

← Fix Formatting issue

DDM comments 9/12/17



Sammamish Town Center: ~~Crossroads and Opportunities~~
Draft September 12, 2017

↓
2018 Comprehensive Plan Amendment Proposal

Town Center Plan Amendment

Draft September 12, 2017

THE PLAN SHOULD:

- Implement ^{the} City's Vision ^{for Town Center}
- Align Land Use Planning, Infrastructure and Services

THE TOWN CENTER ITSELF SHOULD:

- Embody that vision
- Seamlessly align the Land Uses by
 - Protecting the Environment
 - Employing Smart Growth
 - Maintaining the Characteristics of Established Neighborhoods
 - Permitting the City to meet its fluctuating growth challenges
- The City should take advantage of opportunities presented by the current planning of the Town Center to address the long term needs of Sammamish

(only verbally)
→ to the extent
it comes from
the T.C. Plan.

- Identify existing policies to support argument

Town Center Opportunity At Hand

Draft September 12, 2017

OPPORTUNITIES...

Meet anticipated GMA housing growth targets

Provide the proper ~~work environment~~ ^{office space} for job growth

Provide the necessary retail services to the
c/ Citizens of Sammamish

Protect existing neighborhoods and allow them to thrive

TOWN CENTER PROVIDES...

Efficient "Smart Growth"

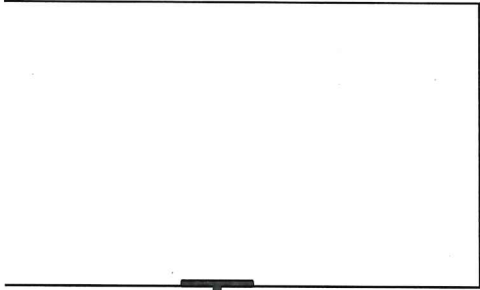
Necessary office and collaborative work space

Necessary retail, hotel and assisted living services

Managed growth in the Town Center core (~~A-1 zone~~) enabling efficient infrastructure while minimizing impacts to existing neighborhoods

Capacity to ~~smartly plan~~ ^{build} 1000-1500 additional units that would otherwise need to be placed elsewhere, thereby ~~negatively and potentially severely~~ impacting existing neighborhoods

Consider
refining
wording.



Town Center Residential Objective: Draft September 12, 2017

“ALLOW 4-6 STORY MULTI-FAMILY RESIDENCES
AROUND THE ~~CMU~~....”

Core Mixed-Use Zone.



→ illustrate, conceptually, what this density can look like. Refer to MPSC linked article on density. You need to help PC/CC visualize the density.

Town Center Residential Requests Draft September 12, 2017

Slide 1 ~~Current Dilemma~~ Challenges

- 20 developable acres at 5 over 1 (min./base density)
- Current zoning allows 40 units/Acre (800 DUs) (max.)
- Option 1: 20 developable acres at 2 over 1
- Option 2: 10 developable acres at 5 over 1 (absorbing 800 DUs), leaving 10 undeveloped acres

Slide 2 Village at Sammamish demonstrates approved development at 100 to the acre

- 20 units per floor
- 5 floors per acre
- 100 dwelling units per acre

~~Opportunity Potentially Lost:~~

- 60 Dwelling units per acre in the TC-A1
- 1200 unit loss in TC-A1

→ "Potential Missed opportunity"



Replace this image w/ better one. Label ALL images.

↓ what's the underlying point here?
Try to avoid confusing the issue...



Proposal

New word

*Label All images &
give context / names / perspective
etc.*

Docket Question to Fix Residential: Should Sammamish add an additional 1000 to 1500 units ~~west of 228th~~ to accommodate anticipated growth ~~mandate~~ and to achieve the density envisioned for the Town Center core (~~A-1 zone~~)?
Draft September 12, 2017

Town Center Commercial Objective: Draft September 12, 2017

COMMERCIAL DEVELOPMENT SHOULD TAKE INTO ACCOUNT THE NEEDS OF LOCAL BUSINESSES, INCLUDING HOME-BASED BUSINESSES AND ENTREPRENEURS, AND PROVIDE THE RETAIL SERVICES NECESSARY FOR THE COMMUNITY.



Town C
Draft S

Example: • A - 1 Example $\rightarrow \frac{1}{2}$ built

- Zoning map with added hatching

~~ADDITION~~

→ when?

* 125,000" built.

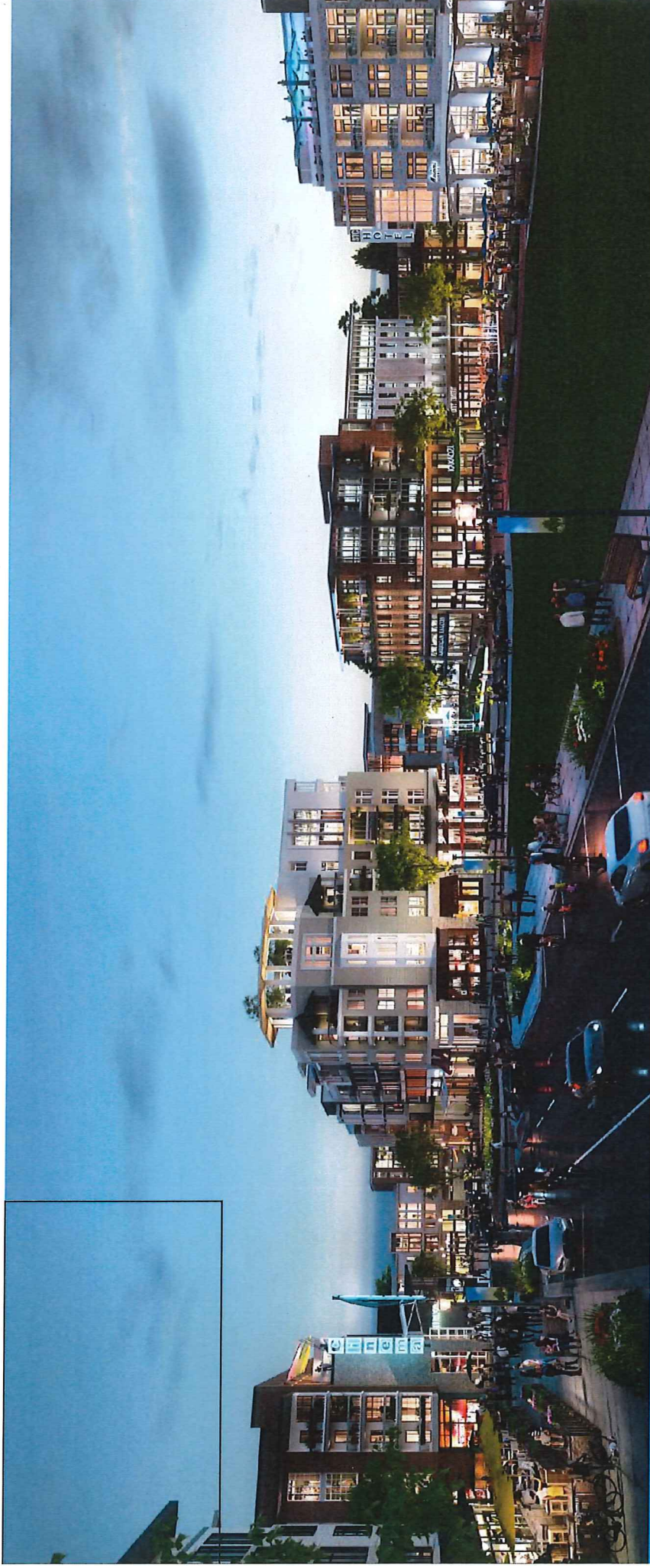
- 75,000 to 100,00 SF of Assisted living campus needed

Consistency:

Current	Investment/stocked
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[illegible]

Our Market Analysis



Proposal *word choice*

Docket ~~Question~~ to ~~Fix~~ Commercial:

Should Sammamish increase the commercial square footage to accommodate necessary office, retail and other non-residential uses?
Draft September 12, 2017