



CITY OF SAMMAMISH

PLANNING COMMISSION MEETING

January 8, 2015 6:30 – 8:30 PM

SAMMAMISH CITY HALL 801-228TH AVE SE

AGENDA

Approx start time

CALL TO ORDER

6:30 pm

ROLL CALL

6:31 pm

- **APPROVAL OF THE AGENDA**
- **APPROVAL OF THE MINUTES – 12/04 & 12/11**
- **PUBLIC COMMENT – Non Agenda (3 minutes each)**

OLD BUSINESS

6:35 pm

- **COMPREHENSIVE PLAN**
 - **Compiled Plan Review Work Session**

PUBLIC COMMENT – (7 minutes each)

ADJOURN

8:30 pm

NOTE: Public comment is an opportunity for the public to address the Planning Commission. Speakers may address the Planning Commission for up to seven minutes. If you are submitting written materials please supply 8 copies. (7 for the Planning Commission and one for the record). Public Comment will be recorded and reviewed for further consideration as the Planning Commission formulates recommendations to the City Council.

*The City of Sammamish Planning Commission is appointed and is advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision. **THE COMMISSION MAY ADD OR TAKE ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.***



Memorandum

Date: January 8, 2015
To: Planning Commission
From: Emily Arteche, Senior Planner
Re: Plan Compilation– Packet Material

Introduction

For your upcoming meeting we will begin a final review of all the draft goals and policies. This is the compilation period. Your review will span over the course of two meetings; January 8 and January 15, 2015. We will review each element in the same order as previously reviewed; starting with Housing, and proceeding through all of the other elements.

In order to help review the material efficiently staff has assembled a list of review items. This list is a combination of City Council requested changes, Puget Sound Regional Council (PSRC) comments, staff suggestions and Planning Commission concerns from our “parking lot”. Additional items could be added to the list prior to your scheduled deliberation on February 5. Between now and then we have one additional public outreach event scheduled; an open house on January 20, 2015 prior to the public hearing on January 22, 2015. The open house continues the public involvement program which was approved as part of the scope of work for this project. Also included in your packet is an informative consultant memo which speaks to the GMA requirement of “internally consistency” and a compiled version of the draft 2015 Comprehensive Plan. Hard copies of the draft goals and policies will be available for you to pick-up starting on Friday January 2, 2015 at the City Hall front counter receptionist.

As always, if you have questions on the packet material or other Comprehensive Plan topics please contact me at 425-295-0522 or earteche@sammamish.us

Public Comment

Please check the public comment database for any submitted comments

at: <http://www.ci.sammamish.wa.us/departments/communitydevelopment/CommentSummary.aspx>

Electronic Binders

No additional information has been added to your electronic

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

Action Items - No action.



Memorandum

TO: Emily Arteche, Senior Planner, City of Sammamish
FROM: Joseph W. Tovar, FAICP
DATE: December 4, 2014
SUBJ: Consistency of draft Comprehensive Plan Elements

I. Overview

The GMA requires that a comprehensive plan be “internally consistent.” The specific statutory language and guidance in Washington Administrative Code (WAC) are set forth in Section II below. I have reviewed the draft elements of the Sammamish Comprehensive Plan for compliance with both the statutory and administrative language, and conclude that the draft Plan is internally consistent. My reasoning is set forth in Section III below.

II. What the GMA and relevant WACs say about internal consistency

“Consistency” is one of the cornerstones of the Growth Management Act (GMA). The GMA requires that comprehensive plans be *internally consistent*. “Internal consistency” refers to the relationship between and among the various elements of a comprehensive plan. The preamble to RCW 36.70A.070 provides:

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.” Underlined emphasis added.

As directed by RCW 36.70A(4)(b), the Washington State Department of Commerce has issued Washington Administrative Code (WAC) guidelines to advise local governments on how to comply with GMA requirements. WAC 365-196-500 provides:

(1) Comprehensive plans must be internally consistent. This requirement means that differing parts of the comprehensive plan must fit together so that no one feature precludes the achievement of any other.

(2) Use of compatible assumptions. A county or city must use compatible assumptions in different aspects of the plan.

(a) A county or city should use common numeric assumptions to the fullest extent possible, particularly in the long-term growth assumptions used in developing the land use, capital facilities and other elements of the comprehensive plan.

(b) If a county or city relies on forecasts, inventories, or functional plans developed by other entities, these plans might have been developed using different time horizons or different boundaries. If these differences create inconsistent assumptions, a county or city should include an analysis in its comprehensive plan of the differences and reconcile them to create a plan that uses compatible assumptions.

(3) *The development regulations must be internally consistent and be consistent with and implement the comprehensive plan.*

(4) *Consistency review. Each comprehensive plan should provide mechanisms for ongoing review of its implementation and adjustment of its terms whenever internal conflicts become apparent. At a minimum, any amendment to the comprehensive plan or development regulations must be reviewed for consistency. The review and update processes required in RCW 36.70A.130(1) and (3) should include a review of the comprehensive plan and development regulations for consistency.*

(5) *See WAC 365-196-800 for more information on the relationship between development regulations and the comprehensive plan. See WAC 365-196-305 for more information on the relationship between county-wide planning policies and the comprehensive plan. See WAC 365-196-315(5)(a) for information on consistencies between assumptions and observed development for cities or counties subject to monitoring requirements in RCW 36.70A.215.*

III. Does the draft Plan meet the GMA/WAC internal consistency criteria?

Based on the GMA provisions and the Department of Commerce WACs, below are four questions to guide our assessment of whether the draft comprehensive plan is internally consistent. After each relevant WAC citation is a restatement in the form of a question. After each question is my initial answer based on my review of the draft plan elements. These questions were reviewed with staff at the Department of Commerce who stated that this is a reasonable way to approach the task.¹

Criterion #1: WAC 365-196-500(1) “Comprehensive plans must be internally consistent. This requirement means that differing parts of the comprehensive plan must fit together so that no one feature precludes the achievement of any other.”

Question 1: Do any features of the draft comprehensive plan preclude the achievement of any other?

Answer 1: After a review of the goals and policies in the draft Comprehensive Plan elements, I have found none that would “thwart” or otherwise present a roadblock to the fulfillment of any other provisions of the Plan. In contrast, the goals and policies in the various are written to support one another.

The structure of the draft Comprehensive presents a hierarchy of policy. The Vision, Land Use and Housing elements and the Comprehensive Plan Land Use Map articulate the City’s priorities for land use and housing as well as the preferred location, type and character of future growth in Sammamish. Their success depends on the availability of sufficient land and adequate infrastructure to accommodate the 2035 employment and housing growth assigned by the King County Countywide Planning Policies (KCCPPs).

The other Plan elements fall into two broad categories: the first broad category might be described as *supporting elements* that are designed to provide service and facility levels adequate to accommodate the growth designated in the Land Use Element. These elements include Transportation, Capital Facilities, Utilities and Parks, Recreation and Open Space.

¹ Consultant exchanged emails with Anthony Boscolo and Linda Phillips, assigned staff from the Department of Commerce Growth Management Services.

Clearly, the draft Transportation and Capital Facilities elements, by their terms, support and are therefore consistent with the Land Use Element and Comprehensive Plan Land Use Map. For example, the first goal in the Transportation Element reads:

Goal T 1: 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 system.

Likewise, the first goal listed in the Capital Facilities Element reads:

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

While the Utilities Element primarily addresses systems owned and operated by others (e.g., utility districts and private power and telecommunications companies), it too is written to support the over-arching Vision and Land Use objectives. It’s first goal reads:

Goal UT.1 Promote and encourage development and maintenance of all utilities at levels of service adequate to accommodate existing and potential growth.

The second broad category of elements includes those elements, or portions of elements, that are designed largely to protect and enhance the natural systems in Sammamish. This would include the Environment and Conservation Element, and portions of the Shoreline Element and the Park, Recreation, and Open Space Element.

The Goals and Policies in the Environment and Conservation Element address, among other things, best practices and strategies for protecting natural systems, managing surface water, conserving energy and mitigating and adapting to climate change.

Several respond to specific mandates in the GMA to protect critical areas (e.g., “Policy EC-1.6: Work to maintain and, where feasible, improve environmental quality and ecosystem function to ensure the health and well-being of the complete living ecosystem” and “Policy EC3.1: To the maximum extent possible, avoid wetland impacts, preserving and maintaining wetlands in their natural state.”)

Others respond to GMA goals regarding air quality (e.g., “Goal EC.6 Protect clean air for present and future generations”) or mandates of the Clean Water Act to employ Low Impact Development processes to manage stormwater flow and quality (e.g., “Policy EC5.7: Promote low impact development (LID) measures that preserve natural discharge patterns.”)

The goals and policies in these elements do not preclude or frustrate the growth accommodation objectives of the Land Use Element and the supporting Elements—rather, they address *where* and specifically *how* new urban growth is to be directed.

Criterion #2: WAC 365-196-500 (2)(a) Use of compatible assumptions. “A county or city must use compatible assumptions in different aspects of the plan. A county or city should use common numeric assumptions to the fullest extent possible, particularly in the long-term growth assumptions used in developing the land use, capital facilities and other elements of the comprehensive plan.”

Question 2: Do the elements of the draft comprehensive plan use the same, or compatible assumptions?

Answer 2: The shared assumptions that are reflected in all of the plan elements are:

- 1) The 2031 and 2035 employment and housing targets relative to the capacity.
- 2) Demographic and other data in Community Profile.
- 3) The 2035 Comprehensive Plan Land Use Map makes no change to the size, shape,

or location of land use designations for commercial, multifamily, single family, park, and other uses

4) Functional plans are also based on these shared assumptions

- The draft Parks and Open Space Element is virtually verbatim the City's functional PROS plan of the same name, which was completed within the last two years.
- The Surface Water Master Plan was completed in 2014, using the Land Use Element in the current draft Plan.
- The Sammamish Plateau Water and Sewer District and the Northeast Sammamish Water and Sewer District master plans assume that their infrastructure and services will serve the uses permitted in the City's zoning, which in turn is consistent with the current, and proposed, Comprehensive Plan Land Use Map.
- Puget Sound Energy, the provider of power to residential and commercial customers in the City projects that it can serve the current and future growth. It has not identified the need for any additional substations or transmission lines given the scale and location of projected growth.
- The service levels of transportation concurrency and the adequacy of other capital facilities and utilities set forth in those elements have been set to support the amount, type and location of land uses set forth on the Comprehensive Plan Land Use Map.

Criterion #3: WAC 365-196-500 (3) "The development regulations must be internally consistent and be consistent with and implement the comprehensive plan."

Question 3: Are the city's development regulations internally consistent and consistent with and do they/can they implement the draft comprehensive plan?

Answer 3: The City intends to use the existing zoning map and zoning regulations to implement the draft Sammamish Comprehensive Plan. The City is concurrently processing amendments to its tree regulations, which as drafted are consistent with and advance goals and policies in both the existing and draft Environment and Conservation Element.

Criterion #4: WAC 365-196-500(4) Consistency review. "Each comprehensive plan should provide mechanisms for ongoing review of its implementation and adjustment of its terms whenever internal conflicts become apparent. At a minimum, any amendment to the comprehensive plan or development regulations must be reviewed for consistency. The review and update processes required in RCW 36.70A.130 (1) and (3) should include a review of the comprehensive plan and development regulations for consistency."

Question 4: Does the draft comprehensive plan provide mechanisms for ongoing review of its implementation and to adjustment to its terms whenever internal conflicts arise?

Answer 4: The Introduction to the Comprehensive Plan includes specific framework goals for reviewing and amending the Comprehensive Plan over time and for public outreach and participation in the reviewing comprehensive plan amendments. The framework goals establish that implementing regulations must be consistent with the Comprehensive Plan.

City of Sammamish Comprehensive Plan Rewrite
 January 2015: Outstanding Comments

Puget Sound Regional Council	Staff Recommendations
<p>1. MPP-PS-9: Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.</p>	<p>Recommendation. Revised policy language for Planning Commission review: New policy: Support a long-term strategy to ensure that new homes are connected to sanitary sewer and to convert existing homes from septic systems to sanitary sewer. Amended policy 6.2: Support development of a <u>long-term strategy</u> for phased conversion to sewers that coordinates public agency and private homeowner decision-making <u>interests</u> and creates a model for shared public/private funding.</p>
<p>2. Targets and land capacity: Strengthen the policies that address future housing need, paying special attention to increasing supply of future housing affordable to low and very low income households. Any context to the growth target that you can provide in the supporting text in either the land use and/or housing elements will be helpful.</p>	<p>Recommendation: No action. Staff to include the Community Profile in supporting analysis to the Comprehensive Plan and to coordinate with ARCH on recommended text changes to Housing Element Introduction.</p>
<p>3. Affordable housing needs and goals: Provide an explanation of “a the proportionate amount of the countywide need” including referencing the King Co CPPs</p>	<p>Recommendation: No action. Staff to coordinate with ARCH on recommended text changes to the Housing Element Introduction on proportionate share for Sammamish.</p>
<p>4. Affordable housing policies: Describe the scope and schedule of the Housing Strategy as well as describe the anticipated strategy outcomes and how this helps to ensure the city meets GMA requirements.</p>	<p>Recommendation: Staff to coordinate with ARCH on recommended policy changes to Policy H.6.1 in the Housing Element on the Housing Strategy and text changes to Housing Element introduction.</p>
Council Direction:	Staff Recommendations
<p>Klahanie</p> <p>5. Update Klahanie Park to Public Institutional</p>	<p>Recommendation: Staff to update Klahanie zoning following inclusion of Klahanie in the City’s PAA/annexation.</p>

<p>6. Include the transportation capital improvements with the CFP</p>	<p>Recommendation: Staff to incorporate capital facilities projects for Klahanie into the Comprehensive Plan following annexation.</p>
<p>Town Center/Economic Development</p>	
<p>7. Review Town Center Plan. Revisit vision, identify elements to be reviewed. Consider implications of changes on land use, environmental regulations, Consider redistributing the commercial square footage allowances across the five A-zoned mixed-use areas, Consider rezoning selected A and B zones to better concentrate mixed uses in fewer areas, Review and potentially revise affordable housing requirements, Consider reducing the 10% affordable housing mandate and 10% optional element in Town Center</p>	<p>Recommendation: No action. A review of the Town Center subarea plan, including distribution of development allowances and affordable housing provisions, was considered, but was ultimately not authorized or approved for inclusion in the Comprehensive Plan scope of work.</p>
<p>8. Consider imposing 5 % affordable housing mandate and 5% discretionary affordable housing element in other subarea plans (PL Center and Sammamish Highlands SC</p>	<p>Recommendation: No action. Preparation of subarea plans were not authorized as part of the Comprehensive Plan scope of work. Draft plan policies support preparation of commercial area sub-area plans (Policy LU 4.2), residential development in commercial areas (Policy H 2.4), and affordable housing (policies H 3.1 – 3.11).</p>
<p>Council Direction:</p>	<p>Staff Recommendations</p>
<p>9. Review list provide by Scott Hamilton, regarding flexibility in commercial zones</p>	<p>Recommendation: No action. A review of flexibility of commercial uses was considered but was not approved or authorized as part of the Comprehensive Plan scope of work.</p>
<p>10. Allow hardware stores in commercial zones</p>	<p>Recommendation: No action. Comprehensive Plan commercial land use designations focus on scale of uses, but do not preclude a hardware store use. Current zoning standards allow hardware and garden materials stores in the NB and CB zones; and building materials stores in the CB zone (SMC 21A.20.070).</p>
<p>11. Consider policies to expand services and jobs</p>	<p>Recommendation: An economic development element of the Comprehensive Plan was considered, but was not authorized for inclusion in the Plan. The draft Land Use</p>

	element accommodates jobs, but does not expand/encourage employment
Duthie Hill	
12. Consultant analysis and recommendation. Introduce to PC. No further actions.	Recommendation: Consultant land use analysis and recommendation to be prepared in early 2015.
Housing	
13. Expand policies that promote housing type diversity, especially for seniors, Review affordable housing requirements, emphasize incentives, Look at incentives to include affordable housing in residential projects over a certain size, e.g. over 9 homes.	<p>Recommendation: As listed below, draft housing policies address Council direction.</p> <ul style="list-style-type: none"> • Draft policies support housing diversity, including special needs (see policies under draft goals H.2 and H.4). Support for a range of housing types for seniors is addressed in draft Policy H 4.4. • Draft policies support affordable housing incentives and requirements for affordable housing (see policies under draft Goal H.3)
Land Use	
14. Explore potential locations for hotels/other lodging, Review tree retentions policies and replanting policies and also consider additional incentives.	<p>Recommendation: No further action for hotel/lodging locations. Please see recommended policy language for tree retention.</p> <ul style="list-style-type: none"> • Neighborhood Business and Community Business land use designations limit scale of development and focus on serving local needs, but are silent on hotel/lodging use. For Town Center designations established by the Town Center subarea plan, please see discussion of Town Center, above. • Tree retention addressed in draft Land Use element in policies LU 2.5, 6.1, and 6.2, and in Environment & Conservation Element, Goal EC 9 and supporting policies.
Council Direction:	Staff Recommendations
Environment	

<p>15. Maintain strong environmental protections, Consider policies promoting new technologies (smart metering, electric fleets, grey water systems)</p>	<p>Recommendation: As listed below, draft environment policies address Council direction.</p> <ul style="list-style-type: none"> • Draft Environment & Conservation Element goals and policies support strong environmental protections. • Draft policies EC 1.5, 6.3 and 8.2 address technology and innovation in environmental protection. Draft Utilities Element Goal UT 5 and supporting policies support the use of innovative measures and new technologies to reduce energy demand. • Draft Land Use Element Goal 9 and supporting policies address new technologies for environmental protection, including water re-use, sustainably building practices, and distributed energy generation.
<p>Transportation</p> <p>16. Do not neglect utilities and infrastructure, Promote complete streets, enhance internal connectivity of non-motorized facilities, and Coordinate with water and sewer districts to ensure plans are consistent.</p>	<p>Recommendation: As listed below, draft transportation policies address Council direction.</p> <ul style="list-style-type: none"> • Transportation element policies address complete streets and internal connectivity. • Water and sewer districts were consulted during preparation of the capital facilities and utilities elements.
<p>Pilot Programs</p> <p>17. Identify when a pilot program is appropriate, objective of specific pilot program, criteria for selection of project best suited to test program, etc.</p>	<p>Recommendation: No action. The use of pilot programs are not a comprehensive plan policy issue and are not addressed in the plan.</p>
<p>Citizen Survey</p> <p>18. Incorporate data from recent citywide survey.</p>	<p>Recommendation: No further action, citizen survey was reviewed and included in the January 2014 Community Profile.</p>
<p>Staff</p>	<p>Staff Recommendations</p>
<p>Housing.</p>	<p>Recommendation: Remove Housing implementation goals.</p>

<p>19. Goal H.6 establishes directives for implementation. This is inconsistent with the remaining draft Elements, should create other implementation goals or remove from element.</p>	
<p>Staff</p>	<p>Staff Recommendations</p>
<p>Land Use 20. Review Policy LU 2.1 when vision statement is finalized for consistency</p>	<p>Recommendation: Finalize pending vision statement with City Council.</p>
<p>21. Check back with Planning Commission re list of uses in Town Center/Community Centers to expand uses, entertainment</p>	<p>Recommendation: Finalize pending Planning Commission direction</p>
<p>Tree Retention 22. The following amendments were discussed by the Planning Commission at their December 11, 2014 meeting and are being brought back for review and confirmation/revision.</p> <p><u>Land Use Element</u></p> <ul style="list-style-type: none"> • Policy LU 3.#: Develop incentives to prioritize the retention of high value trees including heritage and/or landmark trees. • Policy LU 6.#: Promote a citywide tree canopy coverage of X%. <p><u>Environment & Conservation Element</u></p> <ul style="list-style-type: none"> • Policy EC 4.#: Encourage the use of a diversity of species for replanting and restoration. • Policy EC 9#: Prioritize restoration and enhancement of environmentally critical areas and buffers, with the aim of enhancing ecosystem function. • Policy EC 9.#: Allow off-site options for replanting and restoration in order to meet tree retention requirements and achieve tree canopy coverage. • Policy EC 9#: Develop regulatory penalties for unauthorized tree removal. 	<p>Recommendation: Prepare revised policy language based on Planning Commission direction.</p>
<p>23. Land Use and Zoning changes</p>	<p>Recommendation: No action. Staff to brief the Planning Commission</p>
<p>24. Vision Statement</p>	<p>Recommendation: No action. Pending vision statement with City Council.</p>

An abstract painting composed of various geometric shapes and vibrant colors including red, blue, yellow, green, and orange. The brushstrokes are visible, giving it a textured, layered appearance. The composition is dense and non-representational.

INTRODUCTION

lingering sun —

the farmer's market peppers

redder and greener

Painting by Anna Macrae
Haiku by Michael Dylan Welch



lingering sun —

the farmer's market peppers

redder and greener

INTRODUCTION

Introduction

Welcome to the City of Sammamish Comprehensive Plan! This plan looks forward to 2035, provides a vision for the future, identifies goals and policies to achieve that vision, creates a basis for the City's regulations, and guides future decision-making.

This plan builds on the City's 2003 Comprehensive Plan, responds to community needs, and fulfills the Washington Growth Management (GMA) requirements for periodic review. It also conforms to King County's Countywide Planning Policies and guidance from the Puget Sound Regional Council Vision 2040.

What is a Comprehensive Plan?

In short, it's a blueprint for the future character of the city. It guides decisions on land use, transportation, housing, capital facilities, parks, and the environment. It also sets standards for roads and other infrastructure, identifies how they'll be paid for, and establishes the basis for zoning and development regulations.

As suggested by the word "comprehensive," this plan encompasses topics that address the physical, social, and economic health of the City. A comprehensive plan takes a long-range perspective, in this

*Have a plan.
Follow the
plan, and you'll
be surprised
how successful
you can be.*

Paul "Bear" Bryant

case looking 20 years into the future. For this reason, guidance is intentionally general, providing broad direction, but not prescribing specific implementation measures or regulatory actions. A plan is also a living document, adaptable to evolving conditions, and offering a framework for the consideration of policy changes.

What's in the Comprehensive Plan?

As established by the GMA, the City is required to include chapters that address land use, housing, transportation, capital facilities, utilities and shorelines. The City may also include chapters on other topics of local importance. In this case, the City of Sammamish has opted to include chapters on the environment and parks.

In addition to this introduction, the Sammamish Comprehensive Plan contains eight chapters, or elements, with goals and policies identified for each element. The goals and policies are numbered and labeled according to their respective elements. The contents of each element are briefly summarized below.

ELEMENT	ELEMENT FOCUS
Land Use	Land use capacity to meet projected growth, compatibility, environmental protection, sense of community, community character
Environment & Conservation	Environmental stewardship, protection of habitat areas, natural hazards, wetland protection, and preservation of surface and groundwater quality
Housing	Housing capacity to meet projected growth, housing preservation, provision of a range of housing types to serve diverse needs and all economic segments of the community
Transportation	Transportation to support land uses envisioned by the Comprehensive Plan, including movement of people and goods
Utilities	Telecommunications, electricity, water and sewer service, and stormwater systems
Parks, Recreation, Open Space	Parks, recreation, open space; athletic fields; recreation facilities as established in the City's adopted Parks, Recreation and Open Space Plan
Capital Facilities	Facilities and infrastructure needed for public services that will support planned population and employment
Shoreline	Shoreline use, environmental protection of shoreline areas, and public access as established in the City's adopted Shoreline Master Plan

Art in the Comprehensive Plan

In the summer of 2014, the City of Sammamish Arts Commission issued a call to artists for artwork in the Comprehensive Plan. Suggestions for types of artwork to help enhance the Comprehensive Plan included photography, short poetry, and abstract designs. Ultimately, the City selected two submittals, both from residents of the City of Sammamish.

From the Ashes, a 36' by 36" abstract in oil paint, was submitted by Anna Macrae. As the artist describes this piece,

This piece references the building of neighborhoods and communities. It shows strong color blocks in patterns that describe an evolving City landscape. It shows some areas that are more densely populated with mark making, and others with open spaces. It also shows areas of overlapping information and others where you can still see the history of what was there before.

The piece is built up of many layers of oil paint, for color and surface interest. There is a richness of marks, some with a brush and some with a palette knife, and the application of the paint runs from thick to thin.

From the Ashes is shown on the following page, and excerpts from the piece are shown at the start of each plan element.

Samples of short verse, submitted by Michael Dylan Welch, are also included at the start of each element. The poet laureate of Redmond, Washington, from 2013 to 2015, Mr. Welch is a resident of Sammamish and submitted verse that represents his varied impressions of life in this city.



*Sammamish Landing
central lawn*



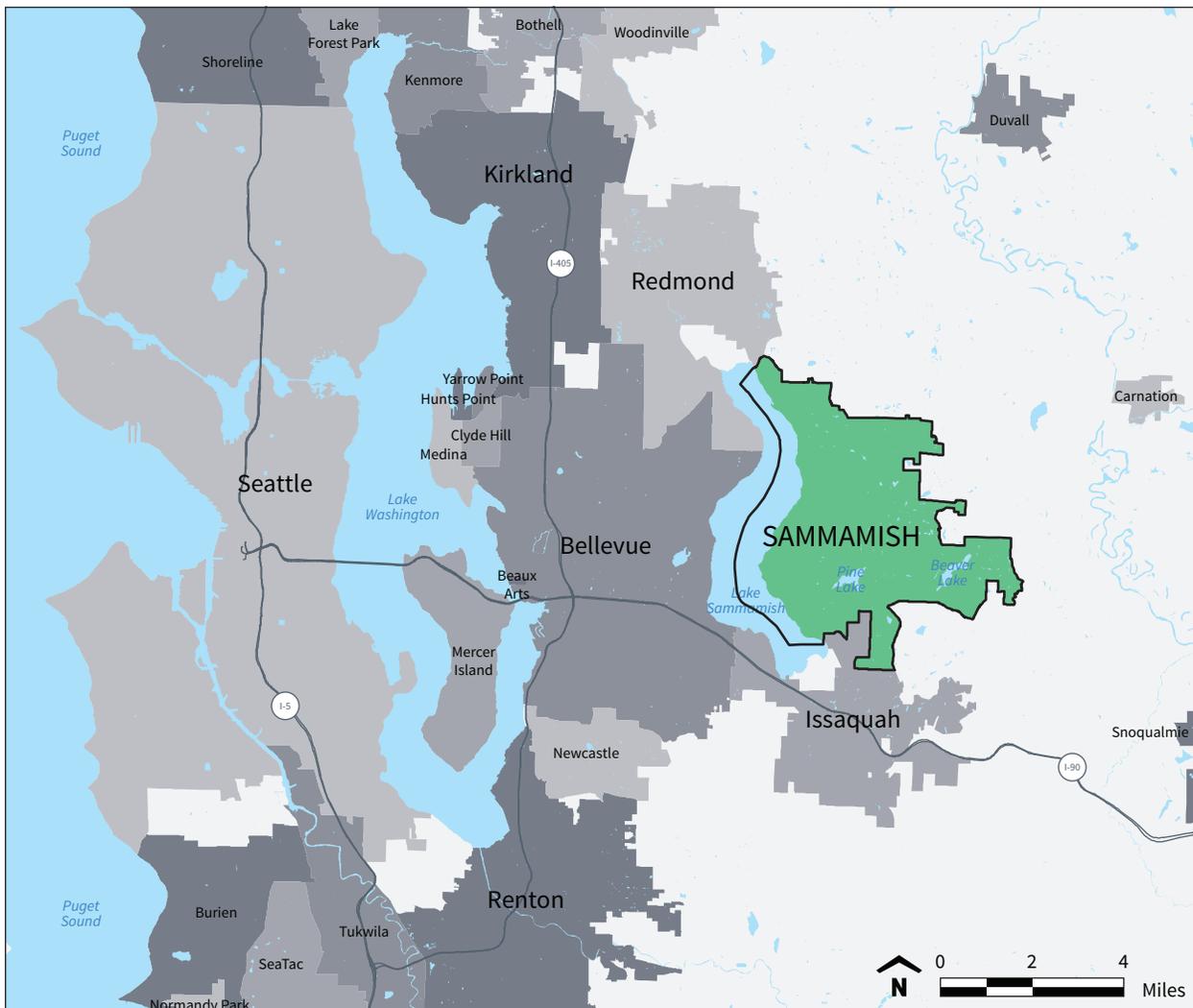
From the Ashes
by Anna Macrae

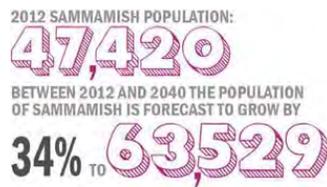
About Sammamish

A Snapshot of Sammamish

The City of Sammamish is located west of the Cascade Mountains in the Puget Sound region, about 26 miles east of Seattle. The city takes its name from Lake Sammamish, a picturesque body of water that forms the city's western border. To the south, Sammamish is bordered by Issaquah, to the north by Redmond, and to the east, by rural King County. Sammamish covers 22 square miles, measures almost seven miles north to south, and six miles east to west. Including Lake Sammamish, there are three major lakes in the city. The other two are Pine Lake and Beaver Lake.

*City of Sammamish
Vicinity Map*





In 2012, Sammamish had a population of 47,420 residents. The City's population and housing stock is oriented to families with children; roughly one-third of the population is under the age of 18. Comparatively, the numbers of young adults under the age of 30, and older adults over the age of 65, are relatively small.

Sammamish is largely a low-density residential city, with about 60 percent of its land area developed in single-family residences. Commercial and multi-family uses occupy about three percent of the land area. About 11 percent of the city is vacant land.¹

Additional information about Sammamish can be found in the City of Sammamish Community Profile, January 2014.

A Short History

Incorporated in 1999, Sammamish is one the area's newest cities. While the city itself is still quite young, the land it occupies has a long history. The shore of Lake Sammamish was home to bands from both the Duwamish and Snoqualmie tribes for at least 13,000 years. These early residents are part of the Lushootseed-speaking peoples, which includes tribes from around the Puget Sound watershed, including the Tulalip, Skagit, and Sauk-Suiattle to the north and the Skykomish, Suquamish, Muckleshoot, Puyallup, Nisqually, and Sahewamish in the south.



Snoqualmie tribal members, Inglewood (later Sammamish), ca. 1900 (courtesy Issaquah Historical Society, neg. no. 86-18-306)

The tribes lived off many plants and animals that are familiar to us today, practicing a kind of agroecology involving productivity, stability, sustainability and equitability. They deliberately managed the landscape to produce more of what was useful to the tribe for clothing, shelter, food, and healing, while retaining other native plants and keeping the stable forest ecosystem intact. Salmon was harvested from Lake Sammamish. A rich variety of vegetables such as nettle, cow parsnip, salmonberry and thimbleberry shoots; roots such as camas, onion, riceroot, wapato, and fern roots; and berries such a salal, salmonberry, dewberry, blueberry, huckleberry and serviceberry were gathered. Animals, including deer, elk, beaver, bear and cougar, were hunted for food and other resources. The western red cedar was a key resource. The wood provided the building material for canoes. Fibers from the bark was made into rope and baskets. Oils from the tree's wood provide insect repellent. And leaves from the western red cedar were used for medicinal and other purposes.

¹ Washington State Department of Ecology. 2010 land use GIS dataset.

Pioneer settlement by European-Americans began in the 1870s. Newcomers cleared land for agriculture on homesteads, with some later moving on to other enterprises. Among other things, the new farmers raised hops. They also employed some native people on these farms. Logging became the main industry at the end of the 19th century, with the Monohon Mill opening in the 1880s, and the Lake Sammamish Shingle Mill at Weber Point opening in 1898.

By the 1930s, logging had declined, and Sammamish became home to several resorts, at both Pine Lake and Beaver Lake. Agriculture was still a major land use through the mid-20th century, but a major change came along when residential development began to take off in the 1960s. By the 1970s and 80s, the lakeside resorts had closed down and the area was dominated by single family homes, schools, and a nearby shopping/commercial center.

By the 1980s, as the pace of development on the Sammamish plateau was accelerating, interest in incorporation or annexation to a neighboring city was also increasing. In the early 1990s, two separate elections, one for incorporation and one for annexation, were defeated. By the late 1990s, the path of incorporation emerged as the most viable option for the area to achieve cityhood. On November 3, 1998, nearly 8,000 citizens voted to create the City of Sammamish. At midnight on August 31, 1999, incorporation took effect and Sammamish became its own City.



Inglewood (later Sammamish) logger, ca. 1900 (courtesy Issaquah Historical Society, neg. no. 86-18-242b)



Docks at Pine Lake Resort, Sammamish Plateau, ca. 1958 (courtesy Sammamish Heritage Society)

Vision and Planning Framework

This section contains the City of Sammamish Comprehensive Plan Vision Statement and frameworks for sustainability and health, citizen participation and amending the Comprehensive Plan.

Sammamish Vision

A vision statement is an aspirational description of the future that the City is trying to achieve through its plans and actions. For this Comprehensive Plan, the vision statement should use words to paint a picture of the City of Sammamish in 2035.

The City's 2003 Comprehensive Plan contains a vision statement that served as a good starting place for reviewing and considering

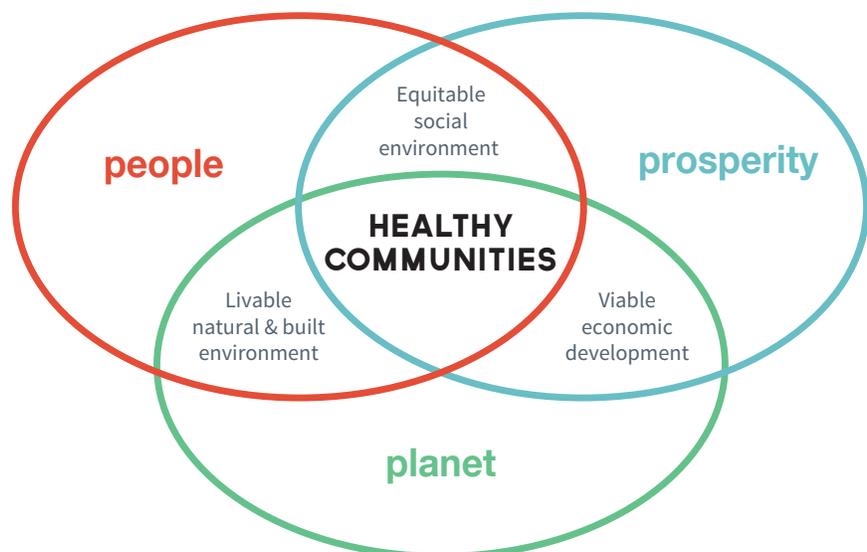
an updated vision to 2035. Citizens were asked what they value about Sammamish and helped to identify priorities for the future. Recognizing that, 20 years in the future, today's youth will be adults, middle and high school students also participated in helping to prioritize ideas for what Sammamish should be like in 2035. The City Council and Planning Commission reviewed these findings and used this information to develop the updated vision for the City.

*Working Vision
Sammamish 2035*

Sammamish is a welcoming and family-friendly community featuring outstanding schools, safe streets, excellent recreational opportunities, a green and healthy natural environment and abundant open space. Sammamish encourages local entrepreneurship and small businesses. We are diverse and recognize diversity as a strength. Our range of housing choices and vibrant community gathering places promote a culture of inclusiveness. We rely on actively engaged residents to shape our community and make Sammamish a unique and special place.

Sustainability and Health

Healthy and sustainable places are built on a foundation that considers the needs of the community with respect to environmental quality, economic vitality and social equity. As shown in the diagram below, these characteristics are also referred to as people, prosperity and planet. Healthy and sustainable communities are in balance with respect to people, prosperity and planet.



The City of Sammamish has prioritized sustainability and health as an overriding goal for the Comprehensive Plan. The Health and Sustainability Framework, shown below, is the foundation for incorporating health and sustainability goals and policies throughout the Comprehensive Plan. In each element, goals and policies that focus specifically on sustainability and healthy communities are highlighted with the icon at left.

In each element, goals and policies that focus specifically on sustainability and healthy communities are highlighted with this icon.



Framework for Sustainability and Health

- HS.1 Create and protect healthy habitat
- HS.2 Maintain a diverse ecosystem supporting a variety of wildlife
- HS.3 Maintain Sammamish's forested character
- HS.4 Conserve energy
- HS.5 Conserve water and protect water quality
- HS.6 Protect air quality
- HS.7 Reduce energy consumption and emissions related to mobility
- HS.8 Foster healthy neighborhoods
- HS.9 Promote sustainable development through the use of environmentally sensitive building techniques and low impact stormwater methods
- HS.10 Reduce the physical infrastructure needed for mobility
- HS.11 Promote a culture of environmental and human health through public education, city demonstration projects and programs
- HS.12 Promote inclusive citizen involvement in shaping decisions for Sammamish's future
- HS.13 Support a local economy that provides economic growth opportunities

Citizen Participation

An active public participation program was an essential part of the 2015 comprehensive plan re-write. The goals of public outreach were to:

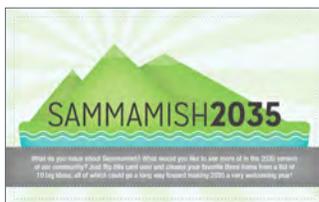
- Encourage participation among a wide range of citizens
- Obtain meaningful, productive and substantive input to the content of the comprehensive plan
- Communicate to participants how their input affects decisions
- Engage the public in resolving conflicts among competing interests
- Build a framework that encourages a sustained dialog
- Evaluation and document participation throughout the life of the project

In order to achieve these goals, the City undertook a wide variety of activities. Major components of the City's outreach program included:

1. Traveling Exhibit and Materials. Traveling materials were intended to reach out to community members who may be interested in the comprehensive plan, but not able to attend traditional public meetings or workshops. Materials included:



Traveling tabletop display



PICK THE TOP THREE MOST IMPORTANT IDEAS FOR SAMMAMISH IN 2035

<input type="checkbox"/> Lots of recreational opportunities	<input type="checkbox"/> More connections between our neighborhoods
<input type="checkbox"/> Small town atmosphere	<input type="checkbox"/> A sustainable city
<input type="checkbox"/> Plenty of places to shop, eat out, watch movies and other recreational activities	<input type="checkbox"/> A green city - lots of trees and natural features
<input type="checkbox"/> More roads to and from the City	<input type="checkbox"/> Neighborhoods that look really like they do right now
<input type="checkbox"/> A variety of types of housing	<input type="checkbox"/> What did we miss?

YOUR OPINION MATTERS!
We've searched about surveys on important topics, and your input counts!

Postcards posed questions about potential future priorities and asked citizens to select their top three priorities

- *Tabletop Display.* Early in the planning process, traveling tabletop display was developed to describe the Comprehensive Plan rewrite, what it is, why it matters to City residents and inviting input. The tabletop display was circulated through multiple venues in the City, including the library, coffee shops, grocery stores, the Arts Fair, the Farmers' Market, and City Hall. City staff and Planning Commissioners typically accompanied the display in order to answer question and engage directly with citizens about issues of interest.
- *Postcard/questionnaire.* During the visioning process, a postcard/questionnaire was developed to engage citizens in questions about their preferences for the future of the community. Staff took the questionnaire to local activity areas and events, such as the South Sammamish Park & Ride, grocery stores and the Nightmare at Beaver Lake.
- *Posters.* As the Planning Commission was developing preliminary recommendations, a series of posters were prepared and posted on a rotating basis throughout the City. Posters described each draft element, the "big ideas" contained in each draft element and invited input on these issues. Each poster also included a QR code for easier

connection to the City's website. Posters were displayed at many of the same venues described above, including the Farmers Market, library, retail centers and City Hall.

- **Project brochure.** A project brochure provided basic project information and invited input in the planning process. The brochure was used at multiple venues.

Additional information about some of these outreach activities can be found in the City of Sammamish Community Profile (2014).

"Big ideas" from each draft element were described on a series of posters displayed at various venues and events

SAMMAMISH COMPREHENSIVE PLAN REWRITE COMING SOON
draft elements

The City of Sammamish is looking for the future through our Comprehensive Plan. We are preparing new chapters to guide decisions on land use, transportation, housing, capital facilities and other important issues. As we work on these different subjects, we would like your feedback!

This poster describes elements that are coming soon. These elements include Land Use, Transportation and Capital Facilities. Each element is briefly summarized below.

Land Use Element
The Land Use Element is a chapter of the Comprehensive Plan that establishes the basic land use and zoning regulations, including provisions for development and development intensity and density to accommodate anticipated population growth. It also includes consideration of approaches to preserve physical activity.

Transportation Element
The Transportation element is a chapter of the Comprehensive Plan that provides for a transportation system to support planned land use. It includes consideration of needed transportation facilities, levels of service, and funding capability to meet future facility needs. It also reflects transit, pedestrian and bicycle systems as an integral part of this element.

Capital Facilities Element
The Capital Facilities Element is a chapter of the Comprehensive Plan that provides for public facilities to support planned land use. It includes consideration of needed facilities, levels of service, and funding capability to meet future facility needs. Water, sanitary sewer, stormwater, schools, parks/recreation, streets, police and fire protection facilities are included in this element.

Interested in more?
You are invited to provide comment to the Planning Commission as they review the Comprehensive Plan elements. Please see the link below for more information about the Planning Commission schedule: <http://www.ci.sammamish.wa.us/CommunityDevelopment/PlanningCommission> or email PlanningCommission@sammamish.wa.us for more information.

SAMMAMISH2035
City of Sammamish, Community Development Department
80 228th Avenue SE, Sammamish, WA 98075
98% of the City's population will live here by 2035.

SAMMAMISH COMPREHENSIVE PLAN REWRITE ENVIRONMENT & CONSERVATION
draft element

The City of Sammamish is looking for the future through our Comprehensive Plan. We are preparing new chapters to guide decisions on land use, transportation, housing, capital facilities and other important issues. As we work on these different subjects, we would like your feedback!

This poster describes the major themes of the Environment and Conservation Element. Please see links to the complete Element and contact information at the bottom of this poster.

Serve as a leader in environmental stewardship
Promote an integrated approach to protect and enhance the natural environment. Work in coordination with others to enhance the environment, promote and lead education and improvement programs, and work to ensure the health and well-being of the complete living ecosystem.

Protect people, property and the environment from current and future hazards
Minimize risk to people, property and the environment through strict development of hazard-prone areas and measures to minimize the impact of natural hazards, including the development of flood storage and retention basins. Consider future hazards, such as impacts of climate change, sea level rise, and other natural or man-made hazards, and the potential for cascading effects.

Protect and enhance the quality of our natural environment
Preserve, protect and enhance all aspects of the natural environment, including wetlands, glacial and other historic, scenic, historic and quality and/or quality of life resources, and enhance the City's water quality. Support measures to increase the sustainability and efficiency of existing practices.

What do you think? Interested in more?
Do you agree with these ideas? What else should you suggest? Would you like more information?
Please see the Planning Commission and Executive Director at www.ci.sammamish.wa.us/CommunityDevelopment/PlanningCommission or email PlanningCommission@sammamish.wa.us for more information about the Comprehensive Plan Review.

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SAMMAMISH COMPREHENSIVE PLAN REWRITE HOUSING
draft element

The City of Sammamish is looking for the future through our Comprehensive Plan. We are preparing new chapters to guide decisions on land use, transportation, housing, capital facilities and other important issues. As we work on these different subjects, we would like your feedback!

This poster describes the major themes of the Housing Element. Please see links to the complete Element and contact information at the bottom of this poster.

Promote attractive and vibrant neighborhoods
Make sure that new development is compatible with neighborhood character and supported by services to enhance character.

Make sure our residential areas can accommodate planned future growth
Promote a variety of residential options, including multi-unit and townhomes, to meet the needs of the future. Encourage housing diversity, including public and affordable housing, and encourage housing choice.

Provide for a range of housing opportunities
Encourage innovation and creative measures to support a range of affordable housing, including and not limited to housing for seniors and housing for people with special needs.

What do you think? Interested in more?
Do you agree with these ideas? What else should you suggest? Would you like more information?
Please see the Planning Commission and Executive Director at www.ci.sammamish.wa.us/CommunityDevelopment/PlanningCommission or email PlanningCommission@sammamish.wa.us for more information about the Comprehensive Plan Review.

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SAMMAMISH COMPREHENSIVE PLAN REWRITE UTILITIES
draft element

The City of Sammamish is looking for the future through our Comprehensive Plan. We are preparing new chapters to guide decisions on land use, transportation, housing, capital facilities and other important issues. As we work on these different subjects, we would like your feedback!

This poster describes the major themes of the Utilities Element. Please see links to the complete Element and contact information at the bottom of this poster.

Support utility services to accommodate existing and projected growth
Support the development and expansion of services to meet anticipated demand for services, including services for the City's Comprehensive Plan.

Encourage utility service design that is consistent with community character
Promote the incorporation of utility infrastructure, including aesthetics, compatible design and aesthetic value throughout development projects.

Encourage measures to conserve energy and protect water quality
Encourage the use of all available energy sources, encourage renewable and non-renewable energy development, support renewable energy production, promote energy conservation, and support a long-term strategy for ground water protection and quality.

What do you think? Interested in more?
Do you agree with these ideas? What else should you suggest? Would you like more information?
Please see the Planning Commission and Executive Director at www.ci.sammamish.wa.us/CommunityDevelopment/PlanningCommission or email PlanningCommission@sammamish.wa.us for more information about the Comprehensive Plan Review.

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SAMMAMISH COMPREHENSIVE PLAN REWRITE SHORELINE & PARKS
draft elements

The City of Sammamish is looking for the future through our Comprehensive Plan. We are preparing new chapters to guide decisions on land use, transportation, housing, capital facilities and other important issues.

This poster describes the Shoreline and Parks, Recreation and Open Space Element. These elements incorporate existing adopted City policy for shoreline areas and parks and changes to the policies are not anticipated. Each element is briefly summarized below.

Shoreline Element
The Shoreline Element is based on the City's Shoreline Policy Program, which was prepared in a public process that included significant public comment and was approved by the City's Planning Commission and the Washington Department of Ecology.

Parks, Recreation and Open Space Element
The Parks and Recreation Element is based on the City's Parks, Recreation and Open Space Policy Program, which was prepared in a public process that included significant public comment and was approved by the City's Planning Commission and the Washington Department of Ecology.

Interested in more?
Please see the Planning Commission and Executive Director at www.ci.sammamish.wa.us/CommunityDevelopment/PlanningCommission or email PlanningCommission@sammamish.wa.us for more information about the Comprehensive Plan Review.

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SAMMAMISH COMPREHENSIVE PLAN REWRITE SUSTAINABILITY
draft framework

The City of Sammamish is looking for the future through our Comprehensive Plan. We are preparing new chapters to guide decisions on land use, transportation, housing, capital facilities and other important issues. As we work on these different subjects, we would like your feedback!

This poster describes the major themes of the Sustainability Element. Please see links to the complete Element and contact information at the bottom of this poster.

Create and protect healthy habitat
Identify goals and actions that protect the natural environment. Consider wildlife habitat, scenic, historic, and other resources, water quality and quantity, air quality and other elements of the natural environment.

Provide a culture of inclusiveness and citizen involvement
Provide for existing community gathering places, effective outreach methods, and a connected and well-served public.

Support a local economy that provides economic growth opportunities
Support sustainable economic vitality through programs to promote community businesses, innovation and environmentally responsible practices.

What do you think? Interested in more?
Do you agree with these ideas? What else should you suggest? Would you like more information?
Please see the Planning Commission and Executive Director at www.ci.sammamish.wa.us/CommunityDevelopment/PlanningCommission or email PlanningCommission@sammamish.wa.us for more information about the Comprehensive Plan Review.

SAMMAMISH2035
City of Sammamish, Community Development Department
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98% of the City's population will live here by 2035.

*Project
brochure*



A large map of the city invited passers-by to find their home on the map at popular public venues to build awareness of the comprehensive plan and encourage community engagement

2. Speaker's Bureau. Using content based on the traveling exhibit, the speaker's bureau was used to present information about the Comprehensive Plan rewrite at regular meetings of boards, commissions and community organizations. The presentations were an important opportunity for providing accurate and timely information to members of the community. Materials used at speaking events included a slide presentation and project brochure.

3. Web page. The City's web page was used to describe the Comprehensive Plan rewrite purpose, process and opportunities to participate. Background materials and draft comprehensive plan elements were posted on an ongoing basis and comments were invited. Web visitors could also sign up for on an email alert list.

4. Email alerts. Email alerts containing project updates, alerting citizens of major events, and inviting comment on draft work products were sent out on an ongoing basis over the course of the project. An estimated 1,000 email addresses are included on this list.

5. On-line Survey. The website was used to survey citizens about a future vision statement and key issues/concerns related to each element of the comprehensive plan. Questions were timed so that responses could be provided to the Planning Commission as they were reviewing the element that pertained to the questions. Survey questions were not designed as a statistically significant research tool, but just as another indication of public opinion and opportunity for interested parties to engage in the process.



Youth provide feedback about their vision for Sammamish in the future

6. Outreach to Schools. City staff met with middle and senior high school students at four different schools and the City's Youth Board to explain the planning process to students and solicit feedback on student perspective on important City issues and future vision. At each session, staff led an interactive exercise designed to identify the issues that were most important to the students.

7. Community Workshops. Informal and interactive workshops were held at two different times to invite comments on preliminary plan goals and policies. Information about the key issues and direction of the plan were displayed and participants were invited to provide verbal or written comment. Invitations to these workshops were sent to the email alert list, printed in the City newsletter, posted to the website and printed in the newspaper.

8. Planning Commission meetings. Between late 2013 and adoption of the Comprehensive Plan in 2015, the Planning Commission met approximately 30 times to review information, discuss policy issues and make recommendations on policy direction. All meetings were open to the public and public comment was invited. Planning Commission meeting materials were also posted on the City's website.

Framework for Citizen Participation

Going forward, active citizen participation remains a vital component of the City's planning process. The framework for citizen participation is shown below.

- CP.1 Encourage and facilitate user-friendly public participation in community decision-making.
- CP.2 Consider the interests of the entire community in making decisions.
- CP.3 Encourage and emphasize open communication between all parties when considering planning issues.
- CP.4 Incorporate a variety of public outreach approaches to oversee major amendments to the Comprehensive Plan.
- CP.5 Share information with the public about planning and development processes, how they interrelate, and how to provide effective input.
- CP.6 Consider the interests of present and future residents over the length of the planning period when making decisions.

Amending the Comprehensive Plan

Comprehensive plans are dynamic living documents that require regular review and revision to ensure that they respond to changing needs of the community and respond to new federal or state law.

The city's Development Code and Town Center Development Code (Sammamish Municipal Code Title 21A and 21B) is a major implementation tool for the Comprehensive Plan. The Development Code specifies the kinds of uses that are permitted in each zone and sets standards for all new development and re-development. Other parts of the Sammamish Municipal Code – Land Division, Surface Water Management, Public Works and Transportation, among others – play an important role in implementing the Comprehensive Plan.

The Comprehensive Plan also guides the location and sizing of infrastructure and other capital facilities, the placement of facility enhancements (decorative street lighting, for example) that affect community character, and the implementation of operational activities (recreational and cultural programming, for example) that affect community health, safety and character.

As noted before, comprehensive plan goals and policies provide guidance, but are intentionally written broadly to allow for flexibility in their future implementation. The City's approach to review and amendment to the Comprehensive Plan is described in the goals and policies below.

Framework for Implementing and Amending the Comprehensive Plan

- IA.1 Consistent with GAM requirements, develop and document a strategy for implementation of the Comprehensive Plan, including a proposed schedule and priorities.
- IA.2 Maintain the Comprehensive Plan to ensure that changing conditions, including changes in the community and changes to regional, state and federal policies and regulation are reflected in the plan.
- IA.3 Consider proposed Comprehensive Plan Amendments concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle as authorized in the Growth Management Act. All proposed Comprehensive Plan Amendments should include the following elements:
 - a A detailed statement of what is proposed to be changed and why,
 - b A statement of anticipated impacts of the change, including geographic area affected and issues presented,
 - c A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply,
 - d A statement of how the amendment complies with the Growth Management Act's goals and specific requirements,
 - e A statement of how the amendment complies with the Sammamish Vision Statement,
 - f A statement of how functional plans and capital improvement programs support the change, and
 - g Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

- IA.4 Ensure proposed Comprehensive Plan policy amendments are accompanied by any related and required implementing actions.
- IA.5 Implement a public participation strategy appropriate for each Comprehensive Plan amendment cycle, as established in the Citizen Participation Framework
- IA.6 Ensure that the Comprehensive Plan, development regulations, City and other agency functional plans and budgets are mutually consistent and reinforce each other.

An abstract painting featuring a complex composition of layered brushstrokes. The color palette is dominated by warm, earthy tones such as ochre, sienna, and terracotta, interspersed with cooler shades of muted blue, teal, and pale green. The texture is highly visible, with thick applications of paint and some areas where the underlying layers are exposed, creating a sense of depth and movement. The overall effect is one of organic, gestural energy.

LAND USE

blown in the breeze,
snips of ribbon
for the new library

Painting by Anna Macrae
Haiku by Michael Dylan Welch



blown in the breeze,
snips of ribbon
for the new library

LAND USE

Introduction

The Land Use Element guides future use of land in Sammamish and helps to ensure the City's high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, foster a sense of community, reflect current and historic character, and keep new growth compatible with existing development. It recognizes the auto-oriented legacy of historic development patterns, and sets policies to smoothly transition to urban patterns that are more walkable and promote good human health. Lastly, it aims to be part of a coherent regional whole by coordinating planning efforts with neighboring cities, special districts, and King County.

Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, land use policies promote opportunities for sustainable development patterns, active transportation, access to healthy foods, and social connectedness.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and

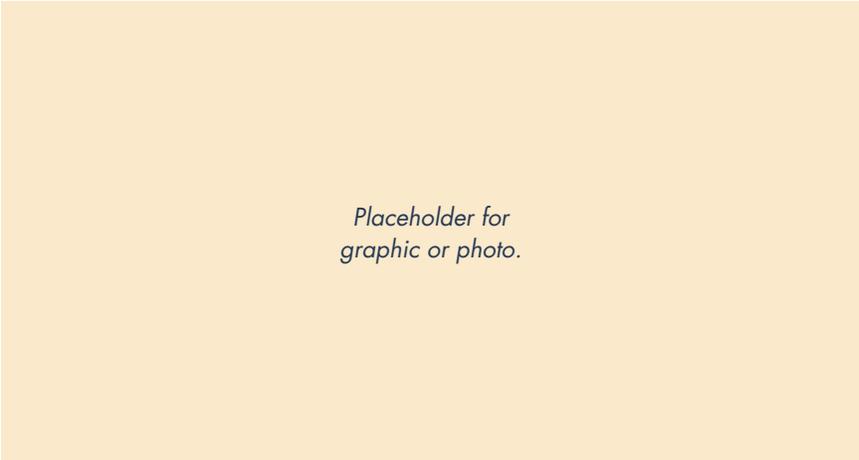
Placeholder for graphic or photo.

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

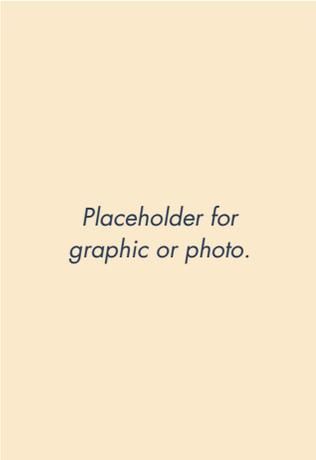


avoiding sprawl, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

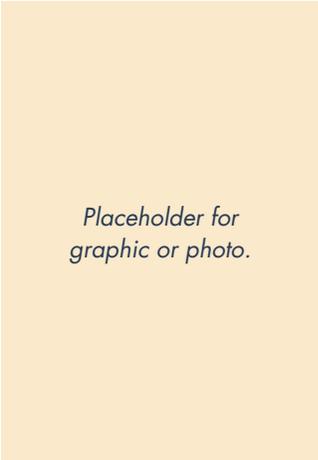
The Land Use Element Background Information contains the background data and analysis that provide the foundation for the Land Use Element goals and policies.



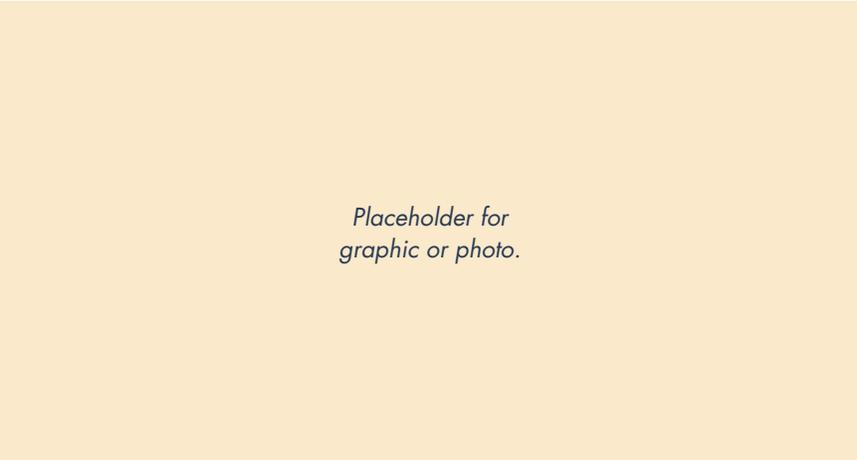
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graphic or photo.*

Goals and Policies

Goal LU.1 Provide for planned population and employment growth while maintaining the City's character.

Policy LU.1.1 Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses.

Policy LU.1.2 Establish land use designations, densities and intensities as listed below and described on the following page:

LAND USE DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	IMPLEMENTING ZONING DESIGNATIONS
Residential 1 (R-1) Affordability	1 unit/acre	R-1
Residential 4 (R-4)	4 units/acre	R-4
Residential 6 (R-6)	6 units/acre	R-6
Residential 8 (R-8)	8 units/acre	R-8
Residential 12 (R-12)	12 units/acre	R-12
Residential 18 (R-18)	18 units/acre	R-18
Town Center A	40 units/acre	TC A
Town Center B	20 units/acre	TC B
Town Center C	8 units/acre	TC C
Town Center D	20 units/acre	TC D
Town Center E	1 unit/acre	TC E
Neighborhood Business (NB)	8 units/acre	NB
Community Business (CB)	18 units/acre	CB
Office (O)	18 units/acre	P
Public Institution	—	

Policy LU.1.3 Establish and maintain a Comprehensive Plan Future Land Use Map based on the land use designations in Policy LU.1.2, included as Figure LU-1.

LAND USE DESIGNATIONS

Residential Districts

The residential districts implement Comprehensive Plan policies for housing quality, diversity, and affordability, and efficient use of land, public services, and energy. The R-1 district should be applied in areas with, or in proximity to, lands with area-wide environmental constraints, wildlife corridors, or in established neighborhoods of the same density. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. The R-4 through R-8 districts, provide for predominantly single detached dwelling units at varying densities. The R-12 through R-18 districts allow for a mix of multifamily development at a variety of densities. Minimum residential densities should be met in the R-8, R-12, R-18, TC-A, and TC-B districts. In all residential districts, accessory uses and complementary nonresidential uses may be allowed.

Neighborhood Business

The Neighborhood Business District provides small scale convenient daily retail and personal services for a limited service area, minimizes the impacts of commercial activities on nearby properties, and provides for limited residential development not to exceed R-8 density.

Community Business

The Community Business District provide convenience and comparison retail and personal services for local service areas serving neighborhoods that cannot be served conveniently by larger commercial centers. Compared to the Neighborhood Business District, a wider range of uses are permitted, including small-scale office and mixed-use developments.

Office

The Office District provides for pedestrian and transit-oriented, high-density employment office uses together with the potential for complementary retail and urban density residential development in certain locations.

Town Center

The Town Center designations create a focused mixed-use center for the City, provide opportunity for a variety of housing types and retail and office uses; provide for a comprehensive system of parks, open spaces and trails; establish an efficient circulation system; provide community and civic facilities; establish a distinctive design character; and promote sustainability, including an integrated stormwater management system. The planned development pattern encourages the most intensive development in core mixed use development areas.

Designations within Town Center include the following:

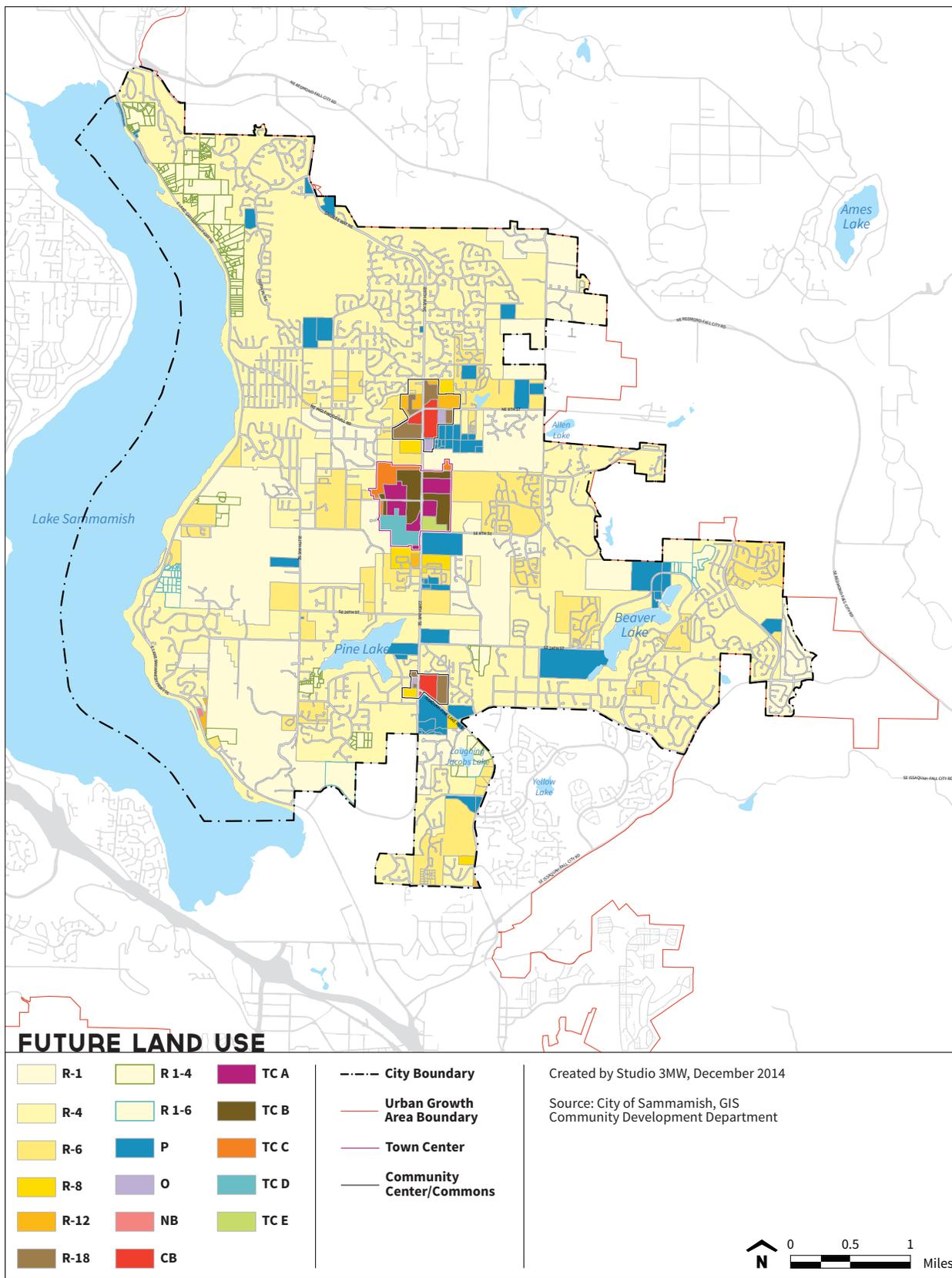
- » Town Center A – Commercial focus
- » Town Center B – Residential focus
- » Town Center C – Lower intensity residential
- » Town Center D – Civic campus
- » Town Center E – Reserve

The Town Center subarea plan and implementing development regulations provide additional guidance for town center development.

Public Institution

This classification recognizes publicly owned facilities and sites that offer governmental, utility, recreational, educational, and emergency response services, respectively, to the community.

Figure LU-1
 Future Land Use Map



*Policy LU 2.1 to be reviewed
and revised to reflect the final
Sammamish vision statement*

*Placeholder for
graphic or photo.*

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graphic or photo.*

*Placeholder for
graphic or photo.*

Goal LU.2 On a Citywide basis, enhance community character and identity through the future land use pattern.

- Policy LU.2.1 Establish land use policies and regulations that promote a safe, healthy and diverse residential community with a range of housing options, safeguard the environment and foster a sense of community.*
- Policy LU.2.2 Consider gateway development, signage, public art, or other features as a way to enhance community identity and highlight community assets.*
- Policy LU.2.3 Promote a sense of place through complementary and compatible development character and smooth transitions between differing land uses.*
- Policy LU.2.4 Recognize and preserve the natural environment as an important element of the City's identity.*
- Policy LU.2.5 Develop design guidelines and development regulations to support the following:*
- a Compatibility with natural site features*
 - b Retention of trees and native vegetation*
 - c Low impact development*
 - d Development at a scale and character appropriate to the site*
 - e Design that supports the human scale*
 - f Design that reflects community character*
 - g Landscaping to enhance building and site appearance and function*
 - h Integrated and connected access for bicycles, pedestrians and vehicles*
 - i Balanced consideration of automobile and pedestrian/bicycle mobility and safety*
 - j Usable open space, including community gathering places*
 - k Cohesive design character that minimizes visual clutter*
 - l Sense of personal safety*

Goal LU.3 Preserve and enhance the quality, character and function of the City's residential neighborhoods.

- Policy LU.3.1 Promote a variety of housing types to meet a range of housing needs.*
- Policy LU.3.2 Support design variety, such as variation in façade and rooflines, flexible setback standards, other design features, to enhance neighborhood character.*
- Policy LU.3.3 Promote clustering to preserve open space, retain significant natural features and reduce surface water runoff.*
- Policy LU.3.4 Encourage townhomes and mixed attached/detached housing in appropriately zoned areas near services or as transition between single family and other uses.*
- Policy LU.3.5 Where feasible, design stormwater facilities to provide supplemental benefits, such as wildlife habitat, passive recreation and enhancement of community character.*
- Policy LU.3.6 Consider site and design measures in residential areas to:*
- a Ensure that stormwater facilities enhance neighborhood character*
 - b Promote privacy*
 - c Preserve vegetation, protect the natural environment, and encourage planting of trees and native vegetation*
- Policy LU.3.7 As infill occurs, promote measures for compatible development.*
- Policy LU.3.8 Identify opportunities for development of compatible services, recreation, gathering places within walking/bicycling distance of homes.*

Please see the Housing Element for additional housing and residential neighborhood goals and policies.

Clustered development is the grouping buildings on small lots within a development site in order to preserve sensitive natural features and open space.

Goal LU.4 Promote the long-term economic vitality of designated community centers/commons and town center.

Policy LU.4.1 Town Center and designated Community Centers/Commons should provide for a lively mix of activities , including:

- a Specialty retail and restaurants*
- b Professional office*
- c Diverse housing opportunities*
- d Innovative design and mixed use development opportunities*
- e Pedestrian and transit oriented design*
- f Civic, community service, community gathering and recreational uses*

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Policy LU.4.2 Develop subarea plans and design guidelines for designated Community Centers/Commons to support long term compatibility and vitality.

Policy LU.4.3 In addition to the community-wide design considerations described in Policy LU 2.5, commercial area design guidelines should consider the following goals:

- a Transition toward a visually continuous, pedestrian and bicycle oriented storefronts adjacent to the street*
- b Promote the unique and distinct character of each commercial center*
- c Establish a cohesive and consistent design character within each commercial center*

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Policy LU.4.4 Promote infill and redevelopment of existing commercial centers as a priority before expansion.

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Policy LU.4.5 Foster public/private partnerships to implement economic development programs and projects.

Goal LU.5 Ensure that public facilities support and strengthen community character.

- Policy LU.5.1 Create community landmarks and promote identity through public art and public/semi-public development.*
- Policy LU.5.2 Encourage joint siting of public facilities to increase access and convenience for the public and promote more active and efficient use of facilities.*
- Policy LU.5.3 Enhance the visual character and function of stormwater management facilities through creative and innovative use of evolving technologies.*
- Policy LU.5.4 Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character*
- Policy LU.5.5 In order to promote dark skies, streetlighting should be appropriate to the task and located and shielded to reduce light trespass on the surrounding area.*

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Goal LU.6 Promote development design that maintains a harmonious relationship with the natural environment.

- Policy LU.6.1 Encourage design flexibility, such as lot clustering, to preserve existing site features, including clusters of trees, wetlands, streams, native topography and similar features.*
- Policy LU.6.2 Maximize tree retention and assure restoration where tree retention is not possible.*
- Policy LU.6.3 Promote retention of existing landscaping and native vegetation in development.*
- Policy LU.6.4 Identify, preserve and enhance public scenic vistas.*
- Policy LU.6.5 Promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies to limit the necessary amount of impervious surface.*

Please see the Environment and Conservation Element for additional natural environment policy guidance.



Goal LU.7 Support a land use pattern that promotes community health through active transport, access to healthy foods and social connectedness.

Walking and biking

See the Transportation and Parks/Open Space elements for goals and policies addressing walking and biking circulation systems.

Policy LU.7.1 Strive for a connected land use pattern that serves the local community and reduces the need to drive.

Policy LU.7.2 Adopt land use designations that promote efficient transportation systems, including consideration of walking and biking distances in the location of residential, commercial and recreational uses.

Policy LU.7.3 Support land use choices that help to increase the number of pedestrian trips.

Policy LU.7.4 Integrate land use characteristics, such as densities and key destinations, into development of the Trails, Bikeways and Paths Master Plan.

Policy LU.7.5 Promote neighborhood connectivity.

- a Seek opportunities to connect neighborhoods to existing and planned road and trail systems*
- b Ensure that neighborhoods are connected and accessible for all modes of travel*
- c Connect existing road ends with new development*

Policy LU.7.6 Support safe walking and bicycling routes to schools.

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graphic or photo.

Healthy foods

- Policy LU.7.7 Provide opportunities for urban agriculture, including community gardens.*
- Policy LU.7.8 Increase access to healthy foods, such as through the Farmer's Market.*
- Policy LU.7.9 Support healthy food access in proximity to residential areas and transit facilities.*

Sense of community and community gathering places

- Policy LU.7.10 Encourage opportunities for informal community gathering through streetscape design and landscape standards.*
- Policy LU.7.11 Encourage active civic engagement in plans, regulations and development proposals.*

Goal LU.8 Participate in inter-agency partnerships to address regional planning issues.

- Policy LU.8.1 Develop long-term plans in coordination with neighboring special districts and general purpose governments; strive to achieve balance in addressing differing needs.*
- Policy LU.8.2 Coordinate future planning and interlocal agreements for annexation areas with appropriate agencies.*

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Online communication through **social media** also promotes community. Please see the Utilities Element for policies related to telecommunication service in Sammamish.

A few of the neighboring jurisdictions and special purpose districts that Sammamish commonly works with include:

- *City of Redmond*
- *City of Issaquah*
- *King County*
- *King County Metro*
- *Puget Sound Regional Council*
- *Eastside Fire and Rescue*
- *Lake Washington School District*
- *Snoqualmie Valley School District*
- *Issaquah School District*
- *NE Sammamish Water and Sewer District*
- *Sammamish Plateau Water and Sewer District*
- *Sound Transit*

Policy LU.8.3 Work with King County and neighboring jurisdictions to study and accomplish UGA boundary adjustments 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 and shown in Figure LU-2. Additional areas may be identified in the future.

- *Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City's UGA*
- *Evans Creek Preserve, consisting of about 175 acres owned by the City and adjoining City boundaries, but not included in the City's UGA*
- *The City-owned portion of Soaring Eagle Park consisting of approximately 30 acres adjacent to the City boundary.*
- *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.*

Policy LU.8.4 Consider annexations as designated in the potential annexation area map, Figure LU-2.

Policy LU.8.5 Ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Land Use Map and policies.

Policy LU.8.6 Continue to revise and update the Future Land Use Map as potential annexation areas are designated and annexed.



Goal LU.9 Encourage sustainable development.

- Policy LU.9.1 Identify and adopt zoning code amendments to allow distributed energy generation (solar, wind, etc.) compatible with surrounding uses and adopt incentives that promote distributed generation.*
- Policy LU.9.2 Promote water conservation through a variety of technologies, including water efficient fixtures, rainwater harvesting and re-use of greywater.*
- Policy LU.9.3 Support green building practices and infrastructure measures.*

Goal LU.10 Identify, protect and preserve historic, cultural and archaeological resources.

- Policy LU.10.1 Preserve the community's history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.*
- Policy LU.10.2 Support a transparent public review process whenever changes to historically significant buildings or properties are proposed.*
- Policy LU.10.3 Participate in regional efforts to identify and preserve historic and cultural sites.*
- Policy LU.10.4 Support community cultural organizations and facilities.*

Please see the Utilities Element for additional sustainable policies related to utilities.

Green building practices are environmentally responsible and resource-efficient throughout a building's life-cycle.

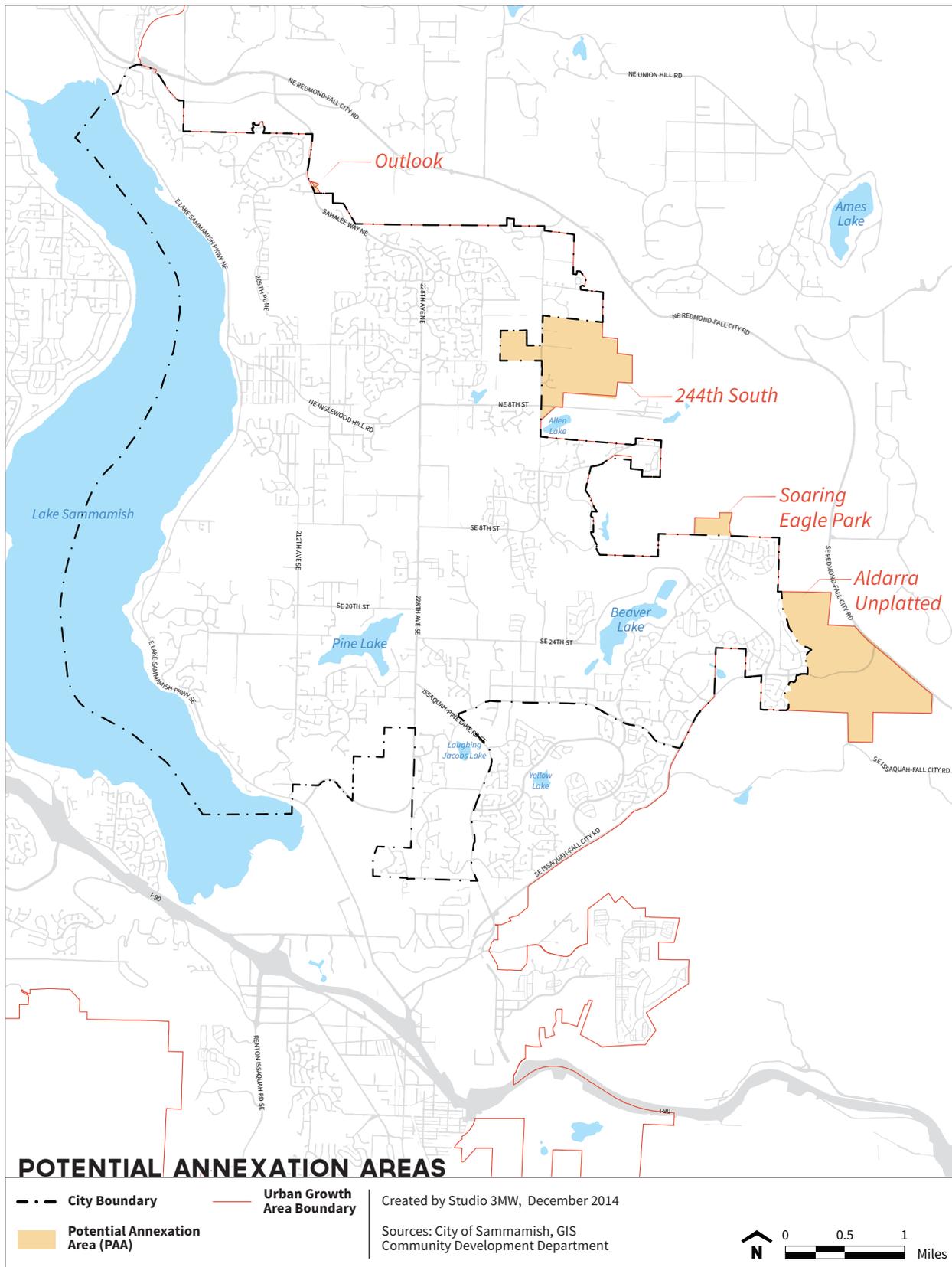
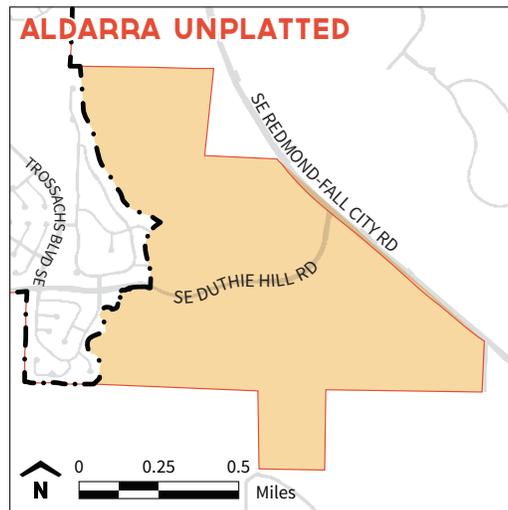
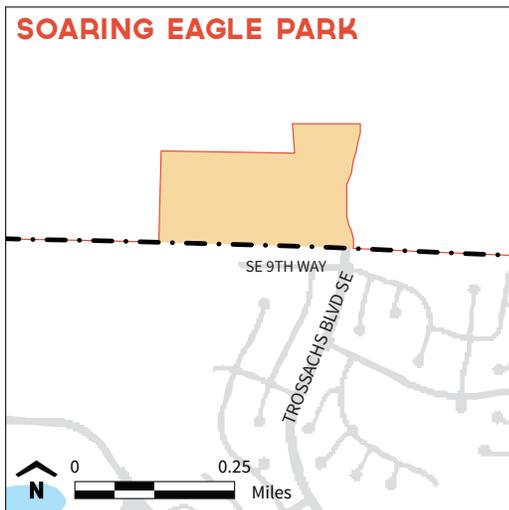
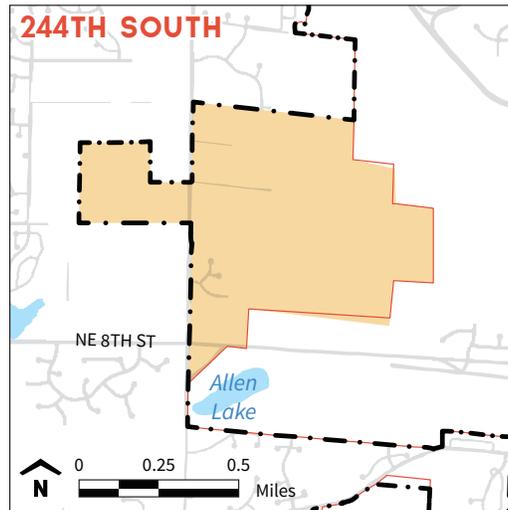
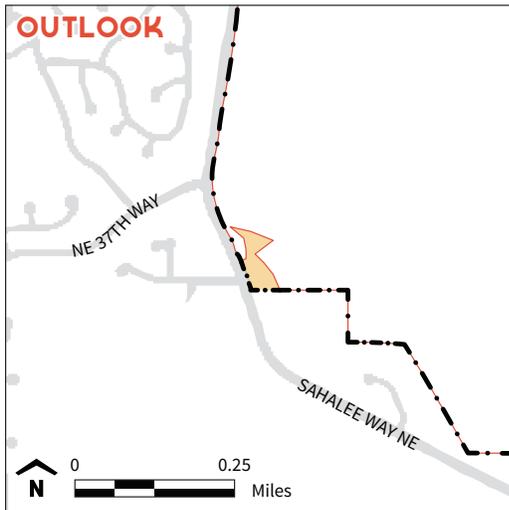


Figure LU-2
Potential Annexation Areas





ENVIRONMENT & CONSERVATION

a walk in the woods —

my children dancing
atop the big rock

Painting by Anna Macrae
Haiku by Michael Dylan Welch

a walk in the woods —
my children dancing
atop the big rock

ENVIRONMENT & CONSERVATION

Introduction

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 goals and policies that support environmental stewardship, protection of habitat areas, and preservation of surface and groundwater quality.

This element also addresses public safety and the health of ecological functions. Recognizing that a substantial portion of the City is located in a steep slope area, goals and policies seek to protect people from natural dangers, including geologic hazards. Other portions of city contain wetland areas, which are important for the storing and cleaning of surface water and for habitat values. Goals and policies seek to protect and restore these valuable wetland areas.

The Environment & Conservation Element addresses numerous sustainability and healthy community goals and policies, including air quality, water quality, climate change, tree cover, and sustainable development practices.

The Environment & Conservation Element Supporting Analysis contains the background data and analysis for this element.

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Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.



Goals and Policies



Goal EC.1 **Serve as a leader in environmental stewardship of the natural environment for current and future generations.**

Policy EC.1.1 Recognize the inter-relationship of natural systems, people and the economy and promote integrated and interdisciplinary approaches for environmental planning and assessment.

Policy EC.1.2 Work cooperatively with local, state, regional and federal governments and community organizations to protect and enhance the environment. Encourage participation in local and national organizations such as National Wildlife Federation and Tree City USA.

Policy EC.1.3 Promote and lead public education and involvement programs to raise public awareness about environmental issues, advocate respect for the environment and demonstrate how individual actions and the cumulative effect of a community's actions can have significant effects on the environment.

Policy EC.1.4 Support the City of Sammamish Sustainability Strategy and strive towards continued improvement in sustainability.

Policy EC.1.5 Incorporate Best Management Practices (BMPs) and technology in City practices to achieve effective environmental stewardship and continual improvement in environmental management practices.

Policy EC.1.6 Work to maintain and, where feasible, improve environmental quality and ecosystem function to ensure the health and well-being of the complete living ecosystem.

Policy EC.1.7 Recognize and explore evolving technologies and strategies to support environmental stewardship and sustainability.

Policy EC.1.8 Work to ensure that all Sammamish citizens live in a healthy environment.

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Best Management Practices (BMPs) are physical, structural, and/or managerial practices that reflect the current best balanced thinking on how to achieve results.

- Policy EC.1.9 Use Best Available Science to guide decision-making on environmental functions and values.*
- Policy EC.1.10 Conserve and protect environmentally critical areas from loss or degradation.*
- Policy EC.1.11 Encourage the responsible use of renewable natural resources and conservation of nonrenewable resources through educational programs and by example.*
- Policy EC.1.12 In partnership with solid waste service providers, support programs to reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and responsible manner.*
- Policy EC.1.13 Encourage the preservation of open space through incentives, such as the King County Public Benefit Rating System (PBRS) or other programs to encourage land donation.*
- Policy EC.1.14 Actively work with local, regional, and state agencies and private entities, to acquire larger tracts of key open lands in the region, including through such programs as transfer of development rights (TDR).*
- Policy EC.1.15 Establish a system of publicly owned natural areas to:*
- a Protect the integrity of wildlife habitat and conservation sites,*
 - b Protect corridors between natural areas,*
 - c Preserve outstanding examples of Sammamish's diverse natural heritage; and*
 - d Provide a broad range of opportunities for educational, interpretive, and recreational programs to meet community needs.*

***Waste is a resource
in the wrong place.***

Mahatma Gandhi

***The King County
PBRS*** allows property owners to apply for open space classifications that protect the natural environment and, if approved, receive a reduction in market value of the affected property.

***Transfer of
development (TDR)*** is a program to preserve important open space by allowing property owners to sell their development rights to property owners in areas more suitable for development.



Goal EC.2 Protect people, property and the environment in areas of natural hazards.

Floodplains

The 100-year floodplain is defined as the area that will be inundated by the flood event having a 1-percent chance of being inundated by a flood in any given year.

Policy EC.2.1 Protect and, where possible, enhance or restore existing flood storage and conveyance functions and ecological values of frequently flooded areas (areas typically identified as the 100-year floodplain).

Policy EC.2.2 When development occurs in the 100-year floodplain, seek to minimize risk to people, property and the environment.

Geologic Hazards

Policy EC.2.3 Promote soil stability through retention of existing vegetation.

Policy EC.2.4 Manage development in erosion hazard areas to minimize erosion.

Policy EC.2.5 Avoid potential impacts to life and property by strictly limiting land disturbance and development in landslide hazard areas.

Policy EC.2.6 Support and promote seismic hazard preparedness efforts.

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Goal EC.3 Protect wetlands from encroachment and degradation and encourage wetland restoration.

Policy EC.3.1 To the maximum extent possible, avoid wetland impacts, preserving and maintaining wetlands in their natural state.

Policy EC.3.2 When avoidance is unavoidable, safeguard the long-term biological function and value of the wetland through effective mitigation measures.

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- Policy EC.3.3 Preserve wetland systems by protecting areas of native vegetation that connect wetland systems.*
- Policy EC.3.4 Use acquisition, enhancement, regulatory, and incentive programs independently or in combination with one another to protect and enhance wetlands functions.*
- Policy EC.3.5 When public access to wetlands is proposed, ensure that sensitive habitats and species are protected, public safety is not compromised, and hydrologic continuity is maintained.*
- Policy EC.3.6 In cases of small isolated low-quality wetlands, consider opportunities for development flexibility, provided that mitigation can be provided to ensure no cumulative impacts to wetland quality and function.*
- Policy EC.3.7 Support techniques to protect specific unique and outstanding wetlands.*
- Policy EC.3.8 Pursue opportunities to enhance or restore degraded wetlands and riparian areas surrounding wetlands.*

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Goal EC.4 Protect and promote a diversity of plant and animal species and habitat in Sammamish.

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General

- Policy EC.4.1 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 and wildlife.*
- Policy EC.4.2 Protect priority species and habitats, as listed by the Washington Department of Fish and Wildlife and the City.*
- Policy EC.4.3 Participate in regional species protection efforts, including salmon habitat enhancement and restoration.*

Vegetation

- Policy EC.4.4 Protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants.*
- Policy EC.4.5 On public projects, properties and facilities, use native vegetation and to reduce the spread of noxious weeds in the City.*
- Policy EC.4.6 Promote or require the use of native plants in landscaping and the restoration of stream banks, lakes, shorelines and wetlands on private development projects.*
- Policy EC.4.7 Encourage the use of environmentally safe methods of vegetation control, and minimize use of herbicides.*

Wildlife

- Policy EC.4.8 Seek to preserve and, where feasible, restore diversity of fish and wildlife species and habitats in the City.*
- Policy EC.4.9 Use existing regulatory tools to protect habitat, including the City's critical area regulations and tree retention ordinance.*

- Policy EC.4.10 Consider measures to preserve critical wildlife habitat and wildlife corridors such as incentives, regulation, acquisition or other measures.*
- Policy EC.4.11 Seek opportunities to link wildlife habitats via corridors where possible. Corridors may include protected or preserved public and private open space, utility rights-of-way, riparian corridors, wetland buffers and protected critical areas or other features.*
- Policy EC.4.12 Consider impacts of public projects on wildlife corridors and connectivity.*
- Policy EC.4.13 Give special consideration to measures to preserve and enhance habitat for anadromous fish species.*
- Policy EC.4.14 Promote recovery of endangered fish species in coordination with watershed management plans.*
- Policy EC.4.15 Protect aquatic species and habitat by protecting and improving water quality. See Goal EC 5 and supporting policies.*
- Policy EC.4.16 Incorporate public facility management practices that minimize impacts to wildlife and water quality, such as limiting the use of toxic pesticides and fertilizers, incorporating alternative pest management methods, and providing public education about such practices.*
- Policy EC.4.17 Maintain Sammamish's certification as a Community Wildlife Habitat (CWH) by the National Wildlife Federation.*
- Policy EC.4.18 Increase awareness about the CWH certification and promote its success and expansion by encouraging Sammamish residents, businesses, churches and schools to become certified wildlife habitats.*
- Policy EC.4.19 Promote pesticide and chemical fertilizer free neighborhoods through a program of citizen education and City demonstration projects on City-owned properties.*

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Goal EC.5 Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.

General

Policy EC.5.1 Protect and enhance the multiple beneficial water resource functions-including fish and wildlife habitat, flood and erosion control, water quality control and sediment transport, water supply, transportation, recreational opportunities and scenic beauty.

Watersheds

Policy EC.5.2 Protect and enhance surface waters, including streams, Lake Sammamish and other lakes, ponds, wetlands on a watershed and sub-basin basis.

Policy EC.5.3 Participate with federal, state, regional, local, and tribal agencies, in the preparation of watershed plans for basins that are located in Sammamish or are upstream or downstream from Sammamish.

Rivers, Streams and Lakes

Policy EC.5.4 Protect, preserve and enhance lakes, rivers and streams for their hydraulic, hydrologic, ecological and aesthetic functions.

Policy EC.5.5 Work with interested citizens, other agencies and special purpose districts to support measures that promote the health of Lake Sammamish, Beaver Lake and Pine Lake, such as the water quality management principles for Beaver Lake and Pine Lake.

Policy EC.5.6 Support development of an efficient and effective water quality management strategy.

Surface Water Management

Policy EC.5.7 Promote low impact development (LID) measures that preserve natural discharge patterns.

Policy EC.5.8 Promote the retention of existing open surface water systems in a natural state and the rehabilitation of degraded conditions.

Lake Sammamish, Pine Lake and Beaver Lake are designated as **shorelines of the state** and regulated through the Shoreline Master Program. See the Shoreline Element of this Comprehensive Plan.

Low-impact development (LID)

is a stormwater and land use strategy that strives to mimic pre-disturbance hydrologic processes. LID measures emphasize conservation, use of on-site natural features, site planning, and integration of stormwater management practices into project design.

- Policy EC.5.9 Maximize vegetation retention, assure environmentally-friendly re-vegetation, and apply other best management practices.*
- Policy EC.5.10 Prioritize public actions that provide multiple benefits, including preservation, protection and restoration of valuable natural systems.*
- Policy EC.5.11 Provide outreach and education to improve commercial, public, and private compliance with existing stormwater regulations.*
- Policy EC.5.12 In partnership with solid waste service providers, educate watershed residents and businesses to facilitate the collection and proper disposal of household hazardous waste and identify substitutes for cleaning and other products that generate hazardous waste.*

Ground Water and Aquifer Protection

- Policy EC.5.13 Protect critical aquifer recharge areas (CARAs) and the quality of groundwater used for public water supplies to ensure adequate and healthy future potable water.*
- Policy EC.5.14 Protect groundwater quality by utilizing the most current groundwater protection standards.*
- Policy EC.5.15 Consider the potential impacts of land use actions on critical aquifer recharge areas (CARAs) that serve as potable water supplies.*
- Policy EC.5.16 Encourage retention of open space and vegetation in critical aquifer recharge areas (CARAs) with a high potential for groundwater recharge.*
- Policy EC.5.17 Support the development, adoption and implementation of groundwater management plans.*



Goal EC.6 Protect clean air for present and future generations.

- Policy EC.6.1 Support federal, state, and regional clean air policies in cooperation with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council.*
- Policy EC.6.2 Strive for high air quality through coordinated land use and transportation planning and management, including assessing and mitigating for air quality impacts.*
- Policy EC.6.3 Support regional efforts to develop electric vehicle infrastructure, such as charging stations.*
- Policy EC.6.4 Promote transit, car-sharing, cycling, walking, and transit-oriented development (TOD) as a strategy for reducing vehicle-related air pollution.*
- Policy EC.6.5 Reduce the amount of air-borne particulates through measures such as:*
- a Continuing and possibly expanding street-sweeping.*
 - b Encouraging dust abatement at construction sites.*
 - c Promoting low-emission construction practices.*
 - d Conducting public education to reduce the burning of solid and yard waste, and use of clean burning wood stoves.*
 - e Support a transition to a low-emission municipal vehicle fleet.*
- Policy EC.6.6 Advocate for healthy indoor air quality and support education and outreach on measures individuals can take to protect their health.*

TOD describes a mix of housing, office, retail and amenities integrated into a walkable neighborhood and anchored by high quality public transit.

Indoor air pollution describes pollutants found in homes, schools and workplaces. Some examples include radon, second hand smoke, molds, pet dander, pollen, lead dust and asbestos.



Goal EC.7 Be a regional leader in mitigating and adapting to climate change.

- Policy EC.7.1 Support multi-jurisdictional efforts to address the impacts of climate change.*
- Policy EC.7.2 Seek to meet or exceed climate pledges and commitments made by Sammamish, including the Mayor's Climate Protection Agreement.*

- Policy EC.7.3 Consider a multi-pronged approach to climate change mitigation, including support for energy efficiency, vehicle trip reduction, and environmental protection.*
- Policy EC.7.4 Advocate for administrative practices, land use patterns, transportation systems, and building practices that will reduce GHG emissions.*
- Policy EC.7.5 Consider climate change impacts when conducting review of proposed land use and transportation actions and programs.*
- Policy EC.7.6 Promote community resiliency through the development of climate change adaptation strategies.*
- Policy EC.7.7 Recognize that the information surrounding climate change is constantly evolving and track the best available information to use for planning purposes.*

Community resilience is the sustained ability of a community to respond to, withstand, and recover from adverse situations, such as climate change impacts.



Goal EC.8 Increase the sustainability and efficiency of building practices in Sammamish.

- Policy EC.8.1 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.*
- Policy EC.8.2 Encourage projects that utilize green energy strategies and innovative approaches to conserving water by providing flexibility in meeting regulatory requirements.*
- Policy EC.8.3 Promote sustainable building management and maintenance practices.*
- Policy EC.8.4 Encourage conversion of existing, low-efficiency building stock to cost-effective and environmentally sensitive alternative technologies and energy sources.*

Green building practices are environmentally responsible and resource-efficient throughout a building's life-cycle.

Green energy refers to sources of energy that do not have the same harmful effects as fossil fuels, for instance solar, wind, biofuel, and geothermal.



Goal EC.9 Maintain and improve the City’s forested character.

Policy EC.9.1 Preserve and enhance of the City’s existing tree canopy.

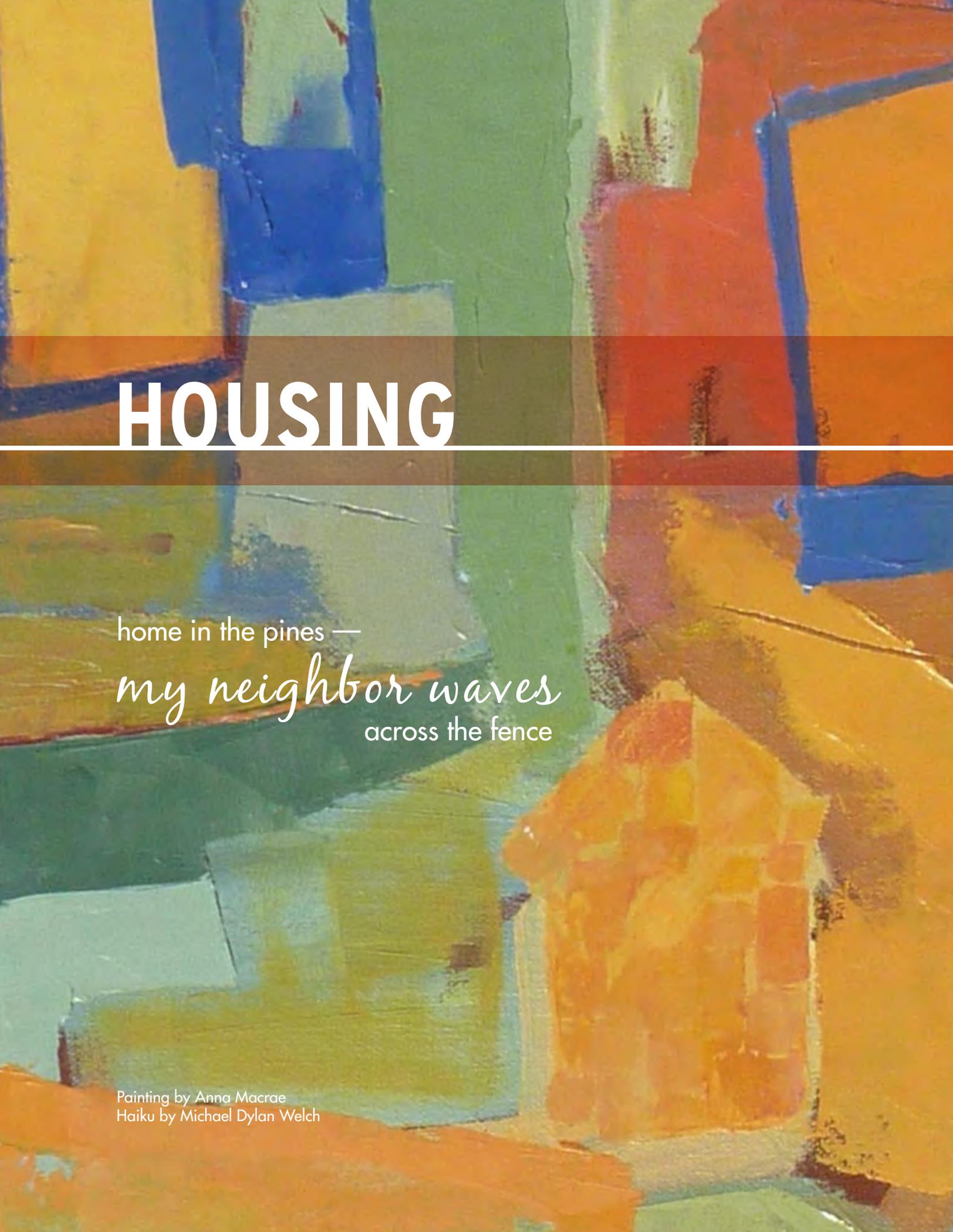
Policy EC.9.2 Preserve trees on all public properties and facilities to the maximum extent possible.

Policy EC.9.3 Maintain and enhance a street tree maintenance program on arterial streets and City-owned trees.

Policy EC.9.4 Encourage community residents and property owners to preserve the green and wooded character of existing neighborhoods.

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An abstract painting featuring bold, thick brushstrokes in a variety of colors including yellow, blue, green, red, and orange. The composition is non-representational, with large blocks of color and visible texture from the paint application.

HOUSING

home in the pines —
my neighbor waves
across the fence

Painting by Anna Macrae
Haiku by Michael Dylan Welch



home in the pines —
my neighbor waves
across the fence

HOUSING

Introduction

The Housing Element addresses the preservation, improvement, and development of housing; identifies land to accommodate different housing types; and makes provisions for the existing and projected housing needs of all economic segments of the community. Sammamish’s housing element ensures that there will be enough housing to accommodate expected growth in the city, and the variety of housing necessary to accommodate a range of income levels, ages, and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

The Housing Element is supported by a housing needs analysis, which quantifies existing and projected housing needs and identifies the number of housing units necessary to accommodate projected growth. This analysis prompts the City to consider what current and future residents will need, and this in turn informs policies that shape the zoning and development standards in place today and planned for the future. This is an element in which multiple interests need to be balanced, including community character, demographic characteristics, affordability, and others. This analysis is contained in the Housing Element Supporting Analysis.

Goals and policies that support housing sustainability and healthy communities address energy efficiency.

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Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.



Goals and Policies

Goal H.1 Neighborhood Vitality and Character

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods.

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Policy H.1.1 Ensure that new development and redevelopment are compatible with existing and planned neighborhood character.

Policy H.1.2 Support investment in existing neighborhoods and housing in order to preserve the character and condition of neighborhoods and housing.

Policy H.1.3 Support the preservation of the city's historically significant housing.

Policy H.1.4 Foster public awareness and participation in decisions affecting neighborhoods.

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Goal H.2 Housing Supply and Variety

Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

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Policy H.2.1 Maintain an adequate supply of appropriately zoned land to accommodate the city's housing growth targets.

Policy H.2.2 Permit and promote a variety of residential densities and housing types to meet a range of housing needs.

Policy H.2.3 Consider the impacts on citywide housing capacity and diversity when making land use policy decisions or code amendments.

Policy H.2.4 Promote residential and mixed use development in Town Center and other commercial areas where combining such uses would promote the vitality and economic viability of the area.

Policy H.2.5 Permit and promote smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses).

- Policy H.2.6 Promote the development of accessory dwelling units (ADUs).*
- Policy H.2.7 Permit manufactured homes on individual lots in residential zones in accordance with the provisions of state and federal law.*
- Policy H.2.8 Avoid creating regulations and procedures that discourage the housing industry's ability to respond to market needs or unnecessarily increase the costs of developing housing.*
- Policy H.2.9 Encourage infill development on vacant or underutilized land.*
-  *Policy H.2.10 Permit and promote residential clustering as a means of protecting environmentally sensitive areas and encouraging infill development.*
- Policy H.2.11 Require minimum densities for housing in medium- and higher density residential areas and commercial zones that allow housing.*
- Policy H.2.12 Promote fair and legal housing practices throughout the city.*
-  *Policy H.2.13 Promote location- and energy-efficient housing choices through incentives and other means.*

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.

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Goal H.3 Housing Affordability

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

Policy H.3.1 *Develop plans and strategies that promote a proportionate amount of the countywide need for housing affordable to households with moderate, low and very low incomes, including those with special needs.*

Policy H.3.2 *Encourage preservation of existing affordable housing stock.*

Policy H.3.3 *Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.*

Housing Affordability Standards establish the greatest out-of-pocket expense that households at given income levels should pay for housing (including utilities). The generally accepted standard, especially for lower-income households, is 30% of gross income. The affordability standards used by the city of Sammamish (and all members of A Regional Coalition for Housing (ARCH)), for purposes of planning and housing programs are as follows:



Each of these standards is adjusted for different family sizes.

- Policy H.3.4 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.*
- Policy H.3.5 Offer financial aid and/or technical assistance to organizations that provide affordable housing for very low-, low- and moderate-income households.*
- Policy H.3.6 Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable for very low-, low- and moderate-income households.*
- Policy H.3.7 Address the need for housing affordable to households at less than 30% AMI (very low-income), and given the unique challenges of serving this need, local efforts will require collaboration with other jurisdictions and funders.*
- Policy H.3.8 Support affordable housing throughout the city especially in areas with good access to transit, employment, education, and shopping.*
- Policy H.3.9 Support both rental and ownership forms of affordable housing, in a variety of locations, types, and sizes.*
- Policy H.3.10 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.*
- Policy H.3.11 Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, give priority for its use to affordable housing with a preference for housing for low-income and very-low income households.*

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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.

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.

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).

Goal H.4 Housing for People with Special Needs

Support a variety of housing opportunities to serve those with special needs.

- Policy H.4.1 Ensure development regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations in Sammamish.*
- Policy H.4.2 Encourage the geographic distribution of special needs housing throughout the city, understanding that some clustering of such housing may be appropriate if proximity to public transportation, medical facilities or other services is necessary.*
- Policy H.4.3 Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.*
- Policy H.4.4 Promote a range of housing types for seniors; e.g., adult family homes, skilled nursing facilities, assisted living, and independent living communities.*
- Policy H.4.5 Support public and private housing and services for people who are homeless.*

Goal H.5 Regional Collaboration

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

- Policy H.5.1 Collaborate with other local governments and the Suburban Cities Association and the Puget Sound Regional Council on regional housing strategies, especially related to providing low- and very low-income housing.*
- Policy H.5.2 Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.*
- Policy H.5.3 Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.*
- Policy H.5.4 Support and encourage housing legislation at the county, state, and federal levels, which would promote the City’s housing goals and policies.*

Goal H.6 Monitoring

Implement Housing Element goals in a manner that is efficient and transparent.

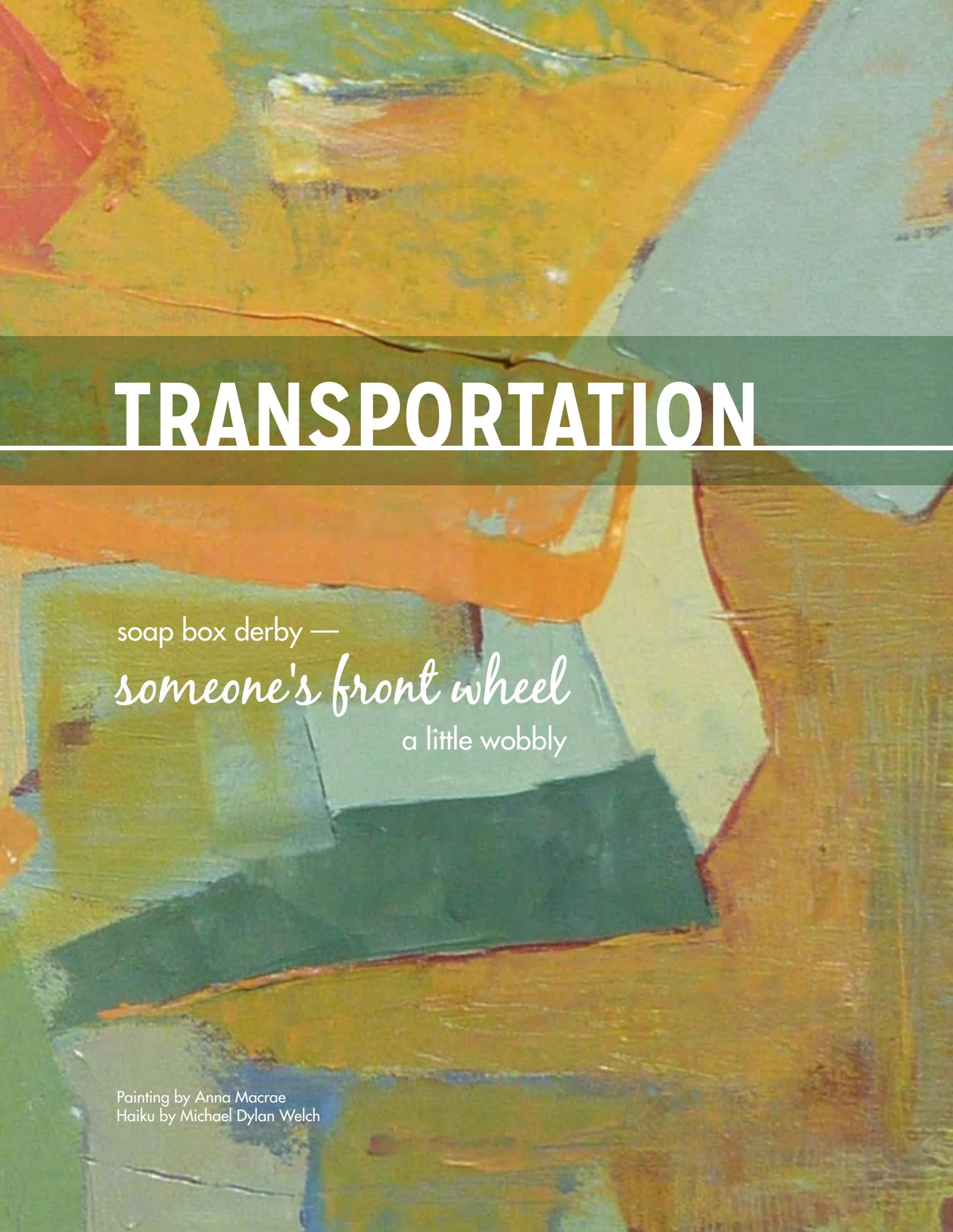
Policy H.6.1 Adopt a Housing Strategy Plan to outline steps toward implementation of this Housing Element.

Policy H.6.2 Monitor housing supply, type and affordability, including progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.

Policy H.6.3 Evaluate and report on how the goals and policies of this Housing Element are being achieved.

Policy H.6.4 On a regular basis, based on results of monitoring local data and effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet local housing needs.



An abstract painting with a textured surface, featuring large, irregular shapes in shades of yellow, orange, green, and blue. The colors are layered and blended, creating a sense of depth and movement. The overall composition is dynamic and expressive.

TRANSPORTATION

soap box derby —

someone's front wheel

a little wobbly

Painting by Anna Macrae
Haiku by Michael Dylan Welch

soap box derby —

someone's front wheel

a little wobbly

TRANSPORTATION

Introduction

The Transportation Element ensures that the City's transportation system supports land uses envisioned by the Comprehensive Plan. Current challenges faced by the City include a relatively unconnected street system, limited transit service, and a hilly topography that makes active modes of transportation difficult for many users. These factors combine to create a car-centric transportation system that funnels drivers onto only a few streets. In order to address these challenges, goals and policies in this element are intended to promote more efficient use of existing roads, a shift of traffic to other modes, and a shift to other times of day.

The Transportation Element is supported by and inter-connected with many other elements of the Comprehensive Plan. In particular, the transportation system needs to be designed and sized appropriately to support the planned densities described in the Land Use Element. Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, transportation goals and policies include measures to help reduce air pollution, and promote active transportation.

As required by the Growth Management Act, the Transportation Element must demonstrate that there is enough transportation system capacity to serve the land uses that are planned, and to serve

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Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.



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them at the level of service established in the goals and policies. This element also needs to include a financing plan to show how planned transportation improvements will be funded. This Transportation Element satisfies these requirements.

The Transportation Element Supporting Analysis contains the background data and analysis that provide the foundation for the Transportation Element goals and policies.

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Goals and Policies

Goal T.1 Supporting Growth

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.

Concurrency

Policy T.1.1 Maintain a concurrency management system that monitors the impacts of growth and development on the transportation system and ensures that level-of-service standards are met within required timeframes. Focus level-of-service standards for transportation on the movement of people and goods instead of only on the movement of vehicles.

Policy T.1.2 Address non-motorized, pedestrian, and other multimodal types of transportation options in the city's concurrency program—both in assessment and mitigation of transportation impacts.

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Arterial Corridor Level of Service (LOS)

- Policy T.1.3 Base corridor LOS on the performance of key arterial corridors and is determined by averaging the volume over capacity (v/c) ratios of the segments within each adopted corridor. This has the effect of tolerating some congestion in a segment or more within a corridor while resulting in the ultimate completion of the corridor improvements. The average v/c of the segments comprising a corridor must be 1.00 or less for the corridor to be considered adequate. All corridors must pass the Corridor LOS standard for the transportation system to be considered adequate. Corridors comprised of just one concurrency segment must have a v/c of 1.0 or less to be considered adequate.*

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Intersection Level of Service (LOS)

- Policy T.1.4 Calculate intersection LOS using standard Highway Capacity Manual analysis procedures for the PM peak hour. The adopted standard is LOS D or E for intersections that include Principal Arterials and LOS C for intersections that include Minor Arterial or Collector roadways. The LOS for intersections with principal arterials may be reduced to E for intersections that require more than three approach lanes in any direction.*

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Coordination

- Policy T.1.5 Coordinate planning efforts for transportation with adjacent jurisdictions including the City of Issaquah, city of Redmond, and King County through the Puget Sound Regional Council to develop and operate a highly efficient, multimodal system that supports the regional growth strategy.*

Freight

- Policy T.1.6 Ensure the freight system meets the needs local distribution.*



Goal T.2 Greater Options and Mobility

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

Mobility Options

- Policy T.2.1 Increase the proportion of trips made by transportation modes other than driving alone.*
- Policy T.2.2 Integrate transportation systems to make it easy for people to move from one mode or technology to another.*
- Policy T.2.3 Promote the mobility of people and goods through a multi modal transportation system consistent with regional priorities and VISION 2040.*
- Policy T.2.4 Address the needs of non driving populations in the development and management of local and regional transportation systems.*
- Policy T.2.5 Site and design transit facilities to enable access for pedestrian and bicycle patrons.*
- Policy T.2.6 Encourage local street connections between existing developments and new developments to provide an efficient network of travel route options for pedestrians, bicycles, autos, and emergency vehicles.*
- Policy T.2.7 Support effective management of regional air, marine and rail transportation capacity and address future capacity needs in cooperation with responsible agencies, affected communities, and users.*

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Transportation Demand Management

- Policy T.2.8 Reduce the need for new capital improvements through investments in operations, demand management strategies, and system management activities; including: transit, vanpools, broadband communication systems, providing for flexible work schedules, and public transit subsidies.*

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Policy T.2.9 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.

Policy T.2.10 Support the reduction of vehicle dependence in the city by supporting "ride share" and on demand car/bike services.

Design

Policy T.2.11 Promote developments that are designed in a way that improves overall mobility and accessibility to and within such development.

Policy T.2.12 Design, construct, and operate, and maintain transportation facilities to serve all users safely and conveniently, including motorists, pedestrians, bicyclists, and transit users.

Policy T.2.13 Improve local street design for walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.

Policy T.2.14 Consider paving materials that are safe for all users (pedestrians, bicycle riders, wheelchairs, etc.) when mixed use of the pavement is expected.

Transit

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- Policy T.2.15 Work with public and private employer based transit service providers to expand local transit service and connect to adjacent jurisdictions.*
- Policy T.2.16 Encourage transit oriented development and joint-use park-and-ride facilities.*
- Policy T.2.17 Park-and-ride facilities should include safe and convenient access for automobiles, buses, pedestrians, and bicycles.*
- Policy T.2.18 New development and redevelopment in the city should be designed to provide and encourage non-motorized access to transit. The location of bus stops and shelters should be incorporated into a project's development design.*
- Policy T.2.19 Adopt road design standards, site-access guidelines, and land use regulations that support transit.*
- Policy T.2.20 Encourage transit services that are dependable, maintain regular schedules with frequent service, and provide an adequate LOS throughout the day, weekends, and holidays.*
- Policy T.2.21 Encourage a transit system that can serve mixed use centers with frequent, regular transit service.*
- Policy T.2.22 Encourage public and private employer based transit service that is designed to serve commuting to employment centers and local activity patterns.*

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Goal T.3 Operations, Maintenance, Management and Safety

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

Maintenance and Preservation

Policy T.3.1 Maintain and operate the city's transportation systems to minimize impacts to mobility from maintenance activities and provide continuous safe, efficient, and reliable movement of people, goods, and services.

Policy T.3.2 Protect the investment in the existing system and lower overall life-cycle costs through effective maintenance and preservation programs.

Policy T.3.3 Prioritize essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility and avoid more costly replacement projects.

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Transportation Systems Management

Policy T.3.4 Maintain a citywide traffic monitoring system to collect AM, PM and daily traffic volumes on an annual basis to determine how transportation investments are performing over time.

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Policy T.3.5 Design or redesign roads and streets, including retrofit projects, to accommodate a range of motorized and non motorized travel modes in order to reduce injuries and fatalities and to encourage non motorized travel. The design should include well defined, safe and appealing spaces for pedestrians and bicyclists.

Policy T.3.6 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.

Policy T.3.7 Strive to increase the efficiency of the current transportation system to move goods, services, and people to and within the city before adding additional capacity.

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Policy T.3.8 Protect the transportation system against major disruptions by third party infrastructure projects and maintenance, and by developing prevention and recovery strategies and by coordinating disaster response plans.

Safety

Policy T.3.9 Continue to improve the safety of the transportation system to achieve the state's goal of zero deaths and disabling injuries.

Policy T.3.10 Provide education on safe non-motorized travel.

Policy T.3.11 Enforce motorized and non-motorized safety laws

Financial

Policy T.3.12 Emphasize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, especially to and within commercial and mixed use areas and along corridors served by transit.

Policy T.3.13 Prioritize investments in transportation facilities and services that support compact, pedestrian- and transit-oriented development.

Policy T.3.14 Focus on investments that produce the greatest net benefits to people and minimize the environmental impacts of transportation.

- Policy T.3.15 Encourage public and private sector partnerships to identify and implement improvements to personal mobility.*
- Policy T.3.16 Consider transportation financing methods that sustain maintenance, preservation, and operation of facilities*
- Policy T.3.17 Consider transportation impact fees for the expansion of multi-modal transportation capital facilities necessary to support growth.*
- Policy T.3.18 Consider city financing methods that sustain or expand metro provided local transit service.*
- Policy T.3.19 If projected funding is inadequate to finance needed capital facilities that provide adequate levels of service, adjust the level of service, the planned growth, and/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.*
- Policy T.3.20 A multiyear financing plan should serve as the basis for the six-year transportation improvement program and should be coordinated with the state's six-year transportation improvement program.*

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Goal T.4 Sustainability

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.

Sustainability and Natural Environment

- Policy T.4.1 Foster a less polluting system that reduces the negative effects of transportation infrastructure and operation on the climate and natural environment, including the use of rain gardens or other techniques to reduce pollutants in storm drains.*
- Policy T.4.2 Seek the development and implementation of transportation modes and technologies that are energy-efficient and improve system performance.*

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Policy 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.

Policy T.4.4 Promote the expanded use of alternative fuel vehicles by converting public fleets, applying public incentive programs, and providing for electric vehicle charging stations throughout the city.

Policy T.4.5 Plan and develop a citywide transportation system that reduces greenhouse gas emissions by shortening trip length or replacing vehicle trips with other modes of transportation to decrease vehicle miles traveled.

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Human Health and Safety

Policy T.4.6 Develop a transportation system that minimizes negative impacts to human health, including exposure to environmental toxins generated by vehicle emissions

Policy T.4.7 Provide opportunities for an active, healthy lifestyle by integrating the needs of pedestrians and bicyclists in the local and regional transportation plans and systems.

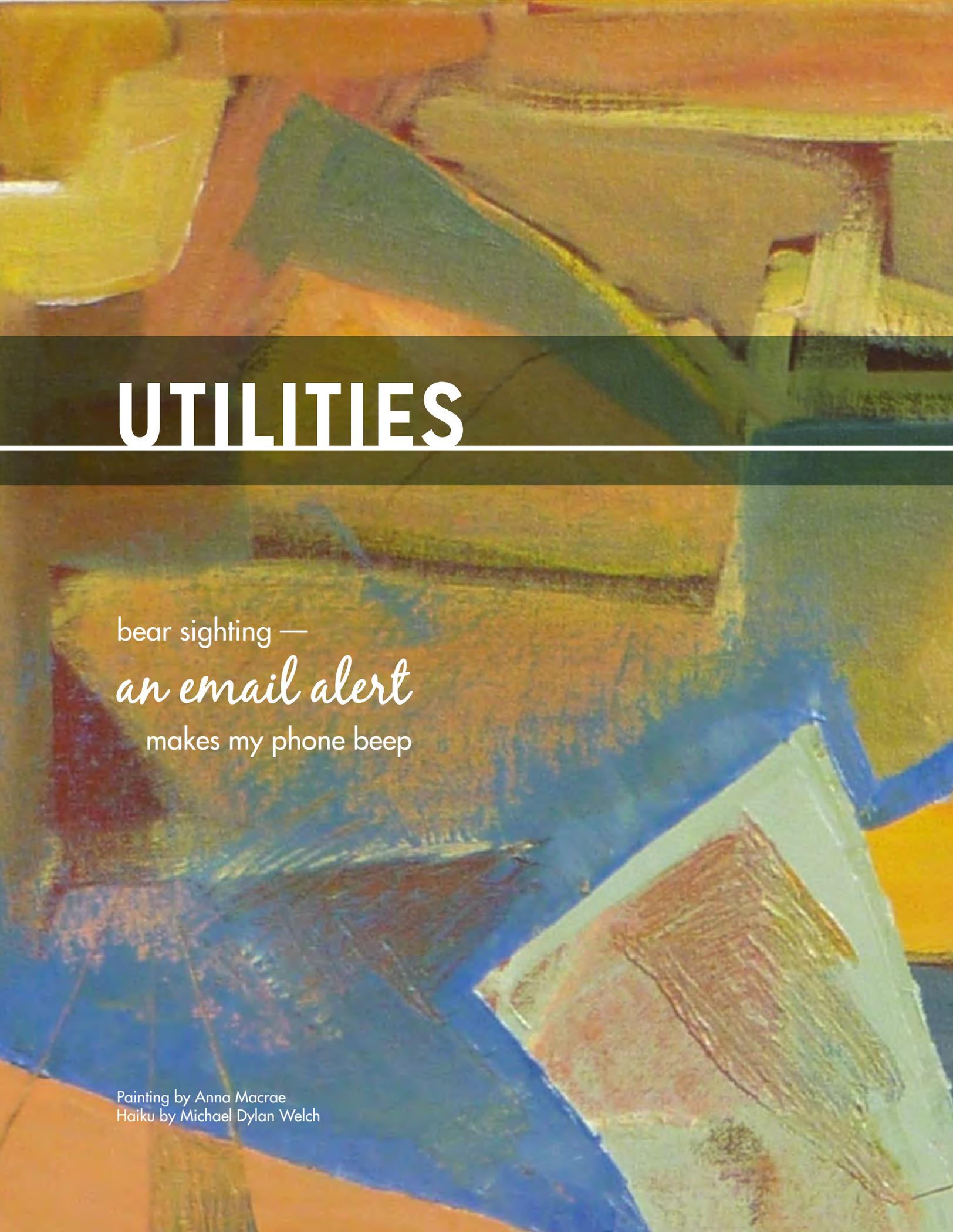
Policy T.4.8 Develop a transportation system that minimizes negative impacts to human health from vehicle emissions, noise, or a lack of non-motorized options.

Balancing Costs and Human Impacts of Transportation

Policy T.4.9 Implement transportation programs and projects in ways that prevent or minimize negative impacts to low-income, minority, and special needs populations.

Policy T.4.10 Ensure mobility choices for people with special transportation needs, including persons with disabilities, the elderly and the young, and low-income populations.

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UTILITIES

bear sighting —
an email alert
makes my phone beep

Painting by Anna Macrae
Haiku by Michael Dylan Welch

bear sighting —
an email alert
makes my phone beep

UTILITIES

Introduction

The Utilities Element addresses telecommunications, electricity, water and sewer service, and stormwater systems. In general, the goals and policies promote the provision of reliable and equitable services for all constituents and ensure that service is provided in a cost efficient manner.

Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, utilities policies promote resource efficiency and help to reduce the demand on utility infrastructure.

The Utilities Element Supporting Analysis contains the background data and analysis, including information on the proposed location of utilities, and capacity of existing and proposed utilities.

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.



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graphic or photo.

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Measures such as
color, varied materials,
artwork and superior
landscape design can
**promote aesthetic
compatibility**
with the surrounding
neighborhood.

Goals and Policies

Goal UT.1 Promote and encourage development and maintenance of all utilities at levels of service adequate to accommodate existing and projected growth.

Policy UT.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.

Policy UT.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.

Policy UT.1.3 Assure that water and sewer plans are coordinated with and support the City's Comprehensive Plan.

Policy UT.1.4 Provide for stormwater systems that minimize adverse impacts to natural watercourses and address rate of discharge, water quality, and approximate predevelopment levels of infiltration.

Goal UT.2 Support coordination with service providers to minimize cost and service disruption.

Policy UT.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.

Policy UT.2.2 Promote co-location of new public and private utility distribution facilities in shared trenches.

Goal UT.3 Encourage placement, siting and design of utilities to support community character and promote uninterrupted service.

Policy UT.3.1 Promote the undergrounding of utilities where physically and financially feasible and in coordination with local utilities.

Policy UT.3.2 Encourage aesthetically compatible design of above-ground utility facilities.

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graphic or photo.*

Policy UT.3.3 Minimize the visual impacts of telecommunications facilities and towers in the community.

Policy UT.3.4 Promote recreational use of utility corridors, such as trails, sports courts, or similar facilities.

Goal UT.4 Facilitate citywide utility services that are consistent, reliable, equitable, and financially sustainable.

Policy UT.4.1 Coordinate with utility providers to ensure that the utility services are provided at competitive rates citywide.

Policy UT.4.2 Seek to maximize effectiveness and efficiency of utility services provided to city residents.

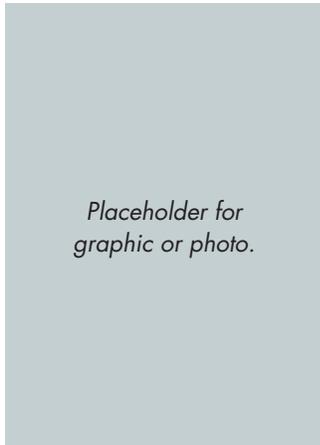
Policy UT.4.3 Support the provision of high-quality cable, wireless, and satellite service and emerging technologies throughout the community.

Policy UT.4.4 Coordinate with non-City-owned utilities to ensure that energy and telecommunications resources are available to support the proposed land use plan.

Policy UT.4.5 Encourage expansion of bandwidth and speed of telecommunication services to enhance service to Sammamish residents.



Goal UT.5 Encourage the use of innovative measures and new technologies to reduce overall demand and enhance service to city residents.



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Policy UT.5.1 Encourage opportunities for individual businesses or homeowners to become more energy independent by reducing energy use and/or generating a portion of their energy needs on site.

Policy UT.5.2 Consider opportunities in city codes to remove barriers to the use of alternative energy sources for homes and businesses, including such technologies as solar panels, wind-powered turbines, biomass/biogas, and fuel cells.

Policy UT.5.3 Support renewable energy production by encouraging businesses and homeowners to consider purchase of green power through programs such as Puget Sound Energy’s Green Power Program.



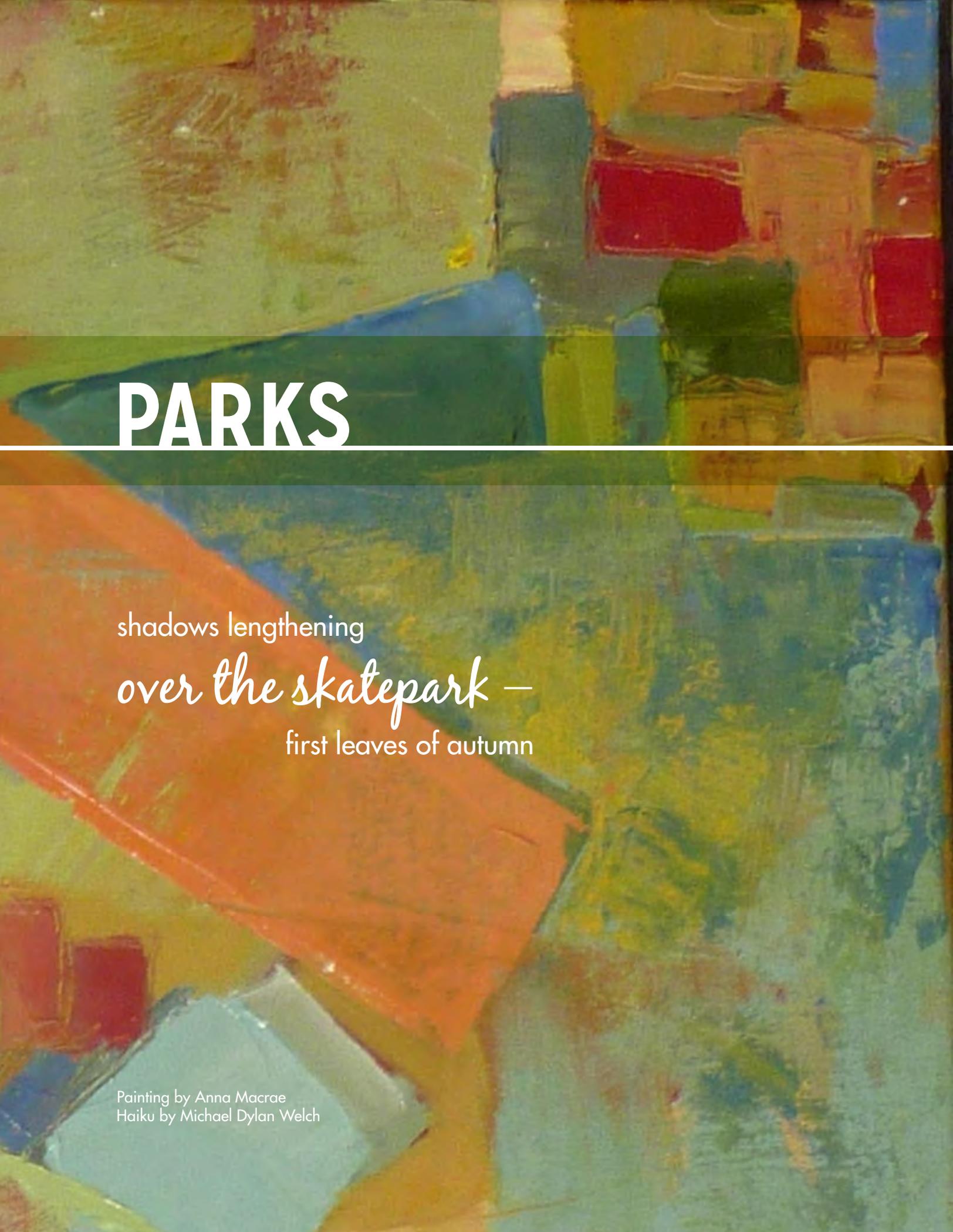
Goal UT.6 Conserve water and protect water quality.

Policy UT.6.1 Promote water conservation through a variety of technologies and methods, including rain sensors for automatic sprinkler and irrigation systems, low flow toilets, and re-use of greywater.

Policy UT.6.2 Support a long-term strategy to ensure that new development is connected to sanitary sewer and to convert existing development from septic systems to sanitary sewer

Policy UT.6.3 Support development of a strategy for phased conversion to sewers that coordinates public and private interests and creates a model for shared public/private funding.

Measures in the Environment and Conservation Element also provide **guidance for environmental quality and conservation.** Please refer to this element for additional information



PARKS

shadows lengthening
over the skatepark —
first leaves of autumn

Painting by Anna Macrae
Haiku by Michael Dylan Welch

shadow lengthening
over the skatepark —
first leaves of autumn

PARKS

Introduction

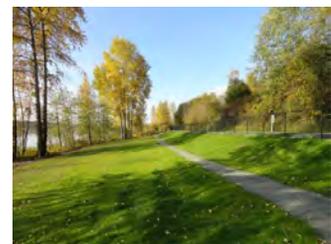
The Parks, Recreation, and Open Space Element contains goals and policies regarding how Sammamish's parks will be acquired, designed, managed, and programmed. The City parks system contains 15 parks totaling 490 acres of park land (2013). These include open space preserves, athletic fields, a dog off-leash area, areas for informal play and recreation, and indoor rental facilities.

The goals and policies in this element are taken from, and must be consistent with, the City's Parks, Recreation, and Open Space (PRO) Plan, which is required by the Washington State Recreation and Conservation Office (RCO) to remain eligible for grant funding. This element also connects and supports other comprehensive plan elements, such as the Transportation Element (through the discussion of trails, bikeways, and paths) and the Environment & Conservation Element (through the objectives on water conservation and recycling.)

Consistent with the Comprehensive Plan's framework for sustainability and healthy communities, this element plays an important role in promoting good public health. Parks provide opportunities for physical activity through the use of trails and athletic fields, countering national trends toward physical inactivity



*East Sammamish
Park playground*



*Central landing at
Sammamish Landing*



While the entire element supports sustainability and healthy community principles, please see this icon for goals and policies that are specifically focused on these principles

and obesity. Studies have also shown that parks can provide mental health benefits, including reduction of depression and anxiety.

Background information for this element is found in the PRO Plan and include estimates of demand for parks, a needs assessment, as well as a discussion about opportunities to coordinate with other jurisdictions to provide parks. Please see the Parks, Recreation, and Open Space Background Information for this information.

Parks, Recreation and Open Space

Goal P.1 Provide a network of parks, trails, athletic fields, and open spaces that delivers a variety of active and passive recreational opportunities to the Sammamish community.



Big Rock Park



Skate park at Sammamish Commons



Off-leash dog area at Beaver Lake Park

Objective P.1.1 Provide barrier-free (ADA-compliant) access, where readily achievable, by modifying existing facilities or when designing or constructing new facilities.

Objective P.1.2 Provide amenities at parks and open-space facilities such as restrooms, lighting, seating, drinking fountains, trash receptacles, bicycle racks, and shelters when possible, feasible, and appropriate to extend hours of use and service quality.

Objective P.1.3 Ensure 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.

Objective P.1.4 Explore opportunities for additional off-leash dog parks in Sammamish.



Seating area at Pine Lake Park (credit: Eric Willhite)

Goal P.2 Identify financing strategies for the development and operations of parks and recreation facilities to serve the citizens of Sammamish.

- Objective P.2.1 Utilize impact fees to accommodate growth through the expansion of the parks system.*
- Objective P.2.2 Seek funding for new parks and facilities and renovations through a variety of sources including capital reserves, real estate excise tax, impact fees, grants, donations, bonds, or levies.*
- Objective P.2.3 Establish a pricing strategy for rented facilities that aligns with comparable market rates and supports cost recovery of maintenance and operations costs associated with those facilities.*

Goal P.3 Enhance citywide planning for parks, athletic fields, trails, and open space.

- Objective P.3.1 Provide opportunities for public participation in the planning process for major park development and renovation projects.*
- Objective P.3.2 Complete additional research and analysis to help guide the development of secondary level of service standards.*
- Objective P.3.3 Develop and adopt a park classification system.*
- Objective P.3.4 Adopt a six-year capital improvement plan (CIP) every two years, off-cycle from the adoption of the biennial budget.*



Rock climbing at Sammamish Commons



Students at Samantha Smith Elementary School contribute their ideas and vision for Big Rock Park



Public meeting for the Big Rock Park project



Pine Lake Park trail
(credit: Eric Willhite)



Evans Creek Preserve
boardwalk (credit:
Eric Willhite)



NE Sammamish
Neighborhood Park trail



Hiking trail at Beaver Lake
Park (credit: Eric Willhite)

Objective P.3.5 Inventory and map all park lands, open spaces, and trails. Include lists of all park amenities, trail easements, and public spaces.

Objective P.3.6 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. Develop multiyear (10 to 20 year) plans that can be realistically implemented and funded.

Objective P.3.7 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.).

Objective P.3.8 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.

Objective P.3.9 Plan non motorized trail systems for pedestrian and bicycle access throughout the City and connect adjoining communities through regional linkages.

Objective P.3.10 Promote safe trail use and safety for pedestrians, bicyclists, and other trail users.

Goal P.4 Acquire and develop parks and recreation land, facilities, and open space areas to meet the needs of the Sammamish community.

Objective P.4.1 Analyze system wide park needs and develop criteria for acquisition of new park land and facilities.

Objective P.4.2 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.



Objective P.4.3 Work with conservation groups and the private sector to acquire, conserve, and manage open space land through management practices, donations, bargain sales, or dedication.

Sammamish Landing is the only stretch of land along the shoreline of Lake Sammamish that is in public ownership within the City limits

Left: central lawn



Goal P.5 Maintain Sammamish parks and recreation facilities to ensure longevity of assets, a positive aesthetic and sensory experience, preservation of habitat and natural systems, and safety for park patrons.

Right: shelter at pocket beach at Sammamish Landing and East Lake Sammamish Trail (credit: Mike Collins)

Objective P.5.1 Preserve existing forested parks and open space areas by implementing management practices to ensure the long-term health of the urban forest. Monitor tree health, forest structure, and the occurrence of invasive species in parks and open space areas throughout the city. Plant trees in parks and open space areas to improve the overall tree canopy.

Objective P.5.2 Develop and implement regularly scheduled routine, reactive, and preventive maintenance programs to ensure effective use of maintenance resources.

Objective P.5.3 Provide maintenance and operations support for recreation programs, special events, and other city-sponsored activities.

Sammamish youth working to remove invasive species



Objective P.5.4 Remove invasive vegetation within parks, open spaces, and sensitive lands by establishing protocols for natural weed-removal methods (i.e. goats), by using native and non-native plants to increase the diversity of plant species within parks, and by developing outreach and volunteer efforts to educate the community on invasive plants and proper removal strategies.

Objective P.5.5 Promote recycling at all Sammamish parks and recreation facilities.

Objective P.5.6 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.

Objective P.5.7 Incorporate sustainable practices into park maintenance procedures by reducing use of pesticides and herbicides, maintaining equipment in good working order, purchasing green maintenance equipment when feasible, replacing existing lighting fixtures with high-efficiency fixtures, and keeping systems (irrigation, lighting, HVAC, etc.) updated and fully functional for maximum performance and efficiency.

Objective P.5.8 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.



Teaching children how to make recycled newspaper seedling pots at Earth Day

- Objective P.5.9 Coordinate and maintain procedures for identifying and managing open space, conservation, or preservation of lands through mechanisms such as zoning, donation, purchase of easements, or management strategies.*
- Objective P.5.10 Work with conservation groups and the private sector to acquire, conserve, and manage open-space land through management practices, donations, bargain sales, or dedication.*
- Objective P.5.11 Identify areas where native habitat should be improved to protect wildlife and maintain wildlife corridors through the incorporation of native plantings and access controls and removal of barriers to fish passage.*
- Objective P.5.12 Promote environmental learning through interpretive signage programs in City parks and preserves.*



Evans Creek Preserve
(credit: Eric Willhite)

Athletic Fields

Goal A.1 Construct new athletic fields, giving priority to the construction of synthetic-turf multipurpose athletic fields.

- Objective A.1.1 Explore the potential of building a field house with indoor synthetic-turf fields.*
- Objective A.1.2 Purchase or develop two or three additional field sites suitable for the construction of new synthetic turf multipurpose fields.*
- Objective A.1.3 Complete master plans for undeveloped park land that may accommodate additional athletic fields.*



Ball field at Beaver Lake Park



Soccer field at East Sammamish Park

Goal A.2 Improve existing Sammamish athletic fields to increase field capacity.

- Objective A.2.1 Prioritize conversion of existing natural-turf to synthetic-turf fields (with lights when possible) to increase playability and to serve multiple athletic programs.*



Ball field at East Sammamish Park

Community sports field at Eastlake High School



Tennis and basketball courts at NE Sammamish Neighborhood Park

Objective A.2.2 Perform other 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.

Goal A.3 Explore partnership opportunities to improve or upgrade non-city fields.

Objective A.3.1 Continue to partner with the local school districts and other providers to convert natural-turf fields to synthetic-turf fields with lights.

Goal A.4 Continually evaluate field usage data and modify and review field scheduling processes to maximize community use and ensure system wide coordination.

Objective A.4.1 Continue to coordinate field scheduling with leagues to ensure a balanced use of fields during peak and nonpeak seasons. Peak season field utilization rates should be at or above 70 percent on all fields.

Objective A.4.2 Market and promote the Sammamish fields to local and nonlocal users to increase facility use during low-use periods.

Recreation Facilities

Goal F.1 Provide a number of indoor recreation facilities that are able to deliver a variety of active and passive recreational opportunities to the Sammamish community.

- Objective F.1.1 Continue to manage and update the existing indoor recreation facilities that are in City of Sammamish ownership.*
- Objective F.1.2 Provide indoor amenities that will meet a broad range of recreation needs from active to passive recreation. Facilities should have a multi-generational appeal when at all possible, and the number of neighborhood facilities and special-use facilities should be limited.*
- Objective F.1.3 Provide indoor recreation facilities that are centrally located. Minimize or eliminate the development of neighborhood focused facilities.*
- Objective F.1.4 Reduce the reliance on Beaver Lake Lodge and Commons Hall as locations for recreation programming. Establish these facilities as priority locations for rentals.*
- Objective F.1.5 Provide barrier-free (ADA-compliant) facilities, where readily achievable, by modifying existing facilities or when designing or constructing new facilities.*
- Objective F.1.6 Provide clear priorities of use for each city facility (and each amenity) for both internal department use as well as other community providers and general community usage.*



Sammamish EX3 Teen & Recreation Center



Beaver Lake Lodge

Goal F.2 Develop a new, comprehensive indoor community center to serve both the active and passive recreation needs of the community.

- Objective F.2.1 Modify the findings from the 2011 feasibility study and the project approach as necessary to meet the changing needs and financial expectations of the community.*

Ground breaking ceremony for the Sammamish Community and Aquatic Center



Construction progress on the Sammamish Community and Aquatic Center

Objective F.2.2 Establish a funding plan for the development and operation of the center.

Objective F.2.3 Identify partners for the project. Partners should be considered for both capital development and operations.

Goal F.3 Determine the future use of the SE 8th Street Park house and barn.

Objective F.3.1 Complete a master plan to determine the future program uses of the house and barn. Identify program focus and orientation.

Goal F.4 Explore the establishment of equity partnerships with other public, nonprofit and private indoor recreation service providers.

Objective F.4.1 Recognize that the City does not have to own and operate all the recreation facilities that it utilizes for recreation programs and services.

Objective F.4.2 Actively pursue the establishment of equity partnerships to develop or expand indoor recreation facilities. Equity partnerships may include capital development, operations, and service delivery.



Grand Opening of the Sammamish EX3 Teen & Recreation Center



Soccer field at Skyline High School

- Objective F.4.3 Promote the development of special-use facilities through partnerships.*
- Objective F.4.4 Encourage other indoor recreation providers to bring facilities into the Sammamish market.*
- Objective F.4.5 Continue to work with the two school districts and private education providers to further increase utilization of existing school facilities for recreation purposes. Also work to develop any new school buildings or facilities to also serve community recreation needs.*

Goal F.5 Identify financing strategies for the development and operation of indoor recreation facilities to serve the citizens of Sammamish.

- Objective F.5.1 Seek funding for new or renovated indoor facilities through a variety of sources, including capital reserves, real estate excise tax, impact fees, grants, donations, bonds, levies or partnerships.*
- Objective F.5.2 Establish and maintain a fee policy for indoor facility use and rental rates that supports the operational requirements of the facility and market demand for use. Consider cost-recovery goals for each facility.*
- Objective F.5.3 Adopt a six-year capital improvement plan (CIP) every two years to address indoor recreation facilities improvements.*



*Shelter at pocket beach
at Sammamish Landing
(credit: Mike Collins)*



*Beaver Lake Pavilion
(credit: Eric Willhite)*



Shelter at Ebright Creek Park



*Shelter at East
Sammamish Park*

Goal F.6 Develop and operate pavilions and shelters in a manner that effectively and efficiently serves the residents of Sammamish.

Objective F.6.1 Integrate pavilion and shelter development with any new park plans or renovations to existing parks.

Objective F.6.2 Regularly update and modify the existing fee schedule to maximize the revenue potential from the rental of these facilities. Link demand and shelter size to fees assessed.

Objective F.6.3 Improve registration processes and customer service associated with picnic shelter and pavilion rentals.



CAPITAL FACILITIES

council meeting —

beads of condensation

on the glass water jug

Painting by Anna Macrae
Haiku by Michael Dylan Welch

council meeting —

beads of condensation

on the glass water jug

CAPITAL FACILITIES

Introduction

The Capital Facilities Element discusses facilities needed for public services that will support planned population and employment. Public facilities addressed in the Capital Facilities Element include the transportation system (streets, sidewalks, street-lighting systems), parks and recreation, schools, libraries, stormwater, water and sanitary sewer systems, public safety, and governmental services.

This element helps the City to ensure that the right facilities are in the right place to support the development that is planned in the Land Use Element. It also supports other elements, such as Transportation and Parks, Recreation, and Open Space, which drive the policy for capital facilities on those topics. By planning ahead to identify which facilities will be needed, the City is better able to ensure that expectations for quality of service (the “adopted Level of Service”) can be met. Consistent with this direction, goals and policies in this element guide the City to have facilities that adequately support new development, address any past deficiencies, and maintain their stated Level of Service.

Consistent with the Plan’s framework goals and emphasis on sustainability and healthy communities, capital facilities goals and policies support environmental sustainability in the design as

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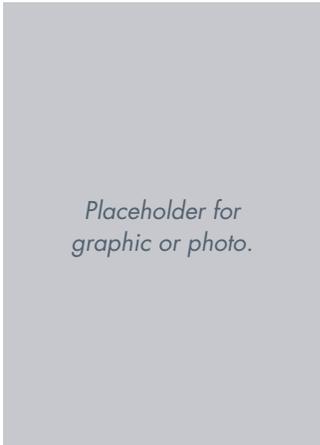


Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

well as operation of capital facilities. Ecological design and the conservation of resources both support cost savings for users and providers. Ideally this will add up to an effective investment of public dollars by providing the best service possible for the longest period of time possible for the lowest cost.

The Growth Management Act establishes five requirements for this element, which are to 1) provide an inventory of facilities, 2) list a forecast of needs, 3) show proposed locations and capacity of planned facilities, 4) provide a financing plan for needed facilities, and 5) reassess planned facilities if they cannot be provided and paid for. The process of addressing these five requirements helps us make wise use of city funds by organizing and prioritizing projects. The Capital Facilities Element Supporting Analysis contains the background data and analysis that provide the foundation for the Capital Facilities Element goals and policies.

Goals and Policies



Goal CF.1 Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.

Policy 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.

Policy CF.1.2 Provide capital facilities that are the responsibility of the City, including transportation, parks, police, surface water management, city hall, and public works.

Policy CF.1.3 Coordinate with other agencies for their provision of water, sewer, fire protection, schools, library, and transit.

- Policy CF.1.4 Adopt by reference the following plans which are considered to be incorporated into the Sammamish Comprehensive Plan by reference. The plans may be amended as needed to reflect changing development trends or to update the plans as new facilities are constructed.*
- 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: Looking to the Future: Six-Year Transit Development Plan (for Metro), and Sound Transit TOD Program Strategic Plan.*
- Policy CF.1.5 Participate in processes for determining the location of capital facilities of regional or statewide importance.*
- Policy CF.1.6 Ensure appropriate mitigation if Sammamish is selected as a site for a regional or statewide capital facility, or is otherwise impacted by a regional or statewide facility's development, expansion, or operation.*

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graphic or photo.*

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

Policy CF.2.1 Establish the following levels of service for City-provided facilities and services. The levels of service are the minimum thresholds necessary to adequately serve future development, as well as the minimum thresholds to which the City will strive to provide for existing development:

CITY-OWNED CAPITAL FACILITIES

Type of Public Facility	Level of Service
General Government Services	1.0 square foot per capita, or as otherwise determined through the City Civic Center/Park Study and Master Plan Process.
Local Parks	The valuation of the existing parkland and recreational facilities inventory that make up the City of Sammamish park system divided by the current population. Based on 2013 population, the park valuation per capita is \$1,587.
Police Services	Provide a level of service of 0.52 officers per 1,000 residents.
Surface Water	<p>Conveyance - Minimum Standards, to be Implemented in accordance with the Surface Water Management Plan:</p> <p>Existing Systems - 10 year design storm, 24-hour period;</p> <p>New Systems - 25 year design storm, 24 hour period; downstream analysis; review 100-year storm event to avoid substantial flooding.</p>
Transportation	<p>The intersection LOS is calculated using standard HCM analysis procedures for the PM peak hour. The adopted standard is LOS D or E for intersections that include Principal Arterials and LOS C for intersections that include Minor Arterial or Collector roadways. The LOS for intersections with principal arterials may be reduced to E for intersections that require more than three approach lanes in any direction.</p> <p>Corridor LOS is based on the performance of key corridors and is determined by averaging the incremental corridor segment volume over capacity (v/c) ratios within each adopted corridor. This has the effect of tolerating some congestion in a segment or more within a corridor while resulting in the ultimate completion of the corridor improvements. The average v/c of the segments comprising a corridor must be 1.00 or less for the corridor to be considered adequate. All corridors must pass the Corridor LOS standard for the transportation system to be considered adequate. Corridors comprised of just one concurrency segment must have a v/c of 1.0 or less to be considered adequate.</p>

Policy CF.2.2 Establish the following targets for capital facilities and services provided by other agencies. The targets are to guide the future delivery of community services and facilities, and to provide a measure to evaluate the adequacy of actual services:

CAPITAL FACILITIES PROVIDED BY OTHER AGENCIES

	Type of Public Facility	Level of Service
Fire	Eastside Fire and Rescue District	9 minute response time by first arriving aid unit for 90% of calls 10 minute response time by first arriving fire truck for 90% of calls Meet State/Federal guidelines for minimum number of firefighters at scene of an emergency without reliance on automatic aid
Schools	Issaquah School District	Average students per class room 20 (grades K-5) 26 (grades 6-8) 28 (grades 9-12) 12 (Special Education classes)
	Lake Washington School District	Average students per class room 20 (grades K-1) 25 (grade 2-3) 27 (grade 4-5) 30 (grades 6-8) 32 (grades 9-12)
	Snoqualmie Valley School District	Average students per class room 21 (grades K-2) 24 (grade 3) 27 (grades 4-5) 27 (grades 6-8) 27 (grades 9-12) 12 (special education classes)

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CAPITAL FACILITIES PROVIDED BY OTHER AGENCIES

(continued from previous page)

	Type of Public Facility	Level of Service
Transit	King County Metro	Metro Transit uses service guidelines to plan and manage the transit system and to enable the public to see the basis of proposals to expand, reduce or revise service. The guidelines were developed in response to a recommendation of the 2010 Regional Transit Task Force and included in the Strategic Plan for Public Transportation, which was adopted by the King County Council in 2011 and amended in August 2013. The service guidelines strike a balance between productivity, social equity and geographic value. They help use public tax and fare dollars as effectively as possible to provide high-quality service that gets people where they want to go (productivity). They help make sure Metro serves areas that have many low income and minority residents and others who may depend on transit (social equity), and respond to public transportation needs throughout the county (geographic value).
	Sound Transit	Since 1998, Sound Transit has used the Service Standards and Performance Measures to help plan and manage Sound Transit service. The standards provide guidelines for the service evaluation and service change process. The ST Express section also includes detailed guidelines for service design to ensure that Sound Transit bus routes reflect the characteristics of a high speed, limited-stop regional system. The original 1998 standards were amended by the Sound Transit Board in 2006 to include sections on Sounder commuter rail and Tacoma Link light rail. The 2010 edition included a new section on service standards and performance measures for Central Link light rail, together with updates of the ST Express bus standards. The major changes for the 2014 Service Standards and Performance Guidelines include revised productivity measures for all modes that replace the "Purchased Transportation Cost Per Boarding" measure with a "Subsidy Per Boarding" measure. This change also applies to Tacoma Link, replacing the current "Operating Cost Per Boarding" measure with a "Subsidy Per Boarding" measure as well. "Subsidy Per Boarding" is a standard industry productivity measure that is tracked by the National Transit Database, or NTD, and it takes into account all operational costs including facilities, administration, and purchased transportation or direct operating costs. An new productivity measure has also been added, "Passenger Miles Per Platform Mile," that tracks how far people travel as well as how often people travel.
Water	Sammamish Plateau Water and Sewer District	224 gallons per household (ERU) per day
	Northeast Sammamish Sewer and Water District	209 gallons per household (ERU) per day

Policy CF.2.3 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 CFP, and that the providers can continue to achieve their level of service over the 20-year timeframe of the Comprehensive Plan.

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Policy CF.2.4 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.

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Policy CF.2.5 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.

Policy CF.2.6 Provide capital facilities that achieve the levels of service concurrent with development as defined in City code and Washington State Law.

Goal CF.3 Ensure that planned capital facilities are financially feasible.

Policy 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.

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Policy 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 CFP financially feasible.

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Policy 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.

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

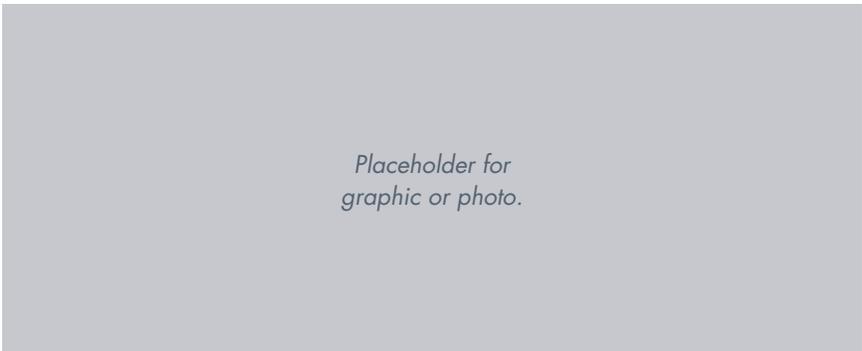
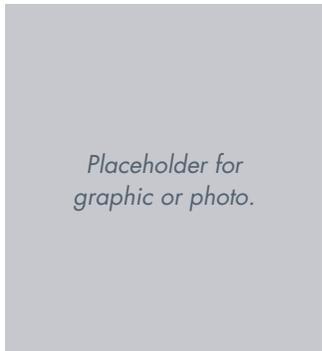
Policy CF.3.5 Use debt when the City Council determines that it is appropriate to enable early completion of priority capital improvements and to amortize the cost over the life of the public facility.

- Policy CF.3.6 If projected funding is inadequate to finance needed capital facilities that provide adequate levels of service, adjust the level of service, the planned growth, and/or the sources of revenue to maintain a balance between available revenue and needed capital facilities.*
- Policy CF.3.7 Use the City's CIP and TIP as the short-term processes for implementing the long-term Capital Facility Plan (CFP).*
- Policy CF.3.8 Work with providers of water, sewer, fire protection, schools, library, and transit to ensure that their individual plans are financially feasible.*
- Policy 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.*



Goal CF.4 Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness, and sustainability.

- Policy CF.4.1 Design natural infrastructure into projects whenever feasible to mimic ecological processes and minimize the need for built infrastructure.*
- Policy CF.4.2 Incorporate consideration of physical health and well-being into decisions regarding the location, design, and operation of capital facilities.*



Policy CF.4.3 Provide capital facilities that support and implement sustainability, reduction of greenhouse gas emissions, and environmental stewardship.

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

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

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

Policy CF.4.7 Design capital facilities that are adaptable, with flexibility to expand as the City grows.

Policy CF.4.8 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.

Policy CF.4.9 Promote water reuse and water conservation opportunities that diminish impacts on water, wastewater, and surface water systems.

Policy CF.4.10 Work with providers of water, sewer, fire protection, schools, library, and transit to ensure that their facilities support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness, and sustainability.

Goal CF.5 Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive, and financially sustainable.

Policy CF.5.1 Maintain public spaces and capital facilities and enhance their appearance.

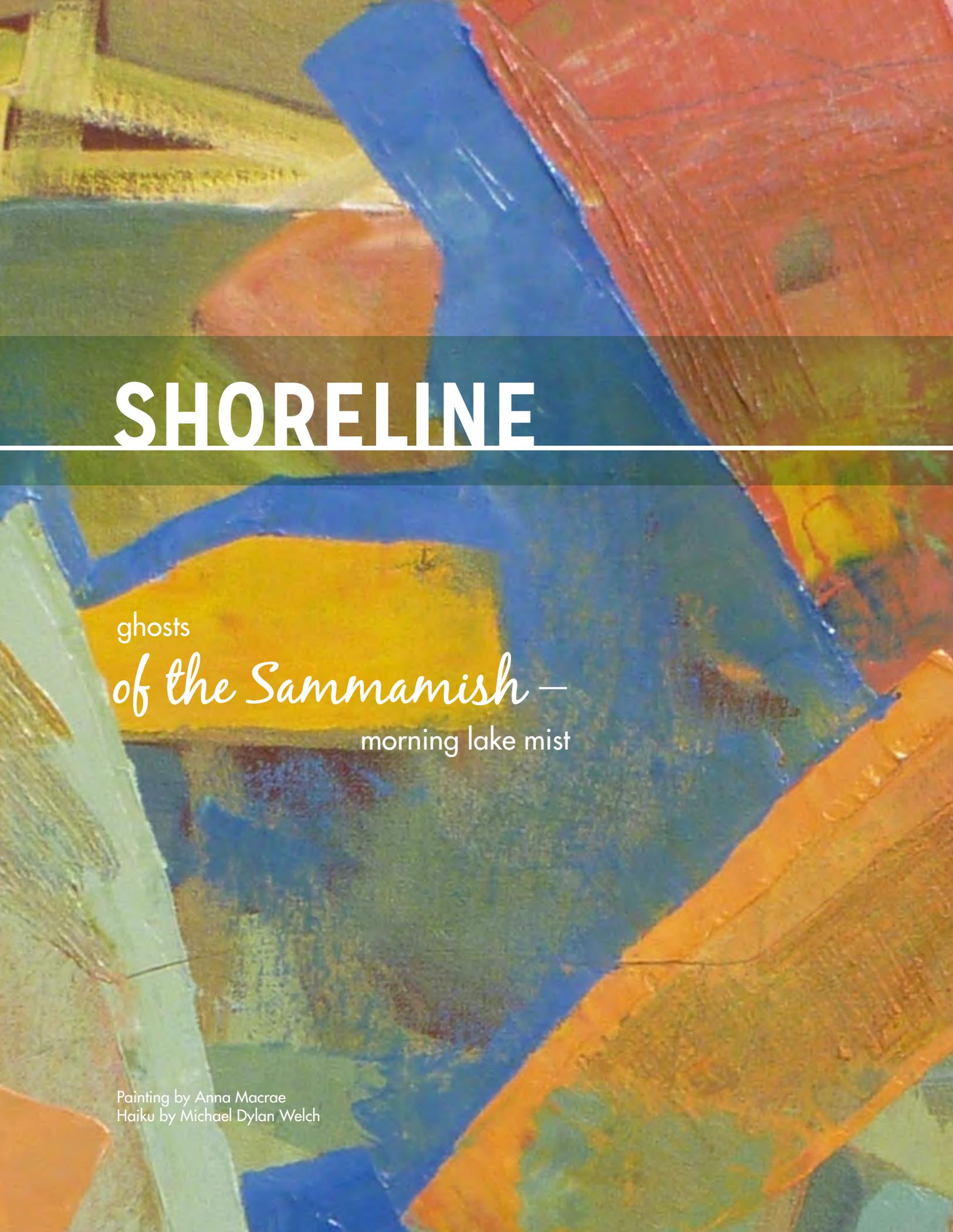
Policy CF.5.2 Use schedules and plans for replacement of capital facilities upon completion of their useful lives.

Policy CF.5.3 Provide capital facilities that minimize operating and maintenance costs of the facility.

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An abstract painting featuring bold, thick brushstrokes in a variety of colors including red, blue, yellow, green, and orange. The composition is dynamic and layered, with some areas appearing more saturated than others. The overall effect is one of vibrant energy and texture.

SHORELINE

ghosts

of the Sammamish —
morning lake mist

Painting by Anna Macrae
Haiku by Michael Dylan Welch



ghosts
of the Sammamish —
morning lake mist

SHORELINE

Introduction

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 (marine waters, streams and rivers, and lakes over 20 acres), 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.

Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.



Pine Lake

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.

- 1 *Designate, retain and protect shoreline areas having archeological, historic, cultural, scientific or educational value, locally, regionally, statewide or nationally.*
- 2 *Maintain finite and irreplaceable links to the past by identifying, preserving, protecting, and restoring archaeological, historic and cultural sites.*
- 3 *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.*
- 4 *Acquire archaeological, historical and cultural sites through purchase or gift.*
- 5 *Foster a greater appreciation for shoreline management, environmental conservation, natural history, and cultural heritage using signage and other interpretive tools as appropriate.*
- 6 *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.*
- 7 *Protect from intrusion or harm any newly discovered or suspected significant sites until their value for retention is determined.*
- 8 *Ensure that the educational and scientific values of archeological, historic, and cultural resources are considered when evaluating proposed shoreline developments and uses.*
- 9 *Participate in cooperative restoration programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners.*



*Deer at Beaver
Lake (credit: Maren
Van Nostrand)*



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.

- 1 *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.*
- 2 *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.*
- 3 *(3) Maintain natural dynamic processes of shoreline formation and sustainability through effective stewardship, management, and use of shorelines*
- 4 *(4) Where feasible, enhance or restore areas that are biologically and/or aesthetically degraded while maintaining appropriate use of the shoreline.*
- 5 *Maintain or enhance shoreline vegetation to protect water quality, fish and wildlife habitat, and other ecological functions and processes.*
- 6 *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.*
- 7 *Manage the City's programs, services, and operational infrastructure in a manner that achieves no net loss of ecological or shoreline functions.*
- 8 *Achieve no net loss of ecological functions of Sammamish shorelines.*



Beaver Lake



Dock at Sammamish Landing

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.

- 1 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.*
- 2 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.*
- 3 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).*
- 4 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.

- 1 *Provide additional public water-oriented recreation opportunities that are diverse, convenient, and adequate for people of different ages, health, family status and financial ability.*
- 2 *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.*
- 3 *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.*
- 4 *Support other governmental and non-governmental efforts to acquire and develop additional shoreline properties for public recreational uses.*



Playing in the water
at Pine Lake Park

Shoreline Use

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

- 1 *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.*
- 2 *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.*
- 3 *Encourage uses that allow or incorporate restoration of shoreline areas that have been degraded as a result of past activities.*
- 4 *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.*
- 5 *Ensure that shoreline uses satisfy the economic, social, and physical needs of the citizens of Sammamish.*



Beaver Lake is stocked
with trout for fishing



Shoreline Restoration and Enhancement

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

- 1 *Improve and restore shoreline functions and processes over time through regulatory, voluntary and incentive-based public and private programs and actions.*
- 2 *Encourage cooperative restoration programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners.*
- 3 *Integrate restoration efforts with other parallel natural resource management efforts including, but not limited to, salmon conservation, basin management, and water cleanup plans.*
- 4 *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 Facility

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.

- 1 *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.*
- 2 *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.*
- 3 *Limit circulation systems in the shoreline jurisdiction to those that serve permitted and/or preferred shoreline uses.*
- 4 *Limit transportation infrastructure in shoreline jurisdiction to the minimum necessary to accomplish its purpose.*

Shoreline Policies

General Policies

Archaeological, Historic and Cultural Resources

- a *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.*
- b *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.*
- c *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 Preservation. Ample time should be allowed to assess the site and make arrangements to preserve historical, cultural and archaeological values.*
- d *Shoreline use and development should not significantly and negatively impact, destroy, or damage any site having historic, cultural, scientific or educational value.*
- e *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.*



Pine Lake



Critical Areas and Environmental Protection

- a *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.*

*Wetland area
near Allen Lake*



- b 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.*
- c 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.*
- d 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).*



Flood Hazard Reduction

- a *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.*
- b *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.*
- c *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.*
- d *Where possible, public access should be integrated into publicly financed flood control and management facilities on public lands.*

Public Access

- a *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.*
- b *The design of all public shoreline access areas should attempt to minimize potential impacts to private property.*



Restoration and Enhancement

- a *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.*
- b *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.*



Visual access to Lake Sammamish from Lake Sammamish Parkway NE



A reconstructed stream channel and shoreline restore habitat to the mouth of George Davis Creek—Kokanee salmon now spawn at the restored site (credit: The Watershed Company)



- c *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.*
- d *Priority should be given to restoration actions that meet the goals contained in the restoration element of this Program.*

Shoreline Use

- a *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:*
 - i *Water-dependent and water-related use/development; and*

- ii *Public uses and developments that provide physical and/or visual access to the shoreline for substantial numbers of people, and*
 - iii *Single-family residences developed consistent with the policies of 25.04.030(1).*
- b *The City should reserve areas for protection and restoration of ecological functions to control pollution, protect public health, and prevent damage to the environment*
- c *Non-water-oriented uses/developments should be limited to those shoreline locations where water-oriented uses are inappropriate.*
- d *Non-water-oriented uses/developments should be allowed only when they demonstrably contribute to the objectives of the Shoreline Management Act.*



Picnic bench at Beaver Lake Park (credit: Eric Willhite)



Shoreline Vegetation Conservation

- a *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:*
 - i *Providing shade necessary to maintain water temperatures required by salmonids and other aquatic biota; and*
 - ii *Providing organic inputs necessary for aquatic life, including providing food in the form of various insects and other benthic macro invertebrates; and*
 - iii *Stabilizing banks, minimizing erosion and sedimentation, and reducing the occurrence/severity of landslides; and*
 - iv *Reducing sediment input into lakes by minimizing erosion, aiding infiltration, retaining runoff, and managing stormwater from roads and upland areas; and*
 - v *Improving water quality by preventing wind mixing, and facilitating infiltration and vegetative uptake of nutrients and pollutants; and*
 - vi *Providing habitat for wildlife, including connectivity for travel and migration corridors.*

*Illahee
Pond*



- b 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.*



Site Planning

- a 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.*
- b 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.*
- c 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.*
- d 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.*

Views and Aesthetics

- a *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.*
- b *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.*



Public visual access to Lake Sammamish from Lake Sammamish Parkway NE



Water Quality, Stormwater and Nonpoint Pollution

- a *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.*
- b *New shoreline uses and developments should incorporate strategies to control phosphorus loading of lakes over the long term.*
- c *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.*
- d *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.*
- e *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 Modification Policies

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



Pine Lake Park dock
(credit: Eric Willhite)

- a *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)).*
- b *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.*
- c *New private boat launch ramps and rails should be discouraged.*
- d *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*



Private dock on Beaver Lake

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

- a *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.*
- b *New private docks, floats, and lifts should not be placed in locations where they will impact critical habitats where alternative locations are available.*

Dock at
Sammamish
Landing





Pine Lake
Park dock



Private dock on Lake
Sammamish

- c *New shared or joint-use docks are preferred over single-user docks.*
- d *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.*

Dredging

- a *Dredging should only be allowed in the following circumstances:*
 - i *When needed to facilitate ecological restoration or enhancement;*
 - ii *When needed to construct facilities for public access or water-oriented public recreation.*
- b *New development should be sited and designed to avoid the need for maintenance dredging.*
- c *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.*
- d *Dredging for the primary purpose of obtaining fill material to create uplands is not allowed.*

Filling and Excavation

- a *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.*
- b *Filling and excavation should not be allowed where structural shoreline stabilization would be needed to prevent the fill from eroding.*
- c *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.*
- d *When allowed, filling and excavation should be conducted so that water quality, habitat, hydrology, and drainage patterns are not adversely affected.*
- e *Excavation waterward of OHWM shall be considered dredging and shall be subject to the dredging policies and regulations of this Program.*



Logs and boulders protect the shoreline along Pine Lake (credit: Eric Willhite)

Shoreline Stabilization

- a *New developments should be designed and located to avoid the need for new stabilization measures.*
- b *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.*
- c *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.*
- d *Shoreline stabilization should be located and designed to fit the physical character of a specific shoreline reach, which may differ substantially from adjacent reaches.*
- e *Shoreline stabilization should not interfere with existing or future public access to public shorelines or with other appropriate shoreline uses.*

- f *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.*
- g *Failing, harmful, unnecessary, or ineffective shoreline stabilization structures should be removed, and shoreline ecological functions should be restored using bulkhead alternatives.*
- h *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.*
- i *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*

Residential Use

- a *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.*
- b *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.*
- c *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.*
- d *Dwelling units should not occur over water.*



Home on Beaver Lake



Homes near Illahee Pond

*Stairs from shelter at pocket beach at Sammamish Landing
(credit: Mike Collins)*



Recreational Use

- a 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.*
- b 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.*
- c 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.*
- d Public recreational development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable.*

Transportation Use Policies

- a *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.*
- b *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.*
- c *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.*
- d *Public transportation development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable.*

Utility Use

- a *New public or private utilities should be located inland from the land/water interface, preferably outside of shoreline jurisdiction, unless:*
 - i *They have a water-dependent component such as a water intake or outfall; or*
 - ii *Water crossings are unavoidable; or*
 - iii *Other locations are infeasible; or*
 - iv *They are required for authorized shoreline uses consistent with this Program.*
- b *Utilities should be located and designed to avoid public recreation and public access areas and significant natural, historic, archaeological or cultural resources.*
- c *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.*

- d 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.*
- e Public utility development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable.*
- f 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*

Agricultural Use

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