

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed Project, if applicable:

Sammamish Town Center Plan and Code Amendment

2. Name of applicant:

City of Sammamish

3. Address and phone number of applicant and contact person:

Matt Brandmeyer

Deputy Director, Department of Community Development

801 228th Avenue SE

Sammamish, WA 98075

425-295-0500

mbrandmeyer@sammamish.us

4. Date checklist prepared:

12/16/2024

5. Agency requesting checklist:

City of Sammamish

6. Proposed timing of schedule (including phasing, if applicable):

n/a

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The City anticipates amendments to its development code following the adoption of this plan update. The updates would better direct development outcomes to align with the goals, policies, and strategies found within the updated Town Center Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Previously Prepared:

- 2007 Draft EIS
- 2008 Final EIS

Will Be Prepared:

- 2025 Supplemental Draft and Final EIS

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

As this is a non-project action, there is no property directly associated with this proposal. Below is a summary of active projects within the Town Center zoning designations.

- **UZDP2019-00562 SW Quadrant**

The Unified Zone Development Plan has been approved. Commercial Site Development, SDP, and subsequent building permits have not been applied for. Construction is anticipated to begin in 2026/2027.

Project Description: The applicant has proposed a mixed-use development located in the TC-A1 zone within the Southwest quadrant of the Sammamish Town Center Subarea. The development is situated on 8.09 acres and includes 82,000 square feet of commercial space located in four mixed-use buildings and one commercial-use building. A total of 348 residential units are programmed for the Project, which includes a combination of multi-family apartment units, senior citizen assisted living units, and townhouses.

Project Location: 22315, 22407, 22417, 22515, 22527 SE 4th Street Sammamish, WA 98074

Tax Parcel Numbers: 3325069024, 3325069085, 3325069016, 3325069138, 33250690912

- **PSUB2019-00561**

Brownstones West received preliminary plat approval and is currently under site development. The buildings will be constructed in 2025/2026.

Project Description: The Brownstones West project (PSUB2019-00561) is in the southwest quadrant of Sammamish's Town Center Sub-Area. The applicant proposes to create 38 multi-family (townhome) lots on property zoned TC-B and TC-C south of SE 4th Street and north of the Lower Sammamish Commons.

Project Location: 22225, 22245, 22251 SE 4th St, Sammamish, WA 98074

Tax Parcel Number: 3325069044, 3325069102, 3325069117

- **PSUB2019-00563**

Brownstones East received preliminary plat approval and is currently under site development review. Buildings to be constructed 2025/2026.

Project Description: The Brownstones East project (PSUB2019-00563) is in the southwest quadrant of the City of Sammamish's Town Center Sub-Area. The applicant is proposing 48 multi-family (townhome) lots on property zoned TC-A1 south of SE 4th Street and north of the Lower Sammamish Commons. The townhomes will create a suitable transition to the higher-density mixed-use community proposed for the TC-A1 zone to the east.

Project Location: SE 4th Street Sammamish, WA 98074

Tax Parcel Number: 3325069024 and 3325069085

- **6th Street Development Agreement**

Second amended and restated City of Sammamish Development Agreement for Brownstones West Open Space, Lower Sammamish Commons Park Entrance and Frontage, and Regional Stormwater Facilities. The agreement is expected to be finalized in February 2025.

Project Description: A development agreement to plan, phase, and assign responsibilities for 6th Street improvements related to the Brownstones West site development plan and plat. The second and restated agreement adds the Brownstones East site development plan and plat and reconfigures 6th Street improvements to improve vehicular and pedestrian access to the Lower Sammamish Commons Park.

Project Location: 22225, 22245, 22251, 22407 SE 4th Street Sammamish, WA 98074

Tax Parcel Numbers: 3325069044, 3325069102, 3325069117, 3325069024, 3325069085, 3325069016, 3325069138, 3325069080, and 3325069015

- **UZDP2024-00050**

STC Phase II – The Unified Zone Development Plan has been approved. Commercial Site Development, SDP, and subsequent building permits have not been applied for. Construction is anticipated to begin in 2027/2028.

Project Description: STC Phase II proposes to create 344 multi-family residential units and approximately 18,000 SF of commercial space located within a mixed-use development on 2.09 acres. The project site is zoned TC-A1.

Project Location: 225XX SE 4TH ST 98074 Sammamish, WA 98074

Tax Parcel Number: 3325069151

- **CSDP2022-00816**

Aegis of Sammamish – A Commercial Site Development Permit has been approved. The SDP, and subsequent building permits are currently under review. Construction is anticipated to begin in 2026.

Project Description: Aegis Living (CSDP2022-00816) is located in the SE Quadrant of the City of Sammamish's Town Center Subarea. The applicant plans to construct a four-story, approximately 86,000 SF assisted living and memory care facility on the project site, which is located in the Town Center B zone (TC-B).

Project Location: 22828 SE 6th Place, Sammamish, WA 98074

Tax Parcel Number: 1241100042

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval of this Plan update and associated development code updates will require a recommendation from the Sammamish Planning Commission and adoption by the

Sammamish City Council. The Department of Commerce may review this subarea plan for compliance with the GMA, and the PSRC may check for consistency with VISION 2050.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the Project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Town Center is a 240-acre area in the center of Sammamish and is intended as a place to direct a meaningful portion of the City's anticipated residential and commercial growth. It will integrate compatible land uses together while minimizing impacts to established neighborhoods, with current and future development aligned with the 2024 Comprehensive Plan Update and the City's goal to increase the availability of affordable housing.

The proposal includes an update of the Town Center Plan and Town Center Development Regulations in SMC 21.07 to align the Plan and Code with the City's Comprehensive Plan vision, goals, and policies, including increasing affordable housing production. This effort will result in a new preferred alternative for the Town Center Plan and Code. The City also intends to adopt a planned action ordinance (PAO) that addresses environmental review for project actions consistent with the PAO. The following is a summary of key aspects of this proposal:

- 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.
- 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.
- Review the City's Transfer of Development Rights program for alignment with goals for Town Center and consider phasing out the program.
- Ensure the Town Center subarea complies with all state legislation, including middle housing.
- New street standards for Town Center
- A new hybrid form-based code for Town Center
- Increasing building heights to 150' in the area of the current A1 zone.
- Updated permit review process for Town Center projects to produce desired community outcomes.

Scoping discussions for this Project have been ongoing with the Sammamish City Council and Sammamish Planning Commission and date back to the development regulations updates for Town Center related to the Comprehensive Plan Update. A selection of meeting dates with discussions related to this Project are as follows:

Sammamish City Council

- October 3, 2023 (joint meeting with Planning Commission)
- November 21, 2023
- March 5, 2024
- July 16, 2024
- October 1, 2024

Planning Commission

- October 3, 2023 (joint meeting with City Council)
- February 15, 2024
- June 20, 2024
- October 17, 2024

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed Project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Town Center is generally located within the City's geographic center and spans a major north/south arterial, 228th Avenue SE. The southern boundary generally aligns with SE 8th Street but extends further south to encompass municipal and institutional properties accessed from 228th.

The western boundary is generally aligned with 222nd Place SE and is bounded by wetlands and previously developed subdivisions of low-density housing. SE 4th Street transects the western boundary. The northern boundary lies along steep slopes and a sequence of low-lying wetlands that share an east/ west orientation. The eastern boundary includes the property boundary for a private educational institution (Eastside Catholic High School). Portions of the boundary cross steeply sloped terrain and wetlands that separate the Town Center from low-density residential subdivisions further to the east.

A map of the Town Center boundaries can be seen in Figure 1 below.

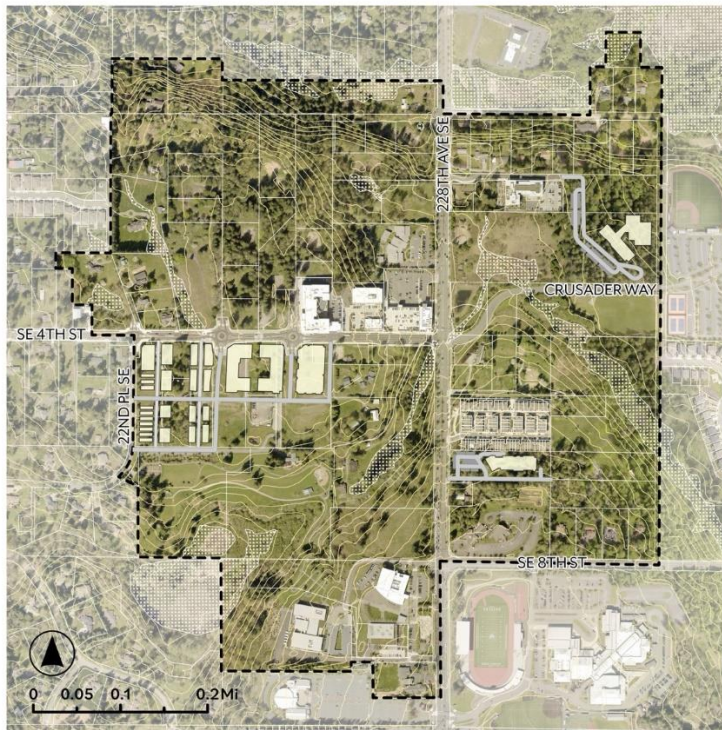


Figure 1. Sammamish Town Center Boundaries and planned building footprints.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the Sammamish Municipal Code (SMC).

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: Not applicable.

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action, including any filling, excavating, and grading, must comply with the SMC.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action that could result in erosion must comply with the SMC.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

2. Air

[Find help answering air questions](#)⁴

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the Project is completed? If any, generally describe and give approximate quantities if known.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a permit or license to proceed with construction activity and do not include a construction proposal. This proposal is wholly related to policy development and development regulations that may result in

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The City of Sammamish is located within the Cedar River Basin. Much of the City is located within the East Lake Sammamish sub-basin, with many streams and wetlands flowing towards Lake Sammamish. The northeastern portion of the City drains to the Evans Creek sub-basin. The City's urban growth area also includes the North Fork Issaquah Creek sub-basin within the Cedar River Basin.

Numerous wetlands (greater than 100) are known to be located within the City; some are very high quality and high functioning wetlands, including several wetlands (approximately 13) that contain a bog ecosystem.

The following shorelines of the state are located within the East Lake Sammamish sub-basin in the City of Sammamish:

- Lake Sammamish
- Pine Lake
- Beaver Lake

The following streams are located within East Lake Sammamish sub-basin in the City of Sammamish:

- Ebright Creek (WRIA 0149) (Salmon bearing)
- Pine Lake Creek (WRIA 0152) (Salmon bearing)
- Laughing Jacobs Creek (Salmon bearing)
- Laughing Jacobs Lake (WRIA 0166) (Salmon bearing)
- George Davis Creek (WRIA 0144) (Salmon bearing)
- Zackuse Creek (WRIA 0145) (Salmon bearing)
- Kanim Creek (WRIA 0153) (Salmon bearing)
- Many Springs Creek (WRIA 0164) (Salmon bearing)

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- Numerous (approximately 20 to 30) unnamed streams that flow to Lake Sammamish. Some support limited salmonid use.
- Several (approximately 5 to 10) unnamed streams that flow to Pine Lake or Beaver Lake and eventually to Lake Sammamish; some of these streams support limited salmonid use.

In addition, several (approximately 5 to 10) unnamed streams are present in Sammamish that flow to Evans Creek in the Evans Creek sub-basin, and a few (2 to 5) streams are in the north fork Issaquah Creek sub-basin within the City's urban growth boundaries. Salmonid use of several of these streams is either documented or assumed.

2. Will the Project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in the addition of impervious surface, alteration, movement, or redirection of surface waters, construction of stormwater facilities, and does not impact or modify any surface water features. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in the addition of impervious surface, alteration, movement, or redirection of surface waters, the construction of stormwater facilities, and does not impact or modify any surface water features. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in the addition of impervious surface, alteration, movement, or redirection of surface waters, the construction of stormwater facilities, and do not impact or modify any surface water features. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA

may be required. Any future development-related land use action must comply with the SMC.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No portion of the Town Center lies within a 100- or 500-year floodplain.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in the addition of impervious surface, alteration, movement, or redirection of surface waters, the construction of stormwater facilities, and do not impact or modify any surface water features. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

b. Ground:

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan does not result in the withdrawal of groundwater from a well for drinking water or other purposes or discharges to groundwater. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan does not result in the withdrawal of groundwater from a well for drinking water or other purposes or discharges to groundwater. This proposal is wholly related to policy development and development regulations that may result

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan and code amendments do not result in water runoff. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan and code amendments do not result in water runoff. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan and code amendments do not result in water runoff. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan and code amendments do not result in water runoff. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

deciduous tree: alder, maple, aspen, other

- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan and code amendments do not result in the removal or alteration of any vegetation. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species in Town Center.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan and code amendments do not result in landscaping or other measures to preserve or enhance vegetation. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

e. List all noxious weeds and invasive species known to be on or near the site.

Invasive plant species include Himalayan blackberry, Evergreen blackberry, fragrant water lily, ivy, holly, laurel, and Japanese knotweed. Noxious weeds are identified as any weed identified in the King County noxious weed list

(<http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/laws/list.aspx>)

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

All the birds and animals listed below are known to be on or near the City.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- Hawks, herons, eagles, songbirds, woodpeckers, owls, and others
- Deer, bear, cougar, bobcat, coyote, beaver, raccoon, rabbit, squirrel, opossum, river otter, muskrat, and others
- Bass, salmon, trout, crayfish, frogs, salamanders, snakes

b. List any threatened and endangered species known to be on or near the site

- Resident Coastal Cutthroat
- Winter Steelhead
- Coho
- Townsend’s Big-eared Bat
- Fall Chinook
- Kokanee

c. Is the site part of a migration route? If so, explain.

Some anadromous salmonid species and some migrating waterfowl are found within Sammamish.

d. Proposed measures to preserve or enhance wildlife, if any.

Not applicable – this is a non-project action, and the Plan and code amendments do not result in the preservation or enhancement of wildlife. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

e. List any invasive animal species known to be on or near the site.

There are no confirmed invasive animal species in the City, but bullfrogs (*Rana Catesbeiana*) are likely present.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed Project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable – this is a non-project action, and this Plan and code amendments do not result in the use of electric, natural gas, oil, wood stove, or solar energy. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

- b. Would your Project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable – this is a non-project action, and this Plan and code amendments do not result in the use of solar energy by properties adjacent to Town Center. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Not applicable – this is a non-project action, and this Plan and code amendments do not result in the energy conservation features. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Not applicable – this is a non-project action, and this Plan and code amendments do not expose the environment or population to toxic chemicals, risk of fire and explosion, spill, or hazardous waste. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- 1. Describe any known or possible contamination at the site from present or past uses.**

Not applicable – this is a non-project action and not related to a specific site. There is no known contamination in Town Center from present or past uses.

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable – this is a non-project action and not related to a specific site. There are no known existing hazardous chemicals or conditions in Town Center.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the Project's development or construction, or at any time during the operating life of the Project.**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Not applicable – this is a non-project action and does not result in the storage, use, or production of toxic or hazardous chemicals.

4. Describe special emergency services that might be required.

Not applicable – this is a non-project action and does not result in the need for special emergency services.

5. Proposed measures to reduce or control environmental health hazards, if any.

Not applicable – this is a non-project action and does not create any environmental health hazards.

b. Noise

1. What types of noise exist in the area which may affect your Project (for example: traffic, equipment, operation, other)?

Not applicable – this is a non-project action, and this Plan and code amendments are not affected by noise. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

2. What types and levels of noise would be created by or associated with the Project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Not applicable – this is a non-project action, and this Plan and code amendments do not result in the creation of any noise on a short-term or long-term basis. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

3. Proposed measures to reduce or control noise impacts, if any:

Not applicable – this is a non-project action, and this Plan and code amendments do not result in the creation of any noise. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Town Center's current uses include:

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- Residential, single-family
- Residential, single-family
- Residential, multi-family
- Commercial, office and mixed-use
- Institutional & Education
- Parks

Adjacent land uses include:

- Residential, single-family
- Residential, single-family
- Residential, multi-family
- Commercial, office and mixed-use
- Institutional & Education
- Parks

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Historically, before incorporation, areas within Sammamish were used for farming and forestry. Farming has been small-scale; today, there are no major agricultural uses within the city limits. Forestry uses largely ended by the 1930s. The City, including the Town Center, does not contain any agricultural or forest land of long-term commercial significance.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

Town Center is contained within the City of Sammamish and does not adjoin any designated agricultural or forest areas. No impacts on normal business operations on farm or forest land are anticipated.

- c. Describe any structures on the site.**

- Single Family Residences
- Multi-Family Residences
- Business/Commercial buildings
- Mixed-use buildings
- Schools
- Other public/institutional buildings

- Structures associated with recreation areas

d. Will any structures be demolished? If so, what?

Not applicable – this is a non-project action, and this Plan and code amendments do not call for the demolition of any structures. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the Sammamish Municipal Code (SMC).

e. What is the current zoning classification of the site?

Town Center has multiple zoning classifications contained within its boundaries. These are as follows:

- TC-A (Mixed-Use, varying intensity)
- TC-B (Mixed residential)
- TC-C (Lower intensity residential)
- TC-D (Civic campus)
- TC-E (Single-family detached)

f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan specifically designates this subarea as “Town Center.” This land use designation is envisioned as an active, walkable district with a variety of housing types, public and institutional facilities, services, and amenities.

g. If applicable, what is the current shoreline master program designation of the site?

There are no shoreline properties within the Town Center boundaries.

h. Has any part of the site been classified as a critical area by the City or county? If so, specify.

Not applicable – this is a non-project action, and is not associated with one specific site. Critical areas within Town Center’s boundaries include erosion hazard areas, frequently flooded areas, landslide hazard areas, seismic hazard areas, critical aquifer recharge areas, wetlands, streams, and fish and wildlife habitat conservation areas.

i. Approximately how many people would reside or work in the completed Project?

This is a non-project action and multiple projects will be completed over time within the project area. A range of land uses and development intensities are likely to be permitted in Town Center and the exact build-out and mix of land uses is difficult to predict with accuracy. However, the scope of this proposal is to study up to 4,000 housing units within the study area to be built out over time.

j. Approximately how many people would the completed Project displace?

As a non-project action, the proposal would not directly cause displacement of people, and no mitigation is proposed. This proposal is wholly related to policy development

and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

k. Proposed measures to avoid or reduce displacement impacts, if any.

As a non-project action, the proposal would not directly cause displacement of people, and no mitigation is proposed. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The Town Center Plan Update concerns policy development and development regulations. These policies and regulations align with the City's 2024 Comprehensive Plan Update, which is aligned with County, Regional, and State plans for future growth. Any future development-related land use action must comply with the SMC.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Town Center does not contain any agricultural or forest land of long-term commercial significance within its boundaries.

9. Housing

[Find help answering housing questions](#)¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable - as a non-project action, the proposal would not directly create housing units. The plan explores the possibility of creating up to 4,000 housing units within Town Center. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable - as a non-project action, the proposal does not eliminate housing units. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable - as a non-project action, the proposal does not create additional housing units. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable - as a non-project action, the proposal does not include any proposed structures. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC. The tallest building height considered as part of this proposal is 150'.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable - as a non-project action, the proposal does not include any proposed structures that would alter or obstruct views in the Town Center. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable - as a non-project action, the proposal does not include any aesthetic impacts in the Town Center. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable - as a non-project action, the proposal does not produce any light or glare. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

b. Could light or glare from the finished Project be a safety hazard or interfere with views?

Not applicable - as a non-project action, the proposal does not produce any light or glare. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable - as a non-project action, the proposal does not produce any light or glare. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable - as a non-project action, the proposal does not produce any light or glare. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

12. Recreation

[Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable - as a non-project action, the proposal does not create any recreational opportunities. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

b. Would the proposed Project displace any existing recreational uses? If so, describe.

Not applicable - as a non-project action, the proposal does not create any recreational opportunities. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the Project or applicant, if any:

Not applicable - as a non-project action, the proposal does not create any recreational opportunities. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-

specific SEPA may be required. Any future development-related land use action must comply with the SMC.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There are no buildings, structures, or sites located within the Town Center boundaries listed in or eligible for any preservation registers.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

The following has been found for Sammamish:

- Professional studies conducted on a project-by-project basis have found evidence of cultural importance in Sammamish.
- The King County Historic Resource Inventory 2012 inventoried 25 resources, 8 of which were some degree intact and 8 of which were some degree altered.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The City employs the following methods to assess the potential impacts on cultural and historic resources:

- King County Historic Resource Inventory 2012
- WISAARD Washington Department of Archaeology and Historic Preservation (DAHP) database
- King County and Local Landmarks List, Technical Paper No. 6
- SEPA notice is distributed for individual projects

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Not applicable - as a non-project action, the proposal does not instigate any loss, changes to, or disturbance of cultural resources. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time site-specific SEPA may be required. Future project-specific development proposals within Town Center that may impact historic resources would

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

be reviewed consistent with applicable provisions of the SMC and SEPA procedures (Chapter 20.15 SMC) to identify potential cultural impacts and applicable mitigating measures.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in direct changes to the existing street system. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

King County Metro route 269 serves the 228th Ave SE/Sahalee Way NE corridor and Pine Lake-Issaquah Road SE. 228th Ave SE forms the central spine of the Town Center boundaries.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not require improvements to the existing roads, streets, pedestrian, bicycle, or state transportation facilities. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not utilize or occur near water, rail, or air transport. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- e. **How many vehicular trips per day would be generated by the completed Project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in a change in traffic volume. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not interfere with, affect, or are affected by the movement of agricultural and forest products on roads or streets in the area. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not result in transportation impacts. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. **Would the Project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. The Plan and code amendments do not increase the need for public services. This proposal is wholly related to policy development and development regulations that may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable – this is a non-project action, so no specific site is associated with this proposal. This Plan and code amendments do not increase the need for public services. This proposal is wholly related to policy development and development regulations that

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

may result in construction activity at a future date, at which time, site-specific SEPA may be required. Any future development-related land use action must comply with the SMC.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**
All utilities are available within the Town Center boundaries.
- b. **Describe the utilities that are proposed for the Project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

All utilities will continue to serve Town Center. The following is a list of the utility providers that serve Town Center:

Provider	Utility Service
City of Sammamish	Stormwater management
Sammamish Plateau Water	Water and sewer service
King County Sheriff	Law enforcement
Eastside Fire and Rescue	Fire and Emergency services
Republic Services	Solid waste
Williams Northwest Pipeline	Natural gas pipeline
Puget Sound Energy	Natural gas distribution
Puget Sound Energy	Electric power
Comcast	High-speed cable

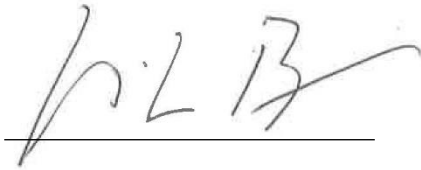
C. Signature

[Find help about who should sign¹⁹](#)

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

A handwritten signature in black ink, appearing to read 'M. L. B.', is written above a horizontal line.

Type name of signee: Matt Brandmeyer

Position and agency/organization: Deputy Director of Community Development, City of Sammamish

Date submitted: 12/18/2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Compact development within urban areas already supported by infrastructure and services is a fundamental principle of the GMA. This approach to planning poses the best opportunity to mitigate the environmental and climate impacts associated with sprawling development patterns that require reliance on private automobiles. Town Center is intended to be a compact urban development, a mixed-use, walkable hub in which much of Sammamish's future growth is envisioned.

Development of any type has the potential to increase stormwater runoff and emissions during construction and over the long term. Still, urban development has been proven to be far more environmentally and climate-friendly than predominantly single-family homes. Compact urban development provides more efficient living spaces, more concentrated resources to fund services, and a population base large and clustered enough to receive more transportation options.

Therefore, the impacts resulting from Sammamish not planning for urban growth and pushing development to places outside of Town Center would likely result in greater environmental impacts related to stormwater runoff and emissions. This is because low density and diffuse development tends to lead to more impervious surface coverage (i.e., large-lot, single-family development has larger building footprints relative to denser urban development and requires road and utility infrastructure that serves a relatively low volume of people, while covering a disproportional amount of land). Additionally, servicing sprawling developments with transit options and municipal utilities is financially unsustainable, which increases reliance on single-occupancy vehicle travel.

The New York Times published an article titled "The Climate Impact of Your Neighborhood, Mapped" which visualized data from a research study on per capita

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

climate impacts by neighborhood across the United States. Consulting firm EcoDataLab, in partnership with the University of California at Berkeley, compiled the data. The following quote summarizes the findings:

Households in denser neighborhoods close to city centers tend to be responsible for fewer planet-warming greenhouse gases, on average, than households in the rest of the country. Residents in these areas typically drive less because jobs and stores are nearby and they can more easily walk, bike or take public transit. And they're more likely to live in smaller homes or apartments that require less energy to heat and cool.

Moving further from city centers, average emissions per household typically increase as homes get bigger and residents tend to drive longer distances. But density isn't the only thing that matters. Wealth does, too. Higher-income households generate more greenhouse gases, on average, because wealthy Americans tend to buy more stuff — appliances, cars, furnishings, electronic gadgets — and travel more by car and plane, all of which come with related emissions.

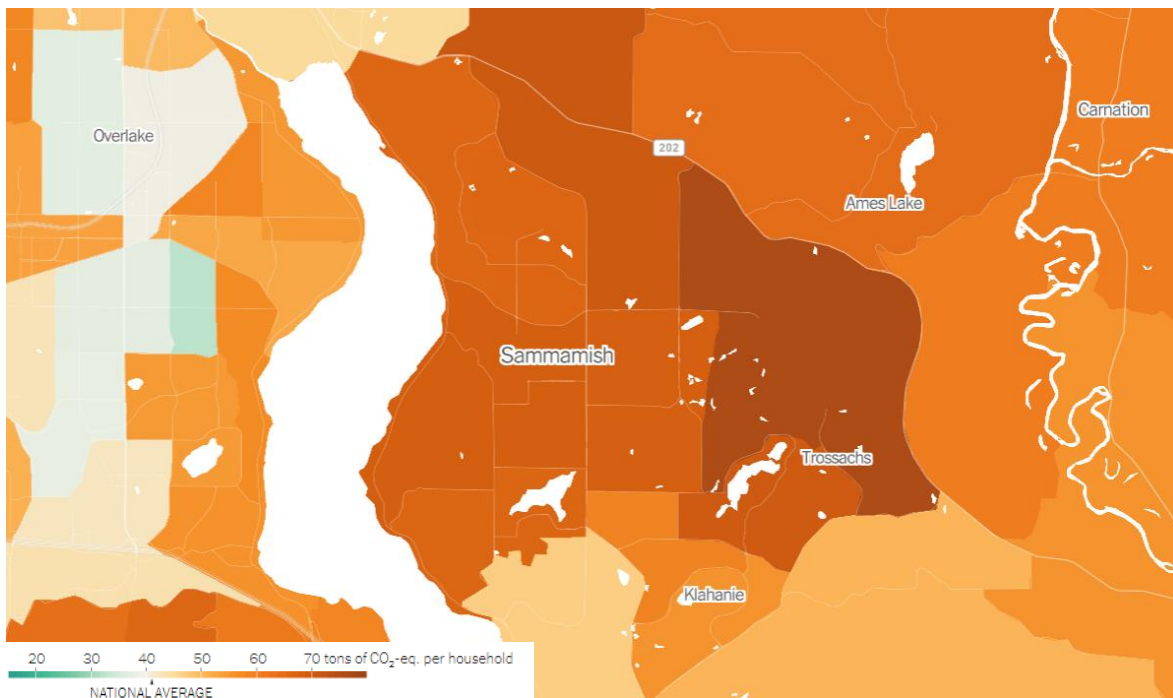


Figure 2. Sammamish per capita climate impacts. Darker orange means impacts beyond average.

Sammamish's emissions are considered "much higher than average" for the United States based on the data visualized in Figure 4. This tracks with documented commute patterns of Sammamish residents—many of whom have historically traveled outside the City for jobs, shopping, and entertainment in neighboring cities like Redmond and Bellevue. The Comprehensive Plan and implementing development regulations seek to reverse this trend by enabling diverse housing options and access to everyday needs *within* the City, therefore cutting down on the single-occupancy vehicle trips that exacerbate the City's climate impact.

The Seattle Metro region shown in Figure 3 highlights the correlation between denser and more compact development patterns and per capita climate impacts even when accounting for another major factor: wealth.

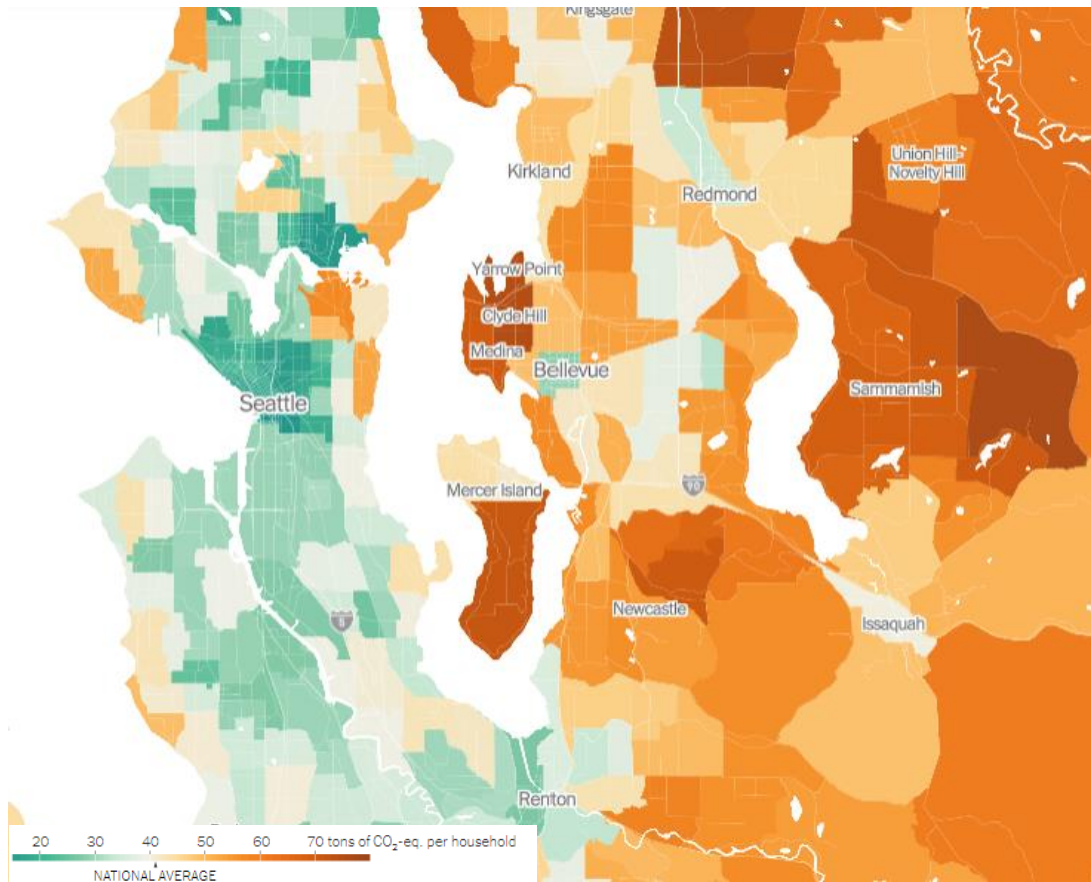


Figure 3. Sammamish Seattle Metro Region Per Capita Climate Impacts by Neighborhood per capital climate impacts. Darker orange means impacts beyond average.

Proposed measures to avoid or reduce such increases are:

- The City of Sammamish has existing standards in the Town Center development code that address noise impacts and mitigate water and air pollution during construction activities.
- Updates to the Town Center Plan’s land use policies and development regulations will allow for mixed-use zoning in more of Town Center. Reducing proximity between housing and services decreases the necessity of single-occupancy vehicles and related infrastructure.
- Updates to the Town Center Plan’s housing policies and development regulations will enable more housing types and densities in Town Center to create more compact development opportunities.
- Updates to the Town Center Plan’s transportation policies, emphasizing maintaining and improving multimodal service levels.

- Updates to the Town Center Plan’s approach to economic development increase opportunities for local jobs, entertainment, and services.
- Updates to the Town Center Plan’s goals and policies include reducing vehicle miles traveled, reducing greenhouse gas emissions, and increasing support for renewable energy initiatives.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

By focusing growth into compact urban areas and including policies related to open space and natural areas, the Town Center Plan Update seeks to limit these impacts from development. Opportunities for more compactness and density will minimize potential impacts on natural features, systems, plants, animals, and fish.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

- Policies related to wildlife consider stormwater capture and detention, wildlife corridors, and low-impact development.
- Development regulations related to the conservation of plants, animals, fish, and marine life consider tree retention, low-impact development, and native species selection.

3. How would the proposal be likely to deplete energy or natural resources?

The more compact forms of urban development envisioned in this Town Center Plan Update are enabled by the updated implementing development regulations, which will minimize impacts to energy supplies and natural resources.

Proposed measures to protect or conserve energy and natural resources are:

- Supporting transportation options through compact land use development patterns.
- Mixed-use development that limits reliance on vehicle use, increasing access to goods and services within walking and biking distance to housing in Town Center.
- Existing development standards and incentives for green building techniques and low-impact development.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Updates made to the Town Center Plan do not impede the existing protections and development limitations in these areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

- The Environmental Considerations Map denotes natural areas, parks, and environmentally critical areas.

- Land Use and Environmental Stewardship goals and policies direct development away from environmentally critical areas.
- Goals and policies that support the enhancement of environmentally critical areas to strengthen protection and restore their ability to mitigate climate impacts.
- Development regulations that require critical areas, tree retention, and low-impact development.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Updates to the Town Center Plan allow more housing and mixed-use development within a compact urban area. The Plan proposes compatible land uses within updates to the Town Center zones.

Proposed measures to avoid or reduce shoreline and land use impacts are:

- Promoting mixed-use development with compatible uses.
- Expanding opportunities for housing in suitable areas.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The Plan updates anticipate increases in transportation demand and vehicle trips as more dense development occurs in the Town Center. Therefore, the plan envisions a multimodal environment over the long term with increased access to transit and mixed-use areas that mitigate the increase in population density. Refined land use categories and corresponding development regulations will also enable access to and coexistence of housing and jobs.

Proposed measures to reduce or respond to such demand(s) are:

- Expanded transportation facilities in alignment with the Comprehensive Plan
- Maintaining the City's transportation concurrency program
- Establishing and maintaining a multimodal level of service
- Parking flexibility, waivers, and reductions for development
- Expanding the trail system in and around Town Center.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts with local, state, or federal laws are anticipated.