Memorandum

Date: June 9, 2014
To: Emily Arteche, Senior Planner
From: Deborah Munkberg, Principal
       Casey Bradfield, Associate Planner
Re: Comprehensive Plan Update - Land Use Background Data

Introduction
This memorandum contains background information that will be used to help inform the update of the goals and policies in the Land Use Element of the City of Sammamish’s Comprehensive Plan.

Context and Background
The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population growth, and must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) identifies features of a land use element as listed below. These features may be located in the land use element or other elements of a comprehensive plan.

a) Designation of the proposed general distribution, location and extent of land for all projected uses
b) Population densities, building intensities and estimates of future population growth
c) Provisions for protection of the quality and quantity of ground water used for public water supplies
d) Consideration of urban planning approaches to promote physical activity
e) Review of drainage, flooding, and stormwater runoff and guidance for discharges that pollute waters of the state

Item (d) is a new requirement since 2003; the remaining requirements were considered in the City’s 2003 Comprehensive Plan.

1 WAC 365-196-405
Similarly, the Puget Sound Regional Council Vision 2040 and King County Countywide Planning Policies (CPPs) provide guidance that will be consulted as part of the upcoming Land Use Element rewrite.

Natural Environment

The natural features of the City of Sammamish influence land use. For instance, steep slopes and wetlands limit development potential. See Figure 1 for a map showing the City’s steep slopes, wetlands and parks.

Figure 1. Sammamish Natural Features

Source: Map created by Studio 3MW using data provided by the City of Sammamish in 2013.
Existing Land Use
According to the 2010 U.S. Census, the City of Sammamish is 18.22 square miles, or 11,660 acres. Sammamish is a low density residential community, with over one half of the area developed with single family residences. In addition to single family residences, primary land uses include vacant land, roads and open water. Together these categories comprise over 90 percent of the city’s land area. Commercial, mixed uses and multifamily development are the smallest land uses in the City, occupying about one percent of land area, combined. These uses are clustered in three locations, including Inglewood Plaza, Pine Lake Village and Lakeside Plaza.

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

- 244th South – Located east of 244th Avenue NE generally between NE 19th Street and NE 8th Street. This area has a range of low density residential development and open space.
- Portion of Montaine at Aldarra – This area consists of the golf course and open space.

The City is starting a process to designate the Klahanie, Duthie Hill areas and the City’s portion of Soaring Eagle Park as PAAs. They are currently outside of the City’s UGA. The Klahanie area surrounds Yellow Lake and is bordered on the south by the SE Issaquah-Fall City Rd. This is a predominantly single family residential area that also includes multi-family housing, a commercial center, schools and parks. The Duthie Hill area is just north of Duthie Hill Park. It currently includes low density residential uses and open space. The Soaring Eagle Park area is currently in use as parkland.

The Washington State Department of Ecology’s 2010 land use GIS dataset provides additional information about existing land uses in Sammamish. Figure 2 on the following page shows the existing land uses and the acreage for each, based on the state’s data.

Growth Targets
The state sets targets for the amount of growth counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets were adopted as part of the King County Countywide Planning Policies and then subsequently extended to the 2035 time horizon for use in the current planning process.

Table 1. Sammamish Growth Targets

<table>
<thead>
<tr>
<th></th>
<th>2006-2031 Targets</th>
<th>2015-2035 Targets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>4,000 Housing Units</td>
<td>4,640 Housing Units</td>
</tr>
</tbody>
</table>
Employment

<table>
<thead>
<tr>
<th></th>
<th>1,800 Jobs</th>
<th>2,088 Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source:</td>
<td>King County, 2013; City of Sammamish, 2014.</td>
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</table>

Figure 2. Sammamish Existing Land Use and Acreage

EXISTING LAND USE

<table>
<thead>
<tr>
<th></th>
<th>City</th>
<th>PAs</th>
<th>Klahanie</th>
<th>Duthie Hill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>62% 4,398 acres</td>
<td>32% 2054 acres</td>
<td>50% 1,063 acres</td>
<td>88% 41 acres</td>
</tr>
<tr>
<td>Multi Family</td>
<td>2% 106 acres</td>
<td>9% 94 acres</td>
<td>1% 12 acres</td>
<td></td>
</tr>
<tr>
<td>Business/ Commercial</td>
<td>1% 64 acres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td>&lt;1% 4 acres</td>
<td>&lt;1% 3 acres</td>
<td>&lt;1% 3 acres</td>
<td></td>
</tr>
<tr>
<td>Public Facility/ Institution</td>
<td>1% 106 acres</td>
<td>3% 94 acres</td>
<td>3% 12 acres</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>3% 209 acres</td>
<td>3% 20 acres</td>
<td>3% 20 acres</td>
<td></td>
</tr>
<tr>
<td>Recreation/ Open Space</td>
<td>20% 3,166 acres</td>
<td>55% 948 acres</td>
<td>32% 330 acres</td>
<td></td>
</tr>
<tr>
<td>Utility</td>
<td>&lt;1% 18 acres</td>
<td>&lt;1% 3 acres</td>
<td>&lt;1% 3 acres</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>11% 1,246 acres</td>
<td>14% 112 acres</td>
<td>2% 18 acres</td>
<td>12% 4 acres</td>
</tr>
</tbody>
</table>

City Boundary

Potential Annexation Area (PAA)

Town Center

Community Center/ Commons

Note: 2.5 miles east of city boundary; created by Studio 3MW, June 2014

Sources: WA State Dept. of Ecology 2010 State Land Use Database; King County parcels linked to present use from 2012 King County Assessor’s data; Google Maps, Bing Maps; City of Sammamish, GIS Community Development Department

Scale bar: 1 mile

Legend: 0 0.5 1
Note: The Washington State Department of Ecology’s 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by Studio 3MW.

Land Capacity
Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. In 2013, the City had available capacity for 5,120 housing units. Of this total, Town Center provided 2,000 residential units via zoning for higher density multifamily housing. The City of Sammamish has adequate residential capacity to meet the 2035 residential growth target of 4,640 units.

Town Center allows for a total of 600,000 square feet of commercial square footage. The City of Sammamish has adequate commercial capacity, assuming existing Town Center zoning, to meet the 2035 job target of 2,088 jobs.

Current Comprehensive Plan and Other Land Use Policy Guidance
The City of Sammamish’s current Comprehensive Plan provides land use policy guidance. The policies in the Land Use Element reflect the following desired community attributes highlighted in the Vision Statement and Vision Ideals provided in the Introduction:

- 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

The City Council and Planning Commission also recently undertook a visioning process that resulted in a working vision to provide updated guidance for the comprehensive plan work.

The 2008 Sammamish Town Center Plan complements the City’s Comprehensive Plan and provides a vision and policy guidance for the Town Center area. It supports development of a Town Center that is a vibrant, urban, family-friendly gathering place in a healthy natural setting. Town Center is the only significant area in Sammamish for future commercial and employment growth and has the capacity to provide a range of cultural, shopping and dining options. Town Center also provides significant capacity for residential development and could provide alternative housing options for those who are not well-served by the traditional single family residence.

Land Use Map
The City’s Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed (see Figure 3 on the following page). The contingent land uses for the PAAs and the City portion of Soaring Eagle Park are shown in the map inset. Contingent land uses for the Klahanie and Duthie Hill areas will be established through upcoming planning processes.
Figure 3. Sammamish Comprehensive Plan Land Use Map

Source: City of Sammamish, 2008.
Current Zoning
According to the Sammamish Municipal Code, the City has ten zoning designations, within which there are a number of sub-zones. Half of these are specific to the Town Center area, and the other half apply to the remainder of the community (Table 5).

Table 5. Sammamish Zoning Designations

<table>
<thead>
<tr>
<th>Zoning Designations (Other than Town Center)</th>
<th>Town Center Zoning Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Residential (R)</td>
<td>Mixed-Use (TC-A)</td>
</tr>
<tr>
<td>*Note: sub-zones R-1 to R-18</td>
<td>*Note: sub-zones TC-A-1 to TC-A-5</td>
</tr>
<tr>
<td>Neighborhood Business (NB)</td>
<td>Mixed Residential (TC-B)</td>
</tr>
<tr>
<td>Community Business (CB)</td>
<td>Lower Intensity Residential (TC-C)</td>
</tr>
<tr>
<td>Office (O)</td>
<td>Civic Campus (TC-D)</td>
</tr>
<tr>
<td>*Note: suffix to zone’s map symbol</td>
<td>Reserve (TC-E)</td>
</tr>
</tbody>
</table>

Source: City of Sammamish, 2013.

Within the urban residential (R) zoning designation, there are a range of sub-zones that allow for different base densities of one dwelling unit to eighteen dwelling units per net acre. The goal of these zoning designations is to implement comprehensive plan goals and policies for housing quality, diversity and affordability and to effectively use urban land, public services and energy. The R-1 through R-8 zones provide for a mix of predominantly single family detached dwelling units. The R-12 through R-18 zones provide for a mix of predominantly apartment and townhouse dwelling units. Public uses such as parks and schools are permitted in the residential zones.

The purpose of the neighborhood business (NB) zone is to provide convenient daily retail and personal services for a limited service area and to provide for some residential development. Allowed uses include retail or personal services that can serve the everyday needs of a surrounding urban residential area. This zone also allows for mixed use developments that provide housing and retail services, and for townhouse developments as a sole use in certain cases.

The purpose of the community business (CB) zone is to provide retail and personal services for local service areas that exceed the daily convenience needs of adjacent neighborhoods but that cannot be served conveniently by larger activity centers. Allowed uses include small-scale offices; a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas; and mixed use housing and retail/service developments. Commercial uses with extensive outdoor storage or auto related and industrial uses are not allowed in this zone.
The purpose of the office (O) zone is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban residential development. This zone provides for higher building heights and floor area ratios, lower ratios of required parking to building floor area and excludes auto-oriented, outdoor or other retail sales and services that do not provide for the daily convenience needs of on-site and nearby employees or residents.

Town Center zoning designations reflect the Town Center Plan. The purpose of the mixed use (TC-A) zone is to develop a core mixed use area and smaller mixed use centers that are vibrant and walkable. Sub-zone TC-A-1 provides for uses that support a core mixed use area. Sub-zones TC-A-2 through TC-A-5 provide for uses that support smaller mixed use centers. The mixed residential (TC-B) zone provides for areas with a mixture of housing types that support the desired activities of adjacent mixed use zones, and also to provide opportunities for commercial development in certain cases. The lower intensity residential (TC-C) zone provides areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones. The civic campus (TC-D) zone provides for open space, recreational, civic uses and residential uses that serve the entire City. The reserve zone (TC-E) allows current uses to remain while preserving the opportunity for future development.

Figure 4 on the following page shows the City’s zoning designations and total acreage for each of them. It also shows the contingent zoning designations for the City’s two PAAs and for the Soaring Eagle Park area. Contingent zoning will be developed for the Klahanie area and the Duthie Hill area as part of upcoming planning processes.

**Next Steps**

The consultant team will present an overview of this information at the Planning Commission meeting on June 19. This will provide background and context for upcoming discussion of land use policy issues scheduled for the July 10 meeting.
Figure 5. Sammamish Zoning Designations and Acreage

source: Map created by Studio 3MW using data provided by the City of Sammamish in 2014.