

Exhibit 3: Scoping Comments for the Town Center Plan & Code Amendment Project

The below are all comments received through the JotForm entitled SEPA and Scoping Comments for the Town Center Plan & Code Amendment Project which were submitted before the end of 21-day comment period on January 29, 2025 at 5 p.m. Names and addresses have been removed. Comments received via email during the comment period have also been added.

#	Comment
1.	<p>I am opposed to the high density development in the TC Plan. I considered the 2,000 units that were proposed far too many for the impact it would have on the traffic patterns on 228th and the surrounding streets. Now, I understand that you are considering 4,000 units - an insane amount in that small area. The increase in height limits would be extremely ugly and out of place for our city; we are not Redmond or Bellevue. The traffic on 228th will be gridlock, looking like the traffic along Front Street (south to Maple Valley) in Issaquah.</p> <p>This should be avoided at all cost. Detailed traffic studies for the planned area were done years ago (2018-20?); the general community opinion was against such high development and its impact on 228th. As of now, if we have a major emergency on the plateau it would be extremely difficult to evacuate because of the limited main avenues. With the proposed density impact on 228th, emergency vehicles and fire trucks would not be able to get through. In studying the developer's plans last year, I notice that parking for the commercial areas was fairly limited. If you further increase the number of residential units, surrounding parking will be adversely affected since developers never provide adequate parking for the residence (and guests). I am concerned that the parking at the proposed Brownstone units will overflow into the small parking area for the Commons. Also, there is the issue of flood holding tanks under the buildings to prevent flooding into Ebright Creek. Would doubling the number of units have an adverse effect on capability to prevent flooding?</p> <p>I would like to know what notification was given to city residents regarding this survey for comments? I found out about this by word of mouth and I doubt if many residents know about the comment period or what is proposed. If the City did not get out sufficient notification, then you are denying residents any say on the matter. A 21-day comment period is also not very long. For such an important topic, I would expect more from our representatives!</p>
2.	<p>We are asking the city to survey all of us as to the kinds of housing we need in our life, from first-time owners through the years to our late retirement years. Whether we are single dwellers, police, fire, education business workers, young families, aging families, or owners of the mega-house multi-family homes.</p> <p>We would like to have our city meet market rate shortages, primarily pricing \$500,000 to 1.4 million. We are experiencing the need for these price ranges and believe it is greater than the need for "affordable housing" from \$175,000 to 500,000. There are over 67,000 of us, many of us middle income. We believe the housing numbers in the town center plan alternatives should be informed by market rate housing need target numbers set by the city of Sammamish.</p> <p>We have reviewed written comments on the Sammamish for the city Council meeting on January 21, 2025. We agree with written comments on the CivicWeb that call for the City setting market</p>

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	<p>rate housing targets for the 2025-2044 comprehensive plan cycle first and then use the market rate targets set to inform appropriate sizing of housing supplies in the town center alternatives. We have become aware by reviewing materials turned into to the Planning Commission that the prior town center plan, EIS, and past town center alternatives were not informed by quantified housing need numbers on a citywide scale. Now is the time to correct this past error.</p> <p>Our community is in dire need of housing priced from \$500,000 to 1,400,000 million. Our city should absolutely determine these numbers and add them to the Comp Plan as a foremost priority. Once done, then assign a portion of the market rate housing target numbers set to the Town Center and other subarea planning within Sammamish</p> <p>We believe it was an error not putting market rate housing needs within the community and target numbers for such in the comp plan.</p> <p>We do not support advancing the town center plan until after such time as the city sets citywide market rate needs first, which need to inform the housing alternatives in the town center plan. We should add citywide market rate shortage target numbers to meet in this comp plan cycle and use those numbers to inform the alternatives in the town center plan.</p> <p>Again, we are aware of the comp plan deals with "affordable housing" target numbers, that also deals with future capacity numbers for missing middle-housing mandates. But this fails to deal with current market rates shortages numbers within Sammamish that we believe are of a far greater magnitude than "affordable housing" needs. Both are important to meet.</p> <p>Please, add market rate target numbers to the Comp Plan.</p> <p>We agree with the three recommended actions submitted with a written comment at last week's Council meeting:</p> <ol style="list-style-type: none"> 1. Legislatively set genuine internal citywide market rate CHI shortage housing need target numbers (#'s), based on numerically quantified housing need factors. 2. Add citywide market rate CHI shortage target #'s set to the 2025-2044 Comp Plan as quickly as possible. 3. Use Citywide market rate CHI #'s set to guide optimal, sustainable, housing alternatives evaluated by the Town Center Plan amendment process. 4. Take the actions above before advancing the scope the Town Center Amendments. Once actions above are finished, then advance scoping for Town Center amendments. <p>Residents since 1986</p>
3.	<p>I am opposed to the high density development in the TC Plan. I considered the 2,000 units that were proposed far too many for the impact it would have on the traffic patterns on 228th and the surrounding streets. Now, I understand that you are considering 4,000 units - an insane amount in that small area. The increase in height limits would be extremely ugly and out of place for our city; we are not Redmond or Bellevue. The traffic on 228th will be gridlock, looking like the traffic along Front Street (south to Maple Valley) in Issaquah.</p>

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4.	<p>SEPA Comment Submitted on Wednesday January 29th, 2025</p> <p>In this jot form comment I will: A) List 'My Ask' off the bat. B) Add brief narrative about 'My Ask' C) Provide synopsis of four categories of written housing related documents I am sending by email.</p> <p>My Ask:</p> <p>It is inappropriate to be scoping residential housing unit alternatives for the Town Center without doing these four things. I ask Town Center scoping process be put on hold until these four are done:</p> <ol style="list-style-type: none"> 1) Quantify Economic, Demographic, Workforce (EDW) CHI Housing Factor #'s over time. 2) Set modest CHI shortage target #'s, then quickly add target #'s set to the 2025-2044 Comp Plan. 3) Use legislatively adopted CHI housing supply #'s to inform optimal Town Center alternatives. 4) Plan COL + 7G EDW Balanced Sustainable CHI #'s for implementation in future Comp Plans. <p>(CHI = Citywide Housing Imbalances. COL = Cycle of Life. 7G = Sustainable 7-generation planning)</p> <p>Brief Narrative on My Ask:</p> <p>The recently adopted 2025-2044 is erroneous relative to meeting housing needs for all economic segments and providing a variety of housing over life, as well as the legacy of future generations.</p>

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	<p>The comprehensive plan does have a target number of A) 2,100 affordable housing units (from 0% to 80% Area Median Income) as part of the Sammamish growth strategy for 2025-2044. The comprehensive plan further contemplates housing based on missing middle zoning overlays to meet house bill 1110. This capacity is shown to be between s 6,000-7,000 housing units and shown on the Sammamish growth strategy to be actualized beginning after 2044.</p> <p>The Comprehensive Plan fails to set legislative market rate housing target numbers, primarily for housing supplies B) priced from 500,000 to 1,400,000, and C) high-end condominiums and town houses above 1.4 million. From my research I have determined that the local shortages of B) and C) housing price ranges are some 5 to 10 times greater than the A) affordable growth target is.</p> <p>Because of this, I stand by 'My Ask' above. It's time to quantify economic, demographic and workforce housing needs within Sammamish based on cycle of life and for future generation housing needs. With quantified need factor numbers in hand then it's up to City Council to set legislative market rate target numbers to begin meeting severe shortages of housing in these price ranges. Once the city has set market rate housing target #'s, then it is appropriate to set optimal housing alternatives for Town Center that are rooted in authentic/genuine housing needs for 'planned and unplanned' changes that occur over life. In short, optimal housing supplies for those that want to stay in Sammamish in a different house than what they have, over their lives and for sustainable legacy of future generations.</p> <p>Four Categories of Housing Documents I am Sending by Email:</p> <p>Category One: Change This, To This, For This, and This.</p> <p>Category Two : Tri-Ideological Growth Solutions for Added Civic and Resident Riches</p> <p>Category Three: Recent Public Comment Documents that Support/Clarify 'My Ask'.</p> <p>Category Four: Base Town Center Scope on Citywide Market Rate Shortage Target #'s.</p>
5.	<p>I'm opposed to the proposed plan to the town center. Our roads, schools are already overloaded. Unless there is concrete plan with approved funding to expand those infrastructures, any expansion in the center of the city will greatly cost the time, money and life of quality of existing taxpayers. I urge the city to provide documents to prove the factors above are properly evaluated and will not be negatively affected. I'd also like to understand the authority of the city to drastically amend a previously plan without new approvals from the voters.</p>
6.	<p>Comments on the SEPA DS and Request for Comments on SEIS Scoping</p> <p>Regarding the information provided at https://www.sammamish.us/projects/projects/tcamendment/sepa-ds-and-request-for-comments-on-seis-scoping/</p> <p>First, I want to be clear that I am a resident who has been watching this project for several years. I have tried on multiple occasions and through various means to obtain information that is easy to understand, especially when it comes to environmental protection in the Town Center. I am sure that some of my comments will be challenged by City staff, and I hope the reader will take these comments for how they are intended: as a resident who is concerned that the largest development in Sammamish is not being managed in a way that benefits residents. I have done my best to</p>

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	<p>include accurate information without assistance from City staff.</p> <p>The City states without support that the amendments are being evaluated for four purposes:</p> <ol style="list-style-type: none"> 1. "...update the Plan to current conditions..." 2. "...improve consistency with the 2024 Comprehensive Plan..." 3. "...address development challenges and constraints..." and 4. "...improve the delivery of diverse and affordable housing." <p>To address each of these statements:</p> <ol style="list-style-type: none"> 1. Current conditions include an inadequate Transportation Master Plan that was acknowledged by the City Council as only a limited first step, that requires additional work in 2025. Given the recent cyclone bomb event and wildfires in Palisades Park, transportation plans in Sammamish are not only inadequate for everyday use, but do not provide realistic emergency evacuation routes. <p>Current conditions also include a lack of a meaningful Urban Forest Management Plan, despite repeated attempts by the public to emphasize its importance. Until the City completes this update and establishes requirements that recognize the value of mature trees and forest as part of its Climate Action Plan, no increase in allowable size, density or impact on forests and wildlife should be considered.</p> <p>Current conditions include the acceptance of the developers' lack of implementation of Low Impact Development standards, even at the lower height and density. Given that the Town Center is at the headwaters of both Ebright Creek and Zackuse Creek, special consideration should be given to protection of these salmon spawning creeks, wetlands and steep slopes.</p> <p>Current conditions include the City's continuous spending of taxpayer money to help the developer. This includes excluding the developer from paying its share of the ultimate cost of 4th Street utilities, adding 6th Street as a City project at approximately \$6 million to benefit a permit already approved without it, and designating \$5 million for unidentified purchases of land within the Town Center.</p> <ol style="list-style-type: none"> 2. The 2024 Comprehensive Plan does not support the need for additional units or height. In fact, adding additional units would violate the growth targets assigned by the Puget Sound Regional Council. If this was the City's intent, why wasn't that included in the discussion of the Comprehensive Plan which was just adopted in December 2024? 3. It is not the City's responsibility to address the development challenges and constraints. Clearly something can be built under the existing regulations, as the developer has continued to attempt to purchase MORE property for the Town Center. The City has crossed the line from operating as a regulatory body that represents the public, to a partner with one developer to ensure that individual's financial success. If anything, additional protection for sensitive areas, stormwater and wildlife habitat is needed to ensure the success of the Kokanee salmon, a threatened species. Too many concessions have already been made with the existing requirements. Unless additional protections and environmental standards are established, adding more height and units will simply further degrade the natural environment.

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	<p>4. The recently adopted 2024 Comprehensive Plan already addresses the need for diversity and affordable housing. The entire City of Sammamish will be subject to additional density as a result of "middle housing" requirements established by the Washington State Legislature. In fact, several individuals who support the Town Center have actually stated that they hope to buy the penthouses in the new taller buildings. I'm sure some of the supporters genuinely hope for more affordable housing, but the reality is that these units will still be beyond the means of most buyers.</p> <p>Other comments:</p> <p>9. Existing applications and proposals:</p> <p>Given that even the existing roads do not follow the original plans for winding paths and trails, the EIS should identify the ultimate street plan for all of the Town Center, and re-evaluate the environmental impacts. Of specific importance are the head waters for Ebright and Zackuse Creeks.</p> <p>11. Brief description of proposal:</p> <p>The statement that the Town Center will "integrate compatible land uses together while minimizing impacts to established neighborhoods" cannot be supported with facts. The fact is, all established neighborhoods will be impacted in several ways. Those who do not have HOA's that protect single family zoning, will most certainly be affected by the ability to build "middle housing". Nothing in the Town Center will mitigate these impacts since the resident who is looking for a high rise is not the same resident who is looking for a duplex, triplex, ADU or small cottage housing. Also note that nothing taking place in the Town Center will take away other individuals' property rights., many of whom are counting on the ability to subdivide and generate retirement funds.</p> <p>And affordable housing is only a small minority of the units proposed to be built. The vast majority will be high-priced view units that will cost far more. If building more units created affordable housing, downtown Vancouver, BC would be less expensive. Downtown Seattle would be less expensive. This is a laudable goal, but it cannot outweigh the negative environmental impacts and spending of taxpayer funds.</p> <p>The Planned Action Ordinance (PAO) mentioned in the checklist includes no reference to creating a public space, additional open space, open water storm facilities, low impact development standards, protection of mature tree canopy, or increased public participation. The reference to "Updated permit review process for Town Center projects to produce desired community outcomes" is laughable. There has been no opportunity for community participation, and while there will be additional meetings, they must be robust and significant. Previous meetings have re-hashed old drawings, misleading the public about the actual proposed buildings.</p> <p>Note that none of the "Scoping discussions" with the Sammamish City Council or Sammamish Planning Commission included disclosure of the intent to increase the number of units or height limits. To include these as evidence of public participation is insulting.</p> <p>3. Water</p> <p>a. Surface</p>

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	<p>Existing developments within the Town Center have been allowed to built concrete vaults to manage stormwater. Concrete vaults serve only one purpose: to save the developer money, and shift maintenance costs to the City. They do not meet the requirement to mimick natural systems. The original plans were to use Low Impact Development for stormwater, such as rain gardens, native landscaping, green roofs and bio-retention systems. In the original adoption of these standards, it was shown that at least some of these were feasible in the Town Center. Yet none have been implemented or anticipated.</p> <p>An open-water bio-retention system would create multiple benefits vs concrete vaults. Vaults require, by design, that all trees must be removed. Open-water bio-retention systems can include retaining mature trees and native plants, wildlife habitat value, and community amenities like walking paths, fountains and pleasant spaces to gather. An enhanced plan for stormwater management is required for the Town Center.</p> <p>5. Animals Regarding migration routes, clearly the Town Center land, 100 acres plus, is part of wildlife migration, at a minimum for birds. Other mammals move freely around Sammamish's multiple lakes and creeks, and wildlife corridors are part of the 2024 Comprehensive Plan.</p> <p>8. Land and shoreline use a. Current use Note that the description of the current use of adjacent properties is inaccurate. In addition to those listed, there is primarily vacant land. Most of it has not yet been developed.</p> <p>h. Critical areas Although the application states there are no classified critical areas in the Town Center, there are wetlands, steep slopes and the headwaters of Zackuse and Ebright Creeks. In addition, the Town Center is on top of two critical aquifer recharge areas that are significant to Sammamish's water supply, which comes from wells.</p> <p>9. Housing a. Units The City's 2024 Comprehensive Plan will be out of compliance with Puget Sound Regional Council's Vision 2050 if Town Center is increased to 4,000 units. Vision 2050 identifies Sammamish in the Cities and Towns category and established 2,100 units for its growth target. These Cities and Towns are expected to accommodate relative less growth than historical trends and remain relatively stable for the long term. Sammamish is included in this category because it lacks connection to the regional high-capacity transit system and has limited local transit service. In addition, it has no major employers except school districts and local government, and lacks other supporting infrastructure or social services.</p> <p>10. Aesthetics a. Tallest height With regard to aesthetics, one need only drive through downtown Redmond to see what happens when 6 story buildings are clustered in one area. There is no sun in many areas of downtown</p>

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	Redmond, and significant light will be generated from taller buildings. Light has been shown to be damaging to migrating birds.
	b. Views altered Clearly the existence of tall buildings will impact views from all the surrounding neighborhoods, and in some cases provide views directly into residents' homes or yards.
	13. Historic and cultural preservation Given that the City Council eliminated funding for the Sammamish Historical Society in its 2025-26 budget, there may not be anyone able to address landmarks or features of Indian or historic use.
	14. Transportation Given that the Town Center will straddle 228th Ave SE and plans to be a walkable community, plans for at least one elevated pedestrian crossing should be included. Currently, 228th is heavily congested at times and signals already cause long delays. Adding significant pedestrian crossing at street level will be dangerous and impact delays.
	15 Public services Clearly increasing the number of residents and occupying high-rise buildings will change the nature of emergency services and police protection. These need to be evaluated and the costs identified. Sammamish is already operating with a budget deficit.
	D. Supplemental sheet for nonproject actions Figure 2. Per Capita Climate Impacts Drawing the conclusion that development that takes place outside of Town Center will result in greater environmental impacts ignores the fact that not all properties have wetlands, headwaters of salmon-spawning creeks, and critical aquifer recharge areas. As long as adequate critical area buffers are maintained and mature trees are retained, development outside the Town Center will continue to be the best source of wildlife habitat and carbon sequestration, not to mention the affect on mental health.
	Does Figure 2 provided in the document include the offsets from tree retention and open space? Does it account for the huge impact of construction activities that will take years to offset?
	All the supposed benefits shown for the Town Center will not prevent impacts from development in other parts of Sammamish. The Town Center is counting on many outside of Sammamish to come enjoy their "local jobs, entertainment and services", which will create greater carbon impacts as they travel from other cities to Sammamish.
	2. Plants, animals, fish There has not been any mitigation of wildlife impacts or low-impact development to date. The new regulations must establish meaningful requirements in order to achieve protection of plants, animals and fish.
	Directing stormwater from the Town Center to the Commons will result in flooding of wetlands, Ebright and Zackuse Creeks, ruining all the measures being taken by Tribes, other governments

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	<p>and local residents for fish passage, wildlife corridors and protection for the Kokanee salmon. The City has not yet shown its ability to establish meaningful protection.</p> <p>All of the "proposed measures..." have existed up to now, and not been implemented. New regulations to protect mature trees, wildlife habitat and corridors, and low impact stormwater measures need to be enforceable.</p> <p>I look forward to additional studies to address these concerns, as well as robust and meaningful public processes beyond the City's website, Planning Commission and City Council. This modification has huge impacts on the future of Sammamish.</p>
7.	<p>The traffic on 228th is already a disaster in rush hours. In addition, sammamish is not officially downtown and there's no entertainment in Sammamish at all. What's the point of adding 4000 or even 2000 households?</p>
8.	<p>The proposal to increase the town center to 4000 units is not in accordance with the GMA or Sammamish city code. It violates concurrency at the current traffic standard and both the neighboring high schools of Skyline and Eastlake are well over 500 students past maximum capacity. Even with the new high school being built, our schools do not have the capacity for 2000 additional households. The increase in households must be concurrent with our infrastructure. The city needs to have a better traffic and emergency plan in addition to land for new schools before proposing this addition.</p>
9.	<p>City of Sammamish has been hearing from other people's key inputs. Here are things I support and am writing this 2nd JotFrom to emphasize as very important.</p>
	<p>Town Center SEIS Scoping Comments</p> <p>In years past, many times virtually all public comments were in the matrix and responded to by staff and then the Council. This process should be reinstated, since many public comments are germane to the policy considerations.</p> <p>Public input and use of public comments, questions, suggestions, and issues was NOT supported most of 2024.</p> <p>The SEIS should not be limited to one action alternative for the impact of 4,000 units in the Town Center. original EIS in 2008 had an alternative for 4,000 units but greatly overstated the traffic impact from those units.</p> <p>If those traffic assumptions were corrected based on current City traffic studies F&P the original EIS would have provided the traffic impacts for some 6,000 to 10,000 units. Suggest that the current SEIS encompass additional alternatives of up to 8,000 units of diverse market rate and affordable housing in the Town Center.</p> <p>Yes, diverse Market Rate housing is missing in City of Sammamish and desperately needed. So Town Center really must address missing market rate along with affordable housing... and there is capacity for 5000 and 8000, and even up to 10,000 additional units.</p>

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	<p>Increase in height to 150 feet in the Town Center will provide more density/units but require much less Stormwater impacts; WILL be more energy efficient, too with less building emissions to reduce Climate impacts. Check area heights for Redmond to get a concept of how tall is 150ft. Furthermore, a few higher buildings would allow for possible public vistas with panorama views from the top of the Plateau. So, I suggest that the 150-foot height be expanded beyond the "currently TC-A1 zone" with all four quadrants being considered.</p> <p>Pg 5. Goal to increase the availability of affordable "and diverse market-rate housing" Pg 5., Plan for and accommodate up to 8,000 residential units ... Pg 5., change TDR comment to consider "changing" rather than "phasing out" the program. [I already sent in separate JotForm on need TDRs]</p> <p>Re: Kokanee, they are like a dwarf Sockeye salmon--thus the nickname of "little red fish", and while NOT threatened, they are a species of local importance. DNA testing shows our local Kokanee are indeed very unique and specific to just Lake Sammamish where they live most of their 3-yr lifespan but are born in one of our 5 local salmon streams (George Davis/Eden, Zackuse, Ebright, Pine Lake Creek, and/or Laughing Jacobs Creek.)</p> <p>This year 270 were counted as coming back to Zackuse Creek, with good higher numbers for Ebright, and even some in Pine Lake Creek. These areas are stream and wetland habitat, and using Transfer of Development Rights (TDRs) can help protect our locally important salmon, for which we are spending millions on fish-passable culvert barrier replacements. Tho no Kokanee in Town Center, TDRs can put RUEs and other Unbuildable or historic areas density ONTO Town Center vs Critical Areas or others adversely impacted by cumulative impacts of development.</p> <p>Change 4,000 to 8,000 housing units throughout as the City of Sammamish already has past study/studies that show the original EIS would have provided the traffic impacts for some 6,000 to 10,000 units.</p> <p>Thank you for this opportunity to give inputs--and sincerely hope that these most key Public Comments will be received, read, considered, and USED!</p>
10.	<p>Changing the proposed land use to accommodate double the number of units without a plan to accommodate this growth is irresponsible. Please do not add more units that would produce more cars, more traffic, overcrowd our already bursting at the seams school. The additional impact on the land is also of concern. Full stop without a lot more thought, discussion and research to design a solution that would address all these negative byproducts.</p>
11.	<p>I am aware that the comp plan deals with affordable housing target numbers. It also deals with future capacity numbers for missing middle housing mandates, but it fails to deal with current market rate shortage numbrrs within Sammamish that I believe are of a f</p> <p>greater magnitude than affordable housing needs. Both are important to meet. Add market rate target numbers to the comp plan.</p>

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12.	<p>I respectfully submit my objections and concerns regarding the scope of the proposed Town Center Plan and Code Amendment project, which seeks to introduce up to 4,000 residential units into the heart of Sammamish, effectively doubling the current approved density. This proposal not only raises profound questions about the future of our community but also threatens to undermine the very environmental and social fabric that makes Sammamish a desirable place to live.</p> <p>The City of Sammamish filed a SEPA Environmental Checklist on December 16, 2024, yet many of the critical questions on that checklist were met with the dismissive response, "Not applicable – this is a non-project action, so no specific site is associated with this proposal." This blanket answer reveals a disquieting disregard for the profound, site-specific impacts that this proposal will inevitably have on our community, our environment, and our way of life. I take issue with these sweeping assumptions, particularly the statements made in Section D of the Supplemental Sheet for Non-Project Actions, where the City seems to minimize the very real consequences of such a large-scale development.</p> <p>Let us not be deceived: this proposal will undoubtedly result in increased discharge into our waterways, elevated air emissions, and the release of hazardous substances into our environment. The Town Center is already authorized to accommodate 2,000 residential units, a number that sufficiently meets the requirements of the Growth Management Act. Any additional 2,000 units must be viewed not in isolation but in the context of the existing, unfulfilled capacity for development, including accessory dwelling units (ADUs) and potential increases in zoning density. The City's assumption that more units will mitigate urban sprawl is at best naïve, and at worst, dangerously shortsighted.</p> <p>The proposed increase in density, far from providing a silver bullet against the environmental ravages of sprawl, will instead intensify the very impacts it purports to address. Increasing urban density must be part of a broader, holistic strategy that includes the preservation of undeveloped lands. Without this, we are merely shifting the negative environmental burdens from one area to another. This proposal, far from providing a sustainable solution, will simply magnify the existing impacts of overdevelopment in an already fragile ecological area.</p> <p>Moreover, the City's claim that urbanization in the Town Center will alleviate the climate and environmental burdens associated with suburban sprawl is, frankly, a hollow promise. While increased density might offer some theoretical environmental benefits, these will never materialize unless we simultaneously protect the surrounding undeveloped lands. The Town Center development proposal is poised to add, rather than alleviate, the environmental toll that comes with intensive land use. We are not seeing a thoughtful, integrated approach to mitigating climate change, but rather a rush to profit from increased development at the expense of sustainability.</p> <p>There is no credible reason to believe that development within the Town Center will alleviate the toxic emissions generated by commuters traveling to work outside the city. The simple truth is that no substantial proposals for high-wage employment opportunities within the Town Center have been presented. High-income residents of Sammamish will continue to commute to neighboring cities for work, perpetuating the very traffic congestion and environmental degradation the City claims to be addressing. The new residents of the additional 2,000 units, many of whom will likely</p>

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	<p>be employed in the service and retail sectors within the Town Center, will likely find themselves commuting further to higher-paying jobs, exacerbating rather than mitigating the region's transportation and emissions problems.</p> <p>Let us not ignore the staggering economic realities of Sammamish. With a median household income of \$215,000, even "affordable housing" priced at 80% of the median income, or roughly \$172,000, will remain out of reach for those working in retail or service jobs that are unlikely to provide a living wage for many of the Town Center's new residents. The supposed benefits of affordable housing ring hollow in a community where the cost of living far outstrips the wages being offered in the proposed developments.</p> <p>The impacts of this proposal extend far beyond economics, however. Increased development will almost certainly harm the natural beauty and ecological integrity of the area. The Town Center development plan will put at risk critical wetlands, wildlife habitats, and the fragile ecosystems that support species like the kokanee salmon, which depend on the health of downstream waterways. The proposal neglects to address these concerns adequately and ignores existing failures to enforce basic environmental regulations such as tree retention and low-impact development practices.</p> <p>Additionally, the potential depletion of our natural resources looms large. Sammamish cannot be equated with the dense, highly accessible urban areas of Seattle, where public transit and infrastructure have been carefully integrated into the urban landscape. The steep topography of our city makes the kinds of sustainable transportation options that could offset the environmental impact of this project virtually impossible. The lack of a coherent public transportation strategy for the Town Center leaves us with no meaningful alternatives to the automobile. Without a reliable and sustainable means of transportation, we will see a sharp increase in energy consumption and environmental degradation, exacerbating the problems we are already facing.</p> <p>We cannot ignore the very real risks posed by inadequate access to goods and services in the Town Center. With the steep, often treacherous roads surrounding the proposed urban core, it is doubtful that many residents will choose to brave the hill to access shopping, schools, and medical facilities. The convenience promised by higher-density development will be illusory for many who will be forced to travel long distances to access basic amenities.</p> <p>Finally, let us be clear about the true impact of this development on our infrastructure. The proposed increase in population will place unprecedented strain on an already fragile transportation system. The one bus route serving the area is inaccessible to the majority of proposed development sites, and transit planners have already dismissed the idea of running buses up the steep incline of SE 4th Street. With access roads already overwhelmed during peak times, the proposed increase in population to add 18% more households to Sammamish will almost certainly push the transportation system to its breaking point. And during snow and ice events, the risks to commuters and emergency services will become even more severe. Add fire, earthquake or other natural disaster, and lives will surely be at risk. The City's projections for growth are already pushing the limits of our infrastructure; the addition of 2,000 more units will only serve to make the situation untenable.</p>

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	<p>In sum, this proposal, while offering the illusion of progress, threatens to undermine the very qualities that make Sammamish a vibrant, sustainable, and desirable community. The environmental, economic, and infrastructural costs are simply too high to justify this level of development. I urge the decision-makers to reconsider this plan, and to adopt a more thoughtful, sustainable approach that genuinely balances growth with the preservation of our community's values and natural heritage. The stakes could not be higher.</p> <p>Sincerely,</p>
13.	<p>I respectfully submit my objections and concerns regarding the scope of the proposed Town Center Plan and Code Amendment project, which seeks to introduce up to 4,000 residential units into the heart of Sammamish, effectively doubling the current approved density. This proposal not only raises profound questions about the future of our community but also threatens to undermine the very environmental and social fabric that makes Sammamish a desirable place to live.</p> <p>The City of Sammamish filed a SEPA Environmental Checklist on December 16, 2024, yet many of the critical questions on that checklist were met with the dismissive response, "Not applicable – this is a non-project action, so no specific site is associated with this proposal." This blanket answer reveals a disquieting disregard for the profound, site-specific impacts that this proposal will inevitably have on our community, our environment, and our way of life. I take issue with these sweeping assumptions, particularly the statements made in Section D of the Supplemental Sheet for Non-Project Actions, where the City seems to minimize the very real consequences of such a large-scale development.</p> <p>Let us not be deceived: this proposal will undoubtedly result in increased discharge into our waterways, elevated air emissions, and the release of hazardous substances into our environment. The Town Center is already authorized to accommodate 2,000 residential units, a number that sufficiently meets the requirements of the Growth Management Act. Any additional 2,000 units must be viewed not in isolation but in the context of the existing, unfulfilled capacity for development, including accessory dwelling units (ADUs) and potential increases in zoning density. The City's assumption that more units will mitigate urban sprawl is at best naïve, and at worst, dangerously shortsighted.</p> <p>The proposed increase in density, far from providing a silver bullet against the environmental ravages of sprawl, will instead intensify the very impacts it purports to address. Increasing urban density must be part of a broader, holistic strategy that includes the preservation of undeveloped lands. Without this, we are merely shifting the negative environmental burdens from one area to another. This proposal, far from providing a sustainable solution, will simply magnify the existing impacts of overdevelopment in an already fragile ecological area.</p> <p>Moreover, the City's claim that urbanization in the Town Center will alleviate the climate and environmental burdens associated with suburban sprawl is, frankly, a hollow promise. While increased density might offer some theoretical environmental benefits, these will never materialize unless we simultaneously protect the surrounding undeveloped lands. The Town Center development proposal is poised to add, rather than alleviate, the environmental toll that comes</p>

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	<p>with intensive land use. We are not seeing a thoughtful, integrated approach to mitigating climate change, but rather a rush to profit from increased development at the expense of sustainability.</p> <p>There is no credible reason to believe that development within the Town Center will alleviate the toxic emissions generated by commuters traveling to work outside the city. The simple truth is that no substantial proposals for high-wage employment opportunities within the Town Center have been presented. High-income residents of Sammamish will continue to commute to neighboring cities for work, perpetuating the very traffic congestion and environmental degradation the City claims to be addressing. The new residents of the additional 2,000 units, many of whom will likely be employed in the service and retail sectors within the Town Center, will likely find themselves commuting further to higher-paying jobs, exacerbating rather than mitigating the region's transportation and emissions problems.</p> <p>Let us not ignore the staggering economic realities of Sammamish. With a median household income of \$215,000, even "affordable housing" priced at 80% of the median income, or roughly \$172,000, will remain out of reach for those working in retail or service jobs that are unlikely to provide a living wage for many of the Town Center's new residents. The supposed benefits of affordable housing ring hollow in a community where the cost of living far outstrips the wages being offered in the proposed developments.</p> <p>The impacts of this proposal extend far beyond economics, however. Increased development will almost certainly harm the natural beauty and ecological integrity of the area. The Town Center development plan will put at risk critical wetlands, wildlife habitats, and the fragile ecosystems that support species like the kokanee salmon, which depend on the health of downstream waterways. The proposal neglects to address these concerns adequately and ignores existing failures to enforce basic environmental regulations such as tree retention and low-impact development practices.</p> <p>Additionally, the potential depletion of our natural resources looms large. Sammamish cannot be equated with the dense, highly accessible urban areas of Seattle, where public transit and infrastructure have been carefully integrated into the urban landscape. The steep topography of our city makes the kinds of sustainable transportation options that could offset the environmental impact of this project virtually impossible. The lack of a coherent public transportation strategy for the Town Center leaves us with no meaningful alternatives to the automobile. Without a reliable and sustainable means of transportation, we will see a sharp increase in energy consumption and environmental degradation, exacerbating the problems we are already facing.</p> <p>We cannot ignore the very real risks posed by inadequate access to goods and services in the Town Center. With the steep, often treacherous roads surrounding the proposed urban core, it is doubtful that many residents will choose to brave the hill to access shopping, schools, and medical facilities. The convenience promised by higher-density development will be illusory for many who will be forced to travel long distances to access basic amenities.</p> <p>Finally, let us be clear about the true impact of this development on our infrastructure. The proposed increase in population will place unprecedented strain on an already fragile transportation system. The one bus route serving the area is inaccessible to the majority of</p>

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	<p>proposed development sites, and transit planners have already dismissed the idea of running buses up the steep incline of SE 4th Street. With access roads already overwhelmed during peak times, the proposed increase in population to add 18% more households to Sammamish will almost certainly push the transportation system to its breaking point. And during snow and ice events, the risks to commuters and emergency services will become even more severe. Add fire, earthquake or other natural disaster, and lives will surely be at risk/ The City's projections for growth are already pushing the limits of our infrastructure; the addition of 2,000 more units will only serve to make the situation untenable.</p> <p>In sum, this proposal, while offering the illusion of progress, threatens to undermine the very qualities that make Sammamish a vibrant, sustainable, and desirable community. The environmental, economic, and infrastructural costs are simply too high to justify this level of development. I urge the decision-makers to reconsider this plan, and to adopt a more thoughtful, sustainable approach that genuinely balances growth with the preservation of our community's values and natural heritage. The stakes could not be higher.</p> <p>Sincerely,</p>
14.	<p>I strongly ASK that the City "change" the existing adopted code for In-City TDRs so that option/process can/will also apply to UNBUILDABLE Lots, "historic" Plats of 1889 Inglewood and 1964 Tamarack, and more areas than the few listed in code (e.g., ADD "Geologically Hazardous Areas", and Landslide Hazard Drainage Areas.) These areas have reached and are adversely impacted by cumulative effects from development under King County and continued per the City 2000+. Stormwater Code/regulations (by 2016 updated 2019 and continuing)... have helped, but are insufficient and truly NOT enough, so more needs to be done!</p> <p>Refer to EXISTING code/regulations under SMC/SDC 21.06.070 Transfer of Development Rights, with Sending site categories and criteria under C.1.a.i. - iv. Do NOT discontinue or suspend, but rather refine / enhance TDRs. In-City TDRs for Critical Areas (& thus tree protect) badly needed, vital, and essential to have and use, plus King County TDRs have all been purchased (by STCA & being used) and all this has helped create and establish "The Emerald Necklace".</p> <p>Incentives for Protection and Restoration [(4.6) Department of Commerce's Growth Manage Act (GMA) most recent Critical Areas Handbook (pg218 of 473)]. "Use of transfer or purchase of development rights or other* conservation easement programs to encourage retention of appropriate agriculture, forestry, and open space uses of the floodplain and infill of urban lands ..." "... Local governments are encouraged to adopt incentive programs in addition to their critical area regulations." [Quoted text is a Copy/paste of GMA CAO text that "include incentives specific to salmon recovery."]</p> <p>*{Another conservation easement program Sammamish has is to educate people about is something I found/read/watched in older City meetings called: PBRS Public Benefit Rating System ~ where Owner(s) can chose to keep their land like Open Space for reduction in taxes (for roughly 10years or more.)}</p>

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	<p>TDRs are not necessarily related to Town Center, however, both are first & foremost related and needed at this time--so this input IS related to Town Center.</p> <p>Transfer of Development Rights (TDRs) are needed to STOP developing hard-to-impossible existing Lot(s) constrained and encumbered by Critical Areas. Therefore TDRs are a MUST, and the most likely place to take those units is into Town Center which is ready to go, but can and will help; and alternatively, other centers in the future (and/or subareas or neighborhood centers.) TDRs are for getting development moved to where it should go and can be supported (has adequate utilities) and stopped where development is not supposed to go (i.e., environmentally "sensitive" Critical Areas--defined & mapped by King County 1990/1998 and adopted by the City of Sammamish at/since Incorporation.)</p> <p>2019 Docket for TDRs was accepted but had to wait for the Critical Areas Ordinance update (passed by end-2024). At one of the most recent Planning Commission meetings, Department of Community Development (Miriam Laytner, David Pyle) CONFIRMED that Transfer of Development Rights (TDRs) are already in the City's 2025 Work Plan! Keep TDRs, make good and important changes to code/regs, DO them, and feel relief that is needed by the land, it's trees, wildlife, connections, and our Staff.</p> <p>We have lived far too long having to do RUEs and tough to build lots, including "UNBUILDABLE" parcels as marked by KC / state verbally but City staff as "unbuildable" that move forward to try and get permits, a very cumbersome process, and then fail to complete and foreclose (and there are MANY examples.)TDRs are essential.</p> <p>Please understand and realize that Transfer of Development Rights are a good and vital tool to leverage purchases, to reduce sprawl and traffic, save trees, protect critical areas, obtain and increase trail and/or pathways, connections, and internal linkages WITHIN our City of Sammamish, not just outside of the City nor just surrounding it.</p> <p>TDRs have waited a long time to come to the front, and are already included to be on-stage this year in 2025. Keep and change for the better & use Transfer of Development Rights program, most especially In-City--and stop having to suffer through so many and too hard Reasonable Use Exceptions (RUEs.)</p> <p>{To help you become informed, learn and see, I will email just ONE (1) RUE example from 1964 Tamarack & just ONE (1) street-ed in 1889 Inglewood.}</p> <p>Please look for that separately.</p> <p>Sincerely, Owner/resident Sammamish, WA since 6/2000 Submitted 3:20pm Wed 29Jan2025</p>

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15.	<p>STCA supports the proposed scope of the project, and suggests the following additional topics:</p> <ol style="list-style-type: none"> 1. Review Town Center permit process, including the UZDP process. 2. Review of street standards should include alley standards and encompass both Town Center Development Code Standards and Public Works Standards, for internal consistency. 3. Include the following topics as part of form-based code: building types, building heights in all TC zones, setbacks, block sizes, parking, and open space (including Green Spine). 4. Consider departure/deviation process from form-based standards when warranted 5. Consider allowing full range of residential uses in all TC zones, subject to form-based standards. 6. Review a range of affordable housing options, including MFTE, fee-in-lieu and land-in-lieu 7. Review and consider modifications to critical areas regulations as applied to the Town Center
16.	<p>My husband and I have been residents in Sammamish for 20+ years. We are concerned about the proposal to add 4000 housing units to the area. Specifically, impacts to traffic, emergency response in a natural (or unnatural) disaster, school overcrowding, infrastructure and environmental impacts. We hope that the city and our elected officials consider all the above and act accordingly when studying and planning.</p>
17.	<p>No additional height to buildings. Sammamish is not a city for that high of density. The infrastructure doesn't support additional what we have now. Plus it is ugly. More roads and schools are needed to support current residents.</p>
18.	<p>Please add me to the email notifications list.</p>
19.	<p>We should be seen as a mountain town. Blend with nature. No building should be higher than the trees. Plus build out roads. Ensure the round about are large enough - get an Australian to help you as the USA has no idea how to design roundabouts</p>
20.	<p>As a long time resident who has seen the iterations of the town center plan change over the years I feel strongly that this last request to significantly increase the height goes against all the prior public comments about this project. The height under consideration would put the heart of Sammamish on par with the Spring District of Bellevue. So not appropriate for Sammamish. With height comes bulk and these buildings will stick out with a ghetto type feel they will not be good for people or wild-life. The extra height makes the surrounding streets dark canyons of existence not the busy street life area the people of Sammamish originally approved. Please reject this proposal there is no upside for this except to line the developers pockets.</p>
21.	<p>This comment is on behalf of Sammamish Plateau Water.</p> <p>Thank you for providing notice of the Sammamish Town Center Plan & Code Amendment Project SEPA information for review and comment by Sammamish Plateau Water. District staff have reviewed the SEPA Checklist and flyers provided on the proposal. The information provided indicates that the SEIS being prepared to supplement the 2007 Sammamish Town Center Final Environmental Impact Statement indicates the SEIS will focus on aesthetics, housing, and transportation.</p> <p>As this proposed project moves forward, the District will be working to best understand the type and location of added development. This information will be required to allow evaluation of the potential impact of the expanded development and identification of any resultant required</p>

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	improvements to the water and sewer systems needed to provide service to the Town Center area. Note that these improvements may be required within the Town Center development area but could also extend to facilities outside the Town Center area due to potential increased capacity requirements.
22.	Keeping building height to current levels is acceptable. Increasing to 10 stories is too much.
23.	<p>Bigger, higher, more does not mean better!</p> <p>As a Sammamish resident for 20 years, I have strong opposition to Town Center Plan amendment to 150 ft\4000 units. 6 stores and 2000 units are already far too much for Sammamish city, IMO.</p> <p>I have concerns about traffic \ public transportation \ emergency evaluation \ environmental \ infrastructure \ schools impact and would like to see all necessary changes, not possible improvement plans for the distant future, BEFORE city councils think about building more and more units.</p> <p>Not to mention that this proposal absolutely ruins aesthetic of our city, changing Sammamish's character and charm which we felt in love 20 years ago.</p> <p>You wipe out greenery and beauty of our city by endless new constructions overall. And, in particular, I can't even imagine the 10 stores buildings in the Town Center.</p> <p>Have you ever driven on 228 Ave SE during the day? It's an enormous waste of time. Left turns into it take eternity these days.</p> <p>Have you tried to find a spot for your family near the water in Beaver Lake Park or Pine Lake park warm days? Parks are so overcrowded in summer that there is no room even on the water surface among swimming boards.</p> <p>Could you, please, explain where do these "new" people fit in in every aspect of life and to what extent of ugliness my city should be changed to make you feel satisfied?</p> <p>Thank you!</p>
24.	<p>Do not pursue this project as it is laid out here. There are due diligence parties missing from this project and the 'problem' that this project is attempting to solve has been poorly analyzed and is out of order in terms of the priority for Sammamish.</p> <p>There needs to be minimum viable sustainable efforts that include a review / assessment of the impact of this effort as well as the current and projected infrastructure in and around Sammamish for this effort. Neither of this has been done in good faith or sufficiency.</p> <p>We appreciate you vetting this with the community before planning + implementation, as this project will have generational impacts in Sammamish and likely billions \$ of negative externalities.</p> <p>Do not move forward with this project.</p>

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25.	<p>These comments are submitted on behalf of the Snoqualmie Tribe which requests continuing inclusion as a party of record. It is our understanding that the proposed Town Center Plan & Code Amendment Project is an update to Town Center related density plans and is part of bringing the TC Plan into alignment with other updated codes and policies such as the Comprehensive Plan. It's also our understanding that as the TC updates are considered, that they will be reviewed for consistency with all applicable cultural resource, environmental, stormwater, traffic, emergency services, and other related laws and codes.</p> <p>The Snoqualmie Tribe would like to be kept updated throughout this process as the alternatives are developed and analyzed. We request the opportunity to provide input on alternatives, including inasmuch as they may affect the Tribe's historic and present day resources which exist throughout the City of Sammamish, including in the TC area. Snoqualmie Tribe would not support streamlined permitting or cultural resource or environmental exemptions for the Sammamish Town Center area. Thank you for accepting these comments and we look forward to further communications on this topic.</p>
26.	<p>TDR's should not be eliminated as the sale of TDRs in the Emerald Necklace area just outside of Sammamish has enabled the County to leverage these moneys with grant opportunities to acquire multiple parcels of land expanding Soaring Eagle Park to the north and connecting with public owned lands in the envisioned Emerald Necklace. This is an ongoing successful program which reduces possible traffic directly affecting SR 202 and the Sahalee Way intersection while increasing the probability of completing the Emerald Necklace. The TDR program should be revised to include critical area transfers from within the City also. This could help the City acquire land or easements to further develop trail linkages within the City.</p> <p>I'm absolutely against increasing housing units from 2,000 to 4,000 as that has to have a greater environmental impact than the long time planned 2,000. What happens in an emergency if we have to evacuate? Living on a plateau with limited ways to get out, we need to limit the amount of growth to a reasonable number. I also am against raising the height. We also have an issue that transit buses won't go up the steep hill to the Town Center. Congestion will be an issue. And if parking is limited because everyone thinks the residents will take the bus, that's just not going to happen.</p>
27.	<p>From: 20-year residents of Sammamish</p> <p>RE: Comments on proposed amendments to Town Center Subarea Plan</p> <p>Preface to our public comment</p> <p>The city proposes to amend the existing TC subarea plan to allow up to 4000 dwellings— the current plan calls for 2200—and more than double allowable building heights in Zone A to 150 feet, equating to 15 stories. The TC comprises roughly 240 acres, or 0.375 square miles. Assume at least two residents per dwelling (Seattle has 2.1), so 8000. That equates to 21333 residents per square mile. As opposed to:</p>

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	<p>--Seattle: 9000</p> <p>--Chicago: 12000</p> <p>--Boston: 14000</p> <p>--San Francisco: 19000</p> <p>We choose these cities for comparison as we have lived in or near all of them. NYC, where we have not lived, has 29000 residents per square mile. So the TC would in fact be less dense than NYC.</p> <p>Every one of those 4000 TC dwellings will own at least one car (and often more than one), whether or not onsite parking is available. The sheer inaccessibility of the plateau guarantees this. It is a utopian fantasy to believe otherwise. So: 8000 new residents and 4000 cars on just more than 1/3 of a square mile, with three (and soon four) major high schools, already choked with rush hour and bell time traffic—this is the amendment before us.</p> <p>Keep in mind: there were reasons prior city councils and planning commissions placed limits on TC scope. Years of study, analysis, consultancy work, and community input informed every aspect of that plan. Nothing was arrived at randomly. Everything was considered. Everything was modeled. We know. We attended the meetings, the forums, the presentations, the design charrettes. We saw all of it. We participated in all of it.</p> <p>We have never opposed the TC and always sought to provide constructive and helpful input. And we support increasing the supply and diversity of housing stock within the city. Our concerns were (and are) with scale, green space, livability, and transition. At one time those concerns were heard, taken seriously, and often validated. It is an open and increasingly doubtful question as to whether or not that remains the case.</p> <p>Comments on proposed amendment</p> <p>From paragraph 1:</p> <p>"As currently designed, the Town Center Subarea Plan integrates compatible land uses together while minimizing impacts to established neighborhoods"</p> <p>Public comment: Those "established neighborhoods" were very specifically meant to include communities bordering the Town Center itself. Indeed, the wedding-cake concept underpinning the TC plan, which provides for compatibility with surrounding neighborhoods, and its various limits on scale, were arrived at through exhaustive community input and engagement—to which we personally devoted countless hours and extensive and well-meaning feedback. To now pursue such a drastic departure from longstanding core elements of the TC plan would render years of city work and community involvement pointless. And it would call into question the sincerity of city government with respect to present and future calls for civic engagement.</p> <p>From paragraph 2:</p> <p>"This plan amendment effort will result in a new preferred alternative for the Town Center Plan and Code"</p>

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	<p>Public comment: This begs the obvious question: preferred by whom? The developer? That we understand. By housing advocates, many from outside the city without any direct stake in the impact of its growth on the environment, on traffic, on quality of life, on schools? On the impacts to real families with real lives who live in proximity of the TC? Also understandable. But preferred by the residents who presently live and pay taxes here? Conduct a poll. Send it to every household. Ask Sammamish residents the two key questions posed by this amendment. 1) Do you support nearly doubling the allowable number of housing units called for in the TC plan to 4,000. 2) Do you support more than doubling the allowable building height in the TC to 150 feet, equating to roughly 15 stories. Ask those questions. See what the community prefers.</p> <p>From paragraph 3, fifth bullet point:</p> <p>"Amend the implementing development regulations and environmental documents to add new street standards for the Town Center"</p> <p>Public comment: This is euphemistic language for wider streets, more traffic, and increased city infrastructure costs.</p> <p>From paragraph 3, sixth bullet point:</p> <p>"Updated permit review process for Town Center projects to produce desired community outcomes"</p> <p>Public comment: This is euphemistic language for a more liberal permitting regime and acquiescence to developer (STCA) wishes, of which there is an increasingly well-established pattern.</p> <p>From page 2, under the heading ENVIRONMENTAL REVIEW REQUIRED</p> <p>"The lead agency has determined that this proposal is likely to have a significant adverse environmental impact"</p> <p>Public comment: The above statement stands on its own. I would only add that city planners and the city council would be well served by taking an expansive view of the term "environmental impact," for it is not only the wildlife, the trees, the soil, the drainage, and critical nearby wetlands and streams that will be impacted. It is also the people who live here. Who have built lives here. Who have given back to this community through engagement and volunteerism time and time again.</p> <p>Thank you.</p>
28.	<p>Town Center SEIS Scoping Comments January 29, 2025</p> <p>I have comments regarding the SEIS Scoping as well as the SEPA Environmental Checklist. I am providing comments in the online form but also directly to staff and council because of a troubling practice that the City is following. That is the use of Comment Matrixes which did not include</p>

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	<p>public comments during the Comprehensive Plan, Transportation Master Plan and Critical Areas Ordinances processes this last year. As a result, public comments are generally not formally addressed by staff, commissions or Council. In years past, many times virtually all public comments were in the matrix and responded to by staff and then the Council. This process should be reinstated, since many public comments are germane to the policy considerations.</p> <p>Comments regarding the Scope of the Town Center project:</p> <ol style="list-style-type: none"> 1. The SEIS should not be limited to one action alternative for the impact of 4,000 units in the Town Center. The original EIS in 2008 had an alternative for 4,000 units but greatly overstated the traffic impact from those units. If those traffic assumptions were corrected based on current City traffic studies (c.f. Fehrs and Peers), then the original EIS would have provided the traffic impacts for some 6,000 to 10,000 units. I suggest that the current SEIS encompass additional alternatives of up to 8,000 units of diverse market rate and affordable housing in the Town Center. And please include this comment in the Comment Matrix so that it is discussed. 2. The review of the Transfer of Development Rights program should not consider discontinuing it but rather enhancing/refining it. In years past the sale of TDRs in the Emerald Necklace area just outside of our City boundaries has enabled the County to leverage these moneys with grant opportunities to acquire many parcels expanding Soaring Eagle Park to the north and connecting with public owned lands in the envisioned Emerald Necklace. This is an ongoing successful program which reduces possible traffic directly affecting SR 202 and the Sahalee Way intersection while increasing the probability of completing the Emerald Necklace. The TDR program should be revised to include critical area transfers from within the City also. This could help the City acquire land or easements to further develop trail linkages within the City. Another idea is to incent Reasonable Use Exception applications on encumbered parcels to make TDR's a better option than impacting certain sites. 3. The increase in height to 150 feet in the Town Center will allow more open space between buildings, would be more energy efficient and would be more esthetically pleasing than a sea of 5 to 6 story buildings like downtown Redmond. Furthermore, a few higher buildings would allow for possible public vistas with panorama views from the top of the Plateau. So, I suggest that the 150-foot height be expanded beyond the "currently TC-A1 zone" with all four quadrants being considered. <p>Comments Regarding the SEPA Environmental Checklist:</p> <ol style="list-style-type: none"> 1. On page 5 I suggest changing "goal to increase the availability of affordable housing" to "goal to increase the availability of affordable and diverse market-rate housing" 2. On page 5, Plan for and accommodate up to 8,000 residential units ... 3. On page 5, change TDR comment to consider "changing" rather than "phasing out" the program. 4. On page 15, the list of "threatened and endangered species" include Coho and Kokanee. Although I was one of the founders of the Kokanee Work Group, technically neither the Coho

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	<p>nor the Kokanee are on the threatened or endangered species list so should not be included in this list. Further, there are no fish bearing streams within the Town Center Subarea.</p> <p>5. On page 18 "Residential, single Family" is double listed twice. Also, the list of Adjacent land uses includes Parks, but perhaps could include "Parks, Open space tracts".</p> <p>6. On page 19, "the scope of this proposal is to study up to 4,000 housing units within the study area to be built out over time" could be changed to 8,000 housing units.</p> <p>7. Also On page 20 change to "The plan explores the possibility of creating up to 8,000 housing units...</p> <p>8. On page 24, public transit should include ST 554 as well as Metro 269 (I assume that the 554 is still servicing Sammamish).</p> <p>9. On page 26 in the list of providers, there is no land line phone servicer listed.</p> <p>Thank you for considering these comments, resident since 1979</p>
29.	<p>What is the city's plan to address the increased number of cars on the road? Is there a plan to increase the number of roads to/from the plateau, to increase the number of lanes on existing roads to/from the plateau, or to add buses? Without a plan to address the increased number of cars/commuters on the road, this project should not proceed.</p> <p>What is the city's plan to address increased student numbers at the local schools?</p>
30.	<p>I was shocked to read the most recent proposal by the city to put in 4000 residential units in the new town center! This is a 1000% increase from the originally proposed plan of 400 units that was adopted in 2008. Since that time our city has only grown, and we do not have space or the infrastructure for 4000 units at this location. Our schools are already over crowded, traffic at the intersection of SE4th and 228th is a mess, especially when the 5 overcrowded schools on 228th are getting in and out of session.</p> <p>Allowing building of 150' would drastically change our city's community feel, block sunlight to surrounding parks and would be out of place in what is a mostly residential neighborhood. On a people scale, this area of the city cannot accommodate 4000 units, of which many will have multiple residents. That's putting at least 8000 people in a place that is not built for that volume. We need to keep affordable housing and this should remain an affordable housing project of 400 units, not 4000!</p> <p>The environmental impact will also be deleterious. Every day we are losing our green spaces to development. Since I moved here 10 years ago, every green space around me has been bulldozed for dozens of houses. We cannot lose any more of our trees or green spaces. It's part of what makes Sammamish such a wonderful place to live. With the loss of green space comes the loss of wildlife, biodiversity and the small joys and calmness that nature can bring.</p> <p>There will be no good coming from building 4000 residential units. Our schools will have to turn students away, our streets will be overrun with traffic and we will lose the beautiful aesthetic of the</p>

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	city, along with all the joy the natural surroundings bring. Please consider the negative impacts this proposal will have on the city's current residents, and do not move forward with it.
31.	<p>The size of this has doubled in terms of occupancy but has anyone looked at services such as roads, schools, environmental impact and so on? We already have failed roads and overcrowded schools, just tacking on an additional 2,000 housing units without proper city planning is going to create a total mess, an unpleasant and unplanned disaster area where it will be unpleasant to live and impossible to commute. This is not how city planning is supposed to work.</p> <p>Is an even taller tower architecturally acceptable within our current environment?</p> <p>Take the time to think about what you are doing and don't just sneak in extra units under the public's nose! This is going to become permanent and that you are doing this planning as an ad-on without much thought or concern for the consequences to the effects for the public is frightening. You should do better.</p>
32.	<p>I am in support of NO ACTION (the current Plan, zoning, and code).</p> <ol style="list-style-type: none"> 1. Adding 4000 residential housing units will only increase traffic congestion along the already-congested 228th avenue. 2. Increasing building height to 150' thereby allowing a 13-story structure will only continue to destroy the beauty of our city.
33.	Absolutely no good will come from giant housing complexes in Sammamish Town Center. There is no need for a high rise building in what is otherwise a sleepy suburban town. Furthermore, why would the city planners want such an eye sore between the building ruining our skyline, the extra traffic, and overcrowded schools? This is exactly what happened in the Bay Area, CA where I grew up and it's hideous. CA of the 80-90's was a beautiful place and now it's overcrowded, very few green spaces and frankly quite ugly. We all choose to live here for the space and the beauty, not so we can look at clogged roads and high rise apartments. This is not a cosmopolitan destination, it's a suburb and already too full of track homes. Even worse is the idea of a natural disaster scenario. Don't be stupid.
34.	I am opposed an increase in Town Center height to 150 ft (10+ stories) and 4000 units.
35.	<p>This last minute change of plans, which significantly expands the scope of the town center concept, Is a slap in the face of the residents who have dealt with the meetings and plan reviewed over the many years that this has been pending. It seems like you're trying to sneak this in, hoping that the residents won't notice, or that we have planned fatigue. Shame on you!</p> <p>Doubling the scope of the town center doubles all of the impacts on traffic and on schools and on services. And it's obviously a given that you are going to have to raise our taxes. City staff and the Council work for us, the residents, but these sneaky changes destroy our way of life and expectations for the future. I urge you to stop and think this over long and hard before throwing away what's left of Sammamish. Thank you very much.</p>
36.	I strongly oppose the possibility of increasing the size of the buildings in the town center.

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	<p>Sammamish does not have the infrastructure necessary to accommodate this expansion. Schools will not be able to provide adequate space for the children and our roads will not be able to manage the additional traffic caused by this project. Sammamish does not need 10 story buildings. Please do not allow this to happen.</p>
37.	<p>As a resident and homeowner in Sammamish for the past 20+ years, I am writing to voice my STRONG opposition to the Town Center project. I am opposed to A) the overall project, B) the proposed increase in the Town Center height to 150 feet (10+ stories) and C) the addition of 4,000 units.</p> <p>Our current infrastructure simply cannot support such a dramatic expansion. Traffic congestion is already a serious issue, and this development would only aggravate the problem.</p> <p>Furthermore, this proposal jeopardizes the unique character of our community, which values open spaces, a connection to nature, and a livable environment free from excessive congestion. A project of this scale risks turning our town into an overcrowded urban area, eroding the qualities that make it a desirable place to live.</p> <p>I urge you to reconsider this plan and prioritize responsible growth that aligns with the needs and well-being of our current residents.</p>
38.	<p>We would like to strongly oppose the change in plans to allow for higher density in TC.</p> <p>We have been witnessing the effects of over-population in this area for a while now. Roads are busy. Getting kids to and from school and activities, is a challenge. Schools are bursting at seams. Developers get to use city's outdated utility systems (water pipes, drainage), which can potentially lead to disasters.</p> <p>Preserving the character and ambiance of our beautiful city becomes secondary to the developers' needs. Where developers come, trees and greenery go.</p> <p>Developments wrack havoc on the neighboring communities - deafening noise from 7am, houses vibrating from construction activities (potential structural damage), roads are destroyed, cars taking a hit from pot-holes and loose gravel.</p> <p>We, as residents, are reliant on the City to watch after our interests. Time and again we get confirmations that developers' interests take precedence over residents' interests.</p> <p>I'd like to conclude with a quote from "STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON SCOPE OF SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS) Town Center Plan & Code Amendment Project" dated January 8th, 2024: "As currently designed, the Town Center Subarea Plan integrates compatible land uses together while minimizing impacts to established neighborhoods".</p>

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	We are residents of one of these established neighborhoods. And we are going to be and already ARE very heavily impacted by the TC development. We hope our voices are going to be heard.
39.	Look forward to a vibrant town center! Thanks for all the City os doing to finally make this a reality.
40.	<ol style="list-style-type: none"> 1. How will 4000 households with 1-2 cars each affect daily traffic on 228th? What will the impact be if there is a natural disaster or other emergency during peak traffic times? (ie when Skyline, Eastlake and Eastside Catholic schools start and get out) What is the city's emergency plan to mitigate this impact? 2. How will the schools be affected by the influx of students from the increase? 3. What is the environmental impact of the increase in units on our stormwater, lakes and canopy?
41.	What amenities will be there
42.	<p>I am writing to you as a 20 year homeowner and citizen of Sammamish.</p> <p>I strongly oppose the proposal to increase the Town Center height to 150 feet (10+ stories) and add 4,000 units. Our city's infrastructure is not equipped to handle such a drastic expansion. Traffic congestion is already a significant issue, and this development will only make it worse.</p> <p>Beyond logistical concerns, this proposal threatens the very character of our community—one that values open spaces, a connection to nature, and a livable, uncongested environment. A project of this scale risks transforming our town into an overcrowded urban center, eroding the qualities that make it a desirable place to live.</p> <p>I urge you to reconsider this plan and prioritize responsible growth that aligns with the needs and well-being of current residents.</p>
43.	I am worried about the traffic issues, safety of my kids and parents. Even at this time traffic is a concern when going to and from school. With more housing, i cant imagine how bad it will get.
44.	The proposed upzoning of the Town Center is a significant change to the plan. This should not be done without a thorough plan on infrastructure improvements to support this kind of density. A change like this should be brought to the community to vote on before proceeding.
45.	I've always been for the town center. However, I've been around long enough to know that it's always been controversial. I understand that you're doubling amount of the units proposed in the original documents. Have you had another SEPARATE review with this change? I don't recall receiving a Public Notice. This is a horrible idea for impacts to traffic. If this is a way to squeeze in the latest affordable housing requirements, you need to find a better way. This seems like duping your constituency.
46.	I question the need for this much density. There is no way 228th can handle that many cars during peak periods. I always suspect that certain players have competing interest. That the only reason I can come up with that anyone thinks this is a good idea.
47.	I would not like to see an increase in the height of buildings.

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48.	The current Town Center you are planning to build is NOTHING like the original plans voted for back in 2008. Shouldn't our community be given the chance to vote for something that will have such a huge impact? Most of our community has no idea this is happening, and you are taking advantage of the public being uninformed to push a plan that will change Sammamish forever.
49.	Ten plus stories is too high for Sammamish. Redmond and Issaquah don't have anything nearly that high. There should be community oversight to approve the architectural drawings. I am afraid of a huge eyesore being built in the middle of the city. And such a tall building in one of the highest areas of the city is not a good idea.
50.	<p>I am astonished that after years of planning and citizens' input, the City is ignoring the residents' wishes by considering nearly doubling density in TC to 4000 units and increasing allowable building heights in A1 zone to 150 feet (more than double current plan). What is the use of all of the years of hearings and work that went into the original plan and amended plans and now this?</p> <p>There is no way that SE 4th can handle the demands resulting from more traffic/students/policing/mass transit (?) that presently flows from the development even as presently contemplated.</p> <p>Have you ever driven east down SE 4th in the dark and rain and snow? Where are the bus shelters? Where will shoppers park in the already full lots? How many more portable classrooms? Since the library is already full, what are you going to do - build another one? Continue to raise taxes on us?</p> <p>The developers make all the money and we get stuck with all of the bills and all of the mess. (Have you come to see what the Brownstone developers have done 222nd Place SE?) If you don't scale this all vack and charge the developers their fair share of the actual resulting costs of development, then you are simply not doing your job, which is to represent us - not developers.</p> <p>I'm fed up with this endless capitulation to developer greed. After being here for over 40 years, it's time to get out of the ruins of what was once a beautiful place to live.</p>
51.	Please do not expand the Town Center to new heights or double housing unit volumes. I've lived here for over 20 years and can't believe how much housing, traffic, crowded schools and parks/fields we have. Quit giving our city away to developers, they will always try to take as much as possible for as little as possible. Building codes and environmental policies exist for a reason, stop giving exceptions and approving projects that enable buildings over everything else. We are not Renton or Redmond or SeaTac, there is no mass transit or social services here. Quit trying to make Sammamish be something it is not and should never be.
52.	Please stick to the original plan. 228th cannot handle more traffic. The entry and exit points for Sammamish are already choked during peak hours with the traffic on Redmond way taking >15 minutes to come to Sammamish. The City planners should fix the traffic issue first and then plan to increase capacity. This is just greed for more taxes.
53.	To whom it may concern, Sammamish is already over crowded and the city wants to add 4000 units for affordable housing? That is a ridiculous amount of housing, who is paying for all of this? were can barely manage to live in Sammamish and we work full-time.

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	<p>The traffic lights get longer and longer and I know that the city is trying to force us to use the transit and is doing its best to make driving miserable for Sammamish residents the impact of all those new residents is unthinkable. To whom it may concern,</p> <p>Sammamish is already overcrowded, and now the city wants to add 4,000 units for affordable housing? This is an excessive amount of housing. Who is going to pay for all of this? Many of us can barely manage to live in Sammamish while working full-time.</p> <p>The traffic lights seem to get longer each day, and it's evident that the city is trying to encourage us to use public transit, making driving increasingly difficult for residents. The impact of all these new residents is unimaginable.</p>
54.	<p>I don't understand how you can justify adding this many housing units when the schools are already overcrowded. I thought I would be able to use the y and library but haven't because there is never anywhere to park . I go to Issaquah instead. Has anyone tried to access 228 in the am on a school day? Traffic is backed up on 4th with all the people trying to get to 3 high schools . I assume it's the same in the pm.. With the increase in population there is more road noise and congestion . I only leave home now for the grocery , appointments and church. Has anyone considered the amount of extra sewage and energy consumption?</p>
55.	<p>A ten story building on the highest piece of property in Sammamish is going to catch the eye and attract a lot of attention.</p> <p>If such large structures are approved, there must be an architectural oversight committee to ensure that the property doesn't detract from the the city's image but adds to it.</p> <p>Thank you.</p>
56.	<p>This is not what Sammamish is. We are not like any of the surrounding areas. That is why we are Sammamish. Don't build an eyesore in our area. Shops maybe, but not apartments. We have too many as it is. Part of the charm here is our greenery.</p> <p>This is a big mistake. We have lived here 14 years and that won't look right at all. Take it somewhere outside of Sammamish. We DO NOT want this.</p>
57.	<p>Further development along 228th Ave will, by its very existence, have a dramatically negative impact on the already overcrowded main thorough fare of Sammamish.</p> <p>To the existing population of Sammamish/Issaquah ANY further development is a very poor decision by the city council. We ask that the elected officials of our area honor our wishes.</p>
58.	<p>I think that is A LOT of units right by the high schools.</p> <p>Will roads be widened to accommodate? If so, will there be wide enough shoulders and green buffers to keep all the kids safe from the extra traffic? There will also be a large influx of students zoned into the existing schools. Skyline lhas a very large student body already- is there a plan for the school to expand and add staff?</p>

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59.	A 3-story town center is bad enough, but 10 stories! What blight that will be, sticking out like a sore thumb. We don't want Sammamish to become another Bellevue or Redmond. There is no good plan for this amount of growth. It seems like homeowners need to jump through a lot hoops lto cut down a tree in our yards, yet the council is happy to allow entire forests cut down when it's a developer asking. I recently saw admonitions from the city about saving energy and reducing carbon footprint. This project dwarfs anything homeowners produce. Telling us to choose recyclable wrapping paper is laughable. This project is bad for the environment and bad for character of our town. Please don't allow it.
60.	<p>The projected Town Center development should be reconsidered. The City of Sammamish is not equipped with the proper infrastructure to support a large development like this.</p> <p>What will happen if a major disaster strikes? How will that impact citizens trying to leave the Plateau? Has traffic and environmental studies been done?</p> <p>Why such high density? Do council members care about the beauty of Sammamish? Please reconsider this terrible plan.</p>
61.	I highly suggest that the City of Sammamish hire Urban Planners to properly plan the city's urban growth. It is highly concerning to bring so much density to a transportive landlocked city. I'm very concerned with the increase height for this development.
62.	400 new units would significantly stretch community resources (traffic, schools, parks, etc.). Hard to even imagine the negative impact of up to 4000 new units on the quality of life in the area.
63.	<p>How can you justify adding 4,000 housing units with no plan to improve infrastructure and no plan from Lake Washington School District to accommodate this irresponsible growth? I've attended your open houses and I've heard your vague answers to these difficult questions regarding growth management. Your response is only "We are working on it," but that isn't enough.</p> <p>The current Town Center you are planning to build is NOTHING like the original plans voted for back in 2008. Shouldn't our community be given the chance to vote for something that will have such a huge impact? Most of our community has no idea this is happening, and you are taking advantage of the public being uninformed to push a plan that will change Sammamish forever. Thousands of people will bring thousands of cars to our roads and thousands of students to our schools and you have no plan to accommodate that growth!</p> <p>The library is always full, the YMCA is crowded and parking is often limited. I can't imagine what it will be like after this giant Town Center is completed. Our community never approved a Town Center of this scope. If you want to build a small city inside our existing one, we should be able to vote on it and not have to rely on public comments that seem to fall on deaf ears.</p>
64.	<p>Sammamish City Council,</p> <p>How can you justify adding 4,000 housing units with no plan to improve infrastructure and no plan from Lake Washington School District to accommodate this irresponsible growth? I've attended</p>

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	<p>your open houses and I've heard your vague answers to these difficult questions regarding growth management. Your response is only "We are working on it" but that isn't enough.</p> <p>The current Town Center you are planning to build is NOTHING like the original plans voted for back in 2008. Shouldn't our community be given the chance to vote for something that will have such a huge impact? Most of our community has no idea this is happening, and you are taking advantage of the public being uninformed to push a plan that will change the City of Sammamish forever.</p> <p>Thousands of people will bring thousands of cars to our roads and thousands of students to our schools and you have no plan to accommodate that growth! Our community never approved a Town Center with 4,000 housing units. We approved a Town Center with 400 units. If you want to build a small city inside our existing one, we should be able to vote on it and not have to rely on public comments that seem to fall on deaf ears.</p>
65.	<p>I'm very concerned about increase in density at the Town Center from 2000 to 4000. This equates to an additional 40,000 car trips a day. This is especially concerning given the lack of infrastructure and mass public transit. It is also especially concerning given that the city has no evacuation plan. In view of the fires in California, the very real possibility of a major earthquake, and our past experience with the bomb cyclone, I think it's imperative that the city of Sammamish have an evacuation plan.</p>
66.	<p>Dear City of Sammamish Planning Department,</p> <p>As a 25+ year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Regards,</p>
67.	<p>Sammamish should not be zoned for 10 story buildings. It does not the character of the area, and Sammamish does not have the infrastructure to support high density growth.</p>
68.	<p>Please don't turn Sammamish into another Redmond or Bellevue. One thing I love about our area is that it ISNT a big city or trying to be one. Keep our buildings small and manageable and in line with our residential suburban feel.</p>

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69.	<p>I am concerned about following things regarding the ammendment to add residential units.</p> <ol style="list-style-type: none"> 1. Significant increase in traffic, causing inconvenience/ delay to everybody and making the vicinity and the larger Sammamish area more accident prone. 2. Will these additional units, require more or better schooling facilities? How does the city plan to accomodate for educational needs of all the potential children from these families.
70.	<p>Dear City of Sammamish Planning Department,</p> <p>As a 8 year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan. This proposal alters the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
71.	<p>Please don't increase current plans above the 2000 apartments already being planned. Please don't make it 4000 or increase building height either..</p> <p>The community meetings have all said it would not go up this high.</p> <p>Our city is beautiful. Please don't turn it into Redmond.</p>
72.	<p>I am opposed to the increase in number of apartments. Guarantees objectionable traffic. Paves way for higher crime rates.</p>
73.	<p>Any proposed changes to Town Center should go to residents. Please ensure you are sending out request for comments through mail to citizens. What they have done in Redmond and Woodinville is a huge mess. I no longer go to businesses there due to their poor planning. Most folks living here in Sammamish understand the infrastructure limitations we have and schools and roads are already bursting at the seams. Tax levies are not passing. Please keep developers from twisting reality of our current situation.</p>
74.	<p>We disagree with this proposal without clarifying</p> <p>This proposal could have significant impacts on our community, including increased traffic congestion, additional strain on already stretched infrastructure, reduction of our cherished green spaces, and potential school overcrowding.</p>

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75.	<p>I was unhappily surprised to learn that I needed to fill out a specific jot form as the only legit method of making my opinion known to the City. This is not an ideal method of requesting citizen feedback, unless the unspoken end goal is to make it appear that opposition to Town Center is nonexistent. To this citizen, it appears that a rubber-stamped approval is preordained.</p> <p>I have lived in Sammamish for 39 years and recall attending public meetings before the City formed. I do not recall there ever being a resident-driven goal of maximizing developer profit that will saddle existing citizens with a multitude of additional problems. To me this appears to be a case of politically (and perhaps financially) pressured City officials whose goal is to enrich developers and a few landowners while leaving the City taxpayers holding the bag.</p> <p>A ten story mega complex of 4000 units is an outrageous and undeserved burden on the citizens and taxpayers of Sammamish. There are many reasons to not approve this monstrosity. A few include:</p> <p>Road capacity: residents face challenging driving conditions at the best of times. We have too many vehicles using our clogged, narrow streets. This leads to hours lost in traffic instead of a constructive use of personal time. The City is not adequately maintaining the pothole filled roads we have and the faded road striping adds to hazardous commutes. Sammamish is not walkable; vehicles are required for virtually anything I do. Living in the Timberline community, I would be risking my life if I had to walk to Safeway for groceries. We have limited bus service. I can take a bus that gets me to Seattle, but not one that gets me to Safeway.</p> <p>There does not appear to be a workable companion proposal to add miles to our roadways. I get that additional roads would be very expensive, would require use of eminent domain for expansion, as well as engineering feats associated with our steep topography. Those reasons do not negate the necessity of more road capacity and citizens rightly look to City officials and City Council to keep our roadways functionally usable.</p> <p>School capacity: Where will the new students be schooled? Existing schools are overcrowded today. My children were bussed off the plateau during their elementary years despite the addition of 2 elementary schools built at the time. Our kids spent 1.25 - 1.75 hours each day being bussed, time lost for music lessons, sports, play, study, family time, etc. I don't want this to happen to other families.</p> <p>Environmental concerns: what are the expected and unexpected environmental impacts to a mega complex? Loss of trees canopy is one thing, but we know as sentient beings that developers always underestimate and hide negative impacts but are long gone when the reality of mudslides, pollution, water runoff and strain on existing infrastructure appears. Will storm water and sewage capacity be sufficiently addressed? What about fresh water supplies? I believe one of the water districts imposed water restrictions. Will we have further restrictions?</p> <p>Strain on City Services: One thing the recent storm bomb cyclone showed us is that the City is currently unable to provide adequate help in an emergency. I find it so very disheartening that the City spends so many resources on developing Town Center instead of mitigating current problems.</p>

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	<p>Safety concerns: I see dangerous drivers every time I drive in Sammamish, but somehow never the police. Will our fire services be further strained with a mega complex? Of course! And the developers will be long gone and taxpayers will foot the bill for ongoing expenses for more police and fire personnel.</p> <p>Mega complex does not fit the suburban character of Sammamish: I cannot imagine 10 story buildings in our community. It will be an eyesore. We already have an existing boxy apartment building near the CWU site that grossly sticks out and is uncharacteristic to the appearance of Sammamish. That is a real-life example of an ugly, overly tall, excessively large building. We don't need others like it!</p> <p>We do not have a business base to shoulder some of the tax resources needed. Sammamish has a few strip malls, not a true commercial area. Our residents do not have basics like a community center or senior center. Residents go elsewhere for daily activities....using vehicles that strain our roads. I can't wrap my head around the City being hellbent on foisting us with unwanted additional growth, but leaving Sammamish taxpayers holding the bag. Do better!</p>
76.	<p>Dear Sammamish City Council,</p> <p>I am writing to express my concerns regarding the proposal to add up to 4,000 new residential units in the Sammamish Town Center area. While I appreciate the vision for community development, I believe this plan could have significant negative impacts on our community that must be addressed before moving forward.</p> <ol style="list-style-type: none"> 1. Traffic Congestion: Sammamish already experiences significant traffic challenges during peak hours, and this development will only exacerbate the issue. The proposal does not appear to adequately address the impact on local and regional traffic flow or include concrete plans to mitigate congestion. 2. Strain on Infrastructure: Our community's infrastructure—roads, utilities, and public services—are already operating under strain. Adding such a large number of residential units without substantial upgrades to infrastructure risks overwhelming essential systems and services. 3. School Overcrowding: Our schools are already nearing or at capacity. This development would likely lead to significant overcrowding, which could compromise the quality of education for our children. 4. Loss of Green Spaces: Sammamish is known and valued for its green spaces and natural beauty. The proposed development would lead to the loss of significant open areas, impacting the environmental quality and recreational opportunities for residents. <p>While I understand the need for growth and development, I urge the City Council to reconsider the scale and scope of this proposal. A more measured approach that addresses these critical concerns and aligns with the character and capacity of our community would better serve Sammamish residents.</p>

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	<p>Thank you for considering these objections. I trust you will take into account the voices of the community as you deliberate on this proposal.</p>
77.	<p>Dear Sammamish City Council,</p> <p>I strongly oppose the proposal to add 4,000 residential units in the Sammamish Town Center. This plan poses serious threats to our community:</p> <ol style="list-style-type: none"> 1. Unmanageable Traffic Growth: Our roads are already at capacity, and this development would lead to severe congestion without substantial infrastructure upgrades. 2. Overburdened Community Services: Existing utilities and public resources are insufficient to handle such a dramatic population increase. 3. Education System Under Pressure: Local schools are already overcrowded, and the proposal lacks solutions to accommodate the surge in student numbers. 4. Erosion of Natural Spaces: The loss of green areas would irreversibly harm the environmental and recreational quality that makes Sammamish unique. <p>This proposal sacrifices community well-being for excessive development. I urge the City Council to reject it and prioritize thoughtful, sustainable growth that preserves our quality of life.</p> <p>Sincerely,</p>
78.	<p>Subject: Opposition to Proposed Amendments to the Town Center Plan</p> <p>Dear City of Sammamish Planning Department,</p> <p>As a Sammamish homeowner of over 5 years, I am writing to express my strong opposition to the proposed amendments to the Town Center Plan, which would permit building heights up to 150 feet (10+ stories) and add 4,000 residential units. These changes represent a significant deviation from the original vision shared with residents and risk permanently altering the character of our community.</p> <p>The initial Town Center Plan was presented as a carefully balanced and appropriately scaled development designed to complement Sammamish's suburban character. The proposed amendments, however, raise serious concerns about increased traffic congestion, environmental impacts, overburdened infrastructure, and diminished quality of life for long-standing residents. Our roads, schools, and public services are already under strain, and this sharp increase in density will only worsen these issues.</p> <p>I urge the City to respect the commitments made to the community and focus on responsible growth that aligns with the needs and values of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>

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#	Comment
	Sincerely,
79.	I'm strongly opposed to the changes. Having building higher than 150 feet will definitely alter architectural integrity of the community. It will also add to already strenuous transport situation including egress options.
	Initial plan was fine, that's what Sammamish community chose.
80.	<p>Dear Sammamish City Council,</p> <p>We, the members of the Brixton HOA, strongly oppose the proposed development at Sammamish Landing. Our community of 31 households stands united against this project for the following critical reasons:</p> <p>Traffic Congestion The addition of 4,000 residences would bring an estimated 2,000 additional cars to a mere 240-acre area³. This influx of vehicles would overwhelm our already strained local roads, particularly the small street serving our community. The resulting gridlock would severely impact our quality of life and pose significant safety risks.</p> <p>School Overcrowding Our schools are already at capacity. The sudden influx of new families would place an unsustainable burden on our educational system, potentially compromising the quality of education for all students³.</p> <p>Infrastructure Strain The proposed development would place unprecedented stress on our existing infrastructure, including: Sewage and water systems Emergency services Public transportation Parks and recreational facilities Environmental Impact This high-density development threatens to destroy green spaces and exacerbate environmental issues in our community³. The loss of trees and natural habitats would irreversibly alter the character of Sammamish.</p> <p>Community Character The proposed development is incompatible with the existing character of our neighborhood. It would transform our peaceful suburban community into an overcrowded urban area, fundamentally altering the reasons many of us chose to live here.</p> <p>We urge the City Council to reject this proposal and prioritize sustainable, measured growth that aligns with our community's values and infrastructure capabilities. The proposed development at</p>

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	<p>Sammamish Landing would irreparably damage our quality of life and the character of our city.</p> <p>Sincerely, On behalf of Brixton Home Owners Association</p>
81.	We don't have the roads to support this nor dowe need or want it.
82.	<p>Please do not amend the plan. We cannot handle 4,000 more homes in Sammamish, and we do not need any 15 story buildings to ruin our beautiful city.</p> <p>Traffic is so bad now that I can't understand why we would ever consider any additional homes. I have lived in Sammamish for 28 years. Thanks!</p>
83.	<p>Please do not amend the plan. We cannot handle 4,000 more homes in Sammamish, and we do not need any 15 story buildings to ruin our beautiful city.</p> <p>Traffic is so bad now that I can't understand why we would ever consider any additional homes. I have lived in Sammamish for 28 years. Thanks!</p>
84.	<p>NO TO THE PROPOSED 4K + increase in housing.</p> <p>NO!! Our roads can't handle it and our schools don't need it and people live here for nature and quiet. Please keep the 2100 # which is itself enormous.</p> <p>Thank you</p>
85.	<p>Let's learn from the fires in southern California. We have only one escape route which will be clogged and unmanageable. We do not have the infrastructure to support 10-story complexes. There is no, and will never be any viable public transportation up the hills in Sammamish. This was not the Town Center envisioned by the community when it was first proposed. Please do right by the residents of Sammamish and deny this scope.</p>
86.	<p>I am very concerned about recent proposals to build 10 story buildings in sammamish We already have problem with basic infrastructure, and adding this many cars or road, kids in school,, etc etc will make our town lose current standard of living. We only have couple of roads to exit town , in any case of emergency this would already be a nightmare</p> <p>Unless you fix basic infrastructure, please don't add thousands of new units and tens of thousands of people</p>
87.	<p>Thank you for the opportunity to submit public comments. We are excited for the future of Sammamish, as the City implements a more executable plan for a vibrant Town Center.</p> <p>As a long-time land owner in Town Center, closely following the progress for over two decades, I am concerned about new constraints that may put the vision of the project at risk. Inevitably, new challenges will arise when projects continue to see delays. At this time, we ask that the city provide flexibly in the new amended plan for Town Center so the development communities can effectively implement viable and meaningful solutions to the increased housing demand as well as plans for more affordable housing.</p>

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	<p>The purpose of this comment is to outline critical concerns regarding the current development environment within the city's Town Center and to propose potential solutions aimed at promoting a more flexible and feasible development. As we continue to see rising construction costs and high interest rates, coupled with restrictive zoning and density caps, the opportunities for development in our Town Center remain constrained. In order to effectively attract investment and development, it is essential that the city consider adjustments to its regulatory frameworks.</p> <p>Development Constraints:</p> <p>Currently, developers face numerous barriers to initiating and completing projects in the Town Center. Among the most significant challenges are:</p> <ol style="list-style-type: none"> 1. High Construction Costs & Interest Rates: The current economic environment—marked by escalating interest rates and increased construction costs—has placed considerable strain on developers. These financial pressures significantly elevate the risk of development projects, particularly in a town center area that remains somewhat unproven in terms of market demand. With high costs and limited access to affordable financing, developers are forced to scale back or abandon potential projects altogether. 2. Restrictive Zoning and Density Caps: The existing density caps and zoning restrictions in the Town Center limit the potential for higher-density mixed-use developments. This reduction in allowable density undermines the ability of developers to create projects that would be financially viable in the current market. By reducing the number of units or square footage a project can include, these regulations increase construction costs per unit, making it harder to achieve returns that justify the risk of development. 3. Lengthy and Uncertain Development Process (UZDP): The city's current development approval process—specifically the Urban Zone Development Process (UZDP)—is complex, time-consuming, and creates substantial uncertainty. The prolonged timeline and unclear outcomes further increase the financial risks for developers. When projects are delayed, costs rise, financing terms become less favorable, and in some cases, developers may abandon their plans altogether. <p>Proposal for Flexibility and Solutions:</p> <p>In light of these challenges, we believe there are several ways the city can provide greater flexibility within its development codes to facilitate successful development in the Town Center:</p> <ol style="list-style-type: none"> 1. Increase Density Caps: Reevaluate current density restrictions in the Town Center to allow for more flexible and larger-scale development. Adjusting these caps could allow for mixed-use projects that are more financially viable in the current market conditions, creating more housing and commercial space, and ultimately supporting the city's economic growth. 2. Streamline the UZDP Process: Simplifying and accelerating the UZDP process would provide developers with more certainty and reduce the financial strain associated with long approval

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	<p>timelines. This could include clearer and more predictable review criteria, faster decision-making processes, and the potential to combine or reduce the number of required review stages.</p> <p>3. Enhance Affordable Housing Options: The city should also prioritize creating opportunities for affordable housing within the Town Center. A few potential strategies include:</p> <ul style="list-style-type: none"> ○ Multi-Family Tax Exemption (MFTE) Program: Implement or expand a robust MFTE program to incentivize the construction of affordable housing within mixed-use developments. This will encourage developers to incorporate affordable units while also meeting market demand for higher-density, mixed-use spaces. ○ Public-Private Partnerships: The city could explore potential partnerships with private developers to share the financial risks of development, particularly for affordable housing projects. Such partnerships could include land grants, tax incentives, or shared infrastructure costs to make projects more financially feasible. ○ Tax or Impact Fee Abatement: Consider reducing or deferring tax and impact fees for development projects that include affordable housing or other community benefits. By easing these financial burdens, the city can foster a more attractive development environment and accelerate the delivery of much-needed housing options. <p>Conclusion:</p> <p>The city's Town Center is poised for sustainable and diverse growth, but current development constraints are significantly limiting that potential. By introducing more flexibility into the development codes—particularly with respect to density, zoning, and the approval process—and exploring additional tools to support affordable housing, the city can help create a more dynamic, sustainable, and attractive environment for development. These changes will not only enhance the Town Center's economic vitality but will also ensure that the city is prepared for the future growth of its population and economy.</p> <p>We respectfully urge the city to consider these proposals and engage with stakeholders in the development community to explore viable solutions for a more flexible and responsive regulatory framework.</p>
88.	<p>AGAINST the increase of #s in town center for so many reasons. Traffic. Inability to have the infrastructure come first. Long time til transit is realistic. Clearcutting of trees. Storm water. Bio diversity.</p>
89.	<p>I have been advised by my legal counsel that the City has not provided enough information in the Scope of Supplemental Environmental Impact Statement (SEIS). This lack of information 1) demonstrates that not even minimal SEPA requirements have been met and 2) suggests that the City will be in violation of PSRC.</p> <p>That said, I will comment on the little information provided in the Scope of SEIS:</p> <p>Increasing residential units from the 2,000 to 2,100 approved for the GMA to 4,000:</p>

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1.	<p>Environmental Mitigation</p> <p>The additional 1,900-2,000 housing units do not mitigate anything because they increase, not reduce, total environmental impacts in the City. As additional housing, they will create environmental stress to stormwater, critical areas, tree retention, fish, wildlife, plants, traffic, and energy use. The only way to mitigate is to put aside undeveloped land.</p>
2.	<p>Resident Safety for Fire and Ambulance</p> <p>Having an additional 1,900 units in the middle of the City will make any evacuation much more difficult and slow down ambulance and fire response times.</p>
3.	<p>Transit, Traffic and Parking</p> <p>Since Sound Transit will not come to Sammamish till 2040--and maybe not even then--the impact on traffic and emissions of an additional 1,900 housing units in the middle of the city will be significant and costly.</p> <p>The onstreet parking that will result from every housing unit having one or more cars is likely to keep many residents who do not live in the TC stay away from the TC.</p>
4.	<p>New Street Standards for the TC</p> <p>What is meant by new street standards? How will those standards reflect the need for our safety and evacuation?</p> <p>The new 6th Street standards already suggest that the proposed changes will benefit only TC residents. Those residents are likely to use the Lower Commons parking spots that instead should be open to all Sammamish residents. Also, fewer non-TC residents will use that park because the street will be busy and eventually dangerous to park-goers.</p>
5.	<p>Population Decline in our City</p> <p>How does the proposal for additional housing units mesh with the declining population of our City as well as declining school enrollment in both districts--and the state?</p>
6.	<p>How is increasing the number of housing units to 4,000 fair to Sammamish residents?</p> <p>Increasing Building Heights to 150':</p> <p>1) Ten to fifteen-story towers in the middle of Sammamish is neither proportional nor in keeping with what residents most highly rate in survey after survey--the natural beauty of the City. Towers will also restrict light. We need only go to Redmond to see the dark corridors lined with cars parked on the street.</p> <p>2) Only the developer and those who will pay for the penthouse views benefit from increasing the height limit. Is that fair to Sammamish residents?</p>
90.	<p>The below are comments I want included which is a reiteration of what my attorney has previously submitted in a letter in regards to the: Determination of Significance and Scope of SEIS for Town Center Plan & Code Amendment Project dated 1/8/2025.</p>

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	<p>There is inadequate definition of the proposed action. The residents need more explanation and clarification with the proposed action. The scoping notice and environmental checklist need to be re-issued.</p> <p>Many of the environmental impacts (a record number of 61 times) of the City's proposal are answered with Not Applicable. There is no logical explanation that the environment will not be affected by an increase of: fumes from more traffic, loss of trees, water run-off and/or loss of threatened endangered species habitat and the negative affect on existing wetlands. These are just a few of the impacts which will affect the environment of Sammamish.</p> <p>Why is there a need to produce housing units to 4000 beyond the 2100 units mandated by the Growth Management Act given the population decrease in Sammamish?</p> <p>Why is the City requiring residents to pay for the re-alignment of a road (6th Street) that will only benefit the developer of the TC?</p> <p>How will inadequate parking for increased density with no assurance or availability of mass transit be addressed?</p> <p>What is the City's plan for vehicle routes off the plateau when and if there is a widespread emergency in Sammamish? such as an earthquake with a possible magnitude 8.0?</p> <p>Again, to summarize, the City has failed to either describe all of the impacts the proposal will bring and additionally, not even the minimal SEPA requirements have been met. A new environmental checklist needs to be issued that will give an adequate description of the proposal and the true assessment of the impacts it will produce. Once this is completed, a new scoping notice should be provided with a new deadline for comments.</p> <p>Regards,</p>
91.	Eager to about progress of a concert hall/ convention center here in Sammamish, as the Sammamish symphony (35 years) is looking to finally have a home base!
92.	I strongly oppose the proposed increase in height to 150 feet (10+ stories) and the addition of 4,000 units in the Sammamish Town Center. This drastic change would significantly alter the character of our community, creating urban congestion and strain on infrastructure, including roads, schools, and public services, which are already struggling to meet current demands. The environmental impact of such development—including increased traffic, noise pollution, and potential harm to local ecosystems—has not been adequately addressed. Furthermore, this level of high-density development undermines Sammamish's unique suburban appeal and the quality of life for its residents. I urge the City to prioritize responsible growth that aligns with the community's values, maintains the character of our neighborhoods, and preserves the natural beauty that makes Sammamish special.
93.	As a Sammamish homeowner of over 30 years, I strongly oppose the proposed amendments to the Town Center Plan that would permit building heights up to 150 feet (10+ stories) and add 4,000 residential units. These changes represent a significant departure from the original vision shared with residents and risk fundamentally altering the character of our community.

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	<p>The original Town Center Plan was presented as a balanced, well-scaled development that complemented Sammamish's suburban identity. In contrast, the proposed amendments raise serious concerns about increased traffic congestion, environmental degradation, strained infrastructure, and diminished quality of life for long-standing residents. Our roads, schools, and public services are already under significant pressure, and such a dramatic increase in density would only intensify these issues.</p> <p>I urge the City to honor the commitments made to the community by prioritizing responsible, sustainable growth that aligns with the values and needs of Sammamish residents.</p> <p>Thank you for your time and thoughtful consideration.</p> <p>Sincerely,</p>
94.	I'm not aligned with asking 4k housing units.
95.	<p>Please respect original plan, as shared w/ community. We can NOT accommodate MORE housing units (regardless of density). Our infrastructure (schools, roads, medical facilities) has NOT grown along to match increased CURRENT population; much less adding EVEN more to plan. And transit has already been fully investigated; it is NOT popular or practical (hills in icy/snowy weather). Please do NOT increase/enlarge the agreed-upon plan! The builders & other folks who will profit financially want MORE, MORE, MORE. The citizens of Sammamish want LESS (fewer people & homes, less traffic, less crowding in schools, shorter wait times for medical care). Please follow the wishes of the majority of our citizens, as WE will be left with the results. Thank you.</p>
96.	<p>Date: January 20, 2025</p> <p>To: City of Sammamish Department of Community Development</p> <p>Re: Determination of Significance and Scope of Supplemental Environmental Impact Study for Sammamish Town Center Plan & Code Amendment Project dated January 8, 2025</p> <p>As a member of the public, I would like to comment on the scope of the proposed Town Center Plan & Code Amendment project, including the proposed alternatives, mitigation measures, and probable significant adverse impacts.</p> <p>I object to the proposed amendments to the Town Center Plan to accommodate up to 4,000 residential units in the Town Center, doubling the number of units currently approved.</p> <p>The City of Sammamish filed a SEPA Environmental Checklist dated December 16, 2024. Most of the very pertinent questions on the checklist were responded to with "Not applicable – this is a non-project action, so no specific site is associated with this proposal." I differ with a number of the City's assertions on that checklist set out in Section D. Supplemental sheet for nonproject actions.</p> <p>The proposal would be likely to increase discharge to water; emissions to air; production, storage,</p>

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	<p>or release of toxic or hazardous substances.</p> <p>The Town Center has already been approved for 2,000 residential units, which will meet the requirements of the Growth Management Act. Impacts of an additional 2,000 units must be viewed in addition to that of the existing unfilled capacity for development, including ADU's and potentially increased zoning density.</p> <p>The City claims that intensified urban development is the best opportunity to mitigate the environmental and climate impacts associated with sprawling development patterns. However the benefits associated with increased density will not be realized unless they are offset by preservation of undeveloped lands. This proposal will add to rather than replace negative impacts of developing existing residential zoned properties.</p> <p>There is no reason to anticipate that development in the Town Center will reduce toxic emissions created by commuting to employment outside of the city. There is no proposal for high wage employment that will replace jobs for which residents commute to neighboring cities. High earning residents of Sammamish will continue to travel to neighboring cities to work. Many of the residents of the 2,000 additional units are likely to add to the commuting population as Town Center retail jobs are unlikely to pay for the cost of living in the proposed development even at "affordable housing" rates.</p> <p>With Sammamish's median household income of \$215,000, even "affordable housing" requiring 80% of the median or \$172,000 household income is unlikely to be feasible for workers in new retail or other service employment resulting from Town Center development.</p> <p>The proposal is likely to affect plants, animals, fish, or marine life. Increased density will not minimize potential impacts on natural features, systems, plants, animals, and fish because the density will not replace impacts from existing development but add to it. Measures to implement stormwater capture and detention, wildlife corridors, and low-impact development have been ignored in currently approved development in the Town Center. Development regulations that call for tree retention and low-impact development are not being enforced.</p> <p>The proposal is likely to deplete energy or natural resources.</p> <p>Sammamish cannot be compared to the Seattle Metro region as a correlation between denser development and per capita climate impacts. The scope and convenience of public transit that is available in most parts of Seattle will not be accessible to the core of the Town Center. Increased density will add to energy use without reducing the impacts from development in the rest of the city. The benefits of transportation options through compact land use development patterns will not be realized because there is no plan for public transportation that will serve the core of the Town Center. The steep topography of the roadway approach to the urban core precludes access by buses and is very difficult for bikers and pedestrians.</p> <p>We don't know if there will be necessary goods and services within walking and biking distance of the urban core of the Town Center. Residents will not be likely to brave the steep hill to access existing goods and services in other parts of the city.</p>

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	<p>Existing development standards and incentives for green building techniques and low-impact development have been demonstrated to be suggestions rather than requirements. Exceptions to low impact development standards have been circumvented by determinations of "not feasible". The proposal is likely to affect environmentally sensitive areas or areas such as parks, threatened or endangered species habitat, or wetlands. Increased density in the project area is likely to affect wetlands and downstream kokanee salmon habitat. Development regulations that require critical areas, tree retention, and low impact development are not being enforced.</p> <p>The proposal is likely to increase demands on transportation or public services and utilities. The one bus route that runs along 228th Ave is not within walking or biking range of most of the proposed development. I have been told by transit planners that running buses up the steep SE 4th St. to reach the core of the Town Center is not an option.</p> <p>There is no reason to believe that development in the Town Center will enhance the coexistence of housing and jobs. Access on and off the plateau for commuters and for emergency use is already strained to the breaking point. Existing roadway access up steep grades to the plateau is further aggravated during snow and ice events. Current and proposed zoning regulations in the city already allow for a level of population growth that will overtax the transportation system. The addition of 2,000 more units will certainly overwhelm the system.</p>
97.	<p>I have owned my house in Sammamish for almost 27 years. As an owner of a house situated just one mile from Town Center, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p> <p>Note: If the text of this message looks familiar, it is. A fellow member of our community wrote this and it summed up my thoughts perfectly and succinctly. I modified the homeowner data at the beginning to relate to me.</p>
98.	<p>This idea is totally irresponsible. Our infrastructure barely meets our needs. This includes roads, schools, public transport and basic utilities that have not been modernized as we saw from the recent response to the bomb cyclones. Other than developers and interested parties making fortunes from this, there is no responsible development plan. First build out roads, infrastructure and do proper city planning, ensuring developers are paying their fair share of the costs and then</p>

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	<p>maybe build more housing. As you have seen from the school levies, residents are fed up of being asked to make up for bad decisions that add burden to the infrastructure and they are resisting through their votes. This is a community that has always stepped to support the schools, and other projects. The fact they don't should worry every elected official. Because trust once broken can't be regained.</p>
99.	<p>On the Share your input form, there is a statement that at the bottom that says "The City has determined that this proposal is likely to have a significant adverse environmental impact. Learn more and read the environmental checklist at www.sammamish.us/TCAmendment. I've read the STCA SEPA Update Environmental Checklist."</p> <p>I've read the STCA SEPA Update Environmental Checklist, and I would like to call out that the "Not applicable - ..." response appears for approximately 60 items/questions.</p> <p>I would also like to take a moment to reorient myself and others that Town Center is 240 acres out of the approximately 12,800 acres of the city of Sammamish.</p> <p>Therefore, I'm curious if "The City has determined that this proposal is likely to have a significant adverse environmental impact" is standard language that's listed because of completing a SEPA or if not, can you help point out where the adverse environmental impact resides in the checklist (page number please)?</p> <p>The most notable takeaways I see from the responses are the following:</p> <ol style="list-style-type: none"> 1. "Update the Town Center Code to facilitate development consistent with the Town Center Plan's goals and policies, including removing the caps on affordable housing associated with current incentive programs and density limits." <p>As someone who as previously served on the Planning Commission and followed city meetings as a resident, it's my understanding that the current % for affordability options within Town Center have been very successful. I support removing barriers that would allow us to achieve more as development progresses in Town Center.</p> <ol style="list-style-type: none"> 2. "Review the City's Transfer of Development Rights program for alignment with goals for Town Center and consider phasing out the program." <p>I support Transfer of Development programs, but again as I've engaged on this topic it seems that some of the rules as part of the program today have inhibited it from being fully utilized in the way it was intended. Hopefully the program can remain, but in a way that it delivers the intended results to preserve green space elsewhere within the city.</p> <ol style="list-style-type: none"> 3. "Plan for and accommodate up to 4,000 residential units in Town Center, including updated requirements for mandatory affordability (i.e., a certain percentage of all new units must be affordable) for all new residential projects." <p>Large numbers like this can be overwhelming, but I try to keep density in perspective. My neighborhood has 455 single-family homes at ~ 0.25 acres each totaling ~114 acres. I see</p>

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	<p>more traffic coming out of my neighborhood than denser communities in Sammamish, like Highland Parc (across from Safeway), Sky or SAMM apartments. I view increasing the total number in Town Center as adding flexibility to reach affordable housing targets as well as unmet internal needs, not a target to race to. And results in less sprawl and impervious space.</p> <p>4. "Increasing building heights to 150' in the area of the current A1 zone."</p> <p>I understand the concern I assume you are hearing from residents. I'm aware of the origin of the 4,000-unit amendment but haven't followed the height conversation closely. I don't have strong case for taller buildings, but if I'm encouraged by what happened with the Brownstone West project where the developers themselves took a step back to look at how their initial designs would affect the surroundings and came back with a request to reduce the height of part of their project. I would hope an increase to height in buildings in the A1 zone again adds flexibility but would be done for a specific reason and aesthetically fit with the vision if it was determined if additional floors would add benefit to the overall outcome of Town Center.</p> <p>In closing, I'm excited to see progress in Town Center. I walk around the area several times a month and I've have been watching the large storm water containment system come together. I'm glad I took advantage of the open houses and the opportunity to ask city staff and learn more about how it would be built and function once completed.</p>
100.	<p>I strongly disagree with the proposed changes to this project. The lack of public notification and transparency is deeply concerning, especially given that many in the community were already opposed to the original plan. The proposed changes raise significant concerns about increased traffic, the strain on essential services such as fire, police, and schools, as well as the limited access on and off the Plateau. Additionally, these changes could negatively impact the overall look and feel of Sammamish, altering the character of our community.</p> <p>I encourage the decision-makers to consider the feedback from residents, which can be found on community forums like Sammamish WA and Vote Sammamish. It's clear that many share these concerns. Please prioritize the voices and well-being of the community before moving forward.</p>
101.	<p>I hope our City council does not approve additional housing, retail, or height or additional growth to the town center project. We don't have the infrastructure, services, emergency management, schools, roads, parking, to support this. Also- sammamish is a bedroom community and this really detracts from what people want when they move to sammamish. We don't want tall buildings. Stop letting the developers drive decisions. We don't want it</p>
102.	<p>If what I read/heard is correct, and the project has significantly increased in size to 4000 units, this is horrible. I say this because i doubt very much that the Ingress/Egress to/from Sammamish will be expanding to accommodate this kind of increase in traffic, if expanding at all. It's already inadequate. And, no, public transportation will not be adequate. Not even close.</p>
103.	<p>As a longtime homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add</p>

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	<p>4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
104.	<p>In no way do I want to see 4,000 new units packed into the town center. It does not benefit anyone living here. The developer gets their money and we have to live with the aftermath. Crowded streets and, degradation of the environment is NOT what Sammamish is about. We are losing tree canopy in this area, and it is a critical time to keep as much as possible for the environmental benefits. There should also be no underground storage of storm water. Utilizing the above ground storage will help keep wildlife and natural balanced eco system which is critical. Buildings should not be taller than the trees in this area. Sammamish residents have spoken loud and clear as to why they moved here and live here. It is the natural beauty of the area. 150 foot buildings do not mesh with this vision.</p> <p>Please keep the 2,000 unit limit which will already bring in 3,000 - 4,000 new residents in this small foot print. I travel down 4th ave several times a week to get to the YMCA. I use this route as 228th in the morning is packed with cars going to the schools. The congestion will be unbearable with 4000 units on this small arterial. Enough is enough.</p>
105.	<p>The proposal of increase in Town Center height to 150 ft (10+ stories) and 4000 units should be removed. Sammamish has only one main road and only two city exits. This addition will make emergency hazard even worth and will cost lives. The sewer and electricity infrastructure load is also a concern. Architecture wise, Sammamish should not be considered for high buildings, per geophysical reasons.</p>
106.	<p>I adamantly oppose the current Town Center plan to accommodate 4000 residential units. It will only harm our ecosystem by adding more impervious surface which leads to MORE dangerous runoff and destroy our streams and creeks which kills the fish and other wildlife.</p> <p>I oppose changing the height regulation to 150'. That is repulsive and will only lead to less light and destroy the community. 150 feet is 14 stories! That does not fit our community. Go to Redmond.</p> <p>How can the city make 27 Non-Applicable claims to this SEPA checklist that effect every critical aspect of life: Earth, Air, Water, Plant and MOST importantly the people.</p>

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	<p>We have the following listed as THREATENED or ENDANGERED SPECIES near the site, yet you want MORE development.</p> <p>Resident Coastal Cutthroat</p> <ul style="list-style-type: none"> • Winter Steelhead • Coho • Townsend's Big-eared Bat • Fall Chinook • Kokanee <p>Please stop sugar coating the newsletter and show the community what you are doing. There needs to be transparency. It might be time to do an open house with questions and answers from the community to the City where we can get some answers.</p>
107.	<p>I am writing to express concerns about the proposed amendments to the city town center plan, particularly the increase in building heights to 150' and increased population with 4000 new residential units without addressing the critical infrastructure needs that would accompany such growth. While increasing the housing supply is necessary to meet the growing population in the area, particularly affordable housing, it is essential that we also prioritize investments in infrastructure and community resources to ensure a sustainable and livable environment for all residents. Without these improvements, the following adverse impacts are likely to occur:</p> <p>Traffic Congestion, Road and Parking Infrastructure Strain:</p> <p>Adding thousands of new units without expanding or improving roads will exacerbate congestion and make commuting more difficult. It will also increase pollution generated from our roadways and its spread to surrounding waterways. The current road networks are already under significant stress, and additional demand will result in longer travel times, increased accidents, and general frustration among residents. Due to the geographical location of Sammamish, and the lack of public transportation infrastructure in and around Sammamish, people will be forced to drive their cars to get to work, the grocery store and to other community amenities. Without adequate available parking, car owners will be forced to park on surrounding neighborhood streets, creating challenges for those residents. That our lives and livelihoods depend on the ability to drive and park our cars safely and efficiently should be considered. Upgrades to major roads, intersections, parking infrastructure, and public transportation options must be a priority.</p> <p>Utility Overload:</p> <p>Our water, sewer, and electrical systems are not equipped to handle the added demand of 4,000 new households. The potential for service disruptions, increased maintenance costs, and even system failures will negatively impact residents and businesses alike. It is crucial that we invest in modernizing and expanding these systems to ensure reliable service for all. The City should work closely to consult with all utilities servicing new developments in Sammamish to ensure they are prepared to deliver their services.</p> <p>Increased Pollution:</p> <p>More development means more traffic, which translates to higher levels of roadway, air and noise pollution. The added strain on public services and increased vehicle emissions will degrade our</p>

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	<p>environment and public health. The city must implement stronger environmental regulations and promote green building practices to mitigate these effects.</p> <p>School Capacity Strain: The proposed growth will put immense pressure on local schools that are already overcrowded, resulting in a diminished quality of education, and a higher student-to-teacher ratio. It is imperative that we build new schools or expand existing ones in tandem with housing development to ensure that all children have access to a quality education.</p> <p>Decreased Quality of Life and Community Amenities: Our parks, recreational centers, and other community amenities will become overcrowded as the population grows. Without careful planning and investment in these spaces, residents may find fewer opportunities for social interaction, outdoor activities, and a sense of community. A holistic approach to urban planning must include expanded and improved public spaces.</p> <p>While the above are more critical considerations, I think it's important to consider maintaining the natural beauty, charm and small town aesthetic of Sammamish. Thousands of families sought to live in Sammamish specifically for its natural beauty and country town feel. While an increase in building heights will allow for more development of available housing units, having such tall buildings in the heart of Sammamish will fundamentally and negatively change the look and feel of the community. Additionally, unless a larger proportion of units are required to be affordable housing, then these proposed changes really only benefit the for profit developers and not current and future residents.</p> <p>Suggested Mitigations Transportation and Roadway Improvements: A comprehensive transportation plan should be developed and built before increasing the population. An all of the above approach should be taken to upgrade and expand roadways, parking, provide more efficient public transit options, and support alternative transportation methods like biking and walking. Implementing smart traffic management technologies can help mitigate congestion.</p> <p>Utility Upgrades and Sustainability: Infrastructure for water, electricity, and waste management needs to be modernized to accommodate future demand. We should also explore sustainable practices, such as water reclamation and renewable energy solutions, to minimize environmental impact.</p> <p>Environmental Protections: Stricter environmental assessments and regulations should be implemented to limit pollution and preserve green spaces. Incentives for green building designs and renewable energy use in new developments could help mitigate the environmental toll of increased housing.</p> <p>Education Expansion: A commitment to building new schools or expanding existing ones is vital. The city should work closely with school districts to ensure adequate capacity and resources to maintain high-quality education. We should also explore creative solutions, like integrating schools with community</p>

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	<p>centers, to maximize space and use.</p> <p>Community and Public Amenities Investment: It's essential that the city commit to creating or enhancing parks, recreational spaces, and community centers. This will help maintain a high quality of life and foster a sense of connection among residents. Public amenities should be designed with inclusivity in mind, ensuring they serve a wide range of demographics and interests.</p> <p>Increase Availability of Affordable Housing: At least 25% of the proposed new units should be dedicated to mixed AMI affordable housing (between 40%-80% AMI) to allow residents to work and live in their community and support growing commercial businesses who need lower wage staff to operate.</p> <p>In conclusion, while housing expansion is necessary, it must be coupled with thoughtful planning and significant investment in infrastructure to avoid overburdening our city's systems and decreasing the quality of life for all. I urge the City to prioritize these critical infrastructure improvements as we move forward with the proposed growth.</p> <p>Thank you for considering my concerns.</p>
108.	The current plan will have a significant environmental impact to the community. In addition increasing housing by 4000 units without improvements to city streets and public transportation will create significant traffic congestion. The schools in Sammamish especially Eastlake High are already overflowing and will not be able to handle the additional influx.
109.	Please do not build taller buildings. Let's try not to become another Redmond or Bellevue.
110.	I am strongly opposed to this plan of adding 4000 additional units of housing to the city center of Sammamish. This town does not have the infrastructure (water, traffic, school) to support this. Please do not approve. If Sammamish residents wanted to live in an area that had this type of density, we would live in Redmond, Kirkland or Bellevue because those cities are better equipped for density. This proposed plan makes absolutely no sense.
111.	It has come to my attention of Sammamish's change of plan to include a ten story building with 4,000 units to be occupied mostly of new residences. After living in Sammamish for the past 15 years I need to state how much this will impact the values and lives of every resident living in this city. I cannot imagine the additional congestion this will cause on roads that do not have enough infrastructure to allow emergency vehicles to pass through quickly now when high schools are let out at Eastlake or Skyline High Schools. Who will pay for the additional overcrowding to support additional students at the schools that already have high enrollments? During a natural disaster how can you help guarantee everyone will be able to evacuate quickly and safely during an earthquake or a fire like the one in California? A ten story building would be an eyesore in this city and there is no way it wouldn't stick out like a sore thumb when people who moved here are looking for views of nature: hills, mountains, lakes and wildlife. If we wanted big buildings we would've chosen to live in Seattle. Give us back our city the way it should be as a quiet suburban neighborhood with a quaint community feel with a high end one story shopping area, maybe two at most if you must have space for residences.

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112.	Don't you fucking Dare.
113.	<p>As a resident since 1974, who voted to incorporate as a city and who voted for a Town Center, I am dismayed at the Pandora's box of uncontrolled growth this has brought. To suggest 10 story buildings in TC is to negate every promise that was made when we voted for this core of our young city. We do not have the infrastructure to support these xtra people nor do we want to look like Redmond or Issaquah who are both located next to major freeways. Our City on a Hill is being bastardized. The only "affordable housing" up here are the Habitat for Humanity Houses not an \$800k apt.so that argument is mute. This original "village" concept for TC was abandoned at some point and the citizens sacrificed to the developers for profit. An election is coming up in November. I hope the voters wake up in time and actually vote.</p>
114.	<p>Dear City of Sammamish Planning Department,</p> <p>As a homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>The recent power outage showed us how a small scale natural calamity can bring our community to a halt. The roads were blocked and it took us extraordinary long amounts of time to get around. Our current infrastructure is woefully inadequate to handle a bigger event with the current population. Adding 4000 more households is a recipe for disaster.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
115.	The city of Sammamish is not sufficient enough to accommodate 4000 more people and the current condition of the emergency exit is not sufficient.
116.	You do not have school capacity for anymore expansion. You need to get Lake Washington School district to build more schools before you expand housing. Eastlake and Inglewood are already beyond capacity.
117.	I do not support this proposal to add 4000 new homes to the new town center. Please put community, safety and sustainability before your agenda and desire for profit. We do not have geographical space, infrastructure, schools, utilities nor capacity for what you are proposing.
118.	Absolutely NOT! The height of these obstrities will already ruin the landscape of this beautiful city. The infrastructure of roads, schools and businesses cannot handle what we already have innthis

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	beautiful haven. Adding units to the already ridiculous idea is this worst city planning management. It has already destroyed acres of beautiful land we call this city. Just because it is built, does not mean people will come. Sammamish is a ISLAND. Think of it like Manhattan or closer, like Mercer Island...people who move here need to drive and have cars or transportation. Sammamish does not need more cars and does not have transportation (even anything in the works) like Issaquah or Redmond. Give up on this notion that this city will be like that. It will not. You're mixed use housing will not be filled. Look at the townhomes already available -- they are empty and available!
119.	This will ruin the city.
120.	Please honor the prior proposal and do NOT build 10 stories tall! Think about the traffic, school overcrowding and look of our city. This is an abomination of the smaller more quaint town center we were originally promised. Please don't ruin our city with something so incredibly large and out of place.
121.	I don't agree with adding more to the Towne center plan without changes to the infrastructure of our city. We are not prepared for more cars with our current situation.
122.	I would say no! Have we considered the traffic impact? If the city has the budget, why not help Zipli hire a skilled construction team to prevent damage to our communities and properties?
123.	The city approach roads from Redmond and Issaquah are narrow and already struggling with traffic in peak hours. the roads can't handle the traffic if there was a real emergency. let us learn from LA.
124.	<p>I am writing to express my concerns regarding the recent proposal to add 4000 residential units to our city.</p> <p>Firstly, our city already has limited infrastructure, especially with many of our schools located around this area. Adding 4000 additional units will inevitably lead to increased traffic and congestion, further straining our already overburdened roads and public services. This would not only affect the daily commute of residents but also pose safety risks for school children and other pedestrians.</p> <p>Secondly, one of the main reasons my family and I chose to live in Sammamish is because of its beautiful green spaces. These areas are an essential part of what makes our city special and provide a much-needed respite from urban life. The proposal to replace these green spaces with residential units is very concerning and not in line with the values that make our community unique. We should be working to protect and preserve these natural areas, not diminish them. In conclusion I strongly believe that the proposed addition of 4000 residential units needs to be carefully reconsidered.</p> <p>Rather than focusing on expanding the city, I urge the city to prioritize making improvements to our existing infrastructure and enhancing the quality of life for current residents. Let's work on making what we have better, rather than creating a larger city at the expense of our cherished green spaces.</p> <p>Thank you</p>

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125.	NO! Sammamish does NOT have the infrastructure capacity for this! And those of us who choose to love here do so exactly because it's NOT an over-developed suburban nightmare like Bellevue and Redmond have become! STOP with all of this development! Keep Sammamish a good place to live for the people who already live here by investing in the necessary infrastructure and capacity (roadways, schools, fiber internet, more reliable electric grid, etc.) FIRST!
126.	I like to be added to project email notifications as I live right next to the Subarea Plan.
127.	Please do not put 10 story buildings with 4000 units in this project. Sammamish is what it is because it is NOT Bellevue. Let them do high density and deal with crime and traffic. We and nearly every family in Sammamish came here because of what this place is now. Don't ruin it. There is already too much high density development here.
128.	There are already years of work left for construction that will allow multiple living quarters. There is not a need to prolong the construction for a longer time period. Sammamish is already ahead of meeting the growth rate expectation. 10+ additional levels will change the entire feeling of Sammamish from a suburban neighborhood to an overcrowded city.
129.	I'm concerned about the impact of this density on city infrastructure. Specifically, fire and emergency services. Current roads do not support safe evacuation for the proposed increased number of units/residents. Please consider the example of Paradise, CA. Please consider the broader community needs (infrastructure, environmental impact, schools) before changing the scope of the project.
130.	Dear City of Sammamish Planning Department, As a 10+ year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges. Please honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents. Thank you.
131.	Dear city planners, My spouse and I moved from Finn Hill to Sammamish at the end of 2011. We thought the town center sounded great. We have supported it with trying to maintain stronger environmental standards. Based on the plans from prior to 2021, which had environmental lackings, adding the proposal to 10 stories is going to benefit the families and our unique environment how? When metro bus route 269, which ran through the city came every 15-20 minutes with an express

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	<p>route to overlake and downtown bellevue and a regular (current route) every other time, I could see how adding more people was feasible; and before we knew LWSD was going to take not just a part of the students, but the entirety, I was very much for it.</p> <p>With these new additions it really feels like a plan of how much money can we make. I personally enjoy walking around lower buildings as a city goes, because with our lower sun much of the year, we can still feel the rays. 10 stories sounds like a cold claustrophobic...</p> <p>So 4000 more units, equates to how many more cars, more people, more dogs. Is this meant to add to our city in an enjoyable way? People are already speeding, tailgating, cutting one another off, the middle and high school are overcrowded, in general making an erasure of the formerly friendly city. If we need that growth, what is going to be created to help ease these growing pains? What are the new times of predicted travel from one edge of Sammamish to the other? Are we getting a lot more bus service? I think if we as a city are to take on all that extra, we should hear what is going to be in place to counteract people's concerns. Communication is key ☺</p>
132.	There has been a criminal lack of attention to traffic. Do not do this.
133.	I do not support this proposal.
134.	<p>As a resident of Sammamish for the last 20 years, I strongly urge you to reconsider this project. Firstly, this wasn't the intent of the initial project, was it? How will the city's current infrastructure support this? More specifically, how will Sammamish's roads and schools handle this growth? Residents already believe these are maximized. This idea is as poor as having Ziply Fiber invade and destroy our neighborhoods. Shame on you. Do better, Sammamish.</p>
135.	<p>The sustainable development plan and original commitment, based on inputs from long-term citizens, promised a balanced development for Sammamish. Unfortunately, it has become evident that our current infrastructure is not equipped to support additional high-density housing.</p> <p>**1. Infrastructure Deficiencies**</p> <p>Sammamish is currently not ready with the necessary school, road, and public safety infrastructure to sustain such growth. Our schools are already operating at or near capacity, with many facilities struggling to accommodate the increasing student population. Our roads are experiencing significant congestion, leading to longer commute times and reduced quality of life for our residents. Public safety services, including police and emergency response teams, are stretched thin, making it challenging to ensure the safety and well-being of our growing community.</p> <p>**2. Terrain and Geography Constraints**</p> <p>Unlike some other cities, the terrain and geography of Sammamish present unique challenges that do not support rapid growth. Our city's natural beauty, characterized by its lush forests, steep hills, and numerous lakes, is a vital aspect of our community's identity and appeal. However, these features also create significant obstacles for large-scale development. The steep terrain complicates the construction of new infrastructure, leading to higher costs and potential environmental degradation. Additionally, the sensitive ecosystems around our lakes and forests require careful management to prevent irreversible damage.</p> <p>**3. Sustaining Natural Areas**</p>

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	<p>Preserving our natural areas is crucial to maintaining the quality of life in Sammamish. These spaces provide essential ecosystem services, such as air and water purification, and offer recreational opportunities that are integral to the physical and mental well-being of our residents. Mindless development risks degrading these natural areas, leading to long-term negative impacts on our community and environment.</p> <p>**4. Commitment to Balanced Development**</p> <p>We urge the city to honor its original commitment to balanced development. This means focusing on sustainable growth that aligns with our community's needs and preserving the unique character of Sammamish. High-density housing should be strategically planned to ensure it does not overwhelm our existing infrastructure or compromise our natural resources.</p> <p>**Conclusion**</p> <p>In conclusion, while growth is an inevitable aspect of any city's evolution, it must be managed thoughtfully and sustainably. Sammamish's current infrastructure and unique geographical features necessitate a more measured approach to development. We call on city planners and decision-makers to prioritize the well-being of our residents and the preservation of our natural areas by halting mindless development and adhering to the principles of balanced growth.</p>
136.	<p>Dear City of Sammamish Planning Department,</p> <p>As a 30+ year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish, which we supported. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents. Thank you for your time and consideration.</p>
137.	<p>Dear City of Sammamish,</p> <p>I am writing to express my strong opposition to the proposed addition of 4000 new units and an increased height allowance in our town center. This is not what was presented to us as citizens, and it is not what is best for our city.</p> <p>I have lived here for 20 years, and with four children I have seen the impact of a growing community on the school system. There is no room in schools for that many more kids to attend.</p>

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	Our roads cannot handle that many more cars. The infrastructure in our city is just not What it needs to be for this proposed increase in people and cars.
	Please do the right thing, and do not add this many units to our city. Please don't ruin the beautiful community that we all love.
	Please don't change the plan and continue to add more and more when that is not what was presented originally.
	Concerned citizen of Sammamish,
138.	I'm already concerned about the lack of public infrastructure (water, transit/roads, schools) and environmental impact of this town center as currently scoped. We should not be expanding a project that is already having so many negative impacts to the community.
139.	I am opposed to the revised Town Center plan for 10 sorties and 4000 units. We already have a traffic problem in Sammamish due to over building. I don't see any plans to fix the traffic.
140.	I would like to go on record as being AGAINST the proposed changes to the previously agreed upon Sammamish Town Center Development Plan. I do not want high rise (10+ story tower) buildings in the Sammamish Town Center area.
141.	Not a fan of 10 stories at the Town Center.
142.	Hello, Am appalled by the proposal to build 4000 units. 228th can not seem to be able to accommodate cars as is; how is it going to be like when more people & cars move in. Do any of the city council folks live and drive in sammamish during high school times? It's absolutely ridiculous how long it takes to get from my house to even Safeway!! Please reconsider this proposal! Thanks,
143.	I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges. The roads are already congested and there is only a couple ways off the plateau in time of emergency. This project is not what the city needs or wants. Regards
144.	Subject: Opposition to Proposed Changes in Town Center Height and Density Dear Planning Manager,

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	<p>I am writing to express my concerns regarding the City of Sammamish's proposed changes to the Town Center Plan, specifically the proposed increase in building height to 150 feet (10+ stories) and the addition of 4,000 units.</p> <p>While I understand the desire for growth and development, I believe these changes could significantly alter the character of our community and strain local infrastructure. Increasing the height and density of the Town Center could create serious issues related to traffic congestion, environmental impact, and the loss of the small-town feel that many residents value. Additionally, the proposed increase in density may put pressure on already limited public services such as schools, emergency services, and utilities.</p> <p>I urge the City to carefully consider the long-term consequences of such significant changes and ensure that any growth is balanced with measures to maintain quality of life, environmental sustainability, and community cohesion.</p> <p>Also, please consider examples like the fires in California. If we have a fire like that or an earthquake, getting out of Sammamish with our current roads may be very difficult. Density is good but when infrastructure can accommodate it.</p> <p>Thank you for considering my concerns. I look forward to further discussion and hope for a solution that reflects the needs and values of the entire community.</p> <p>Sincerely,</p>
145.	There should be infrastructure improvements before adding all the housing. I feel the increased building height is too tall for the city of Sammamish.
146.	I'm against this. City can't hold more traffic or people that it already has. Stop the greed.
147.	I strongly oppose this amendment as completely irresponsible. Our current infrastructure does not support the original plan, and it won't support the amended plan with more people leaving. Those who introduce this plan do not care about overcrowded schools, insufficient roads and about people who won't be able to leave Sammamish in case of a significant nature event. They do not care that our existing fire protection won't be able to reach the 10th floor. All they care about is the building contractors and their earnings.
148.	Just a big FAT NO!!! I don't know one person who even wanted the town center and now your increasing the height and amount of units??? Do you live here?? This is insanity!!! Our roads and schools can't handle what we have now!!! You should all be ashamed to say to even think of approving this!!!
149.	<p>Dear City of Sammamish Planning Department,</p> <p>I have followed what other residents are speaking up about and I echo some of their concerns</p> <p>As a longtime resident and homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+</p>

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	<p>stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>The California wildfires should be a lesson that we should not increase density with the current road infrastructure. Very few roads out of Sammamish, and most of them surrounded by trees and only one lane in each direction. The city needs to study what happened in Paradise, California when all those people burned to death in their cars, trapped in congested roads during evacuation. The same can happen here. No more high-density housing or office buildings until there are MULTIPLE 4 lane roads off the plateau for safe evacuation! We also have earthquakes to consider.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
150.	<p>As a homeowner living in the area long before it was Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a huge difference from the idea that was first proposed.</p> <p>The proposed changes, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. (We have been here for 40 years.) Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I don't think I've read or heard one comment in favor of the new proposal. Please, I urge you to be responsible and reconsider these drastically different plans.</p> <p>Thank you for your time and consideration.</p>
151.	<p>Raising the maximum building height to 150 ft does not feel right for the City of Sammamish, and will open the door for another "Bellevue" on the Eastside.</p> <p>Let's keep it a small city where we can enjoy what peace and quiet we have left.</p>
152.	Go pillar go
153.	Dear City of Sammamish Planning Department,

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#	Comment
	<p>As a 10+ year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
154.	<p>This was my submission:</p> <p>As a 25+ year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
155.	<p>Dear City of Sammamish Planning Department,</p> <p>As a 20+ year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are</p>

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	<p>already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
156.	<p>NO!! to the city, amending the current Town Center Plan and increasing the density of the project to 10 stories (adding another 4000 people). Traffic is already horrible, there is no good public transport, and schools are already facing more overcrowding. I realise that most likely, developers will get their way or buy their way into getting what they want. But how about the city listen to the residents for once and stop the over-development, whether vertical, i.e. the proposed amending the current plan or building more housing developments. Sammamish is not Redmond or Bellevue and is losing what made it such a special place to live.</p>
157.	<p>Strongly OPPOSE the amended project for the following reasons:</p> <p>Schools are already overcrowded</p> <p>Traffic will worsen even more with the changes</p> <p>No real Emergency care or even decent urgent care (with IV) are currently available</p> <p>Only one bus line serves the 228th corridor currently</p> <p>Electrical lines are frequently down - adding more people will only exacerbate the challenges</p> <p>The three main egresses out of Sammamish during an earthquake or fire which will be next to impossible to navigate with the density increase</p> <p>Sewer and water capabilities will be maxed out</p> <p>Overall quality of life in the city will drastically deteriorate. Please do NOT add more people- please follow the minimum required by the Growth Act. Thank you.</p>
158.	<p>The roads that we have and the limited ways down off the plateau cannot support such an increase in residential occupancy potential with these large buildings. The increase of housing and population that has occurred in the past decade has already out the area to its max without compromising the safety of accessible ways in/out of the area in case of an emergency. Also side note we get really bad wind storms here being higher elevation, that would be scary to have buildings that high with the kind of storms we have here. I vote no thank you.</p>
159.	<p>I've lived in Sammamish for over a decade and I'm really worried about the proposed changes to the Town Center Plan. The new ideas, like allowing 150-foot tall buildings and adding 4,000 new homes, are a big change from what we were originally promised.</p>
	<p>Remember the first Town Center Plan from 2008 (and updated in 2020)? We all worked on that</p>

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	<p>together in over 30 public meetings, open houses, surveys, and design charrettes. That plan reflected what our community actually wanted and valued, which was a balance between city development and keeping our natural areas. We all agreed the Town Center should be "a vibrant, urban, family-friendly gathering place in a healthy natural setting."</p> <p>But these new changes? They could totally change our city for the worse. The original plan was all about managing growth smartly and keeping things compatible with our neighborhoods. This new proposal is going to cause a lot of problems:</p> <p>Traffic Nightmare: Our roads are already jammed, and adding so many people will make traffic unbearable.</p> <p>Nature's Out: We love our green spaces and the natural feel of Sammamish. These huge buildings are going to ruin that.</p> <p>Schools and Services Overwhelmed: Our schools, public services, and utilities are already struggling. Adding 4,000 new homes is going to overload them.</p> <p>Goodbye Suburbs: People love Sammamish because it's suburban. This crazy urban development is going to change that forever.</p> <p>Look at the current Town Center with Sky Apartments, Metropolitan Market, and the Sammamish Medical Pavilion. That's what we want - growth that doesn't mess up our city.</p> <p>Please, rethink these changes and stick to the original Town Center Plan that we all agreed on. We need responsible growth that keeps Sammamish the way we love it.</p> <p>Thanks for listening. The future of our city is at stake here.</p>
160.	<p>While I am in agreement that denser development is generally necessary to preserve ecosystems and natural areas, as well as provide more affordable housing, such development on the Sammamish plateau is misguided. Sammamish lacks the necessary transportation infrastructure to support such development and does not have the capacity to adequately address this problem. It makes much more sense for Issaquah Highlands, Redmond and Bellevue to increase housing supply with dense development as they are geographically situated to provide safe and efficient transportation to residents.</p>
161.	<p>Dear City of Sammamish Planning Department,</p> <p>As a 30 + year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however,</p>

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	<p>introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p>
162.	<p>The proposed amendment is enormously ill planned . The city infrastructure (roads, school, drainage, etc) isn't geared to handle the additional construction and subsequently the increase in units / traffic and other necessities that come with it</p> <p>I strongly oppose this amendment</p>
163.	Not in favor of the project and against adding more units
164.	The high density and increased building heights is a bad idea for Sammamish. I live here because of the tall trees. I do not want to see tall buildings protruding above tree tops.
165.	<p>I am concerned increased occupancy and units at the town center with no increase in infrastructure, road capacity will be a problem. Traffic is already bad and there is no north sorry alternActive. 228th needs to be widened.</p> <p>This form does not work well with a mobile site, so you should make sure it does before sending them any other public comments. You cannot see the area to type your comment and the keyboard at the same time. It appears that you are trying to discourage comments.</p>
166.	<p>Dear City of Sammamish Planning Department,</p> <p>As a 20+ year homeowner in Sammamish, I am strongly opposed to the proposed amendments to the Town Center Plan, which would allow building heights up to 150 feet (10+ stories) and add 4,000 residential units. This proposal is a drastic departure from the original vision presented to residents and threatens to irreversibly alter the character of our community.</p> <p>The initial Town Center plan was promoted as a balanced, thoughtfully scaled development that would integrate with the suburban nature of Sammamish. The proposed changes, however, introduce significant concerns regarding traffic congestion, environmental impacts, infrastructure strain, and overall quality of life for long-time residents. Our roads, schools, and public services are already under pressure, and such a dramatic increase in density will only exacerbate these challenges.</p> <p>I urge the City to honor the original commitments made to the community and to prioritize responsible growth that aligns with the character and needs of Sammamish residents.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely,</p>

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167.	You're super strict with legacy residents. We can't cut down a tree nor wash our cars. But you can build 10 story buildings with 4000 units? Where are the environmentalists on this one. Why can't Microsoft expand in Eastern WA, with wide open spaces. Why here?
168.	Adding 4000 units and 10 story buildings is a horrible idea. Where is the infrastructure to support this (especially if we have a city emergency) since we already have traffic. You are making our town turn into Redmond but the difference is they at least planned the infrastructure for such new developments. Clearly, the city of Sammamish cares more about the profits from taxes they will make then what its people want. I don't know what the point of me or any Sammamish resident submitting their concerns or opposition to this, since the city does whatever the developers (who don't reside in Sammamish) ask for.
169.	Please advise on how Sammamish plans to send more children to our public schools. Our middle school and high school are at capacity and both desperately need upgrades that surely will not come in the near future. It's already impossible for drop offs and pick ups at these schools with the road infrastructure we have. I can see the potential for adding senior living but adding more apartments for families is not what Sammamish needs without proper planning on how it will affect schools and transportation.
170.	<p>Dear council,</p> <p>We moved to Sammamish largely due to the proximity to necessities, but also the remaining village feel. We left the city of Seattle (Fremont) shortly after they passed a similar ordinance increasing allowed building heights. This proposed change does not account for necessary infrastructure, traffic pattern allowance, or increased congestion of people that would come along with this proposed building height change. I write to vehemently OPPOSE this proposal.</p> <p>Sincerely, A concerned mother and Sammamish resident</p>
171.	Please keep the height limits for Sammamish to 3-5 stories and no higher.
172.	<p>We moved to WA 20 years ago (originally in Covington but moved to Sammamish 15 years ago) but our realtor had driven us through and mentioned the "Town Center" plans that included movie theaters and shops. This is now just a cash grab by developers and clearly some kickbacks to council members as this is the most ill thought out plan I have ever seen. Are any engineers involved in this at all? Turn radiuses and the ability in case of emergencies are not thought of at all. Even the idea that turn lanes are thought out is not on anyones minds. It is disgusting greed that doesn't build rambler first time homes for new families but builds these ugly apartment buildings that will never build generational wealth for first time home buyers. You build one tiny habit for humanity on the main road so you can pat yourselves on the back for affordable housing.</p> <p>I have long said that if there ever was an emergency here, like the Palisades fire, (and totally within the realm of possibility some years)I will have to climb out on foot because this place is so poorly engineered.</p>
173.	This is completely asinine. We do not have the infrastructure to support this. Traffic is already horrendous and now you want to bring more people into this? We have literally one road through town. It takes 20 minute to get from QFC to Eastlake at 3p on every single weekday. We have four

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	schools on one road and now you want to add more businesses and people into the mix? What a stupid, shortsighted proposal! Undoubtedly money has changed hands and the city has to suffer the consequences. Do better.
174.	<p>Would prefer a nice walkable downtown like Issaquah or Redmond. Not ten stories building as that would spout the plateau s culture. We have to think of parking, schools and pre-schools as our student ratio is already chaotic .</p> <p>Additionally having high rise buildings bears the "Sammamish " feel.</p>
175.	Please do not increase the building height of the town center. It does not fit the theme of being a bedroom community.
176.	<p>Town Center Plan & Code Amendment Project - Public Comment Related to SEPA Determination of Significance and/or Scoping</p> <p>The City has determined that this proposal is likely to have a significant adverse environmental impact.</p> <p>Thank you for giving us an opportunity to comment.</p> <p>This proposal is most Certainly going to have a significant adverse environmental impact.</p> <p>There are indirect and cumulative impacts that are foreseeable, including the disturbance of wildlife, their natural resources, and the ecosystem in the area. These will create impacts on the environment; cause an increase in our carbon footprint for the impervious surfaces; increase in traffic; and likely increase our need for more police. Assure the budget allows for these.</p> <p>The increase in height is concerning for the increase in Wind and Fire events that are already happening in our own near region. Assure the ability for a ladder truck to reach the area in case of emergency and assure an evacuation plan for the continued increase in development at Town Center.</p>
177.	Please do not add 4000 new residence units and sky high buildings to our one small strip of road that runs through Sammamish. We should be making plans to assure our current residents are safe in the event of an emergency scenario. It is not good common sense to pile this many people into an area that has such few roads to evacuate, or have a daily commute. Why are we not considering the quality of life for current residents? This feels like financial greed, not what the majority of community members have asked for.
178.	This is a terrible idea. Shame on the elected representatives who are ruining the city and risking the future of our children.
179.	10 stories in such a beautiful valley of Sammamish feels so wrong. This is not a flat community with nothing to see. The lack of natural light and aesthetics will negatively impact our community forever. Build the infrastructure first...schools, roads, community services. More people, more housing on smaller footprints has not helped that at all. All we are doing is creating more cars to be driving on and off the plateau to get to work, services and medical needs
180.	I am concerned that the 4000 increased residential units does not bring in 4000 additional parcels contributing to property tax.

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	<p>4000 additional residential units will require funds to sustain the area, in public roads, school and services.</p> <p>If these are rentals, the owner/landlord should pay the required property tax for the assessed value of the property by the standard property tax rate.</p> <p>If these are condos the owners should pay the required property tax at assessed value of each unit/parcel.</p> <p>Developers should not escape paying for the infra needed to support 4000+ new units. Putting these costs on existing parcel owners alone will create an unbalanced budget of funds needed for short, mid and long term sustainable of the costs for a community and all related public services.</p> <p>I fear this plan is adding 4000 new units without the plan for the funding to start it or sustain it.</p> <p>If a % of units are to be reserved for lower income families and residents, what are the assurances to insure those that really qualify are those that are enabled to lease/rent/own.</p> <p>There are many exploits that enable those well above the required income would be able to lease/rent/own these.</p> <p>Strict upfront and ongoing checks should be applied that these are made available to those that really need it.</p>
181.	<p>I hope the committee is thoughtful about what land / real estate uses already demonstrate that they are meeting existing local demand. For example, public transit is likely always going to be suboptimal in Sammamish - some would argue this is directly related to many of the positive characteristics of our town. Are we really confident that 4000 residential units, primarily townhome/condo units, are going to be met with satisfactory demand? Do young people, many of whom commute to an office in the city every day, want to live in Sammamish in the first place? These are hard questions to answer, but a look at existing apartment/condo vacancy rates may provide some clues.</p> <p>Additionally, the large green belt running through much of the land reserved for the town center would be a real loss if those old growth trees had to come down - I really hope we're able to maintain as many red cedars in this area as possible, and don't bulldoze everything to make room for buildings and streets.</p>
182.	<p>I represent a property owner on their two lots. Their concerns with the Towncenter is the difficulty getting solid answers that developers can move forward with with confidence. They literally were about to go under contract with a developer when this notice came in. Right now their number one question is: When will there be clarity on which route is going to be taken? Without that they don't know what they have to sell.</p> <p>I fully understand that the city's goal is to slow development. I'm not hear to beat anyone up over it, but once again this is these people's retirement, this is how they move on, so the politics was a</p>

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	<p>struggle, and now not knowing is just another hurdle.</p> <p>For what it is worth (an this isn't likely to be a shock) I am consistently hearing from developers that the City of Sammamish is the worst to work with (not the hardest, the worst), and they are unwilling to look at property in Sammamish, or unwilling to write the "typical" builder term contracts because of the inconsistency of process and decisions.</p> <p>Most believe that much of the issues are intentional based a desire to slow growth. I literally had a developer tell me "The city has taken an attitude of the hell with the Growth Management Act, sue us if you don't like our pace."</p> <p>The silver lining was his next breath he said the City now seems interested in making progress with the Town Center.</p> <p>From my perspective Kirkland and Bellevue are tough, but you know what you're going to get. The struggle I see is that you don't know what you're going to get when you submit plats with Sammamish. That isn't limited to the Town Center, but an opportunity none the less.</p> <p>Anyway - we have a client with two tough lots that truly is ready to sell and retire, and a buyer that won't wait forever. Some clarity soon would be awesome.</p> <p>Thx.</p>
183.	<p>I oppose to the plan as this massive development defeats the very purpose of people choosing to live in a city at the current state. Sammamish is already suffering from traffic congestion for commute and overcrowded schools with no plan to address them. There is single middle school that covers the entire area of Sammamish and this is ridiculous already. Its size is approaching the large high schools with no available lands for expansion. Samantha Smith was also crowded and my kid had to sit in at the container classroom for all school years. Sammamish doesn't also have ability to deal with the dow sides from rapid development such as increased crimes (inevitable), fire risks, lack of parks and the traffic. Due to the endless development over the years, everything is at capacity now. Even Sammamish community center is full and I had to stop using for weight training and basketball. This plan, in my opinion, will result in downfall of Sammamish and make a lot of people leave. 4,000 is a ridiculous number for a city that used to have about 40,000 before adding Klahanie.</p>
184.	<p>I support the idea of revisions to the original town center plan to focus on missing middle and affordable housing across a wider range of housing to meet needs here in Sammamish and the region. I understand the idea that new codes applied for the first time need adjustment. Been there myself during my planning career.</p> <p>I found it difficult to understand the full shift of housing density from simply reading a list of project underway and parcel numbers. Missing was mention of a reduction in housing capacity on the west side through the purchase of property by the City for additional park purposes. The Klahanie development was originally laid out with retail in the center of the project by Yellow Lake. The retail center was moved to the Issaquah Fall City road to serve the larger community. The supporting retail for Town Center East also needs to be along 228th.</p>

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	<p>I would like to see a plan, similar to the City of Redmond, that a pedestrian circulation plan be included in the Comprehensive Plan amendment so that the challenges of the topography on the East side are met as best as possible to support non-motorized access to shopping and services. Of course, Redmond's downtown pedestrian and bike plan leads to nearby transit stations, multiple transit lines and shortly to light rail. None of which, other than the current low frequency transit, will be available to support a shift away from cars in the Town Center in Sammamish.</p> <p>In the eighteen years since I voted for the original town center plan in 2007 and 2008, Sound Transit and Metro have failed to provide the transit center or enhanced access to light rail that we knew even then would be important to the success of a high density "Transit Oriented Development". That transit support or circulation buses to light rail may never come. Please don't characterize making the East Town Center ready for future options when an actual park and ride would probably be a half mile to the south. An effort could be made to work on bus transit coordination so that buses coming to the park and ride lot (if it ever happens) make a visit to Town Center.</p> <p>The intense use of delivery trucks is new in the last eighteen years. Policy to provide for short term delivery trucks will help especially with the high density housing projects.</p> <p>Please include in the EIS on the Comp Plan amendments an overview of the financing of currently built missing middle and lower income projects so that both the Council, staff and the Sammamish public can understand the challenge and perhaps the need for the City to write grants and support efforts like the Together Center in Redmond that successfully funded and built 274 lower income units.</p> <p>So new street standards that overcome topography, allow for flow of delivery trucks, transit that is route into or adjacent to Town Center with improvements on 228th (with or without transit center) and visual graphics showing developments underway, City park purchase if it really happens, and pedestrian movement in and around the East side that provides developers with guidance of what good pedestrian access looks like and their part in building it.</p> <p>Options to list in DEIS are development of housing above the transit park and ride near QFC and the Notch property along the Issaquah Fall City road that is included in City and County plans but never seems to get annexed through the Boundary Review Board.</p>
185.	<p>I'm interested in more specific information regarding development near my parcel. How many units next to me will likely be built. I'm not averse to development, I believe it is necessary to address supply shortages.</p> <p>4th generation resident</p>
186.	<p>If recent fire and wind events have taught us anything, it is that we should not promote higher density in places with constricted access. While I support creation of the Town Center, adding more housing and people to the previous plans is a grievous error. Sammamish itself has limited access away from the plateau. Escape from this area of the City is even further limited. Climate change is going to mean more fire danger and weather events. I additionally worry that planning</p>

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	for needed infrastructure, including utilities, schools and roads, has not been addressed for this level of additional development.
187.	Fails To make adequate consideration of traffic, mass transit, schools, policing, and storm water run off. Neighbors are left with the burden of degraded services and environment, while the developers receive all of the benefits.
188.	<p>I would like to clarify my understanding of the situation. The City Council is considering an amendment to the Town Center Plan that would increase the number of residential units to up to 4,000 and allow building heights of up to 150 feet. This is despite the lead agency, the City of Sammamish Department of Community Development, having determined that this proposal is "likely to have a significant adverse environmental impact." Additionally, the Council is choosing to fund and move forward with a supplemental environmental impact statement (SEIS), even though the city is facing financial challenges, to the extent that a utility tax is being considered to address budgetary shortfalls.</p> <p>From my understanding of past discussions, the primary intent of this amendment is to provide more affordable housing, which is an important and commendable goal. However, Sammamish must explore alternative approaches to achieve true affordability for low-income households without compromising our natural environment. The environmental beauty and unique character of Sammamish are among the key factors that make it such a desirable place to live.</p> <p>The current approach, which relies on the inclusion of 20% "low-income" housing within these developments, raises concerns. These units often remain unaffordable for those who are truly low-income. By proposing an additional 2,000+ units and allowing 150-foot-tall buildings, the city risks fundamentally altering the character of Sammamish and diminishing the very opportunities and quality of life it aims to provide for everyone.</p> <p>This proposal feels like a shortcut that overlooks the long-term consequences for the community. I urge the Council to prioritize innovative, sustainable solutions for affordable housing that do not jeopardize the environment or the unique appeal of Sammamish.</p> <p>As a reminder, I have included an overview of the 2024 Community Survey results. Please note that "Natural Environment" ranks as the top priority for residents. I hope the Council takes this into careful consideration when making decisions about the Town Center Plan.</p> <p>2024 Community Survey The 2024 Community Survey is now complete!</p> <p>The City of Sammamish recently completed its 2024 Community Survey, capturing resident sentiment on ten facets of community livability. Out of 3,000 randomly selected households, 322 completed the survey, representing a diverse cross-section of the population and resulting in a 95% level of confidence. Polco, the company who conducted the survey, has worked with over 500 communities nationwide and compared Sammamish's results against their database of benchmarks. The results are summarized in their report.</p>

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	<p>Highest-performing areas</p> <p>Natural environment – Residents overwhelmingly appreciated the natural environment in Sammamish, with nearly all ratings scoring above the national benchmarks.</p> <p>Safety – Sammamish earned above-average marks for the overall feeling of safety, remaining steady from the City's last survey in 2018.</p> <p>Parks & Recreation – The overall quality of parks and recreation opportunities, the quality of City parks, and the availability of paths and walking trails all earned favorable reviews that were higher than comparison communities.</p> <p>Mobility – Assessments for mobility trended upward over the 2018 results in many instances, including the traffic flow, ease of travel by car and bicycle, traffic signal timing, and street cleaning.</p> <p>Lowest-performing areas</p> <p>Economic health – Although results indicated satisfaction with the overall economic health of Sammamish, below-average ratings were noted for the vibrancy of commercial areas, variety of business/service establishments, employment and shopping opportunities, and cost of living.</p> <p>Education, Culture and Arts – Declines were seen in several aspects, such as opportunities to attend events, availability of affordable quality childcare and preschool, and adult educational opportunities.</p>
189.	<p>Stop building until the infrastructure can support it. The fires in California and the windstorm last fall just underline the importance of infrastructure that supports a community. The roads getting up to the plateau are not adequate to allow for mass evacuation, especially if some are blocked in an emergency. Additionally, buildings that would allow for big businesses to move in would help develop a tax base for the city. Finally, the rent for individual retail space needs to be supported (similar to Redmond) so that something besides chain restaurants can afford to do business here.</p>
190.	<p>As listed in the SEPA Update Checklist, I agree that the scope should include building height up to 150' and up to 4000 housing units.</p> <p>Shouldn't the scope include impact on transportation and services (due to increased number of units)? For example, SEA checklist items 14.c (improvements to roads), 14.e (vehicle trips per day), and 15.a (public services). I understand that these may not be required for the SEPA; however, these items address public concerns about the potential Town Center scope change (i.e., more units).</p>
191.	<p>There isn't enough information about pros and cons, or specifics about updates to the plan for me to give an informed opinion. I will say that I trust that the staff from the City who are making the recommendations are using common sense and the best available information to propose the best solutions given our options. I don't think that endlessly debating the options is a good use of the town's money/resources. At some point, you just have to make a decision and move forward. In general, I think the Town is making good decisions about the future of our community and I like the design plans for the Town Center. I am concerned, though, that increasing the population in</p>

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	the Town Center will put increased pressure on transportation (traffic will be insane on the Plateau), and how will the schools in the area handle the increase in students? Again, I trust that your team has a plan for those obvious concerns. Thank you for the work you're doing!
192.	Thanks for keeping me updated. The housing is important and I look forward to learning more
193.	Streets are way too small for this, traffic is a nightmare already. High-schools are overpopulated and evacuation plans are not good/fast enough. I think this should be addressed before adding hundreds of new residents to Sammamish.
	What are the plans to solve this problems?
194.	I continue to be dismayed at the way our community is growing without thought to the citizens who already live here.
	Our roads certainly can not handle the additional traffic during rush hour when we need them most. For years I have had concerns about evacuation and now I can not imagine all citizens reaching safety in a time of need.
	Our school classrooms are so crowded, teachers are not able to provide services to students with learning challenges. Lunchrooms are overcrowded and lunches begin way too early already. The additional population being added to our community is irresponsible.
195.	Dear City of Sammamish Planning Commission,
	I am writing to voice my strong opposition to the proposed amendments to the Sammamish Town Center Plan, particularly the increases in building heights and density. These changes are not just impractical—they are dangerous. Sammamish is perched on a plateau with extremely limited evacuation routes. If you approve these amendments, you are setting the stage for a catastrophic loss of life in the event of a wildfire, earthquake, or other natural disaster.
	A Death Trap in the Making
	Sammamish has only a handful of ways off the plateau—primarily 228th Avenue and East Lake Sammamish Parkway, both of which are already choked with traffic during peak hours. In a true emergency, these roads would instantly become gridlocked. Imagine thousands of families trapped in their cars, unable to escape as flames close in or as aftershocks bring down power lines and block exits. Emergency responders wouldn't be able to reach us. People would be forced to flee on foot. Children and the elderly would be left behind. This isn't speculation—it's exactly what has happened in wildfire-prone areas with poor evacuation planning, and Sammamish is no exception.
	If we build higher and pack in more residents without dramatically improving our evacuation routes, the next major disaster won't just be a tragedy—it will be a massacre.
	Our Infrastructure Cannot Handle This
	Sammamish was never designed to sustain unchecked growth. Roads are already beyond capacity,

Exhibit 3: Scoping Comments for the Town Center Plan & Code Amendment Project

#	Comment
	<p>and adding high-rise buildings will only turn daily commutes into an unbearable nightmare. Emergency services are stretched thin as it is—imagine how much worse it will be when we add thousands of additional residents without expanding our police, fire, and medical response teams.</p> <p>The proposed amendments do not account for:</p> <ul style="list-style-type: none"> • Realistic road expansion—our existing infrastructure cannot support this level of growth. • Additional emergency exits—where is the plan for new roads to allow safe evacuations? • A sustainable balance between growth and livability—this isn't urban Seattle; it's a suburban community that was built to provide families with space, safety, and stability. <p>Stop This Reckless Expansion Before It's Too Late</p> <p>Sammamish is not just a dot on a planning map—it is our home. Our families, our children, our elderly parents—all of them are being put at risk by development that prioritizes profit over safety. The very identity of this city is being dismantled by thoughtless overdevelopment, and we, the residents who built this community, are the ones who will pay the price.</p> <p>I implore you—reject these amendments. Until there is a solid, actionable plan for new evacuation routes, emergency services expansion, and traffic mitigation, any increase in density is an unacceptable risk. If you approve this plan, you will not just be making a bad policy decision—you will be personally responsible for the consequences when disaster strikes.</p> <p>The time to stop this is now. Our lives depend on it.</p> <p>Sincerely,</p>
196.	<p>I am very concerned about the increase in traffic congestion and negative impact all of these apartments are going to have on our already congested roads. As we saw after the bomb cyclone weather event, we have very few ways to get off the plateau and those roads can easily block us in during an emergency. Adding more cars to our roads will be devastating, not to mention it seems our current water and sewer systems are already running at capacity. This whole plan needs to be scaled way back.</p>
197.	<p>A couple of concerns here. 4000 residential units?</p> <p>What % are affordable?</p> <p>What is your/their definition of affordable?</p> <p>How many additional cars will this put on the road? If the majority of residents are traveling off the plateau for work, they will be driving since bus service is limited to non-existent.</p> <p>What is the developer doing to help improve current infrastructure?</p> <p>As existing infrastructure is insufficient for current residents, what is being done to help alleviate this? Specifically, for those working off the plateau, it's taking over 30mins to sit near W Lake Samm on 520 to get to the gray barn. Every day starting at 3pm. How will these additional units</p>

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	improve current commuting times? What is our city council doing to work for its residents to address the inability to return to the plateau at the end of the day? Is our city council working with Redmond to adjust traffic lights/patterns?
198.	I strongly disagree with the amount of housing being proposed, given that the city does not have the infrastructure to support it. Our intentions are good, but if our city is just not able to handle the load, we do not need to be sacrificing what is barely working now for what we feel "should" be done. We can take care of outside communities in other ways without destroying our own.
199.	Have concerns with the changes to the plan. Can you clarify how many stories there would be in a 150' building? What would that do to the surrounding land? Impacts?
200.	Please consider increasing the density for TC-C zone and allow to build apartments (even at lower intensity residential)