City of Sammamish Shoreline Master Program Update
Planning Commission
July 24, 2008
Topics for Tonight's Meeting

• Development on Small Lots
  – Number and location of small lots on Lake Sammamish shoreline
  – Patterns of existing development
  – What small lot development looks like
  – Policy considerations
Development on Small Lots

- Determine policy direction on small lots for inclusion in public review Draft SMP
- Options:
  - Reduce the scale of development by lowering allowances for height and impervious surface
  - Implement minimum lot size
  - Subject to same standards as other lots
# Small Lots on Lake Sammamish

<table>
<thead>
<tr>
<th>Parcel Size (SF)</th>
<th># of Parcels</th>
<th># of Developed Parcels</th>
<th>Developed Parcel Characteristics</th>
<th># of Unbuilt Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 2000</td>
<td>39</td>
<td>5</td>
<td>Avg. 1st floor area (SF)</td>
<td>Avg. # of Stories</td>
</tr>
<tr>
<td>2000 – 3000</td>
<td>24</td>
<td>10</td>
<td>670</td>
<td>1.800</td>
</tr>
<tr>
<td>3000 – 4000</td>
<td>37</td>
<td>23</td>
<td>693</td>
<td>2.000</td>
</tr>
<tr>
<td>All Parcels</td>
<td><strong>100</strong></td>
<td><strong>38</strong></td>
<td>959</td>
<td>2.043</td>
</tr>
</tbody>
</table>
Small Parcels on Lake Sammamish

• Majority are grouped in the north and central portions of lake shoreline
  – 7 are south of Webber Point
  – 15 are south of Northeast 26th Place
  – 33 are in vicinity of ELS Parkway and Inglewood Hill Rd intersection

• Remaining parcels on the south end of the lake are more isolated
Small Lots - North End of Lake Sammamish

- 55 total parcels across three segments
- Approximately 80% are undeveloped
- Approximately 72% are less than 3,000 SF
- 30 percent (16 parcels) are within the Urban Conservancy environment (Segments A and B)
Grouped Small Parcels – Segment A

Legend
- Green: Parcels less than 4,000 SF
- Orange: Undeveloped parcel

Proposed Shoreline Environment Designations
- Purple: Urban Conservancy
- Red: Shoreline Residential
- Yellow: Natural
- White: Parcels
Grouped Small Parcels – Segment B

Legend
- Parcels less than 4,000 SF
- Undeveloped parcel

Proposed Shoreline Environment Designations
- Urban Conservancy
- Shoreline Residential
- Natural
- Parcels
Grouped Small Parcels – Segment C

Legend
- Green: Parcels less than 4,000 SF
- Orange: Undeveloped parcel

Proposed Shoreline Environment Designations
- Purple: Urban Conservancy
- Red: Shoreline Residential
- Yellow: Natural
- Gray: Parcels
Grouped Small Parcels – Segment C

Legend

- Parcels less than 4,000 SF
- Undeveloped parcel

Proposed Shoreline Environment Designations

- Urban Conservancy
- Shoreline Residential
- Natural
- Parcels

Square Feet: 168
Undeveloped

Square Feet: 429
Undeveloped

Square Feet: 3903
Undeveloped

Square Feet: 1440
Undeveloped

Square Feet: 2567
Stories: 3
Building Footprint: 1210
Year Built: 2001

Square Feet: 1361
Stories: 1
Building Footprint: 940
Year Built: 1942

Square Feet: 3308
Stories: 2
Building Footprint: 950
Year Built: 1942

Square Feet: 1302
Stories: 1
Building Footprint: 730
Year Built: 1942

Square Feet: 1692
Stories: 1
Building Footprint: 990
Year Built: 1961

Square Feet: 1075
Undeveloped

Square Feet: 3811
Undeveloped
Small Parcels – South End of Lake Sammamish

- A mix of 18 undeveloped (40%) & 27 developed (60%) parcels
- 50% (22 parcels) are less than 3,000 SF
- All parcels are within the proposed Shoreline Residential environment
Other Small Parcels – South End Shoreline

Segment D

- Square Feet: 3661
  - Stories: 1
  - Building Footprint: 620
  - Year Built: 1923

- Square Feet: 3538
  - Stories: 2
  - Building Footprint: 1220
  - Year Built: 1996

- Square Feet: 3708
  - Stories: 3
  - Building Footprint: 1030
  - Year Built: 2002

- Square Feet: 2284
  - Stories: 1
  - Building Footprint: 440
  - Year Built: 1933

- Square Feet: 3654
  - Stories: 2
  - Building Footprint: 920
  - Year Built: 2000

- Square Feet: 3775
  - Stories: 1
  - Building Footprint: 750
  - Year Built: 1928

- Square Feet: 3540
  - Undeveloped

Segment E

- Square Feet: 3163
  - Stories: 2
  - Building Footprint: 1290
  - Year Built: 1934

- Square Feet: 2800
  - Stories: 2
  - Building Footprint: 540
  - Year Built: 1929

- Square Feet: 2489
  - Undeveloped

- Square Feet: 2310
  - Undeveloped

- Square Feet: 2417
  - Undeveloped

- Square Feet: 3095
  - Stories: 1
  - Building Footprint: 1090
  - Year Built: 1925

- Square Feet: 1957
  - Undeveloped

- Square Feet: 3463
  - Stories: 1
  - Building Footprint: 750
  - Year Built: 1928

- Square Feet: 2511
  - Stories: 1
  - Building Footprint: 1210
  - Year Built: 1933

- Square Feet: 2537
  - Stories: 1
  - Building Footprint: 1930
  - Year Built: 1922

Legend
- Parcels less than 4,000 SF
- Undeveloped parcel
- Proposed Shoreline Environment Designations:
  - Urban Conservancy
  - Shoreline Residential
  - Natural
  - Parcels
Other Small Parcels – South End Shoreline

Legend
- Parcels less than 4,000 SF
- Undeveloped parcel

Proposed Shoreline Environment Designations
- Urban Conservancy
- Shoreline Residential
- Natural
- Parcels

Segment F
City of Sammamish SMP Update, July 24, 2008 Planning Commission Presentation
Characteristics of Developed Small Lots

- Average age of residential structures increases with parcel size
  - 0 to 3,000 square feet: 1970
  - 3,000 to 4,000 square feet: 1982
- Multi-story development on small parcels is a relatively new trend
  - Average age of 3-story structures: 2002 (13 houses)
  - Average age of 2-story structures: 1984 (12 houses)
  - Average age of 1-story structures: 1946 (13 houses)
Small Parcels on Lake Sammamish

• Examples of existing development

940 SF footprint single-story house, 3,300 SF lot
560 SF footprint three-story house, 3,600 SF lot
3,600 SF undeveloped parcels
Small Parcels on Lake Sammamish

- Examples of existing development
Small Parcels on Lake Sammamish
Small Parcels on Lake Sammamish

*Build-out simulation developed using CanVis Software (USDA, NOAA, 2007)
Policy Decisions

• Limit development scale:
  – Maximum allowable impervious surface = 30%
  – Maximum height = 25 ft

• Allow only recreational use on small lots

• Same standards as other lots
Policy Decisions

- Limiting development scale: maximum footprint and height on a 3,000 SF lot under existing and proposed policies

Existing:

Proposed:

Blue Box: Area of maximum 30% impervious surface coverage for small lots – 900 SF

Red Box: Potential structure – 700 SF, allowing 200 SF for other impervious area
Additional Considerations

- Development on small lots typically requires a shoreline variance
- Approval of variances requires case-by-case (‘fact-based’) evaluation
- Hearings Board has upheld Ecology denial of some, but not all variance requests
- Issues that need to be considered:
  - Cumulative effects
  - Compatibility with adjoining parcels
  - Site design / footprint
  - Other site-specific issues
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<td>23</td>
<td>Avg. Year Built 959</td>
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<td>100</td>
<td>38</td>
<td>Overall Avg. 851</td>
<td>2.0</td>
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**Brown box:** buildable area, based on setbacks – 920 SF (46’ X 20’)

**Red Box:** Area of maximum 30% impervious surface coverage for small lots – 900 SF

**Blue Box:** Potential structure – 700 SF, allowing 200 SF for other impervious area
**Brown box:** buildable area, based on setbacks – 1120 SF (16’ X 70’)

**Red Box:** Area of maximum 30% impervious surface coverage for small lots – 900 SF

**Blue Box:** Potential structure – 700 SF, allowing 200 SF for other impervious area