III. LAND USE ELEMENT

VISION

The Vision Statement and Vision Ideals provided in the Introduction to this Comprehensive Plan highlight several desired community attributes addressed in more detail in this Land Use Element:

- Maintenance of a small town atmosphere and suburban development character,
- Encouragement of community gathering spaces,
- Respect for the character and integrity of existing neighborhoods,
- Relationship of the natural environment to urban development,
- Responsive government services with respect to development review.

Additionally, the Land Use Element responds to the Growth Management Act and King County County-wide Planning Policies identified in the Growth Management Element of this Comprehensive Plan by addressing existing and future land use distributions in the community, the relationship of land use to service and infrastructure provision, and the roles and responsibilities of the City in the region.

PRIMARY ISSUES

Existing Land Use Analysis

An inventory of the City's existing land use was completed for the City of Sammamish in December 2001. The following figure identifies relative amount of acres in each land use category. Single family development represents the most predominant existing land use, with vacant land and roads the second and third most predominant. The land use acre amounts represented below do not include adjustments for sensitive areas. Please see the Growth Capacity section below for a discussion of discount factors.

**FIGURE III-1**
EXISTING LAND USE (ACRES BY PERCENT): CITY

![Pie chart showing existing land use percentages]

- Single Family: 55.7%
- Vacant: 21.0%
- Commercial/ Mixed Use: 0.4%
- Open Space/Water: 7.2%
- Private Recreation: 4.0%
- Public: 2.1%
- Roads: 8.2%
- Utilities: 0.8%
- Multifamily: 0.5%
Land Use Plan Development

As a part of this comprehensive planning process, the No Action (County plan) and three land use scenarios were prepared to highlight alternative approaches to preserve and enhance community character and to guide future growth and development. These alternatives are documented in Appendix E and are briefly listed as follows: No Action (County Plan), Gateway/Corridor Alternative, and Dispersed or Activity Centers Alternative. These alternatives were presented at a series of community meetings in May 2002 in order to generate a better understanding of the preferred future for the City of Sammamish. Utilizing information generated through the public meetings and a separate community survey, a fourth Preferred Alternative was developed by the Planning Advisory Board in Summer 2002. A more detailed environmental analysis was prepared to identify and assess the probable significant adverse effects that proposed alternatives would have on the natural and man-built environment. Based on preliminary environmental review and policy analysis, the Summer 2002 alternative was further revised to become the PAB Recommended Land Use Alternative, December 2002. By July 2003, a preferred alternative was selected by the City Council, amending features of the PAB Recommended Land Use Alternative.

Land Use Plan

The Land Use Plan provides for land uses reflective of the City vision statement for a small town character, suburban residential style development, but with acknowledgement of community gathering areas in “centers”, and attention to environmental characteristics. The plan is illustrated in Figure III-2 at the end of this chapter. Distinguishing characteristics of the Plan and associated policies include:

- Preservation of the character and development patterns in existing single family neighborhoods through R-4 and R-6 zoning,
- Protection of high rank order and function environmentally sensitive areas through policies, development regulations, and through R-1 zoning as appropriate,
- Targeting future commercial growth and mixed use development to three designated community centers, the Inglewood and Pine Lake Centers and the Sammamish Commons,
- Development of a City Hall and City Park project as a designated Community Center, in accordance with an approved master plan, known as the Sammamish Commons,
- Establishment of locally determined level of service standards for transportation, a priority list of capital improvements, revised mitigation fees and concurrency requirements, and direction to execute interlocal agreements with neighboring jurisdictions to relive bottlenecks affecting access to and from the community,
- Establishment of a process to evaluate the designation of potential annexation areas.

Growth Capacity

The City of Sammamish contains approximately 11,599 dwelling units based on the 100% sample Year 2000 US Census. The April 1, 2001 estimate by the State of Washington Office of Financial Management is 11,753 dwelling units. The City largely contains single-family detached units estimated at about 90% per sample data contained in the Year 2000 US Census.

The City population is estimated to be 34,104 based on the 100% sample Year 2000 US Census, and 34,560 as of April 1, 2001 per the State of Washington Office of Financial Management. While the Year 2000 US Census estimated an average household size of 3.12 for ownership housing and 2.52 for rental housing, for purposes of future growth calculations, a lesser average household size of 2.5 is projected.
according to the King County Growth Management Planning Council.

The Growth Management Act and Countywide Planning Policies for King County require that the City accommodate its fair share of the future growth projected for King County. Future development “targets”, expressed in the number of housing units, are determined through an interactive, multi-jurisdictional process between King County and cities located within. Through this ongoing regional process, the City’s growth target for the years 2001 to 2022 is established at 3,842 units, of which approximately 2,479 target units remain given building permits issued through May 31, 2003.

With estimates of developable land, either vacant or underdeveloped (e.g. review of the ratio of improvement value to land value), and allowed densities, future growth capacity can be estimated. As part of the preparation of this Comprehensive Plan, a development capacity analysis was prepared by the City (refer to Appendix E), which reviewed gross vacant and re-developable land acres and then discounted the amount of acres for the following purposes:

- Environmentally Sensitive Areas
- Roads/Rights-Of-Way
- Utilities
- Market Factors (i.e. property may not be available)

With this methodology, the City has estimated the following modified “build out” estimates for the Plan: 4,858 additional dwelling units. This estimate accommodates the established growth target from the King County Countywide Planning Policies, and means that growth beyond the target level may occur during or after the 20-year planning period. The forecasts include pipeline dwellings – more than half of the future growth in the City would be derived from pipeline projects, approximately 1,535 units.

It should be noted that a capacity analysis may make adjustments or discounts to the amount of available land, but does not estimate the time or rate that growth will occur, only the capacity of the land for additional development. It is through growth controls that the City may control the rate and timing of growth, as long as the City is endeavoring to meet its adopted growth targets.

To address the difference between the Plan “build out” capacity and the growth target level, and the need to ensure that community character is maintained and supporting capital facilities and services are in place, the City’s Comprehensive Plan studies growth at the approximate 3,000 level as well as the approximate 5,000 level, and includes policies and measures to manage growth including concurrency of capital improvements, and threshold levels to determine if additional growth controls are needed, to meet the remaining 2,479 target units to be accommodated in planning efforts during the 20-year planning period.

Managing Growth

As a result of rapid development over the past decade, the City of Sammamish has experienced a severe burden on its infrastructure, particularly its roadway system. With an imbalance between jobs and housing, making Sammamish basically a bedroom community, traffic congestion exiting and entering the community has steadily become worse. Other basic infrastructure such as sewer and water service is also struggling to meet the demand of this increasing population. In order to provide for adequate infrastructure capacity for the existing population and meet the preferred level of service standards, the City must plan for future growth and its increased infrastructure demands.

The City has several choices of growth control tools by which the City can meet its preferred level of service standards and growth targets. Currently the construction of new homes is significantly constrained
by the limited availability for water. The primary provider of water service to the community, the Sammamish Plateau Water and Sewer District, is currently only awarding recaptured water certificates on a periodic basis, pending a new water supply. Additional measures available to the City include limiting the number of new lots created or dwelling units constructed through a random lottery system\(^1\), a complex point system, or a proportional system of issuing permits. The City may also choose to strengthen its concurrency requirements, allowed in the Growth Management Act, resulting in infrastructure being provided truly concurrent with development. Finally, the City may consider revising its zoning ordinance by changing the method by which density is calculated, such as a net density system in place of gross density system, or down-zoning parcels encumbered by significant sensitive areas. In order to control development so that the adequate infrastructure is provided, level-of-service standards are met, and community character is maintained, any of these methods can help the City achieve these goals. Since it may be several years before there is adequate water to support new subdivisions, the City has time to evaluate the appropriate measures to manage growth and to monitor the need for growth controls in accordance with the policies contained in this plan.

\(^1\) This would need to be considered carefully and may be coordinated with local water utility providers such as the Sammamish Plateau Water and Sewer District which currently implements a lottery system.
GOALS

GOAL LUG-1: Create and maintain a small-town atmosphere.

GOAL LUG-2: Establish the three designated community centers, including the existing centers at Inglewood Center and Pine Lake Village, and the planned City Hall/Park project, to host a diversity of high quality places to live, work, shop and recreate.

GOAL LUG-3: As new development occurs, preserve Sammamish’s character, human scale and neighborhood quality.

GOAL LUG-4: Establish a community that maintains and enhances the quality of family life within Sammamish.

GOAL LUG-5: Promote community-gathering places that encourage the interaction of people.

GOAL LUG-6: Promote development design that encourages attractive, functional, and distinctive environments which reinforce a sense of community.

GOAL LUG-7: Encourage land use patterns that promote walkability, diversity, and creativity.

GOAL LUG-8: Respect the character, integrity, and unique qualities of existing neighborhoods.

GOAL LUG-9: Preserve and enhance the natural features and historic, cultural and archeological resources of the community.

GOAL LUG-10: Preserve trees and other natural resources as integral components of the community’s overall design.

GOAL LUG-11: Promote the use of greenscape as an important physical and visual element of site development.

GOAL LUG-12: Preserve scenic corridors and natural vistas.

GOAL LUG-13: Practice environmental stewardship by protecting, enhancing, and promoting the natural environment within Sammamish and the surrounding communities.
GOAL LUG-14: Promote development design that maintains a harmonious relationship with the natural environment.

GOAL LUG-15: Promote connectivity between neighborhoods.

GOAL LUG-16: Develop Sammamish as a leading member in regional planning efforts.

GOAL LUG-17: Develop and implement plan and regulatory amendment and development permit processes that are participatory, timely, predictable, and fair to all affected parties.

GOALS & POLICIES

GOAL LUG-1: Create and maintain a small-town atmosphere.

LUP-1.1 The City shall encourage development that creates and maintains a safe, healthy and diverse residential community. The City should contain diverse affordable housing, reasonable employment opportunities, and should protect the natural environment and significant cultural resources.

LUP-1.2 The City shall designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as Figure III-2.

LUP-1.3 The City shall implement a range of residential and non-residential use classifications:

a. Table of Districts and Densities. The City shall utilize the following table to establish land use districts and maximum residential densities.

<table>
<thead>
<tr>
<th>LAND USE/ZONE DISTRICT</th>
<th>MAXIMUM RESIDENTIAL DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 1 Dwelling Unit Per Acre (R-1)</td>
<td>1</td>
</tr>
<tr>
<td>Residential 4 Dwelling Units Per Acre (R-4)</td>
<td>4</td>
</tr>
<tr>
<td>Residential 6 Dwelling Units Per Acre (R-6)</td>
<td>6</td>
</tr>
<tr>
<td>Residential 8 Dwelling Units Per Acre (R-8)</td>
<td>8</td>
</tr>
<tr>
<td>Residential 12 Dwelling Units Per Acre (R-12)</td>
<td>12</td>
</tr>
<tr>
<td>Residential 18 Dwelling Units Per Acre (R-18)</td>
<td>18</td>
</tr>
<tr>
<td>Neighborhood Business (NB)</td>
<td>8</td>
</tr>
</tbody>
</table>
LAND USE/ZONE DISTRICT | MAXIMUM RESIDENTIAL DENSITY
--- | ---
Community Business (CB) | 18
Office (O) | 18
Public Institution | --

b. District Descriptions. The City shall utilize the following purpose statements to distinguish the land use districts.

- **Residential**: The purposes of the Residential Districts are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services, and energy. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. In the R-4 through R-8 districts, Residential District purposes are accomplished by providing for predominantly single detached dwelling units on lot sizes that vary according to district. In the R-12 through R-18 districts, Residential District purposes are accomplished by allowing for a mix of predominantly apartment and townhouse dwelling units with a variety of densities according to district. In the Residential Districts, accessory uses and complementary nonresidential uses that are compatible with residential communities may be allowed.

Where a range is given on the map, this indicates parcels for which the density of R-1 is under review in accordance with Policy LUP-9.1. The density would be between R-1 and R-4 if indicated to be in the category of R-1 – R-4. The density would be between R-1 and R-6 if indicated to be in the category of R-1 – R-6.

- **Neighborhood Business**: The purposes of the Neighborhood Business District are to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development not to exceed R-8 density.

- **Community Business**: The purpose of the Community Business District is to provide convenience and comparison retail and personal services for local service areas serving neighborhoods that cannot be served conveniently by larger commercial centers. Allowable uses include a wider range of retail, professional, governmental, and personal services than are found in Neighborhood Business districts, as well as limited small-scale office uses, and mixed-use (housing and retail/service) developments. Commercial uses with extensive outdoor storage or auto-related and industrial uses would be discouraged in the Community Business District.

- **Office**: The purpose of the Office District is to provide for pedestrian and transit-oriented, high-density employment office uses together with limited complementary retail and urban density residential development in locations where the full range of commercial activities is not desirable.

- **Public Institution**: This classification recognizes publicly owned facilities and sites that offer governmental, utility, recreational, educational, and emergency response services, respectively, to the community.
LUP-1.4 The City should allow community-scale commercial, residential, and mixed-use opportunities, promoting efficient transit service, at the Inglewood Center and the Pine Lake Center.

LUP-1.5 The future land use pattern should promote affordable housing opportunities, reduce external vehicle trips, and related traffic congestion patterns in the City.

GOAL LUG-2: Establish the three designated community centers, including the existing centers at Inglewood Center and Pine Lake Village, and the planned City Hall/Park project, to host a diversity of high quality places to live, work, shop and recreate.

LUP-2.1 The City shall designate on the Comprehensive Plan Land Use Map three community centers to be known as the Inglewood Center, the Pine Lake Center, and the Sammamish Commons.
   a. The Inglewood Center shall include those parcels in the immediate vicinity of Inglewood Center which, prior to the adoption of this comprehensive plan, were previously zoned Neighborhood Business (NB), Community Business (CB), Office (O), and Residential 12 and 18 units to the acre (R-12)(R-18), as depicted in Figure III-2, unless subsequently modified by the City Council in accordance with the provisions of this Plan.
   b. The Pine Lake Center shall include those parcels in the immediate vicinity of Pine Lake Village which, prior to the adoption of this comprehensive plan, were previously zoned Neighborhood Business (NB), Community Business (CB), Office (O), and Residential 12 and 18 units to the acre (R-12)(R-18), as depicted in Figure III-2, unless subsequently modified by the City Council in accordance with the provisions of this Plan.
   c. The Sammamish Commons shall consist of parcels currently owned by the City of Sammamish, or abutting parcels subsequently purchased by the City, in the vicinity of the intersection of SE 8th and 228th Ave SE, as depicted in Figure III-2, for the site of the City Hall and a community park.

LUP-2.2 The City should plan for compact and diverse community centers that are consistent with the community vision, and respectful of surrounding neighborhoods and the capacity of natural systems.
   a. The City should actively involve the community in the preparation of sub-area plans for the Inglewood and Pine Lake Centers and a Master Plan for the Sammamish Commons as designated in Figure III-2.
   b. The Inglewood Center and the Pine Lake Center may feature the following types of uses, to be further defined in community-based sub-area planning efforts:
      - Civic uses and community gathering opportunities,
      - Recreational uses,
- Pedestrian and public transit-oriented design and circulation,
- Specialty retail stores,
- Restaurants,
- Professional offices,
- Community services, and
- Diverse housing opportunities.

c. The City shall prepare and formally adopt for implementation a Master Plan to guide the development of the Sammamish Commons, as designated in Figure III-2. This Master Plan may include provisions for a City Hall, related community facilities such as a library and/or community center, and a public park. Limited commercial activities supportive of the public functions in the commons may be permitted.

d. Following adoption of the Sammamish Commons Master Plan, the City shall initiate a sub-area planning process for properties in the vicinity of 228th Avenue that may be affected by the Sammamish Commons. This sub-area plan may include potential zoning changes or other recommendations to promote more compatible land uses and to minimize potential adverse impacts on adjoining properties.

1. The Planning Commission shall recommend, for City Council review and approval, final boundaries for the sub-area.

2. The general boundaries for the sub-area plan shall include NE 4th St on the north, SE 10th St to the south, the unimproved right-of-way for 232nd Ave to the east, and 218th St extended to the west.

3. In establishing the final boundaries, whole parcels and multiple parcels in common ownership shall be included in the sub-area.

4. Sub-area planning shall focus on undeveloped and underdeveloped parcels within the final boundaries.

5. Sub-area planning shall respect the integrity of fully developed single-family residential neighborhoods, and give consideration to landscaping and/or buffer requirements between single-family residential neighborhoods, recreational uses and mixed-use/commercial development.

6. The sub-area planning process shall include opportunities for public participation and comment.

LUP-2.3 Along 228th Avenue, plans and regulations should address boulevard treatments (landscaped medians, street lighting, sidewalks, etc), a compatible and consistent streetscape on both sides of the corridor, and a compact development pattern in the three designated community centers, appropriate to land carrying capacity.

LUP-2.4 The City should promote design of the three designated community center environments based upon a human scale to encourage attractive street fronts and other connecting walkways that accommodate pedestrians as the first priority, while accommodating vehicular movement.
LUP-2.5 Multi-family housing may be located above ground floor non-residential uses in the Inglewood and Pine Lake Centers.

LUP-2.6 Innovative design techniques should be considered to promote and encourage mixed-use development within the Inglewood and Pine Lake Centers.

LUP-2.7 Individual mixed use buildings with residences or offices located along with retail uses should be encouraged in the Inglewood and Pine Lake Centers, near public transit and pedestrian amenities.

LUP-2.8 The three designated community centers should be expanded upon a recommendation of the City Planning Commission or upon action of the City Council.

GOAL LUG-3: As new development occurs, preserve Sammamish’s character, human scale and neighborhood quality.

LUP-3.1 The land use plan should accommodate carefully planned levels of development, consider existing uses, safeguard the environment, reduce sprawl, promote efficient uses of land, create alternative modes of transportation, and foster the development of the City’s sense of community.

LUP-3.2 Growth should be directed as follows: first, to areas with existing infrastructure capacity; second, to areas where infrastructure improvements can be easily extended; and last, to areas requiring major infrastructure improvements.

LUP-3.3 The City shall institute a concurrency management system to provide for infrastructure to be in place at the time of development and meeting level of service goals of the Community. The Transportation Element and Capital Facilities Element shall identify the level of service objectives, the infrastructure, facilities, and services that must be in place to serve development at the time of development, including, but not limited to roads, stormwater facilities, water service, wastewater service, parks, schools, and others. The City shall monitor the effectiveness of concurrency standards.

LUP-3.4 The City shall adopt residential development growth management tools that guide the location and timing of residential growth, recognizing environmental capacities, and established level of service standards for water, sewer, surface water, transportation, parks, schools, and other public facilities and services. The growth management tools shall provide for City attainment of the City’s housing target of 3,842 over the 20-year planning period (2001 – 2022), including affordable housing. Additional measure to control growth may be required if any of the following thresholds are exceeded:
a. Building permit applications submitted to the City for the construction of new residential development in one year period is at a rate that if continued, could result in over 3000 building permits being issued in the twenty year period of 2003 to 2022.

b. Subdivision or commercial site development permit applications are submitted to the City in any two consecutive years at a rate that if continued, could result in the creation of over 1000 new residential units in the twenty year period of 2003 to 2022.

c. A finding is made by the City Council that new growth and development is occurring at a rate or in a manner that precludes the timely provision of necessary public facilities or services, and/or that established level of service standards are not being met.

LUP-3.5 The City should establish criteria for the review and approval of future rezone requests, including but not limited to:

a. Consistency with the City’s Comprehensive Plan goals, policies, and land use map (LUP-2.9, LUP-7.6, and LUP-7.9 et al),

b. Demonstration of a clear and compelling need and public benefit,

c. Documentation that there will be no probable significant adverse environmental effects that cannot be reasonably mitigated.

Decisions on rezone requests should be made by the City Council based on an evaluation of a staff report and a recommendation by the City Planning Commission. The public should be notified of all rezone requests and afforded meaningful opportunities for public review and comment.

LUP-3.6 During consideration of areawide or site-specific zoning classifications or rezones, the City may allow different zoning designations on a single legal parcel (i.e. split zoning), recognizing with a lower density lands environmentally unsuitable for development and with a greater density lands suitable for development, provided that:

a. The application of the greater density shall be consistent with the predominant density of the neighboring properties to the area or site considered for reclassification. For example, R-1 may be applied to environmentally sensitive portions of a site, and R-4 to the developable portion of a site, R-4 matching the character and density of neighboring properties.

b. Split zone boundaries should consider environmental, legal, and practical administrative issues associated with application of the split zone boundary.

LUP-3.7 Zoning regulations shall be written to:

a. Achieve the desired scale and character for an area,

b. Ensure adequate light and air (i.e. height and setback requirements),

c. Protect environmental quality,
d. Manage potential impacts on transportation systems, other public facilities and public services.

LUP-3.8

a. The City should apply minimum density requirements to the R-8 to R-18 and NB, CB, and O zones consistent with King County Countywide Planning Policies,
b. The City should monitor and assess the density and nature of new development on a periodic basis to determine if the community vision and Growth Management Goals are met for community character and efficient use of land.

LUP-3.9 Regulations shall include limitations to residential density, lot sizes, impervious surface, and building location, height, and bulk.

LUP-3.10 The design, scale, and allowable uses within the three designated community centers shall be strictly regulated in accordance with approved sub-area or master plans to ensure compatibility with the surrounding neighborhood. Development should vary with the type and intensity of the abutting neighborhood in which it is located.

LUP-3.11 Community design standards, zoning and development regulations should encourage:

a. Incorporation of the natural site characteristics,
b. Compatibility with surrounding uses,
c. Buildings of a scale and character appropriate to the site,
d. Building variety while providing for designs that reflect the distinctive local character, the context of the site and the community’s historical character and natural features,
e. Building setbacks and orientations appropriate to the site and use,
f. The use of landscaping to enhance building and site appearance,
g. Efficient pedestrian and vehicular circulation movement,
h. Reducing the impact of motorized transportation,
i. Creating usable open space, community space and community facilities,
j. Reducing visual clutter through sign regulation and view preservation; and
k. Impervious surface limitations, site access control, alternate parking lot configurations and other standards.

LUP-3.12 The City shall adopt design standards and development regulations to ensure that future mixed-use developments are designed in a manner and at a scale that is consistent with the character of the respective zoning classifications. In doing so, the Planning Commission shall evaluate mixed-use developments and standards from other communities and may recommend revisions to permitted residential densities appropriate for the City of Sammamish. The total impacts of such development should not exceed impacts of each use individually.
GOAL LUG-4: Establish a community that maintains and enhances the quality of family life within Sammamish.

LUP-4.1 The City should provide attractive, high quality parks, recreational areas and streetscapes throughout the City.

LUP-4.2 The City should encourage joint use and development of recreation lands and facilities in accordance with the Park, Recreation and Open Space Comprehensive Plan.

LUP-4.3 Parks, schools, churches and other public and semi-public buildings should be encouraged to locate on sites that give the community and neighborhoods landmarks and an identity, without creating adverse impacts on environmentally sensitive areas.

LUP-4.4 Public and private community service providers, including the City should be encouraged to share or reuse facilities, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, other social facilities and gathering places.

LUP-4.5 Major entrances into the City should be given symbolic markers and landscaping to strengthen community identity and to highlight community design standards. Symbolic markers may include signs, monuments and plantings.

LUP-4.6 The City should encourage community cultural and historical projects throughout the City to provide beautification, education, and other social benefits.

LUP-4.7 The area’s natural history should be reflected in the community’s identity and its civic architecture.

GOAL LUG-5: Promote community-gathering places that encourage the interaction of people.

LUP-5.1 Small pocket parks, public plazas, and sidewalk gathering places should include “street furniture” such as benches, and be incorporated into development design.

LUP-5.2 Community gathering places such as small parks, courtyards, village greens, outdoor plazas and seating areas should be incorporated into developments whenever possible.

LUP-5.3 Community gathering opportunities that contribute to the character and human scale of the sidewalk environment should be encouraged. Streetscape design and details should
reinforce the human scale of the street. Human scale means that the size of the building relates to the approximate dimensions of the human body.

LUP-5.4 Parks and recreational opportunities should serve as models of superior design quality and serve as community gathering areas promoting neighborhood identity.

**GOAL LUG-6:** Promote development design that encourages attractive, functional, and distinctive environments which reinforce a sense of community.

LUP-6.1 Development standards for non-residential uses should create a consistent and compatible pattern of development. Development standards should address issues, including, but not limited to: floor area ratios, lot dimensions, building setbacks and height, impervious surface limitations, access, and parking configurations.

LUP-6.2 Non-residential uses, multiple family residential buildings, townhouses and similar housing types within residential areas shall be subject to design criteria and design review. Design criteria may be applied to single family dwellings on individual lots.

LUP-6.3 Specific community-wide design standards shall be developed for use in the design review process. These design standards should reflect the desired characteristics of each neighborhood planning area or designated community center.

LUP-6.4 The City should promote its design policies to attract the type of development envisioned. Flexibility in design standards may be considered depending on the type of development, its anticipated market, geographic location, and the goals of the community center or neighborhood planning area. Priority may be given to developments that provide suitable land for park, recreation, and open spaces uses.

LUP-6.5 Design standards, building design and site design should provide appropriate transitions between dissimilar uses and intensities. Building and site design should also be used to maintain compatibility and to minimize adverse impacts on the lower intensity or more sensitive uses.

LUP-6.6 Building design and details should support the human scale.

LUP-6.7 Building and site design should encourage personal safety by:

a. Making criminal access more difficult (referred to as reducing penetrability),

b. Using site planning techniques to give all users more control over the space adjacent to their buildings (increased territoriality),

c. Providing clear and direct lines of sight to increase the perception of security.
d. Increasing opportunities for neighbors and those passing by to keep an eye on nearby activities (improved surveillance) reducing “unclaimed” areas, i.e. spaces within a development that are not clearly public or private (reduced ambiguity),
e. Incorporating pedestrian-oriented lighting into neighborhoods, streets and other public places, and
f. Using design and construction approaches that reduce vandalism. These principles should also be incorporated into design standards.

LUP-6.8 Building placement and landscaping should be used to separate potentially conflicting uses and to separate intensive uses from less intensive uses. Machinery, service entries, storage areas and loading docks should be screened from adjacent, less intense uses.

LUP-6.9 Design standards should include provisions to guide site design such as placement of buildings in relation to parking and the street, location of supporting service and mechanical equipment, integration of surface water facilities, etc.

LUP-6.10 The City’s zoning and other development regulations for non-residential developments should foster community, create enjoyable outdoor areas and balance needs of automobile movement with pedestrian and bicycle mobility and comfort. Non-residential development proposals should include, but are not limited to:

a. Paved streets,
b. Sidewalks and bicycle lanes in commercial and retail areas,
c. Adequate parking for employees and business owners,
d. Landscaping along or within streets, sidewalks and parking areas,
e. Adequate stormwater control, including curbs. Gutters and stormwater retention facilities,
f. Public water supply,
g. Public sewers; and
h. Controlled traffic access to arterials and intersections.

LUP-6.11 Building design should contribute to the uniqueness of the three designated community centers and distinct neighborhoods of the City with predominant materials, elements, features, color range, and activity areas tailored specifically to the site and its context. In the case of a multiple building development, each individual building shall include predominant characteristics shared by all buildings in the development so that the development forms a cohesive place within the designated community center and distinct neighborhoods of the City.
LUP-6.12 Build-to-lines based on a consistent relationship of buildings to the street sidewalk should be established by development projects in order to form visually continuous, pedestrian-oriented storefronts with no vehicle use area between building faces and the street.

GOAL LUG-7: Encourage land use patterns that promote walkability, diversity, and creativity.

LUP-7.1 Clustered development should be encouraged rather than strip development. Non-residential development should be compact, allow for walking between uses and be located at an intersection of arterials or be bounded by arterials or other boundaries, such as topography, that would discourage development in long narrow strips. Non-residential uses should be designed so that impacts on adjacent uses will not pressure adjacent uses to convert to non-residential uses.

LUP-7.2 Requirements for pedestrian accessible recreational space should be greater for higher density multifamily developments than for lower density, single-family development.

LUP-7.3 Residential development standards should address housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, parking and other standards.

LUP-7.4 The City should encourage design variety such as lot clustering, flexible setback requirements and mixing attached and detached housing in appropriately zoned areas.

LUP-7.5 Variation in façade, rooflines, and other building design features should be used to give a residential scale and identity to multifamily developments.

LUP-7.6 High density multi-family housing should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational facilities. Zoning changes to accommodate additional multi-family development should only occur when it can be demonstrated that conditions have changed since the original multifamily classification boundaries were determined, and there is a demonstrated community need.

LUP-7.7 Town home developments, carriage houses and infill development should be encouraged in areas which:

a. Transition between single family residential and other uses or densities;

b. Are served by an arterial street system with sidewalks;

c. Have nearby pedestrian access to public transit services; and

d. Are located within one-quarter mile of a neighborhood park or recreation area.
LUP-7.8 Town home developments, accessory residential units, carriage houses and infill development should be encouraged to be accessed by service alleys when compatible with topography.

LUP-7.9 Non-residential uses should be:
   a. Located within the Inglewood and Pine Lake Centers and the Sammamish Commons,
   b. Sized appropriately to accommodate community business and services needs,
   c. Located in areas with current or planned pedestrian access; and
   d. Expanded only when it can be demonstrated that conditions have changed since the original non-residential classification boundaries were determined, and there is a demonstrated community need.

LUP-7.10 All residential development shall provide park sites and/or contribute a fair share toward meeting park and outdoor recreation needs.

LUP-7.11 All residential development should consider integration of surface water management as multiple use facilities including park sites in the dry months.

GOAL LUG-8: Respect the character, integrity, and unique qualities of existing neighborhoods.

Residential Neighborhoods

LUP-8.1 Development standards for residential neighborhoods should create a consistent and compatible pattern of development. Development standards should address housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, and parking.

LUP-8.2 Residential densities should be set, commensurate with the character of the City, to provide a housing inventory that includes a range of housing types to provide affordable housing to all economic segments of the community.

LUP-8.3 Zoning regulations shall emphasize single-family dwellings as the principal use in the City’s established single-family neighborhoods.

LUP-8.4 Appropriately scaled schools, churches, home occupations, parks, open spaces, day care facilities and other such uses may be appropriate uses within a neighborhood.
Regulations within the City Code should contain clear and appropriate standards for siting and designing these uses.

LUP-8.5 City regulations may allow for home occupations within residential zones that maintain the residential character.

**Commercial and Economic Development Policies**

LUP-8.6 To maintain the current business base, and allow for additional business consistent with the adopted land use pattern, the City should maintain accurate and up-to-date capital facility plans for transportation, surface water, and parks.

LUP-8.7 New and expanding businesses in the City shall meet performance standards that restrict the adverse impacts including but not limited to: noise, vibration, smoke, fumes, surface or ground water pollution, air pollution, hazardous wastes and risk of explosion.

LUP-8.8 To support residents and businesses of the City, City regulations should encourage adequate child care and adult care facilities.

LUP-8.9 The City should foster the development and use of private/public partnerships to implement economic development policies, programs, and projects.

LUP-8.10 Through cooperative planning efforts with other agencies, the City should support education and training programs that involve economically disadvantaged individuals (including, but not limited to, minorities, women, disabled persons, and others) in improving their economic future.

LUP-8.11 The City should cooperate in efforts to establish regional economic diversification and development goals, strategies, and actions. Participation should be encouraged by other jurisdictions, labor, education, environment, and business interests.

LUP-8.12 The City should monitor the achievement of Countywide Planning Policy employment targets on a periodic basis to determine if the community vision and regional goals are being met. Based on the monitoring the City may review its plans, policies, and regulations for potential amendment as needed.

LUP 8.13 The City is a residential community and is exempt from the economic development element requirement of the Washington State Growth Management Act.
GOAL LUG-9: Preserve and enhance the natural features and historic, cultural and archeological resources of the community.

LUP-9.1 The City shall continue to analyze and validate proposed reclassifications of properties to R-1 prior to implementation of the new classifications.

a. The criteria for reclassification of parcels to R-1 shall include:

1. Vacant and underdeveloped parcels in the Special Overlay District (SO) 190, identified in the King County East Lake Sammamish Watershed Management Committee Basin and Non-Point Action Plan report dated 1994 as having significant portions identified as “No Disturbance areas”.

2. Vacant and underdeveloped parcels in the Special Overlay District (SO) 180, identified in the King County East Lake Sammamish Watershed Management Committee Basin and Non-Point Action Plan report dated 1994 as containing significant portions of class 1 wetland area, and associated buffer.

3. Parcels containing significant portions of class 1 wetlands/associated buffer for which the Special Overlay District (SO) 180 was intended to protect.

4. Parcels immediately adjacent to areas cited in subsections “1)”, “2)”, and “3)” in order to provide logical administrative boundaries and a consistent classification scheme.

b. The City may consider reclassifying only that portion of the property that meets the above criteria (i.e. split zoning), provided that a finding has been made that the City’s development regulations and/or voluntary actions of the property owner will adequately protect the designated environmentally sensitive area.

c. When evaluating the appropriateness of potential split zoning reclassifications, the City shall consider the zoning of neighboring parcels as well as practical and legal matters associated with administering the split zoning.

d. Owners of property targeted for potential R-1 down zones shall be notified by the City prior to an action on the proposed rezone and shall be given the opportunity to review City studies and to present additional information and analysis.

LUP-9.2 Site characteristics that enhance community character, including clusters of existing trees, watercourses, historic features and similar assets should be preserved through sensitive site planning. Clustering may be used to protect these areas incorporating recreation areas and open space.

LUP-9.3 The City should use regulations, incentives, open space acquisition, or where these measures are not adequate, use low density zoning to protect floodplains, riparian corridors, high value wetlands, and unstable slopes from degradation, and to encourage linking these environmental features into a network of open space, fish and wildlife habitat.
LUP-9.4 Sammamish should encourage cultural resources and promote expanded cultural opportunities for residents to enhance the community's quality of life and economic vitality.

LUP-9.5 Sammamish should protect identified cultural resources. The City should expand cultural opportunities for residents by encouraging public education, the celebration of artistic creativity, and cultural diversity.

LUP-9.6 Sammamish should support and encourage development of city cultural resources by supporting and encouraging cultural organizations, facilities, and services that address a citywide audience or are dedicated to unique cultural themes.

LUP-9.7 Sammamish should support and encourage community cultural organizations, facilities, and services to provide opportunities for local access and participation by all residents throughout the City.

LUP-9.8 The City shall review and revise the City development regulations, as appropriate, to permit the repair or rebuilding of privately owned, community recreation facilities, including, but not limited to the Pine Lake Community Club building, Plateau Club, Sahalee Country Club, and others.

LUP-9.9 The City may prepare and periodically update a community profile which includes the community history and maintain the profile as an appendix to the Comprehensive Plan.

GOAL LUG-10: Preserve trees and other natural resources as integral components of the community’s overall design.

LUP-10.1 Clustering of existing trees and native vegetation should be incorporated into site and building designs when appropriate. This policy should be implemented during design review and other land use reviews.

GOAL LUG-11: Promote the use of greenscape as an important physical and visual element of site development.

LUP-11.1 New development shall incorporate “greenscape” as an integral part of site design.

LUP-11.2 Landscaping shall be used to provide:
   a. Buffers between mixed use sites and adjacent parcels,
   b. Buffers along street frontages,
   c. Design unity to the three designated community centers and areas of the City,
d. Shade and soften parking lots and other unsightly uses,
e. Transition between different intensities of land uses,
f. Transition between contrasting architectural styles; and
g. Areas within the three designated community centers that give the center a sense of place.

LUP-11.3 Landscaping should use plant materials native to the Pacific Northwest, conserve water and maintain the character of the area.

GOAL LUG-12: Preserve scenic corridors and natural vistas.

LUP-12.1 The City shall identify scenic view areas. These areas should be areas of public importance and natural vistas.

LUP-12.2 Additional scenic view areas should be designated upon annexation to the City.

LUP-12.3 The City shall identify corridors associated with scenic view areas and should develop regulations to protect and enhance these corridors.

LUP-12.4 The City shall identify community gateway areas. Such areas should:
   a. Promote a positive image of the community,
   b. Create a sense of place,
   c. Highlight community assets; and
   d. Establish a community identity.

LUP-12.5 Design and zoning initiatives should be developed to control adverse visual impacts, promote compatible development and protect the positive features of the physical environment.

LUP-12.6 Streetscape improvements should reflect the community vision. The streetscape should include common elements such as signage, lighting, landscaping and furniture. Color, texture, rhythm and spacing, massing, bulk of the buildings should be considered in creating the streetscape.

LUP-12.7 The City should consider establishing a program to acquire property for public purposes consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include:
a. Protection of environmentally sensitive areas,
b. Preservation of view corridors,
c. Preservation of parcels that convey a unique sense of the community’s character or historical tradition,
d. Parcels to provide breaks in development patterns along designated arterials,
e. Passive and active recreation opportunities.

GOAL LUG-13: Practice environmental stewardship by protecting, enhancing, and promoting the natural environment within Sammamish and the surrounding communities.

LUP-13.1 The City shall use innovative land use techniques to preserve open space and allow more efficient land use patterns.

LUP-13.2 The City supports programs which promote the use of clean burning fuels and fuel efficient vehicles.

GOAL LUG-14: Promote development design that maintains a harmonious relationship with the natural environment.

LUP-14.1 Residential development should fit in with the natural landscape, protect the privacy of other residences and maintain the character of the nearby neighborhoods.

LUP-14.2 The City shall prepare development regulations that encourages creative and non-traditional alternatives to storm water management and design.

LUP-14.3 Diversification of non-residential uses should be encouraged (including business or office parks) while mitigating or reducing the associated impacts of these activities on adjacent properties and the natural environment.

GOAL LUG-15: Promote connectivity between neighborhoods.

LUP-15.1 The City should develop a trail system in accordance with the Support Policies – Encourage Planning, Development & Full Use of Trails and Greenways stated in the Park, Recreation and Open Space Comprehensive Plan, and Chapter IX of this Comprehensive Plan.

LUP-15.2 The City should plan urban trail systems for multi-modal access to existing and new parks as an alternative to automobile access.
LUP-15.3 The trail system should provide public access and visual corridors, link neighborhoods, activity centers, natural areas, and parks together. Sidewalks, bike paths and trails should be designed to provide safe linkages between residential and non-residential areas.

LUP-15.4 New developments should be conducive to pedestrian, bicycles and public transit travel. New developments should connect to the trail and pathway system when possible.

LUP-15.5 Street standards and site planning requirements for new development and redevelopment should ensure that neighborhoods throughout the city will be connected and accessible by all travel modes.

LUP-15.6 The City should encourage the provision of pedestrian scale improvements that fit the context of the area. The color, materials, and form of pedestrian facilities and features should be appropriate to their surroundings, as well as the functional utility of the pedestrian trail system.

GOAL LUG-16: Develop Sammamish as a leading member in regional planning efforts.

LUP-16.1 The Sammamish Comprehensive Plan shall seek to be consistent with the Growth Management Act and the King County Countywide Planning Policies. All plans, policies, regulations adopted by the City shall be consistent with the Sammamish Comprehensive Plan.

LUP-16.2 The City should continue to cooperate on a countywide and regional basis, with other governmental agencies and the private sector to inventory, plan for and monitor the land capacity for commercial, institutional, resource, critical area, open space and residential uses, estimated for six- and 20-year time periods.

LUP-16.3 If service deficiencies are identified, the City should adopt Capital Improvement Programs to remedy deficiencies. The City should coordinate with other jurisdictions and service providers as needed.

LUP-16.4 The City should plan in partnership with special districts, neighboring municipalities, King County, and the State of Washington. The City should strive to balance the differing needs identified by planning partners at various levels.

LUP-16.5 The City shall coordinate with water and sewer districts to ensure that adequate water and sewer capacity exists or is proposed within the respective District’s capital facilities plan to support development throughout the City.
LUP-16.6 The City shall coordinate future planning and interlocal agreements for annexation areas with the appropriate agencies.

LUP-16.7 [Deleted in Ord. O2008-228.]

LUP-16.8 The City should coordinate with King County to plan consistently within any designated Potential Annexation Areas for the City. The coordinated plans should address appropriate service standards.

LUP-16.9 Where Potential Annexation Areas are designated, the City should allow for annexation of unincorporated territory when residents or property owners request annexation.

LUP-16.10 The City should ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Land Use Map and policies.

LUP-16.11 [Deleted in Ord. O2008-228.]

LUP-16.12 [Deleted in Ord. O2008-228.]

LUP-16.13 The City should evaluate proposed annexations using the criteria in Appendix J in addition to applicable state requirements. (Ord. O2006-199)

GOAL LUG-17: Develop and implement plan and regulatory amendment and development permit processes that are participatory, timely, predictable, and fair to all affected parties.

LUP-17.1 The City should undertake the following responsibilities in the development review process:
   a. Prepare and maintain a Comprehensive Plan with community-wide policies and area-specific policies that embody the community vision,
   b. Prepare and maintain development regulations that implement the City’s plans, include all significant development requirements, are clearly written, and can be efficiently and effectively carried out,
   c. Base land use decisions, conditions and performance guarantee requirements on written, clear and objective standards to the greatest extent possible,
   d. Provide ways for applicants to obtain early City responses to development proposals,
e. Be responsive to the entire community, including local residents, property owners, businesses and those who work in the City,

f. Treat all members of the public fairly,

g. Engage the public in the review of plans, regulations and development proposals,

h. Review and make decisions on development applications in a timely and predictable manner; and

i. Ensure the development review process conforms with the goals and policies of King County Countywide Planning Policies and the Growth Management Act.

LUP-17.2 Applicants should undertake the following responsibilities in the development review:

a. Use processes for early review of proposals, such as pre-application conferences, where appropriate to review the scale and nature of the proposal,

b. Involve the neighborhood early in the design process, where appropriate to review the scale and nature of the proposal; and

c. Provide project information appropriate to the level of review as soon as possible.

LUP-17.3 The public shall be afforded opportunity to be involved in the development, review and implementation of the Comprehensive Plan. The issues addressed in the public involvement process should be tailored to the decision-making level. Issues relating to the development pattern and the general location and intensity of uses should be decided in the Comprehensive Plan.

LUP-17.4 Community Center business and property owners, employees, customers, and neighboring residents shall be given opportunity to be involved in the development and implementation of the community center plans. Community Center plans should address issues and opportunities of local significance. Individual project reviews should address compliance with prior decisions embodied in the Comprehensive Plan, the applicable community center plan and other applicable regulations as well as site-specific issues.

LUP-17.5 The Comprehensive Plan, development regulations, City and other agency functional plans and budgets should be mutually consistent and reinforce each other.

LUP-17.6 The City should review existing development regulations to ensure that P-suffix and SO regulations have been adequately incorporated to provide the desired land use and environmental protection.

REFERENCES
Bucher, Willis & Ratliff (April 4, 2002). Memo "City of Sammamish – Growth Control Tools (Task 3.1)." Seattle, WA.


King County Growth Management Planning Council (November 2002). Countywide Planning Policies. Seattle, WA.
Figure III-2
Comprehensive Plan

Potential Annexation Designations

Legend
- Study Areas, (Including split parcels and UGB anomalies)
- Lakes
- City Limits
- Potential Annexation Areas
- UGB

Figure III-2a