



**2024 DOCKET REQUEST #1**  
**Comprehensive Plan and Development Regulation Text Amendment**

**Applicant**

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Eastman Development LLC

**Description of Proposed Amendments**

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**Issue-** There is an imbalanced amount of piece meal development in Sammamish which has resulted in incomplete infrastructure and an overall lack of planning throughout the City including: limited east west road connections, a lack of multi modal connections throughout Sammamish but especially when it comes to connecting city residents to the East Lake Sammamish Trail, missing storm water connections and little consideration or adjustments being given in reaction to the new light rail station soon to be opening in the Marymoor sub area in Redmond. Undeveloped land (especially large contiguous parcels) have become scarce which greatly limits the City’s flexibility to adjust for future planning efforts.

**Vision-** Eastlake Development owns 100 acres of contiguous property located 2 miles away from the new light rail station at Marymoor shown on the map below. The property overlooks Lake Sammamish and has beautiful, forested slopes and streams located throughout the property. By creating a subarea plan for this property the vision would be to concentrate housing density allocated to the property to approximately ¼ of the total property while retaining the remaining approximately ¾ of the property for less intense uses which could include: miles of trails and bridges incorporated into an arboretum like atmosphere, canopy walks within the forest, potential boutique view towers overlooking the forest canopy providing regional views of the lake, eco tourist uses such as tree houses or boutique lodging cottages built within the existing forest canopy, gathering structures for events such as weddings banquets etc, secondary uses to the eco-tourism such as boutique gift shop and or restaurant or coffee shop connected by trails and embedded within the forest, educational uses including support of the local Kokanee restoration effort, stormwater remedies and beautification efforts including restoration of stream beds (damaged from years of unmitigated uphill development) creating check ponds, pools, water falls and finally the collection and filtration of storm water before it enters into Lake Sammamish.

It is envisioned that the property could provide key multi modal uses connecting the Plateau to the East Lake Sammamish Trail providing Sammamish residents with a much more convenient and safer route to walk or bike to the new light rail station at Marymoor just 2 miles away. Accompanied by civic participation and public input, completion of the complicated northern segment of the Emerald Necklace Trail is possible routing through the property as well as the construction of other key road connections which would support the City environmental and safety goals. It is envisioned that with the proximity of the property being 2 miles away from light rail and incorporating both housing and eco tourist uses that

development of the property could support a shuttle bus between the property and light rail station providing residents a form of transportation but also connecting to the regional transportation system and providing visitors and tourist a convenient way to come experience the beauty of the property. By concentrating housing to ¼ of the overall property area, development could support a much more intense housing use and better preserve the natural environment but also better utilizes the proximity to Light Rail connecting residents to job centers throughout the region.

Development of the property would remedy longstanding ecological problems surrounding stormwater. Currently there is no less than 5 Storm water outlets at the top of the property discharging stormwater down into the property as well as sheet flow runoff of stormwater created by the roughly 50 homes backing up to the property. Scientific reports done on the property show that these discharges of stormwater create a massive amount of sediment and phosphorus loads entering Lake Sammamish every year. Development of the property could greatly improve the stormwater entering Lake Sammamish by installing the missing stormwater infrastructure.

If a neighborhood sub area is created on the future land use map it is anticipated that a master plan and developers agreement would be necessary for the property. In regards to the roughly 75 acres of less intense land use the goal would be to maintain and emphasize the forested feel of the property while creating a few areas for territorial views, and installing water, sewer and stormwater infrastructure only necessary to remedy shortfalls and serve new development but keep the much more expensive installation of road infrastructure to a minimum. In regards to the much more intense development of the roughly 25 acres the bulk and scale and density of the development is envisioned to be commensurate with the necessary infrastructure and access points to support it (mainly roads). The public process accompanied by a master plan and development agreement would be key to supporting this outcome.



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**Proposal-** Via Text Amendment make the following changes to the Sammamish Comprehensive Plan:

Land Use Goal LU.3 of the City's comprehensive plan (changes added in bold) - *Promote the four designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate, and to create a new Eastlake neighborhood sub area located within the Sammamish Thumb.*

Land Use Goal LU.3.2 - *Develop subarea plans and design guidelines for designated Community Centers/Commons and Eastlake sub area to support long term compatibility and vitality,*

**2024 DOCKET REQUEST #2**  
**Development Regulation Text Amendment**

**Applicant**

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Lake Washington School District

**Description of Proposed Amendments**

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**Overview of Proposed Text Amendment Addition/Modification**

The Lake Washington School District seeks a text amendment to the Transfer of Development Rights (TDR) chapter of the Sammamish Development Code to incorporate Receiving Site Incentives from a sending site not currently identified in subsection 2. of the Receiving Site Incentives Table (SDC 21.06.070(I)(2(a)). Currently, there is no opportunity for transferring development rights from TC A sending sites, even where a TC A site is contemplated to be developed with a particular use and/or has development limitations that make it unlikely to pursue development opportunities otherwise anticipated in the core of the Town Center. This opportunity loss could be addressed without compromising the principle tenets of the Town Center Subarea Plan.

The proposed text amendment will outline TDR-based incentives for TC A sending zones to TC B receiving zones, including a determination of the number of dwelling units to be calculated or square feet of additional commercial development to be allowed.

If approved, a Text Amendment Application will be submitted, including the economic analysis for the revised table per the SDC (21.06.070.I.3.a, i-iv):

- The expected marginal value of the receiving site incentives; and
- The prevailing cost of per square foot commercial or residential development and the impact of the acquisition of TDRs on a project’s marginal returns; and
- The appropriate regional costs of development per commercial square foot or residential dwelling unit; and
- Consistency with the conservation principles and purpose and intent of this chapter.

**Positive Impact of Proposed Text Amendment**

As is the stated intent of the SDC Transfer of Development Rights chapter, Lake Washington School District has an opportunity to permanently preserve land with important public benefit through the conveyance of development rights on their property in the TC A zone (“sending sites”) to lands more suitable for development (“receiving sites”) in the TC B zone.

The Lake Washington School District property, located in the TC A zone, allows for the maximum possible development density within the Town Center (SDC 21.07.050, C – Table of Densities and Dimensional Standards for Town Center Zones), yet a significant portion of their site is occupied by the George Davis Creek (South Fork) and associated wetland buffer where development is strongly discouraged. Approving the proposed text amendment would provide additional protection for the environmentally critical area and introduce incentives

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to protect up to one acre of undeveloped land connected to this natural open space, while encouraging increased development density on unencumbered adjacent properties in the TC B zone instead.

**Relationship to Decision Criteria (SMC 24A.10.30)**

The proposed text amendment is anticipated to meet the following criteria:

1. *The amendment is consistent with the Washington State GMA, the King County CPPs, the Sammamish Comprehensive Plan, the office of financial management's population projections, the Puget Sound Regional Council's planning documents, King County's Urban Growth Capacity Study, and the Washington State Department of Commerce's Review and Evaluation Program, as applicable,*

The amendment is consistent with the City's GMA planning efforts and, as a transfer versus addition/subtraction, would provide options for meeting the City's housing density targets in the core area of the Town Center consistent with population projections. Consistent with the Town Center Plan and Goal LU-5, the proposed amendment would provide options for shifting development potential from underdeveloped sites by adding an option for transfer between the TC A zone and TC B zone, but all within the core of the Town Center. Unlike transfer of development rights from outside of the Town Center (which is permitted), the amendment would not increase the overall planning lid on residential and commercial development potential.

2. *The amendment addresses changing circumstances, changing community values, or corrects information*

The amendment aligns with enacted code provisions related to the transfer of development rights and recognizes additional flexibility to address development limitations on TC A zoned sites due to the presence of natural resources and critical areas or other site constraints, and also unique development proposals like public schools. By allowing TC A sites to send development rights to TC B receiving sites, the amendment would further the vision of the Town Center to develop as both urban and natural.

3. *The amendment is in the greater public interest and represents an action that best serves the entire community, taking into account the fiscal impact*

The amendment provides a vehicle for developing the Town Center at anticipated densities in areas appropriate for such development on the receiving sites, facilitating a needed public educational use, preserving valuable critical resources, and providing for additional open space and conservation values for the benefit of the public. The amendment should have minimal fiscal impact.

Thank you for your consideration, we look forward to your response.