

Agenda Bill

City Council Study Session

December 03, 2018



SUBJECT:	Citizen Presentation - Sammamish Visioning		
DATE SUBMITTED:	November 16, 2018		
DEPARTMENT:	Community Development		
NEEDED FROM COUNCIL:	<input type="checkbox"/> Action <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Informational		
RECOMMENDATION:	Receive a presentation given by Jane Garrison and Eric Brooks on neighborhood sub-area planning.		
EXHIBITS:	1. Exhibit 1 - Presentation 2. Exhibit 2 - Planning Commission Recommendation		
BUDGET:			
Total dollar amount		<input type="checkbox"/> Approved in budget	
Fund(s)		<input type="checkbox"/> Budget reallocation required	
		<input type="checkbox"/> No budgetary impact	
WORK PLAN FOCUS AREAS:			
<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety		
<input type="checkbox"/> Communication & Engagement	<input type="checkbox"/> Community Livability		
<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation		
<input type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability		

NEEDED FROM COUNCIL:

Citizen Presentation - Sammamish Visioning

KEY FACTS AND INFORMATION SUMMARY:

Summary

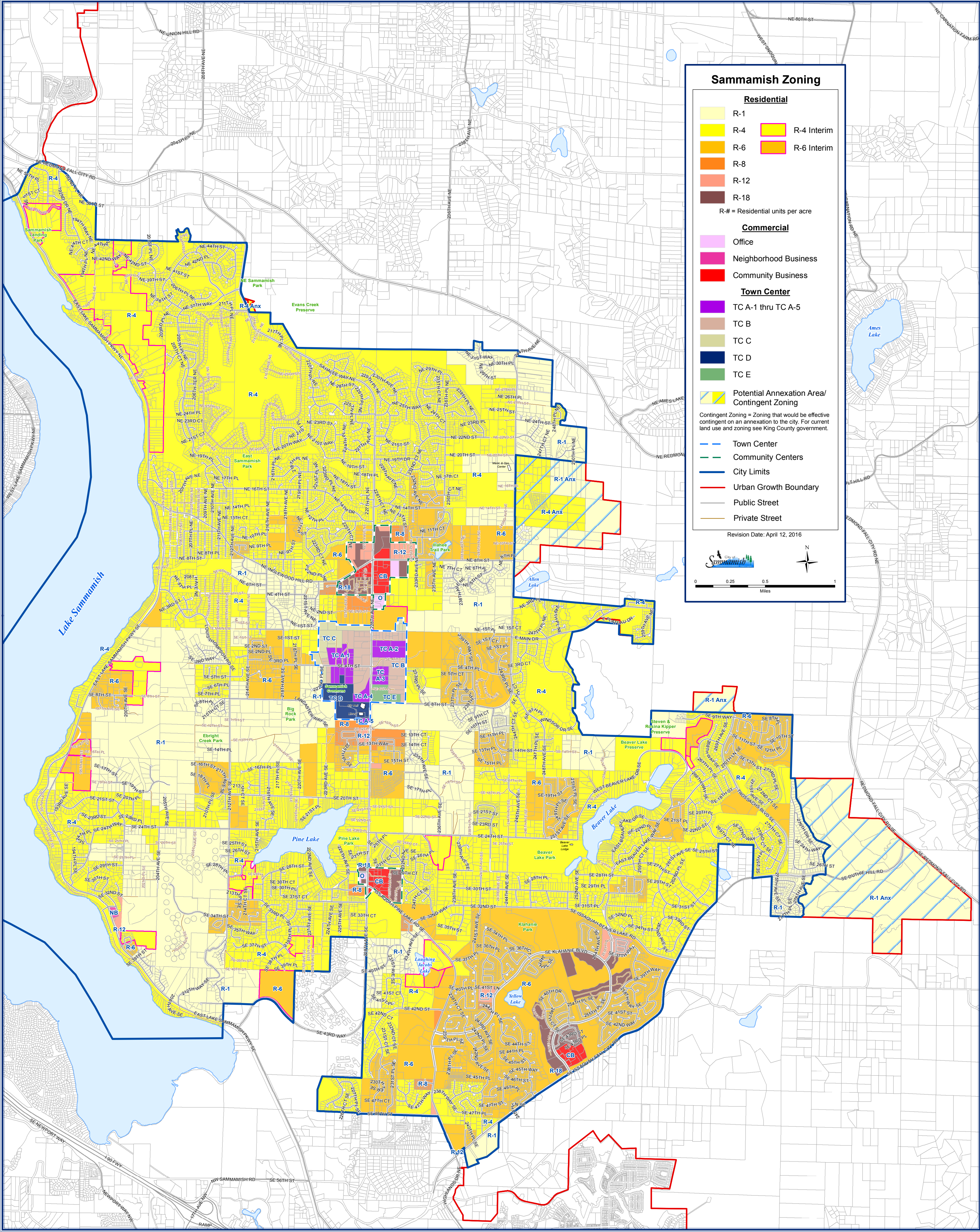
At the [October 9, 2018](#) City Council study session, City Council requested a presentation by Sammamish residents Jane Garrison and Eric Brooks on neighborhood sub-area planning be added to the December 3, 2018 City Council meeting agenda. It was further determined prior to the City Council receiving this presentation, it should first be formally presented to the Planning Commission for consideration and upon their recommendation then be presented to City Council.

On [November 15, 2018](#), Mrs. Garrison and Mr. Brooks presented their vision of neighborhood sub-area planning for Planning Commission consideration (Exhibit 1). After receiving the presentation and much discussion, the Planning Commission voted unanimously to recommend that Mrs. Garrison and Mr. Brooks present their vision of neighborhood sub-area planning to the City Council on December 3, 2013 (Exhibit 2).

Comp Plan

Compiled with
Input from citizens,
Council, staff, public
Outreach, Stakeholders
and commissions





Sammamish Zoning

Residential

- R-1
- R-4
- R-6
- R-8
- R-12
- R-18
- R-4 Interim
- R-6 Interim

R-# = Residential units per acre

Commercial

- Office
- Neighborhood Business
- Community Business

Town Center

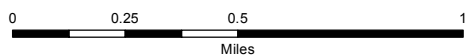
- TC A-1 thru TC A-5
- TC B
- TC C
- TC D
- TC E

Potential Annexation Area/
Contingent Zoning

Contingent Zoning = Zoning that would be effective
contingent on an annexation to the city. For current
land use and zoning see King County government.

- Town Center
- Community Centers
- City Limits
- Urban Growth Boundary
- Public Street
- Private Street

Revision Date: April 12, 2016





1984



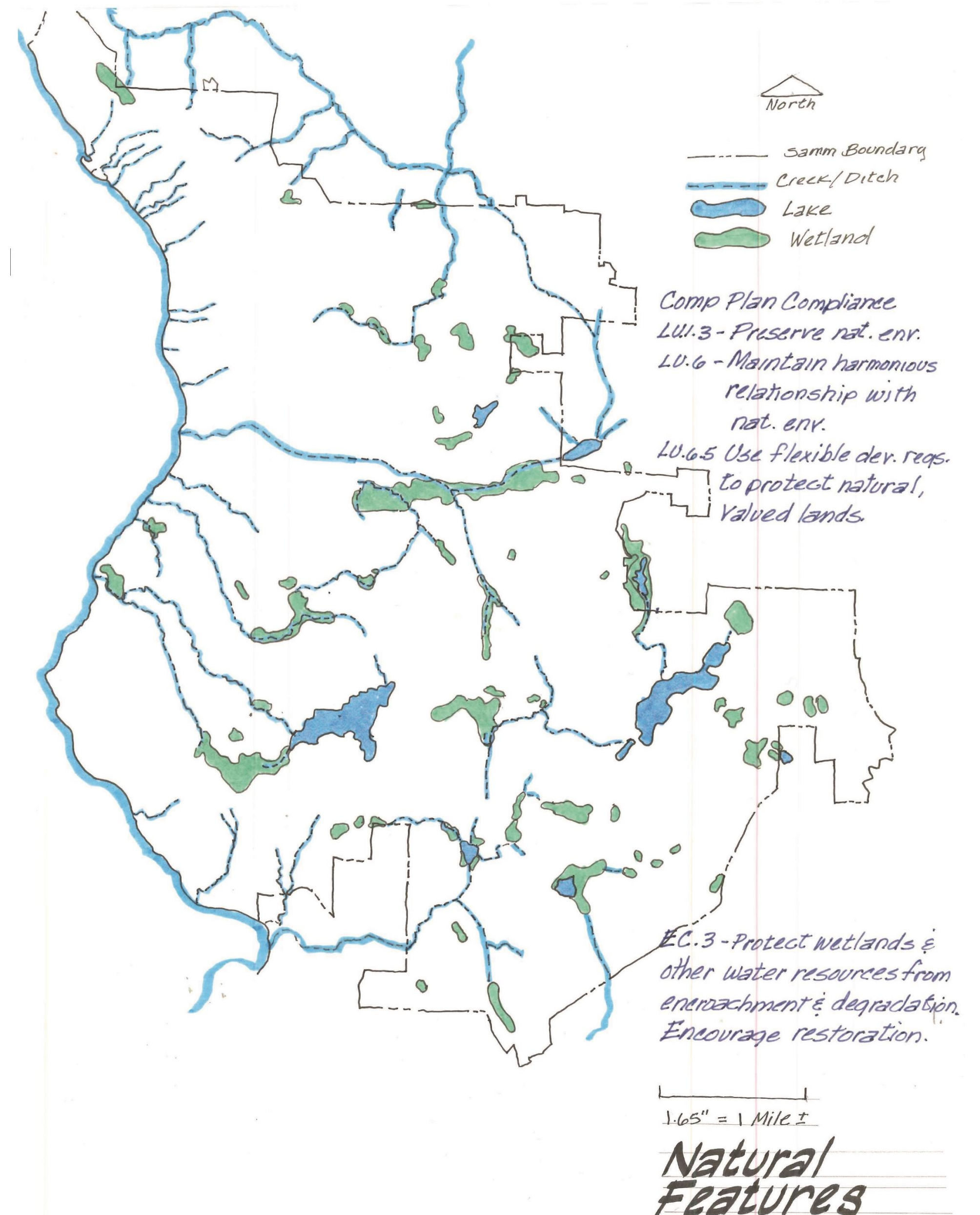
2016

From Google Earth we see the immense change that has taken place in just forty years. The natural, forested areas and small neighborhoods are gone. Sammamish appears today as suburban sprawl, with areas of single-family homes as far as you can see without a center. That doesn't mean Sammamish is unloved. What people like most are the trees, and polls show that open space and trail linkage are a priority. What people hate the most is the traffic. Could a long-range plan solve all three issues?

Natural Features

Start with the land, not today's issues. The geography underlying Sammamish is a plateau dropping off on three sides, Lake Sammamish on the west and Evans Creek on the north and east. The cut ravines, creeks and drainage ways are our biggest geographic features and need protection. This map shows them as creeks, lakes, or wetlands. Their complexity and intricacy set up a connecting pattern. We can easily see the possible connections on this simple map, but they disappear in sprawled developments in the satellite view, as well as in reality on the ground.

If we connect these features, what would happen?

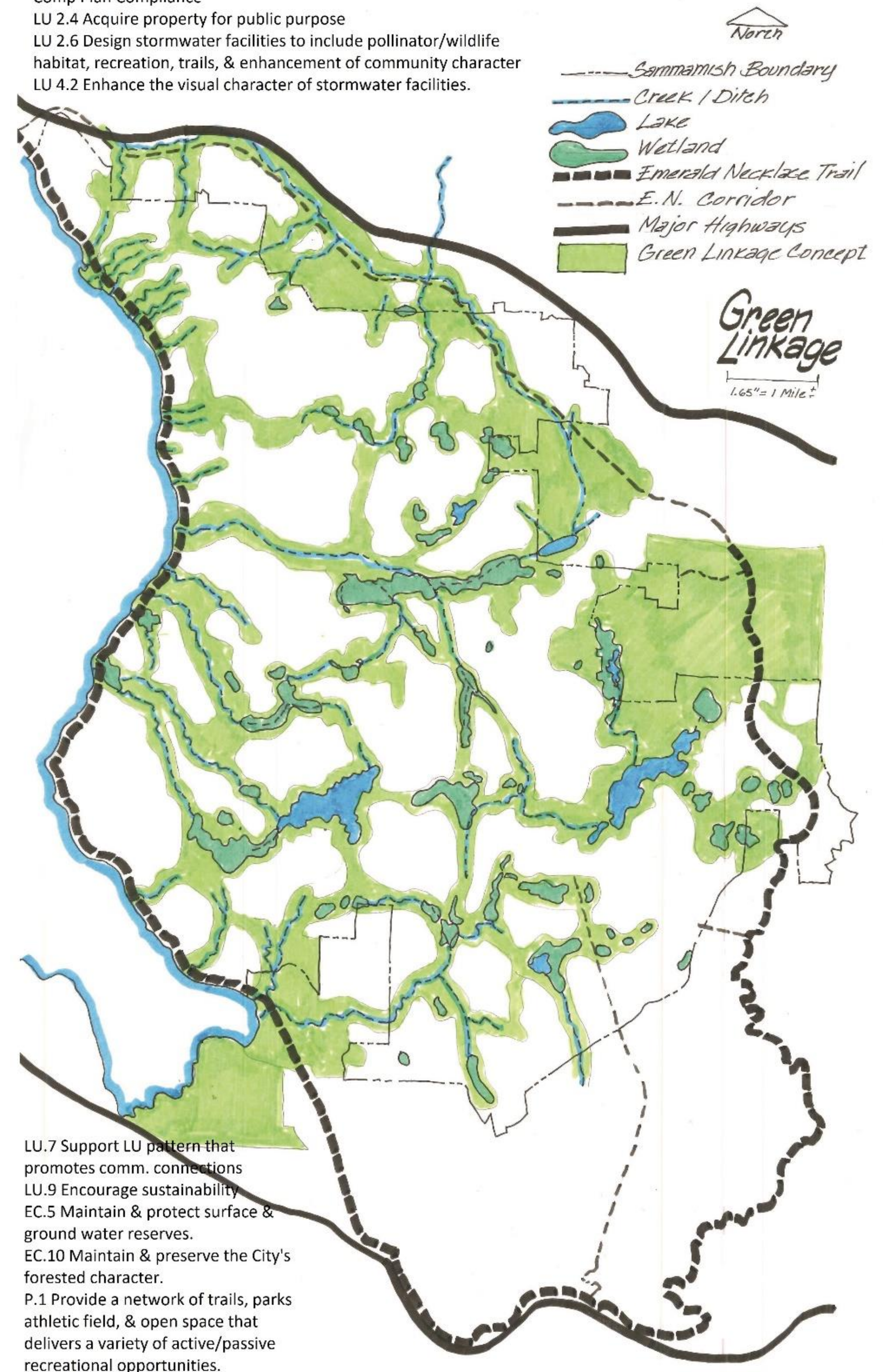


Open Space Connections

The complex, intricate pattern could be emphasized even more by connecting its segments to preserve and link open space, to break up sprawl, and form scaled-down, walkable rooms – neighborhoods! By connecting our drainage patterns, we increase the frontage of natural space and native growth, a boon to residents and developers alike – neither pro or anti-growth. These expanded linkages help us face the existing problem of how to deal with failing storm water ponds and overflowing ditches. Large scale, regional, sustainable ponds that are natural in character and accessible could be an asset rather than a blight on the landscape.

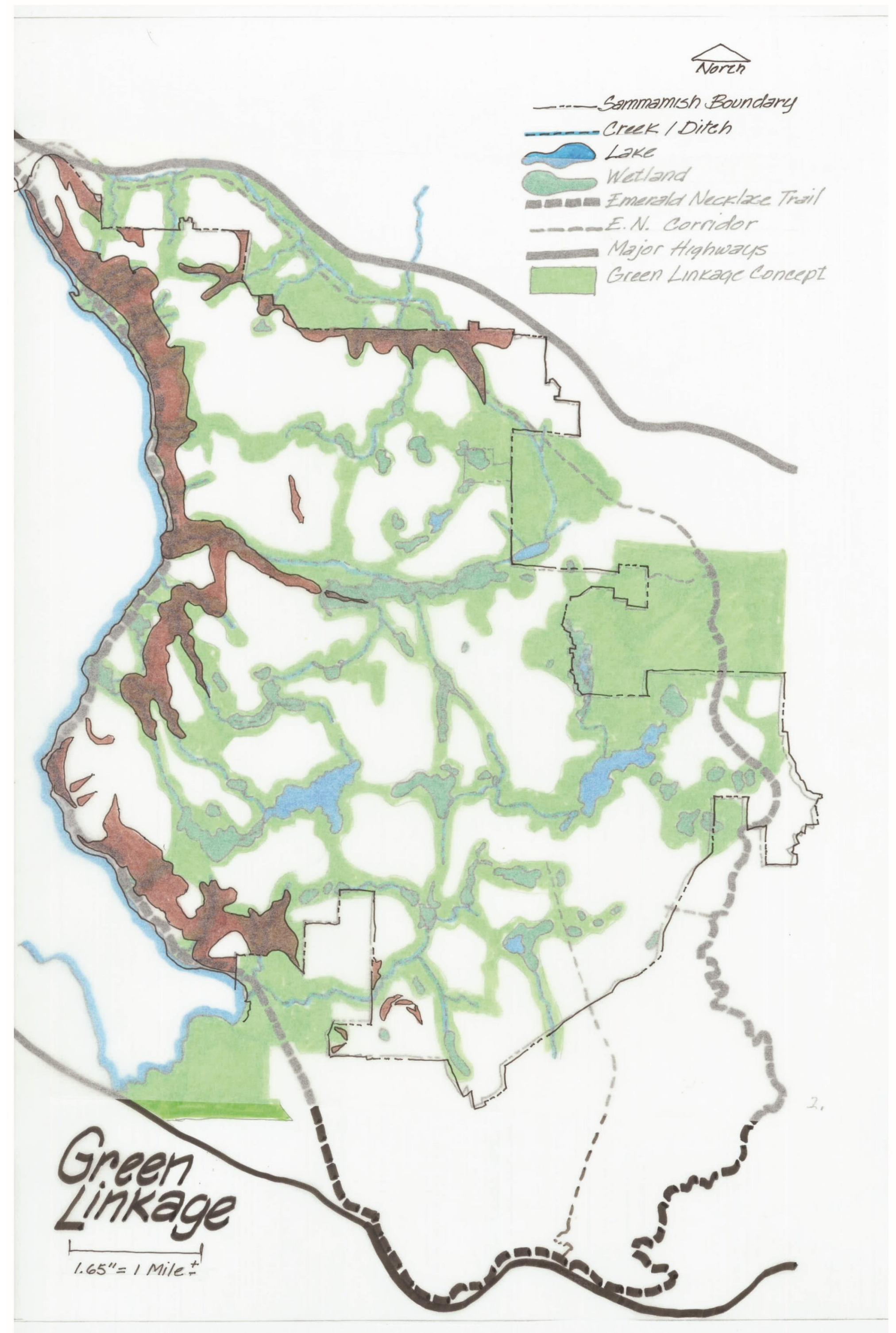
The linkages could be looked at as a zone for environmentally sensitive uses, even LID housing with common use areas. They can transition to preserves, if desired, as they become available from donations, TDRs or private bequeaths.

Comp Plan Compliance
 LU 2.4 Acquire property for public purpose
 LU 2.6 Design stormwater facilities to include pollinator/wildlife habitat, recreation, trails, & enhancement of community character
 LU 4.2 Enhance the visual character of stormwater facilities.



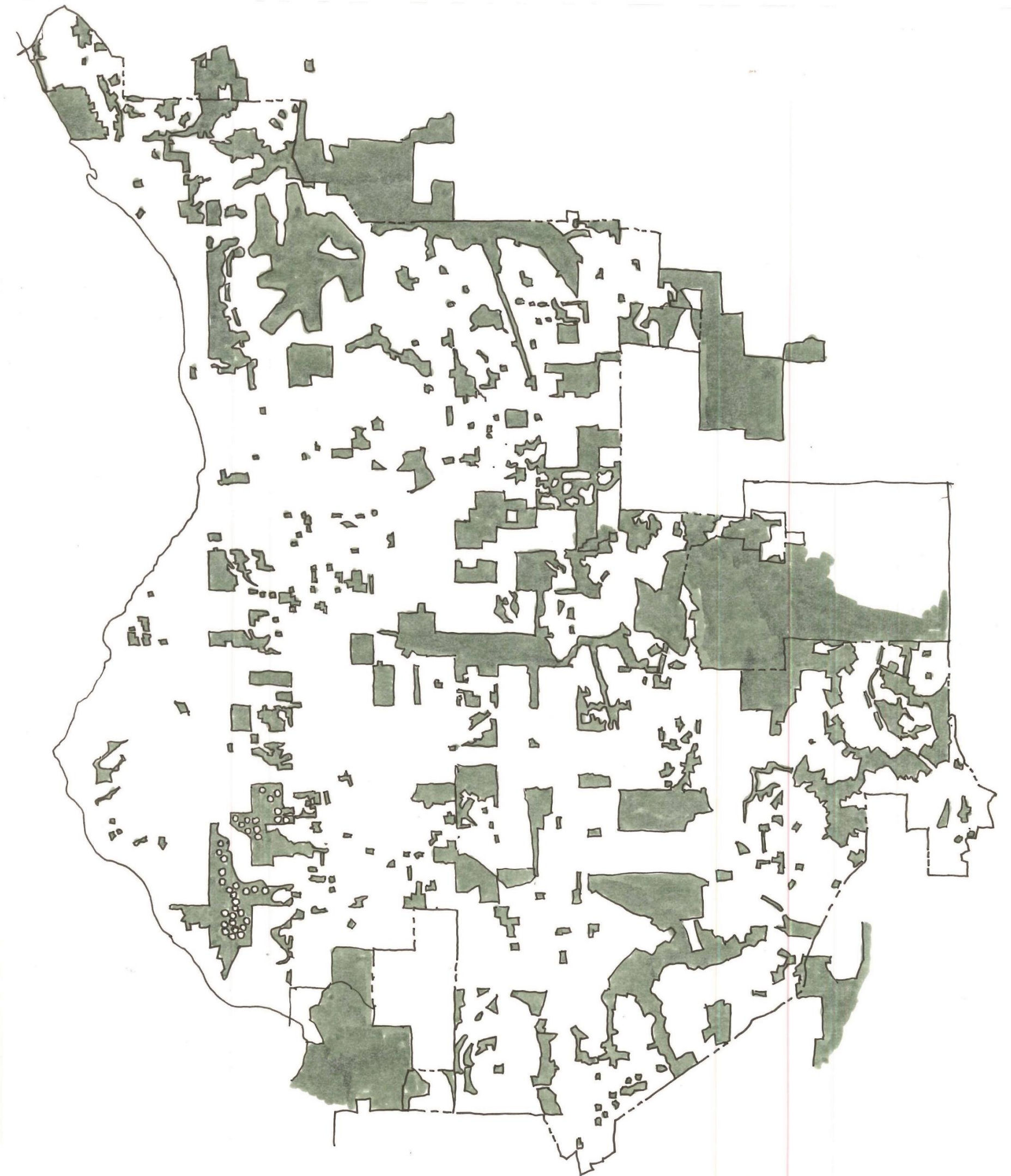
Steep Slopes & Critical Areas

Do Critical Areas influence the location of the linkages? In conceptual phases, some do and some don't. Here you can see the mapping for steep slopes in brown. They do not influence the location of the green linkages, because the open space has less impact than other uses. How about hazardous areas? Not in the conceptual phase, for the same reason. What about trees? Yes, they will influence the location of linkages, but we are waiting for that information. Utilities do not influence the locations until neighborhoods are zoned more precisely for vulnerabilities and development potential.



Common Space

Common space in Sammamish does not always mean open space. Sometimes it is already built out, as with schools. Sometimes it is private open space such as golf courses or HOA controlled properties. Some of the large open spaces shown on this map are outside the City and will become part of the “Emerald Necklace,” a trail that surrounds the City and connects these large preserved areas. Many of the open spaces shown are small parks and strips. An attempt is being made to connect them with walks along rights of way and easements. They need to be picked up and linked in our future plans with connections that are safe, quiet, and away from traffic. Our green linkages are perfect connectors. These common spaces could influence the location of the open space linkage system.



*Common
Space*

History

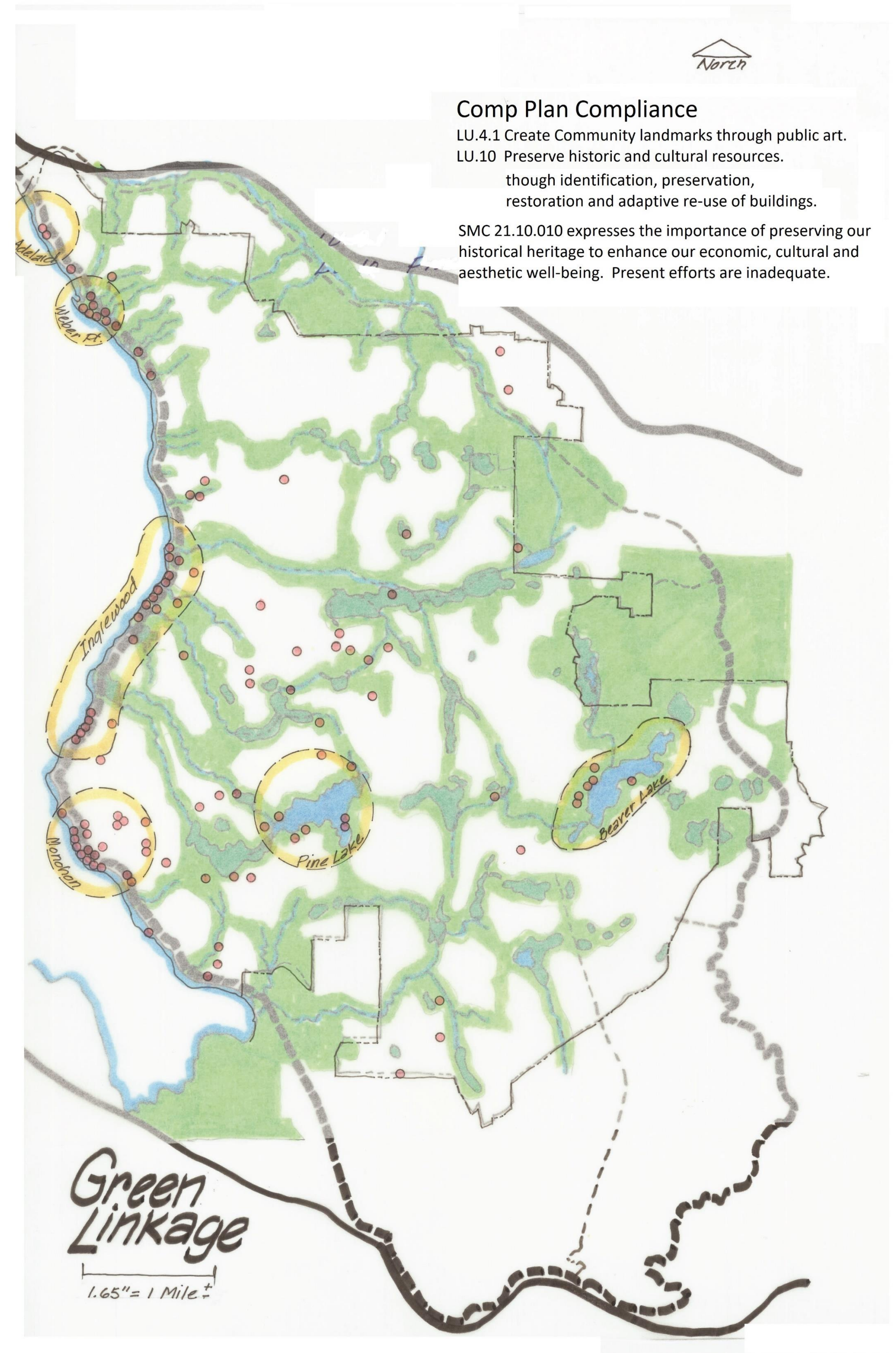
History is more important to a community than we usually realize.

When it's gone, we miss it. Any old structures that remain in Sammamish should be preserved and revamped for survival in the future. Very few are left.

But history remains in the stories and sites that have been documented.

Those stories could be kept alive through art and monuments along trails and in neighborhoods. Schools and art groups could take on different stories and participate in celebrating our heritage with the design and placement of art and monuments.

The historic sites in Sammamish are shown as red dots on the plan, and old communities are called out in yellow.



Walkable Neighborhoods

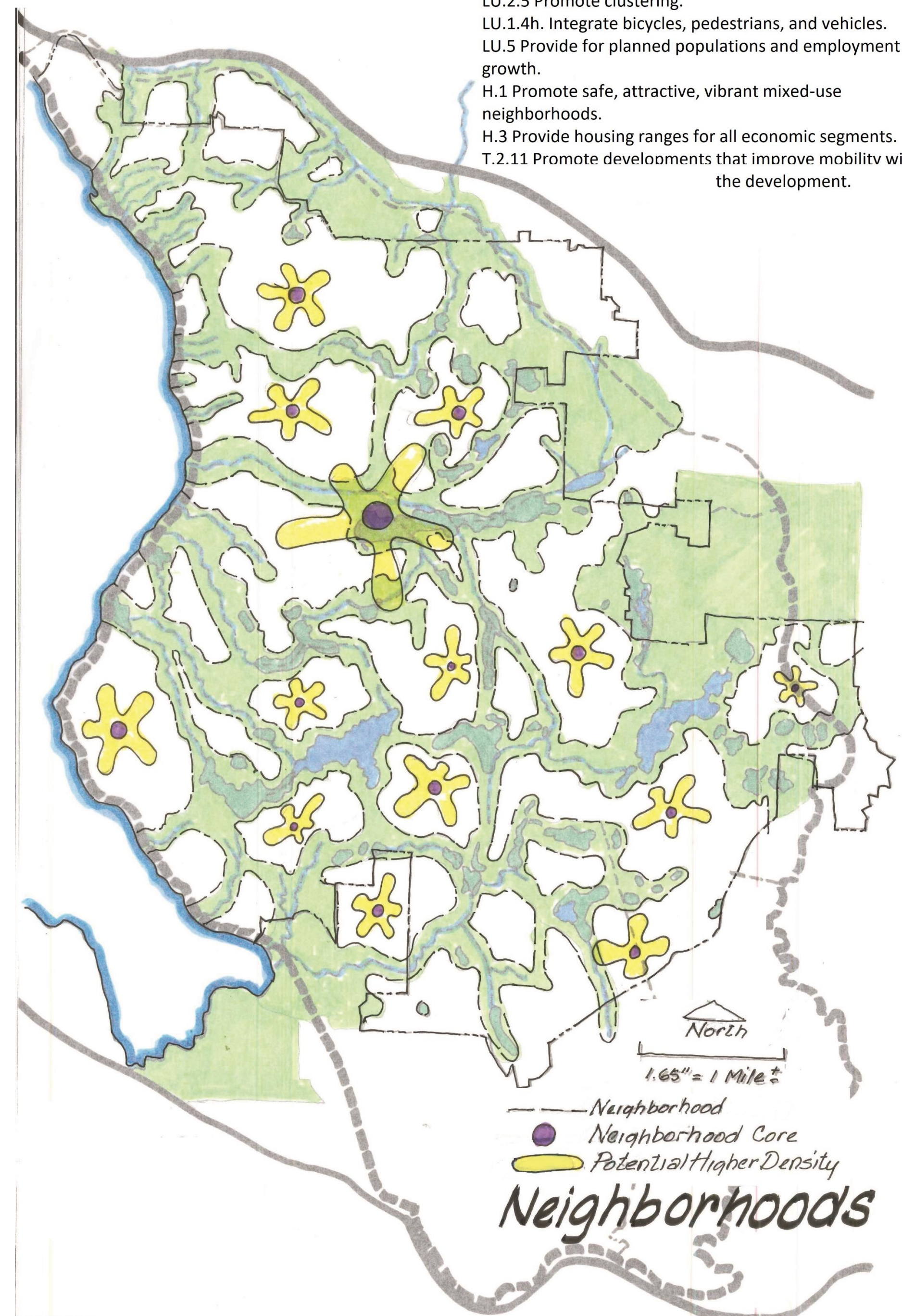
The linkage system gives us a rational way to distribute zoning in 85% of the community that is already built out. It could create neighborhoods, each with their own identity and each walkable in size. There could be places for mixed use, higher densities, and social gathering. Each could provide a depth of services and experiences within walking distance such as:

- Recreational choices from sports to nature
- Local produce growth and sales
- Small business based on internet
- Non-bused elementary schools
- Small clinics
- Group homes
- Temporary employment for teens and seniors
- Pick-up/Drop-off mail facilities
- Coffee shops and gathering places
- “Universal Designed” small homes
- Library or book store

We can negate the sprawl effect by clustering 12 du/acre in the center and leave 1-4 at the edge of neighborhoods. We don't give away density now but offer bonus densities and performance zoning in each neighborhood. Preserve most of the private yards and housing that exists now and allow ADUs. The City would be in control. If we blanket zone per State requirement, the result is just more sprawl.

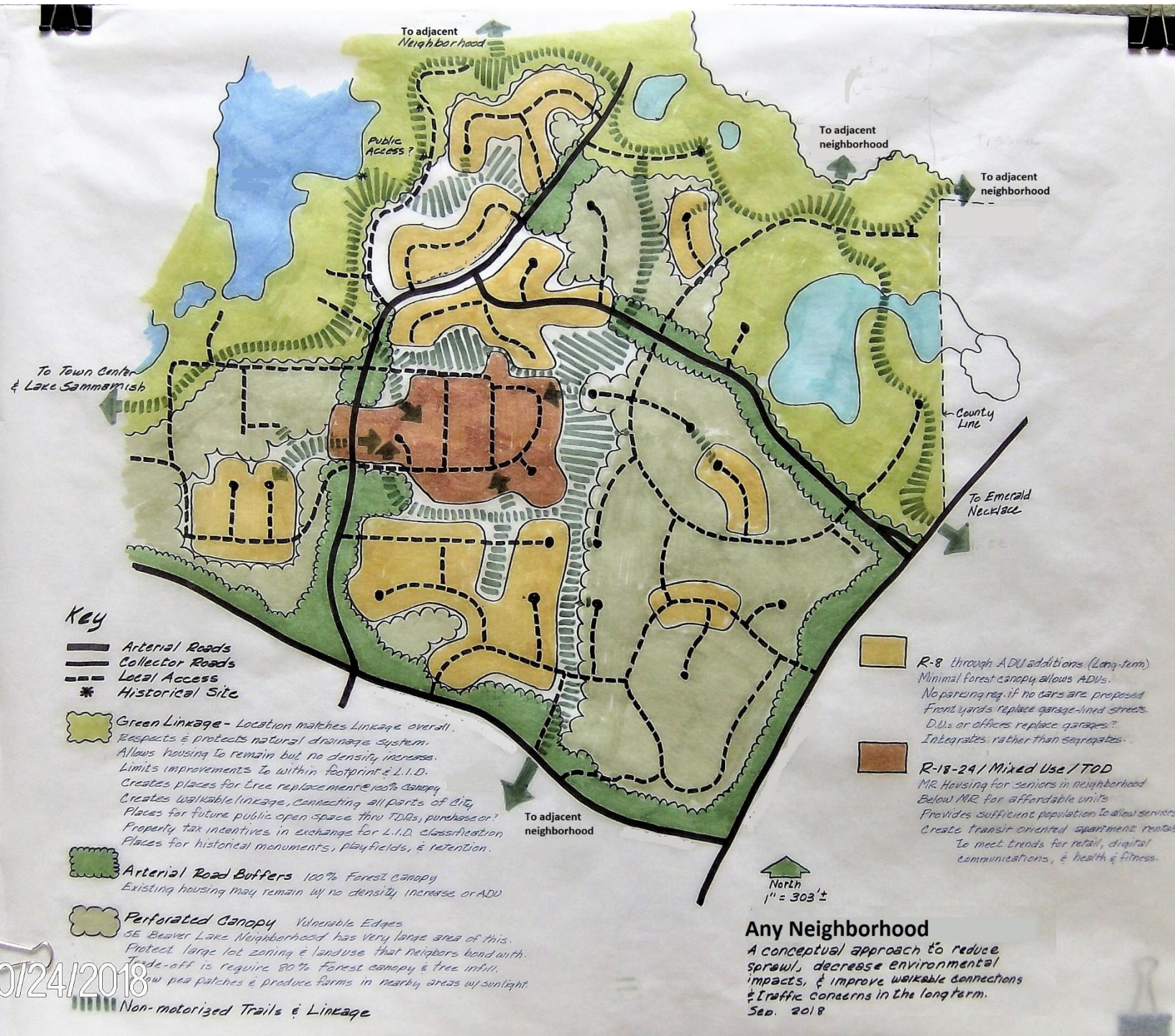
Comp Plan Compliance

- LU.1.1 Promote a healthy, engaged, residential community with a range of housing options
- LU.2.1 Promote a variety of housing types.
- LU.2.5 Promote clustering.
- LU.1.4h. Integrate bicycles, pedestrians, and vehicles.
- LU.5 Provide for planned populations and employment growth.
- H.1 Promote safe, attractive, vibrant mixed-use neighborhoods.
- H.3 Provide housing ranges for all economic segments.
- T.2.11 Promote developments that improve mobility within the development.





**Typical Suburban
Neighborhood
From Google Earth**



Conclusion

What we've shown you this evening is a way we can support our Comp Plan by developing a common vision and a path to implementation. We know we need to grow to pay for upkeep and services as well as take our fair share. We can make the job easier by breaking down the large City area into smaller bites, walkable neighborhoods. If we do,

- We can preserve what people like and repair what they don't like.
- We can add people, not cars.
- We can build sustainable, sensitive, mixed use and residential areas.
- We can build where infra-structure is underutilized now.
- We can create human-scaled communities that build care and respect.
- We can support open space by **not** increasing density in sensitive areas.
- We can utilize tools through TDRs, donations, and purchase.
- We can provide trails and linkage systems as we promote mass transit.
- We can provide affordable new housing and preserve older housing.
- We can grow incrementally, changing to meet trends.
- We can save large, effective areas that offset global warming, work with stormwater, and allow for a contiguous tree canopy.



Memorandum

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

Date: November 19, 2018

To: City Council

From: Shanna Collins, Planning Commission Chair

Re: Summary of the Planning Commission Recommendation on Sammamish Neighborhood Sub-Area Planning.

On behalf of the Planning Commission, I am pleased to forward to the City Council this recommendation on Neighborhood Sub-Area Planning.

Background

On November 15, 2018, Mr. Eric Brooks and Mrs. Jane Garrison, who are current City of Sammamish Planning Commissioners, gave a presentation, *as citizens*, to the Planning Commission about neighborhood sub-area planning. Mr. Brooks, a practicing architect and Mrs. Garrison, a retired landscape architect and planner, worked with other citizens to gather information, analyze data and present their vision for neighborhood sub-area planning.

The presentation demonstrates how neighborhood sub-area planning can support our Comprehensive Plan by developing a common vision and a path to implementation. Mr. Brooks and Mrs. Garrison believe that this practice can address traffic congestion by encouraging walkability and increasing public transit options; enhance neighborhood character by setting aside open space and protecting tree canopy; and increase City revenues by increasing commercial and residential density.

Planning Commission Recommendation Summary

On November 15, 2018, the Planning Commission unanimously recommended that Mr. Brooks and Mrs. Garrison, as citizens, present their vision of neighborhood sub-area planning to the City Council on December 3, 2018. We believe that their approach could be a tool for helping to plan the future of our City and enhance neighborhood character as the City continues to grow.

Thank you,

A handwritten signature in blue ink that reads "Shanna Collins". The signature is written in a cursive style with a large, flowing "S" at the beginning.

Shanna Collins

Chair, City of Sammamish Planning Commission

11-19-2018

Date

Note: Vice Chair, Larry Crandall was absent from the meeting on November 15 and is still on vacation in Mexico, which is why he did not sign the Memorandum.