

From: Karen McKnight
To: [Melonie Anderson](#)
Subject: Urgent Request to Exempt Town Center from Moratorium
Date: Sunday, March 4, 2018 9:21:28 PM

I would like my comments to be part of the public record for the hearing on March 6th.

Dear Council Member,

I urge you to exempt town center from the moratorium, because I believe this moratorium is harming our city and its future.

My name is Karen McKnight. I have been a resident since 1980 when "the Plateau" was a forest with 3000 residents and I now enjoy this beautiful, award winning city of sixty-five thousand residents in the path of Seattle's urban growth.

I have sold real estate here since 1980 and am a managing real estate broker. I worked half my career with developers and builders, so I understand their risk. I am also currently president of the Sammamish Chamber of Commerce and am an advocate for our businesses.

I am concerned about the harm the moratorium will cause our current and upcoming Town Center businesses.

The Town Center has been planned in detail for years through the hard work of our prior city council members and Sammamish administrators.

We have great momentum right now and developers ready to start their projects. We can lose momentum quickly. I feel it is a big mistake to stop Town Center's momentum with the moratorium because:

1. As the developers complete their projects, the very road and infrastructure improvements we need, will be built. Developers, per city zoning rules, have to pay impact fees and do road improvements. What a crime it would be to have to pay for these very improvement with tax dollars, instead.
2. The landowners who can cash in on their investments, could lose their opportunity
3. The developers who have invested tens of thousands (some hundreds of thousands) of dollars to be ready to submit for permits can lose their investment dollars and their opportunity. As they sit and wait, their holding costs escalate dramatically and can mean the difference between profit and huge losses, making it more likely they will cut their losses and withdraw their projects.
4. We are currently thought of as a development friendly city. If we lose that reputation, we can lose our opportunity as a city to create a lovely, cohesive, vibrant Town Center.
5. I would hate to see our current developers leave and the Town Center end up being a series of little strung out projects. This Town Center, as planned, can create a higher walk score for our city and a place for business to create a "go to" destination - just what Sammamish needs.
6. Current businesses, like Metropolitan Market, have trusted our vision and invested heavily to be the anchor tenant in our Town Center.
7. Metropolitan Market, and the other new businesses in Town Center, are depending upon the continuing development of Town Center to help their own business traffic, protect their investment, and ensure that they can stay in Sammamish. We'd hate to lose them due to a foolish decision to stop the well planned progress of Town Center.
8. I understand that Issaquah implemented a moratorium, and now, businesses that were going to come there, have gone away and aren't coming back. In the early 2000s, I saw Bellevue city center sit with holes in the ground and skyscraper bankruptcies during a downturn.
9. The economy can change quickly, so we need to take advantage of our current momentum. I have seen markets turn quickly at least four times in my real estate career.

10. A current risk for Washington state, and thus Sammamish, is President's Trump's proposed import tariff on steel and aluminum. If the tariffs go through, a trade war is predicted and Washington state is at high risk because Washington state is the number one export dependent state. (Think agriculture, airplanes, software...)
11. The Town Center Businesses are good for our community, because they create tax revenue and keep our citizens spending their money in our city.
12. Developers who have been damaged by this moratorium can sue Sammamish and that would be a foolish waste of our tax dollars.
13. Sammamish, due to its location and natural beauty, will continue to grow. Our zoning laws are strong, our traffic plans and infrastructure plans are good, our tree canopy regulations are great.
14. I urge anyone who has not read the city zoning codes at the permit desk to do so, because the codes are very detailed and a guide for our well planned city.
15. I feel the group opposing Town Center's progress does not understand all the ramifications of stopping the development of Town Center. My council representative, please be visionary, and don't only listen to a small group of loud, relatively new resident, voices.

Leadership, by definition, is visionary. My hope for our current Sammamish Council is to fulfill and expand upon the great vision of our prior councils. Let's get this done and build out Town Center now.

Warm regards,
Karen

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