

Sammamish Balanced Land Use and Mobility Analysis

Final Environmental Impact Statement | Volume II

Appendices

March 2022

Consultant Team

BERK Consulting

HWA Geo

The Watershed Company

Transportation Solutions, Inc.

Appendices

A Public Outreach

B Growth Targets



A Public Outreach

Public comments were invited on the Draft EIS from August 26, 2021 through September 27, 2021. All written and verbal public comments received during the Draft EIS comment period are considered and addressed in the Final EIS (see Chapter 5). A public workshop was held on October 28, 2021 and a voluntary public hearing was held on November 17, 2021 (see the attached notices published online). The notice of availability was also mailed on August 26, 2021 as documented in the attached Affidavit of Mailing.

Presentations were given to City Council following issuance of the Draft EIS on the following dates (also accessible online via the project website at connect.sammamish.us/eis):

- [December 14, 2021 Council Meeting](#) (starts at timestamp 2:16:36) – City Council approved [Resolution R2021-930](#) at this meeting (included in this appendix), selecting Alternative 4 as the Preferred Alternative in the BLUMA EIS
- [November 17, 2021 Council Meeting](#) (starts at timestamp 0:01)
- [October 28, 2021 Council Meeting](#) (starts at timestamp 0:01)
- [October 19, 2021 Council Meeting](#) (starts at timestamp 1:56:30)
- [September 14, 2021 Council Meeting](#) (starts at timestamp 2:24:30)

See Draft EIS Appendix A for public outreach conducted prior to issuance of the Draft EIS.



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Notice of Availability of Draft Environmental Impact Statement (Draft
EIS) for the Balanced Land Use and Mobility Analysis

Notice of Availability of Draft Environmental Impact Statement (Draft EIS) for the Balanced Land Use and Mobility Analysis

26 Aug 2021

CITY OF SAMMAMISH NOTICE OF AVAILABILITY OF A SEPA DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) BALANCED LAND USE AND MOBILITY ANALYSIS

Notice is hereby given under WAC 197-11-455 and WAC 197-11-510 that the City of Sammamish is issuing the Balanced Land Use and Mobility Analysis (BLUMA) Programmatic Draft Environmental Impact Statement (Draft EIS) addressing proposed Comprehensive Plan and Code Amendments.

The Draft EIS describes the existing conditions and identifies probable significant environmental impacts, mitigation measures to mitigate these impacts, and any significant unavoidable adverse environmental impacts from the proposal, in accordance with RCW 43.21C.031. Four alternatives are analyzed in the Draft EIS, including a no action alternative. The topics studied under the Draft EIS include: earth, water resources, plants and animals, land use, housing, plans and policies, transportation, and utilities (i.e. broadband).

Proponent & Lead Agency: City of Sammamish

Proposal: The proposal consists of amendments to the Sammamish Comprehensive Plan and Sammamish Municipal Code (SMC) necessary to amend and implement the City's transportation level of service (LOS) standards and concurrency management program. Amendments may include:

- Amendments to the Transportation and Capital Facilities Elements, Volume I for transportation LOS standards. Amendments to Transportation and Capital Facilities Elements, Volume II, to update discussion of LOS standards and concurrency, the 6-Year Transportation Improvement Program (TIP), the traffic forecasting model, recommended long-term transportation project list, and financing information. Consistency amendments to other elements may also be required.
- Potential changes to the SMC could include but are not limited to SMC Titles 14A, 20, 21A, and 21B to update definitions, address internal consistency, and implement the amended transportation LOS standards in the concurrency management program, depending on the preferred alternative.

Location: Current incorporated City of Sammamish boundaries

File Number: POL2020-00767, formerly known as POL2020-00331

Comment and Review: The Draft EIS and associated documents can be reviewed and downloaded at the project website at: <https://connect.sammamish.us/eis/widgets/37530/documents>. Contact the City at the contact information below if you are unable to access the documents online. Alternate formats may be available at cost.

The City is requesting comments on the Draft EIS from citizens, agencies, tribes, and all other interested parties from **August 26, 2021 to 5:00 PM on September 27, 2021. Electronic submittal is preferred. Direct comment to:**

<https://form.jotform.com/212297394282159>

-or-

City of Sammamish

ATTN: BLUMA EIS Team

801 228th Ave SE

Sammamish, WA 98075

-or-

eis@sammamish.us

RE: Draft EIS Comment

Note: Please send *all* emailed correspondence to the email address listed above.

SEPA Responsible Official: David Pyle, Director, Department of Community Development

Categories: BLUMA, EIS

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October 28, 2021 City Council Workshop - Public Notice

October 28, 2021 City Council Workshop - Public Notice

22 Oct 2021

CITY OF SAMMAMISH
NOTICE OF SPECIAL MEETING WITH
THE CITY OF SAMMAMISH CITY COUNCIL

Balanced Land Use and Mobility Analysis (BLUMA) EIS Workshop

Notice is hereby given that the City of Sammamish City Council will hold a Special Meeting conducted in a workshop format to discuss the BLUMA Draft EIS including a comparison of the proposed alternatives and summarization of public comments received.

MEETING SCHEDULE: This Special Meeting will start at 6:30 PM on October 28, 2021. To view the virtual City Council special meeting, go to <https://sammamishwa.civicweb.net/Portal> and click on the meeting date. Instructions on how to view the meeting are provided in the agenda. Meetings are recorded and posted on the City’s YouTube Channel the following day.

WRITTEN COMMENT: Written public comment will be accepted until 5:00 pm on October 28, 2021 (the day of the meeting). Submit your written comments by email to the City Clerk at lhachey@sammamish.us and citycouncil@sammamish.us.

VERBAL COMMENT: This is the first meeting in a two-part meeting series and public comment is encouraged at the public hearing to be held on November 17, 2021. The Workshop is planned to be informational in nature.

DOCUMENT AVAILABILITY: The Draft EIS and all associated public comments received during the Draft EIS comment period are located on Connect Sammamish: <https://connect.sammamish.us/eis>

CITY CONTACT: BLUMA EIS Project TEAM, eis@sammamish.us

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November 17, 2021 City Council Public Hearing - Public Notice

November 17, 2021 City Council Public Hearing - Public Notice

02 Nov 2021

CITY OF SAMMAMISH
NOTICE OF PUBLIC HEARING OF THE CITY OF
SAMMAMISH CITY COUNCIL

Balanced Land Use and Mobility Analysis (BLUMA) EIS Public Hearing

Notice is hereby given that the City of Sammamish City Council will hold a Public Hearing to discuss the BLUMA Draft EIS alternatives and receive additional public comment.

HEARING SCHEDULE: This Public Hearing will be part of a special meeting, which will start at 6:30 PM on November 17, 2021. To view the virtual City Council meeting, go to <https://sammamishwa.civicweb.net/Portal> and click on the meeting date. Instructions on how to view the meeting are provided in the agenda. A related workshop where this project was discussed in detail was held on October 28, 2021 and the recording can be viewed by visiting the BLUMA EIS project page here: <https://connect.sammamish.us/eis>.

WRITTEN COMMENT: Written public comment will be accepted until 5:00 pm on November 17, 2021 (the day of the meeting). Submit your written comments by email to the City Clerk at lhachey@sammamish.us and citycouncil@sammamish.us.

VERBAL COMMENT: Up to 3 minutes of verbal public comment may be provided per person live during the meeting. You may join the Zoom Webinar virtual meeting using this link: <https://zoom.us/j/97743476957> or by telephone by dialing: 253-215-8782 and entering the following Webinar ID when prompted: 977 4347 6957#. During Public Comment, the City Clerk will ask attendees to press the "raise hand" button if they wish to give comment. If joining the meeting by phone, dial *9 to raise your hand. When it is your turn to speak, the Clerk will unmute you and you will be given the ability to turn on your web camera if desired.

DOCUMENT AVAILABILITY: The Draft EIS and all associated public comments received during the Draft EIS comment period are located on Connect Sammamish: <https://connect.sammamish.us/eis>

CITY CONTACT: BLUMA EIS Project TEAM, eis@sammamish.us

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**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2021-930**

**A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON,
SELECTING ALTERNATIVE 4 AS THE PREFERRED
ALTERNATIVE FOR EVALUATION IN THE FINAL
ENVIRONMENTAL IMPACT STATEMENT (FEIS) FOR THE
BALANCED LAND USE AND MOBILITY ANALYSIS (BLUMA)
EFFORT**

WHEREAS, the City issued a combined SEPA Determination of Significance (DS) and Scoping Notice on July 7, 2020, commencing a public comment period; and

WHEREAS, the City issued a Revised Scoping Notice on February 22, 2021; and

WHEREAS, the City issued a Draft EIS on August 26, 2021, commencing a 30-day public comment period; and

WHEREAS, on October 19, 2021, the City Council stated their intent to select a preferred alternative before 2022; and

WHEREAS, on November 17, 2021, the City Council held a public hearing and voted to select Alternative 4 as the Preferred Alternative to evaluate in the Final EIS;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Preferred Alternative Selected. The City Council of the City of Sammamish hereby selects Alternative 4, as identified in the Draft EIS (issued August 26, 2021) and summarized in Exhibit A attached hereto and incorporated as if fully set forth herein, for further evaluation in the Final EIS as the preferred alternative.


**PASSED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON
THE 14th DAY OF DECEMBER 2021.**

CITY OF SAMMAMISH



Mayor Karen Moran

ATTEST/AUTHENTICATED:



Lita Hachey, City Clerk

Approved as to form:



Lisa Marshall, City Attorney

Filed with the City Clerk: December 14, 2021
Passed by the City Council: December 14, 2021
Resolution No.: R2021-930

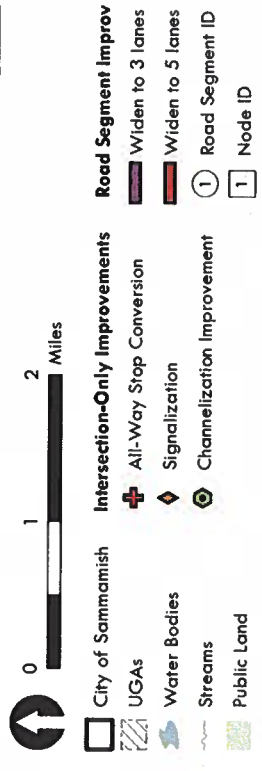
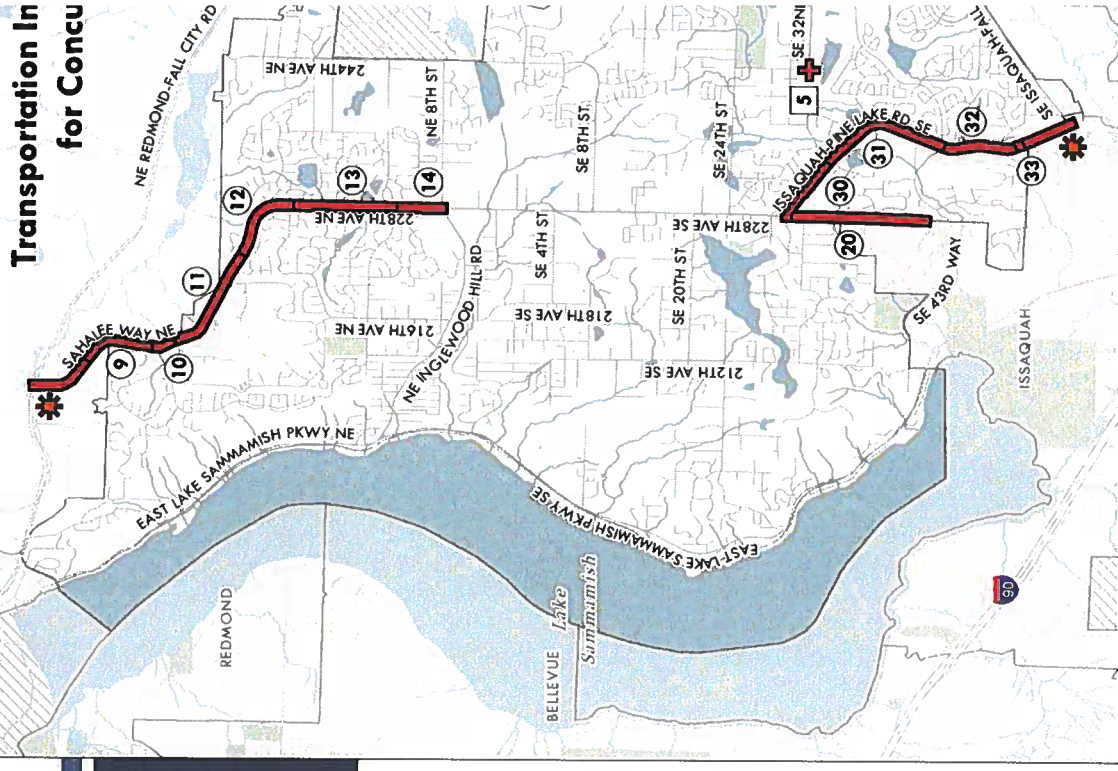
***Excerpt of Presentation to City Council on
November 17, 2021***

Action Alternative 4

Transportation LOS Standards with transportation-efficient land use measures and holistic transportation capacity improvements:

- Same LOS standards for intersections and key corridors and roadway segments as Alternative 2 with an assumed 15% reduction in peak hour trips.
- Same land use measures as described in Alternative 3.
- Transportation capacity improvements intended to address transportation needs holistically, considering local and regional connectivity, improvements to substandard streets, transit and non-motorized needs, and environmental constraints.
- Improvements to transportation infrastructure to meet new LOS standards.

November 17, 2021





801- 228th AVENUE SE • SAMMAMISH, WA 98075 • PHONE 425-295-0500 • FAX 425-295-0600

STATE OF WASHINGTON
COUNTY OF KING

For Notice: **City of Sammamish Notice of Availability for a SEPA Draft Environmental Impact Statement**
Application File No. #POL2020-00767 FKA POL2020-00331 (Balanced Land Use and Mobility Analysis EIS)

AFFIDAVIT OF MAILING

I, Sharon Garcia, hereby attest that I mailed the **Notice of Availability for a SEPA Draft Environmental Impact Statement** as seen in Attachment A for file **POL2020-00767 FKA POL2020-00331 (Balanced Land Use and Mobility Analysis EIS)** to the individuals as listed on Attachment B via first class mail Thursday, August 26, 2021, in accordance with the City of Sammamish Administrative Procedures requirements.

Sharon Garcia
Signature

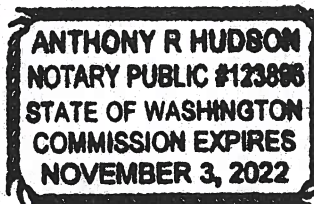
Aug. 26, 2021
Date

State of Washington
County of King

On this the 26th day of August, 2021, before me, Anthony R Hudson, the undersigned Notary Public, personally appeared Sharon Garcia, personally known to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed it.

WITNESS my hand and official seal.

Anthony R Hudson
Notary Public
Residing at Bothell, Wa.
Term Expires: 11/03/2022





801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax:
295-295-0600 ■ web: www.sammamish.us

**CITY OF SAMMAMISH
NOTICE OF AVAILABILITY OF A SEPA DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS)
BALANCED LAND USE AND MOBILITY ANALYSIS**

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Proponent & Lead Agency: City of Sammamish

Proposal: The proposal consists of amendments to the Sammamish Comprehensive Plan and Sammamish Municipal Code (SMC) necessary to amend and implement the City's transportation level of service (LOS) standards and concurrency management program. Amendments may include:

- Amendments to the Transportation and Capital Facilities Elements, Volume I for transportation LOS standards. Amendments to Transportation and Capital Facilities Elements, Volume II, to update discussion of LOS standards and concurrency, the 6-Year Transportation Improvement Program (TIP), the traffic forecasting model, recommended long-term transportation project list, and financing information. Consistency amendments to other elements may also be required.
- Potential changes to the SMC could include but are not limited to SMC Titles 14A, 20, 21A, and 21B to update definitions, address internal consistency, and implement the amended transportation LOS standards in the concurrency management program, depending on the preferred alternative.

Location: Current incorporated City of Sammamish boundaries

File Number: POL2020-00767, formerly known as POL2020-00331

-OVER-

Comment and Review: The Draft EIS and associated documents can be reviewed and downloaded at the project website at: <https://connect.sammamish.us/eis/widgets/37530/documents>. Contact the City at the contact information below if you are unable to access the documents online. Alternate formats may be available at cost.

The City is requesting comments on the Draft EIS from citizens, agencies, tribes, and all other interested parties from **August 26, 2021 to 5:00 PM on September 27, 2021. Electronic submittal is preferred.**
Direct comment to:

<https://form.jotform.com/212297394282159>

-or-

City of Sammamish
ATTN: BLUMA EIS Team
801 228th Ave SE
Sammamish, WA 98075

-or-

eis@sammamish.us

RE: Draft EIS Comment

Note: Please send *all* emailed correspondence to the email address listed above.

SEPA Responsible Official: David Pyle, Director
Department of Community Development

Signature David Pyle Date 08/26/2021

Muckleshoot Indian Tribe and Fisheries Division
Attn: Gren St. Amant
39015-A 172nd Avenue SE
Auburn WA 98002

Johns Monroe Mitsunaga Kolouskova, PLLC
Attn: Duana Kolouskova
1121 SE 8th St., Suite 120
Bellevue WA 98004

Johns Monroe Mitsunaga Kolouskova, PLLC
Attn: Dean Williams
1121 SE 8th St., Suite 120
Bellevue WA 98004

Issaquah School District
Capital Projects Department
Attn: Tom Mullins
5150 220th Ave SE
Issaquah WA 98029

Puget Sound Habitat Program
Washington Dept. of Fish & Wildlife
Attn: Christa Heller
1775 12th Ave NW
Issaquah WA 98027

City of Issaquah
Attn: Planning Department
1775 12th Ave NW
PO Box 1307
Issaquah WA 98027-1307

Eastside Fire and Rescue
175 NE Newport Way
Issaquah WA 98027

Save Lake Sammamish
PMB 2565
1420 NW Gilman Blvd., Suite 2
Issaquah WA 98027

STCA, LLC
Suite 108
5535 Meadows Road
Oswego OR 97035

STC JV1, LLC
Suite 108
5535 Meadows Road
Lake Oswego OR 97035

Washington Dept. of Fish and Wildlife
Attn: Miles Penk
16018 Mill Creek Blvd
Mill Creek WA 98012

Washington State Department of Commerce
Attn: Review Team
1011 Plum St. SE
Olympia WA 98504

WA State Dept. of Natural Resources
Attn: SEPA Center - Boyd Powers
PO Box 47015
Olympia WA 98504-7015

Washington State Department of Fish and Wildlife
Attn: SEPA Desk
PO Box 43200
Olympia WA 98504

Washington State Department of Ecology
Attn: SEPA Unit
PO Box 47703
Olympia WA 98504

WA State Office of the Attorney General
Attn: Ecology Division
PO Box 40117
Olympia WA 98504-0117

Puyallup Indian Tribe
Attn: Russ Ladley, Fisheries Biologist
6824 Pioneer Way East
Puyallup WA 98371

Lake Washington School District #414
Attn: Brian Buck, Support Services
15212 NE 95th Street
Redmond WA 98052

City of Redmond
Attn: Planning Department
15670 NE 85th St
PO Box 97010
Redmond WA 98073-9710

Mr. Don Gerend
22730 SE 23rd Place
Sammamish WA 98075

Sunny Oak, LLC
505 208th Ave SE
Sammamish WA 98074

Eastside Catholic
Attn: Ryan Aiello
232 228th Ave SE
Sammamish WA 98074

Friends of Pine Lake
21553 SE 28th Lane
Sammamish WA 98075

Sammamish Heritage Society
PMB 222
704 228th Ave NE
Sammamish WA 98074

Sammamish Library
825 228th Ave. SE
Sammamish WA 98075

Sammamish Plateau Water & Sewer District
Attn: Jay Regenstreif
1510 228th Avenue SE
Sammamish WA 98075

Ms. Nancy Whitten
2303 228th Ave SE
Sammamish WA 98075

US Army Corps of Engineers (Regulatory Branch)
Attn: Susan Powell
PO Box 3755
Seattle WA 98104-3755

King County Parks and Recreation
Attn: Trishah Bull
201 South Jackson Street, Suite 700
Seattle WA 98104

Puget Sound Clean Air Agency
1904 3rd Ave., Suite 105
Seattle WA 98101-3317

King County DOT / King County Dept. of Local Services
Attn: Robert Eichelsdoerfer
M/S KSC-TR-0317
201 South Jackson Street
Seattle WA 98104

KC DDES
35030 SE Douglas, Suite 210
Snoqualmie WA 98065-9266

KC DPER
35030 SE Douglas, Suite 210
Snoqualmie WA 98065-9266

Snoqualmie Indian Tribe
Attn: Snoqualmie Tribal Council
PO Box 969
Snoqualmie WA 98065

Puyallup Indian Tribe
Attn: Puyallup Tribal Council
3009 E Portland Avenue
Tacoma WA 98404

B Growth Targets



Memorandum

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web:
www.sammamish.us

Date: May 5, 2021
To: Dave Rudat, City Manager
From: Doug McIntyre, Transportation Planner, Department of Public Works; Lindsey Ozbolt, Project Manager – Long Range Planning, Department of Community Development; Jeff Elekes, Public Works Director; David Pyle, Community Development Director; Kellye Hilde, Community Development Deputy Director; Audrie Starsy, Public Works Deputy Director
Cc: Lisa Marshall, City Attorney; Peter Eglick, Outside Counsel
Re: Balanced Land Use and Mobility Analysis (BLUMA) EIS Data Discrepancy and Reconciliation

Executive Summary

This memo clarifies an issue regarding growth figures used in the Balanced Land Use and Mobility Analysis (BLUMA) EIS analysis and the resulting impacts and revisions. The EIS consultant team uncovered a difference in growth figures for the EIS analysis when the numbers should have been identical. Through deeper analysis of the issue, it was determined that 885 new dwelling units through the year 2035 should be expected in the City of Sammamish. Therefore, the EIS analysis will be revised to use 885 dwelling units as the growth number in both the traffic modeling and the land use and housing analysis. An explanation of the 885 dwelling unit figure is provided below.

The impact of this is that the EIS analysis needs to be revised, resulting in a slight delay of the overall project; however, the analysis will now be consistent with the growth assumptions in the City's 2015 Comprehensive Plan, strengthening the overall EIS document.

Issue

During the background work done in the drafting phase of the BLUMA EIS process, analysis performed by the City's consultant team revealed different growth numbers and a discrepancy between data sources. These data sources and growth numbers are essential in the EIS and are used to analyze impacts to traffic, land use, and housing. The data sources and resultant growth numbers must be consistent to allow for cohesive analysis of impacts and modeling. The growth number used in the EIS traffic modeling was 4,640 new dwelling units or the 2006-2035 growth target adopted as part of the King County Countywide Planning Policies and referred to in the 2015 Comprehensive Plan.¹ The growth number used in the EIS land use and housing analysis was 885 new dwelling units or the remaining 2006-2035 growth target subtracting growth achieved from 2006 through 2019. This discrepancy was discovered in March 2021 as the team was working on the preliminary Draft EIS that was scheduled to be provided to City staff on March 26, 2021. Once the co-project managers were notified of the

¹ [2015 Comprehensive Plan, Land-Use Background Chapter](#), page LU.7.

discrepancy, work was halted to address the issue, determine which number was accurate, conduct further traffic modeling, and then chart a course for reconciliation in the EIS analysis.

The impact of using differing numbers results in an inconsistent analysis between the land use and housing analysis and the traffic modeling being conducted. The numbers must be the same so that the growth-related transportation capital projects resulting from the modeling correspond with the land use figures used in the housing analysis.

The EIS Project Team collectively determined that, for this EIS analysis, the remaining growth number in the 2006-2035 Comprehensive Plan planning horizon that was adopted by the City of Sammamish in 2015 should be used. This means that the growth assumed to occur for this EIS is the remaining unbuilt portion of the growth forecasted between 2006 and 2035, which is 885 dwelling units.

The issue arose out of a Scrivener’s Error in the Comprehensive Plan. The 2015 Comprehensive Plan states that the City’s “growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets were adopted as part of the King County CPP and then subsequently extended to the 2035 time horizon for use in the current planning process.” As shown in Figure 1, Table LU-2 references these two timeframes and the associated growth targets.

	2006-2031 TARGETS	2015-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Figure 1: Background Table LU-2, 2015 Comprehensive Plan

There has been some confusion related to the growth targets referenced in Table LU-2 and if the timespan for the 2015-2035 growth targets shown in Figure 1 needs to be updated to 2006-2035 to adequately account for the 4-year extension. To clear up any confusion, staff recommend that the timespan be updated as shown in red text in Figure 2.

	2006-2031 TARGETS	2006-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Figure 2: Background Table LU-2 (proposed update), 2015 Comprehensive Plan

City staff is working with the legal team to correct the Scrivener’s Error in the current Comprehensive Plan to provide clarity.

Data Used and Description of the 885 Dwelling Unit Figure

To explain the origin and reasoning behind 885 dwelling units now being used in the EIS analysis, staff have provided an overview of the current King County Countywide Planning Policies (CPP) growth target, the number of dwelling units added from 2006-2019, and the number of dwelling units that remain from

the City's 2006-2035 King County adopted CPP Growth Target.

Current King County CPP Growth Target (2006-2035)

Sammamish's King County adopted CPP growth target for 2006-2031 included 4,000 dwelling units. This growth target was extended by four additional years for the 2015 Comprehensive Plan's planning period, making the target 4,640 dwelling units for 2006-2035. This target was then adjusted in 2016 with the annexation of Klahanie, setting the current King County CPP dwelling unit target for Sammamish at 4,849 units for 2006-2035.

Dwelling units Added (2006-2019)

King County utilizes the [Office of Financial Management \(OFM\) Postcensal Estimates of Housing Units](#) to assess dwelling unit growth for jurisdictions. The 2006 OFM dwelling unit estimate for Sammamish was 18,196 units (adjusted for the 2019 geographic boundary) and [the 2019 OFM](#) estimate was 22,159 units. Therefore, 3,963 dwelling units were added between 2006 and 2019.

Remaining King County CPP Target (2019-2035)

Based on the above data from OFM, the City has added 3,963 dwelling units between 2006 and 2019, with 885 dwelling units remaining under the current target of 4,849 for the planning horizon of 2019-2035. Furthermore, as of March 2, 2021, the 885 dwelling unit figure is broken down as 689 dwelling units in the pipeline (i.e. in a stage of the permitting process) and 196 dwelling units are new and unaccounted for as of yet, but are expected to be built by 2035.

New Draft Growth Target (2019-2044)

The City of Sammamish was classified within the "Larger Cities" as part of the Puget Sound Regional Council's ("PSRC") Vision 2040. By definition, within Vision 2040, Larger Cities were expected to "become more important subregional job, service, housing, cultural, and housing centers". As such, PSRC's Vision 2040 assumed an expanded role for Larger Cities, including Sammamish, and as such this group of 18 cities was assigned 14% of the region's population growth and 12% of the region's employment growth. Under the Vision 2040 framework of growth management, the City of Sammamish was assigned a growth target in 2013 through King County CPP adoption of 4,000 housing units. This target was extended twice, once in 2015 and once again in 2016. The City's current formally adopted King County CPP growth target is 4,849 units as noted above.

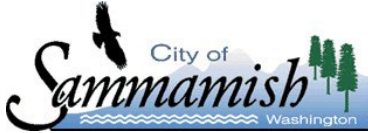
Under PSRC's Vision 2050, the City of Sammamish is being placed in the category of "Cities and Towns" that are "not connected to high-capacity transit options" and "should become priority areas for future investments and growth at the local level." The 19 jurisdictions in the King County Cities and Towns group are expected to take 5% of King County's share of the region's population growth (13,985 housing units) and 4% of the employment growth (jobs).

The City of Sammamish has just concluded engagement with King County in the Cities and Towns Geography Growth Caucus with the last meeting held on March 10, 2021. The City's proposed 25-year growth target (King County CPP Growth Target for 2019-2044 planning horizon) of 700 housing units and 305 jobs was accepted by partner Cities in the Caucus. Within the Vision 2050 growth framework, the City is on track for King County CPP assignment of 700 housing units and 305 jobs as the City's 2019-2044 growth target. These draft growth targets are reflected in the [draft CPPs published by King County](#) for public review on April 5, 2021. This City anticipates that these will become the City's new growth targets to be used as the baseline in the 2025 Comprehensive Plan update.

***NOTE:** While these new draft CPP growth targets for the timeframe of 2019-2044 are important for consideration, they are not the current “officially adopted” growth targets of the County or the City. For this reason, although we have include this information within this memo, it is important to note that these numbers are provided only as a reference. The officially adopted growth target numbers being used in this EIS are the City’s official 2006-2035 CPP growth targets and the City’s 2015 adopted Comprehensive Plan growth target. The officially adopted growth target numbers are described in the preceding sections.

Conclusion

The City’s Transportation Consultant, TSI, is currently revising the traffic model for the EIS analysis to reflect the 885 dwelling unit figure. This may result in slightly different transportation capital projects being identified as necessary for the three action alternatives in the EIS. This work is expected to take a month, as it includes the modeling, documentation, and project identification and definition. Once completed, the work will be shared with the rest of the EIS consultant team for their analysis. This work is expected to take approximately two months and includes revisions to the preliminary Draft EIS. Following this work, it will go to the City’s EIS Project Team for review. A refined and updated schedule will be shared with the City Council once all schedule impacts are finalized.



Memorandum

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web:
www.sammamish.us

Original May 5, 2021

Date:

Revised February 14, 2022

Date:

To: Dave Rudat, City Manager

From: Doug McIntyre, Transportation Planner, Department of Public Works; Lindsey Ozbolt, Project Manager – Long Range Planning, Department of Community Development; Jeff Elekes, Public Works Director; David Pyle, Community Development Director; Kellye Hilde, Community Development Deputy Director; Audrie Starsy, Public Works Deputy Director

Cc: Lisa Marshall, City Attorney; Peter Eglick, Outside Counsel

Re: Updated- Balanced Land Use and Mobility Analysis (BLUMA) EIS Data Discrepancy and Reconciliation

Executive Summary

This memo clarifies an issue regarding growth figures used in the Balanced Land Use and Mobility Analysis (BLUMA) EIS analysis and the resulting impacts and revisions. The EIS consultant team uncovered a difference in growth figures for the EIS analysis when the numbers should have been identical. Through deeper analysis of the issue, it was determined that 885 new dwelling units through the year 2035 should be expected in the City of Sammamish. Therefore, the EIS analysis will be revised to use 885 dwelling units as the growth number in both the traffic modeling and the land use and housing analysis. An explanation of the 885 dwelling unit figure is provided below.

The impact of this is that the EIS analysis needs to be revised, resulting in a slight delay of the overall project; however, the analysis will now be consistent with the growth assumptions in the City's 2015 Comprehensive Plan, strengthening the overall EIS document.

Issue

During the background work done in the drafting phase of the BLUMA EIS process, analysis performed by the City's consultant team revealed different growth numbers and a discrepancy between data sources. These data sources and growth numbers are essential in the EIS and are used to analyze impacts to traffic, land use, and housing. The data sources and resultant growth numbers must be consistent to allow for cohesive analysis of impacts and modeling. The growth number used in the EIS traffic modeling was 4,640 new dwelling units or the 2006-2035 growth target adopted as part of the King County Countywide Planning Policies and referred to in the 2015 Comprehensive Plan.¹ The growth number used in the EIS land use and housing analysis was 885 new dwelling units or the remaining

¹ [2015 Comprehensive Plan, Land-Use Background Chapter](#), page LU.7.

2006-2035 growth target subtracting growth achieved from 2006 through 2019. This discrepancy was discovered in March 2021 as the team was working on the preliminary Draft EIS that was scheduled to be provided to City staff on March 26, 2021. Once the co-project managers were notified of the discrepancy, work was halted to address the issue, determine which number was accurate, conduct further traffic modeling, and then chart a course for reconciliation in the EIS analysis.

The impact of using differing numbers results in an inconsistent analysis between the land use and housing analysis and the traffic modeling being conducted. The numbers must be the same so that the growth-related transportation capital projects resulting from the modeling correspond with the land use figures used in the housing analysis.

The EIS Project Team collectively determined that, for this EIS analysis, the remaining growth number in the 2006-2035 Comprehensive Plan planning horizon that was adopted by the City of Sammamish in 2015 should be used. This means that the growth assumed to occur for this EIS is the remaining unbuilt portion of the growth forecasted between 2006 and 2035, which is 885 dwelling units.

The issue arose out of a Scrivener’s Error in the Comprehensive Plan. The 2015 Comprehensive Plan states that the City’s “growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets were adopted as part of the King County CPP and then subsequently extended to the 2035 time horizon for use in the current planning process.” As shown in Figure 1, Table LU-2 references these two timeframes and the associated growth targets.

	2006-2031 TARGETS	2015-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Figure 1: Background Table LU-2, 2015 Comprehensive Plan

There has been some confusion related to the growth targets referenced in Table LU-2 and if the timespan for the 2015-2035 growth targets shown in Figure 1 needs to be updated to 2006-2035 to adequately account for the 4-year extension. To clear up any confusion, staff recommend that the timespan be updated as shown in red text in Figure 2.

	2006-2031 TARGETS	2006-2035 TARGETS
Housing	4,000 Housing Units	4,640 Housing Units
Jobs	1,800 Jobs	2,088 Jobs

Sources: King County, 2013; City of Sammamish, 2014.

Figure 2: Background Table LU-2 (proposed update), 2015 Comprehensive Plan

City staff is working with the legal team to correct the Scrivener’s Error in the current Comprehensive Plan to provide clarity.

Data Used and Description of the 885 Dwelling Unit Figure

To explain the origin and reasoning behind 885 dwelling units now being used in the EIS analysis, staff have provided an overview of the current King County Countywide Planning Policies (CPP) growth target, the number of dwelling units added from 2006-2019, and the number of dwelling units that remain from the City's 2006-2035 King County adopted CPP Growth Target.

Current King County CPP Growth Target (2006-2035)

Sammamish's King County adopted CPP growth target for 2006-2031 included 4,000 dwelling units. This growth target was extended by four additional years for the 2015 Comprehensive Plan's planning period, making the target 4,640 dwelling units for 2006-2035. This target was then adjusted in 2016 with the annexation of Klahanie, setting the current King County CPP dwelling unit target for Sammamish at 4,849 units for 2006-2035.

Dwelling units Added (2006-2019)

King County utilizes the [Office of Financial Management \(OFM\) Postcensal Estimates of Housing Units](#) to assess dwelling unit growth for jurisdictions. The 2006 OFM dwelling unit estimate for Sammamish was 18,196 units (adjusted for the 2019 geographic boundary) and [the 2019 OFM](#) estimate was 22,159 units. Therefore, 3,963 dwelling units were added between 2006 and 2019.

Remaining King County CPP Target (2019-2035)

Based on the above data from OFM, the City has added 3,963 dwelling units between 2006 and 2019, with 885 dwelling units remaining under the current target of 4,849 for the planning horizon of 2019-2035. Furthermore, as of March 2, 2021, the 885 dwelling unit figure is broken down as 689 dwelling units in the pipeline (i.e. in a stage of the permitting process) and 196 dwelling units are new and unaccounted for as of yet, but are expected to be built by 2035.

New Draft Growth Target (2019-2044)

The City of Sammamish was classified within the "Larger Cities" as part of the Puget Sound Regional Council's ("PSRC") Vision 2040. By definition, within Vision 2040, Larger Cities were expected to "become more important subregional job, service, housing, cultural, and housing centers". As such, PSRC's Vision 2040 assumed an expanded role for Larger Cities, including Sammamish, and as such this group of 18 cities was assigned 14% of the region's population growth and 12% of the region's employment growth. Under the Vision 2040 framework of growth management, the City of Sammamish was assigned a growth target in 2013 through King County CPP adoption of 4,000 housing units. This target was extended twice, once in 2015 and once again in 2016. The City's current formally adopted King County CPP growth target is 4,849 units as noted above.

Under PSRC's Vision 2050, the City of Sammamish is being placed in the category of "Cities and Towns" that are "not connected to high-capacity transit options" and "should become priority areas for future investments and growth at the local level." The 19 jurisdictions in the King County Cities and Towns group are expected to take 5% of King County's share of the region's population growth (13,985 housing units) and 4% of the employment growth (jobs).

The City of Sammamish has just concluded engagement with King County in the Cities and Towns Geography Growth Caucus with the last meeting held on March 10, 2021. The City's proposed 25-year growth target (King County CPP Growth Target for 2019-2044 planning horizon) of 700 housing units and 305 jobs was accepted by partner Cities in the Caucus. Within the Vision 2050 growth framework, the City is on track for King County CPP assignment of 700 housing units and 305 jobs as the City's 2019-2044 growth target. These draft growth targets are reflected in the [draft CPPs published by King County](#)

for public review on April 5, 2021. This City anticipates that these will become the City's new growth targets to be used as the baseline in the 2025 Comprehensive Plan update.

***NOTE:** While these new draft CPP growth targets for the timeframe of 2019-2044 are important for consideration, they are not the current "officially adopted" growth targets of the County or the City. For this reason, although we have include this information within this memo, it is important to note that these numbers are provided only as a reference. The officially adopted growth target numbers being used in this EIS are the City's official 2006-2035 CPP growth targets and the City's 2015 adopted Comprehensive Plan growth target. The officially adopted growth target numbers are described in the preceding sections.

Conclusion

The City's Transportation Consultant, TSI, is currently revising the traffic model for the EIS analysis to reflect the 885 dwelling unit figure. This may result in slightly different transportation capital projects being identified as necessary for the three action alternatives in the EIS. This work is expected to take a month, as it includes the modeling, documentation, and project identification and definition. Once completed, the work will be shared with the rest of the EIS consultant team for their analysis. This work is expected to take approximately two months and includes revisions to the preliminary Draft EIS. Following this work, it will go to the City's EIS Project Team for review. A refined and updated schedule will be shared with the City Council once all schedule impacts are finalized.

Update – February 2022

In the Fall of 2021 during the public comment period for the Draft EIS, the City received numerous public comments that are being addressed in the Final EIS. Some of the comments were in response to the data, described in the memo above, that was utilized for the traffic model in the EIS analysis. Therefore, it is necessary to update this memo to provide more context regarding the methodology used.

On December 1, 2021, the King County Growth Management Council (GMPC), under Motion 21-4, remanded the City's March 9, 2021 '2044' Countywide Planning Policy (CPP) growth target back to the City for further work (see February 1, 2022 City Council meeting materials and video recording for complete details). King County has asked the City to reconsider the growth target position. Under the remand from the GMPC, the City must report back with a revised 2019-2044 growth target by June 1, 2022. Although this has no effect on the City's progress towards the City's 2035 King County CPP growth target, and has no effect on the BLUMA EIS, it is important to note that the 700 unit 2019-2044 draft growth target described above in the original memo is currently being re-evaluated. Recent CPPs adopted by King County Council in December of 2021 did not include a growth target for Sammamish. The City Council is anticipated to formally adopt a revised 2019-2044 growth target position in May of 2022 and King County revision to the CPPs is expected sometime in the Fall of 2022 to formally add a 2019-2044 growth target for Sammamish.

It is important to understand that in order to conduct meaningful analysis without continuing to move the goal posts, a point in time for data collection needed to be chosen. That data was then utilized for all analyses in the BLUMA EIS. The data described above within the original memo remains the most reasonable and accurate data to utilize because this effort must adhere to the assumptions and targets of the planning horizon contained in the City's current formally recognized 2015 Comprehensive Plan. The data collected from work over the past year to start the 2024 Comprehensive Plan periodic review

process, including 2019-2044 growth targets, is draft and is not the baseline used in the current formally adopted Plan. Any changes resulting from the 2024 Comprehensive Plan periodic update, including growth targets, are not anticipated to be effective until adoption of the revised plan in June of 2024.

The road improvement projects that are included in the preferred alternative in the BLUMA EIS may change by the time they go to construction due to the modeling that occurs for project design. Traffic modeling inputs are updated over time as new data is gathered and more permits are issued. Public Works Standards are also periodically updated over time. Due to the expected long-range nature of the transportation improvement projects included in the preferred alternative, the project scopes could differ, to some degree, from what is currently included in the BLUMA EIS. The process remains the same regardless of the housing data utilized which allows for a consistent methodology for road and traffic improvements over the next planning window.