INTRODUCTION

lingering sun —
the farmer’s market peppers
redder and greener

Painting by Anna Macrae
Haiku by Michael Dylan Welch
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...
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.

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>ELEMENT FOCUS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td>Land use capacity to meet projected growth, compatibility, environmental protection, sense of community, community character</td>
</tr>
<tr>
<td><strong>Environment &amp; Conservation</strong></td>
<td>Environmental stewardship, protection of habitat areas, natural hazards, wetland protection, and preservation of surface and groundwater quality</td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td>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</td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
<td>Transportation to support land uses envisioned by the Comprehensive Plan, including movement of people and goods</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td>Telecommunications, electricity, water and sewer service, and stormwater systems</td>
</tr>
<tr>
<td><strong>Parks, Recreation, Open Space</strong></td>
<td>Parks, recreation, open space; athletic fields; recreation facilities as established in the City’s adopted Parks, Recreation and Open Space Plan</td>
</tr>
<tr>
<td><strong>Capital Facilities</strong></td>
<td>Facilities and infrastructure needed for public services that will support planned population and employment</td>
</tr>
<tr>
<td><strong>Shoreline</strong></td>
<td>Shoreline use, environmental protection of shoreline areas, and public access as established in the City’s adopted Shoreline Master Plan</td>
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</tbody>
</table>
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 platelet 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.
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.
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.

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, ricercot, 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 repellant. And leaves from the western red cedar were used for medicinal and other purposes.

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\(^1\) 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.

**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.

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.

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:
   - 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 questions 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).
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.
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.