel or grass surface) paths which provide varying levels of access to pedestrians, bicyclists, and other wheeled mobility users. Off-street trails provide connections between schools, parks, transit stops, and other facilities of public interest outside the alignment of public streets. They also provide recreational opportunities for residents and visitors. The existing trail network includes a total of 17.3 miles of paved paths, including a 7.2-mile section of the regional East Lake Sammamish Trail, and 11.1 miles of unpaved paths. This excludes unpaved trails in City and neighborhood parks.

Figure T-1. Existing Street Classification (King County, 2023)



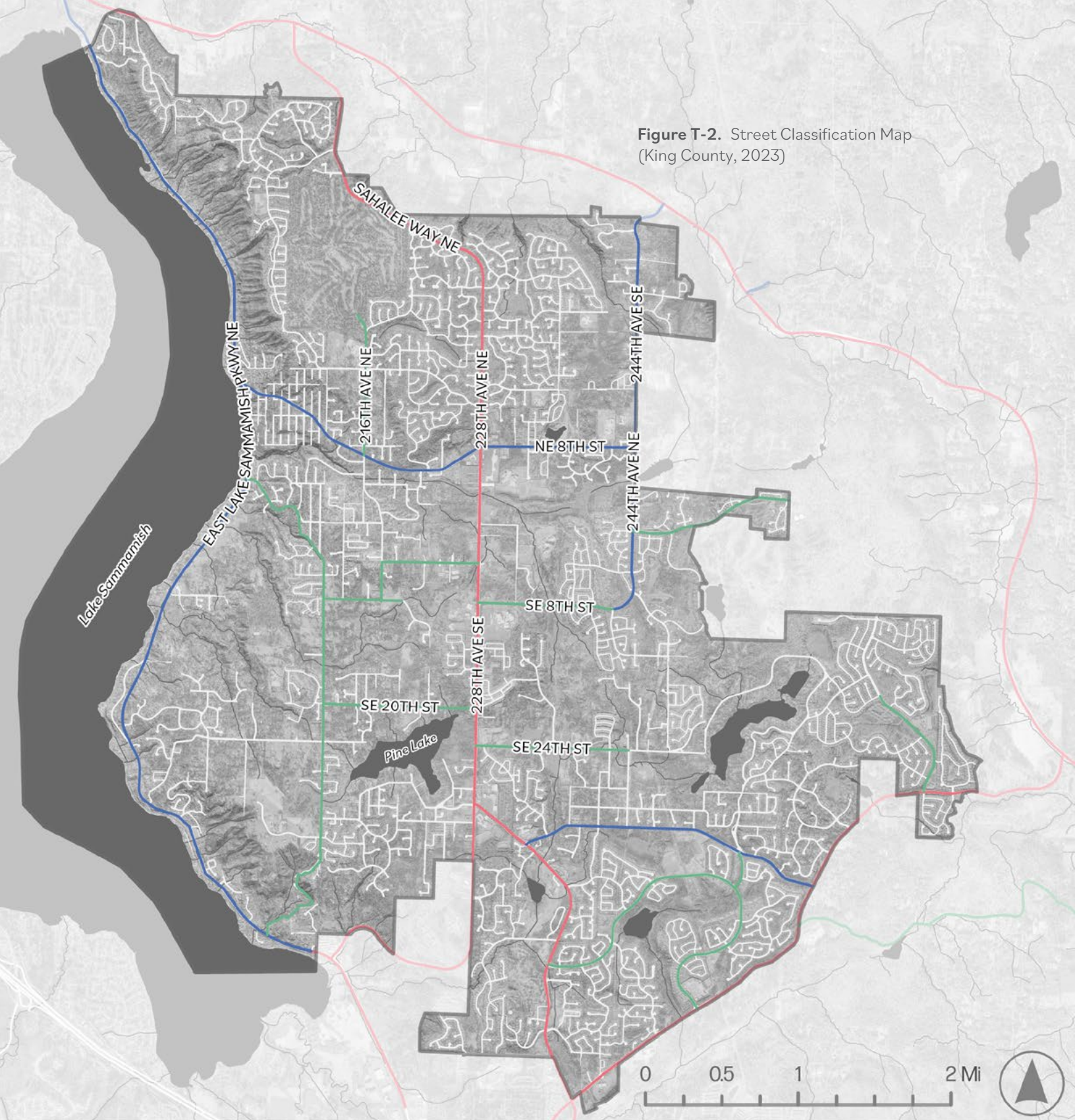


Figure T-2. Street Classification Map (King County, 2023)

STREET FUNCTIONAL CLASSIFICATION

- Principal Arterial
- Minor Arterial
- Collector Arterial
- Lakes
- Streams

Transportation

Goals, Policies, & Strategies

T1 Support the city’s and region’s growth strategy by focusing on moving people and goods within the city and beyond with a highly efficient multimodal transportation network.

- T 1.1.** Adopt and regularly update the Transportation Master Plan (TMP). The TMP is the framework for implementing and funding all transportation programs, plans, projects, and services. The TMP supports the development of a multimodal transportation system and provides implementation strategies adhere that reflect the City’s vision, community priorities, and adheres to the Growth Management Act.
 - a)** Address a 20-year vision for the development of an integrated network pedestrian and bicycle transportation facilities including sidewalks, bicycle facilities, and single and multi-use trails and corridors.
 - b)** Provide greater connectivity throughout the city by linking neighborhoods to local activity centers using non-motorized means.
 - c)** Identify and maintain a list of priority projects to be implemented.
 - d)** Ensure cohesion between other City plans.
 - e)** Promote coordination with surrounding jurisdictions.
 - f)** Includes Growth Management Act (GMA) requirements and compliance, including coordination with the Land Use Element.
- T 1.2.** Expand strategies defined in the TMP to foster the development of a multi-modal transportation system.
- T 1.3.** Plan, build, and maintain a balanced, multimodal roadway system that enhances local and regional connectivity through private and public infrastructure planning, improvements, investments, and maintenance programs.

- a) Maintain a concurrency management system, including Level of Service (LOS) that monitors the impacts of growth and development on the transportation system and ensures that LOS standards are met. LOS is a standard method for characterizing delay at an intersection and the City's LOS standard defined in the Capital Facilities Element and detailed guidance is provided in the City's TMP. By policy and regulation, the City is required to ensure that transportation projects and programs needed to serve growth are in place when growth occurs or within six years.
- b) Develop and implement Pedestrian LOS guidelines that enhances connectivity and prioritizes a comfortable walking network.
- c) Develop and implement Bicycle LOS guidelines that creates and maintains a bicycle network that attracts people of all ages and abilities, and provides access to destinations in the community.
- d) Ensure the freight system meets the needs of local and regional distribution.
- e) Roadway design standards around areas of dense commercial and residential land use shall be based on transit- and pedestrian-oriented development.
- f) Ensure mobility choices for people with special transportation needs, including persons with disabilities, the elderly and the young, and low-income populations.

T 1.4. Encourage the promotion of the mobility of people and goods through a multi-modal transportation system consistent with the regional priorities and Vision 2050.

T 1.5. Coordinate with neighboring jurisdictions and through regional transportation planning organizations to develop and operate a highly efficient transportation system.

- a) Plan for and mitigate cross-jurisdictional transportation impacts, challenges, and opportunities.
- b) Continue to participate in the Eastside Transportation Partnership (ETP) on an ongoing and cooperative basis to implement transportation plans and policies that affect the city, the Eastside and the region.
- c) Support regional efforts to effectively manage regional air, marine and rail transportation capacity and address future capacity needs in cooperations with responsible agencies, affected communities and users.

T 2 Invest in transportation systems that offer greater options, mobility and access in support of the city's growth strategy.

T 2.1. Prioritize investments in programs, projects, and planning efforts that advance multimodal transportation, safety, and reduce vehicle miles traveled and greenhouse gas emissions.

- a) Encourage the integration of transportation systems to make it easy for people to move from one mode or technology to another.
- b) Encourage connections between existing developments and new developments to provide an efficient network of travel route options for pedestrians, bicycles, vehicles, transit, and emergency vehicles.
- c) Reduce the need for new capital improvements through investments in operations, demand management strategies, and system management activities, including but not limited to: broadband communication systems, providing for flexible work schedules, public and private transit, city-sponsored shuttle, vanpool systems and public transit subsidies.
- d) Adopt and implement a Complete Streets policy and standards that specifies how the City will plan, design, and maintain streets so they are safe for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- e) Support the reduction of vehicle dependence in the city by supporting ride share, on-demand car services, and electric bike/scooter programs.

T 2.2. Design, implement, and maintain transportation system improvements and deliver transportation services and programs in accordance with the Americans with Disabilities Act (ADA) and the City's ADA Transition Plan.

T 2.3. Encourage transit ridership and increase accessibility to transit.

- a) Update the City's Transit Plan regularly to reflect updates in transit service, technology, and local and regional policy.
- b) New development and redevelopment within a quarter-mile of an existing or planned transit route should be designed to provide and encourage non-motorized access to transit where appropriate, including lighting, sidewalks, and crosswalks, bus stops, and mobility hubs. Improvements should align with the City's TMP, Transit Plan, Standards, and other applicable plans; and be incorporated into a project's development design.
- c) Develop a bus stop amenity improvement plan that prioritizes bus stop improvements that encourage accessibility.

- d) Consider marked pedestrian crossings near transit stops to provide direct routes to and from destinations and maximize safety.
- e) Work with public transit service providers and other relevant stakeholders to develop infrastructure and technology projects that enhance the speed and reliability of transit services such as Transit Signal Priority (TSP) and queue jumps.
- f) Park-and-ride facilities and mobility hubs should include safe and convenient access and facilitate multimodal transfers. Collaborate with transit providers and facilitate private partnerships to add mobility hubs along the transit corridor.
- g) Promote information on fixed route transit, Metro Flex, Orca Life, Move Ahead Washington, the Regional Reduced Fare Permit, and other transit programs.
- h) Explore options for expanding both intracity and intercity transportation services, such as expanded King County Metro service, City-sponsored shuttle or other private/public partnership options in order to provide reliable transit connections to the expanding Sound Transit Link Light Rail network, adjacent neighborhoods and jurisdictions, and employment centers.
- i) Explore options for expanding both intracity and intercity transportation services, such as expanded King County metro service city-sponsored shuttle or other private/public partnership options in order to provide reliable transit connections to the expanding Sound Transit Link Light Rail network.
- j) Through cooperation with other jurisdictions, work regionally to promote transit services that are dependable, maintain regular schedules and provide an adequate transit Level of Service (LOS) throughout the day, weekends and holidays.

T 2.4. Maintain and regularly update a financial strategy for multimodal transportation investments.

- a) Utilize the Transportation Master Plan (TMP) to guide short- and long-range transportation planning and investment decisions.
- b) Maintain a detailed revenue forecast to fund the ongoing maintenance, operation and delivery of the transportation system;
- c) Ensure that new development contributes its fair share of the cost of transportation facilities, programs and services needed to mitigate growth related transportation impacts; and

- d) Identify potential revenue sources, including general fund contributions, impact fees, local improvement districts, transportation benefit districts, street maintenance utility grants, developer and other contributions, business taxes, bonds and debt financing.
- e) Monitor how transportation investments are performing over time through strategies identified in the TMP, including a Citywide transportation monitoring program and asset management.

T 2.5. In coordination with the State's 6-year Transportation Improvement Program (TIP), develop and implement the City's six-year Transportation Improvement Program (TIP) that includes transportation programs, projects, services, and a sustainable, multi-year financing plan.

T 2.6. Ensure that new development mitigates its impacts on the transportation system. Detailed guidance can be found and is implemented through the City's TMP.

- a) Development impacts should be mitigated through improvements or strategies such as nonmotorized transportation modes, transit, ride sharing and transportation demand management.
- b) New development shall be allowed only if all transportation facilities are adequate at the time of development and transportation impacts will not negatively impact or reduce LOS elsewhere; and a financial commitment is in place to complete the necessary improvements or strategies to accommodate transportation impacts within six years, in order to protect investment in and the efficiency of existing transportation facilities and services and promote compact growth.
- c) New development must be responsible for street improvements adjacent to and internal to the development.
- d) Assess a transportation impact fee for all new development which is related to and proportionate to the impact caused by new development and is applied to growth related transportation system improvements. The City shall provide an annual report for the impact fee account outlining monies collected, earned, or received and system improvements that were financed by impact fees.
- e) The adequate provision of pedestrian and bicycle facilities shall be as important a consideration as adequate streets in the City's review of development projects for transportation system impacts.
- f) Enhance neighborhood connectivity by requiring new developments to provide pedestrians connections between cul-de-sacs, when applicable.

- g) Development projects along designated non-motorized corridors should be designed to incorporate the corridor as part of the project. Sensitive area buffers within proposed subdivisions and short plats shall be widened to accommodate additional open space and a public easement for future trails.

T 3 As a high priority, maintain, preserve, and operate the city's transportation system in a safe and functional state.

T 3.1. Maintain and operate the City's multimodal transportation system to provide continuous safe, efficient, and reliable movement of people, goods, and services.

- a) When feasible, minimize impacts to mobility from maintenance activities.
- b) Ensure continued maintenance and preservation of existing equestrian/pedestrian trails in Sammamish.
- c) Whenever the City contemplates reconstruction or major maintenance work on a City street not having sidewalks, fully explore the ability to provide sidewalks or alternative pedestrian facilities.
- d) Encourage multimodal connections where feasible, including strong pedestrian linkages between the transit facilities.
- e) Utilize asset management and condition performance metrics to proactively maintain, rehabilitate, and replace the City's transportation assets.
- f) Maintain a citywide traffic monitoring program to determine how transportation investments are performing over time.
- g) Apply technologies, programs and other strategies that optimize the use of existing infrastructure in order to improve mobility, reduce congestion, increase energy-efficiency, reduce maintenance requirements, and reduce the need for new infrastructure.

T 3.2. Prioritize safety for all transportation modes when planning and implementing maintenance programs, capital improvements, monitoring programs, and new or redevelopments. Design and operate transportation infrastructure that safely accommodates each mode intended to be served.

- a) Prioritize safety improvements to the existing transportation system to protect mobility and lower overall asset life-cycle costs.
- b) Continue to improve the safety of the transportation system to achieve the State's goal of zero deaths and disabling injuries.

- c) Implement a multimodal traffic safety and management plan specific to Sammamish's location and geography as a long-term strategy to reduce traffic accidents and potential fatalities by.
- d) Use street designs that emphasize safety, predictability, and the potential for human error, along with targeted education and data-driven enforcement.
- e) Ensure that the design speed of facilities reflects the intended operating speed for the facility, as shown in the Transportation Master Plan and City ordinance.
- f) Guide the development of new streets and maintenance of existing streets to form a well-connected network that accommodates safe, direct, and convenient access to the existing roadway network for pedestrians, bicyclists, transit, and automobiles. Prioritize non-motorized connections to reinforce the City's vision of pedestrian connectivity.
- g) Maintain a neighborhood traffic management program based on education, enforcement, and engineering for evaluating and responding to residential neighborhood traffic related concerns.

T 3.3. Through planning, maintenance, and investments, foster a transportation system that is sustainable and resilient.

- a) Protect the transportation system against major disruptions by third party infrastructure projects and maintenance.
- b) Develop and regularly update disaster response plans and strategies to prevent damage to transportation facilities as a result of disaster and plans for repairing, reopening, and operating transportation facilities after disasters.

T 3.4. Through collaboration with school districts, implement Safe Routes to School, to assure that safety and accident prevention for pedestrian and bicycle travel to school receives the highest consideration. The safest routes to school should prioritize transportation facilities that:

- a) Provide pedestrian pathways on streets connecting to, or within, the school zone, and pedestrian facilities that are physically separated from vehicle and bicycle traffic;
- b) Locate appropriate signs to alert motorists entering school zones;
- c) Install adequate lighting along roadways and pathways;
- d) Use adequate traffic calming devices in school zones;
- e) Establish crosswalks in areas of good sign visibility, lighting and proximity to connecting modes;

- f) Promote safe and convenient pedestrian and non-motorized access to bus transportation; and
- g) Whenever the City contemplates reconstruction or major maintenance work on a City street not having sidewalks, fully explore the ability to provide sidewalks and implement if consistent with the plan.

T 4 Design and manage the city’s transportation system to minimize the negative impacts of transportation on the natural environment.

- T 4.1.** Seek the development and implementation of transportation modes and technologies that are energy-efficient, reduce vehicular emissions, support regional and national efforts and improve overall system flow and performance.
- T 4.2.** Encourage transportation system development that minimizes existing tree canopy removal and replaces any necessary tree removal along traffic rights of way.
- T 4.3.** Design and operate transportation facilities in a manner that is compatible with and integrated into the natural and built environment including features, such as natural drainage, native plantings, and local design themes.
- T 4.4.** Consider traffic impacts on residential neighborhoods as part of the City’s transportation system management program.
- T 4.5.** Encourage noise reduction on roadways in innovative ways other than the use of noise walls.
- T 4.6.** Support local transportation demand management programs (education and/or local regulations) to reduce the impacts of high traffic generators not addressed by the Washington State Commute Trip Reduction Act including: City offices, recreational facilities, schools, and other high traffic generating uses.
 - a) The City should serve as a model to the community by striving to comply with the requirements of the State Commute Trip Reduction (CTR) Act.
- T 4.7.** Policy – Achieve greenhouse gas (GHG) reduction targets that reduce sources of GHG emission by at least 50% by 2030 and 96% by 2050, compared to a 2019 baseline.

- T 4.8.** Policy – Achieve a per capita Vehicle Miles Traveled (VMT) reduction by 30% by 2030, and 50% by 2050, compared to a 2016 baseline.
 - a) Apply technology and innovative strategies to enhance active transportation, promote transit, and increase efficiency for all modes of transportation to work towards the City’s VMT and GHG reduction goals.
- T 4.9.** Utilize innovative strategies and technology to encourage mode shift to active transportation and transit to work towards meeting the City’s VMT and GHG reduction targets.
 - a) Increase local transit service and rideshare in the City that provide connections to East Link and regional transit
 - b) Plan and develop a transportation system that reduces average trip length by encouraging trip consolidation
 - c) Where financially feasible, promote the expanded use of alternative fuel vehicles by converting public fleets, applying public incentive programs, and encouraging the establishment of electric vehicle charging stations throughout the city where appropriate.
 - d) Increase use of electric vehicles and support increased fuel efficiency to reduce transportation related emissions and provide cleaner and healthier air for our residents.
 - e) Understand the existing broadband network within the City and work with providers to expand this service thereby enabling more reliable connections for residents to successfully work remotely;
 - f) Work to attract more businesses to the City that provide essential and needed services/goods and broaden the city’s employment opportunities; and
 - g) Increase pedestrian and bicycle connectivity throughout the City, including creating cross-city connections.
 - h) Continue to ensure the City, as an employer, sets a positive example for other employers by maintaining the use of telework, flexible work hours, compressed work week schedules and other options as deemed feasible to reduce VMT and GHG.

Transportation

Goals and the Community Vision

The following pages show the relationship between individual Transportation Goals and the Community Vision Statements. The stronger the connection between a Goal and a Vision Statement, the more bars are highlighted in the corresponding 'slice' of the chart.

VISION STATEMENTS

Sustainable Natural & Built Environment

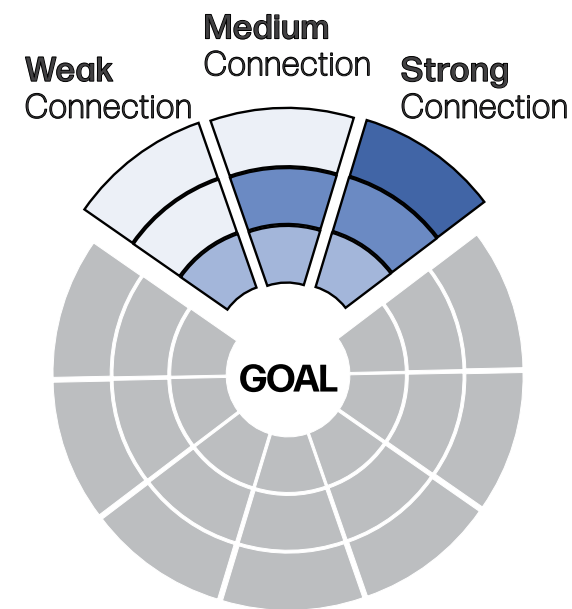
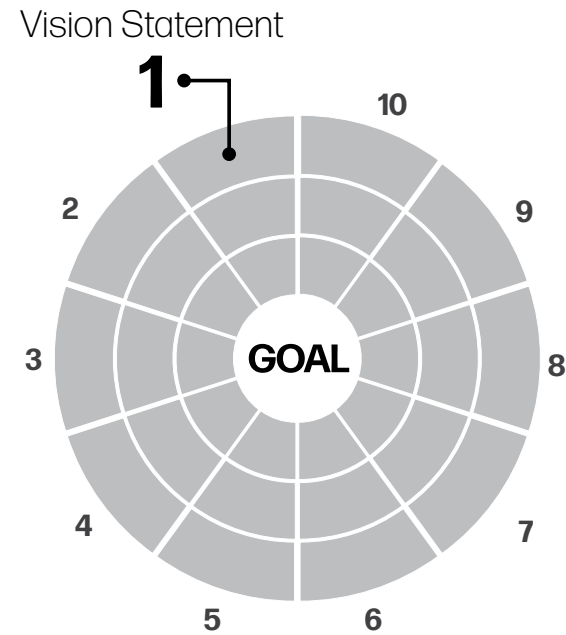
- 1 Sustain Natural Environment and Reduce Climate Impacts
- 2 Develop Multimodal Transportation
- 3 Develop a Distinguished Park and Recreation System

Equitable Social Environment

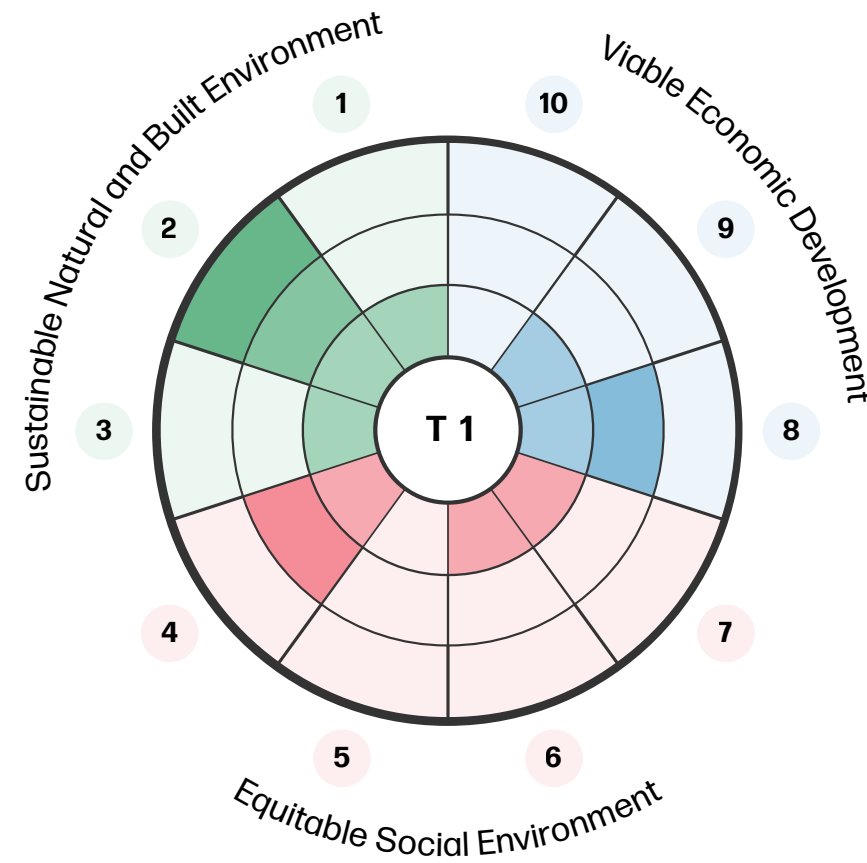
- 4 Ensure Inclusive, Connected, and Safe Neighborhoods
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- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

- 8 Build Thriving Town Center and Mixed-use Districts
- 9 Support Local Businesses and Entrepreneurship
- 10 Establish Fiscal Sustainability and Diversify Revenues for the City.

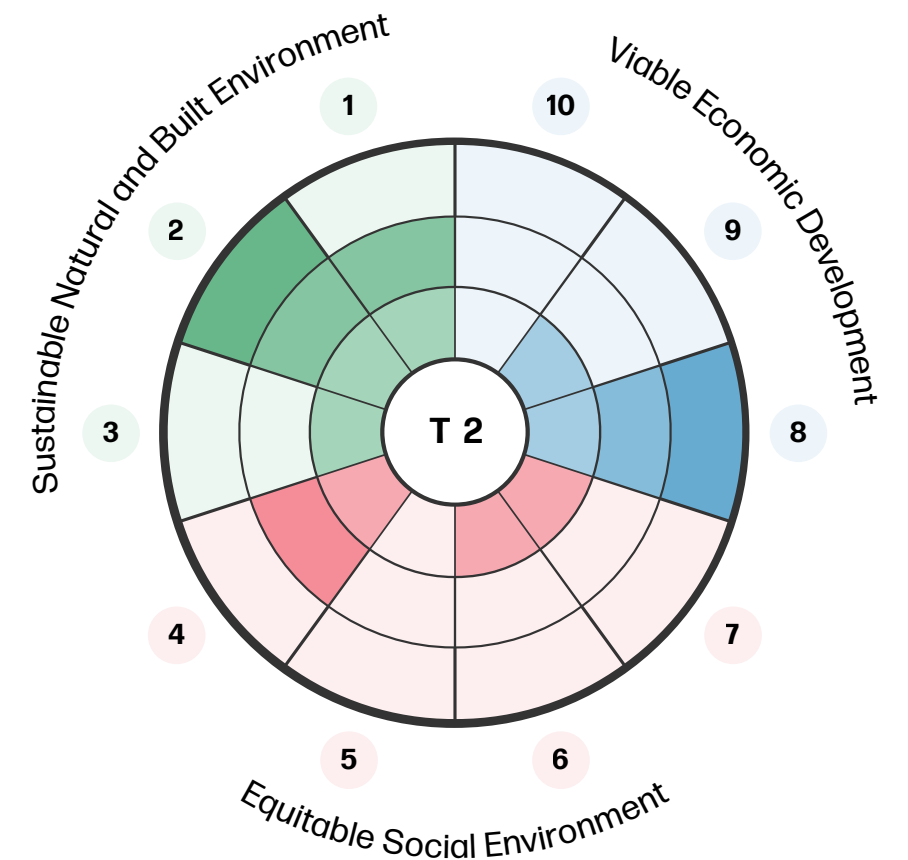


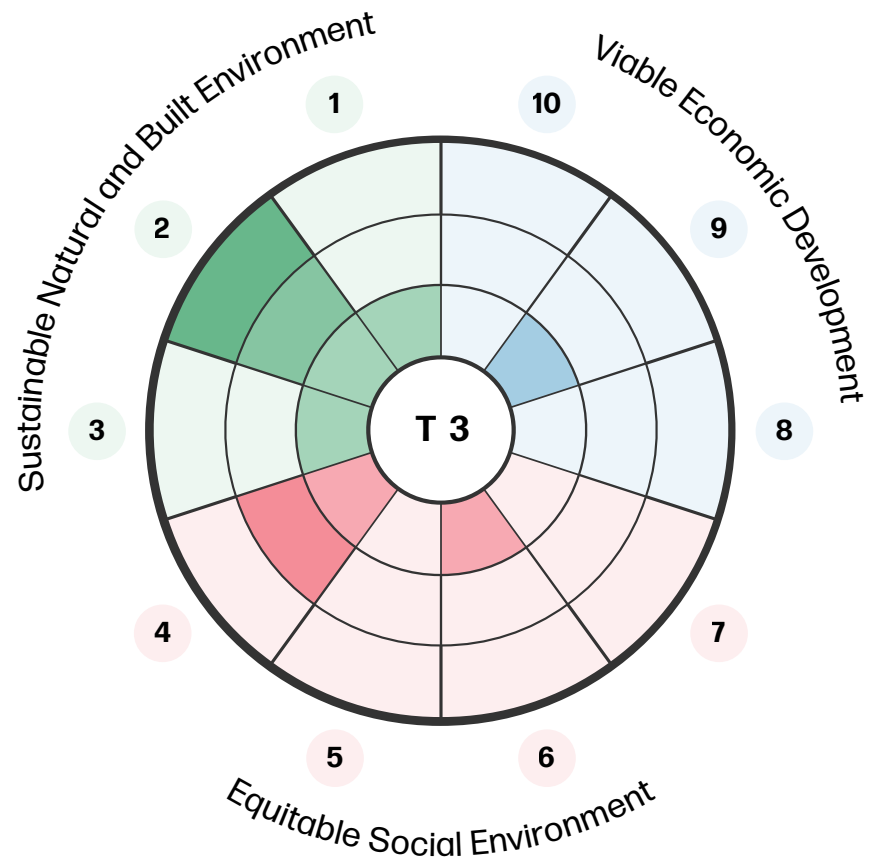
Strength of Connection between Vision Statement and Goal



Support the city's and region's growth strategy by focusing on moving people and goods within the city and beyond with a highly efficient multimodal transportation network.

Invest in transportation systems that offer greater options, mobility and access in support of the city's growth strategy.

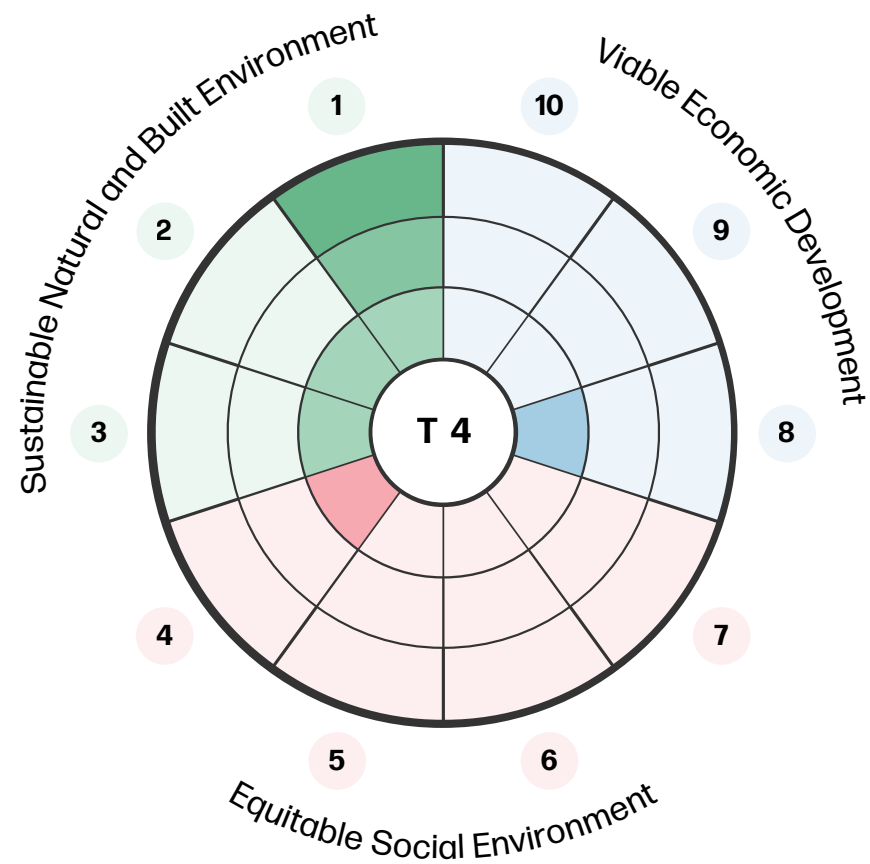




As a high priority, maintain, preserve, and operate the city's transportation system in a safe and functional state.

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Design and manage the city's transportation system to minimize the negative impacts of transportation on the natural environment, to promote public health and safety, and to achieve optimum efficiency.



Parks & Recreation

Introduction & Vision Connection

The Sammamish parks system provides the community with access to beautiful open spaces, high-quality recreational facilities, an extensive trail network, and fosters community and cultural connectedness through diverse programming opportunities.

The Sammamish park and recreation system is comprised of 15 City-owned parks, 674 acres of parks and open space, 20 miles of trails, the Community & Aquatic Center (operated by the YMCA), and the Teen Center (operated by the Boys and Girls Club). The system of parks supports a range of active and passive recreation experiences. The City provides athletic fields, sport courts, a spray park, and lakefront water access, among other amenities. Additionally, recreation amenities available within Sammamish are a major community asset and support the physical, mental, and social health of community members.

Sammamish residents can also access other nearby parks, trails, open spaces, and recreational facilities provided by the cities of Issaquah and Redmond, King County, Lake Washington School District, Issaquah School District, Washington State Parks, and other entities.

The Parks & Recreation Element builds upon the well-established foundation of the existing parks system and sets goals and policies that ensure it will continue to be a prized community-centered asset.

Updates to the Parks & Recreation Element include:

- Goals and policies that are connected to the vision;
- Ensuring parklands, facilities, and programming are engaging and accessible to all members of the community;
- Increasing connectivity within the city and region;
- Alignment with city-wide planning priorities found in other elements.



Shelter at Beaver Lake Park



Big Rock Central Park

Planning Themes

The goals and policies in this element reflect input heard from community outreach and stakeholder engagement and align with the Vision. These themes provide a framework for developing a successful, sustainable, and distinguished parks and recreation system.

- **Ensure that people of all backgrounds and abilities have access to parks, planning processes and decision making, and recreational opportunities** (Influenced elements: Land Use, Transportation, Economic Development, Capital Facilities).
- **Utilize parks to preserve and protect open and natural spaces** (Land Use, Climate Change and Resiliency).
- **Increase connectivity throughout the city by coordinating and partnering with city and regional agencies to expand trail networks and provide key connections** (Land Use, Capital Facilities, Transportation, Economic Development).

- **Prioritize maintaining existing parks and recreation facilities to ensure longevity and enjoyment of city assets** (Land Use, Capital Facilities).
- **Align with city-wide climate change policies through parks maintenance and design practices** (Climate Change and Resiliency, Capital Facilities).



Trail at Evans Creek Preserve

Community Input

Stakeholder and community engagement was key in identifying the planning themes addressing the Parks & Recreation Element. This element not only benefited from engagement efforts for the Comprehensive Plan update but was also able to rely on themes heard during extensive community feedback for the 2024 Parks, Recreation, and Open Space Plan. The following highlight the community and stakeholder priorities identified during engagement efforts:

- **Sammamish Block Party** – Staff members from the Parks, Recreation, and Facilities Department hosted a booth at the Block Party to inform the community about park planning and collect their feedback on what park-related facilities or opportunities they would like to see more of in the future.

Respondents cited a desire for more recreational and sporting facilities to accommodate activities like pickleball, more trails and connectivity, and continued cultural programming.

- **Goals and Policies Workshop** – Feedback from the workshop attendees noted that parks can be further utilized as active and community gathering spaces for events and activities like concerts, classes, sporting events and tournaments, and private events. They would like to see better connectivity between parks and local and regional trail systems, including to the more than 700 acres of protected forest and pastureland along the eastern boundary of the city known as the Emerald Necklace. Attendees also emphasized the importance of park accessibility for people of all ages and abilities by updating existing parks and



Concerts at the Park at Beaver Lake Park

intentionally designing new parks. It was also important that parks be utilized as a means to protect open and natural spaces and as wildlife corridors when possible.

- 2024 Parks, Recreation, and Open Space Plan** – Extensive stakeholder engagement was done as part of this planning effort, including a community survey, an open house, and booths at city events and at the city farmer’s market. Please refer to Volume II of this element to review the 2024 Parks, Recreation, and Open Space Plan and for summaries of those engagement efforts.

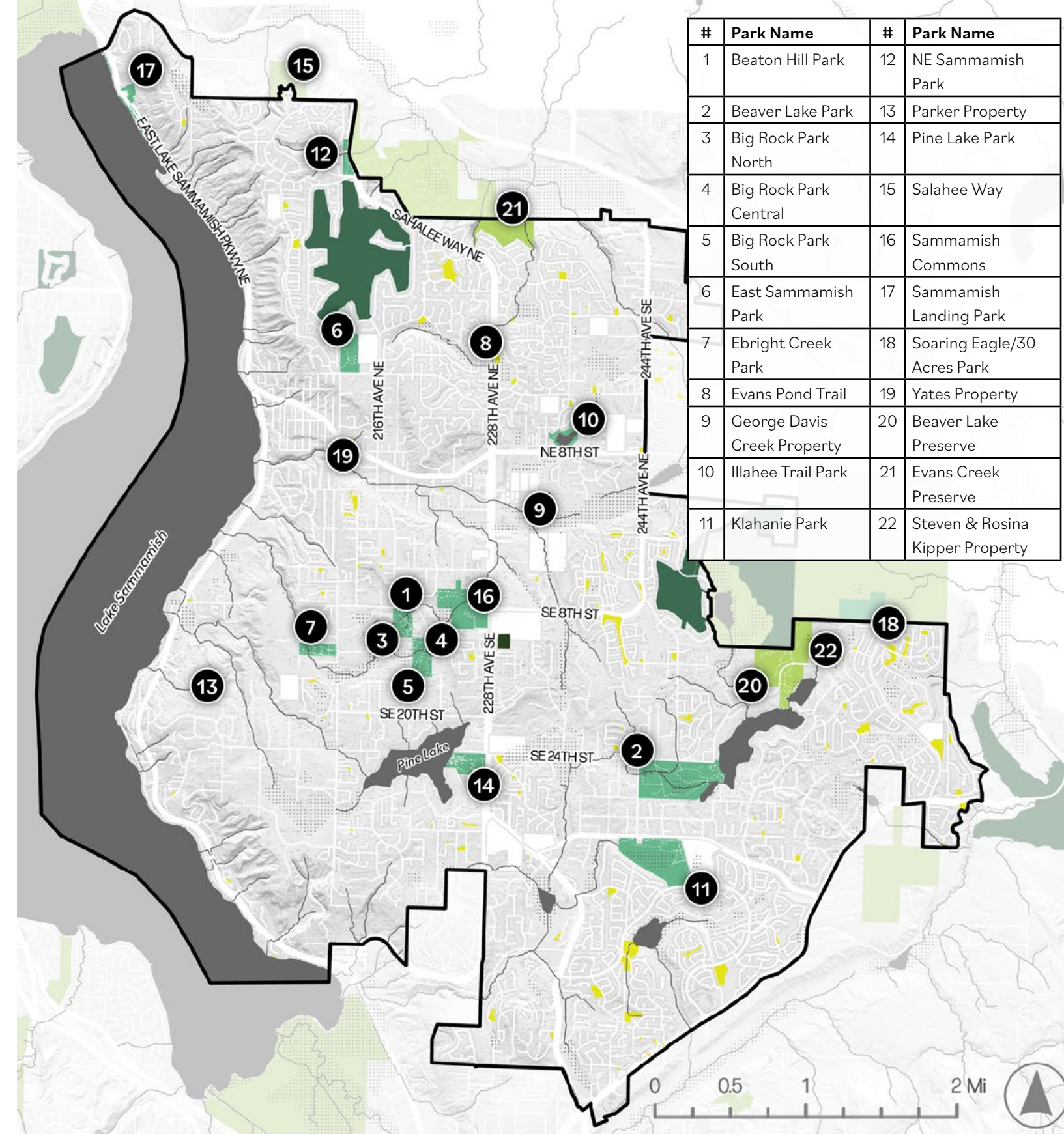
Relationship to Other Elements

There is a strong relationship between the Parks & Recreation Element and other elements of this plan. Parks will play a critical role in land use decisions,

particularly in new, higher-density development in mixed-use centers, where they will provide key green spaces and recreation opportunities and amenities. Proximity to existing parks will also be a consideration influencing where housing will be built and how transportation infrastructure will be located. Additionally, parks provide the city with economic opportunities by drawing people from the region to Sammamish to enjoy its trails, open spaces, and events. Parks also play a critical role in the city’s response to climate change by protecting open and natural spaces and by managing forested areas. Lastly, parks capital projects will be included in the Capital Facilities & Utilities Element. Parks and recreation is intertwined in the City’s planning efforts as it is an important community asset that helps make Sammamish a beloved place to live, work, and visit.



Fourth on the Plateau



#	Park Name	#	Park Name
1	Beaton Hill Park	12	NE Sammamish Park
2	Beaver Lake Park	13	Parker Property
3	Big Rock Park North	14	Pine Lake Park
4	Big Rock Park Central	15	Salahee Way
5	Big Rock Park South	16	Sammamish Commons
6	East Sammamish Park	17	Sammamish Landing Park
7	Ebright Creek Park	18	Soaring Eagle/30 Acres Park
8	Evans Pond Trail	19	Yates Property
9	George Davis Creek Property	20	Beaver Lake Preserve
10	Illahee Trail Park	21	Evans Creek Preserve
11	Klahanie Park	22	Steven & Rosina Kipper Property

PARKS & OPEN SPACE

- City Limits
- Athletic Fields
- HOA Park (Private)
- Lakes
- City Park
- Other Parks & Open Space
- Streams
- City Preserves
- School Properties
- Wetlands
- Golf

Parks & Recreation

Goals and Policies

PR 1 Provide park and recreation opportunities throughout parklands, facilities, and partner programming that engages all members of the community of all physical capabilities to the best of their ability.

- PR 1.1.** Develop a Diversity, Equity, Inclusion, and Belonging (DEIB) policy that removes accessibility barriers to activities, facilities, parks, and trails consistent with the citywide DEIB program.
- PR 1.2.** Implement an ADA transition plan to ensure barrier-free (ADA-compliant) access, where readily achievable, by modifying existing facilities or when designing or constructing new facilities.
- PR 1.3.** Have intentional engagement with diverse community groups to understand their recreational desires and partner with them to create new, diverse events and community celebrations.
- PR 1.4.** Pursue opportunities for alternative outreach and education to diverse groups.
- PR 1.5.** Identify appropriate locations within parks and public spaces for the installation of public art, interpretive signs, or cultural displays, while ensuring that these features are incorporated through a diversity, equity, inclusion, and belonging lens.
- PR 1.6.** Explore unique and/or specialized recreational amenities that expand the range of outdoor play experiences beyond the traditional options, such as universal play equipment.
- PR 1.7.** Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels, and age as appropriate.
- PR 1.8.** Ensure community events are accessible for residents of all physical capabilities, skill levels, and age as appropriate.

PR 2 Create and promote recreational opportunities and partnerships that provide lifelong play, active living, health and wellness, discovery, creativity, and learning for individuals and families.

- PR 2.1.** Continue to support or facilitate special events, festivals, concerts, and cultural programming that meet the changing demographics and growing community needs.
- PR 2.2.** Encourage other indoor recreation providers to bring facilities into the Sammamish market.
- PR 2.3.** Promote environmental learning through interpretive signage programs in City parks and preserves.
- PR 2.4.** Continue to encourage, support, and facilitate volunteer programs that enhance park improvement and restoration efforts, promote environmental education, support ongoing maintenance efforts, and engage all members of the community.
- PR 2.5.** Continue to work with school districts and private education providers to further increase utilization of existing school facilities for recreation purposes.
- PR 2.6.** Continue to coordinate field scheduling with leagues to ensure a balance of rented field time, community field time, and rest for our natural surfaces.

PR 3 Maintain Sammamish parks and recreation facilities to ensure longevity and usability of assets.

- PR 3.1.** Provide maintenance and operations support for recreation programs, special events, and other city-sponsored activities.
- PR 3.2.** Continue to manage and update the existing outdoor recreation facilities that are in City of Sammamish ownership or are the City's responsibility to maintain.
- PR 3.3.** Incorporate sustainable practices into park maintenance procedures by maintaining equipment in good working order, purchasing green maintenance equipment when feasible.
- PR 3.4.** Maintain an inventory of assets and their condition; update the inventory as assets are added, updated, or removed from the system; periodically assess the condition of park and recreation facilities and infrastructure.
- PR 3.5.** Maintain all parks and facilities in a manner that keeps them in safe and operational condition; repair, remove, or replace damaged components in a timely manner upon identification.

PR 4 Plan for and implement practices to address climate change that align with City-wide climate change policies.

- PR 4.1.** Align management of parks and open spaces with the City’s Climate Action Plan, Urban Forest Management Plan, and goals set by the Sustainability Commission.
- PR 4.2.** Adapt the existing Integrated Pest Management System to utilize sustainable and eco-friendly practices.
- PR 4.3.** Promote recycling at all Sammamish parks and recreation facilities.
- PR 4.4.** Conserve and reduce water use through design and renovation of parks, including minimizing wide expanses of green lawn to reduce irrigation needs, utilizing gray-water methods where appropriate and safe, and designing water features to recirculate.
- PR 4.5.** Remove invasive vegetation within parks, open spaces, and sensitive lands by establishing protocols for natural weed-removal methods.
- PR 4.6.** Incorporate green building practices into park design and construction, including green demolition and disposal practices, use of local and recycled products when feasible, and incorporation of low-impact development techniques (such as green roofs, solar solutions, etc.).

PR 5 Identify and pursue opportunities for increased connectivity throughout the City.

- PR 5.1.** Support other city departments to establish a non-motorized transportation plan for pedestrian and bicycle access throughout the city and connect adjoining communities through regional linkages.
- PR 5.2.** Promote safe trail use and safety for pedestrians, bicyclists, and other trail users.
- PR 5.3.** Connect and coordinate the City’s recreational trail and bicycle network with King County’s regional trail system.
- PR 5.4.** Provide key connections to regional trails by continuing coordination with King County and other regional partners to complete the Emerald Necklace Trail system.
- PR 5.5.** Work with local agencies, utilities, and private landholders to secure trail easements and access to open space for trail connections.

PR 6 Design and develop high-quality parks and recreation facilities.

- PR 6.1.** Provide amenities at parks and open-space facilities when possible, feasible, and appropriate to extend use and service quality.
- PR 6.2.** Cultivate public safety at all Sammamish parks and recreation facilities through coordination of design and renovation with police, fire, and emergency response personnel, and through the utilization of crime prevention through environmental design (CPTED) techniques.
- PR 6.3.** Explore opportunities for additional off-leash dog parks in Sammamish.
- PR 6.4.** Increase enclosed indoor recreation and community rentals opportunities by opening Big Rock South Park to the public and completing the improvements to the Barn.
- PR 6.5.** Establish, adopt, or update master plans for all parks in conjunction with public participation to guide all major park development and achieve cohesive design and efficient phasing of projects.
- PR 6.6.** Provide opportunities for public participation in the planning process for major park development and renovation projects.
- PR 6.7.** Perform field improvements, including the installation of under-drainage systems at all natural-turf fields to improve athletic field playing surfaces and reduce the number of rainouts and the time required for turf rehabilitation.
- PR 6.8.** Prioritize conversion of existing natural-turf to synthetic-turf fields, with lights when possible, to increase playability and to serve multiple athletic programs, partnering with school districts when applicable.

PR 7 Identify and pursue financing strategies and partnerships for the development and operations of parks and recreation facilities.

- PR 7.1.** Seek grant funding for new parks and facilities and renovations.
- PR 7.2.** Efficiently use parks CIP revenue to optimize existing parks and support expansion of the parks system.
- PR 7.3.** Use parks and recreation staff, when feasible and appropriate, to provide project cost savings by designing, managing, and constructing capital projects in-house, and making minor repairs and other park improvements.
- PR 7.4.** Maintain a pricing strategy for rented facilities that aligns with comparable market rates based on ongoing market evaluations and works to offset maintenance and operation costs associated with those facilities.

PR 8 Acquire and develop parks and recreation land, facilities, and open space areas to meet the needs of the Sammamish community.

- PR 8.1.** Utilize the resources of national, regional, state, and local conservation organizations, corporations, non-profit associations, and benevolent entities to identify and partner in the acquisition of land for park and recreation needs.
- PR 8.2.** Work with conservation groups and the private sector to acquire, conserve, and manage park land through management practices, donations, bargain sales, or dedication.
- PR 8.3.** Prioritize the protection, preservation, and restoration of wildlife corridors in land acquisition.
- PR 8.4.** Prioritize the reduction of gaps in parkland in land acquisition.

PR 9 Utilize parks to preserve and protect open and natural spaces.

- PR 9.1.** Coordinate and maintain procedures for identifying and managing park land, conservation, or preservation of lands through mechanisms such as donation, purchase of easements, or management strategies.
- PR 9.2.** Work cooperatively with property owners and developers to preserve habitat and native vegetation, especially where these lands are part of a connected natural resource.
- PR 9.3.** Plant native vegetation and support its preservation in areas identified as needing habitat improvement for the protection and flourishing of wildlife.
- PR 9.4.** Proactively seek parkland identified within the PROS Plan, in both developed and undeveloped areas, to secure suitable locations for trail connectivity, new parks, and open spaces.

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Parks & Recreation

Goals and the Community Vision

The following pages show the relationship between individual Parks & Recreation Goals and the Community Vision Statements. The stronger the connection between a Goal and a Vision Statement, the more bars are highlighted in the corresponding 'slice' of the chart.

VISION STATEMENTS

Sustainable Natural & Built Environment

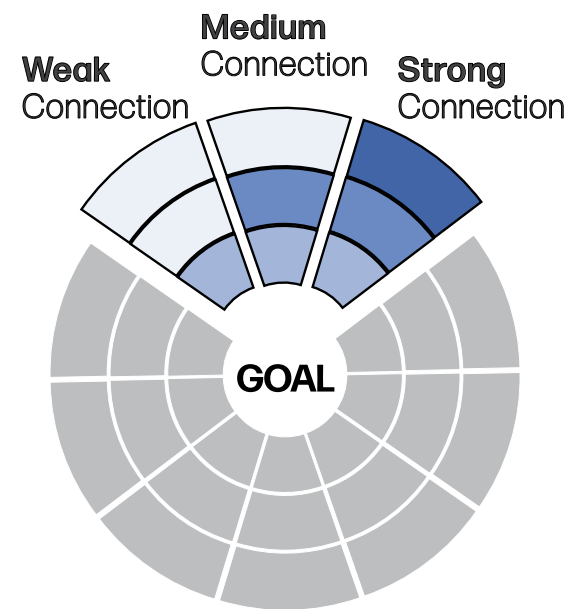
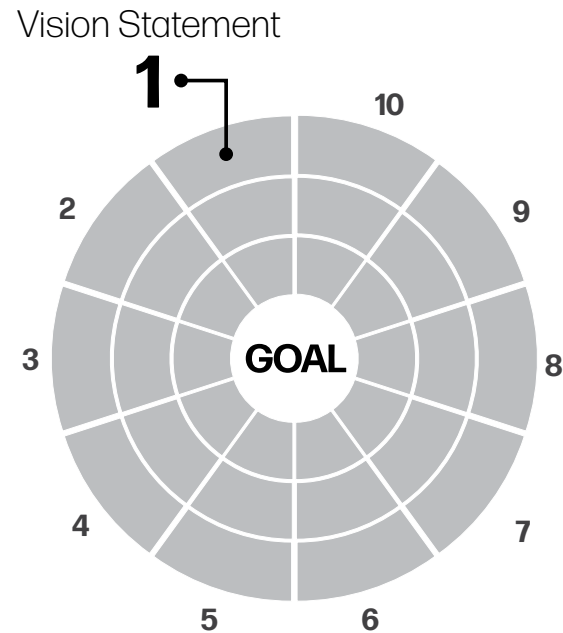
- 1 Sustain Natural Environment and Reduce Climate Impacts
- 2 Develop Multimodal Transportation
- 3 Develop a Distinguished Park and Recreation System

Equitable Social Environment

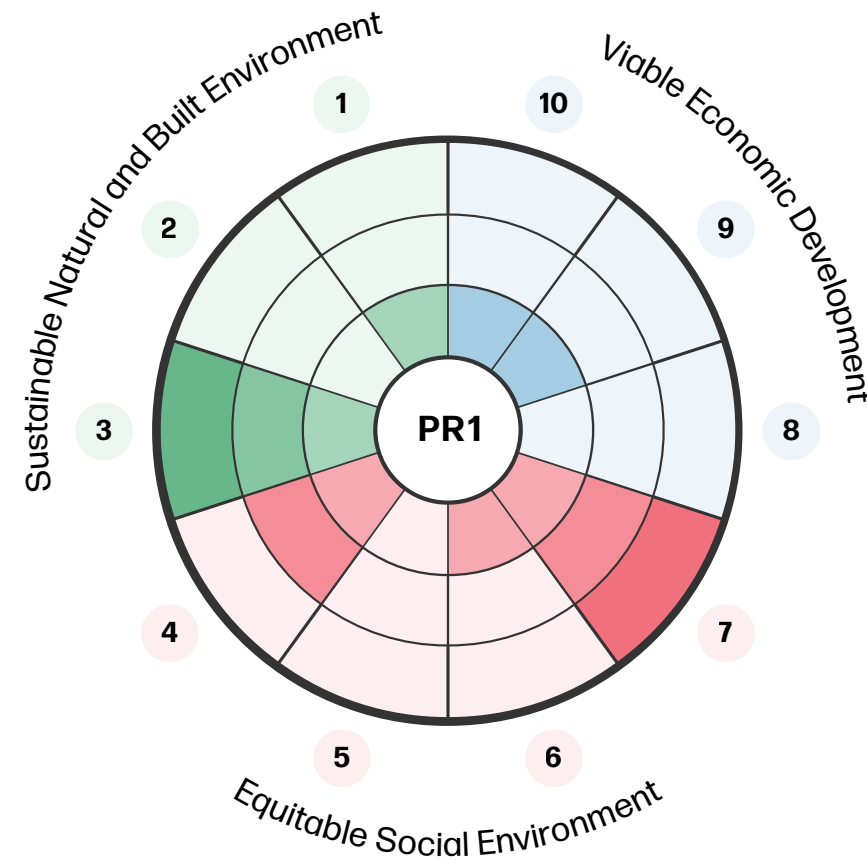
- 4 Ensure Inclusive, Connected, and Safe Neighborhoods
- 5 Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles
- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

- 8 Build Thriving Town Center and Mixed-use Districts
- 9 Support Local Businesses and Entrepreneurship
- 10 Establish Fiscal Sustainability and Diversify Revenues for the City.

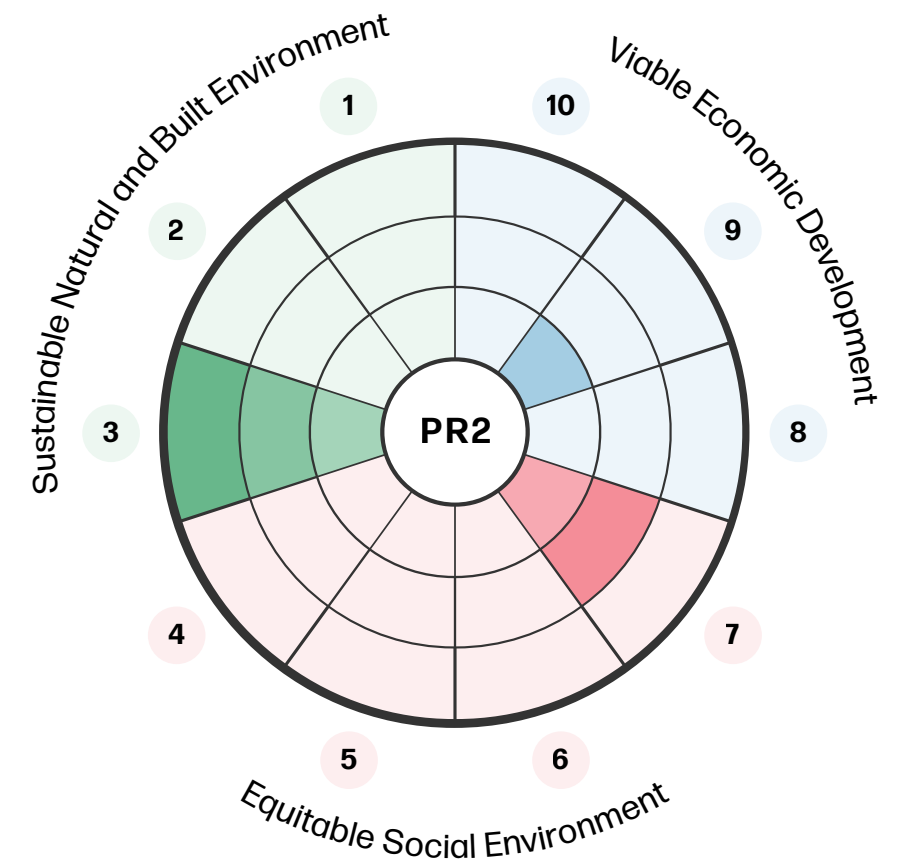


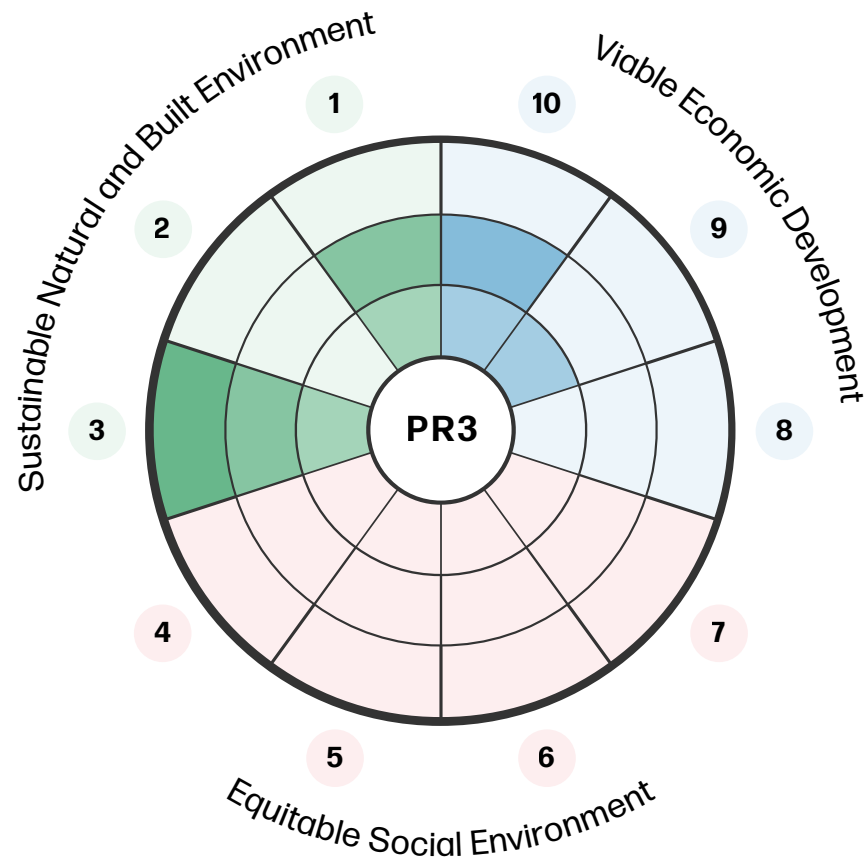
Strength of Connection between Vision Statement and Goal



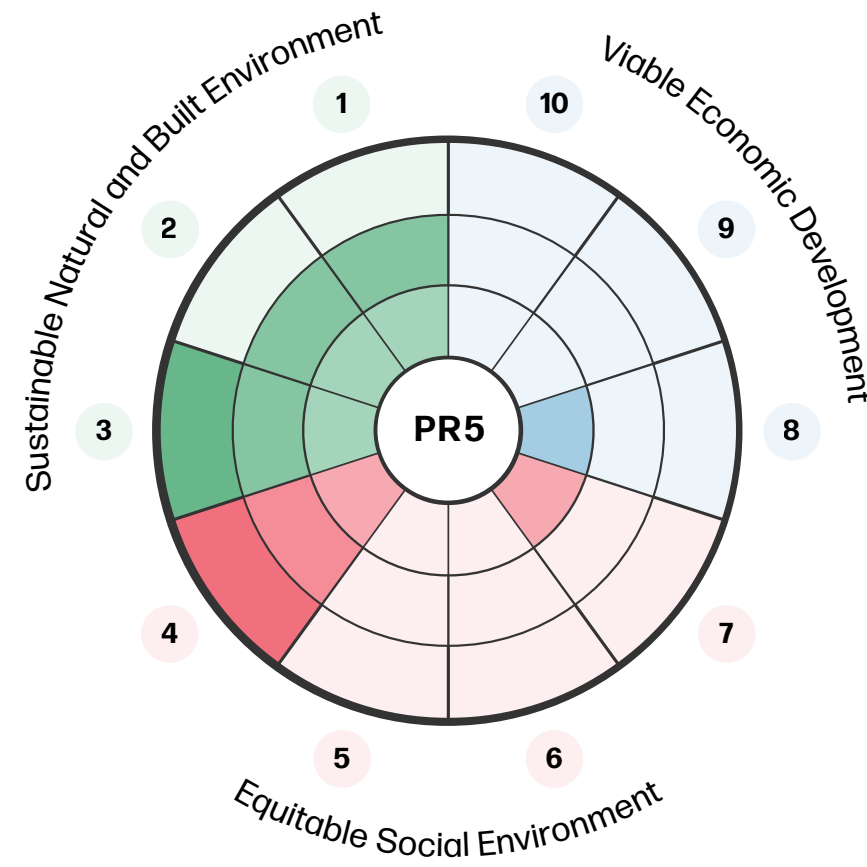
Provide park and recreation opportunities throughout parklands, facilities, and partner programming that engages all members of the community of all physical capabilities to the best of their ability

Create and promote recreational opportunities and partnerships that provide lifelong play, active living, health and wellness, discovery, creativity, and learning for individuals and families.

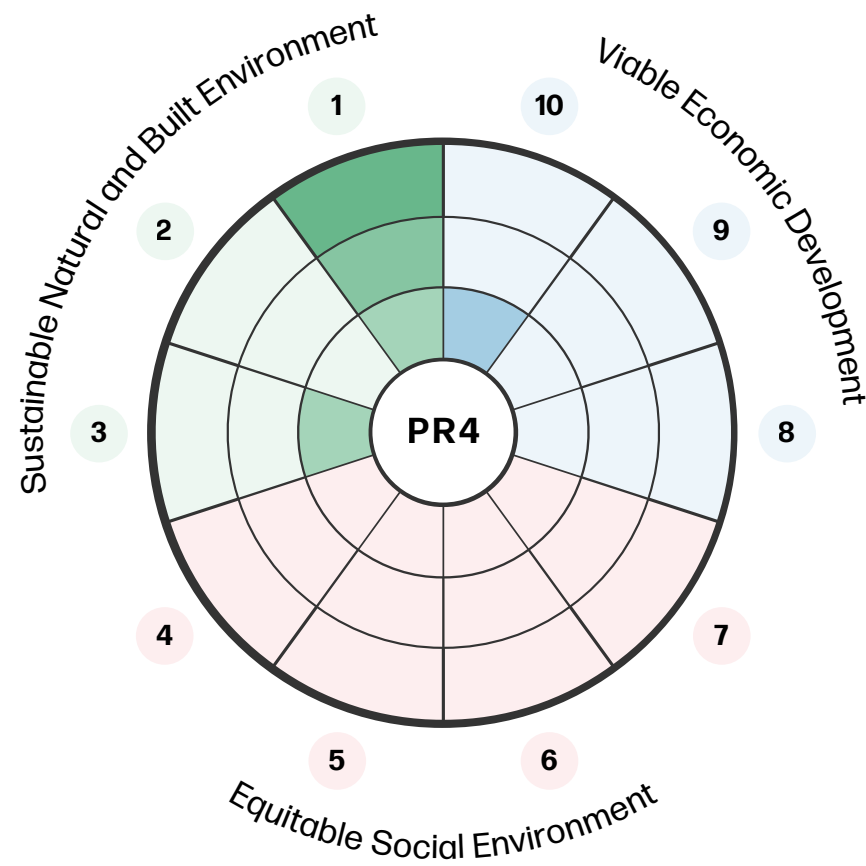




Maintain Sammamish parks and recreation facilities to ensure longevity and usability of assets.

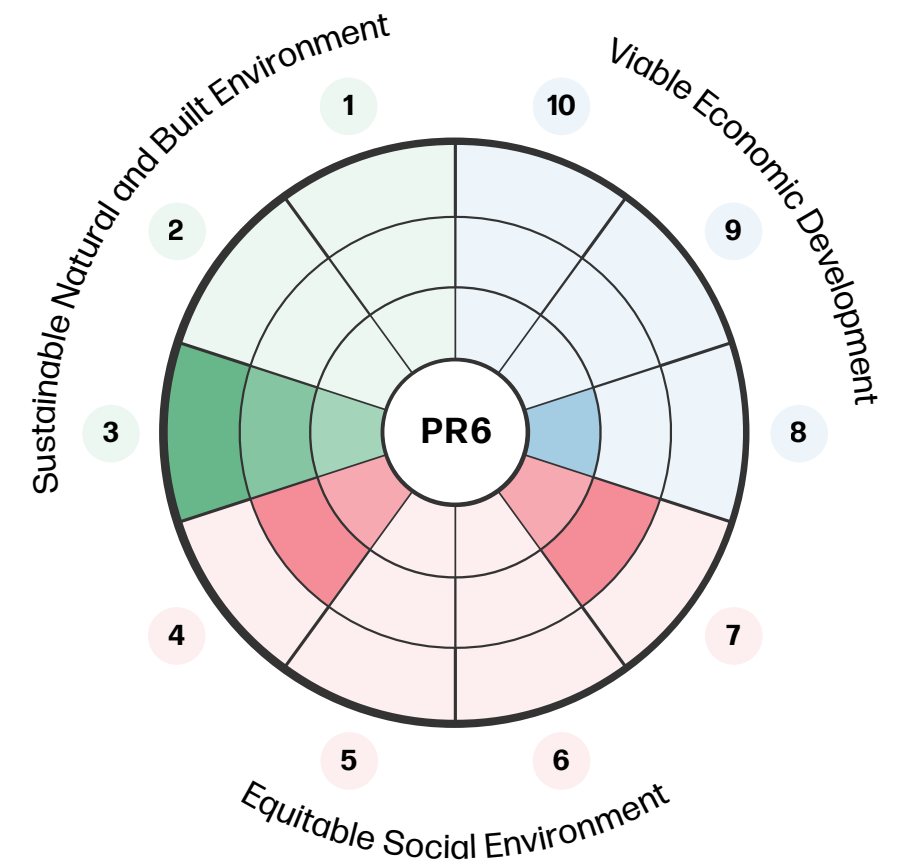


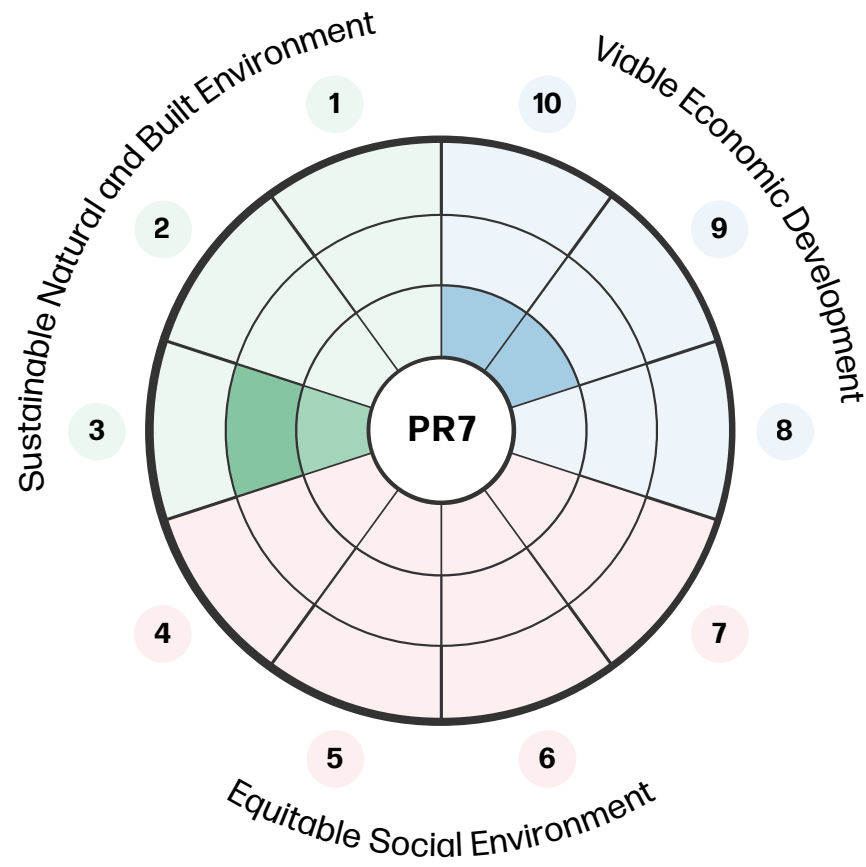
Identify and pursue opportunities for increased connectivity throughout the city.



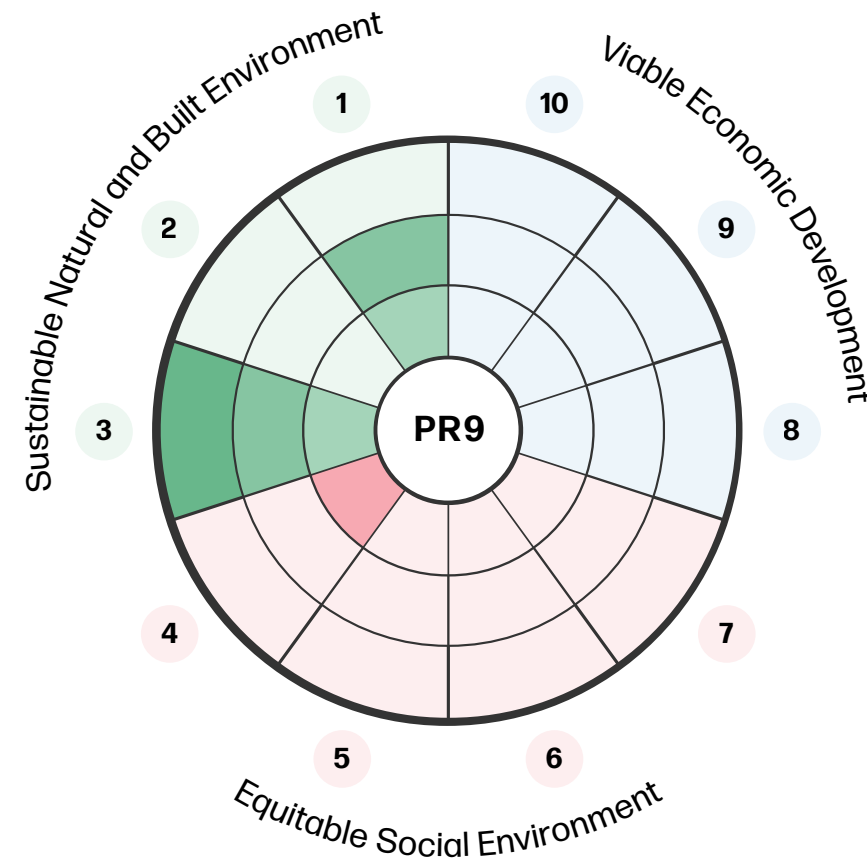
Plan for and implement practices to address climate change that align with City-wide climate change policies.

Design and develop high-quality parks and recreation facilities.

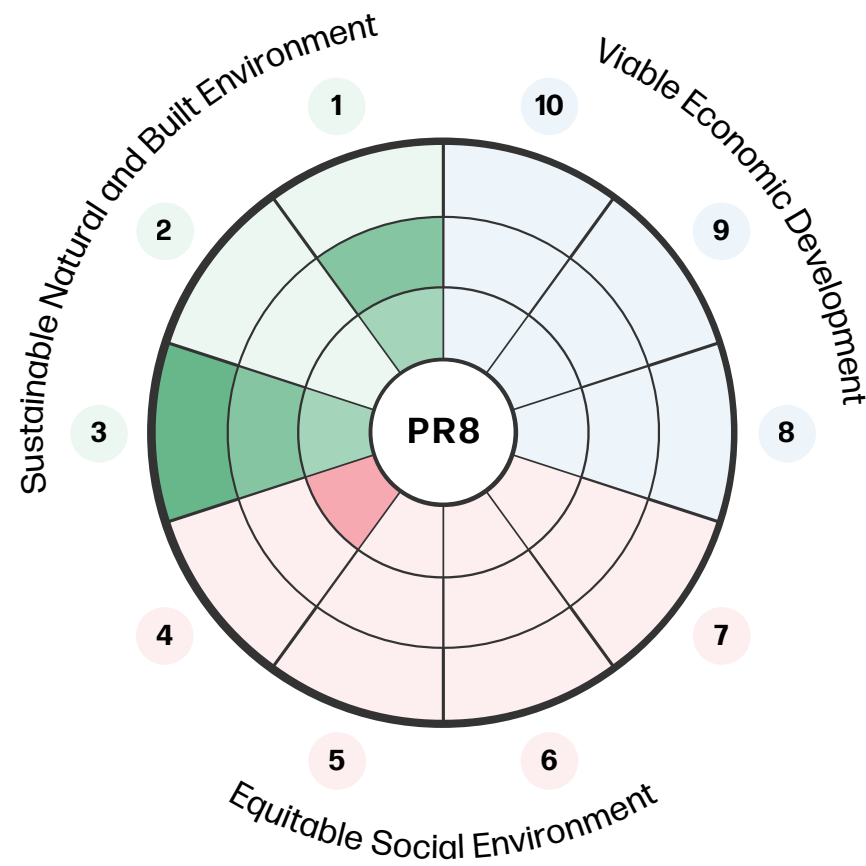




Identify and pursue financing strategies and partnerships for the development and operations of parks and recreation facilities.



Utilize parks to preserve and protect open and natural spaces.



Acquire and develop parks and recreation land, facilities, and open space areas to meet the needs of the Sammamish community.

Economic Development

Introduction & Vision Connection

In what was once unincorporated King County, a rapidly expanding community nestled between Redmond and Issaquah capitalized on the retail and employment opportunities of its neighbors. Many years later, and over two decades after its incorporation into a city, Sammamish finds itself with an underdeveloped internal economy. Thanks to the city's population growth over time, there is now significant potential to kickstart local economic development. These efforts can facilitate not only local economic activity, but an influx of regional users to services, retail, and other commercial amenities in Sammamish.

The next twenty years will present Sammamish with many development possibilities, expanding the City's opportunities to keep tax dollars local while cutting down on vehicular trips and enriching the community socially and

culturally. Sammamish is a prosperous community with a growing population, able to support and strengthen vibrant retail, arts, culture, and recreation spaces while simultaneously cultivating diverse commercial uses. While historic land use patterns have not always prioritized economic development, this new element aims to establish and foster connections between future planning efforts and economic opportunity.

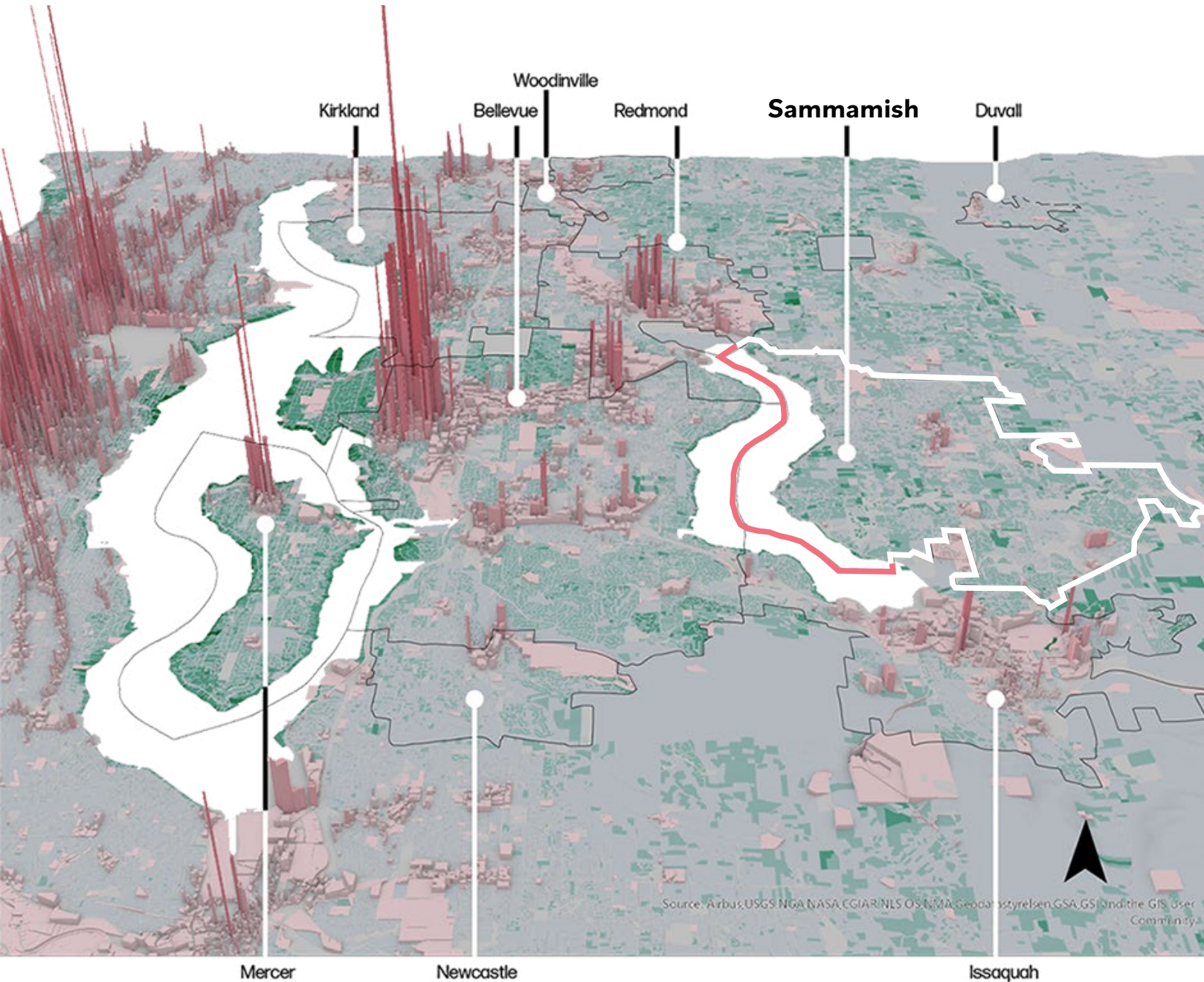
Volume I focuses on goals, policies, and strategies for economic development and demonstrates a strong relationship between the economic development aspirations and the community vision. Volume II provides background detail through an economic development profile, reviewing population, household, employment, and fiscal and economic indicators that support the conclusions and direction in this element. Both the Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis as well as the goals, policies, and strategies developed below are informed by this profile.



The new Sammamish Village development

Figure ED-1. Relative Land Value

The height of the red region corresponds to the commercial land value per acre, and the green region visualizes the residential land value per acre
King County Tax Assessor, 2023



The economic development profile also includes a comparison with neighboring cities and peer cities. An analysis of peer cities is instructive—many of the Sammamish’s peers such as Newcastle and Mercer Island are primarily bedroom communities, and viewing Sammamish alongside these cities allows an objective assessment of what is practicable for the community.

This element introduces to the Comprehensive Plan the following updates and additions:

- Goals, policies, and strategies that are connected to the vision;
- Economic development profile;
- Related: Update to the Town Center Plan, completed at the end of 2024

Planning Themes

The goals, policies, and strategies in this element provide the City guidance for a more economically active and fiscally sustainable future. Key themes derived from both state mandates and community desires are addressed through the goals and policies. Each of the takeaways below relates to multiple plan elements.

- **Business development, support, and retention.** Recruitment and support for new and existing businesses is crucial to a healthy economy. (influenced elements: Housing, Transportation, Capital Facilities and Utilities)

- **Fiscal sustainability.** Capturing more local spending, expanding economic opportunities through commercial development, and attracting regional spending can strengthen the City’s bottom line. (influenced elements: Land Use, Parks and Recreation, Capital Facilities and Utilities).

- **Workforce housing so people can live and work in Sammamish.** Providing housing that’s affordable to low-to-moderate income households can bring workers closer to their existing jobs and, at the same time, increase the workforce pool for new Sammamish businesses. (influenced elements: Land Use, Housing, Capital Facilities and Utilities, Transportation)

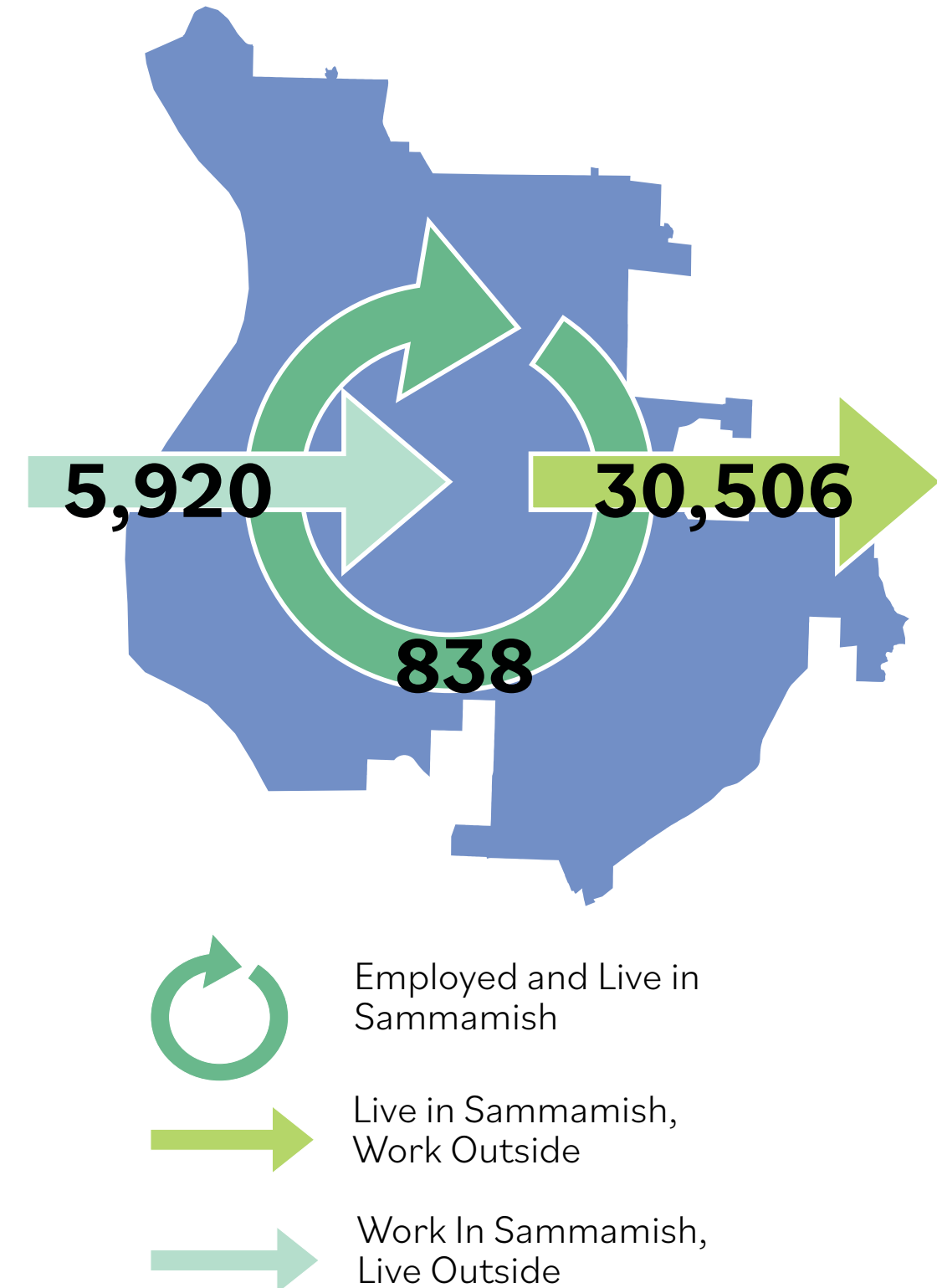
- **Catalyze growth in Sammamish Town Center.** Town Center will provide opportunities for commercial development, cultural uses, amenities, and local services adjacent to affordable and market-rate housing. (influenced elements: Land Use, Housing, Capital Facilities and Utilities, Transportation, Climate Change and Resiliency)

- **Subarea planning for Mixed-Use Centers.** New and expanded community activities and destinations are possible in Inglewood, Pine Lake, and Klahanie. Economic development in these areas can also improve citywide access to a variety of retail, restaurants, and services. (influenced elements: Land Use, Housing, Capital Facilities and Utilities, Parks and Recreation, Transportation, Climate Change and Resiliency)

Figure ED-2. Population vs Number of Jobs in Sammamish, compared to neighboring cities.

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

Figure ED-3. Sammamish Employment Inflow/Outflow, 2020. US Census Bureau, LEHD 2020



US Census Bureau, LODES v8.0, 2020; ACS 5-year 2018-2022

- **Plan for new Neighborhood Centers to provide access to goods and services within Sammamish neighborhoods.** Distributed goods, services, and amenities are necessary for a complete community and can provide additional support to work-from-home employees. (influenced elements: Housing, Capital Facilities and Utilities, Parks and Recreation, Transportation)
- **Expanding economic opportunities for youth.** Creating everyday destinations, providing viable job opportunities for young adults, and investing in arts and culture are necessary to support local youth. (influenced elements: Land Use, Parks and Recreation, Capital Facilities and Utilities).

- **Planning Summit Mixed-Use Centers Session** – Active centers featuring local businesses should balance a variety of retail opportunities, housing types, and community amenities. These centers would play a key part in Sammamish’s economic development and fiscal sustainability.
- **Economic Development Focus Groups** – Members of the Technical Advisory Group (TAG) and community stakeholder focus groups provided input on the SWOT analysis, plus feedback on potential actions to support economic development (see below). The TAG also vetted the element’s draft Goals, Policies, and Strategies.
- **Economic Development Survey** – The City separately surveyed business stakeholders and the general public regarding Sammamish’s economic future, with both groups stressing the need for adequate infrastructure (both physical and social) to support local business.
- **Goals and Policies Workshop** – Feedback from attendees focused on the importance of mixed-use areas and local businesses, serving the needs of the community, and locating amenities closer to where people live, particularly in a future where work-from-home remains as prevalent as it does today.



Events such as the Sammamish Farmer’s Market provide community members and local vendors to come together and develop connection. *Image credit: Issaquah Reporter, 2017*

Background & Engagement

Community Input

Stakeholder input from focus groups, surveys, and workshops emphasizes the pivotal role of local businesses, community needs for goods and services, and essential infrastructure for sustained economic development. Priorities for these efforts emerged during various engagement activities:

- **Planning Summit Kick-Off and Visioning Workshop** – Residents envisioned a thriving Town Center to be a major centerpiece of Sammamish’s economy in 2044.

Relationship to Other Elements

Successful economic development requires a holistic approach, moving beyond simply creating and sustaining jobs. Ensuring plentiful and affordable housing for the local workforce, maintaining high-quality infrastructure for business development, planning for sufficient land for economic activity, and supporting access to community amenities such as parks, schools, and natural areas all play a role in supporting the economic vitality of a city. Therefore, the Economic Development Element is highly intertwined with all other elements in the plan, and is most successfully accomplished through integrated development efforts with the other elements, primarily Land Use, Housing, Transportation, and Capital Facilities.

Economic Development Today

Being a primarily residential city, Sammamish faces limited commercially zoned land and few available spaces for new businesses. While the residential market remains strong, the relative commercial land values per acre of the city remain below that of neighboring places like Redmond, Issaquah, and other similarly sized cities around the region (Figure 1). Compounding this issue, Sammamish has approximately one job for every ten people, whereas in neighboring cities, there are more employment opportunities in proportion to the general population. Creating more commercial opportunities could support the City’s fiscal sustainability.

The following pages contain the SWOT Analysis, outlining additional aspects of the current economic conditions in Sammamish.

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 environmental amenities.
- Strong culture of volunteerism and entrepreneurial residents.

Weaknesses

- Limited commercial land for economic activity.
- Limited 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 adjacent cities for retail.
- Large outflow of workers spending money outside the city.

Opportunities

- Track work-from-home jobs primarily located in 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 by creating public gathering spaces in commercial areas.

Threats

- Declining school enrollment.
- Continued lack of young workers able to afford to live in Sammamish.
- Fluctuations in industries with a large number of remote workers.
- City of Sammamish fiscal sustainability.
- Global economic downturn.
- Climate change.
- Resistance to change.
- Loss of teachers and other service providers who cannot afford to live in the community.

Economic Development

Goals, Policies, & Strategies

ED 1 Establish a dedicated Economic Development Program within the City's organizational structure, aimed at fostering sustainable economic growth, diversifying the local economy, and enhancing the overall economic wellbeing of the community.

- ED 1.1** Develop and periodically update strategic plans focusing on economic growth and diversification.
- ED 1.2** Set measurable goals and benchmarks to track the progress of the economic development program.

ED 2 Bring the community together by planning, designing, and delivering a range of retail, restaurant, and cultural and social amenities in places that are engaging, green, and walkable.

- ED 2.1** Focus commercial development and amenities in the Town Center and Mixed-Use Centers with smaller nodes of activity in Neighborhood Centers.
- ED 2.2** Promote and maintain a variety of cultural uses, activities, and events in the Town Center, Civic Centers, and Mixed-Use Centers.
- ED 2.3** Preserve and create dedicated public space serving a variety of community functions within Town Center and Mixed-Use Centers
- ED 2.4** Partner with and support community organizations dedicated to arts and culture uses, events, activities, and experiences.
- ED 2.5** Integrate green building design into the Centers through a green building code that includes plantings at pedestrian interfaces.

ED 3 Plan for and deliver thriving centers in Town Center, Mixed-Use Centers, and Neighborhood Centers, focusing on people while serving as the economic generators in Sammamish

- ED 3.1** Provide infrastructure and amenities through planning, design, and funding (such as the public square).
- ED 3.2** Invest in public spaces, public art, cultural hubs, and recreational amenities to enrich community life.
- ED 3.3** Prioritize investments in transportation and digital connectivity to improve business operations and access.

ED 4 Support and grow local businesses already in Sammamish

- ED 4.1** Through zoning, encourage a full range of services such as grocery stores, drugstores, and personal services so that residents can easily access key amenities within the community.
- ED 4.2** Collaborate and support the efforts of the Sammamish Chamber of Commerce.
- ED 4.3** Seek partnerships between public sector, private businesses, and non-profits to leverage resources and expertise for economic development projects.
- ED 4.4** Incentivize affordable commercial space to allow in-home businesses that have outgrown their neighborhood presence to relocate to an appropriate commercial space in the city.
- ED 4.5** Support education and training programs through cooperative planning efforts with other agencies.
- ED 4.6** Communicate with commercial property owners in Sammamish to keep in touch with evolving needs.

ED 5 Attract desired businesses in Sammamish through strategies and partnerships

- ED 5.1** Establish desired businesses like hardware stores, more restaurants, co-working space, etc.
- ED 5.2** Develop a branding strategy to enhance the city’s image as a desirable location for business and investment.
- ED 5.3** Foster public/private partnerships to implement economic development programs and projects.
- ED 5.4** Pursue an economic marketing strategy that highlights the city’s unique setting, quality of life, and business opportunities to attract entrepreneurs to do business in Sammamish.
- ED 5.5** Review and streamline regulatory processes to ensure they facilitate rather than hinder economic development, maintaining alignment with community desires.

ED 6 Plan for work from home needs including services and amenities within neighborhoods to support workers

- ED 6.1** Seek to capture work from home jobs in Sammamish so they count towards growth targets and local employment data.
- ED 6.2** Support the development of neighborhood centers that serve people close to their homes.

ED 7 Expand economic opportunities for community youth to create roots in Sammamish

- ED 7.1** Support affordable and diverse housing options so that people in Sammamish can live and work in the community across all ages and economic segments.
- ED 7.2** Design and implement resiliency planning and response services program.

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Economic Development

Goals and the Community Vision

The following pages show the relationship between individual Economic Development Goals and the Community Vision Statements. The stronger the connection between a Goal and a Vision Statement, the more bars are highlighted in the corresponding 'slice' of the chart.

VISION STATEMENTS

Sustainable Natural & Built Environment

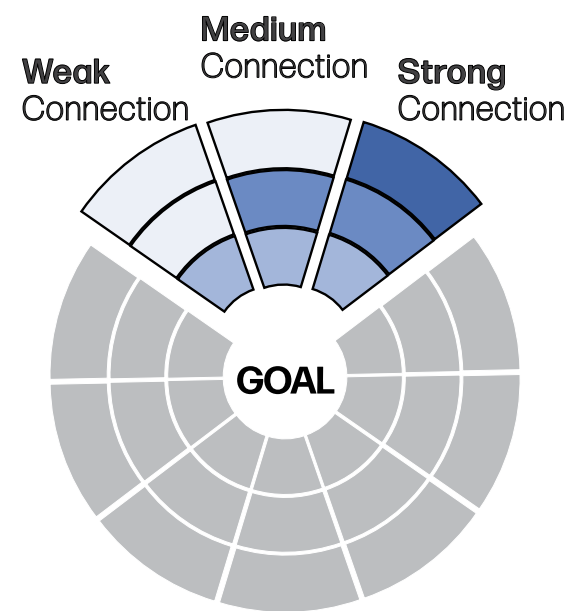
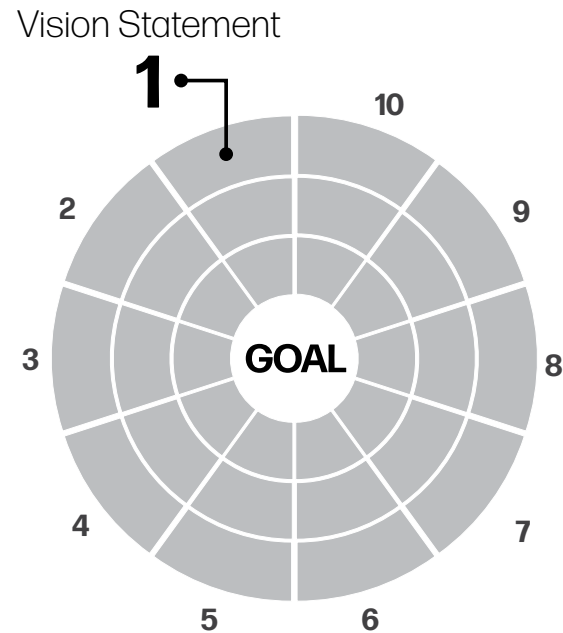
- 1 Sustain Natural Environment and Reduce Climate Impacts
- 2 Develop Multimodal Transportation
- 3 Develop a Distinguished Park and Recreation System

Equitable Social Environment

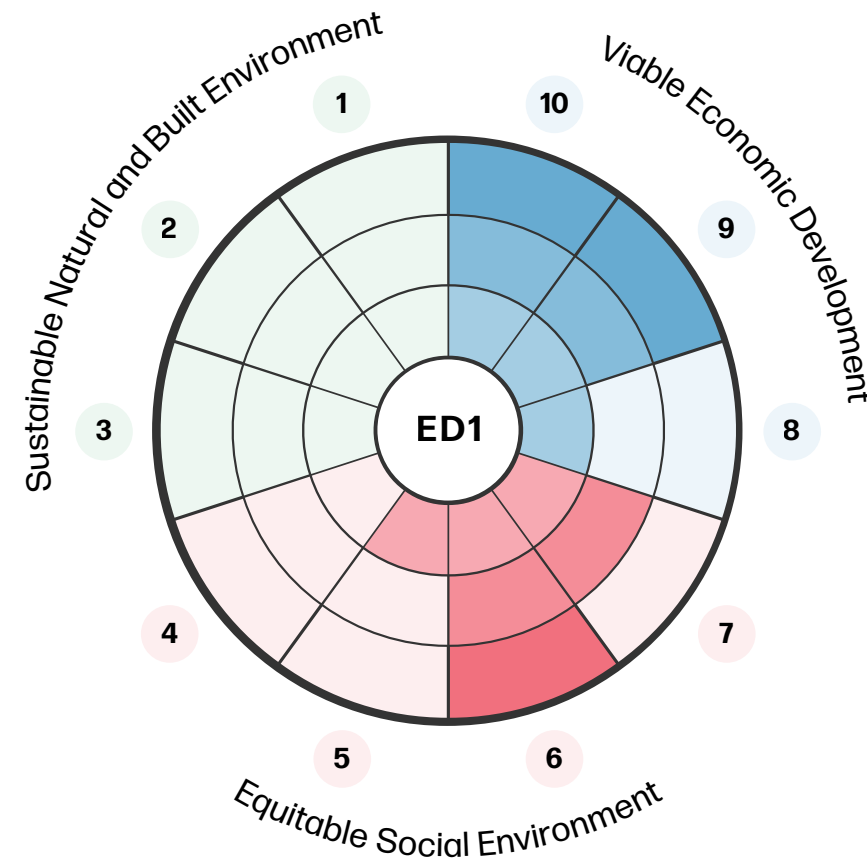
- 4 Ensure Inclusive, Connected, and Safe Neighborhoods
- 5 Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles
- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

- 8 Build Thriving Town Center and Mixed-use Districts
- 9 Support Local Businesses and Entrepreneurship
- 10 Establish Fiscal Sustainability and Diversify Revenues for the City.

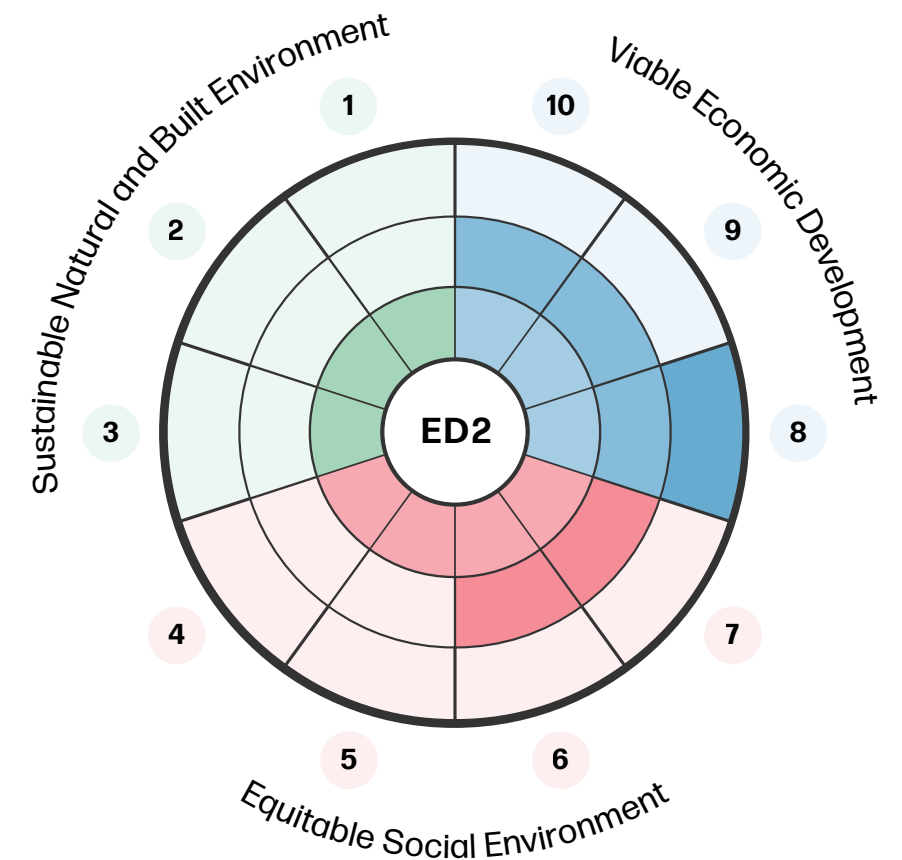


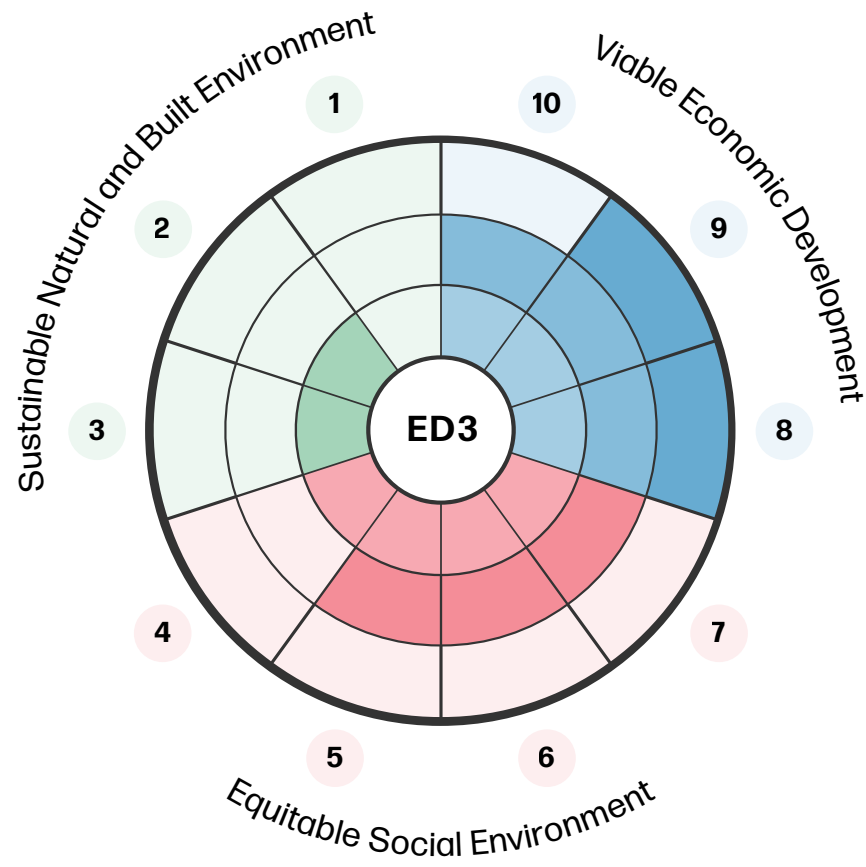
Strength of Connection between Vision Statement and Goal



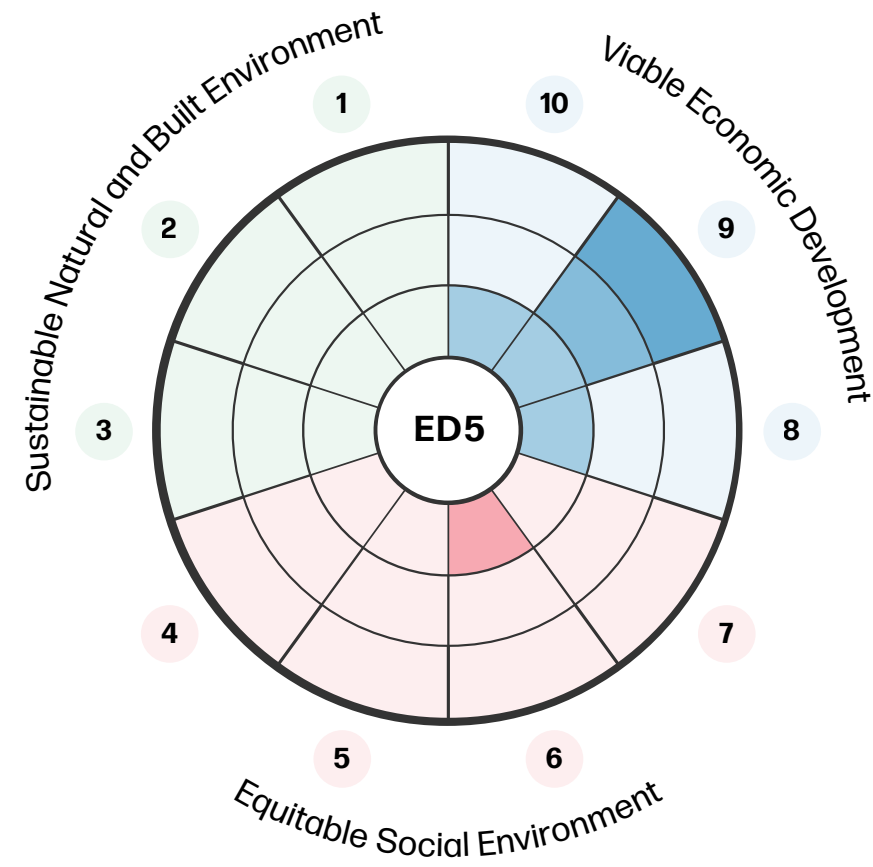
Establish a dedicated Economic Development Program within the City's organizational structure, aimed at fostering sustainable economic growth, diversifying the local economy, and enhancing the overall economic wellbeing of the community.

Bring the community together by planning, designing, and delivering a range of retail, restaurant, and cultural and social amenities in places that are engaging, green, and walkable.



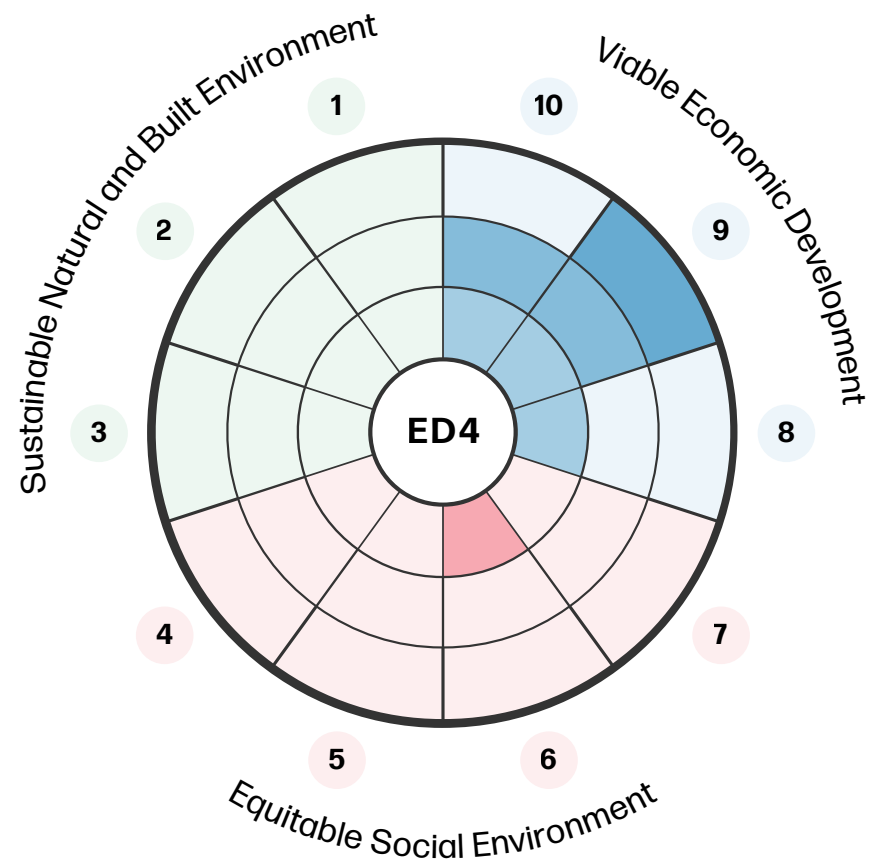


Plan for and deliver thriving centers in Town Center, Mixed-Use Centers, and Neighborhood Centers, focusing on people while serving as the economic generators in Sammamish

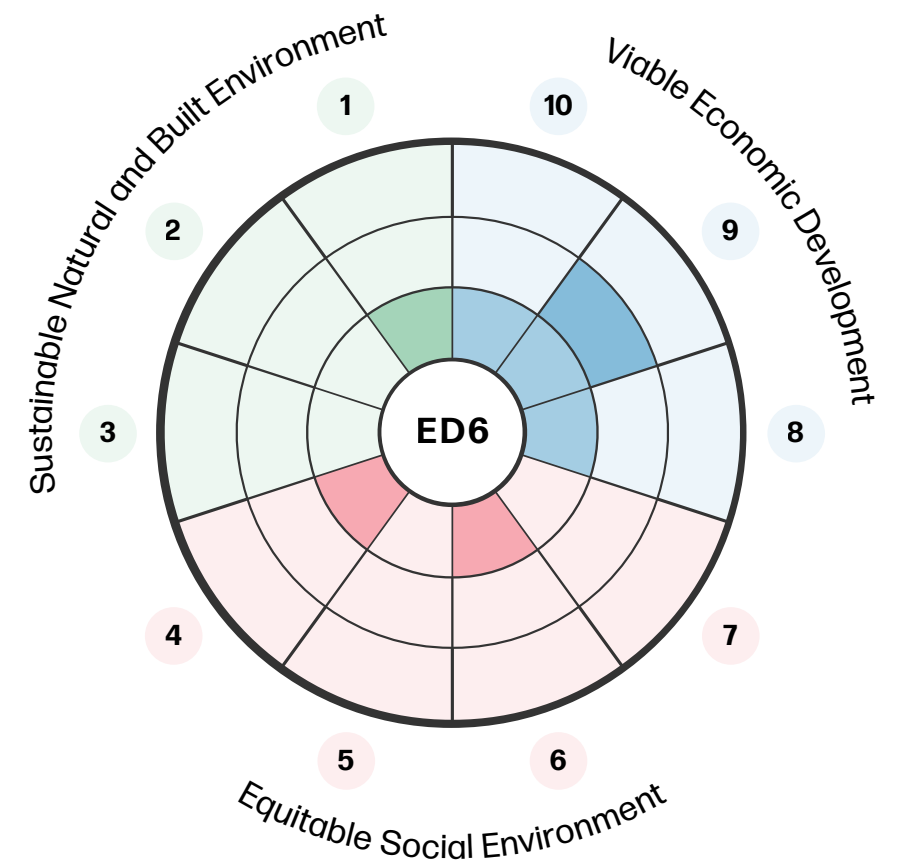


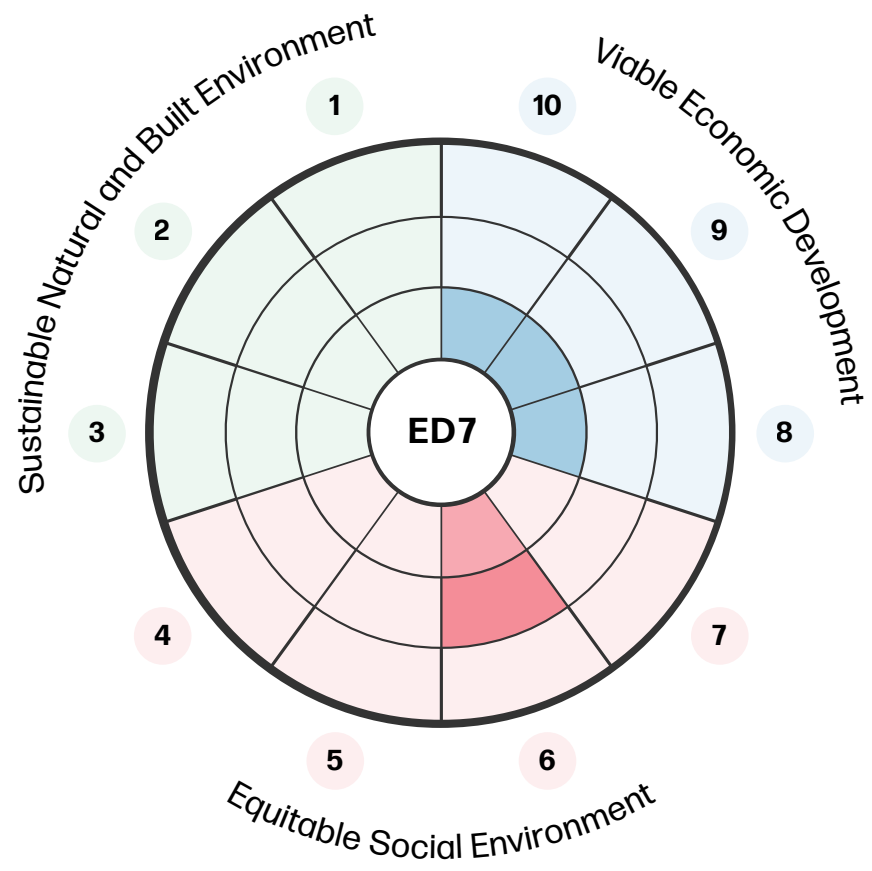
Attract desired businesses to Sammamish through strategies and partnerships

Support and grow local businesses already in Sammamish



Plan for work from home needs including services and amenities within neighborhoods to support workers





Expand economic opportunities for community youth to create roots in Sammamish

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Shoreline

Introduction & Vision Connection

The goals and policies of the Shoreline Element are taken from, and must be consistent with, the City's Shoreline Master Plan (SMP), a set of goals, policies, and regulations developed by the City as required by the state's Shoreline Management Act (SMA). The SMA addresses shoreline use, environmental protection of shoreline areas, and public access to these areas. In Sammamish, our SMP sets goals and policies pertaining to the shores of Lake Sammamish, Pine Lake, and Beaver Lake.

The SMA was established in 1972 to protect specified water bodies, as well as lands 200 feet landward from the edge of these waters, and wetlands and floodplains associated with them. Current standards for SMPs require that there be "no-net-loss of shoreline ecological functions", meaning that impacts from shoreline development should be avoided or minimized. The Shoreline Element supports this by including policies to acquire, preserve, and enhance shoreline areas, improve and restore shoreline function, and to ensure new development is consistent with the state Shoreline Management Act and the City's Shoreline Management Program.

The 2044 vision for Sammamish includes several priorities for natural areas and

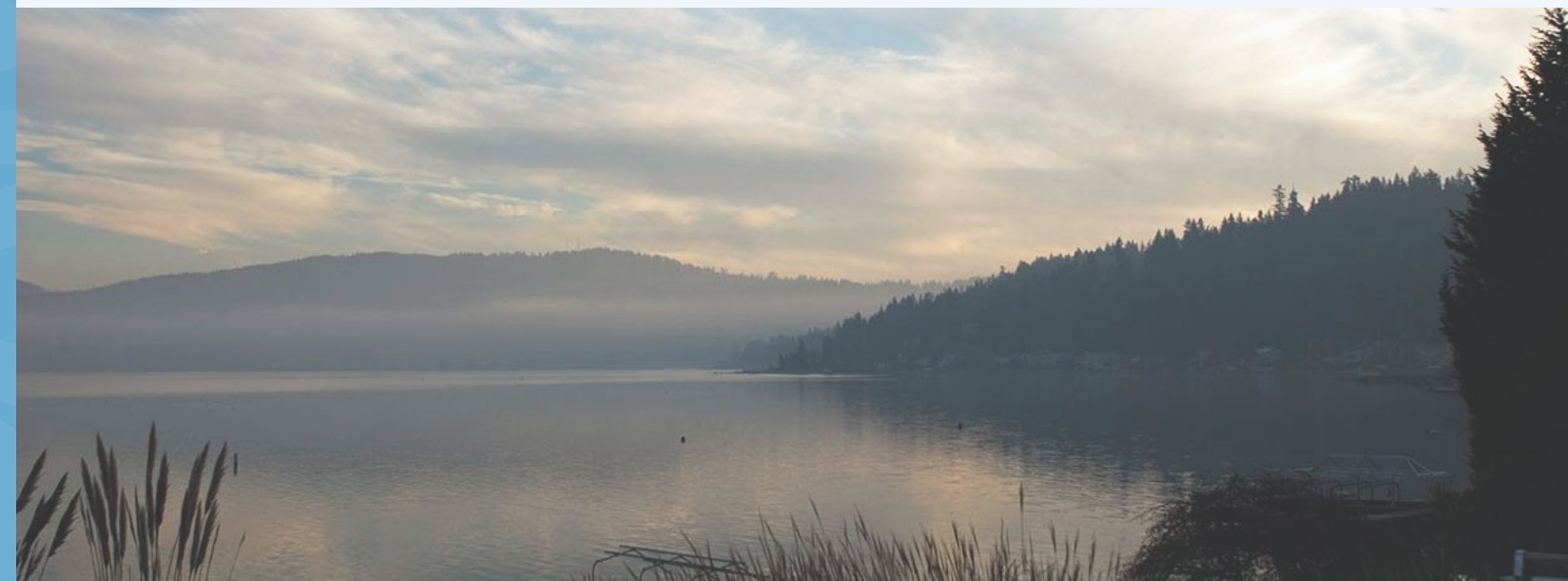
ecological functioning. For example, the vision strategy to develop a distinguished park and recreation system includes the promotion of environmental conservation. In combination with the SMP, the Shoreline Element strives to balance public access and enjoyment of Sammamish's lakes and waterways with the protection of the fragile ecosystems that line them. The vision strategy to sustain the natural environment and reduce climate impacts is also inherently linked to the Shoreline Element. Not only can the goals, policies, and strategies in the Shoreline Element and SMP safeguard Sammamish's waterways and natural habitats from development, but they can promote restoration and full ecological functioning that enables the mitigation of flooding, excessive erosion, and other impacts of climate change.

Updates to the Shoreline Element include:

- Minor goal and policy updates for alignment with the City's latest Shoreline Master Program (2019)
- Reorganization and consolidation of goals and policies
- Layout improvements for functionality and useability

This is Volume I of the Shoreline Element.

The Shoreline Master Program serves as Volume II and provides background information to substantiate the goals and policies in Volume I.



Planning Themes

The Shoreline Element establishes planning principles and guidance for the City and is an important piece of aquatic ecosystem protection in Envision Sammamish 2044. Element goals and policies are derived from themes that reflect community desires as well as state, regional, and county requirements. The influence of these themes is evident throughout the Plan.

- **Build climate resiliency to adapt to and prepare for climate change impacts, reducing vulnerability, and building recovery capacity.** (Land Use, Parks & Recreation, Transportation, Climate Change & Resiliency)
- **Balance the preservation of environmental assets with the creation of new housing and employment opportunities while reducing exposure to environmental hazards.** (Land Use, Housing, Parks & Recreation, Economic Development, Climate Change & Resiliency).
- **Exemplify and enact sustainable practices in our organization and community.** (Land Use, Parks & Recreation, Transportation, Climate Change & Resiliency)

Background & Engagement

State Mandates

The Washington State Shoreline Management Act (SMA) oversees shoreline use, the environmental protection of shoreline areas, and public access to these areas across the state. The overarching goal of the SMA is to *prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines* and, as such, requires cities with shorelines to adopt a Shoreline Element and Shoreline Master Program. The waterbodies in Sammamish that trigger this requirement are Lake Sammamish, Pine Lake, and Beaver Lake.

Community Input

The protection and enhancement of Sammamish's natural assets were a common theme in various public engagement efforts that informed this comprehensive plan update. From early outreach activities focused on the community vision for 2044, Sammamish residents underscored the importance of balancing growth with environmental stewardship. Priorities for how Sammamish manages its many shorelines emerged throughout several engagement activities:

- **Planning Summit Kick-Off and Visioning Workshop** – Residents emphasized their appreciation for and need to protect the city's lakes and pristine natural areas.
- **Planning Commission and City Council Meetings** – Throughout the Plan development, appointed and elected officials worked with the project team to develop a land use plan and policy

direction to safeguard Sammamish's beloved aquatic assets like Lake Sammamish, Pine Lake, and adjacent wetlands.

- **Goals and Policies Workshop** – While not specifically focused on the Shoreline Element, this event's discussions about the City's Land Use, Climate Change, and Environment & Conservation Elements were related to shoreline management. The sentiment of balanced growth with ecosystem and habitat protection was continued. The importance of education in passive and active uses of natural areas, including beaches and lakes, was also flagged as a priority.

Relationship to Other Elements

The Shoreline Element is influenced by many Plan Elements including land

use, housing, parks & recreation, transportation, and climate change and resiliency. Because these Elements guide the distribution of land uses, types of development, transportation networks, parks system, and more, it is up to the Shoreline Element to negotiate the circumstances when these activities occur along, or next to, shorelines of Lake Sammamish, Pine Lake, or Beaver Lake. An important relationship also exists between the Shoreline Element and the Climate Change and Resiliency Element. Both play an instrumental role in how natural areas are impacted by, and help mitigate against, climate change. Finally, all other Elements of the Plan acknowledge the sensitivities of shorelines protected by the Shoreline Element and Shoreline Master Program. In doing so, this Element drives development away from critical areas in the Land Use Element or transportation routes away from open water in the Transportation Element.



Shoreline

Goals

Archaeological, Historical and Cultural Resources

The following goals address protection and restoration of buildings, sites and areas having historic, cultural, scientific, and/or educational value.

- S1** Designate, retain and protect shoreline areas having archeological, historic, cultural, scientific or educational value, locally, regionally, statewide, or nationally.
- S2** Maintain finite and irreplaceable links to the past by identifying, preserving, protecting, and restoring archaeological, historic, and cultural sites.
- S3** Protect historic and cultural sites and buildings that are listed on county, state or national historic registers, or are eligible for such listing, from destruction or alteration and from encroachment by incompatible uses.
- S4** Acquire archaeological, historical and cultural sites through purchase or gift.
- S5** Foster a greater appreciation for shoreline management, environmental conservation, natural history, and cultural heritage using signage and other interpretive tools as appropriate.
- S6** Ensure that tribal governments and the State Department of Archaeology and Historic Preservation are involved in the review of projects that could adversely affect such resources.

- S7** Protect from intrusion or harm any newly discovered or suspected significant sites until their value for retention is determined.
- S8** Ensure that the educational and scientific values of archeological, historic, and cultural resources are considered when evaluating proposed shoreline developments and uses.
- S9** Participate in cooperative restoration programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners.

Conservation

The following goals address the preservation of natural resources, scenic vistas, aesthetics, and vital shoreline areas for fisheries and wildlife and for the benefit of present and future generations.

- S10** Acquire (i.e., through purchase, easements, donation or other agreement), and maintain as open space, shorelines with unique or valuable natural attributes for public benefit.
- S11** Preserve, enhance and/or protect shoreline resources (i.e., wetlands and other fish /wildlife habitats) for their ecological functions and values, and aesthetic and scenic qualities.
- S12** Maintain natural dynamic processes of shoreline formation and sustainability through effective stewardship, management, and use of shorelines
- S13** Where feasible, enhance or restore areas that are biologically and/or aesthetically degraded while maintaining appropriate use of the shoreline.

- S 14** Maintain or enhance shoreline vegetation to protect water quality, fish and wildlife habitat, and other ecological functions and processes.
- S 15** Implement policies that can help reverse impacts caused by existing or past development activities that adversely affect ecological or shoreline functions such as untreated stormwater discharges.
- S 16** Manage the City’s programs, services, and operational infrastructure in a manner that achieves no net loss of ecological or shoreline functions.
- S 17** Achieve no net loss of ecological functions of Sammamish shorelines.

Public Access

The following goals address the ability of the public to reach, touch, view, and travel on the shorelines of the state and to view the water and the shoreline from public locations.

- S 18** Provide opportunities for physical and visual public access to public shorelines when such access can be reasonably accommodated without human health, safety, and/or security risks, while minimizing adverse effects on shoreline functions and processes, private property rights, and/or neighboring uses.
- S 19** Acquire (i.e., through purchase, easements, donation or other agreement) property to provide public access to the water’s edge in appropriate and suitable locations.
- S 20** Ensure that public utility and transportation rights-of-way, including street ends that abut the shoreline, are made available for public access and use where appropriate (see RCW 35.79.035).

- S 21** Ensure that public shoreline recreational facilities and other public access points are connected by trails, pathways, waterways, and other access links where public access and use will not interfere with private property rights.

Public Recreation

The following goals call for providing and expanding water-oriented public recreational opportunities including, but not limited to, parks and ecological study areas.

- S 22** Provide additional public water-oriented recreation opportunities that are diverse, convenient, and adequate for people of different ages, health, family status and financial ability.
- S 23** Locate public recreational uses in shoreline areas that can support those uses without risks to human health, safety, and/or security, while minimizing effects on shoreline functions and processes, private property rights, and/or neighboring uses.
- S 24** Plan for future public shoreline recreation needs, and to acquire (i.e., through purchase, donation or other agreement) shoreline areas that provide active and/or passive recreation opportunities.
- S 25** Support other governmental and non-governmental efforts to acquire and develop additional shoreline properties for public recreational uses.

Shoreline Use

The following goals address the general distribution, location, and extent of all uses within shoreline jurisdiction.

- S 26** Give first preference to water-dependent use including public recreational uses that provide public access to shorelines. Preference should also be given to water-related and water-enjoyment uses.
- S 27** Ensure that shoreline use patterns are compatible with the ecological functions and values, and with the surrounding land use, and that they minimize disruption of these functions and values.
- S 28** Encourage uses that allow or incorporate restoration of shoreline areas that have been degraded as a result of past activities.
- S 29** Ensure that all new development in the shoreline jurisdiction is consistent with the Program, the City's Comprehensive Plan and the Washington State Shoreline Management Act RCW 90.58.
- S 30** Ensure that shoreline uses satisfy the economic, social, and physical needs of the citizens of Sammamish.

Shoreline Restoration and Enhancement

The following goals address re-establishment, rehabilitation and improvement of impaired shoreline ecological functions and/or processes.

- S 31** Improve and restore shoreline functions and processes over time through regulatory, voluntary and incentive-based public and private programs and actions.

- S 32** Encourage cooperative restoration programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners.

- S 33** Integrate restoration efforts with other parallel natural resource management efforts including, but not limited to, salmon conservation, basin management, and water cleanup plans.

- S 34** Restore natural ecological or shoreline functions, to the extent reasonable, while pursuing shoreline use goals set forth in sections SMC 25.03.040 and 25.03.050.

Transportation and Public Facilities

The following goals address the general location and extent of existing and proposed thoroughfares, transportation/circulation routes, as well as other public utilities and facilities.

- S 35** Develop efficient circulation systems in harmony with the topography and other natural characteristics of the shoreline and in a manner that assures the safe movement of people and goods while minimizing adverse effects on shoreline use and development or on shoreline ecological functions and processes.
- S 36** Provide and/or enhance physical and visual public access to shorelines along public roads (i.e. turnouts and viewpoints) in accordance with the public access goals.
- S 37** Limit circulation systems in the shoreline jurisdiction to those that serve permitted and/or preferred shoreline uses.
- S 38** Limit transportation infrastructure in shoreline jurisdiction to the minimum necessary to accomplish its purpose.

Shoreline

General Policies

A. Archaeological, Historic and Cultural Resources

- SA.1.** The City should work with tribal, state, federal and other local governments to identify significant local historic, cultural and archaeological sites consistent with applicable state and federal laws protecting such information from general public disclosure. Such sites should be protected, preserved and/or restored for study, education and/or public enjoyment to the maximum extent possible.
- SA.2.** When a new use or development is proposed adjacent to an identified historic, cultural or archaeological site, it should be designed and operated to be compatible with continued protection of the historic, cultural or archaeological site.
- SA.3.** Owners of property containing identified historic, cultural or archaeological sites should coordinate with appropriate tribes, and agencies such as the King County Cultural Resources Division for locally held information and the Washington State Department of Archaeology and Historic
- SA.4.** Preservation. Ample time should be allowed to assess the site and make arrangements to preserve historical, cultural and archaeological values.
- SA.5.** Shoreline use and development should not significantly and negatively impact, destroy, or damage any site having historic, cultural, scientific or educational value.
- SA.6.** Development plans for public open spaces, trails, or recreation lands should incorporate measures for historic, cultural and archaeological resource preservation, restoration, and education whenever compatible and possible.

B. Critical Areas and Environmental Protection

- SB.1.** This Program should provide a level of protection to critical areas within the shoreline jurisdiction that is at least equal to the protection provided by the City's critical areas regulations (SMC 21A.50) adopted pursuant to the Growth Management Act and the City's Comprehensive Plan.
- SB.2.** New shoreline uses and developments should occur in a manner that maintains existing natural shorelines, assures no net loss of shoreline ecological functions and processes and protects critical areas and associated buffers within the shoreline jurisdiction as designated in SMC 21A.50.
- SB.3.** New shoreline uses and developments should be designed and conducted in accordance with the regulations of this Program to avoid, minimize and mitigate damage to the ecology and environment. These regulations are designed to protect shoreline ecological functions and processes. Shoreline ecological functions that should be protected include, but are not limited to, fish and wildlife habitat, conservation and recovery of threatened or endangered species, food chain support and water temperature maintenance. Shoreline processes that should be protected include, but are not limited to, water flow; infiltration; groundwater recharge and discharge; sediment delivery, transport, and storage; organic matter input; and nutrient and pathogen removal.
- SB.4.** In assessing the potential for net loss of ecological functions, both project-specific and cumulative impacts should be considered in accordance with WAC 173-26-186(8)(d).

C. Flood Hazard Reduction

- SC.1.** Flood hazard reduction should be managed through the City's Stormwater Management Plan, Comprehensive Plan, and development regulations in SMC 25.05, SMC 15.10 and frequently flooded areas regulations in SMC 21A.50.
- SC.2.** New development within the floodplains associated with the City's shorelines that would individually or cumulatively increase the risk of flood damage should be discouraged.

- S C.3.** Non-structural flood hazard reduction measures should be given preference over structural measures. When necessary, structural flood hazard reduction measures should be accomplished in a manner that assures no net loss of ecological functions and ecosystem-wide processes. Non-structural measures include setbacks, land use controls prohibiting or limiting development in areas that are historically flooded, stormwater management plans, or biomechanical measures.
- S C.4.** Where possible, public access should be integrated into publicly financed flood control and management facilities on public lands.

D. Public Access

- S D.1.** Physical and/or visual access to shorelines should be incorporated into all publicly sponsored shoreline development projects when public health and safety concerns can be adequately addressed and when shoreline ecological functions and/or processes can be adequately protected.
- S D.2.** The design of all public shoreline access areas should attempt to minimize potential impacts to private property.

E. Restoration and Enhancement

- S E.1.** The City should participate in cooperative restoration efforts and programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners to improve shorelines with impaired ecological functions and/or processes.
- S E.2.** Restoration actions should improve shoreline functions, processes and/or features that meet the needs of important plant, wildlife and fish species such as kokanee and other native salmonid species.
- S E.3.** Restoration should be integrated with and should support other natural resource management efforts in King County, Water Resource Inventory Area 8, and in the greater Puget Sound region.
- S E.4.** Priority should be given to restoration actions that meet the goals contained in the restoration element of this Program.

F. Shoreline Use

- S F.1.** The following uses/developments should be given preference consistent with the priority listed below for locating within the shoreline jurisdiction when they are consistent with City zoning regulations and located, designed, and maintained in a manner that is consistent with this Program:
 - a)** Water-dependent and water-related use/development; and
 - b)** Public uses and developments that provide physical and/or visual access to the shoreline for substantial numbers of people, and
 - c)** Single-family residences developed consistent with the policies of 25.04.030(1).
 - d)** The City should reserve areas for protection and restoration of ecological functions to control pollution, protect public health, and prevent damage to the environment.
 - e)** Non-water-oriented uses/developments should be limited to those shoreline locations where water-oriented uses are inappropriate.
 - f)** Non-water-oriented uses/developments should be allowed only when they demonstrably contribute to the objectives of the Shoreline Management Act.

G. Shoreline Vegetation Conservation

- S G.1.** New shoreline uses and developments should be planned and designed to retain or replace shoreline vegetation with the overall purpose of achieving no net loss of the ecological functions performed by the vegetation. Important functions of shoreline vegetation include, but are not limited to:
 - a)** Providing shade necessary to maintain water temperatures required by salmonids and other aquatic biota; and
 - b)** Providing organic inputs necessary for aquatic life, including providing food in the form of various insects and other benthic macro invertebrates; and
 - c)** Stabilizing banks, minimizing erosion and sedimentation, and reducing the occurrence/severity of landslides; and

- d) Reducing sediment input into lakes by minimizing erosion, aiding infiltration, retaining runoff, and managing stormwater from roads and upland areas; and
- e) Improving water quality by preventing wind mixing, and facilitating infiltration and vegetative uptake of nutrients and pollutants; and
- f) Providing habitat for wildlife, including connectivity for travel and migration corridors.

S G.2. Clearing and thinning should be limited to minimize adverse impacts on ecological functions and values and protect slope stability. Vegetation conservation is encouraged to protect shoreline ecological functions and aesthetics.

H. Site Planning

- S H.1.** New shoreline uses and developments should be designed in a manner that directs land alteration to the least sensitive portions of the site to maximize vegetation conservation; minimize impervious surfaces and runoff; protect riparian, nearshore and wetland habitats; protect fish and wildlife and their habitats; protect archaeological, historic and cultural resources; and preserve aesthetic values.
- S H.2.** Low Impact Development (LID) stormwater management practices are encouraged where site conditions allow in order to minimize impervious surface area and surface runoff in accordance with the Low Impact Development: Technical Guidance Manual for Puget Sound, by Puget Sound Action Team and WSU 2005, SMC 21A.85 and the city's adopted stormwater management policies and regulations.
- S H.3.** Where geologic conditions are conducive to infiltration, the City encourages infiltration systems for stormwater that mimic the natural infiltration and ground water interflow processes as long as the infiltration will not create or exacerbate slope instability or degrade water quality.
- S H.4.** New shoreline uses and developments should not deprive other uses and users of reasonable access to navigable waters and/or restrict access of treaty tribes to their "usual and accustomed" areas.

I. Views and Aesthetics

- S I.1.** New shoreline uses and developments should be encouraged to minimize obstructions of the public's visual access to the water and shoreline from public lands, rights-of way and other public property.
- S I.2.** New shoreline uses and developments should not significantly detract from shoreline scenic and aesthetic qualities that are derived from natural or cultural features, vegetative cover and historic sites/ structures.

J. Water Quality, Stormwater and Nonpoint Pollution

- S J.1.** New shoreline uses and developments are encouraged to be located, constructed, operated, and maintained to prevent water quality and storm water quantity impacts that would adversely affect shoreline ecological functions, or cause significant impact to shoreline aesthetics or recreational opportunities.
- S J.2.** New shoreline uses and developments should incorporate strategies to control phosphorus loading of lakes over the long term.
- S J.3.** New shoreline uses and developments should be designed and operated to minimize the need for chemical fertilizers, pesticides or other chemical treatments to prevent contamination of surface and ground water and/or soils and minimize adverse effects on shoreline ecological functions.
- S J.4.** New shoreline uses and developments are encouraged to minimize impervious surface and incorporate low impact development stormwater management techniques where reasonable to minimize surface water runoff and prevent water quality degradation.
- S J.5.** Point and non-point source pollution should be managed on a comprehensive, basin-wide basis to protect water quality and support the efforts of shoreline property owners to maintain shoreline ecological functions.

Shoreline

Shoreline Modification Policies

K. Boat Launch Ramps, Boating Facilities, Docks, Floats Mooring Buoys, and Boats/Watercraft Lifts

- S K.1.** The City should assess regional needs for public boat launches so they can be co-located with other compatible water-dependent uses. The City should review proposals for new motorized boat launch facilities with regional recreation providers, including the Washington State Parks Department, adjacent cities, and King County, to avoid duplication and to minimize adverse impacts to shoreline ecological functions and processes. This policy is not intended to limit new locations for the public to launch human powered watercrafts (such as kayaks and canoes) as long as the developments do not result in the construction of additional launches as defined in (SMC 25.02.010(14)).
- S K.2.** New or expanded public launch ramps and rails should only be sited where they have no negative impact on critical areas or habitat with which priority species have a primary association.
- S K.3.** New private boat launch ramps and rails should be discouraged.
- S K.4.** Private beach clubs, associations of five (5) or more residences with existing facilities, and jointly owned waterfront parcels may have docks, mooring buoys, and floats consistent with the Policies in this section.

L. Docks, Floats, Mooring Buoys and Boat/Watercraft Lift (including Boating Facilities)

- S L.1.** New public and private docks, floats, mooring buoys and lifts should be designed and constructed with appropriate mitigation as required by this Program to ensure no net loss of ecological functions.
- S L.2.** New private docks, floats, and lifts should not be placed in locations where they will impact critical habitats where alternative locations are available.
- S L.3.** New shared or joint-use docks are preferred over single-user docks.

- S L.4.** The type, design, and location of docks, floats, mooring buoys and lifts should be consistent with applicable state and federal regulations and compatible with the area in which they are located. The City should consider shoreline characteristics, shoreline functions and processes, wind and wave action, water depth, aesthetics, and adjacent land and water uses when assessing compatibility.

M. Dredging

- S M.1.** Dredging should only be allowed in the following circumstances:
 - a)** When needed to facilitate ecological restoration or enhancement;
 - b)** When needed to construct facilities for public access or water-oriented public recreation.
- S M.2.** New development should be sited and designed to avoid the need for maintenance dredging.
- S M.3.** When allowed, dredging should be planned and operated to minimize adverse impacts to shoreline ecology, to existing shoreline uses, and to minimize interference with navigation.
- S M.4.** Dredging for the primary purpose of obtaining fill material to create uplands is not allowed.

N. Filling and Excavation

- S N.1.** Fill and excavation should be allowed only in association with a permitted use/development and where allowed should be the minimum necessary to accommodate the proposed use.
- S N.2.** Filling and excavation should not be allowed where structural shoreline stabilization would be needed to prevent the fill from eroding.
- S N.3.** The perimeter of fill and excavation activities should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill and excavation activities and over time.
- S N.4.** When allowed, filling and excavation should be conducted so that water quality, habitat, hydrology, and drainage patterns are not adversely affected.
- S N.5.** Excavation waterward of the ordinary high-water mark shall be considered dredging and shall be subject to the dredging policies and regulations of this Program.

O. Shoreline Stabilization

- S O.1.** New developments should be designed and located to avoid the need for new stabilization measures.
- S O.2.** Bulkheads and other forms of hard structural shoreline stabilization should be discouraged. Bulkhead alternatives that implement bioengineering and bio-stabilization methods should be used where reasonable.
- S O.3.** Shoreline stabilization including bulkheads and bulkhead alternatives should be located, designed, and maintained to minimize adverse effects on shoreline ecology, including effects on the project site and adjacent properties over time. Probable effects of proposed shoreline stabilization on ongoing shoreline processes and functions should be fully evaluated for consistency with this Program.
- S O.4.** Shoreline stabilization should be located and designed to fit the physical character of a specific shoreline reach, which may differ substantially from adjacent reaches.
- S O.5.** Shoreline stabilization should not interfere with existing or future public access to public shorelines or with other appropriate shoreline uses.
- S O.6.** Shoreline stabilization projects on public lands should be designed to accommodate multiple use, restoration, and/or public access, provided that safety and ecological protection are fully addressed.
- S O.7.** Failing, harmful, unnecessary, or ineffective shoreline stabilization structures should be removed, and shoreline ecological functions should be restored using bulkhead alternatives.
- S O.8.** The City should facilitate voluntary enhancement and restoration projects that replace hard structural shoreline stabilization with bulkhead alternatives and bio-engineered approaches. The City should provide technical assistance, education, and regulatory incentives for hard structural shoreline stabilization removal and restoration.
- S O.9.** Where existing legally established bulkheads are substantially repaired or replaced, property owners should make reasonable efforts to incorporate bioengineering and fisheries habitat enhancement design elements to minimize adverse effects on shoreline functions.

P. Residential Use

- S P.1.** Single-family residences and their normal appurtenant structures including accessory dwelling units, are a preferred shoreline use when developed in a manner consistent with control of pollution and prevention of damage to the natural environment. New residential development in the shoreline jurisdiction should be located and designed to minimize adverse effects on shoreline process and functions. Residential development should not be allowed to result in a net loss of shoreline ecological functions.
- S P.2.** New structures for uses accessory to residential development should minimize impervious surface and vegetation clearing, be visually and physically compatible with adjacent shoreline features, and be reasonable in size and purpose.
- S P.3.** New residential developments should be encouraged to protect, enhance, and restore shoreline ecological functions using low impact development stormwater management techniques and other conservation measures.
- S P.4.** Dwelling units should not occur over water.

Q. Recreational Use

- S Q.1.** Public recreational development should be located on public lands to facilitate the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline.
- S Q.2.** Public recreational development should incorporate public education regarding shoreline ecological functions and processes, the effect of human actions on the environment and the role of the public in shoreline management.
- S Q.3.** Public recreational development should be located where existing infrastructure (utilities and roads) is adequate, or may be provided without significant damage to shoreline features commensurate with the number and concentration of anticipated users.
- S Q.4.** Public recreational development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable.

R. Transportation Use Policies

- SR.1.** New public transportation uses and facilities should be located outside of the shoreline jurisdiction unless alternative locations are infeasible, or the transportation facility is required to serve water-dependent public uses.
- SR.2.** When required, new transportation uses and facilities should be planned to fit the topographical characteristics of the shoreline and to minimize alterations to the shoreline environment.
- SR.3.** When existing public transportation uses and facilities located within shoreline jurisdiction require maintenance or other improvements to address public health and safety, the maintenance/improvement should be designed and implemented to minimize additional impacts on the shoreline environment and consideration should be given to correcting past impacts caused by the transportation facility.
- SR.4.** Public transportation development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable.

S. Utility Use

- SS.1.** New public or private utilities should be located inland from the land/water interface, preferably outside of shoreline jurisdiction, unless:
 - a)** They have a water-dependent component such as a water intake or outfall; or
 - b)** Water crossings are unavoidable; or
 - c)** Other locations are infeasible; or
 - d)** They are required for authorized shoreline uses consistent with this Program.
- SS.2.** Utilities should be located and designed to avoid public recreation and public access areas and significant natural, historic, archaeological or cultural resources.
- SS.3.** Development of pipelines and cables, particularly those running roughly parallel to the shoreline, and development of facilities that may require periodic maintenance that would disrupt shoreline ecological functions, should be discouraged except where no other reasonable alternative exists.

- SS.4.** When existing utilities located within shoreline jurisdiction require maintenance or other improvements to address public health and safety, the maintenance/improvement should be designed and implemented to minimize additional impacts on the shoreline environment and consideration should be given to correcting past impacts caused by the utility.
- SS.5.** Public utility development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable.
- SS.6.** When new utilities are to be located within shoreline jurisdiction, they should be installed in such a manner to achieve no net loss of ecological function. City of Sammamish Shoreline Master Program

T. Agricultural Use

- ST.1.** New agricultural operations should be discouraged.
- ST.2.** Existing agricultural operations may continue consistent with the goals, policies, and regulations of this Program.

Capital Facilities & Utilities

Introduction & Vision Connection

Capital facilities and utilities together encompass the essential public services that support Sammamish. Capital Facilities refers to a broad spectrum of public infrastructure and amenities, including streets, parks, schools, libraries, stormwater, public safety, and government services. The Utilities section covers electricity and energy usage, water and sewer service, telecommunications, and waste services.

Collectively, this combined Capital Facilities & Utilities Element helps the City to ensure that the right services are in the right places to best support the development planned for across the other elements of the Plan. Consistent with this direction, goals, policies, and strategies in this element guide the City to have facilities that adequately support new development, address past deficiencies, and maintain their stated Level of Service (LOS).

Consistent with Sammamish's Vision to be an equitable and sustainable community, the Capital Facilities & Utilities Element's goals, policies, and strategies support environmental sustainability in their design as well as operation of facilities and services, and emphasize the importance of rectifying inequities in the community.

Background information for this element can be found in Volume II, which contains the data and analyses that provide the foundation for the goals, policies, and strategies below.

LEVEL OF SERVICE

Level of Service (LOS) is a measure of the quality and effectiveness of a municipal service or facility, gauging how well it meets the needs of the population. LOS can be tailored to specific contexts and can vary in its criteria and measurement methods, but the core idea remains the same: assessing and ensuring the quality of service delivered to Sammamish residents.



Sammamish City Hall

Capital Facilities

Goals, Policies, & Strategies

CF 1 Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

- CF 1.1.** Plan capital facilities that have the capacity and are located to serve existing development and future growth planned in the Land Use Element.
- CF 1.2.** Provide all capital facilities necessary to support related services that are the responsibility of the City, including transportation, parks, police, storm and surface water management, city facilities, and public works.
- CF 1.3.** Coordinate with other agencies for their provision of water, sewer, fire protection, schools, library services, and transit.
- CF 1.4.** Coordinate service and facility planning with counties, tribes, and special purpose districts. In doing so, consider long-term needs, supply, resource conservation, demand management, and other means in support of the Regional Growth Strategy.
- CF 1.5.** Incorporate by reference, to the extent not inconsistent or in conflict with city plans or regulations, the following plans from external facilities and service providers:
 - a)** Schools: Issaquah School District Capital Facilities Plan, Lake Washington School District Capital Facilities Plan, and Snoqualmie Valley School District Capital Facilities Plan
 - b)** Water: Sammamish Plateau Water and Sewer District Water Comprehensive Plan and Northeast Sammamish Sewer and Water District Water Comprehensive Plan
 - c)** Sewer: Sammamish Plateau Water and Sewer District Comprehensive Wastewater Plan, and Northeast Sammamish Sewer and Water District Sewer Comprehensive Plan
 - d)** Transportation: King County Metro Long-Range Plan: Metro Connects, PSRC Regional Transportation Plan, and Sound Transit: Sound Move Ten-Year Regional Plan.
- CF 1.6.** Participate in processes for determining the location of capital facilities of regional or statewide importance.

CF 2 Provide adequate capital facilities that address past deficiencies, meet the needs of growth and annexations and enhance the quality of life through acceptable levels of service.

- CF 2.1.** Maintain appropriate levels of service for both City provided capital facilities and services as well as those facilities and services provided by other agencies. The targeted levels of service are to guide the future delivery of community services and facilities, and to provide a measure to evaluate the adequacy of actual services. Levels of service are detailed in Volume II of the plan.
- CF 2.2.** Coordinate with other agencies to ensure that the levels of service for water, sewer, fire protection, schools, library, and transit are consistent between the providers' plans and this Capital Facility Plan (CFP), and that the providers can continue to achieve their level of service over the 20-year timeframe of the Comprehensive Plan.
- CF 2.3.** Identify deficiencies in capital facilities based on adopted levels of service and facility life cycles, and determine the means and timing for correcting these deficiencies.
- CF 2.4.** Identify needs for additional capital facilities based on adopted levels of service and forecasted growth, and determine the means and timing for providing needed additional facilities.
- CF 2.5.** Provide capital facilities that achieve the levels of service concurrent with development as defined in City code and Washington State law.

CF 3 Strive for financially feasible planned capital facilities.

- CF 3.1.** Identify specific sources and realistic projected amounts of public money that will provide full funding for the capital improvement projects needed for existing and future development.
- CF 3.2.** Identify the process and actions needed to develop and implement new or increased sources of revenue that are needed to make the Capital Facilities Plan financially feasible.

CF 3.3. Charge impact fees when the City Council determines that new development should pay its proportionate share of the capital facilities that it needs. Impact fees may be spent on the following capital facilities:

- a) Public streets and roads;
- b) Publicly owned parks;
- c) Open space and recreation facilities;
- d) School facilities; and
- e) Fire protection facilities

CF 3.4. Use local funding to leverage other resources, such as grants, public/private partnerships, and investments by businesses located in Sammamish.

CF 3.5. Utilize debt as a means of paying for a capital facilities projects to provide flexibility and preserve financial stability. Ensure the City uses debt in a prudent and cost effective manner, maintaining a sound position that protects the quality of its obligations.

CF 3.6. Revenue sources should be planned to provide adequate funding to serve projected growth at adopted levels of service. If there is a funding shortfall, adjust the level of service or the sources of revenue to maintain a balance between available revenue and needed capital facilities. The City should first consider identifying additional funding, then adjusting level-of-service standards, before considering reassessment of land use assumptions.

CF 3.7. Use the City's various facilities improvement plans as the short-term processes for implementing the long-term CFP.

CF 3.8. Work with providers of water, sewer, fire protection, schools, library, and transit to ensure that their individual plans are financially feasible.

CF 3.9. Capital improvements that are needed to correct existing deficiencies or maintain existing levels of service should have funding priority over those that would significantly enhance service levels above those designated in the Comprehensive Plan.

CF 4 Design and locate capital facilities with features and characteristics that support the environment, consider social equity, are energy efficient, aesthetically pleasing, technologically innovative, cost-effective, and sustainable.

CF 4.1. Provide capital facilities that support and implement sustainability, reduction of greenhouse gas emissions, environmental stewardship, and resiliency against natural disasters. Design natural infrastructure into projects whenever feasible to mimic ecological processes and minimize the need for built infrastructure.

CF 4.2. Work with providers of water, sewer, fire protection, schools, library, power, and transit to ensure that their facilities support the environment, energy efficiency, aesthetics, technological innovation, cost effectiveness, and sustainability.

CF 4.3. Incorporate consideration of physical health and well-being into decisions regarding the location, design, and operation of capital facilities.

CF 4.4. Reduce energy use and consumption of potable water by city buildings and operations, and promote the use of renewable energy sources.

CF 4.5. Use environmentally sensitive building techniques and low impact surface water management methods.

CF 4.6. Design capital facilities that are oriented towards and accessible by transit and non-motorized modes of travel.

CF 4.7. Prioritize transportation investments in the Town Center, Mixed Use Centers, and Neighborhood Centers that promote mixed-use and compact development and provide multi-modal access to regional transit facilities.

CF 4.8. Design capital facilities that are adaptable, with flexibility to expand as the city grows, and ensure that facility design is based on a lowest life-cycle cost philosophy.

CF 4.9. Promote the co-location of capital facilities, when feasible, to enhance efficient use of land, reduce public costs, reduce travel demand, and minimize disruption to the community.

CF 4.10. Promote water reuse and water conservation opportunities that diminish impacts on water, wastewater, and surface water systems.

CF 5 Maintain capital facilities so that they are reliable, functional, safe, sanitary, attractive, efficient, disaster resilient, and financially sustainable.

- CF 5.1.** Maintain public spaces and capital facilities and enhance their appearance.
- CF 5.2.** Use schedules and plans for upgrading or enhancing the disaster resiliency of capital facilities, and for replacement of said facilities upon completion of their useful lives.
- CF 5.3.** Provide capital facilities that minimize operating and maintenance costs, mitigating the risk of damage due to natural hazards.
- CF 5.4.** Safeguard City assets through a system of asset management establishes maintenance, rehabilitation, and replacement schedules and level of service for each asset, aiming for performance longevity and reduced life cycle costs.

Utilities

Goals, Policies, & Strategies

U1 Ensure development and the maintenance of all utilities at levels of service adequate to accommodate existing and projected growth.

- U 1.1.** Support the timely expansion, maintenance, operation, and replacement of utility infrastructure in order to meet anticipated demand for growth identified in the Land Use Element.
- U 1.2.** Utilize franchise agreements with private utility providers and interlocal agreements with public utility providers as a means to protect and advance adopted City goals and policies.
- U 1.3.** Direct water and sewer plans to be coordinated with and supportive of the City's Comprehensive Plan, serving legacy development while accommodating future growth needs.
- U 1.4.** Provide for stormwater systems that minimize or eliminate adverse impacts to natural watercourses, address rate of discharge and water quality, and strive to approximate predevelopment levels of infiltration.

U2 Support coordination with service providers to minimize cost and service disruption.

- U 2.1.** Coordinate the timing of construction activities with public and private utilities to minimize disruption to the public and reduce costs of utility delivery.

U3 Encourage placement, siting, and design of utilities to support climate resiliency and promote social equity, prioritizing service in historically underserved areas of the community.

- U 3.1.** Promote the undergrounding and co-locating of utilities where physically and financially feasible and in coordination with local utilities.
- U 3.2.** Require new development to include undergrounding infrastructure in the Right of Way. Issue, own, and maintain franchise agreements for future utilities and said undergrounding.
- U 3.3.** Encourage aesthetically compatible design of above ground utility facilities.

U 3.4. Minimize the visual impacts of telecommunications facilities and towers in the community.

U 3.5. Promote recreational use of utility corridors, such as trails, sports courts, or similar facilities, where safe and appropriate.

U 4 Facilitate citywide utility services that are consistent, reliable, equitable, competitive, and financially sustainable.

U 4.1. Coordinate with utility providers to ensure that services are provided at affordable rates citywide. Seek to maximize effectiveness, efficiency, and resiliency of community utility services and identify and remove barriers to these ends.

U 4.2. Support the provision of high-quality telecommunication services in both current and emergent technologies throughout the community.

U 4.3. Coordinate with non-City-owned utilities to ensure that energy and telecommunications resources are available to support the proposed land use plan.

U 4.4. Pursue an increase in bandwidth of telecommunication services to enhance community internet access.

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U 5 Encourage movement towards low-carbon energy sources, incorporating new and advancing technologies to reduce overall demand and enhance service to the community.

U 6 Encourage conservation of water and protect water quality.

U 6.1. Ensure that new development is connected to sanitary sewer and support a long-term strategy to convert existing development from septic systems to sanitary sewer.

U 6.2. Support development of a strategy for phased conversion to sewers where appropriate that coordinates public and private interests and creates a model for shared public/private funding.

U 6.3. In partnership with solid waste service providers, educate watershed residents and businesses regarding the collection and proper disposal of household hazardous waste.

U 6.4. In partnership with King County and solid waste service providers, provide opportunities for the recycling of all hazardous and nonhazardous wastes, including items that are not often eligible for curbside collections.

Capital Facilities & Utilities

Goals and the Community Vision

The following pages show the relationship between individual Capital Facilities & Utilities Goals and the Community Vision Statements. The stronger the connection between a Goal and a Vision Statement, the more bars are highlighted in the corresponding 'slice' of the chart.

VISION STATEMENTS

Sustainable Natural & Built Environment

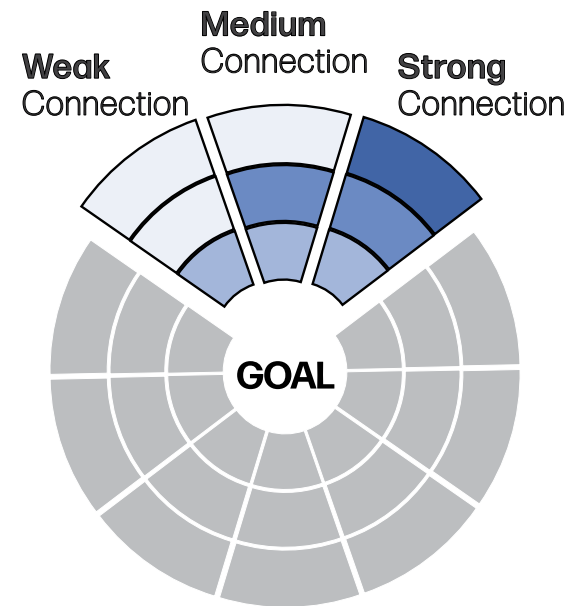
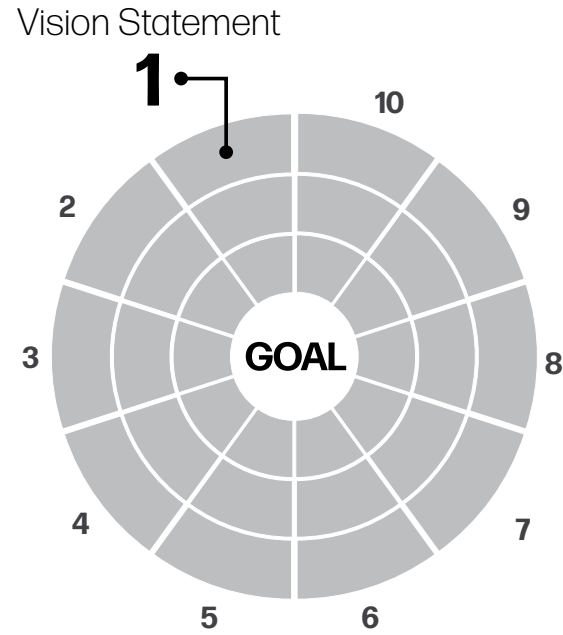
- 1 Sustain Natural Environment and Reduce Climate Impacts
- 2 Develop Multimodal Transportation
- 3 Develop a Distinguished Park and Recreation System

Equitable Social Environment

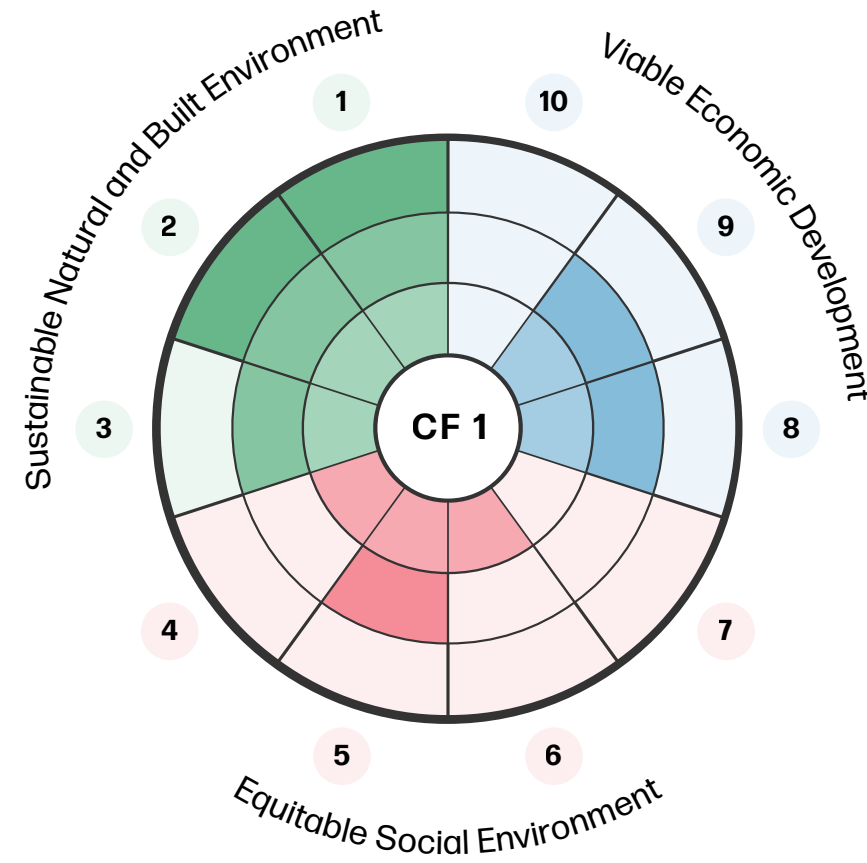
- 4 Ensure Inclusive, Connected, and Safe Neighborhoods
- 5 Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles
- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

- 8 Build Thriving Town Center and Mixed-use Districts
- 9 Support Local Businesses and Entrepreneurship
- 10 Establish Fiscal Sustainability and Diversify Revenues for the City.

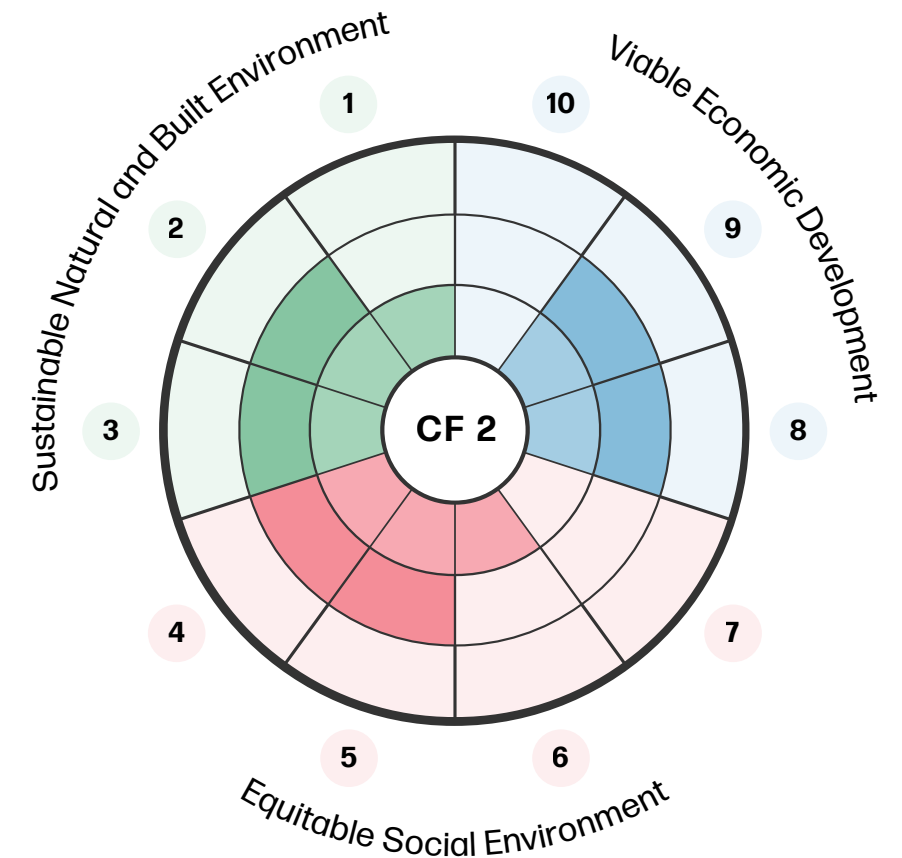


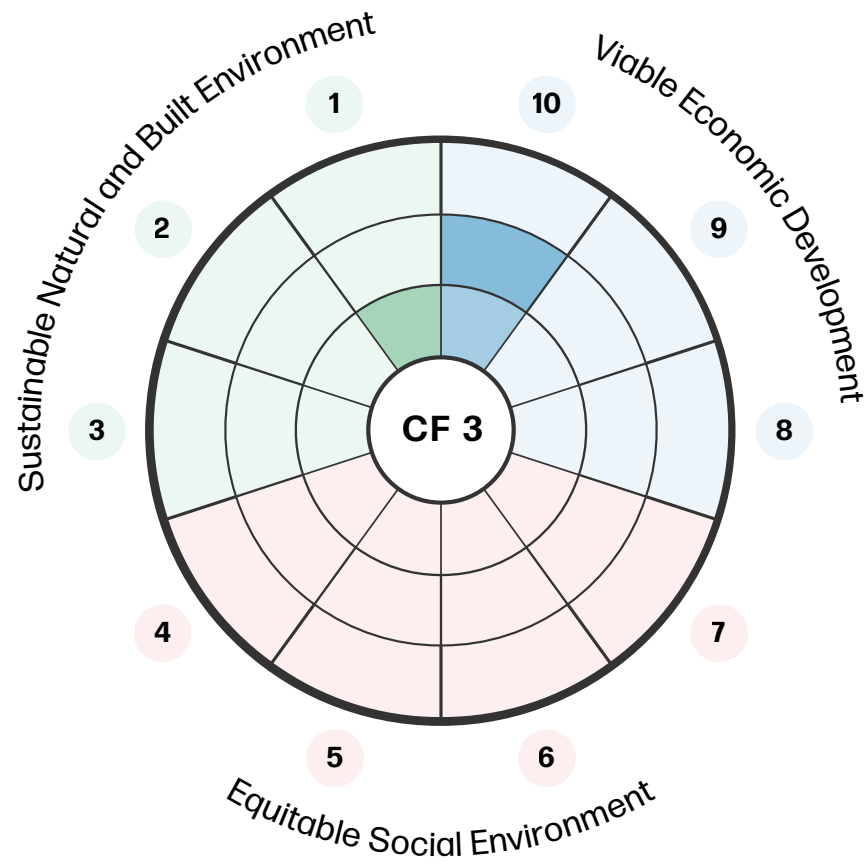
Strength of Connection between Vision Statement and Goal



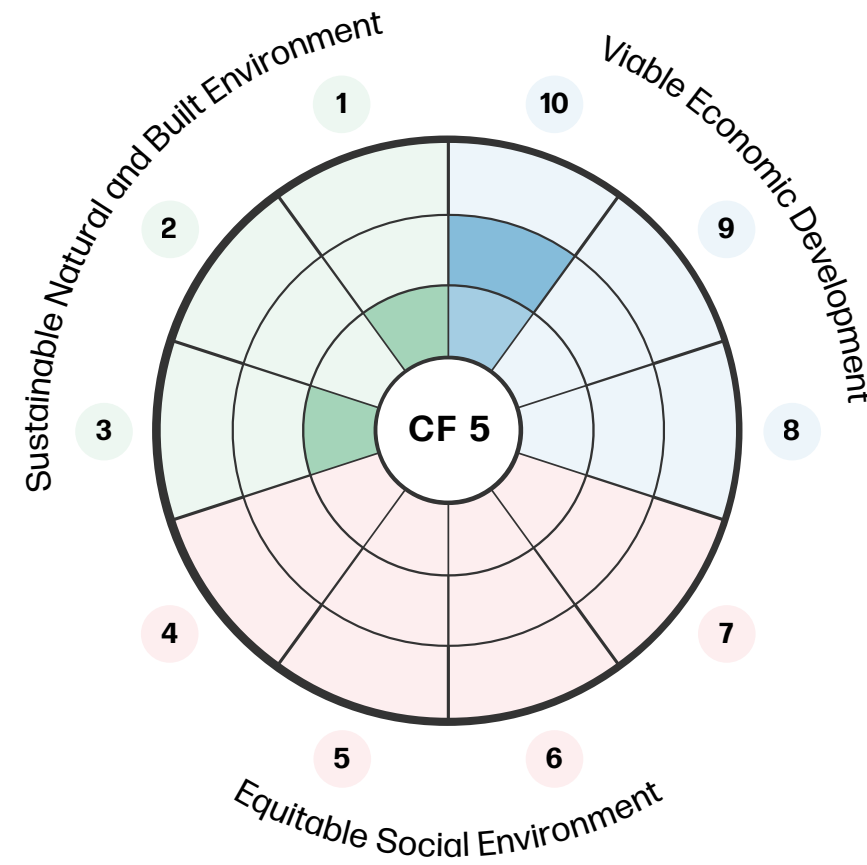
Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

Provide adequate capital facilities that address past deficiencies, meet the needs of growth and annexations and enhance the quality of life through acceptable levels of service.



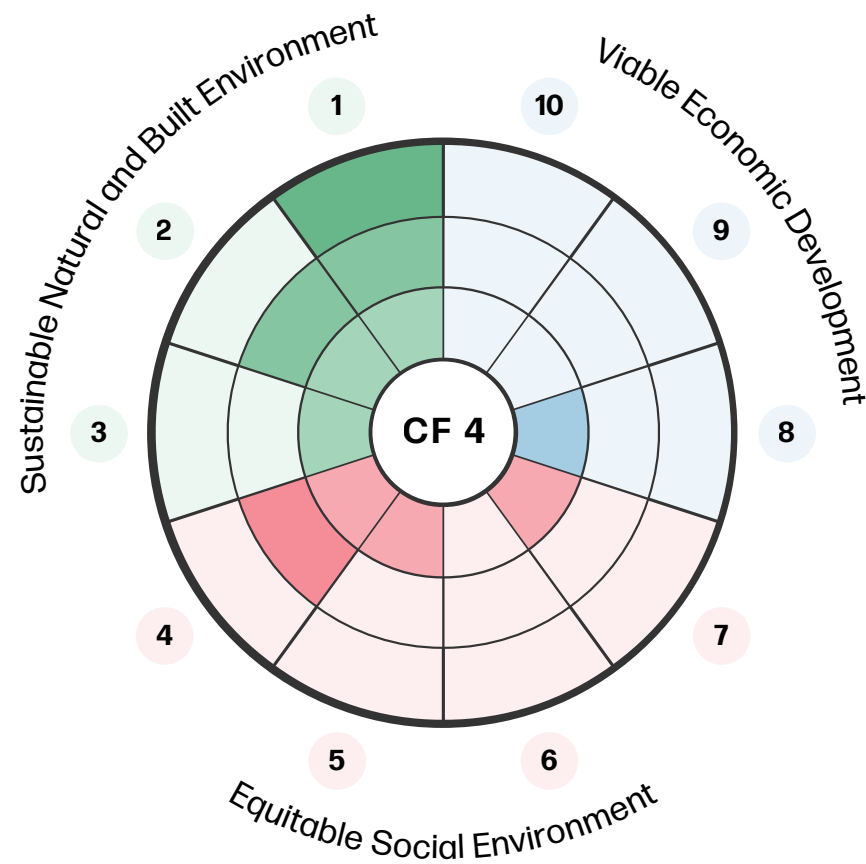


Strive for financially feasible planned capital facilities.

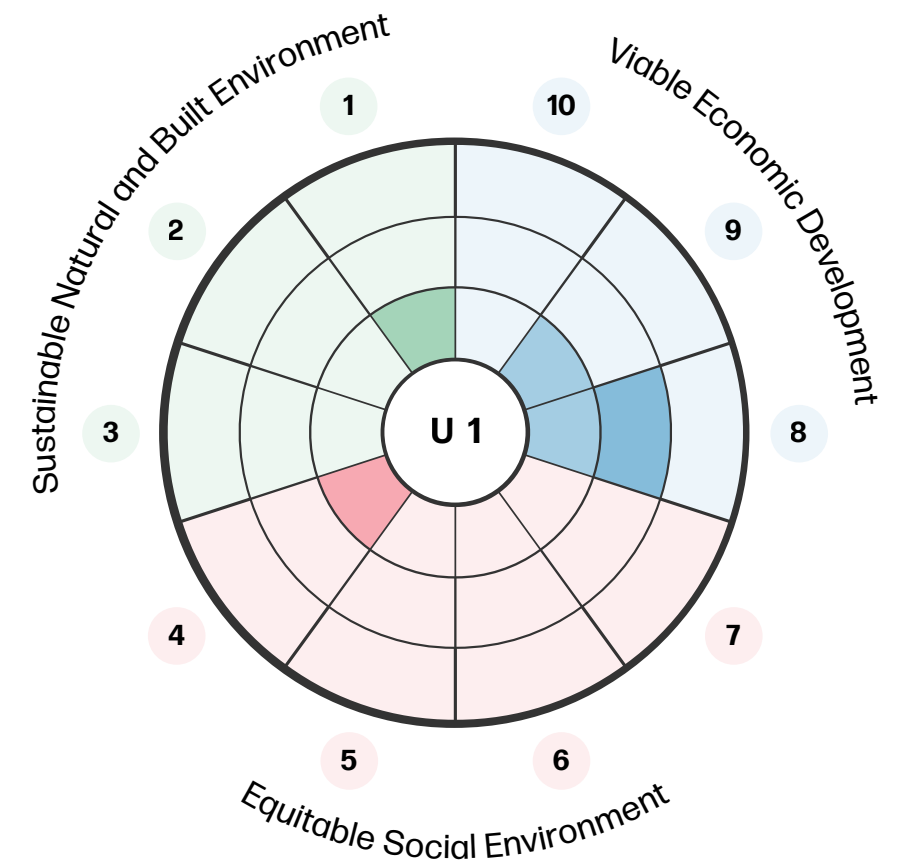


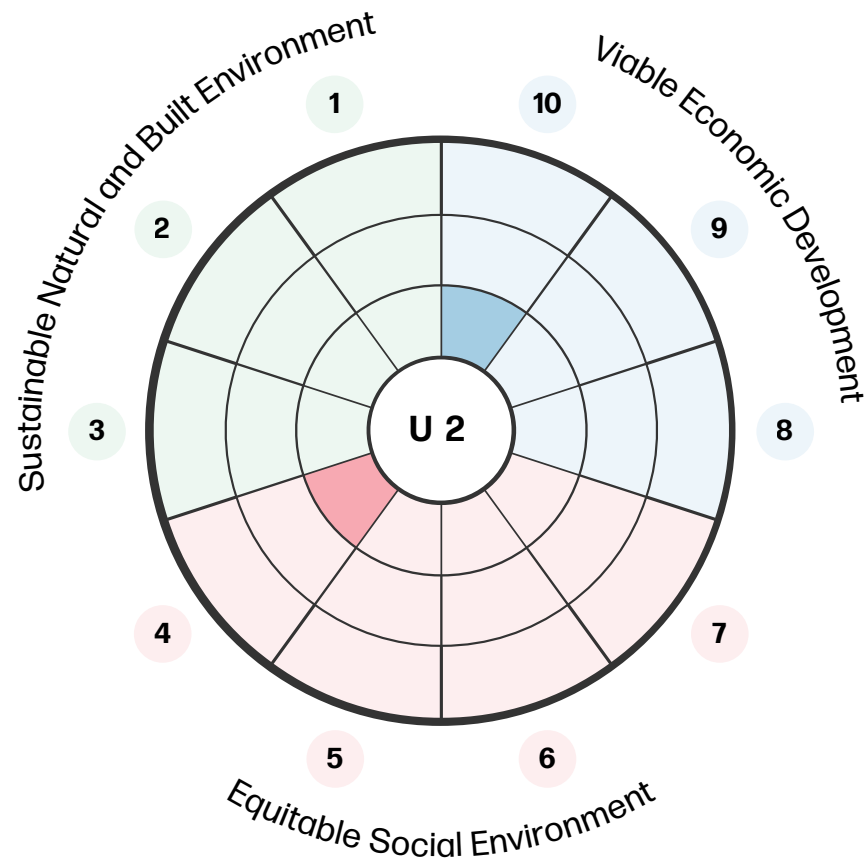
Maintain capital facilities so that they are reliable, functional, safe, sanitary, attractive, efficient, disaster resilient, and financially sustainable.

Design and locate capital facilities with features and characteristics that support the environment, consider social equity, are energy efficient, aesthetically pleasing, technologically innovative, cost-effective, and sustainable.

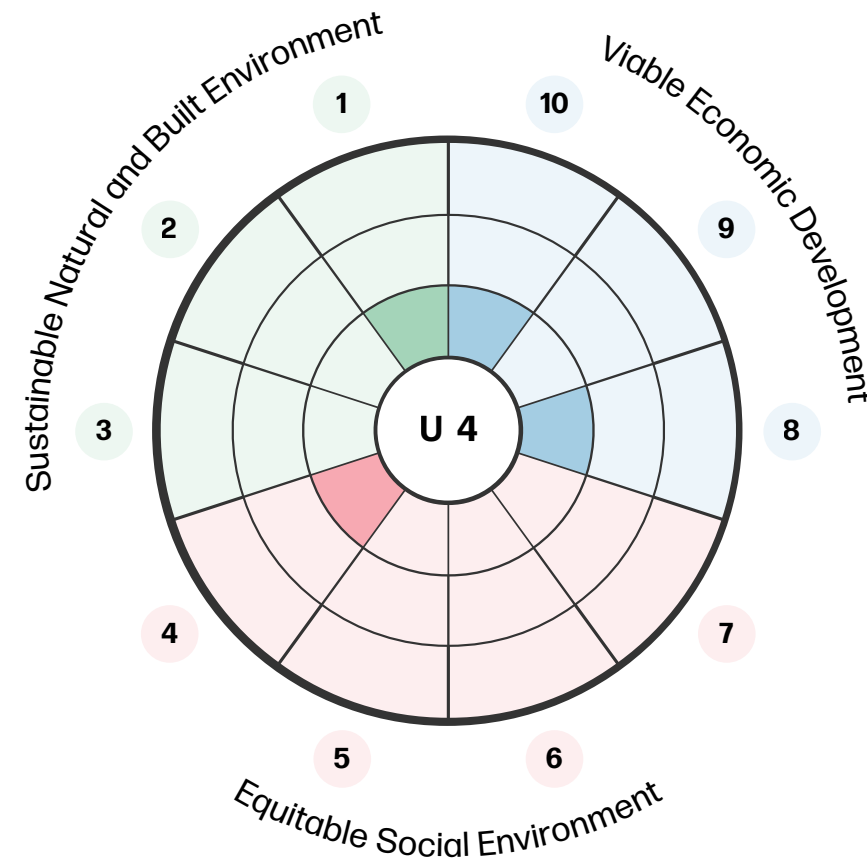


Ensure development and the maintenance of all utilities at levels of service adequate to accommodate existing and projected growth.

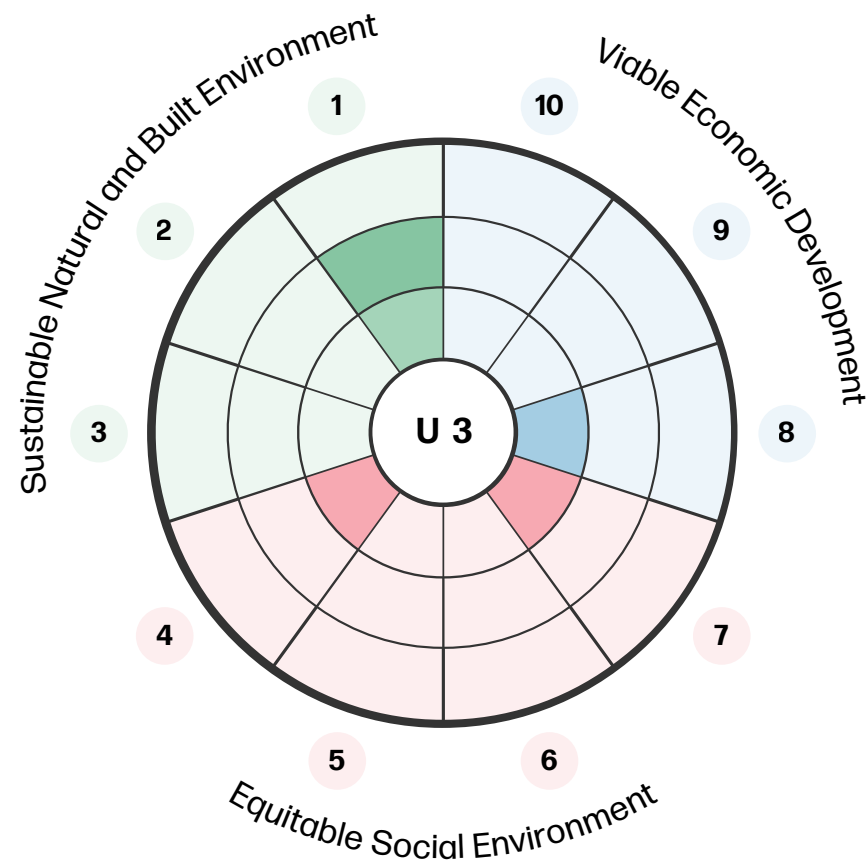




Support coordination with service providers to minimize cost and service disruption.

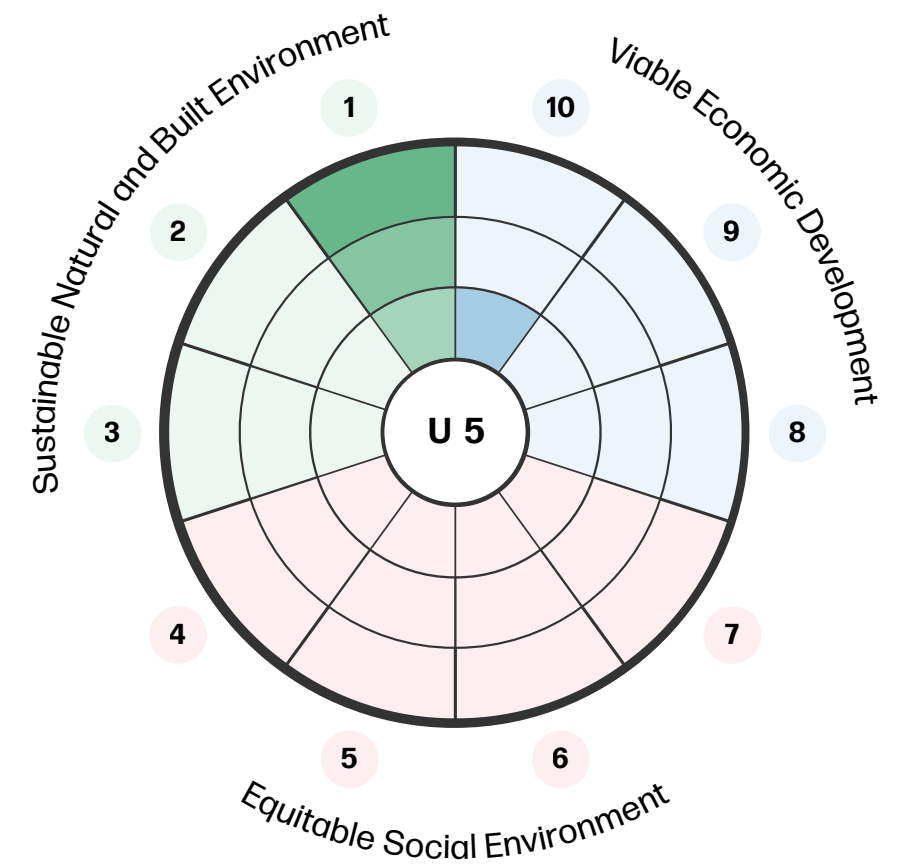


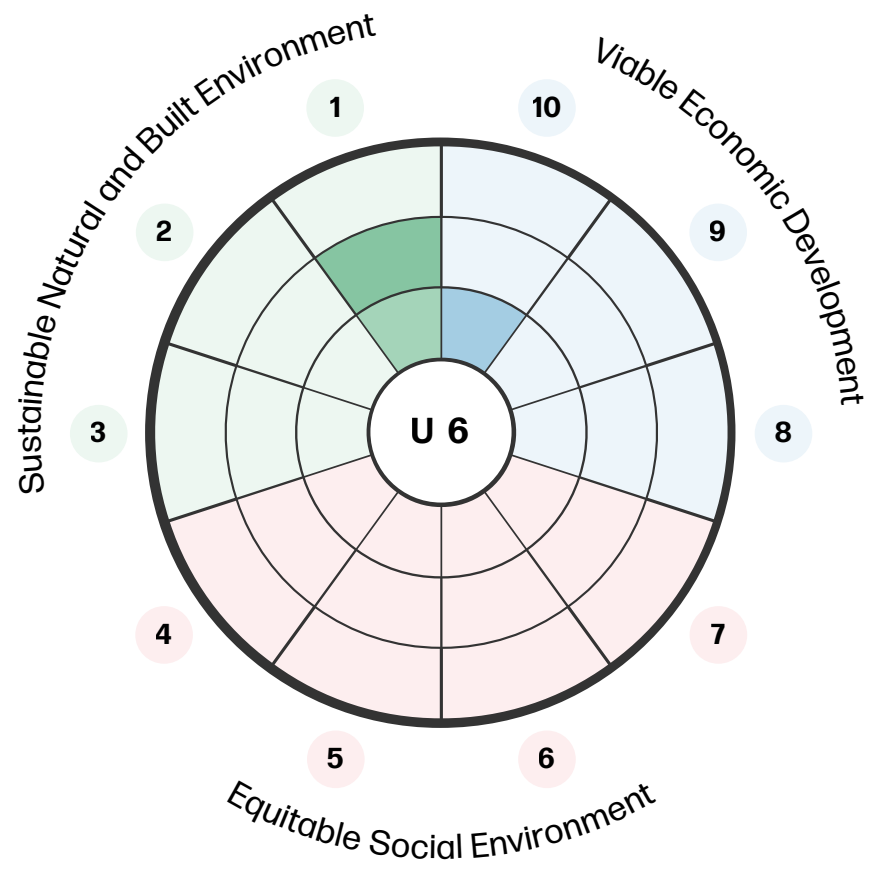
Facilitate citywide utility services that are consistent, reliable, equitable, competitive, and financially sustainable.



Encourage placement, siting, and design of utilities to support climate resiliency and promote social equity, prioritizing service in historically underserved areas of the community.

Encourage movement towards low-carbon energy sources, incorporating new and advancing technologies to reduce overall demand and enhance service to city residents.





Encourage conservation of water and protect water quality.

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Climate Change & Resiliency

Introduction & Vision Connection

Washington's social, economic, and environmental systems face significant climate risks due to human activities and increasing greenhouse gas (GHG) emissions. The state is already experiencing the effects of global warming, such as wildfires and extreme heat events. To minimize the negative effects of climate change, it is crucial to reduce or eliminate the sources and amounts of these gases as well as to support natural and built environments that alleviate climate change related public health and economic impacts. The future is not set in stone, and implementing effective strategies to reduce carbon footprints, lower risks, and increase resilience can help create a more sustainable and equitable City of Sammamish.

The Climate Change & Resiliency Element of the comprehensive plan outlines the actions the City of Sammamish will undertake to reduce overall GHG emissions generated within the city without displacing those emissions to other parts of the state. This element also provides numerous sustainability and healthy community goals and policies, including vehicle miles traveled (VMT) reduction, livable communities, water conservation, clean transportation, and protection of habitat areas. By incorporating the Climate Change & Resiliency Element into the comprehensive plan, the City of Sammamish establishes holistic goals for greenhouse gas emission reduction and improves the community's resiliency to the impacts of climate change.



The Evans Creek Preserve

Planning Themes

The City of Sammamish's Climate Change & Resiliency Element is deeply anchored in regional collaborations, State policies, and local initiatives. Notably, the Element focuses on guiding principles for the City of Sammamish that will result in reductions to GHG emissions and VMT, many of which overlap with goals, policies, and strategies from multiple plan elements. This element is broken into focus areas that include:

Buildings and energy usage

- Buildings and energy usage comprise a large portion of emissions globally and within the City of Sammamish. The strategies in this focus area build upon the City's previous work addressing sustainable building practices through Comprehensive Planning efforts and regional initiatives.
- Reducing emissions from building energy use poses an opportunity for numerous co-benefits, including human health, economic development, and cost savings.

Transportation - reduction of vehicle miles traveled

- Climate Change & Resiliency Element goals, policies, and strategies emphasize sustainable mobility. Updates to the Transportation and Land Use Elements will include short and long-term strategies to increase multimodal transportation within the city and connections to the broader region, as well as the creation of more dense and walkable housing in proximity to existing transit options, all of which will support the City's GHG reduction goals.
- Climate Change & Resiliency Element

goals, policies, and strategies overlapping with transportation and land use focus on reducing emissions from passenger vehicles, reimagining mobility within the city, and planning for intentional land use decisions.

- Climate burdens and benefits are not felt equally across different groups within and beyond the city. The City strives to center equity in the implementation of this element by focusing on co-benefits of actions beyond emissions and energy reduction, including actions that increase human health and lower costs for residents.

Background & Engagement

State Mandates

Washington State's HB 1181, enacted in 2023, introduces comprehensive changes to the Growth Management Act (GMA) to address climate change by requiring local comprehensive plans to include a climate element with resilience and greenhouse gas emissions mitigation sub-elements. The resilience sub-element mandates goals and policies for improving climate preparedness, response, and recovery and is applicable to all counties and cities fully planning under the GMA. The greenhouse gas emissions sub-element, which is mandatory for the state's eleven largest counties and their cities, focuses on reducing emissions and vehicle miles traveled, emphasizing economic, environmental, and social co-benefits, and prioritizing environmental justice.

The new legislation sets forth a framework for cities and counties to incorporate these elements into their comprehensive plans, with specific guidance and funding



The Lower Evans Creek Preserve boardwalk

provisions to support implementation. This element begins to align the City with new legislation; however, to be fully compliant, Sammamish must formally adopt a greenhouse gas reduction sub-element and resilience sub-element by 2029.

Community Input

Considering the importance of GHG emissions, it was crucial to involve both stakeholders and the community in this project. Numerous meetings and evaluations were conducted with internal and external parties to ensure GHG emissions reduction strategies aligned with local requirements as well as current and upcoming initiatives of partner organizations. Stakeholder engagement also assessed possible challenges the suggested strategies might face and used feedback to adjust strategy language. Priorities for GHG emissions in the City of Sammamish emerged during various engagement efforts:

- **Community Advisory Groups** – The City established a Community Advisory Group (CAG) to support climate action efforts and provide insight and direction. The CAG provided foundational metrics vital for crafting a robust and quantifiable Climate Action Plan (CAP) and underlined the importance of using the best available data to craft the City's response to climate change. The CAG also highlighted the need to address the City's largest sources of emissions, namely residential natural gas emissions.
- **Planning Commission and City Council Meetings** – Elected leaders, Commissioners, and members of the public voiced the need for aggressive climate action goals and helped determine the city's GHG reduction targets.

- **Regional Partners** – City staff reached out to organizations like Puget Sound Energy, King County-Cities Climate Collaboration (K4C), and local school districts to gather data related to GHG emissions for the city.
- **School Districts and Internal Departments** – As part of the Climate Action Planning effort, the team reached out to partner agencies and internal departments to gather feedback on proposed strategies and actions before they were finalized.
- **Earth Day** – During this fun, climate-focused tabling event, City staff built community support for GHG reduction strategies, and heard from residents about their environmental priorities.

Relationship to Other Elements

The Climate Change & Resiliency Element within plays a pivotal role in ensuring that a community's development is sustainable and resilient to the impacts of climate change. The integration of climate change and resiliency considerations into elements like land use, transportation, housing, and economic development ensures a holistic approach to planning that promotes environmental stewardship, reduces greenhouse gas emissions, and prepares the community for the effects of climate change.

Relationship to Other Plans

Climate Action Plan

The City of Sammamish's Climate Action Plan (CAP) aims to significantly reduce the City's carbon footprint and address climate change. Adopted on December 5, 2023, the plan sets ambitious targets, including a 50% reduction in greenhouse gas emissions by 2030 and a 96% reduction by 2050 compared to a 2019 baseline. Additionally, it seeks to decrease per capita vehicle miles traveled by 30% by 2030 and 50% by 2050 relative to a 2016 baseline. To achieve these goals, the CAP includes strategies such as enhancing walkability, promoting electric vehicle use, and transitioning new construction to all-electric appliances and equipment.

Housing Action Plan

This plan focuses on developing strategies to increase housing options and affordability, which can also have implications for reducing greenhouse gas emissions through smarter urban planning and encouraging sustainable living practices.

Transportation Master Plan

The City is developing its first Transportation Master Plan (TMP) which will include strategies for a multimodal transportation system to help achieve the City's transportation vision and goals over the next 20 years. Transportation initiatives such as focusing on improving public transit, encouraging electric vehicle use, and enhancing pedestrian and cycling infrastructure, are integral to the City's broader sustainability and climate response efforts.

Climate Change & Resiliency Today

Climate Change

In 2023, The City of Sammamish developed a greenhouse gas inventory, which uses the most up-to-date data to measure and categorize its contributions to both state and global GHG emissions. This inventory was created following the Greenhouse Gas Protocol for Cities, adopting the geographic-plus boundary method. This approach ensures consistency with regional best practices and aligns with King County's strategy for measuring GHG emissions.

For the baseline year of 2019, the City reported emissions totaling 563,115 metric tons of CO2 equivalent (MTCO2e). The primary sources of the city's GHG footprint are VMT and energy use in both residential and commercial sectors. Consequently, policies and strategies developed to address climate change place a strong emphasis on reducing GHG emissions specifically from VMT and energy consumption.

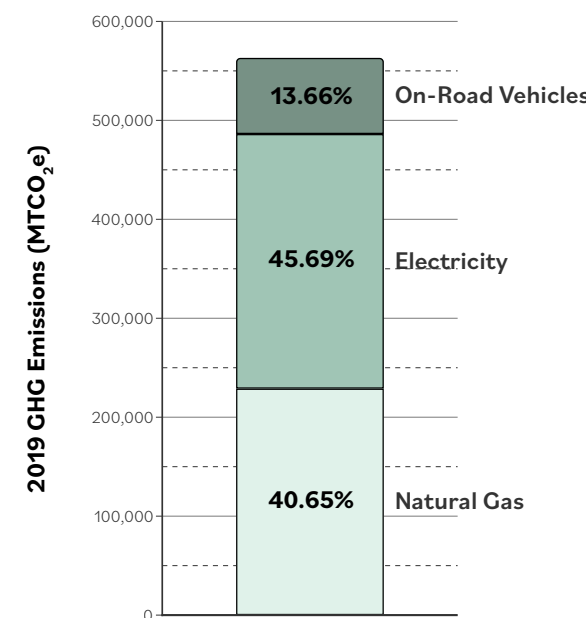


Figure CC-1. 2019 Total Sammamish Emissions

Resiliency

Steadily rising concentrations of GHGs in the atmosphere are a global issue, but the impacts are felt locally. The City of Sammamish and the greater Pacific Northwest region face serious impacts due to climate change¹, including:

- Reduced snowpack leading to less water availability in the summer
- Increased drought and wildfire risk, especially with the city's location on the wildland-urban interface
- Increased temperatures, and in particular increased instances of extreme heat events
- Increased intensity of storm events, including wind, snow, and ice storms
- Changes in precipitation patterns, including decreased precipitation in summer and increased precipitation in winter and spring, leading to both droughts and flood events

Climate Action Plan

Goal Setting

Sammamish's primary sources of greenhouse gas emissions are residential natural gas usage, transportation, and commercial energy consumption. The City acknowledges that while it can lead by example, successfully meeting GHG and VMT goals demands a collaborative effort from the entire community. The active involvement of community members is crucial for transforming the energy landscape and steering Sammamish towards a more sustainable future.

¹ U.S. Department of Agriculture. 2023. Climate Change Impacts in the Northwest. <https://www.climatehubs.usda.gov/hubs/northwest/topic/climate-change-impacts-northwest>

The City has set forth ambitious goals, including:

- A 50% reduction in greenhouse gas emissions by 2030 and a 96% reduction by 2050, using data from 2019 as the baseline
- A 30% reduction of per capita Vehicle Miles Traveled (VMT) by 2030 and 50% by 2050, relative to a 2016 baseline

Projections

Achieving the adopted VMT and GHG reduction goals require the City and community take aggressive action. In 2023, the City adopted a Climate Action Plan which enumerates a series of strategic actions to accomplish these goals. The Climate Action Plan is designed within the context of existing state and regional policies also intended to curb carbon emissions. Figure 2 below shows the projected emissions reduction by category (electricity, natural gas, and transportation) for 2019 to 2050 based on local, state, and regional plans if all targets (including CAP targets) are achieved. The graph reveals that natural gas emissions are the largest source of GHG emissions

not addressed by existing carbon reduction strategies.

The City's cautious yet optimistic projections for emission reductions reflect both the challenges and the high stakes involved. Success will be measured not just in the metrics of reduced emissions but in the lived experience of a community that is healthier, more equitable, and resilient.

Community Contribution

The City of Sammamish stands at a pivotal juncture in its commitment to reducing greenhouse gas emissions and fostering community resilience in the face of climate change. The Climate Change & Resiliency Element embodies the City's strategic vision, marrying robust goals with actionable strategies to curb emissions from key sectors such as transportation, residential and commercial energy use. However, the efficacy of this plan hinges not just on policy but on the active engagement of every community member. The City recognizes the diverse contributions of residents, businesses, and local stakeholders, understanding that the collective will is paramount to enact meaningful change.

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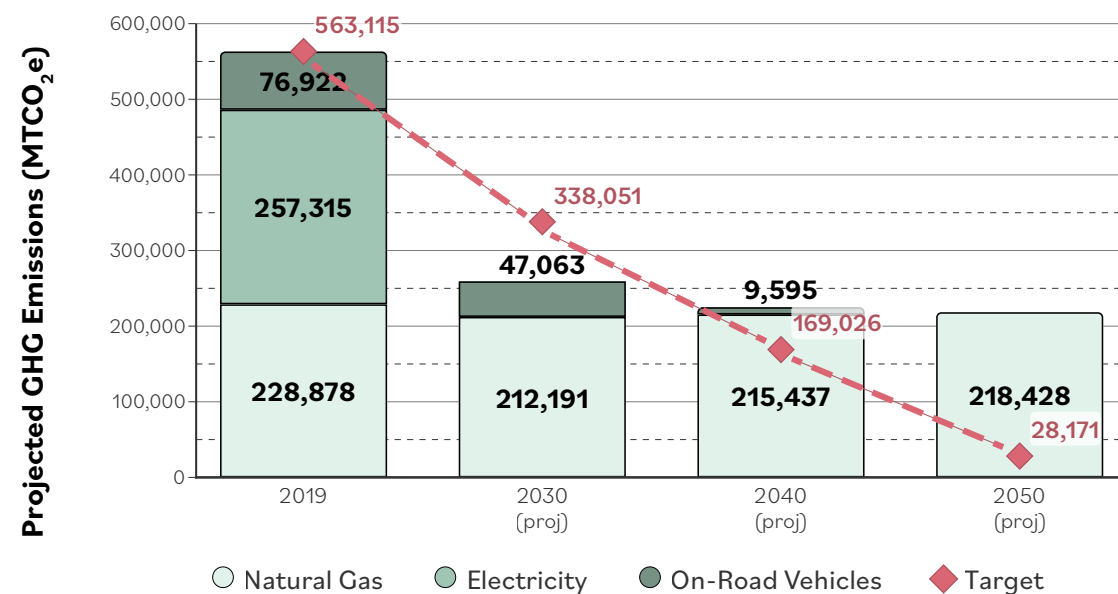


Figure CC-2. Projected GHG Emissions

Climate Change & Resiliency

Goals, Policies, & Strategies

CC 1 Reduce per capita VMT (Vehicle Miles Traveled) 30% by 2035 and 50% by 2050

- CC 1.1.** Decrease auto reliance through sustainable land use planning that encourages dense, mixed-use development patterns.
- CC 1.2.** Promote Local Government Operations commute reduction programs
- CC 1.3.** Advance Local Government Operations and municipal clean transportation
- CC 1.4.** Promote commute reduction programs in the community
- CC 1.5.** Engage in partnerships and education programs
- CC 1.6.** Advocate for communitywide clean transportation
- CC 1.7.** Promote transit, car-sharing, cycling, walking and transit-oriented development (TOD) as a strategy for reducing vehicle-related air pollution.

CC 2 Increase EV adoption with 100% light duty adoption by 2050; 60% medium duty adoption by 2050, and 40% heavy duty adoption by 2050

- CC 2.1.** Promote electric vehicle adoption within the Sammamish community
- CC 2.2.** Support electric vehicles in Local Government Operations

Support regional efforts to develop alternative vehicle infrastructure, such as charging stations.

CC 3 Reduce GHG emissions by 50% by 2030 and 96% by 2050

- CC 3.1.** Promote municipal energy efficiency
- CC 3.2.** Create and revise building policies to promote decreased emissions in the buildings sector
- CC 3.3.** Increase the sustainability and efficiency of building practices in Sammamish.

CC 3.4. Promote the use of environmentally friendly construction practices, such as those specified under certification systems like Leadership in Energy and Environmental Design (LEED), King County Built Green and Living Building Challenge.

CC 3.5. Consider flexibility in regulatory amendments, such as the use of recycled building materials, gray water systems and zero energy homes, to achieve sustainable building practices.

CC 3.6. Encourage conversion of existing, low-efficiency building stock to cost-effective and environmentally sensitive alternative technologies and energy sources.

CC 3.7. Promote community energy programs [4] such as energy efficiency, renewable energy, and electrification programs for residents and businesses

CC 3.8. Encourage projects that utilize green energy strategies such as smart meters, geothermal, solar and wind systems and other innovative approaches to conserving resources in conjunction with other agencies, as appropriate.

CC 3.9. Advance community-based advocacy efforts

CC 3.10. Assess air quality impacts of proposed land use actions when developing local plans and transportation strategies such as road design and planning, intercity shuttle service and expanded non-motorized network so as to mitigate land use practices that contribute to disparities in health or environmental outcomes.

CC 3.11. Meet federal, state and regional clean air policies in cooperation with the Environmental Protection Agency, Puget Sound Air Pollution Control Agency, Puget Sound Regional Council and other agencies as appropriate.

CC 4 100% renewable electricity by 2050

CC 4.1. Promote municipal low-carbon electricity programs and initiatives

CC 4.2. Promote community low-carbon electricity programs and initiatives

CC 5 Preserve and increase tree canopy coverage, ensure tree health, and expand resilient natural landscapes to withstand climate challenges

- CC 5.1.** In alignment with the Urban Forest Management Plan, promote municipal actions to preserve and expand the urban tree canopy within the city.
- CC 5.2.** Engage with community stakeholders to protect urban ecosystems.
- CC 5.3.** Protect and, where possible, enhance or restore the ecological function and value of areas within the 100-year floodplain.
- CC 5.4.** Recognizing their important roles as natural habitats and carbon sequesters, prioritize the protection of specific unique and outstanding wetlands, especially bogs. Pursue opportunities to enhance or restore these wetlands wherever practicable.
- CC 5.5.** Evaluate wetland functions at the outset of enhancement or restoration efforts, requiring that said efforts must result in a net improvement to wetland ecosystem functions.
- CC 5.6.** Promote soil stability by retaining existing vegetation and the addition or replacement of similar plants.

CC 6 Determine water consumption baseline and reduce per capita gallons of potable water consumed

- CC 6.1.** Promote municipal water reduction.
- CC 6.2.** Promote community water reduction actions and initiatives.

CC 7 70% waste diversion by 2030, zero waste of economically valuable resources by 2050

- CC 7.1.** Promote municipal waste reduction.
- CC 7.2.** Promote community waste reduction by raising awareness of residential waste diversion opportunities, educating about low-carbon purchasing, and supporting community reuse programs.
- CC 7.3.** Minimize the City's waste stream by reducing purchases, reusing and recycling material, and promoting programs to encourage reduction, reuse and recycling. Dispose of all waste in a safe and responsible manner.

CC 8 Design and implement resiliency planning and response services program

- CC 8.1.** Support the City of Sammamish's Climate Action Plan and strive towards continued improvement in sustainability.
- CC 8.2.** Support multi-jurisdictional efforts to address the impacts of climate change.
- CC 8.3.** Increase resilience of City residents through investment in planning and code development.
- CC 8.4.** Ensure that residents are engaged and informed of climate resilience and response plans.
- CC 8.5.** Apply the multi-pronged approach to climate change mitigation, including support for energy efficiency, vehicle trip reduction, reforestation, environmental protection, flood control and promote administrative practices, land use patterns, transportation systems and building practices that will reduce greenhouse gas emissions as mentioned in CAP.
- CC 8.6.** Assess climate change impacts when conducting review of proposed land use and transportation actions and programs.
- CC 8.7.** Promote community resiliency through the development of climate change adaptation strategies.
- CC 8.8.** Track the best available and accurate scientific data for climate change to refer to for planning purposes.
- CC 8.9.** Promote healthy indoor air quality and advocate for educational outreach to empower individuals in safeguarding their health, addressing equity concerns by ensuring widespread access to information and resources.

CC 9 Support and promote various hazard preparedness efforts.

- CC 9.1.** Support and promote seismic hazard preparedness efforts.
- CC 9.2.** Avoid potential impacts to life and property by strictly limiting land disturbance and development in landslide hazard, steep slopes, and Erosion Hazard Near Sensitive Water Body Overlays.

Climate Change & Resiliency

Goals and the Community Vision

The following pages show the relationship between individual Climate Change & Resiliency Goals and the Community Vision Statements. The stronger the connection between a Goal and a Vision Statement, the more bars are highlighted in the corresponding 'slice' of the chart.

VISION STATEMENTS

Sustainable Natural & Built Environment

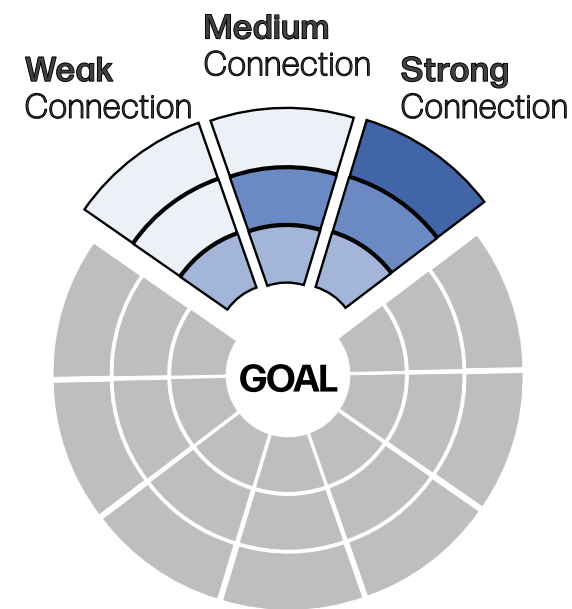
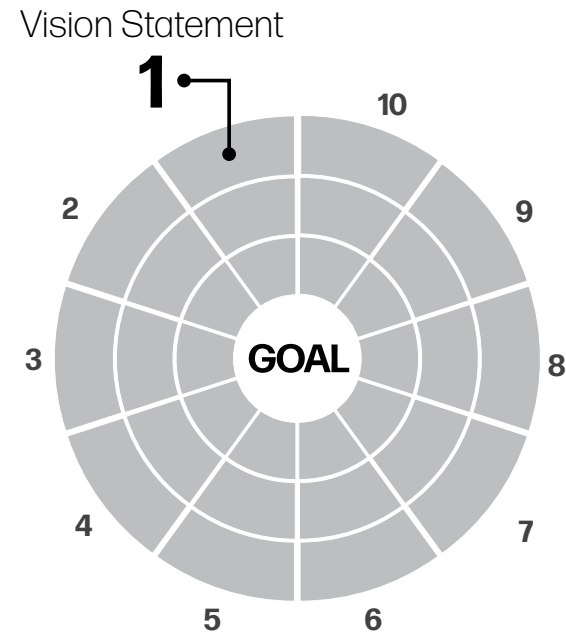
- 1 Sustain Natural Environment and Reduce Climate Impacts
- 2 Develop Multimodal Transportation
- 3 Develop a Distinguished Park and Recreation System

Equitable Social Environment

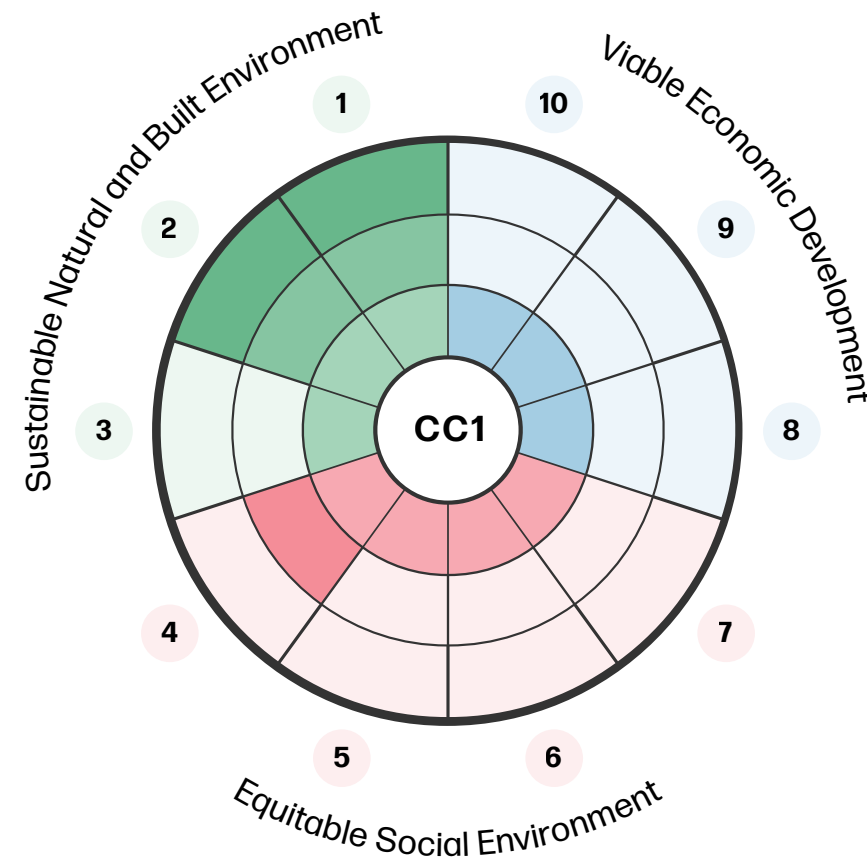
- 4 Ensure Inclusive, Connected, and Safe Neighborhoods
- 5 Provide a Variety of Housing Choices and Support a Wide Array of Lifestyles
- 6 Increase Diverse Job Opportunities and Access to Work in Sammamish
- 7 Foster Diversity, Equity and Inclusion through Purposeful Engagement and Quality Human Services

Viable Economic Development

- 8 Build Thriving Town Center and Mixed-use Districts
- 9 Support Local Businesses and Entrepreneurship
- 10 Establish Fiscal Sustainability and Diversify Revenues for the City.

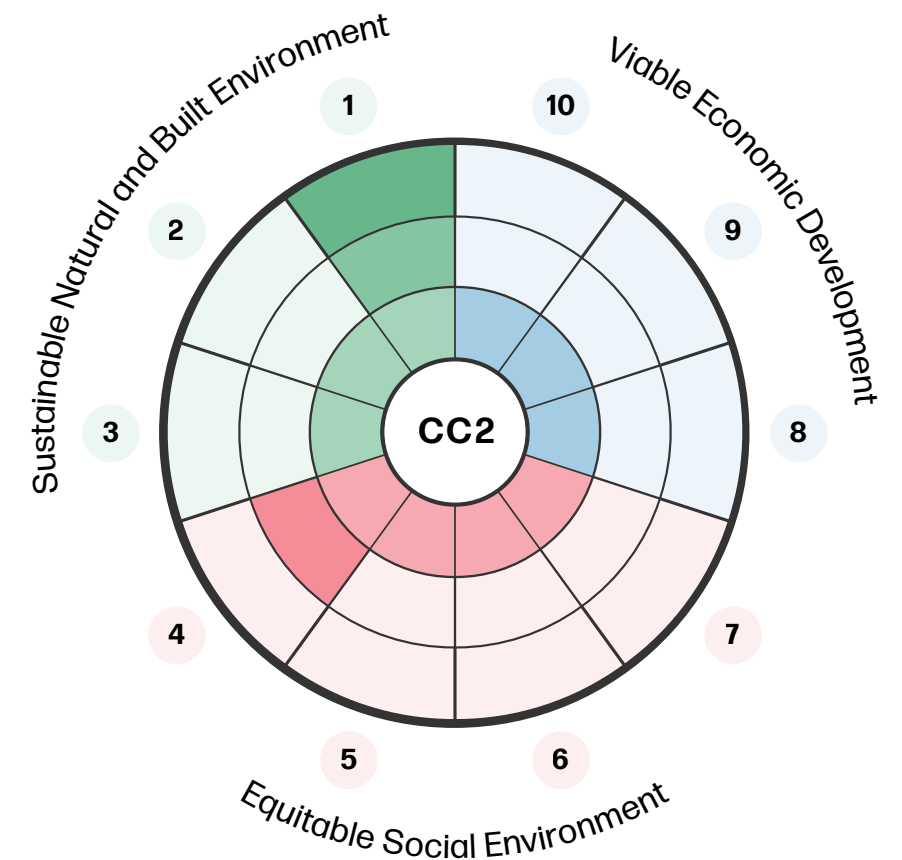


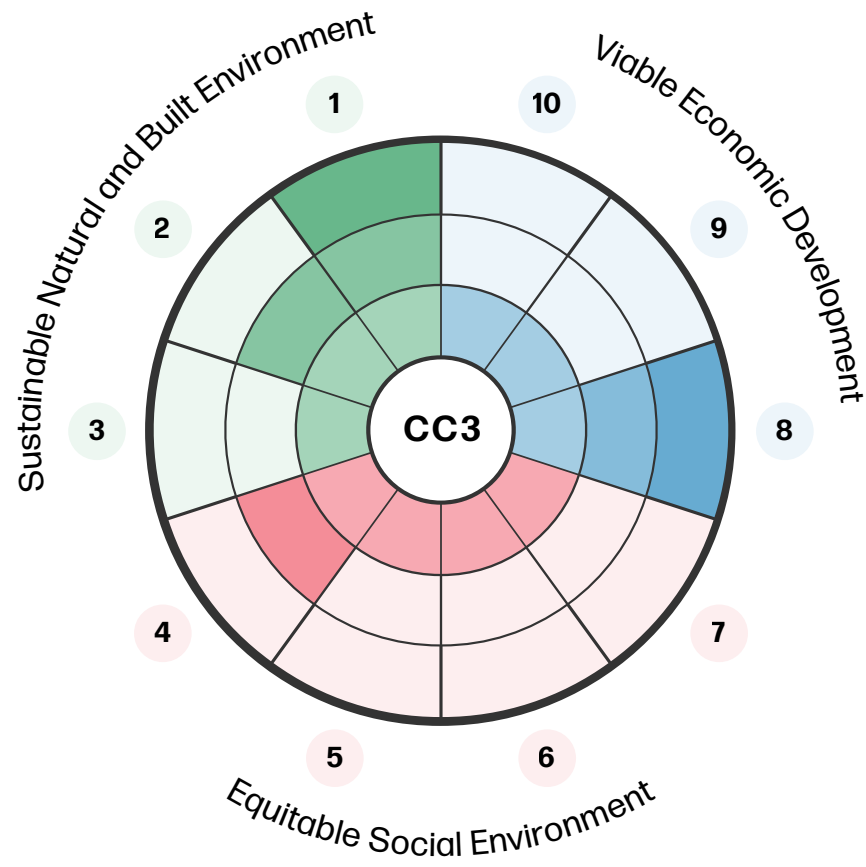
Strength of Connection between Vision Statement and Goal



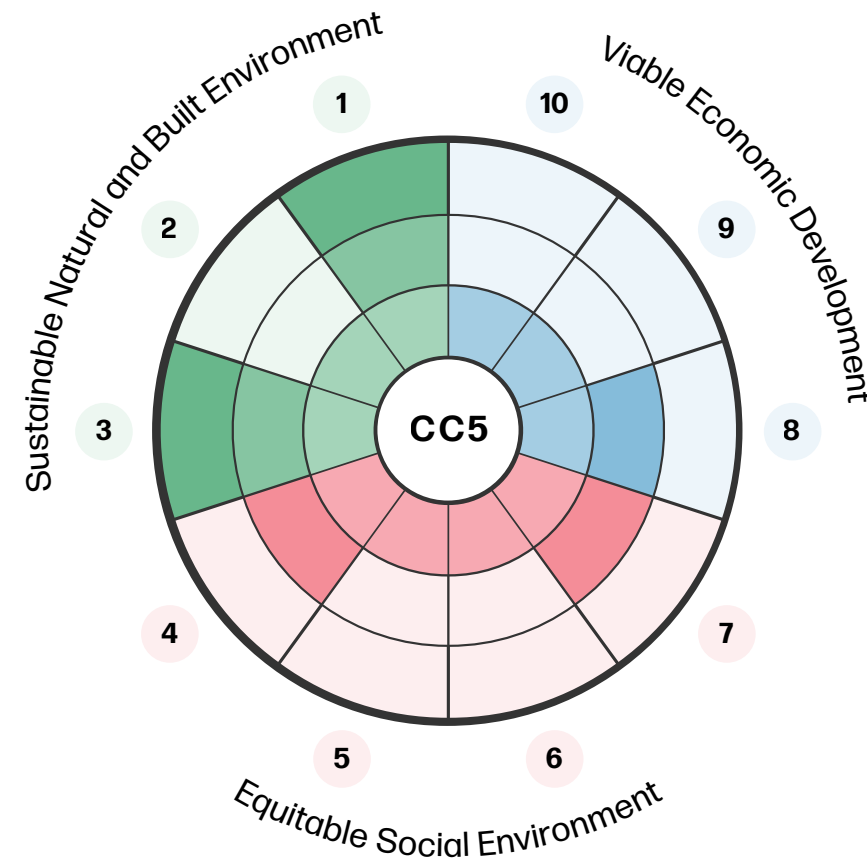
Reduce per capita VMT 30% by 2035 and 50% by 2050

Increase EV adoption with 100% light duty adoption by 2050; 60% medium duty adoption by 2050, and 40% heavy duty adoption by 2050

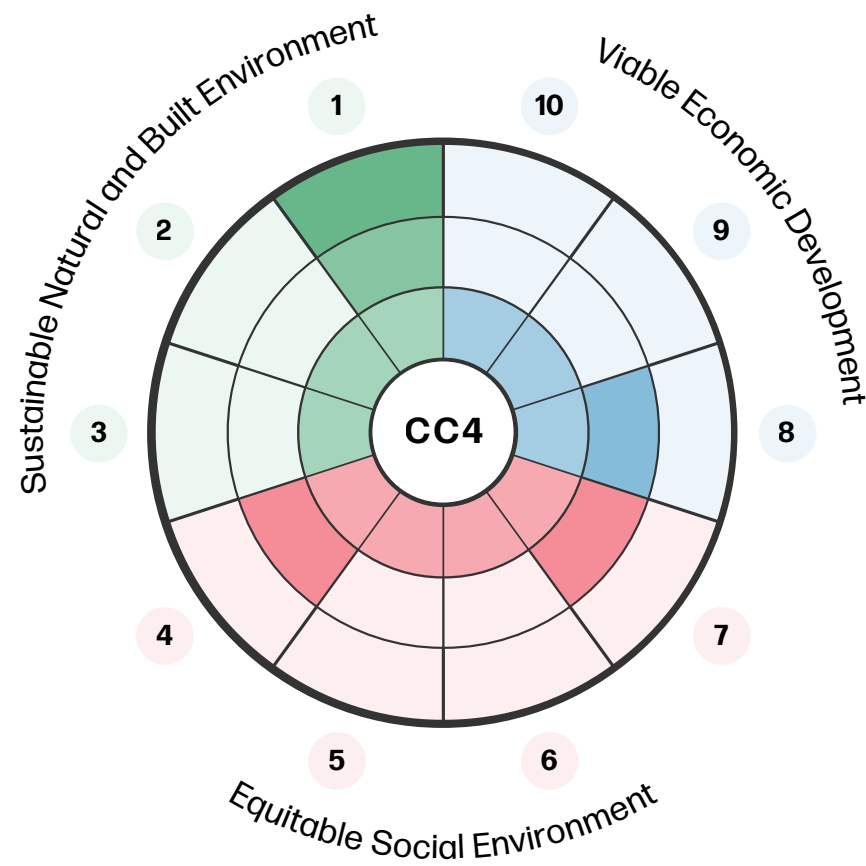




Reduce GHG emissions by 50% by 2030 and 96% by 2050

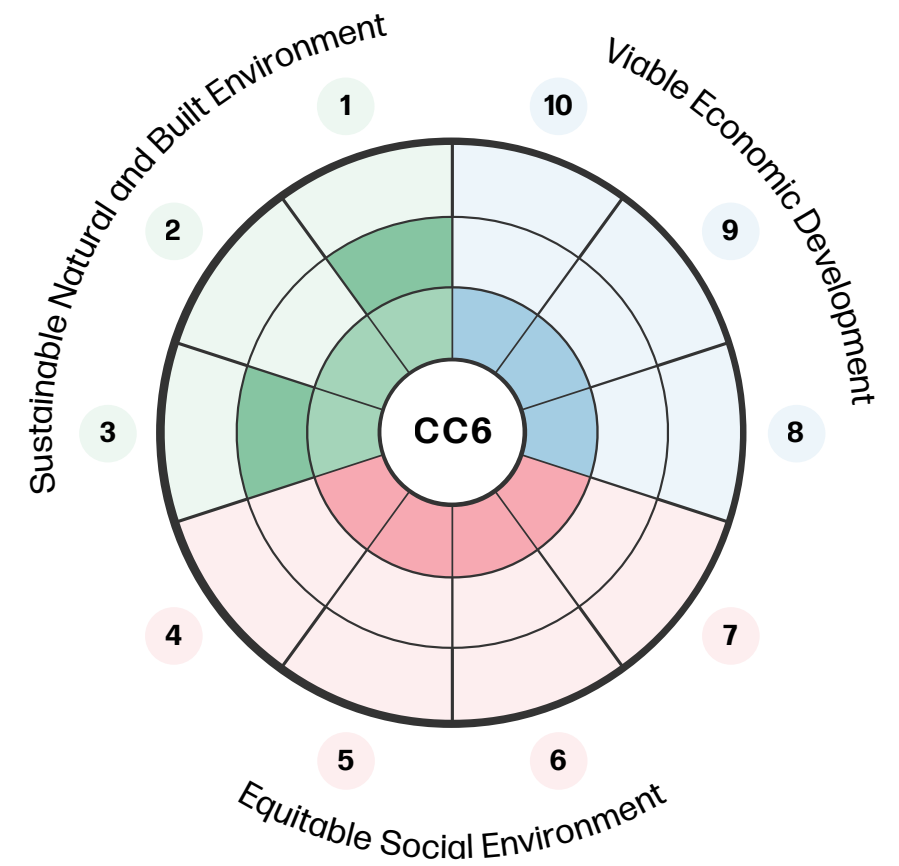


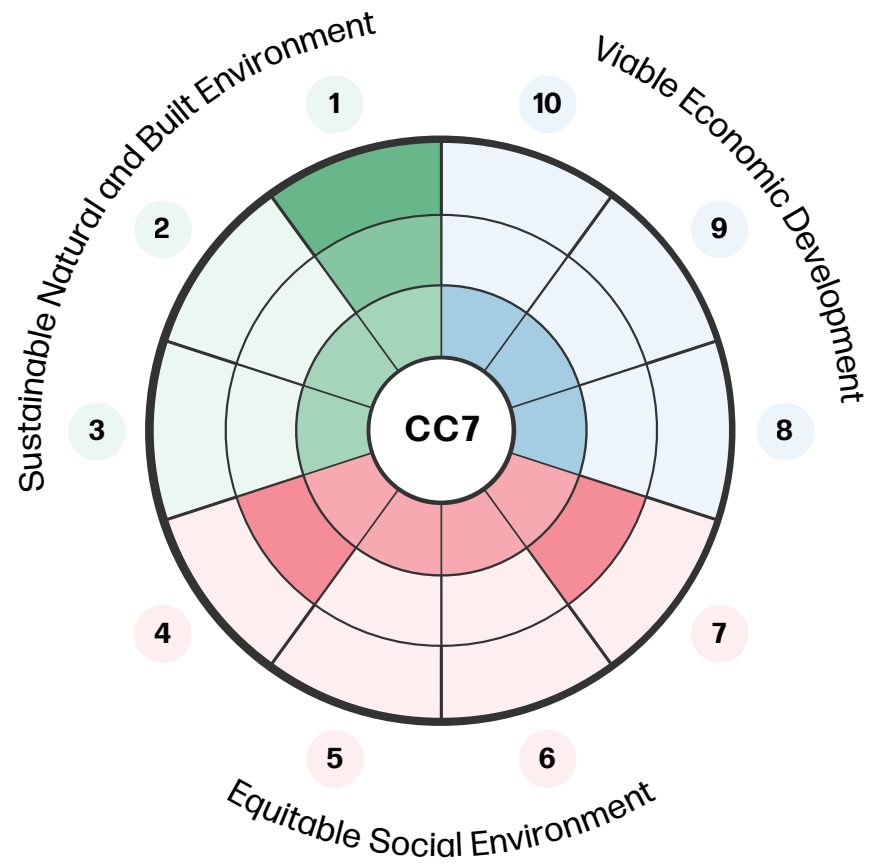
Preserve and increase tree canopy coverage, ensure tree health, and expand resilient natural landscapes to withstand climate challenges



100% renewable electricity by 2050

Determine water consumption baseline and reduce per capita gallons of potable water consumed





70% waste diversion by 2030,
zero waste of economically
valuable resources by 2050

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Design and implement
resiliency planning and
response services program

