blown in the breeze,

snips of ribbon

for the new library
Introduction

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

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

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and...
avoiding sprawl, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

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

Varying land uses in Sammamish, including the Farmer’s Market, local businesses, and townhomes
Goals and Policies

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

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

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

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

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

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

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

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

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

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

Designations within Town Center include the following:
» Town Center A – Commercial focus
» Town Center B – Residential focus
» Town Center C – Lower intensity residential
» Town Center D – Civic campus
» Town Center E – Reserve

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

Public Institution
This classification recognizes publicly owned facilities and sites that offer governmental, utility, recreational, educational, and emergency response services, respectively, to the community.
Figure LU–1
Future Land Use Map

FUTURE LAND USE

- R-1
- R-4
- R-6
- R-8
- R-12
- R-18
- TC-A
- TC-B
- TC-C
- TC-D
- TC-E
- NB
- CB

City Boundary
Urban Growth Area Boundary
Town Center
Community Center/Commons

Created by Studio 3MW, February 2015
Source: City of Sammamish, GIS Community Development Department
Goal LU.2 On a Citywide basis, enhance community character and identity through the future land use pattern.

Policy LU.2.1 Establish land use policies and regulations that promote a safe, healthy and connected residential community with a range of housing options, safeguard the environment and foster a sense of community.

Policy LU.2.2 Consider gateway development, signage, public art, or other features as a way to enhance community identity and highlight community assets.

Policy LU.2.3 Promote a sense of place through complementary and compatible development character and smooth transitions between differing land uses.

Policy LU.2.4 Recognize and preserve the natural environment as an important element of the City’s identity.

Policy LU.2.5 Develop design guidelines and development regulations to support the following:

a Compatibility with natural site features
b Retention of trees and native vegetation
c Low impact development
d Development at a scale and character appropriate to the site
e Design that supports the human scale
f Design that reflects community character
g Landscaping to enhance building and site appearance and function
h Integrated and connected access for bicycles, pedestrians and vehicles
i Balanced consideration of automobile and pedestrian/bicycle mobility and safety
j Usable open space, including community gathering places
k Cohesive design character that minimizes visual clutter
l Sense of personal safety
Goal LU.3  Preserve and enhance the quality, character and function of the City’s residential neighborhoods.

Policy LU.3.1  Promote a variety of housing types to meet a range of housing needs.

Policy LU.3.2  Support design variety, such as variation in façade and rooflines, flexible setback standards, other design features, to enhance neighborhood character.

Policy LU.3.3  Promote clustering to preserve open space, retain significant natural features and reduce surface water runoff.

Policy LU.3.4  Encourage townhomes and mixed attached/detached housing in appropriately zoned areas near services or as transition between single family and other uses.

Policy LU.3.5  Where feasible, design stormwater facilities to provide supplemental benefits, such as wildlife habitat, passive recreation and enhancement of community character.

Policy LU.3.6  Consider site and design measures in residential areas to:

a  Ensure that stormwater facilities enhance neighborhood character
b  Promote privacy
c  Preserve vegetation, protect the natural environment, and encourage planting of trees and native vegetation

Policy LU.3.7  As infill occurs, promote measures for compatible development.

Policy LU.3.8  Identify opportunities for development of compatible services, recreation, gathering places within walking/bicycling distance of homes.

Policy LU.3.9  Develop incentives to prioritize the retention of high value trees, including heritage and/or landmark trees.
Goal LU.4  Promote the long-term economic vitality of designated community centers/commons and town center.

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

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

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

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

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

Policy LU.4.4  Maximize development capacity within existing commercial centers before allowing geographic expansion.

Policy LU.4.5  Foster public/private partnerships to implement economic development programs and projects.
Goal LU.5  Ensure that public facilities support and strengthen community character.

Policy LU.5.1  Create community landmarks and promote identity through public art and public/semi-public development.

Policy LU.5.2  Encourage joint siting of public facilities to increase access and convenience for the public and promote more active and efficient use of facilities.

Policy LU.5.3  Enhance the visual character and function of stormwater management facilities through creative and innovative use of evolving technologies.

Policy LU.5.4  Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character.

Policy LU.5.5  In order to promote dark skies, lighting should be appropriate to the task and located and shielded to reduce light trespass on the surrounding area.

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

Policy LU.6.1  Encourage design flexibility, such as lot clustering, to preserve existing site features, including clusters of trees, wetlands, streams, native topography and similar features.

Policy LU.6.2  Maximize tree retention and assure restoration where tree retention is not feasible.

Policy LU.6.3  Promote retention of existing landscaping and native vegetation in development.

Policy LU.6.4  Identify, preserve and enhance public scenic vistas.

Policy LU.6.5  Promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies to limit the necessary amount of impervious surface.

Please see the Environment and Conservation Element for additional natural environment policy guidance.
**Goal LU.7** Support a land use pattern that promotes community health through active transport, access to healthy foods and social connectedness.

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

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

**Policy LU.7.3** Support land use choices that facilitate pedestrian trips.

**Policy LU.7.4** Integrate land use characteristics, such as densities and key destinations, with planning for trails, bikeways and paths.

**Policy LU.7.5** Promote neighborhood connectivity.

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

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

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

Sammamish youth walking and busing home from school
Policy LU.7.7  Provide opportunities for urban agriculture, including community gardens.

Policy LU.7.8  Increase access to healthy foods, such as through the Farmer’s Market.

Policy LU.7.9  Support healthy food access in proximity to residential areas and transit facilities.

Policy LU.7.10  Encourage opportunities for informal community gathering through streetscape design and landscape standards.

Policy LU.7.11  Encourage active civic engagement in plans, regulations and development proposals.

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

Policy LU.8.1  Develop long-term plans in coordination with neighboring special districts and general purpose governments; strive to achieve balance in addressing differing needs.

Policy LU.8.2  Coordinate future planning and interlocal agreements for annexation areas with appropriate agencies.

Online communication through social media also promotes community. Please see the Utilities Element for policies related to telecommunication service in Sammamish.
Policy LU.8.3  Work with King County and neighboring jurisdictions to study and accomplish adjustments to the city’s portion of King County’s UGA boundary where appropriate, and include as part of Sammamish’s Potential Annexation Area (PAA). Areas currently outside of the City’s UGA boundary that should be studied for inclusion are listed below. Additional areas may be identified in the future.

- Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City’s UGA
- Evans Creek Preserve, consisting of about 175 acres owned by the City and adjoining City boundaries, but not included in the City’s UGA
- Future areas to be determined within the NE Sammamish Sewer and Water District, Sammamish Plateau Sewer and Water District, and/or the existing or expanded UGA.

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

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

Policy LU.8.6  Continue to revise and update the Future Land Use Map as potential annexation areas are designated and annexed.
Goal LU.9  Encourage sustainable development.

Policy LU.9.1  Identify and adopt zoning code amendments to allow distributed energy generation (solar, wind, etc.) compatible with surrounding uses and adopt incentives that promote distributed generation.

Policy LU.9.2  Promote water conservation through a variety of technologies, including water efficient fixtures, rainwater harvesting and re-use of greywater.

Policy LU.9.3  Support green building practices and infrastructure measures.

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

Policy LU.10.1  Preserve the community’s history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.

Policy LU.10.2  Support a transparent public review process whenever changes to identified historically significant buildings or properties are proposed.

Policy LU.10.3  Participate in regional efforts to identify and preserve historic and cultural sites.

Policy LU.10.4  Support community cultural organizations and facilities.
Figure LU–2
Potential Annexation Areas

POTENTIAL ANNEXATION AREAS

City Boundary
Urban Growth Area Boundary
Potential Annexation Area (PAA)

Created by Studio 3MW, February 2015
Sources: City of Sammamish, GIS Community Development Department

Legend:
- City Boundary
- Urban Growth Area Boundary
- Potential Annexation Area (PAA)