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# ENVISION SAMMAMISH 2044

Vol  
II

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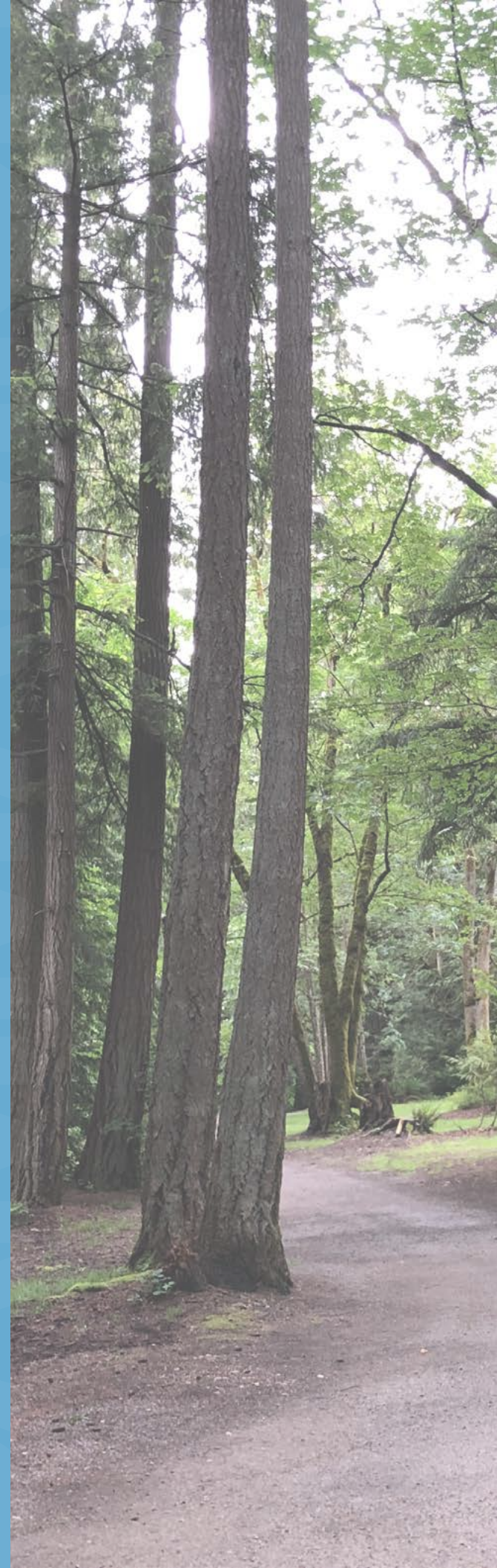
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Comprehensive Plan  
Periodic Update  
Version #2 Draft: June 7, 2024





# Introduction to Volume II



## Introduction

Envision Sammamish 2044 - the Comprehensive Plan Update for the City of Sammamish - stems from extensive collaboration between city staff, city departments, commission and city council members, and the community at large. This plan charts an implementable path complete with goals, policies, strategies, and actions designed to satisfy a shared community vision for 2044.

**This document is Volume II of the Plan.**

**Volume I** includes the community vision, Future Land Use Map, and goals, policies, strategies, and actions for all plan elements including Land Use, Housing, Environment and Conservation, Parks & Recreation, Transportation, Capital Facilities & Utilities, Economic Development, and Climate Change & Resiliency.

**Volume II** includes supporting research and documentation that justifies the goals, policies, strategies, and actions of each plan element laid out in Volume I. In many cases, recent planning efforts are reflected or referenced in this material such as the Housing Diversification Toolkit, the Parks, Recreation, and Open Space Plan, Racially Disparate Impacts Report, and others.



# Land Use

## Volume II



### Overview

As the foundation of the Comprehensive Plan, the Land Use Element directly informs various elements like Housing, Transportation, Parks and Recreation, Capital Facilities and Utilities, and Climate Change & Resiliency. The City of Sammamish must continue to demonstrate that it can provide necessary services to accommodate growth and development anticipated in the Land Use Element with amenities like parks and open space and infrastructure like capital facilities and utilities. Other important issues like housing types and affordability, protection of critical areas, and multimodal transportation networks are influenced by the land use plan. Zoning and development standards must be consistent with the Comprehensive Plan and, consequently, encourage development outcomes to achieve the vision and goals of the Plan.

This Volume II document provides the technical background information that supports the goals, policies, and strategies in Volume I of the Land Use Element.



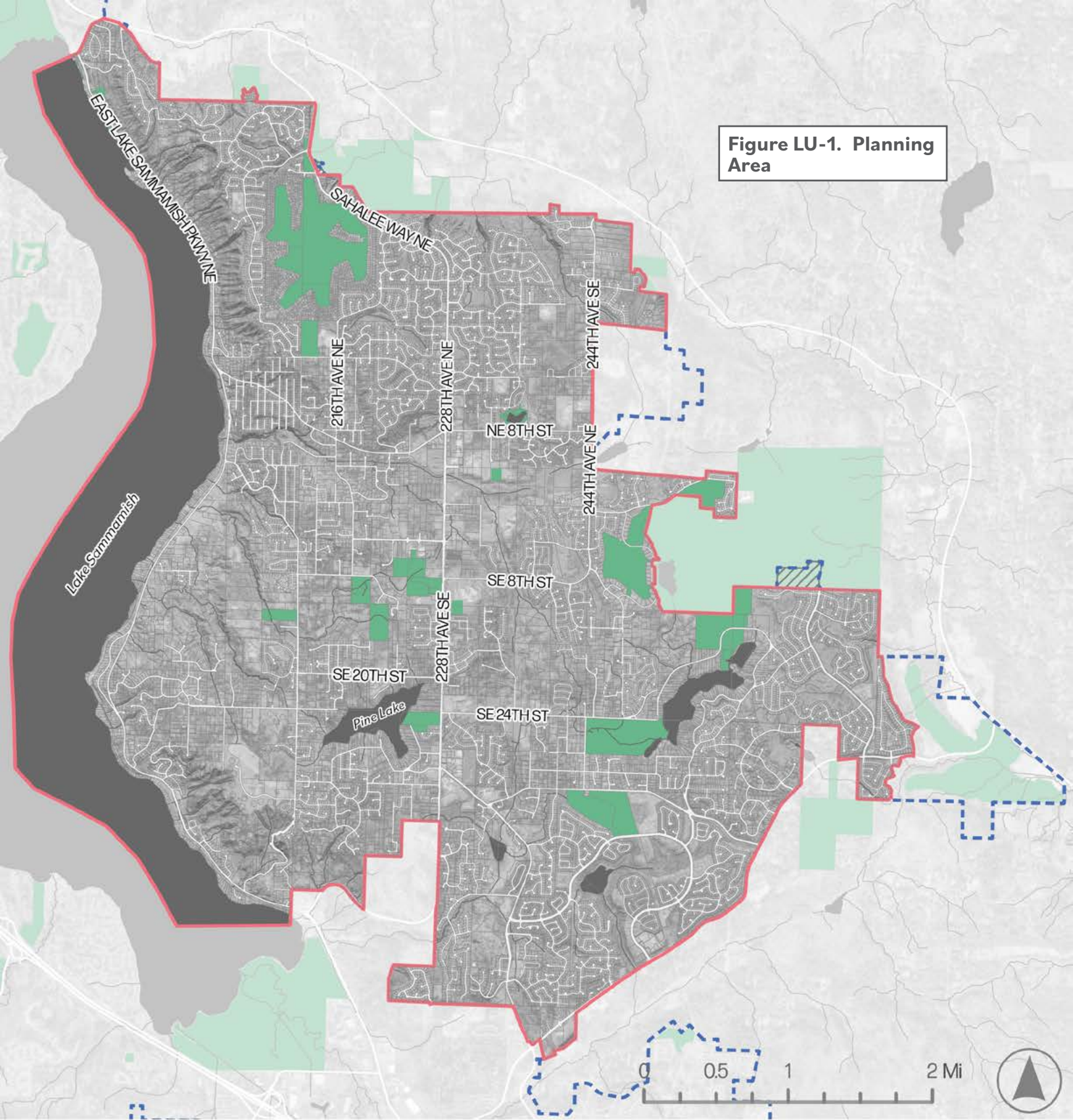


Figure LU-1. Planning Area

### PLANNING AREA

- City Limits
- Planned Annexation Areas
- Urban Growth Area
- Parcels
- Parks
- Lakes
- Streams

## Planning Area

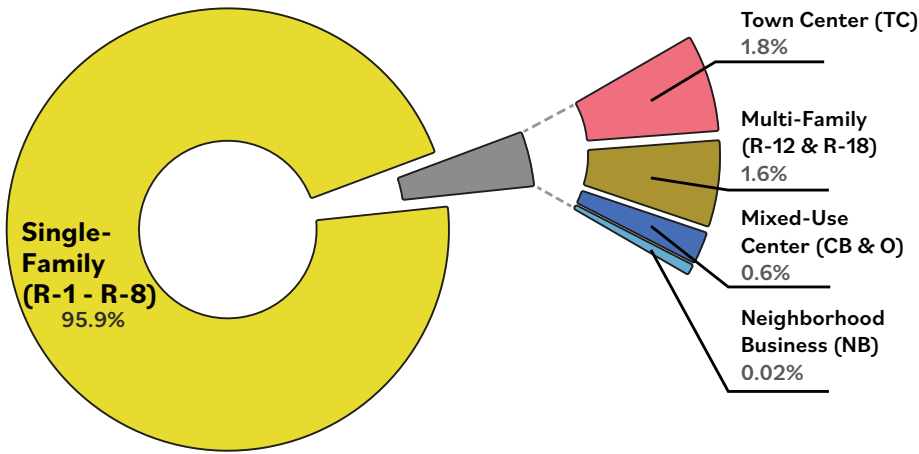
Sammamish has a planning area of approximately 25.3 square-miles, which includes all land and water area within the City limits (24 square-miles) and land within the Urban Growth Area (1.3 square-miles), as illustrated by Figure LU-1.

## Summary of Land Use Conditions and Trends

Figure LU-2 shows the existing Future Land Use Map, adopted in 2016, which mirrors the zoning map. Prior to the 2024 Comprehensive Plan update, Sammamish was predominantly planned for single-family land use at 11,983 acres or 96% of the City. The next highest land use category is Town Center at 229 acres or 1.8% of the City.

According to the 2021 Urban Growth Capacity Study, this land use regime, which includes a 1,288-unit EIS balance under the Town Center subarea plan, contains an estimated capacity of 3,158 housing units and 1,543 jobs. These figures are based on the King County Urban Growth Capacity Study, which used parcel data from 2019. Updated capacity estimates based on the 2044 growth strategy and more realistic assumptions are covered later in this chapter.

Figure LU-3. Existing Future Land Use by Acreage



City of Sammamish; King County; Framework, 2023

Figure LU-4. Growth Targets & Existing Capacity (based on King County Urban Growth Capacity Study)

	Housing Units	Jobs
<b>Growth Target</b>	2,100	728
<b>Parcel Capacity (2019)</b>	3,158	1,543
<b>Surplus/Deficit</b>	1,058	815

City of Sammamish; King County; Framework, 2023



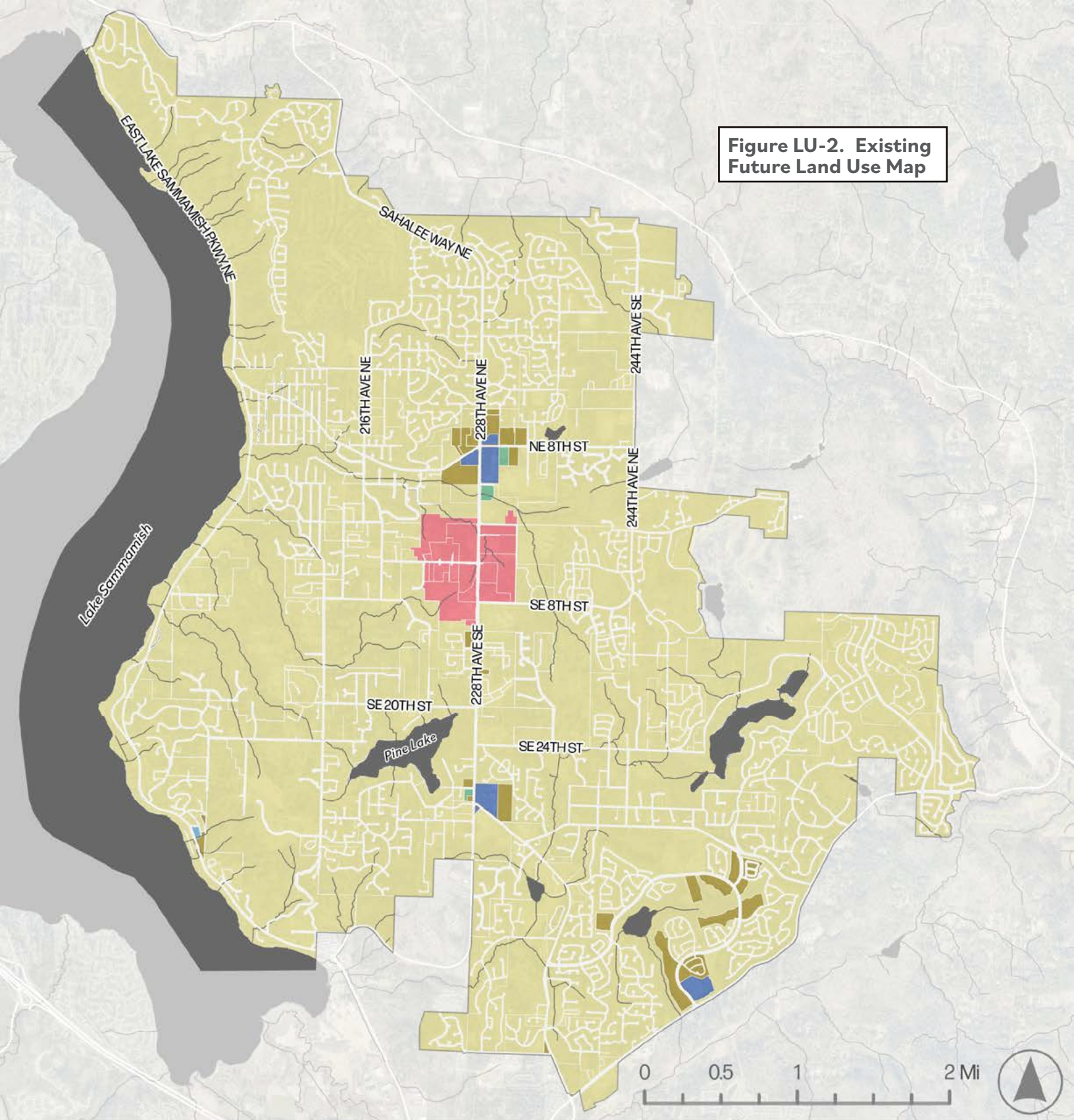


Figure LU-2. Existing Future Land Use Map

**EXISTING FUTURE LAND USE DESIGNATIONS**

CB	R-4	R-18	TC A-4	TC D
NB	R-6	TC A-1	TC A-5	TC E
O	R-8	TC A-2	TC B	Lakes
R-1	R-12	TC A-3	TC C	Streams

# Regulatory Context and Planning Framework

## Washington State Growth Management Act

The Growth Management Act (GMA) establishes 13 overarching planning goals (RCW 36.70A.020) to guide local jurisdictions in future visioning and in developing plans, regulations, programs, and budgets to implement that vision. The 13 planning goals are summarized below:

- Guide growth in urban areas
- Reduce sprawl
- Encourage an efficient multimodal transportation system
- Encourage a variety of housing types including affordable housing
- Promote economic development
- Recognize property rights
- Ensure timely and fair permit procedures
- Protect agricultural, forest, and mineral lands
- Retain and enhance open space, protect habitat, and develop parks and recreation facilities
- Protect the environment
- Ensure adequate public facilities and services
- Encourage historic preservation
- Foster citizen participation

The most relevant goals for Sammamish’s land use plan include focusing growth in urban areas where services exist, reducing sprawl, promoting housing, and expanding economic development activities while protecting the environment.

The land use element is a central part of the Sammamish Comprehensive Plan and the implementation of GMA land use element requirements (as per RCW 36.70A.070(1):

A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches



that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

# Puget Sound Regional Council VISION 2050

The Puget Sound Regional Council developed VISION 2050 as a regional framework for growth and multi-county planning policies in alignment with the GMA. VISION 2050 presides over the central Puget Sound region.

Sammamish joins 42 “Cities and Towns” under this framework, described as follows:

*Cities and Towns provide important housing, jobs, commerce, and services in their downtowns and local centers. The region’s 42 Cities and Towns are expected to accommodate relatively less growth than historical trends and remain relatively stable for the long term (...) Their locally-designated city or town centers provide local job, service, cultural, and housing areas for their communities. These local centers should be identified in local comprehensive plans and become priority areas for future investments and growth at the local level.*

As a city within the contiguous urban growth area, Sammamish “will likely be able to accommodate a larger share of growth due to [its] proximity to the region’s large cities, existing and planned transportation systems, and other supporting infrastructure.” VISION 2050 also indicates that “Cities and Towns in Snohomish and Pierce counties are expected to accommodate a relatively higher share of their countywide growth compared to King and Kitsap counties.”

# King County Policies

Countywide planning policies (CPPs) address a range of growth management topics at the county level. Sammamish’s land use policies must be consistent with the 2021 CPPs for King County, ratified April 6, 2022. The most relevant CPPs addressing land use are found in the Development Pattern Chapter; however, other notable policies are found in the Environment Chapter and Economic Chapter. A summary of key CPPs is below:

## Development Patterns

- **DP-3** Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:
  - Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;
  - Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;
  - Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times;

- Optimizing the use of existing capacity for housing and employment;
- Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- Coordinating plans for land use, transportation, schools, capital facilities and services.
- **DP-4** Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.
- **DP-14** All jurisdictions shall accommodate housing and employment by:
  - Using the adopted growth targets as the land use assumption for their comprehensive plan;
  - Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;
  - Ensuring adopted comprehensive plans and zoning regulations provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets and is consistent with the desired growth pattern described in VISION 2050;
  - Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
  - Transferring an accommodating unincorporated area housing and employment targets as annexations occur
- **DP-22** Jurisdictions shall adopt any necessary reasonable measures into their comprehensive plans to promote growth consistent with planned urban densities and adopted housing and employment targets. Reasonable measures should help implement local targets in a manner consistent with the Regional Growth Strategy. Jurisdictions shall report adopted reasonable measures to the GMPC and shall collaborate to provide data periodically on the effectiveness of those measures.

## Environment

- **EN-28** Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:
  - Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;

- Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;
- Incorporating energy-saving strategies in infrastructure planning & design;
- Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;
- Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and
- Reducing building energy use through green building methods in the retrofit of existing buildings.

### Economy

- **EC-2** Support economic growth that accommodates employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies. Prioritize growth of a diversity of middle-wage jobs and prevent the loss of such jobs from the region.
- **EC-19** Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g., grocery stores and farmers markets), and transportation choices.

### Local Planning Policies

The existing comprehensive plan, adopted in 2015, includes a Land Use Element with the following goals:

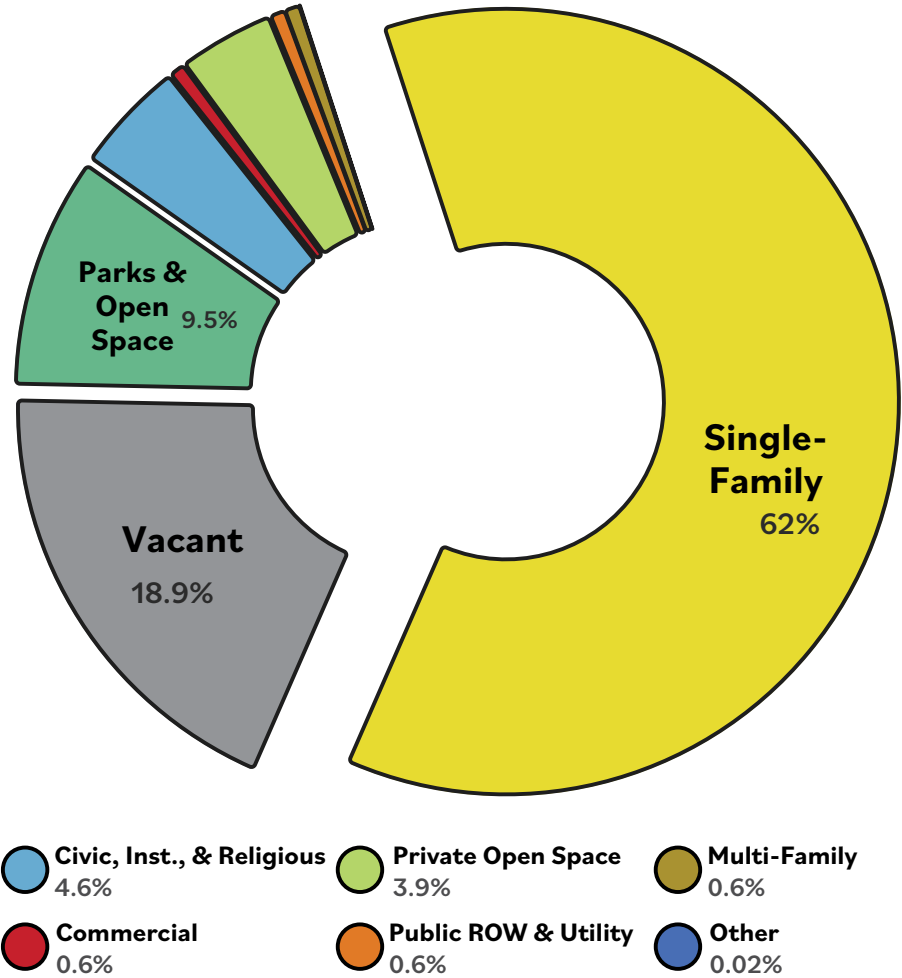
- **Goal LU.1** - Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.
- **Goal LU.2** - Preserve and enhance the natural features, quality, character and function of the City’s residential neighborhoods.
- **Goal LU.3** - Promote the four designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate.
- **Goal LU.4** - Ensure that public facilities support & strengthen community character.
- **Goal LU.5** - Provide for planned population and employment growth and maintain the City’s suburban patterns.
- **Goal LU.6** - Promote development design that maintains a harmonious relationship with the natural environment.
- **Goal LU.7** - Support a land use pattern that promotes community health and connectivity within and between neighborhoods and active transportation routes consistent with public safety needs.

- **Goal LU.8** - Participate in inter-agency partnerships to address regional planning issues.
- **Goal LU.9** - Encourage sustainable development.
- **Goal LU.10** - Identify, protect, encourage and preserve historic, cultural and archaeological resources.
- **Goal LU.11** - Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.

## Existing Land Uses

Sammamish’s existing land use pattern is dominated by single-family residential (62%), followed by vacant parcels (18.9%) and parks, recreation, and open space uses (9.5%). A very small amount of land is occupied by multi-family and commercial uses. These figures are based on King County parcel data from 2023.

Figure LU-6. Existing Land Use Makeup



King County; Framework, 2023



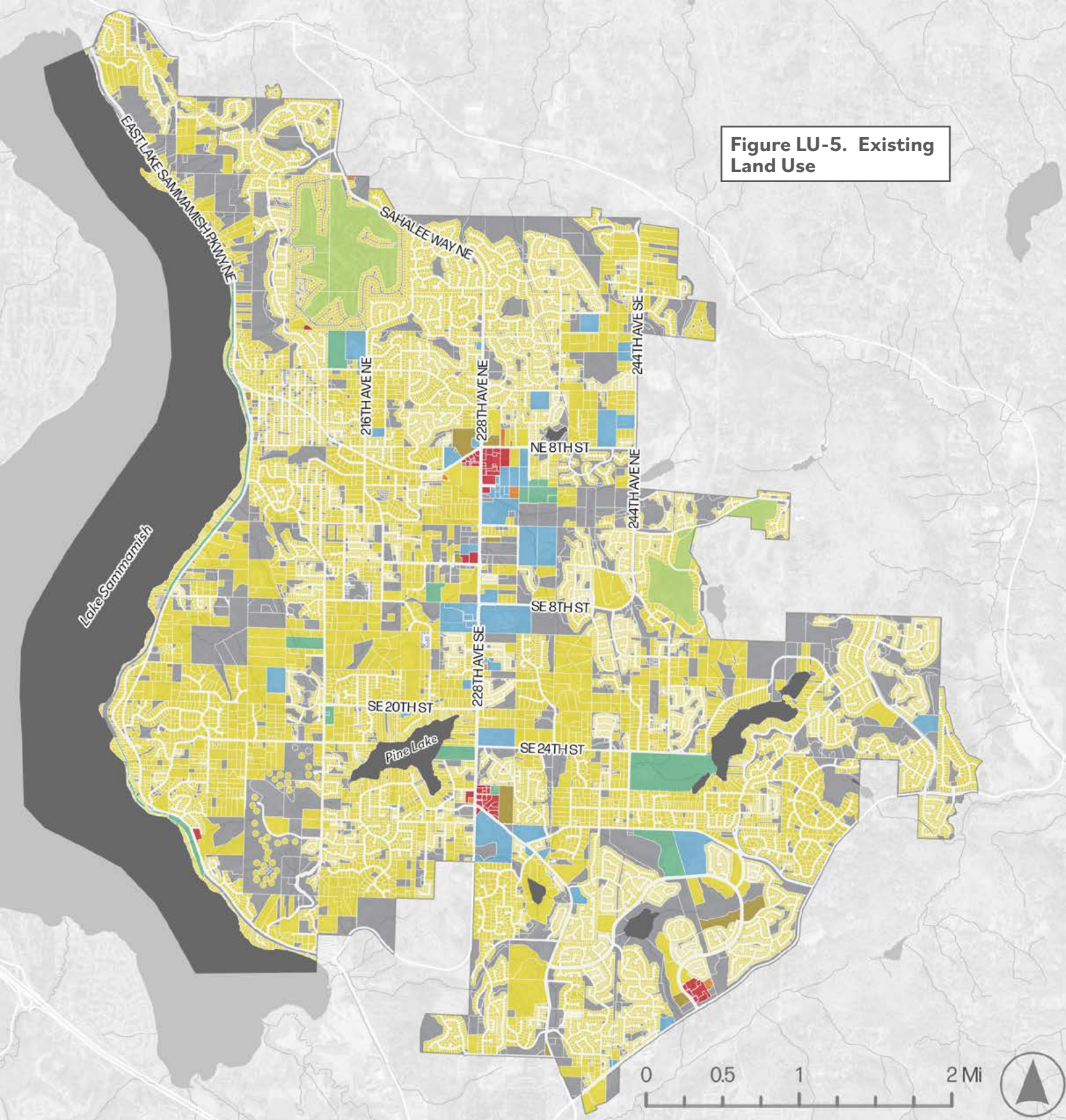


Figure LU-5. Existing Land Use

### EXISTING LAND USE

- |   |   |  |
|---|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single-Family               | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Civic, Inst., & Religious | <span style="display:inline-block; width:15px; height:15px; background-color:darkgrey; border:1px solid black;"></span> Lakes    |
| <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Multi-Family                 | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Commercial                 | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Streams |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Private Open Space      | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Public ROW & Utility    |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Parks, Rec, & Open Space | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Vacant                    |  |

## Existing Land Use Designations

### Future Land Use and Potential Annexation Areas

The City has four Potential Annexation Areas (PAA) in its unincorporated Urban Growth Area (UGA).

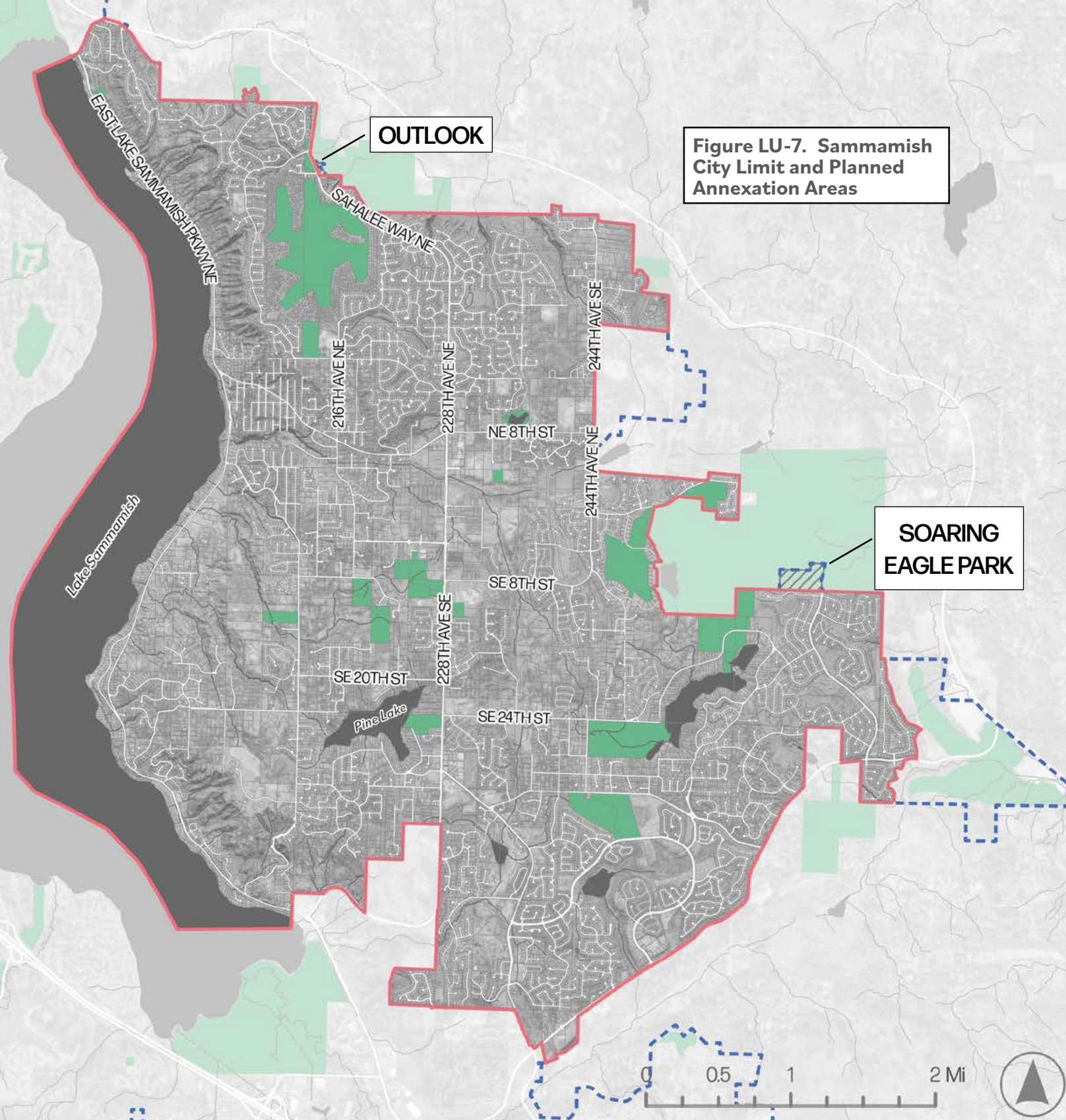
- **Outlook (2.1 acres):** Located north of the Sahalee Country Club and Golf Course generally between Sahalee Way NE and Evans Creek Preserve. The area is an outlook and entrance for Evans Creek Preserve.
- **244th South (278.6 acres):** Located east of 244th Avenue NE generally between NE 19th Street and NE 8th Street. This area has a range of low density residential development and open space.
- **Soaring Eagle Park (29.9 acres):** Currently in use as park land.
- **Aldarra Unplatted (503.3 acres):** This area consists of the golf course and open space.

### Existing Land Use Designations

The Sammamish Development Code currently includes six residential zones, three commercial zones, and five Town Center Zones. The intent statements for each zone are below.

- **Residential (R) Zones:** to implement comprehensive plan goals and policies for housing quality, diversity, and affordability and to efficiently use urban residential land. These purposes are accomplished by:
  - Providing, in the R-1 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
  - Providing, in the R-12 or R-18 zone, for a mix of predominantly apartment and townhouse dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities.
- **Neighborhood Business (NB) Zone:** to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties and in urban areas on properties with the land use designation of commercial outside of center, to provide for limited residential development.
- **Community Business (CB) Zone:** to provide convenience and comparison retail and personal services for local service areas that exceed the daily convenience needs of adjacent neighborhoods but that cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.





**Figure LU-7. Sammamish City Limit and Planned Annexation Areas**

**OUTLOOK**

**SOARING EAGLE PARK**

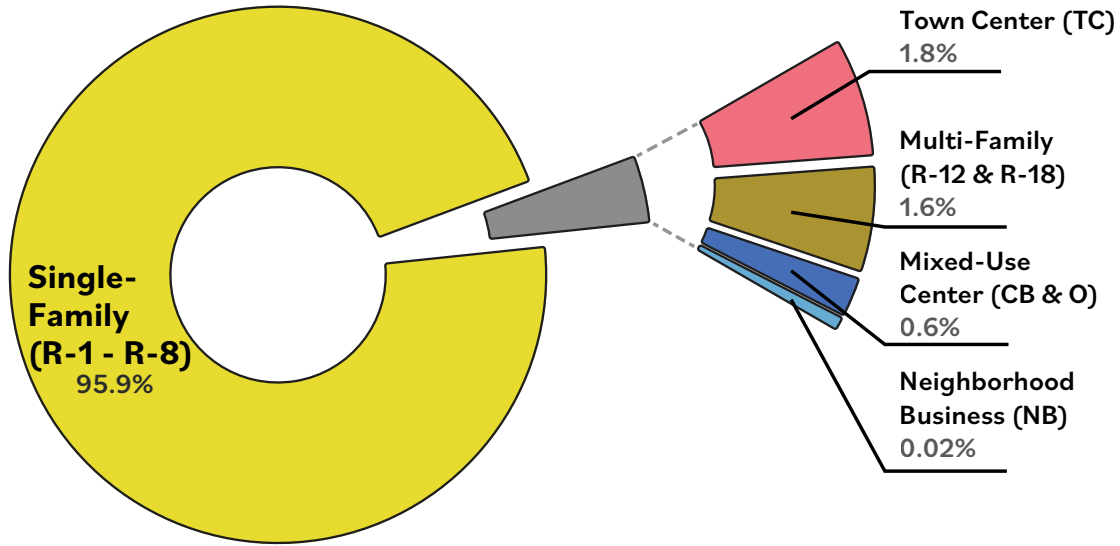
### PLANNING AREA

- City Limits
- Planned Annexation Areas
- Urban Growth Area
- Parcels
- Parks
- Lakes
- Streams

- **Office (O) Zone:** to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban density residential development in locations within activity centers where the full range of commercial activities is not desirable.
- **Town Center Mixed-Use (TC-A):** to implement Town Center Plan goals and policies to develop a Town Center core area (TC-A-1) and a number of smaller mixed-use centers (TC-A-2 through A-5).
- **Town Center Mixed Residential (TC-B):** to implement Town Center Plan goals and policies by providing for areas with a mixture of housing types that support the desired activities of adjacent mixed-use zones.
- **Town Center Lower Intensity Residential (TC-C):** to implement Town Center Plan goals and policies by providing areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones.
- **Town Center Civic Campus (TC-D):** to implement Town Center Plan goals and policies by providing areas for open space, recreational, civic uses, and residential uses that serve both the Town Center and the City.
- **Town Center Reserve (TC-E):** to allow current uses to remain while preserving the opportunity for future development.

Sammamish does not currently maintain a future land use map. Instead, the City’s zoning map, last updated in 2016, is the primary planning map (Figure LU-8). The acreage for each zoning designation is summarized in Figure LU-9.

**Figure LU-9. Existing Future Land Use by Acreage**





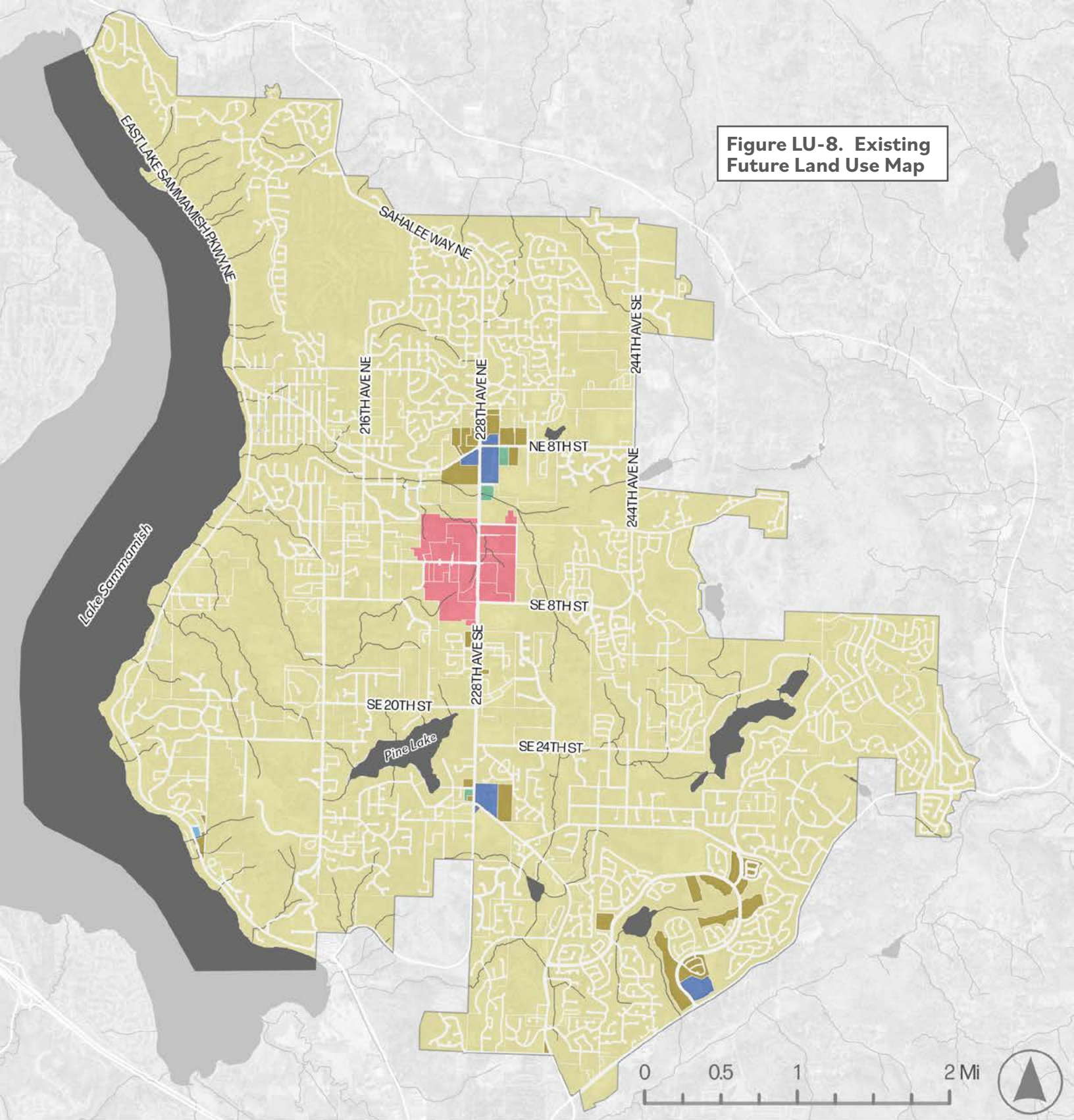


Figure LU-8. Existing Future Land Use Map

EXISTING FUTURE LAND USE DESIGNATIONS

- CB
- NB
- O
- R-1
- R-4
- R-6
- R-8
- R-12
- R-18
- TC A-1
- TC A-2
- TC A-3
- TC A-4
- TC A-5
- TC B
- TC C
- TC D
- TC E
- Lakes
- Streams

# Town Center

The Sammamish Town Center was established in 2008 as a formal subarea with the adoption of a subarea plan and Environmental Impact Statement (EIS) documentation. Under the current EIS, the area’s development potential is capped at 3,000 housing units and 400,000 square-feet of commercial area. A standalone set of regulations for 5 subzones within Town Center (TC-A, TC-B, TC-C, TC-D, and TC-E) are in the Sammamish Development Code.

The Town Center Plan has been amended as recently as 2020 but will be reworked in 2024 and 2025 in parallel with the adoption of the 2024 Comprehensive Plan Update. The amended Town Center Plan is anticipated to be completed by early 2025.

The vision statement for Town Center strives to balance urban and natural:

*The Sammamish Town Center is a vibrant, urban, family-friendly gathering place in a healthy natural setting. The city’s sense of community reflects a balance between its natural and urban characteristics.*

# Existing Zoning and Development Standards

The Sammamish Unified Development Code (SDC) contains zoning regulations, neighborhood design standards, rules for public works and buildings, and critical area regulations. The intent statements for the City’s 14 zones are included in the land use designations above because there is currently no difference between future land use and zoning. Figure LU-11 shows each zone’s standards for lots, density, and building height.

Figure LU-11. Simplified Development Standards for Sammamish’s Zoning Districts

Standards	Town Center					Commercial		
	TC-A	TC-B	TC-C	TC-D	TC-E	NB	CB	O
Maximum Density (units/acre)	40	20	8	20	1	8	18	18
Minimum Lot Width	NA	NA	30’	NA	30’	NA	NA	NA
Maximum Lot Coverage	NA	NA	NA	NA	NA	NA	NA	NA
Maximum Building Height	70’	50’	35’	60’	35’	45’	60’	60’

Standards	Residential Zones					
	R-1	R-4	R-6	R-8	R-12	R-18
Maximum Density (units/acre)	1	4	6	8	12	18
Maximum FAR	50%	50%	50%	50%	NA	NA
For an Accessory Dwelling Unit	Exempt	Exempt	Exempt	Exempt	NA	NA
For Multifamily	65%	65%	65%	65%	NA	NA
Minimum Lot Width	35’	30’	30’	30’	30’	30’
Maximum Lot Coverage	NA	40%	50%	NA	NA	NA
Maximum Building Height	35’	35’	35’	35’	60’	60’



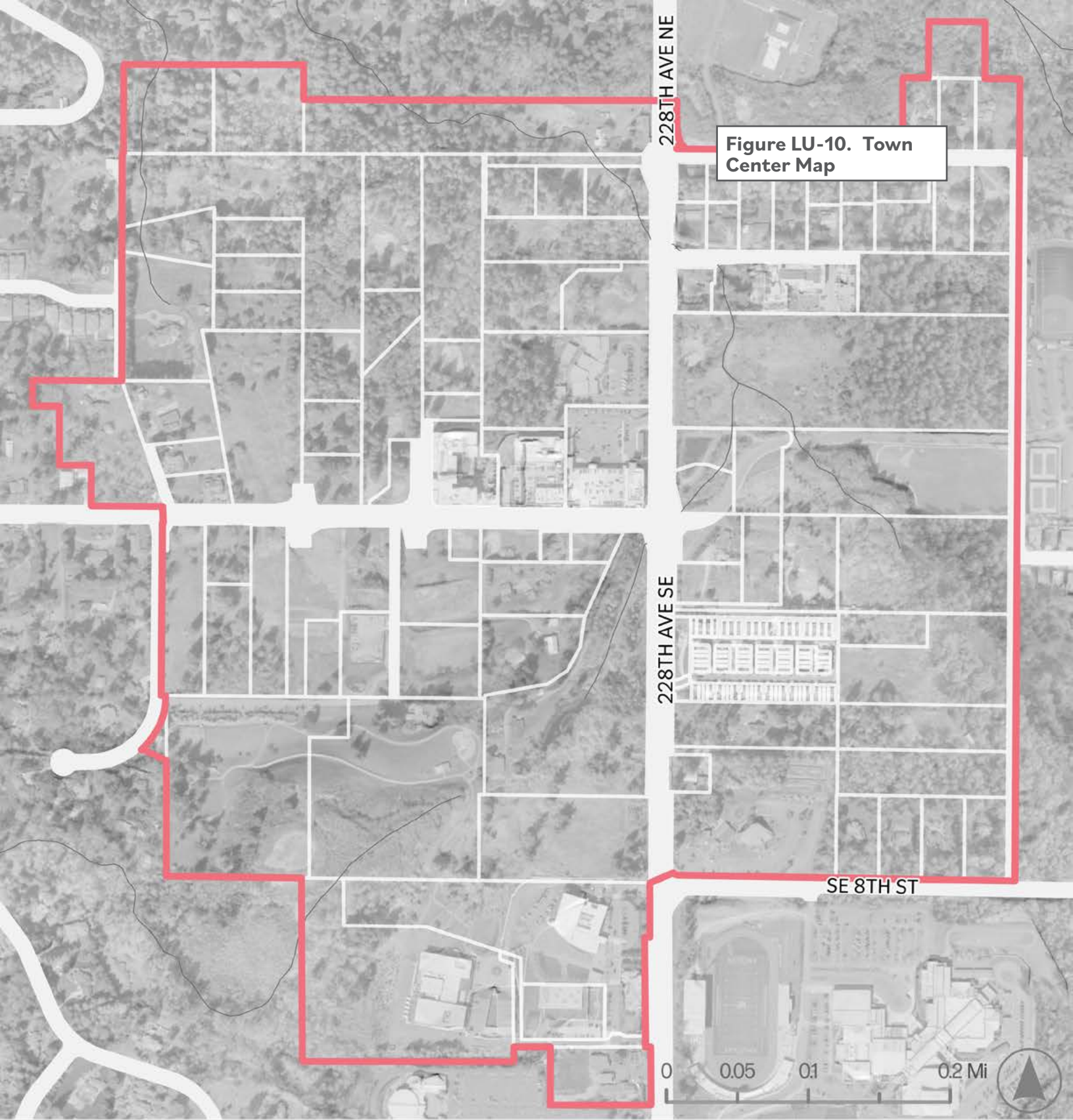


Figure LU-10. Town Center Map

FUTURE LAND USE DESIGNATION

- Town Center
- Lakes
- Streams

Existing Zoned Capacity & King County Urban Growth Capacity Study

Prior to the 2024 Comprehensive Plan, the City of Sammamish’s zoned capacity, including consideration of pipeline units, and including incentive-based density bonuses and transfer of development rights in the Town Center, was 3,158 residential units and 1,543 jobs. These numbers are based on the 2021 King County Urban Growth Capacity Study (UGCS) process conjoined with the balance of units planned for in the Town Center under the Town Center State Environmental Policy Act (SEPA) Final Environmental Impact Statement (FEIS). This equates to 1,268 units in the R-zones, 606 units in the non-Town Center commercial zones, and 1,284 units remaining under the 2,000 FEIS unit cap in the Town Center.

The existing zoned capacity estimates—3,158 housing units and 1,543 jobs—were updated during the 2024 comprehensive planning process due to State mandated growth targets and local planning priorities and are articulated in the 2044 Growth Strategy. Figure LU-11 compares these numbers and indicates the expanded capacity for homes and jobs under the 2044 Growth Strategy. These numbers are expected to increase as the supplemental EIS is completed for Town Center in early 2025.

Figure LU-12. Existing zoned capacity versus estimated capacity under the 2044 Growth Strategy

ZONE	Net Developable Land (acres)	Residential Density (du/ac)	Gross Residential Capacity*	Existing Housing on Redevelopable Parcels (units)	Net Residential Capacity (units)
R-1	1,283.9	R-1: 1 Middle Housing Overlay: 12	1,220	12	1,208
R-4	3,989.9	R-4: 4 Middle Housing Overlay: 18	4,063	190	3,873
R-6	1,357.0	R-6: 6 Middle Housing Overlay: 18	1,145	44	1,101
R-8	59.5	R-8: 8 Middle Housing Overlay: 18	71	2	69
R-12**	15.3	12	137	10	127
R-12	4.2	12	50	139	-
R-18	19.7	18	355	1,551	-
Community Business	45.9	18	263	-	263
Office	4.4	18	28	-	28
Neighborhood Business	0.9	8	3	-	3
TC-A	27.7	40	943	1	942
TC-B	29.4	20	455	18	437
TC-C	15.9	8	96	11	85
TC-D	0	20	-	-	-
TC-E	3.8	20	57	4	53
Bonus Parcels***	53	City/County: 60 Religious: 40 Utility: 12	1,064	2	1,062

King County; Framework, 2023

\*See page 38 for a full list of development assumptions.

\*\*These Town Center adjacent parcels are upzoned from R-4 and R-6 to 12 du/ac.

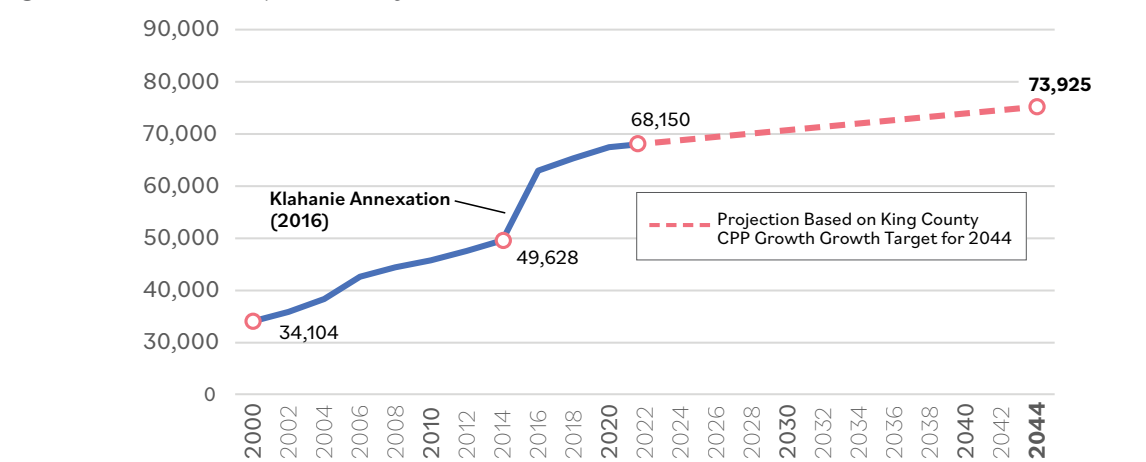
\*\*\*Bonus Parcels are religious- or public-owned parcels in R-1, R-4, R-6, and R-8 zones. These parcels will be able to develop to 40-60 du/ac with a special zoning overlay if projects include affordable housing.



# Current and Future Population, Housing, and Jobs

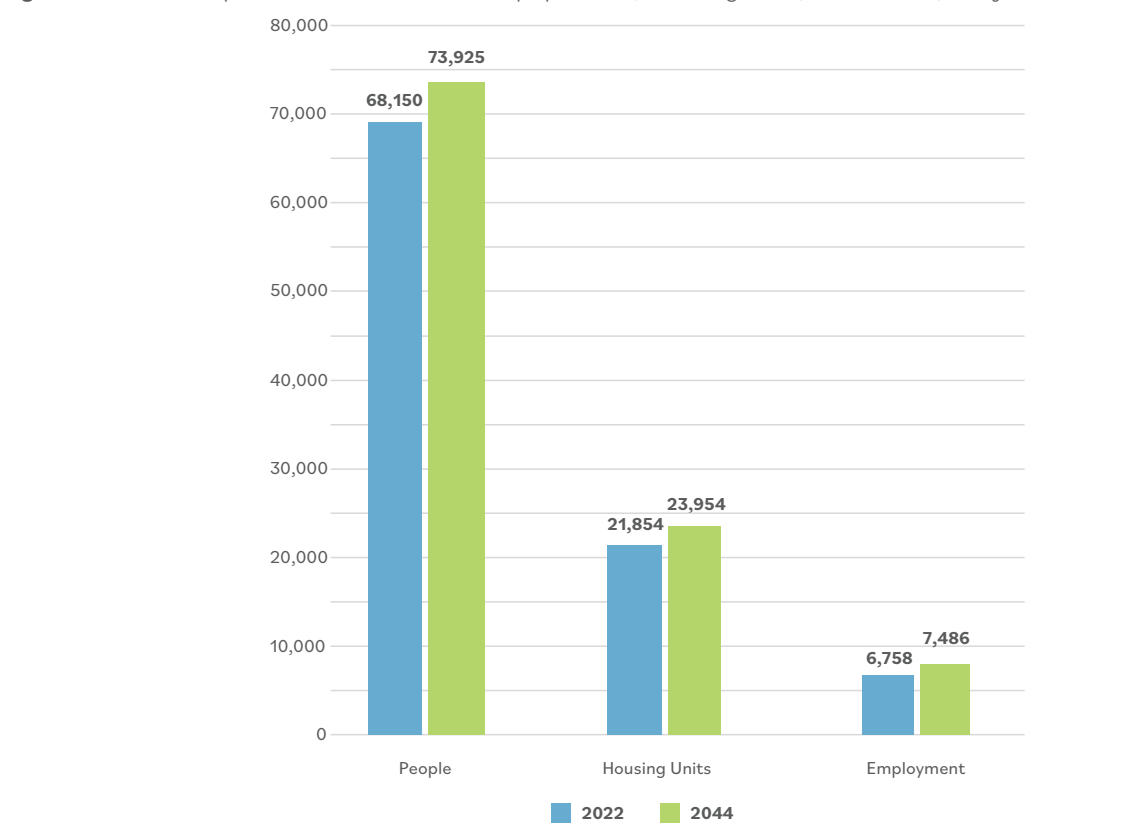
King County has issued Sammamish growth targets of 2,100 housing units and 728 jobs as per its “Cities and Towns” designation by the Puget Sound Regional Council. Figure LU-13 and LU-14 estimate population growth based on the average King County household size of 2.75 people per household, housing unit growth, and job growth between 2022 and 2044. Sammamish is expected to grow to about 74,000 people by 2044 based on the County’s growth target. Figure LU-15 provides estimated parcel capacities for the 2044 Growth Strategy, which is explained in the following pages.

Figure LU-13. 2044 Population Projection



WA Office of Financial Management; King County; Framework, 2023

Figure LU-14. Comparison of 2022 and 2044 population, dwelling units, households, and jobs



WA Office of Financial Management; King County; Framework, 2023

Figure LU-15. Capacity Surplus/Deficit based on 2044 Growth Strategy

	Housing Units	Jobs
Growth Target	2,100	728
Parcel Capacity	9,251	2,741
Surplus/Deficit	+7,151	+2,013

King County; Framework, 2023

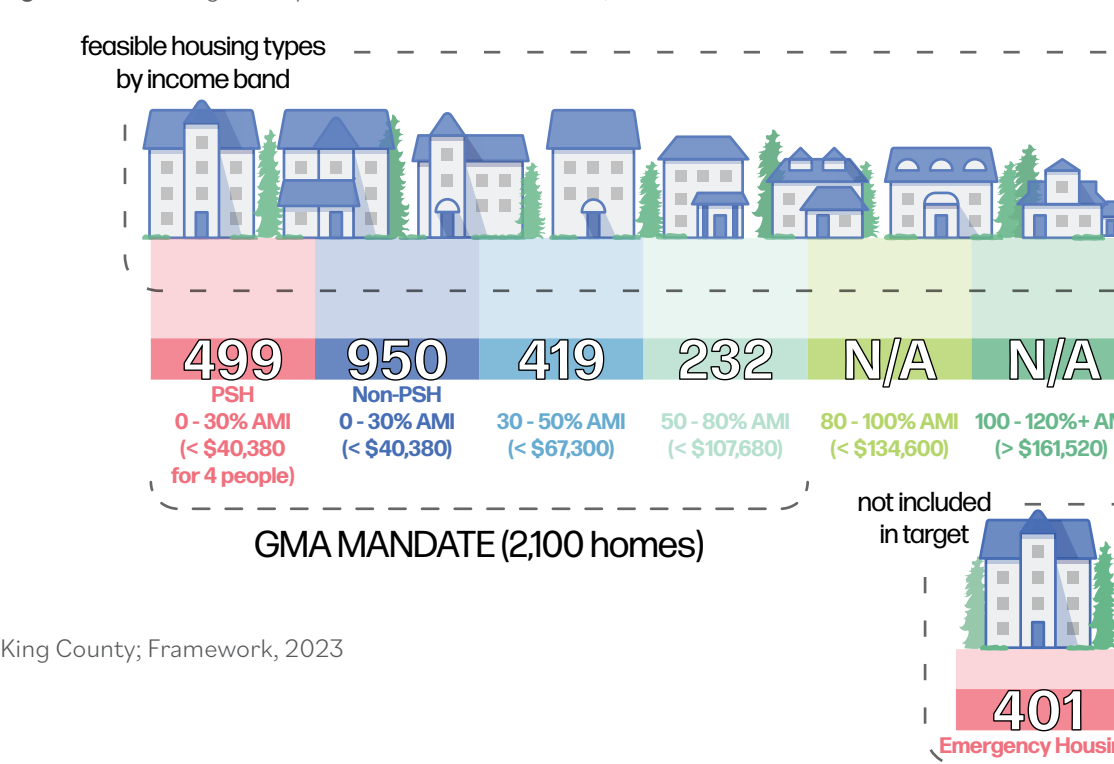
## Annexation Considerations

Sammamish’s Planned Annexation Areas (PAAs) have been largely built out under King County zoning, which does not align with City zoning because of the application of TDRs. This incongruence means contrasting development patterns on either side of the Sammamish City Limit. Considering a 2016 financial analysis on possible annexations, the City has determined that it is not financially responsible to annex in the foreseeable future. Two PAAs have been removed in the 2024 Comprehensive Plan. The 244th South PAA is heavily encumbered with aquatic resources, has a history of mismanagement, and includes known areas for flooding and stormwater management—all would be significant burdens on the City. The Aldarra Unplatted PAA primarily consists of a golf course and would be of no value to the City.

## Affordable Housing Allocation

As per State legislation passed in 2021 (HB 1220), King County disaggregates the City’s housing growth target of 2,100 units by income band. Figure LU-16 shows the affordable housing allocation for five ranges of household income relative to the area median income (AMI) for King County, which are discussed on the following page.

Figure LU-16. King County Allocation: breakdown of 2,100 units



King County; Framework, 2023

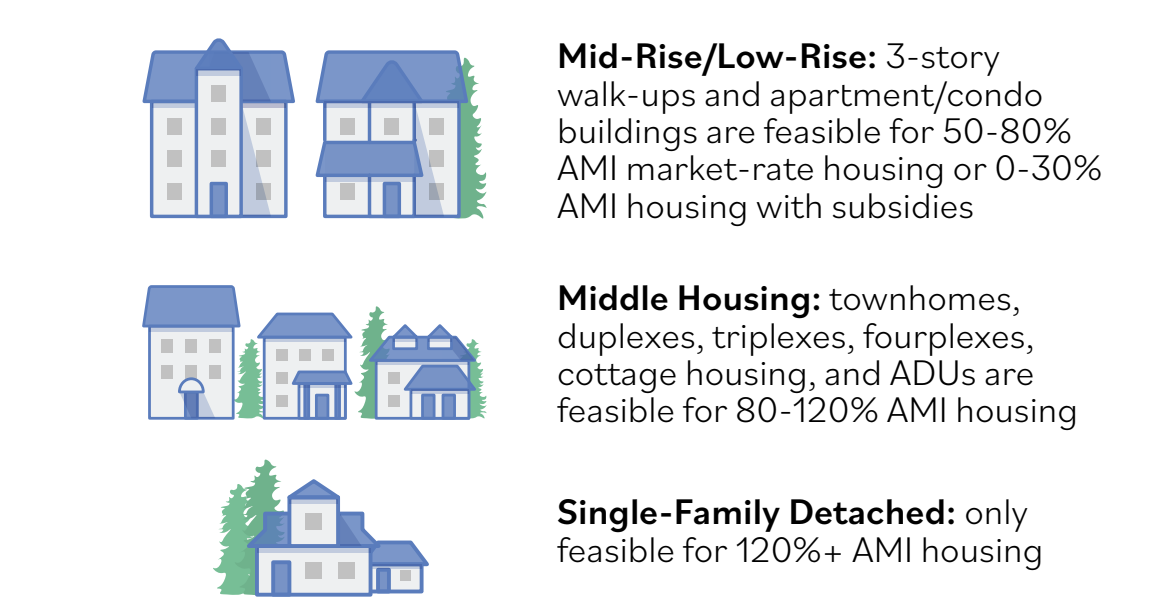
- Extremely Low Income (0-30% AMI), including permanent supportive housing (PSH) and non-permanent supportive housing
- Very Low Income (30-50% AMI)
- Low Income (50-80% AMI)
- Moderate to Median Income (80-100% AMI)
- Above Median Income (100-120%+ AMI)

The parentheses in Figure LU-16 indicate the household income limits for a family of four based on the County’s area median income for 2022 (\$134,600).

## State Guidance

Washington State Department of Commerce issued guidance to cities for sufficiently meeting the affordable housing allocation directed by HB 1220. Figure LU-17 shows, according to Commerce, which housing types most feasibly provide housing affordable to each income level.

**Figure LU-17.** Feasible housing types for each income level as per Washington Department of Commerce guidance.

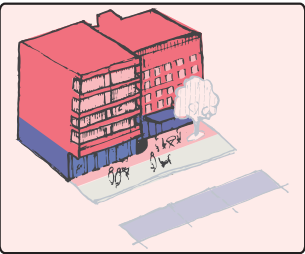


WA Department of Commerce; Framework, 2023

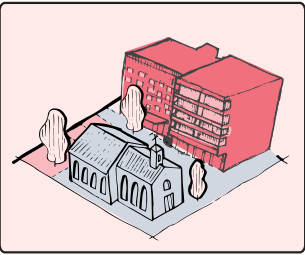
The Puget Sound Regional Council (PSRC) provided cities with guidance on the county-issued growth targets as they relate to planned population growth over the planning horizon. In essence, the direction from PSRC is to limit the planned population growth for 2044 to the 2,100-unit growth target. When projecting the County’s average household size of 2.75 people, this means Sammamish is planning for a population of 73,925 by 2044. This guidance from PSRC, however, does not preclude the City from embedding more capacity beyond the 2,100-unit target in its land use plan.

## 2044 Growth Strategy

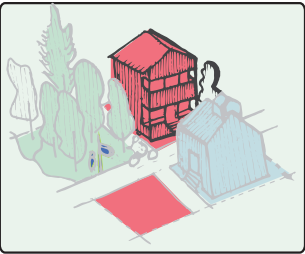
Although Sammamish has an estimated parcel capacity of 3,158 units, based on the 1,288-unit EIS balance for the Town Center and the 2021 King County Urban Growth Capacity Study, not enough zoned capacity exists for mid-rise construction and other housing typologies necessary to support the City’s affordable housing allocation. Considering this, the 2024 Comprehensive Plan project team developed several strategies that would expand parcel capacity for moderate to high density housing. The strategies below were vetted by Planning Commission members, City Council members, and planning staff:



**Increased Capacity in Centers:** Recognizing the low densities historically permitted in Town Center and Mixed-Use Centers (Inglewood, Pine Lake, and Klahanie), this strategy makes modest density increases and use allowances to support more mid-rise construction. Such changes to zoning and development standards not only make possible a wider range of housing for renters and owners, but also provide more commercial opportunities necessary to meet the City’s job target.



**Bonus Parcels:** This strategy leverages substantial amounts of publicly- and religious-owned land that primarily exists in low-density residential zones across the City. Density bonuses will be provided in exchange for the construction of extremely low- and low-income housing on vacant or underutilized lots owned by the City, King County, or religious institutions. In many circumstances, surplus land can be used for affordable housing while retaining existing structures.



**Middle Housing Overlay:** Opening Sammamish’s residential areas, which were largely zoned for large-lot single-family homes, to middle housing development provides considerable gains to housing capacity across much of the City. This strategy helps the City diversify its housing stock for local needs, provides housing affordable to moderate-income households, and satisfies new State mandates under HB 1110.

## Capacity Estimates & Feasible Housing Types

The growth strategies introduced above are reflected in the future land use map and forthcoming zoning changes in several ways:

- Increased development potential and expanded subarea planning in Town Center and Mixed-Use Centers
- Density bonuses for affordable housing on city-, county-, and religious-owned parcels
- The creation of Neighborhood Residential—a middle housing land use classification that complies with HB 1110



Town Center & Mixed-Use Centers

An ongoing amendment to the Town Center Plan will determine specific zoning changes to TC- zones; these are expected by late 2024 to early 2025. For the purposes of the Comprehensive Plan, all parcels are assumed to reach their maximum zoning density and the TC-E zone (Town Center Reserve) will be increased from 1 du/ac to 20 du/ac—a conservative, yet foreseeable future given the scope of the Town Center Plan amendment. Increases to non-residential floor area ratio limits in Town Center and Mixed-Use Centers—also expected under the Town Center Plan amendment—enable more commercial opportunities and in the longer term, subarea planning in Mixed-Use Centers could expand the footprint of these areas and further increase permitted residential densities.

Figure LU-19. Existing and proposed capacities and feasible housing types for Centers

	Capacity Estimate			
	Housing Units		Jobs	
	Existing	Proposed	Existing	Proposed
Town Center (TC Zoning)	1,288	1,517	833	1,981
Mixed-Use Centers (O & CB)	602	293	627	760
Total	1,890	1,810	1,460	2,741



**Mid-Rise:** traditional apartment/condo buildings, courtyard apartments, mass timber buildings, and point-access buildings.

City of Sammamish; Framework, 2023

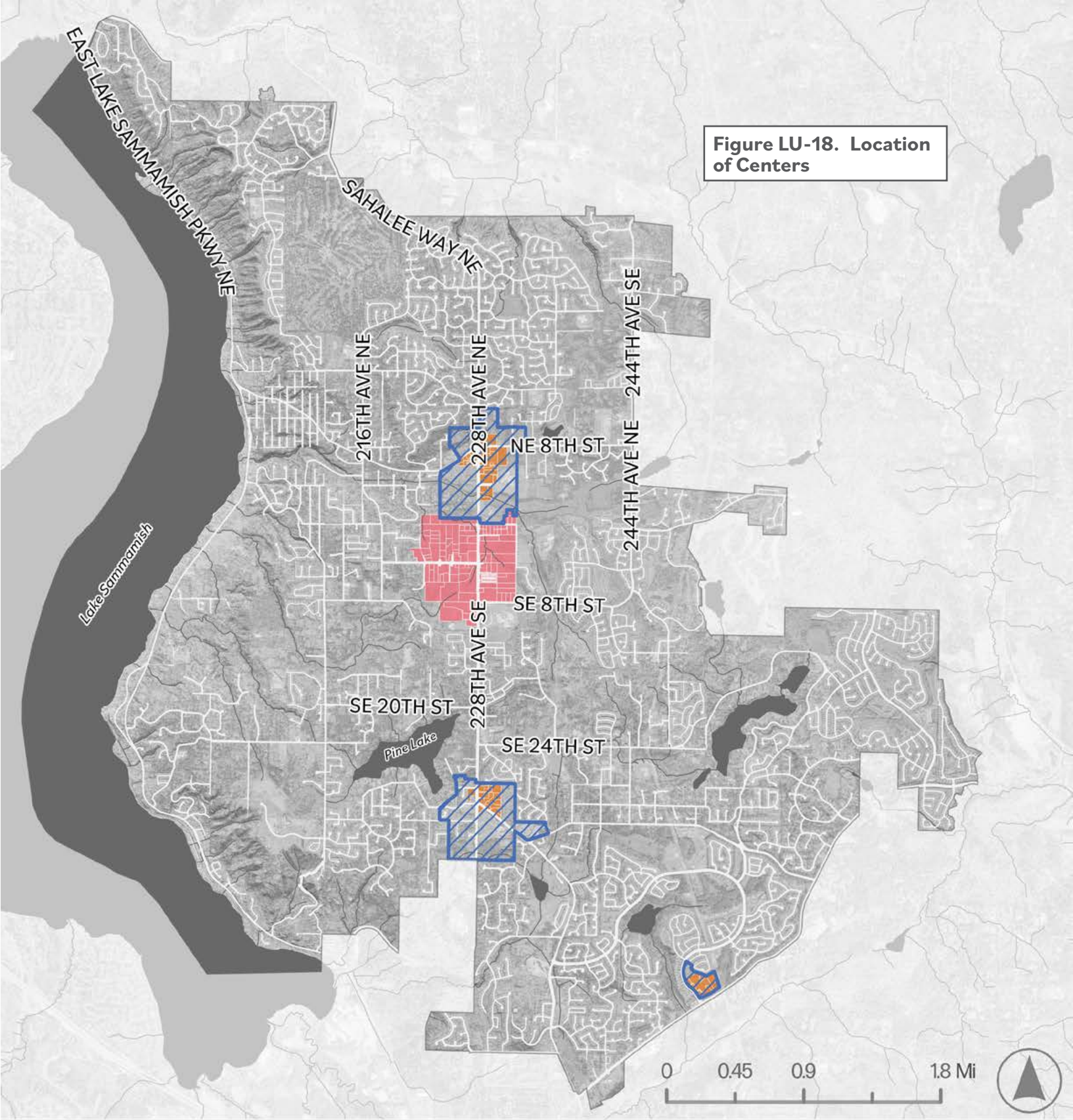


Figure LU-18. Location of Centers

FUTURE LAND USE DESIGNATIONS

- Inglewood Subarea

Pine Lake Subarea

Klahanie Subarea
- Town Center

Mixed-Use Center

Lakes
- Streams



Bonus Parcels

The project team identified 14 Bonus Parcels—two parcels owned by Sammamish Plateau, two parcels owned by the City of Sammamish, two parcels owned by King County, and eight parcels owned by religious institutions—as candidates for transit- and amenity-adjacent affordable housing sites. This approach strives to reduce or eliminate land costs from housing construction and implements HB 1377, which allows cities to award density bonuses to projects on religious-owned properties if the units remain affordable to 80% AMI for at least 50 years.

Many publicly- and religious-owned properties are currently zoned for low-density residential development or may have an existing structure that precludes additional development. This strategy requires a zoning overlay that allows residential as an accessory use on sites with an existing church, utility structure, or other building and introduces a significant amount of residential capacity.

Figure LU-21. Existing and proposed capacities and feasible housing types for Bonus Parcels

	Capacity Estimate	
	Existing	Proposed
City of Sammamish	27	204
King County	29	219
Religious	57	582
Sammamish Plateau	20	57
Total	133	1,062



**Mid-Rise:** traditional apartment/condo buildings, courtyard apartments, mass timber buildings, and point-access buildings.



**Middle Housing:** townhomes, duplexes, triplexes, fourplexes, cottage housing, and other forms of small multi-family buildings.

City of Sammamish; Framework, 2023

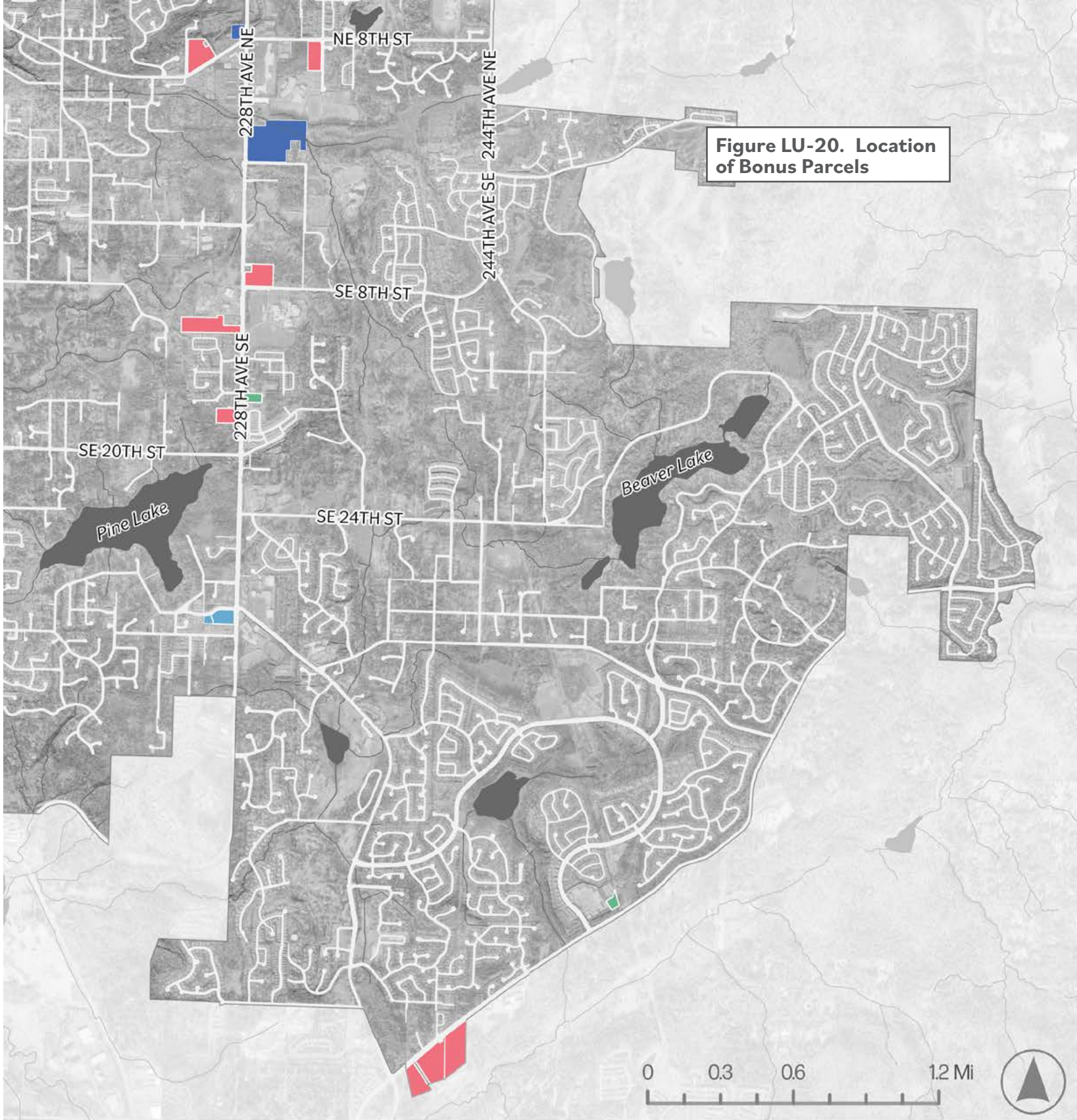


Figure LU-20. Location of Bonus Parcels

BONUS PARCELS

- City of Sammamish
- King County
- Religious
- Sammamish Plateau
- Lakes
- Streams



Neighborhood Residential

The combination of new State legislation (HB 1110) and local need for more diverse housing types led the project team to establish Neighborhood Residential as a land use designation for properties previously zoned R-1, R-4, R-6, or R-8. The new designation assumes modest increases in capacity with a middle housing overlay that will vary between 12 and 18 units per acre to support middle housing types like townhomes, cottage courts, and plex-style buildings.

Several factors complicate capacity estimates for Neighborhood Residential, including an unknown number of homeowners associations established before the passage of HB 1110 that can continue to exclude middle housing development. Large single-family homes will also likely remain as the preferred option among developers and landowners in most neighborhoods. On the contrary, parcels were classified as “redevelopable” in the Urban Growth Capacity Study prior to the passage under HB 1110. This means that many more parcels are likely “redevelopable” now given the option to build middle housing.

Ultimately, the City is not required to estimate capacity for Neighborhood Residential, nor does it heavily rely on this land use designation for its 2044 Growth Target and Housing Need. The estimate provided in Figure LU-23 underscores the unknown development dynamics in Neighborhood Residential in the future.

Figure LU-23. Existing and estimated capacities under new State law (HB 1110) for Neighborhood Residential

	Capacity Estimate	
	Existing	Proposed
Neighborhood Residential (R-1 - R-8 Zoning)	1,268	6,252
Total	1,268	6,252



**Middle Housing:** townhomes, duplexes, triplexes, fourplexes, cottage housing, and ADUs are feasible for 80-120% AMI housing



**Single-Family Detached:** only feasible for 120%+ AMI housing

City of Sammamish; Framework, 2023

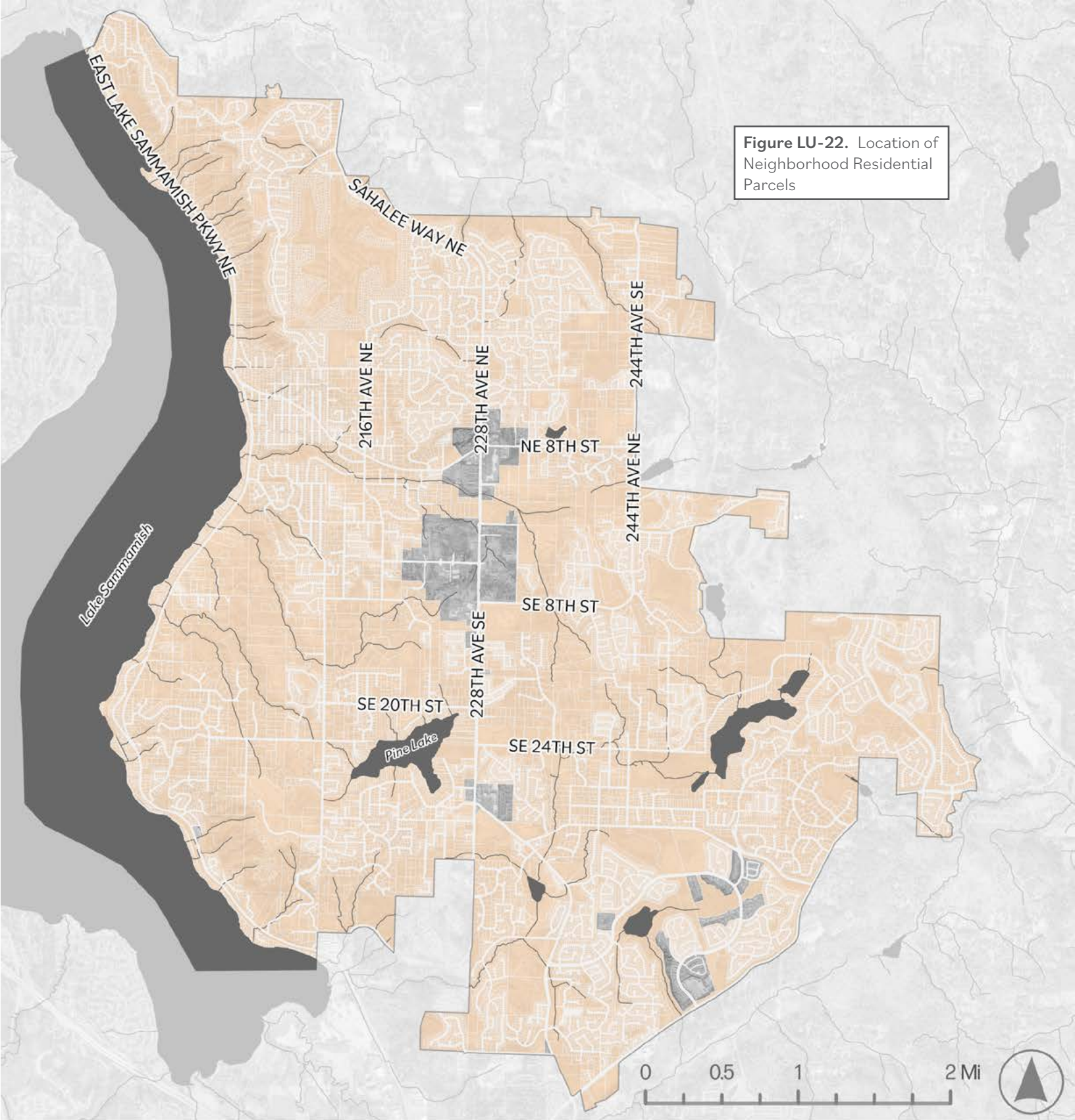


Figure LU-22. Location of Neighborhood Residential Parcels

FUTURE LAND USE DESIGNATIONS

- Neighborhood Residential
- Lakes
- Streams



# 2044 Future Land Use Map

The 2044 Growth Strategy is compiled in the Sammamish Future Land Use Map (FLUM), which is introduced in Volume I of the Land Use Element. Bonus Parcels are not indicated on the FLUM because the underlying land use designation remains unchanged. The implementation of affordable housing on these parcels will be accomplished through a zoning overlay.

Figure LU-25. Future Land Use by Acreage

Future Land Use Designation	Parcel Acreage	
	Acres	Percent
Neighborhood Residential	11,225	95.70%
Urban Residential	204	1.74%
Neighborhood Center*	2	0.02%
Mixed-Use Center	72	0.61%
Town Center	226	1.93%
Total Parcel Acres	11,728	

City of Sammamish; King County; Framework, 2024

\*Neighborhood Center acreage is based on the East Lake Sammamish Parkway parcel with existing Neighborhood Business zoning. Additional Neighborhood Center acreage is expected as the City undergoes subarea planning in the areas identified as Prospective Neighborhood Centers in the FLUM.

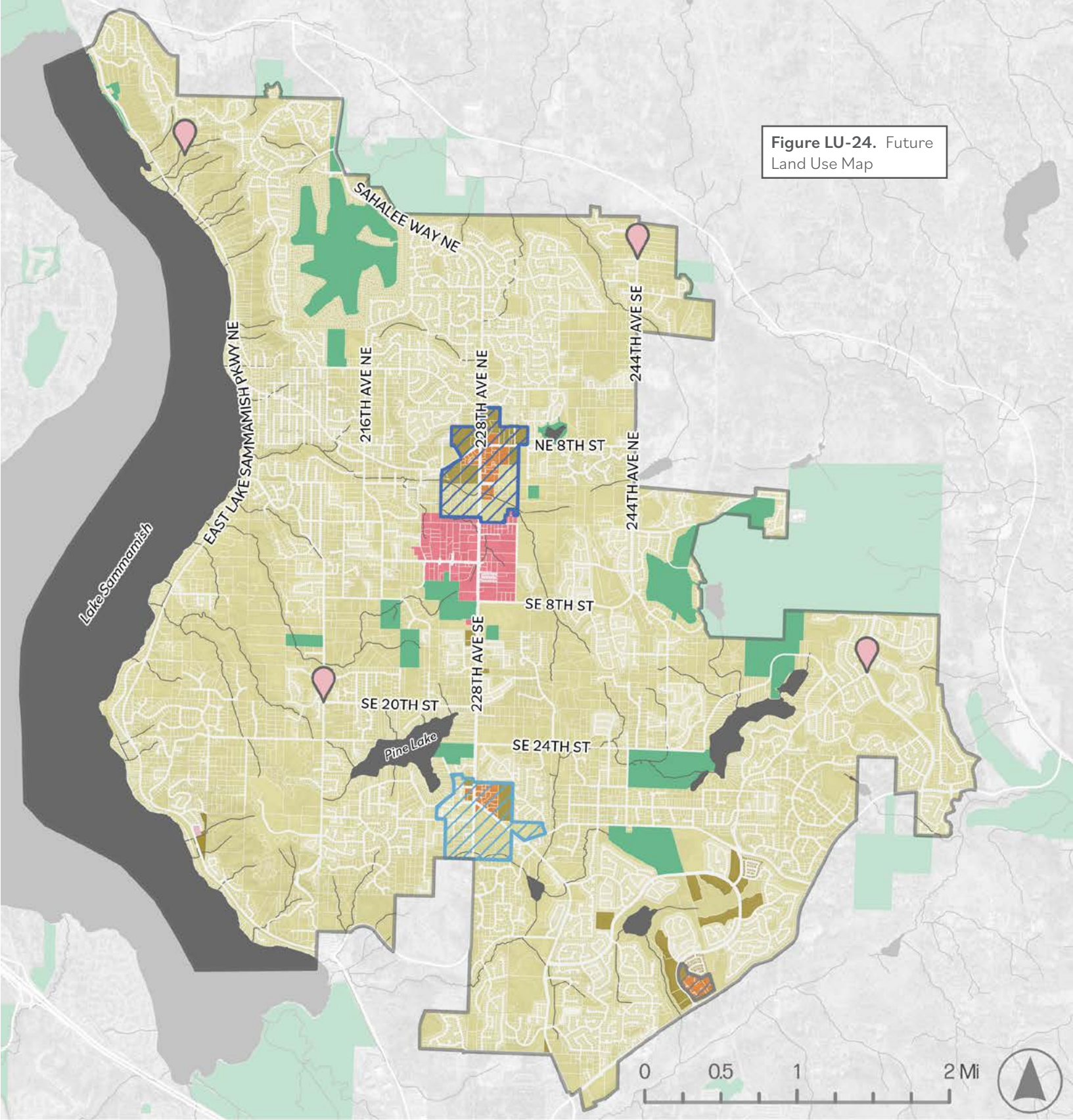


Figure LU-24. Future Land Use Map

## FUTURE LAND USE DESIGNATIONS

- Parks
- Neighborhood Residential
- Urban Residential
- Neighborhood Center
- Mixed-Use Center
- Town Center

- Subarea Planning Required\*
- Conceptual Inglewood Subarea
  - Conceptual Pine Lake Subarea
  - Conceptual Klahanie Subarea
  - Prospective Neighborhood Center

- Lakes
- Streams

*\*Exact boundaries, land uses, and intensities to be determined during a formal subarea planning effort*



Capacity Assumptions

Development assumptions behind the existing capacity estimates are entirely based on the methodology used in the 2021 King County Urban Growth Capacity Study, which relies on parcel data from 2019. Assumptions for the 2044 Growth Strategy, however, were developed to most accurately reflect the market conditions expected over the next 20 years and informed by King County guidance, collaboration with Sammamish planning staff, and discussions with local developers. Figure LU-26 summarizes the density assumptions and market factor, public purpose, and right-of-way deductions applied to vacant and redevelopable parcels across different zones. “Vacant” and “redevelopable” parcel classification is based on the 2021 King County Urban Growth Capacity Study.

Figure LU-26. Development assumptions for the 2044 Growth Strategy

STRATEGY	INPUTS			ASSUMPTIONS			
	PARCEL SELECTION	PARCEL EXCLUSIONS	OTHER EXCLUSIONS	RESIDENTIAL DENSITY (du/ac)	JOB DENSITY (FAR)	MARKET FACTOR	Public Purpose/ ROW DEDUCTION
Increased Capacity in Centers: Mixed-Use Centers	All parcels zoned CB or O	Parcels marked “developed” in UGCS data. Parcels excluded for other reasons in UGCS data: due to use, ownership, or size	Critical areas	18	0.40	Vacant: 30-35% Redevelopable: 35-50%	Vacant: 30% Redevelopable: 30%
Increased Capacity in Centers: Town Center	All parcels zoned TC-A, TC-B, TC-C, TC-D, or TC-E	Parcels marked “developed” in UGCS data. Parcels excluded for other reasons in UGCS data: due to use, ownership, or size	Pipeline Development & Critical areas	TC-A: 40 TC-B: 20 TC-C: 8 TC-D: 20 TC-E: 20	TC-A: 0.40 TC-B: 0.30 TC-C: 0.00 TC-D: 0.20 TC-E: 0.20	Vacant: 5-10% Redevelopable: 15%	Vacant: 10% Redevelopable: 10%
Bonus Parcels	2 parcels owned by Sammamish Plateau 2 parcels owned by the City of Sammamish 2 parcels owned by King County 8 parcels owned by religious institutions	None	Existing building footprints & Critical areas	Religious: 40 City: 60 County: 60 Samm Plat: 12	N/A	*all parcels treated as vacant* Religious: 60% City: 10% County: 5% Samm Plat: 35%	Religious: 5% City: 20% County: 5% Samm Plat: 10%
Middle Housing Overlay	All parcels with R-1, R-4, R-6, or R-8 zoning	Parcels marked “developed” in UGCS data. Parcels excluded for other reasons in UGCS data: due to use, ownership, or size	Critical areas	R-1: 12 R-4: 18 R-6: 18 R-8: 18	N/A	Vacant: 20% Redevelopable: 25%	N/A

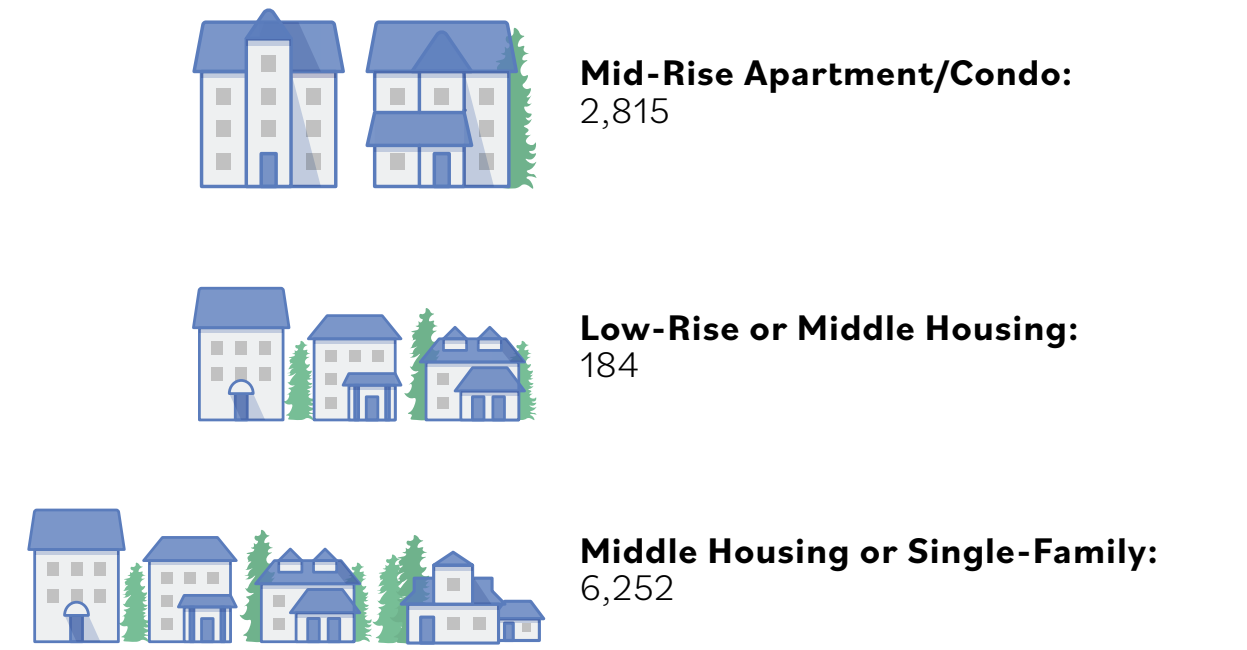
City of Sammamish; King County; Framework, 2023

Capacity Compliance with King County Allocation

The 2044 Growth Strategy builds in ample capacity to satisfy the Housing Need issued by King County—most of which will require mid-rise housing construction—and local needs for a wide range of housing opportunities. As per HB 1220, Figure LU-29 below summarizes the new parcel capacity estimates by feasible housing types as a justification for supporting all economic segments in the population.

Capacity estimates under the 2044 Growth Strategy have limited accuracy due to the complex and uncertain nature of development decisions and processes. For example, the uptake of middle housing could vary significantly due to homeowner association restrictions and participation rates among landowners.

Figure LU-27. Parcel Capacities by Feasible Housing Type



City of Sammamish; Framework, 2023



# Housing

## Volume II



## Background Information

The following documents referenced or included in this Volume II constitute the background information used to inform Volume I of the 2024 Comprehensive Plan Update.

### Included in Volume II

The following analyses are included as new requirements under HB 1220.

#### Supplemental Housing Inventory and Analysis

This section provides additional data to support the Housing Element.

#### Housing Land Capacity Analysis

This analysis compares permanent and temporary/emergency housing capacity to the City's allocated need.

#### Racially Disparate Impacts Report

This report identifies historic policies and practices that have resulted in displacement, exclusion, and other racially disparate impacts, uses Census data to identify areas at greater risk of displacement, and establishes anti-displacement policies.

### External References

#### Housing Diversification Toolkit

Developed with A Regional Coalition for Housing (ARCH) and a consultant, the Housing Diversification Toolkit focuses on expanding missing middle and affordable housing opportunities, housing located near services and transportation routes, and addressing conflicting market demand. The Toolkit can found on the [City website](#).



# Supplemental Housing Inventory and Analysis

The following tables provide supplemental housing inventories and population characteristics to provide additional context to the Housing Element. Similar data tables are available for 2020 in the Housing Diversification Toolkit and corresponding Housing Needs Assessment.

Figure H-1. Existing housing units by structure type

Housing Units in Structure	Number of Units			% of Total
	Owner-Occupied	Renter-Occupied	Total	
1 Detached Unit	16,938	1,665	18,603	83.6%
1 Attached Unit	874	99	973	4.4%
2 Units	-	-	-	0.0%
3 to 4 Units	282	300	582	2.6%
5 to 9 Units	354	353	707	3.2%
10 to 19 Units	220	588	808	3.6%
20 to 49 Units	-	184	184	0.8%
50 or More Units	50	317	367	1.6%
Mobile Homes	28	6	34	0.2%
Boat, RV, Van, etc.	-	-	-	0.0%
Total Housing Units	18,746	3,512	22,258	

ACS 5-Year, 2018-2022

Figure H-2. Existing housing units by age

Housing Unit Age	Number of Units	% of Total
Built 1939 or Earlier	103	0.5%
Built 1940 to 1949	40	0.2%
Built 1950 to 1959	157	0.7%
Built 1960 to 1969	629	2.8%
Built 1970 to 1979	2,230	9.8%
Built 1980 to 1989	5,886	25.9%
Built 1990 to 1999	6,336	27.9%
Built 2000 to 2009	4,653	20.5%
Built 2010 to 2019	2,602	11.5%
Built 2020 or Later	67	0.3%
Total Housing Units	22,703	

ACS 5-Year, 2018-2022

Figure H-3. Existing housing units by tenure

Tenure	Number of Units	% of Total
Owner-Occupied	18,746	84.2%
Renter-Occupied	3,512	15.8%
All Occupied Housing Units	22,258	

ACS 5-Year, 2018-2022

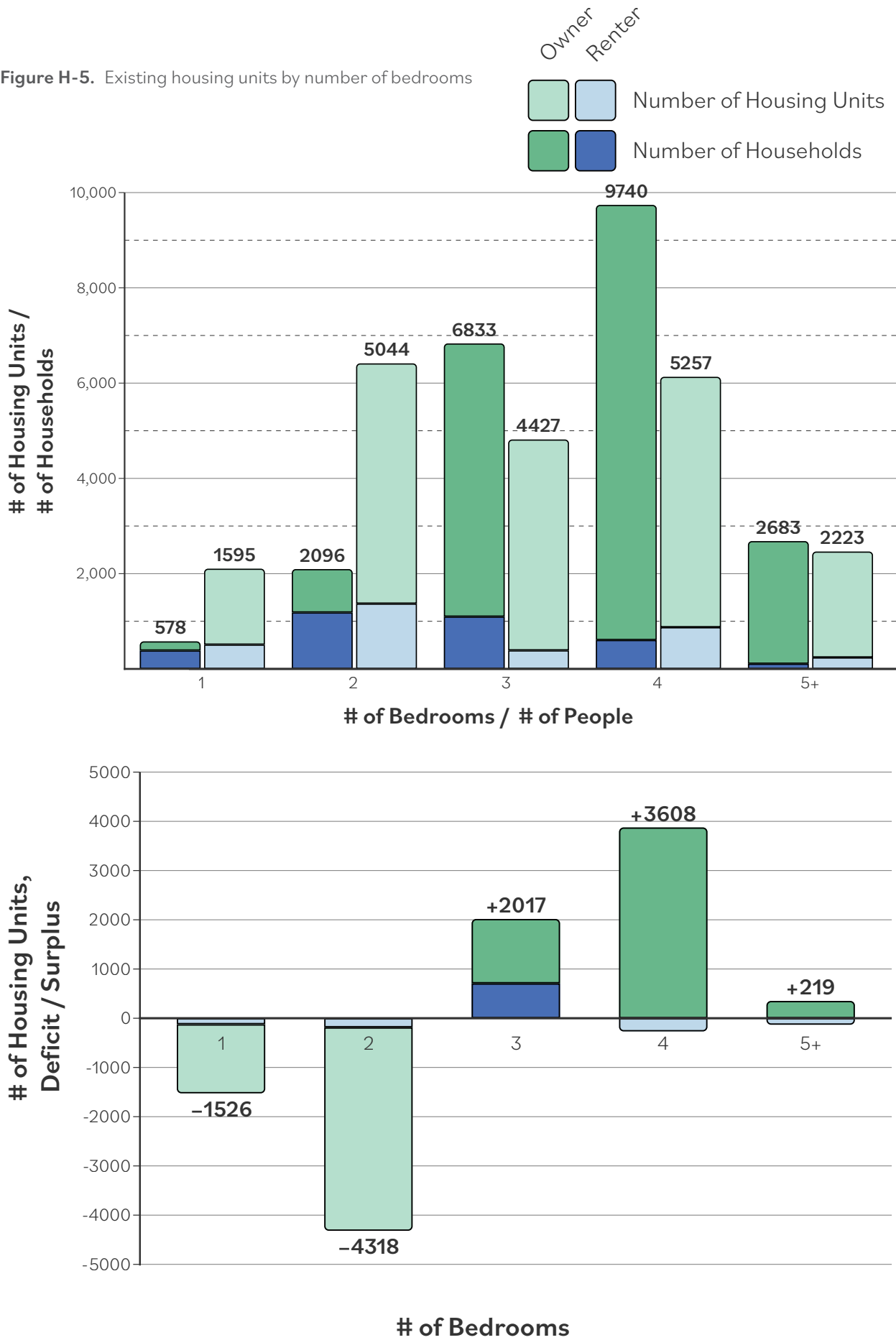
Figure H-4. Existing housing units by condition (select characteristics)

Condition	Number of Units	% of Total
Housing Units Without Complete Kitchen Facilities	147	0.7%
Housing Units Without Complete Plumbing	48	0.2%
All Occupied Housing Units	22,258	

ACS 5-Year, 2018-2022



Figure H-5. Existing housing units by number of bedrooms



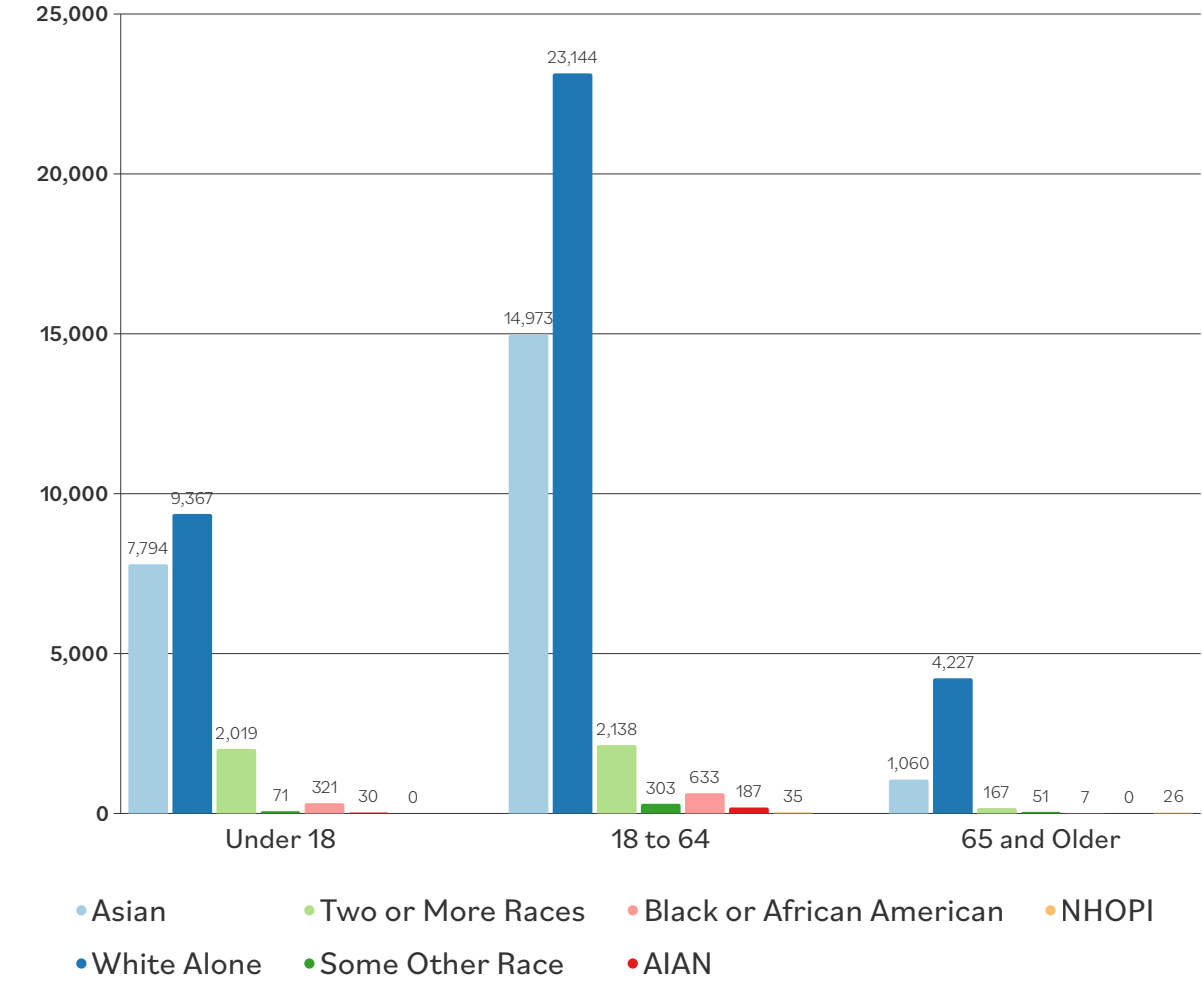
ACS 5-Year, 2018-2022

Figure H-6. Existing income-restricted affordable housing

Development Name	Affordable Units	AMI Range
SAMM Apartments	18	80%
Sammamish Townhomes	7	80%
SKY Sammamish	24	80%
Highland Garden Apartments	50	30-60%
<b>Total Income-Restricted Units</b>	<b>99</b>	

ACS 5-Year, 2018-2022

Figure H-7. Age of Sammamish residents by race/ethnicity



ACS 5-Year, 2018-2022



# Housing Land Capacity Analysis

## Overview

As per requirements of the Growth Management Act (GMA), the Sammamish Housing Element must identify “sufficient capacity of land” to accommodate all projected housing needs during the 20-year planning period of its comprehensive plan (RCW 36.70A.070(2)(c)). This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Extrapolating the 2021 King County Urban Growth Capacity Study, the project team for the 2024 Sammamish Comprehensive Plan Update developed a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, partially used, or under-utilized lands. This analysis considers the potential for land within City boundaries to accommodate new housing growth given current zoning and development regulations. Unlike the County’s Urban Growth Capacity Study, which looks backward at performance under the previous period’s comprehensive plan, the LCA looks forward to the land uses and development types planned for 2044.

## Household Income Segments for King County

Figure H-8 shows the four income ranges defined in RCW 36.70A.030 and the corresponding income limits and rent/mortgage limits established by A Regional Coalition for Housing’s (ARCH) for 2023. Limits for three-person households are included due to King County’s average household size of 2.75 people.

Figure H-8. 2023 King County income and rent limits for GMA defined income segments

Household Income Segment	Income Relative to AMI	ARCH 2023 Income Limit (3 Person Household)	ARCH 2023 Rent Limit (3 Person Household)
Extremely Low-Income	0-30% of AMI	\$39,555	\$989
Very Low-Income	>30-50% of AMI	\$65,925	\$1,648
Low-Income	>50-80% of AMI	\$105,480	\$2,637
Moderate Income	>80-120% AMI	\$158,220	\$3,956

ARCH; Framework, 2023

# Land Capacity Analysis for Permanent Housing

King County Countywide Planning Policies (CPPs) disaggregate Sammamish’s 2044 growth target to establish Housing Need for different income brackets. Sammamish’s 2044 Growth Strategy, implemented through updates to its land use, zoning, and development standards, in combination with significant subsidies, shows that the City has sufficient land capacity to meet its CPP Housing Need for permanent housing (a total of 2,100 units). An additional LCA for temporary housing below demonstrates the City’s capacity for its emergency housing need (401 units).

Figure H-9. Current housing and housing needed in Sammamish by income bracket

	Total Units	0-30% AMI		30-50%	50-80%	80-100%	100-120%	120%+
		Non-PSH	PSH					
Baseline Supply (2019)	22,543	110	-	341	541	1,899	2,024	17,628
King County Growth Target (Net New Housing Needed 2019-2044)	2,100	950	499	419	232	-	-	-
King County Total Future Housing Needed: 2044	24,643	1,060	499	760	773	1,899	2,024	17,628
Sammamish 2044 Growth Strategy (Net New Housing Capacity 2019-2044)	9,256	1,487		429	232	509	1,563	5,036
Sammamish 2044 Growth Strategy (Net New Housing Planned 2019-2044)	2,100	950	499	419	232	-	-	-
Sammamish 2044 Growth Strategy (Surplus/Deficit of Planned Housing)	7,156	38		10	0	509	1,563	5,036
Sammamish 2044 Growth Strategy (Surplus/Deficit of Capacity)	0	0	0	0	0	0	0	0

King County; Framework, 2023

The project team updated the underlying assumptions from the 2021 King County Urban Growth Capacity Study to reflect more realistic development dynamics and the 2044 Growth Strategy to produce the updated capacities below. A full list of development assumptions is included in Volume II of the Land Use Element.



Figure H-10. Land capacity summary by zone

ZONE	Net Developable Land (acres)	Residential Density (du/ac)	Gross Residential Capacity (units)*	Existing Housing on Redevelopable Parcels (units)	Net Residential Capacity (units)
R-1	1,283.9	R-1: 1 Middle Housing Overlay: 12	1,220	12	1,208
R-4	3,989.9	R-4: 4 Middle Housing Overlay: 18	4,063	190	3,873
R-6	1,357.0	R-6: 6 Middle Housing Overlay: 18	1,145	44	1,101
R-8	59.5	R-8: 8 Middle Housing Overlay: 18	71	2	69
R-12	4.2	12	50	139	-
R-18	19.7	18	355	1,551	-
Community Business	45.9	18	263	-	263
Office	4.4	18	28	-	28
Neighborhood Business	0.9	8	3	-	3
TC-A	27.7	40	943	1	942
TC-B	29.4	20	455	18	437
TC-C	15.9	8	96	11	85
TC-D	0	20	-	-	-
TC-E	3.8	20	57	4	53
Bonus Parcels**	53	City/County: 60 Religious: 40 Utility: 12	1,064	2	1,062

King County; Framework, 2024

\*See Land Use Element Volume II for a full list of development assumptions.  
\*\*Bonus Parcels are religious- or public-owned parcels in R-1, R-4, R-6, and R-8 zones. These parcels will be able to develop to 40-60 du/ac with a special zoning overlay if projects include affordable housing.

The following land use categories and associated zoning districts under the 2044 Growth Strategy for Sammamish regulate many factors, including building type and development intensity. Building types (e.g. single-family detached, duplexes, cottage clusters, townhomes, etc.) help organize development based on its form and function. Development intensities indicate the bulk of development (e.g. building height) and density (the number housing units or jobs per acre) for a specific building typology. For example, mid-rise is an intensity that might include mixed-use buildings, family stacked flats, or mass timber buildings. Low density can include building typologies like single-detached homes, accessory dwelling units, duplexes, and townhomes.

As per Department of Commerce guidance, from a construction cost perspective, each intensity and its corresponding building types are most feasibly built for specific levels of affordability. This is not to suggest that all housing built at mid-rise intensities will serve moderate income households; in fact, luxury condominiums at mid-rise intensities could only be affordable to households earning 120%+ AMI. Similarly, building typology is one of many factors influencing affordability; incentives, subsidies, and creative financing mechanisms are required to achieve deep affordability.

Figure H-11. Envision Sammamish 2044 Land Use Designations, Zoning Districts, and associated building types, intensities, and incomes served.

2044 Land Use Designations	2044 Zoning Districts with Planned Housing	2044 Associated Housing Typologies	2044 Associated Intensities	Lowest Potential Income Served	
				Market-Rate	Subsidized
Neighborhood Residential	R-1; R-4; R-6; R-8; Middle Housing Overlay	Detached Single-Family, ADUs, Cottage Clusters, Multi-plex, Townhomes	Low Density, Moderate Density	High Income (>120% AMI)	Not Feasible at Scale
Urban Residential	R-24; R-40	Cottage Clusters, Multi-plex, Townhomes, Stacked Flats, Courtyard Buildings	Moderate Density, Low-Rise	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Neighborhood Center	Neighborhood Business	Cottage Clusters, Multi-plex, Townhomes	Low Density, Moderate Density	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Mixed-Use Center	Community Business; Office	Stacked Flats, Mass Timber, Point Access Blocks, Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Mid-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Town Center	TC-A; TC-B; TC-C; TC-D; TC-E	Stacked Flats, Mass Timber, Point Access Blocks, Apartments, Condominiums, Permanent Supportive Housing	High Density, Mid-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

City of Sammamish; Framework, 2024

Note: Zoning districts are still under development.



Implementing Actions to Satisfy Housing Need

Together, the Land Use and Housing Elements acknowledge real-world factors constraining development outcomes. The 2044 Growth Strategy includes a variety of zoning changes designed to sufficiently achieve housing type production associated with various AMI levels.

- Increased development capacity and expanded subarea planning in Town Center (TC-zones) and Mixed-Use Centers (CB and O zones).
- Density bonuses for affordable housing on city-, county-, and religious-owned parcels (“Bonus Parcels”) which effectively increase the allowable density from 1-8 du/ac to 12-60 du/ac depending on ownership.
- The creation of Neighborhood Residential—a middle housing land use classification that complies with HB 1110—that provides a middle housing overlay option that increases densities from 1-8 du/ac to 12-18 du/ac depending on the underlying zoning.

Figure H-12. Comparing housing need to zone categories

Income Level (% AMI)	Zone Intensities Serving These Needs	Aggregate Housing Need (units)	Net Residential Capacity (units)	Capacity Surplus or Deficit (units)
0-30% PSH	Mid-Rise High Density	1,868	1,916	48
0-30% Other				
>30-50%				
>50-80%	Low-Rise Moderate Density	232	741	509
>80-100%				
>100-120%	Low Density	N/A	6,599	6,599
>120%				
Total		2,100	9,256	7,156

Land Capacity Analysis for Temporary Housing

The GMA also requires cities to demonstrate explicit consideration of capacity for emergency housing and emergency shelters (RCW 36.70A.070(2)(c)). Currently, the City permits hotels/motels in CB, O, TC-A, and TC-B. Zoning changes that occur during the adoption of the 2024 Comprehensive Plan are expected to expand hotel/motel permissions to other Town Center zones (TC-C, TC-D, and TC-E) and additional zones that may be established in Mixed-Use Centers. As per GMA requirements under HB 1220, “Emergency Housing” and “Emergency Shelter” will be defined in the Sammamish Development Code and permitted in all zones where hotels/motels are permitted.

No hotel/motel exists in Sammamish, nor does the City have requirements for occupancy, spacing, or intensity of emergency housing. As such, Sammamish will establish reasonable occupancy, spacing, or intensity regulations for emergency housing during the zoning code update process.

Department of Commerce guidance suggests that an LCA must be conducted for plausible parcels to demonstrate the City’s capacity for its emergency housing need (401 units). To carry out this analysis, the project team has identified several Bonus Parcels that contain sufficient surplus area and are adjacent to transit, services, and amenities. A prototypical suburban emergency congregate shelter with 60 beds/acre has been used to best estimate the capacities of selected parcels.

Figure H-13. Land capacity of select bonus parcels for emergency housing

Plausible Bonus Parcels	Emergency Housing Type	Net Developable Land (acres)	Density (beds/ac)	Emergency Housing Capacity (beds)	Total Emergency Housing Capacity (beds)	Emergency Housing Need	Capacity Deficit or Surplus
Parcel #1 (religious- owned)	Congregate Shelter	5.71	60	343	608	401	207
Parcel #2 (City- owned)	Congregate Shelter	1.08	60	65			
Parcel #3 (religious- owned)	Congregate Shelter	3.34	60	200			



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# ENVISION SAMMAMISH

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2044 Comprehensive  
Plan Update

framework



## Racially Disparate Impacts

Sammamish is committed to meeting the housing needs of members of our community who have experienced disproportionate harm.

This report supplements Sammamish's 2024 Comprehensive Plan Update to identify racially disparate impacts, displacement, and exclusionary effects, and to ensure city policies address these inequities moving forward.

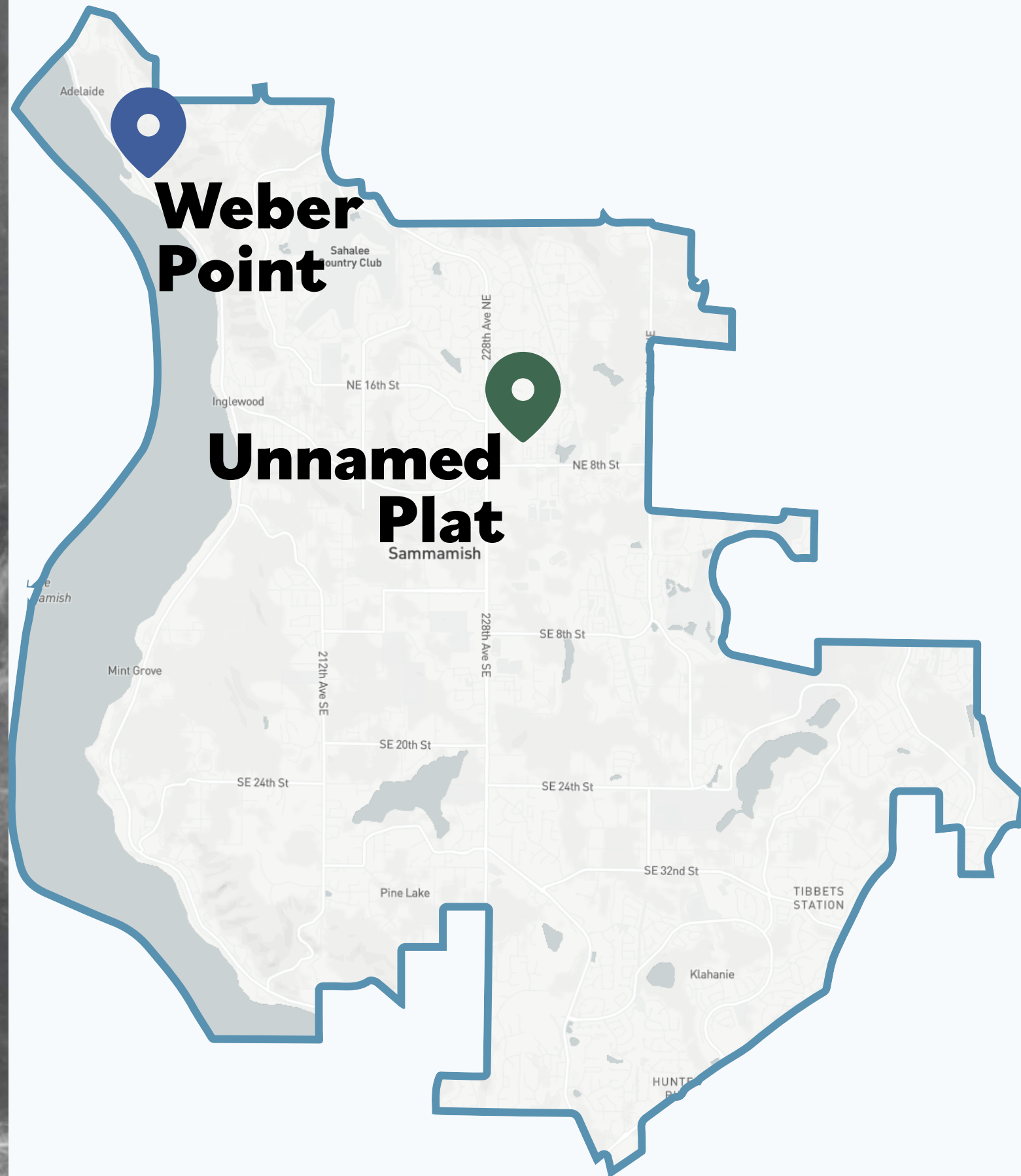
## Local History

The Sammamish of today was first stewarded by the indigenous Snoqualmie and Duwamish peoples long before the first recorded settlers arrived on the plateau in 1887. The area surrounding lake Sammamish was dominated by Douglas firs and cedar trees, and the plateau itself served as a hunting ground for the Snoqualmie residing to the east. Though a handful of white settler communities sprung up during the early twentieth century, none of them grew or persisted for long, and the Sammamish Plateau remained mostly wilderness for the next several decades. The 1980s saw an explosion of growth in the area, and the modern city of Sammamish was incorporated in 1999.

Though a relatively new city, Sammamish is not immune to the lingering effects of the racist legal, economic, and social forces underpinning the history of Washington state. The layering of exploitative treaties forced on indigenous peoples, Black exclusion laws, anti-Chinese and anti-Japanese laws, and other racist practices have favored white Americans over all other groups throughout state history. This historic privilege shaped the population of people who were able to settle the plateau during the 1970s, 80s, and 90s, and who thus were able to build generational wealth in the area. (This is reflected in the demographic profile from the 2000 Census, which can be found in Figure 2, pg. 9).

Opposite: The Davis family, on their homestead along the eastern shore of Lake Sammamish. Retrieved from <https://culture.snoqualmtribeweb.us/lake-sammamish/>





# Racist Historic Practices

Historic practices such as restrictive covenants and redlining have denied housing to marginalized communities, primarily based on racial and ethnic backgrounds. According to the Racial Restrictive Covenants Project by the University of Washington, there were instances in which subdivisions in Sammamish included restrictions against ownership by any non-white persons, including 10 properties at Weber Point. The Project has identified approximately 15 total properties in Sammamish that were at one point in time subject to these covenants, at Weber Point and in other unidentified plats.

Figure 1 (at left) identifies these covenants where the Racial Restrictive Covenants project was able to pinpoint their locations. While these covenants may have been legally void since 1968, the lingering impacts of these covenants continue to be felt.

Redlining maps, discriminatory maps created in the 1930s by the Home Owners’ Loan Corporation, categorized neighborhoods in American cities by perceived investment risk. These categories were often based on racial composition, which led to systemic disinvestment in minority communities. While an HOLC map was created for Seattle, the generally unpopulated nature of the plateau in the early twentieth century meant that redlining maps for Sammamish were never created. Similarly, no historic laws were in place that would have characterized Sammamish as a “sundown town” for any minority groups.

It is agreed by and between all the parties hereto that the property herein described shall be used for residence property only and **shall be occupied by persons of the white race**, excepting that servants not of the white race but actually employed by a white occupant may reside on the property.

Developer/Seller: Lake Sammamish Shingle Company  
Year: 1937  
Properties Covered: 10

... **nor shall any part thereof, be used or occupied by any person of the Malay or any Asiatic race or decent, or any person of the races commonly known as the Negro races**, or of their decent, and the grantee, his heirs, personal representatives .... excepting only employees in the domestic service on the premises of persons qualified hereunder as occupants and users and residing on the premises ...

Developer/Seller: Collins, Angie B  
Year: 1929  
Properties Covered: 1

Opposite: Figure 1 - Racially Restrictive Covenants within present-day Sammamish. Retrieved from [https://depts.washington.edu/covenants/map\\_restrictions\\_king.shtml](https://depts.washington.edu/covenants/map_restrictions_king.shtml)

# Identifying Disparate Impact

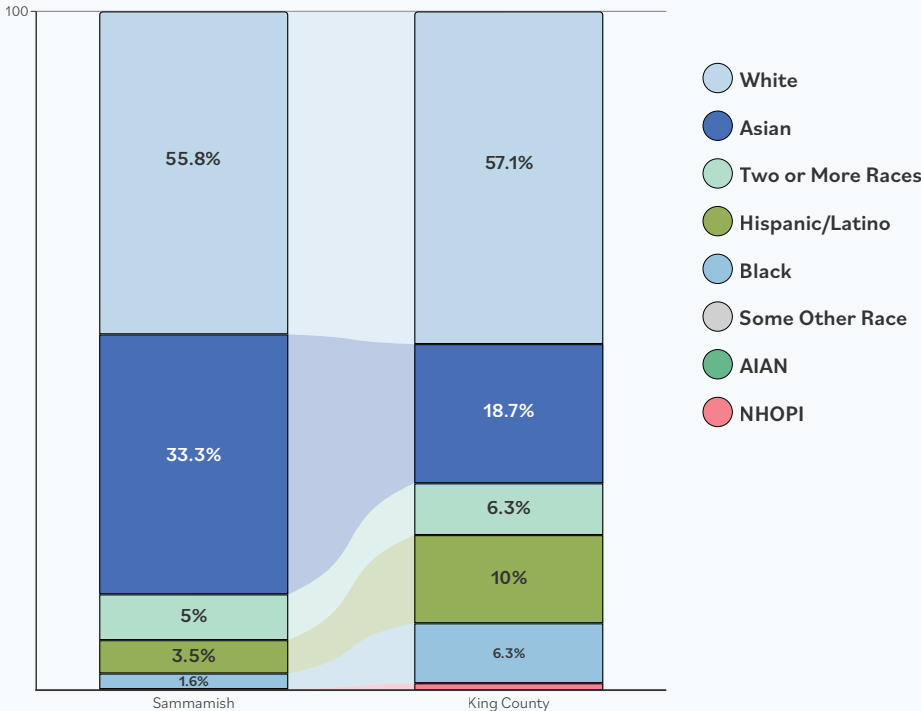
## Demographic Background

To identify potential disparate impact in the present day, the data below is disaggregated by race and ethnicity to isolate individual effects, typically compared against the white alone population. Additionally, affordability metrics and demographic data are compared to King County to evaluate potential racial exclusion compared to the wider geography.

Figure 2 (below) compares the present population of Sammamish with that of King County. While the percentage of white residents is comparable, Sammamish has nearly twice the relative population of Asian residents, but fewer multiracial, Hispanic, and Black residents. Figures 3 and 4 (opposite) compare the racial composition of Sammamish’s population over time. In 2000, shortly after the city was incorporated, 87.4% of residents were white, making Sammamish more white than King County overall (75.6%). Today, while the population of Sammamish has grown significantly, the percentage of white residents has declined due to much larger increases in other populations, primarily Asian residents.

Finally, Figure 5 (opposite) shows large income gaps when comparing Sammamish, a very affluent city, and King County more broadly. Since income is often closely linked to race, income disparities can be evidence of racially disparate impact, potentially leading to exclusion. The majority of Sammamish households are making more than \$100,000 annually. Comparing their incomes to King County’s median income of \$106,326, we can see that at least two-thirds of Sammamish households make more than 100% AMI.

Figure 2 - Sammamish vs King County Population by Race/Ethnicity. ACS 5 Year, 2016-2021





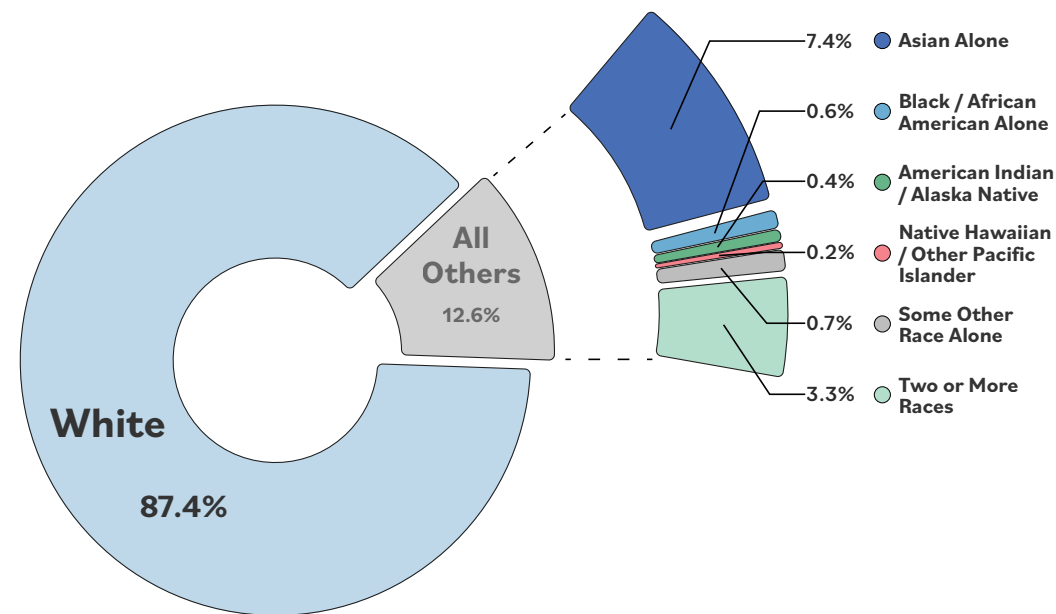


Figure 3 - Sammamish Population by Race/Ethnicity.  
2000 Census

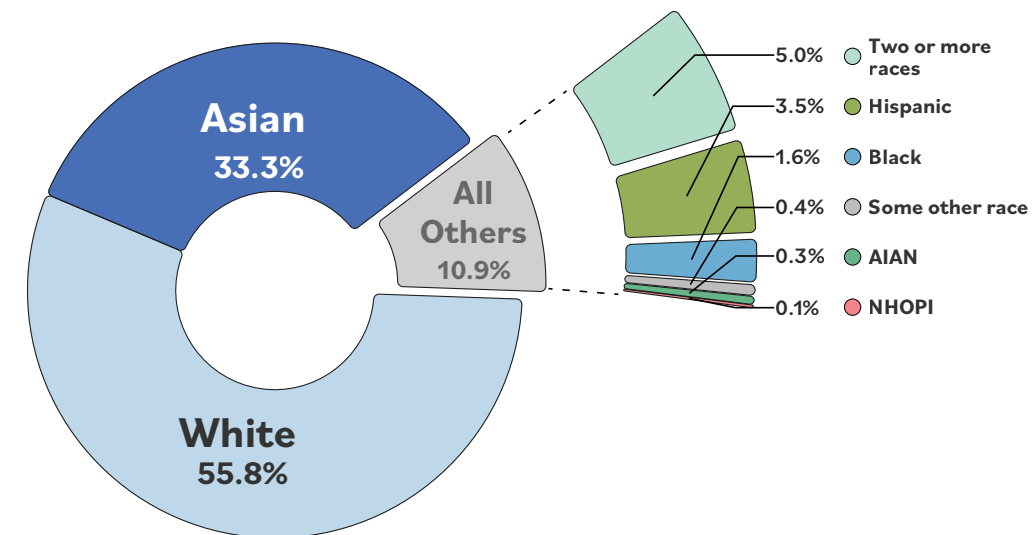


Figure 4 - Sammamish Population by Race/Ethnicity.  
ACS 5 Year, 2016-2021

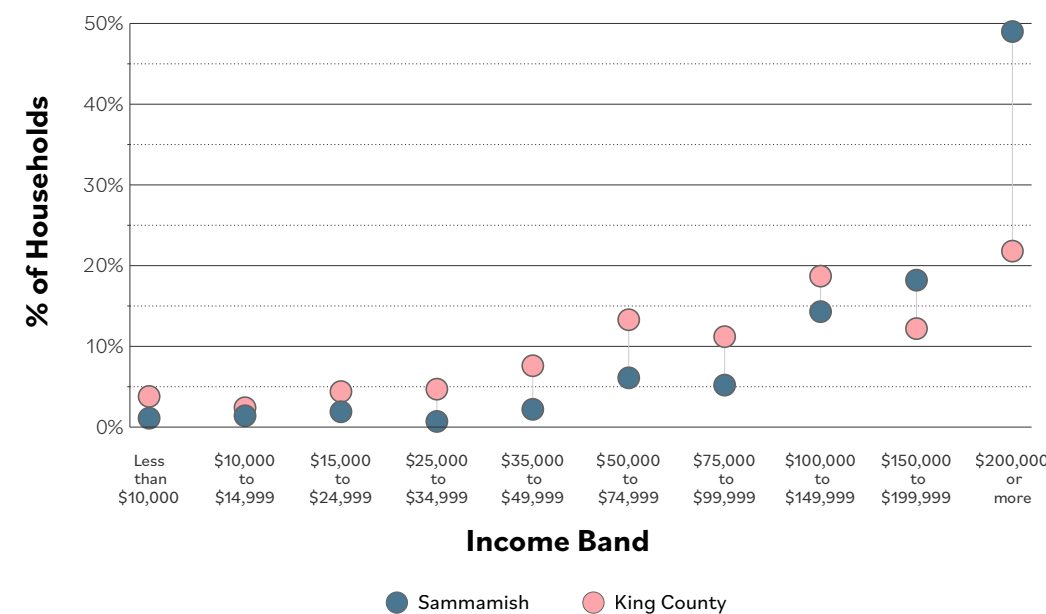


Figure 5 - Sammamish vs King County Income Bands.  
ACS 5 Year, 2016-2021

## Income Comparison Across Race

Figure 6 (below) further breaks down Sammamish's household incomes by race. While it is true that the majority of Sammamish households are making more than 100% AMI, both Black households and households with two or more races in Sammamish have relatively large cohorts in the lowest income bracket, below 30% AMI. Hispanic residents and residents who identify as Some Other Race also lag behind white residents in this category.

Comparisons across household income levels for each racial or ethnic cohort in Sammamish against King County are found in Figure 7, at right. Despite the discrepancies within the Sammamish community noted above, there is another interesting dimension at play here. Across all racial cohorts, the percentage of Sammamish households making over \$200,000 exceeds the percentage of white households making over \$200,000 in King County (21.3%). The same can be said for the next highest income band, \$150,000 to \$200,000.

In combination with the demographic representation in Figure 4, this insight reveals that BIPOC households who do move to Sammamish are overwhelmingly wealthy, compared to both their peers and to white households across the county. Taken together, this implies that wealth and income play a much larger role in who gets to move to Sammamish than it does for other cities in the region, and likely far more than race alone.

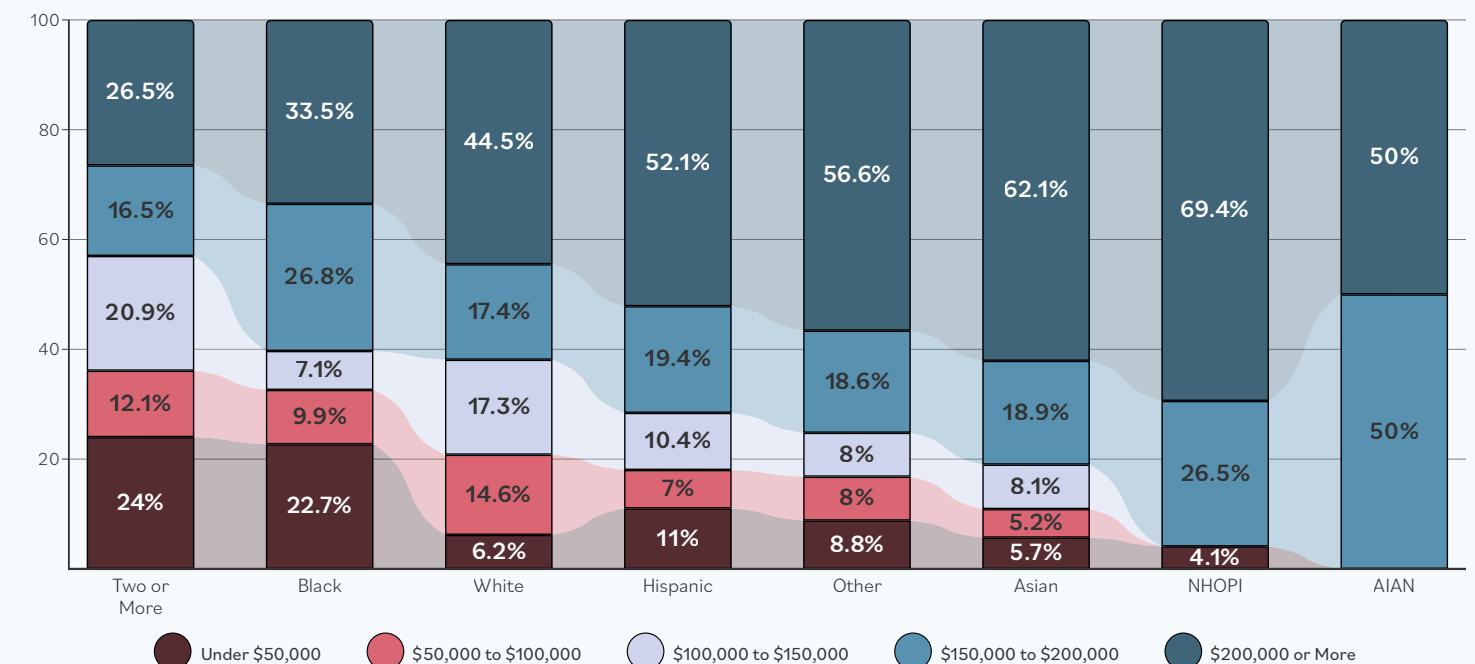
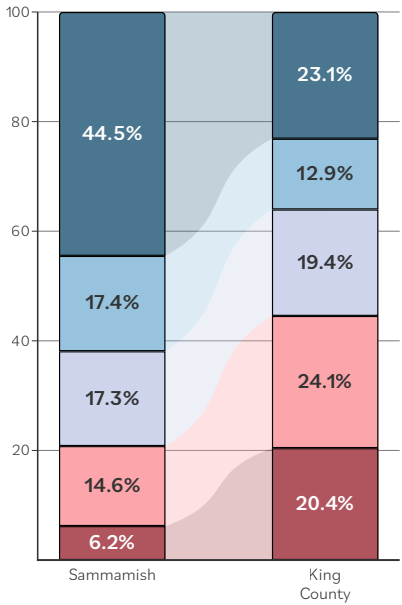


Figure 6 - Income Bands by Race in Sammamish.  
ACS 5 Year, 2016-2021

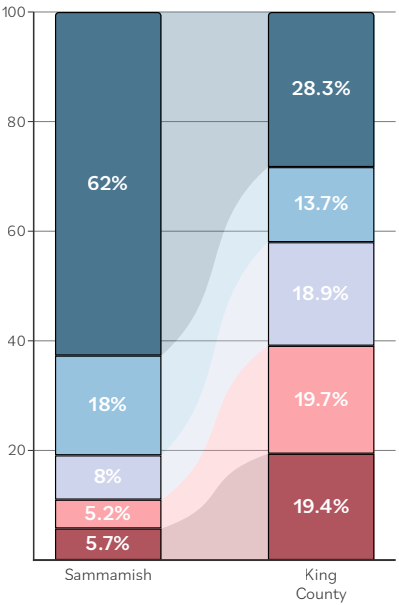
Figure 7 - Incomes by Race in King and Sammamish. ACS 5 Year, 2016-2021



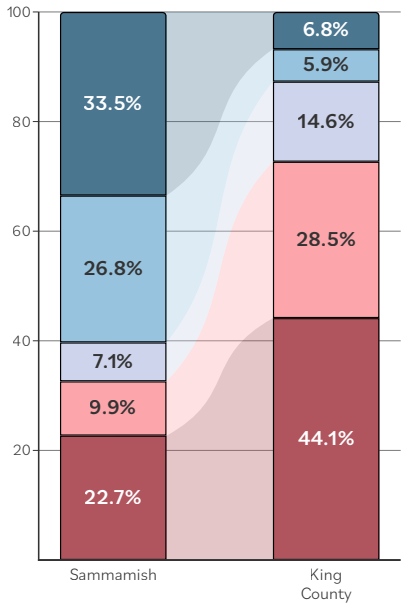
White Alone



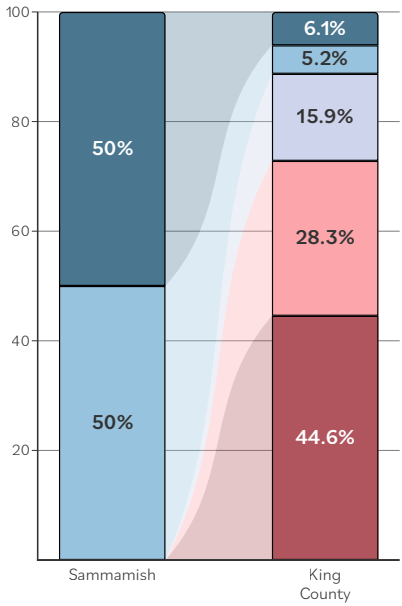
Asian



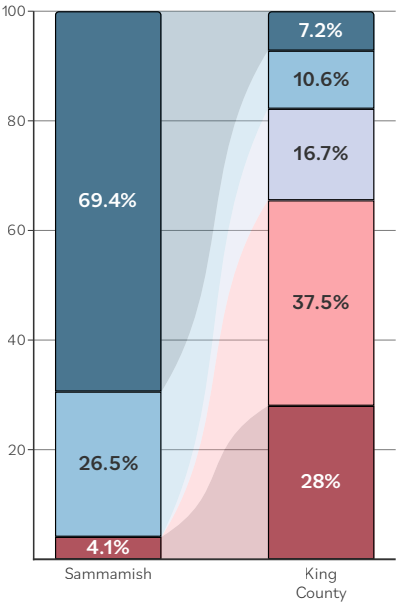
Black



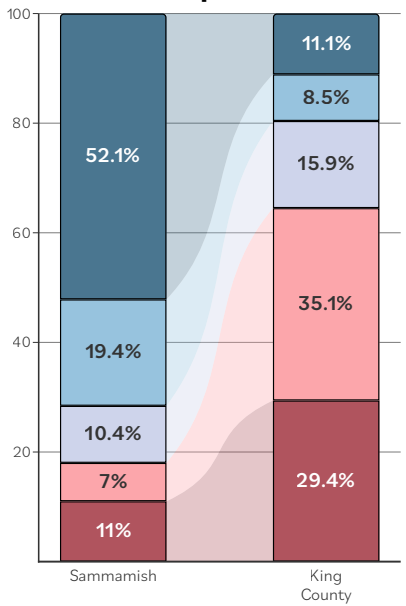
AIAN



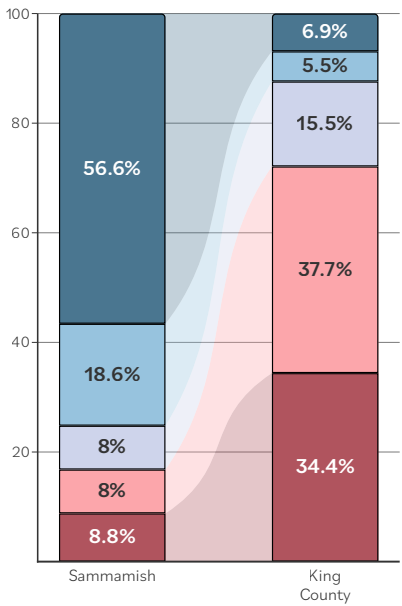
NHOPI



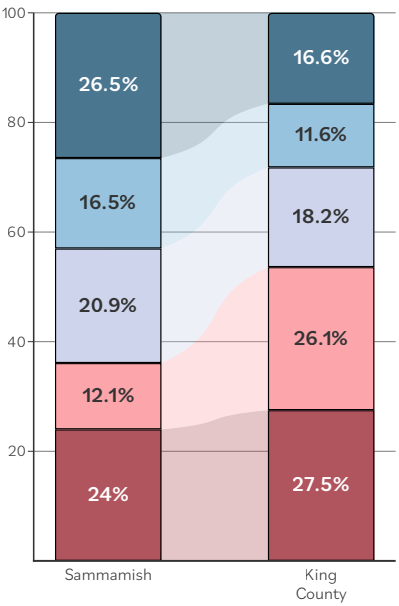
Hispanic



Some Other Race



Two or More Races



Homeownership Rates

For a given area, higher percentages of renters would indicate an increased risk of housing instability, and therefore a higher rate of displacement among those renters. Somewhat uniquely, Sammamish’s rate of homeownership is much higher than in King County across *every* racial and ethnic cohort (Figure 9, at right). Homeownership rates for Asian households exceed the county average by nearly 40%. NHOPI households, who have the lowest countywide homeownership rate at 24%, see a jump to 96% homeowners in Sammamish. Homeownership rates for Black, Hispanic, AIAN, and other ethnic groups continue to lag behind white-alone ratesn within the city itself (Figure 8, below), but all remain higher than their peer cohorts across King County.

Sammamish’s high home ownership rate means a lower displacement risk for every race/ethnicity cohort compared to King Couty. While there are indications of structural disparities across these groups, Sammamish’s overall pattern of high home-ownership and high income also evidences disparate impact based on economic class.

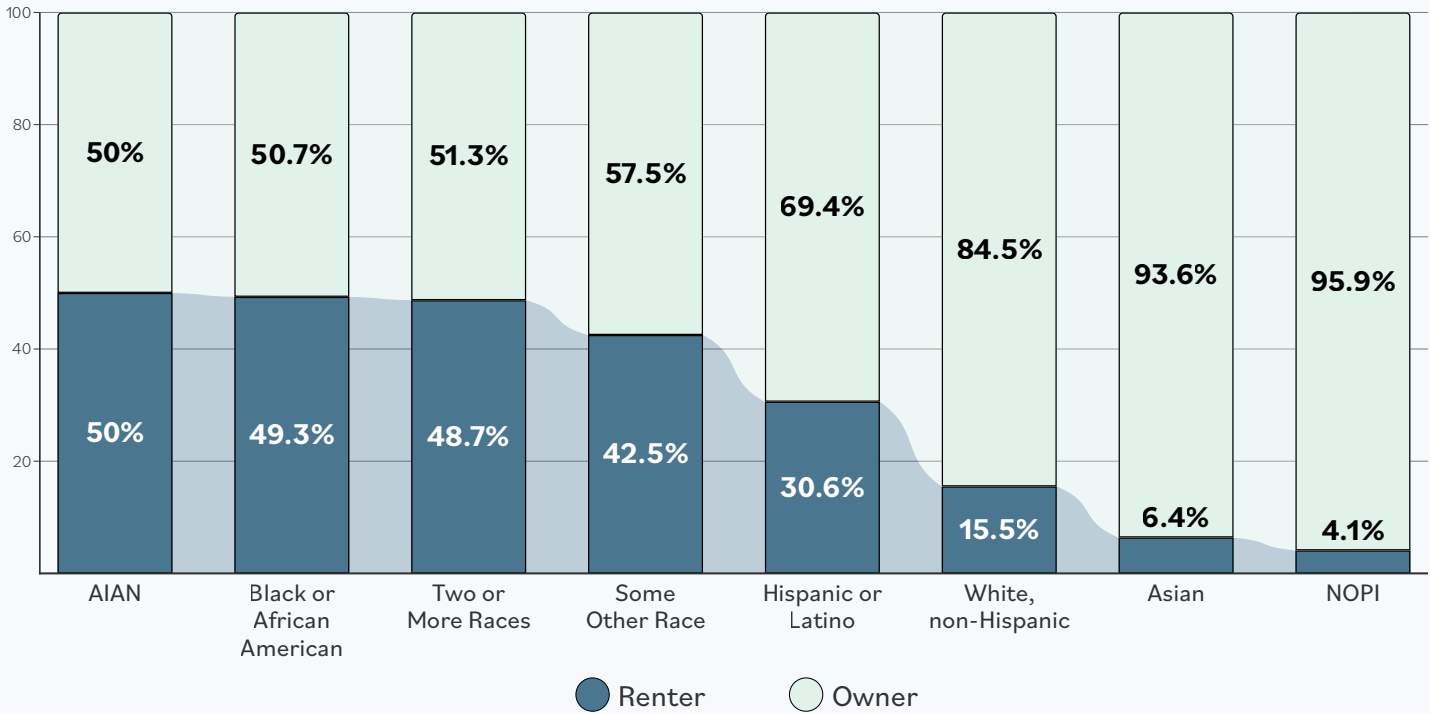
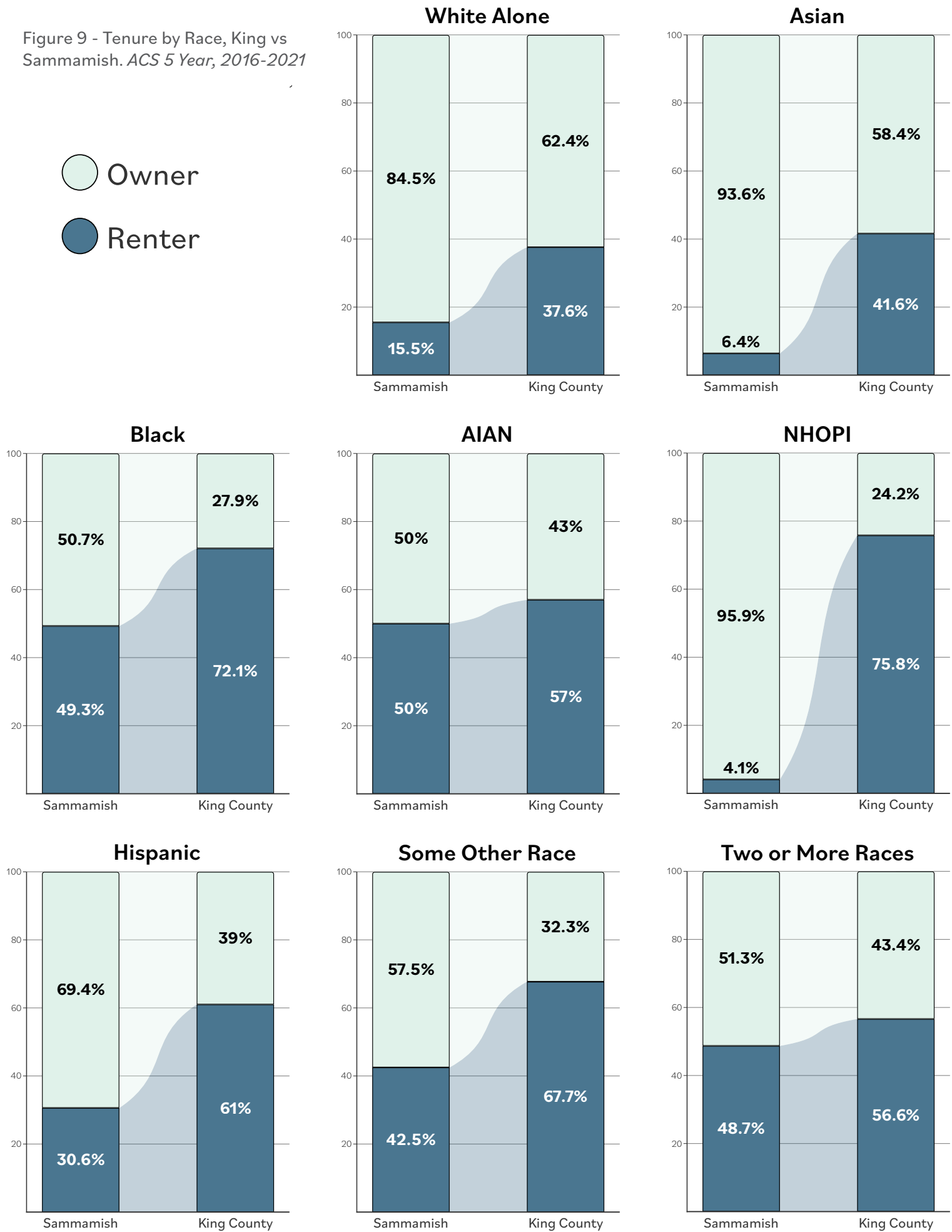


Figure 8 - Tenure by Race in Samamish. ACS 5 Year, 2016-2021



Figure 9 - Tenure by Race, King vs Sammamish. ACS 5 Year, 2016-2021



## Cost Burden

HUD defines a household as “cost burdened” when their monthly housing costs (including utilities) exceeds 30% of their monthly income. Similarly, a household is considered severely cost burdened if these costs exceed 50% of their monthly income. Cost burdened households are at higher risk of displacement, as residents look for cheaper housing to better afford other necessities like food, clothes, transportation, and healthcare.

Although Figure 10 shows high levels of cost burden in Sammamish households the income distribution in Figure 6 implies that many of these owners and renters are in high income brackets, which makes the relative impact of high housing costs less onerous. However, a large portion of the Black population are experiencing some level of rental cost burden, totaling nearly 30% of all Black renting households. This is particularly concerning as a disproportionate number fall within the lowest income bracket, as shown in Figure 6. Compounding this fact, 49.3% of Black households rent their homes, the second highest share of any racial cohort.

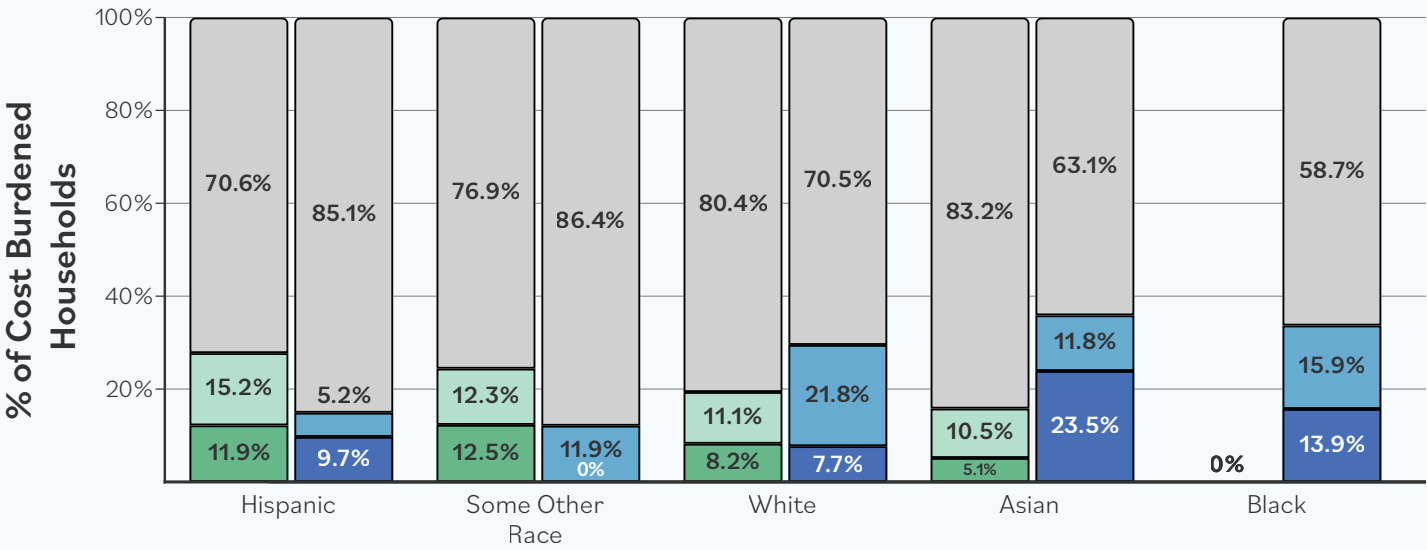


Figure 10 - Rent Burden by Race and Tenure in Sammamish. ACS 5 Year, 2016-2021

Homeowner data were unavailable for Black or African American households. Both owner and renter data were unavailable for AIAN NHOPI households.



Black renter households are relatively scarce across Sammamish, and are most concentrated in the southeast of the city (Figure 11). The highest concentration of this group can be found in the Census Tract that makes up part of the recently annexed Klahanie neighborhood and adjacent affordable housing development

75% of these households in this Census Tract are severely rent-cost burdened (Figure 12). This area also has the lowest median household income of all Census Tracts in Sammamish at just over \$106,000.

In fact, of all Sammamish households that pay over 30% of their income to rent, over a third of them are located in this tract (Figure 14). This is the greatest 13 of cost burdened households in the city, at a rate more than three times higher than the next most burdened group.

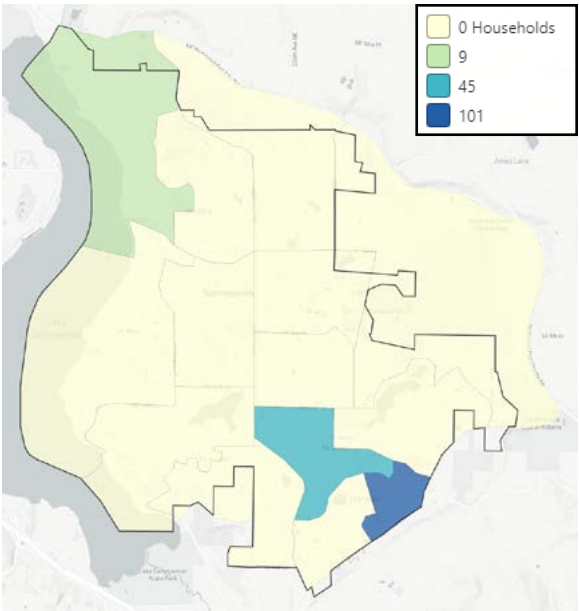


Figure 11 - Renter Householders by Race, Black Householders. ACS 5 Year, 2018-2022

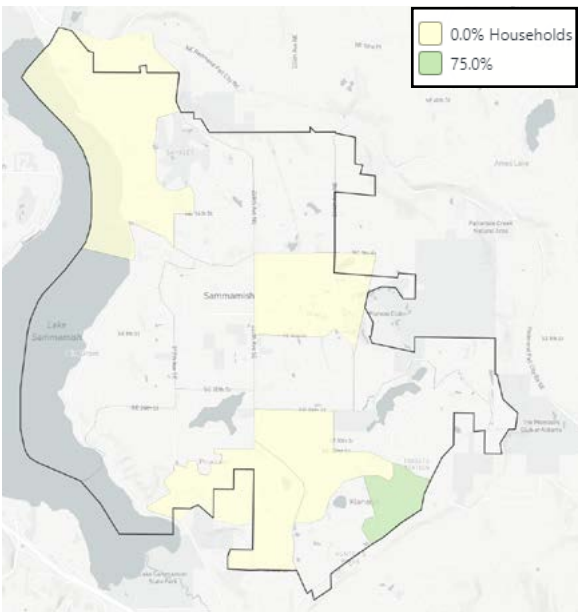


Figure 12 - 50% or more Rent Burden, Black households. HUD CHAS, 2016-2020

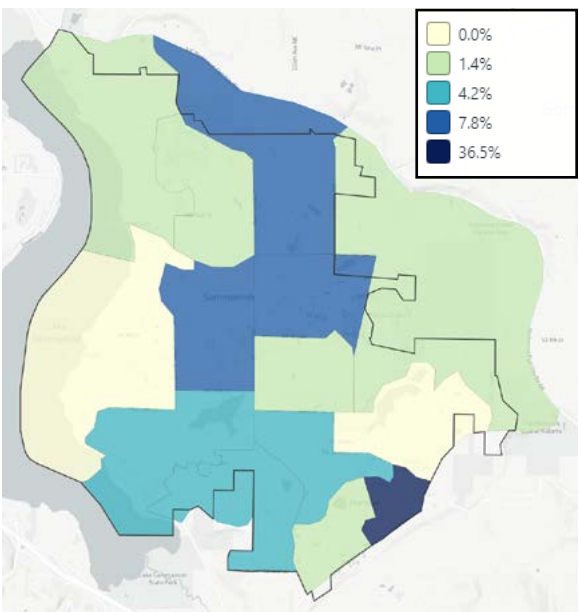
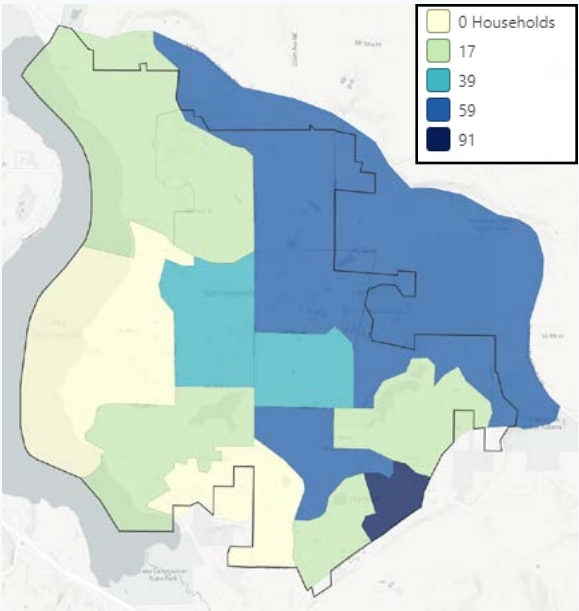


Figure 13 - Gross Rent 30% or More of Income by Census Tract. ACS 5 Year, 2018-2022

Figure 14 - Renter Householders by Race, Asian Householders. ACS 5 Year, 2018-2022



However, Black households are not the racial cohort experiencing the most housing cost burden overall. 35.3% of all Asian households are cost burdened, with 23.5% of these households considered severely cost burdened, the highest of any racial cohort. However, only 6.4% of Asian households rent, while 93.6% own their homes.

As opposed to Black renter households, the data show no severely cost burdened Asian renter households in the Klahanie neighborhood. Instead, they are concentrated in the tracts that are immediately adjacent to 228th Ave SE, NE Inglewood Hill Rd, and NE 8th St (Figure 15). These areas have many market-rate apartment complexes, including the Knolls at Inglewood Hill, Saffron Apartments, and Sky Sammamish. The population of Asian residents in Sammamish has exploded in recent years, but as new residents to the area they face a couple of unique challenges.

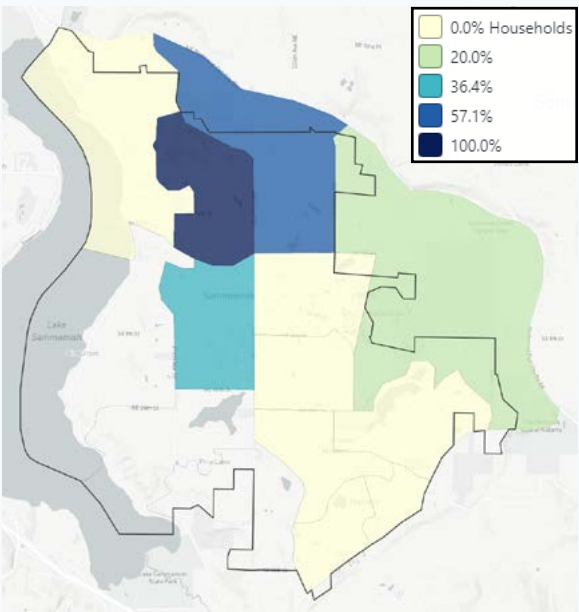


Figure 15 - 50% or more Rent Burden, Asian households. HUD CHAS, 2016-2020

Older, less expensive rental stock in the city is scarce to begin with, and is generally already occupied. New residents who are unable to buy are therefore left with little choice but to rent market-rate new construction units, the situation faced by Asian residents who have moved to Sammamish since 2010.

For these renters, the choice to live in market-rate or luxury apartments could be a necessity, as there are few other options in the rental market, or is seen as a temporarily painful situation while they save to buy a home or simply move to less expensive housing.



# Exclusionary Effects

Highly concentrated areas of a given racial or ethnic population indicate potential segregation effects. Below we explore two methods for identifying such concentrations: a location quotient analysis and a dissimilarity index. Both analyses use the same underlying 2020 decennial Census data provided by PSRC.

## Location Quotient

A location quotient analysis measures areas of concentration of a given population across a broader region, in this case, measuring the concentration of racial groups across the city of Sammamish. For this exploration, populations are calculated at the Census block scale, and aggregated at the Census block group scale for legibility.

52% of Sammamish residents identify as white alone. If 52% of residents within a Census block group are white, then that block group has a location quotient score of 1. If instead 26% of residents are white, then the block group has a score of 0.5. Put simply, a high location quotient score means a higher concentration of that population compared to the rest of Sammamish.

Figures 16-23 show the location quotients for the races and ethnicities explored earlier in this report, those being American Indian/Alaska Native (AIAN), Asian, Black, Native Hawaiian or Pacific Islander (NHOPI), Hispanic or Latino, White, Some Other Race, and Two or More Races.

This analysis finds that Black residents tend to be concentrated in the southeast part of Sammamish, generally in and around the recently annexed Klahanie community. Location quotient scores peak quite high here at 3.6, meaning that this area has up to 3.6 times more Black residents than an even distribution across Sammamish as a whole. Similarly, this portion of the city also has relatively high concentrations of Hispanic residents and of those identifying as multiracial, while containing correspondingly few Asian and white residents.

This analysis also shows that some block groups in central Sammamish tend to have higher concentrations of Asian residents, particularly when compared against white residents. Considering that these two groups are the most populous in the city by far (a combined total of 87% of the Sammamish population), it is interesting to note that there may be clustering effects among the two groups.

Figure 16 - AIAN Location Quotient by Census Block Group in Sammamish. 2020 Census.

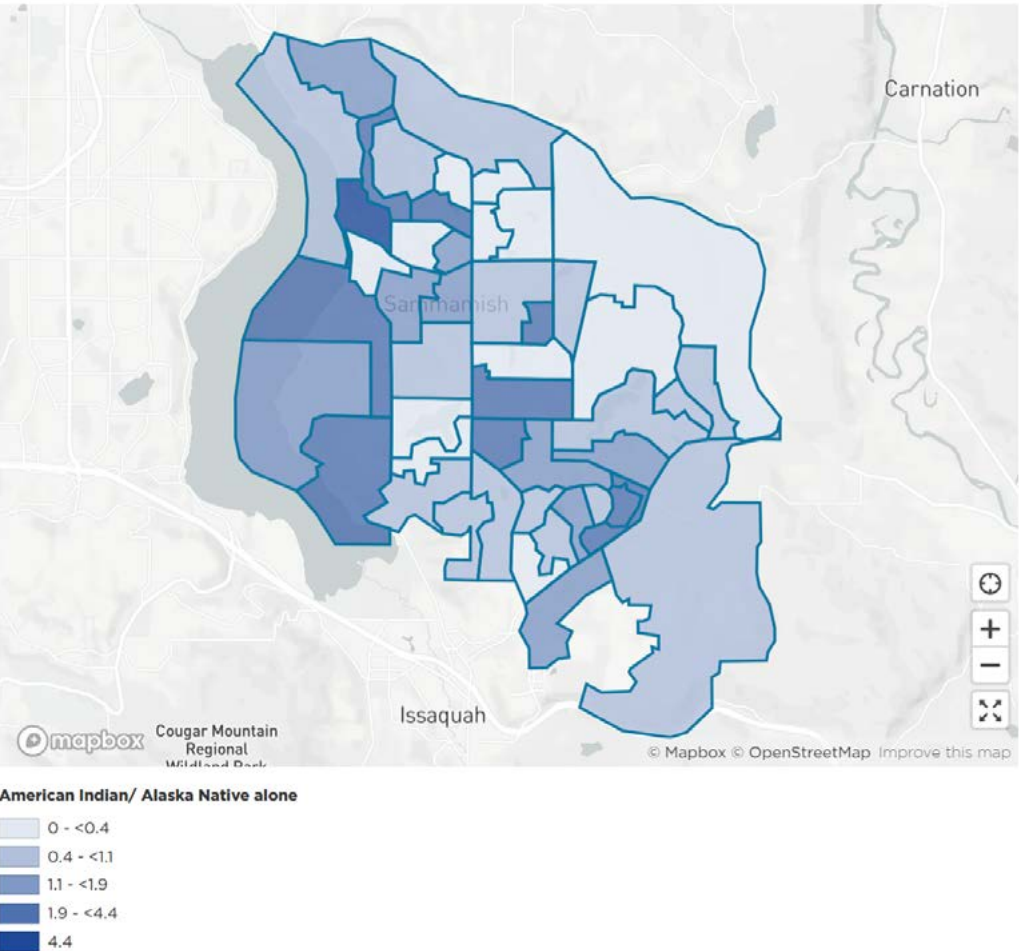
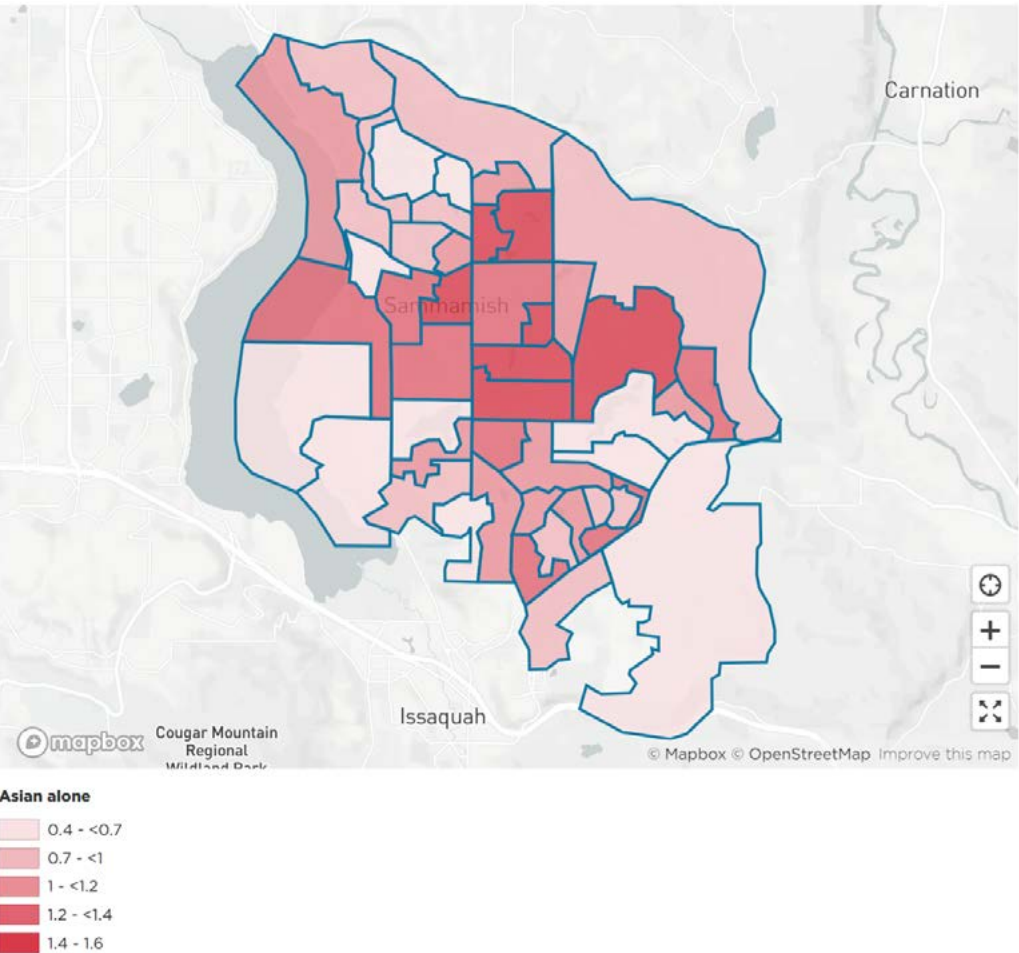


Figure 17 - Asian Location Quotient by Census Block Group in Sammamish. 2020 Census.





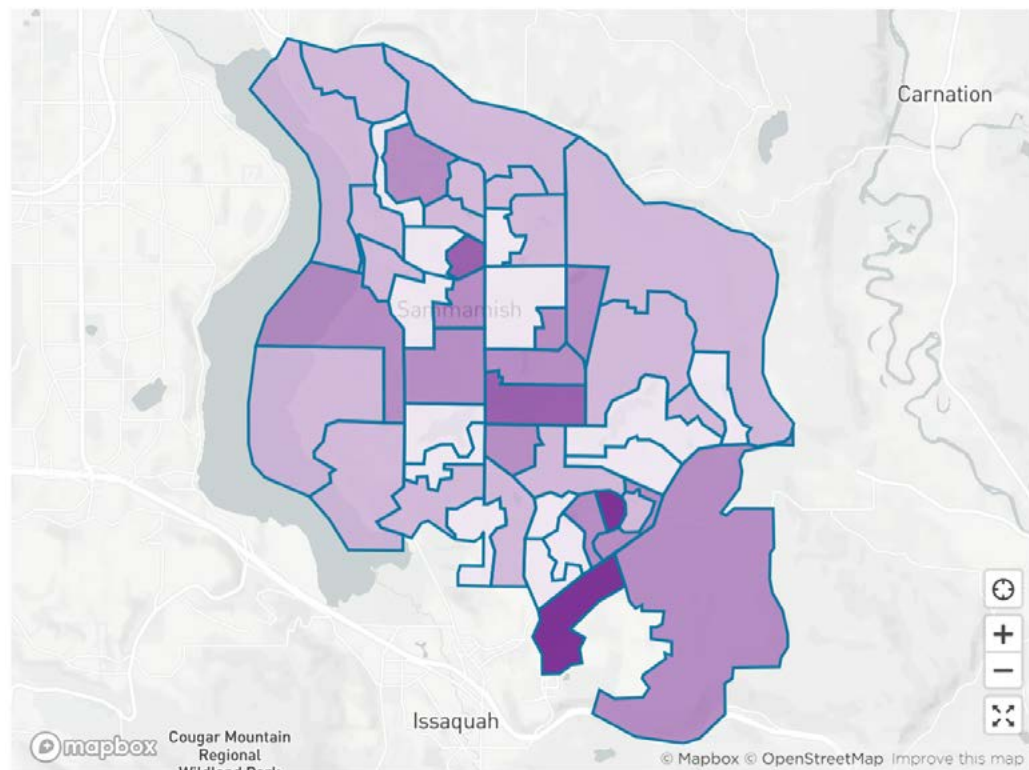
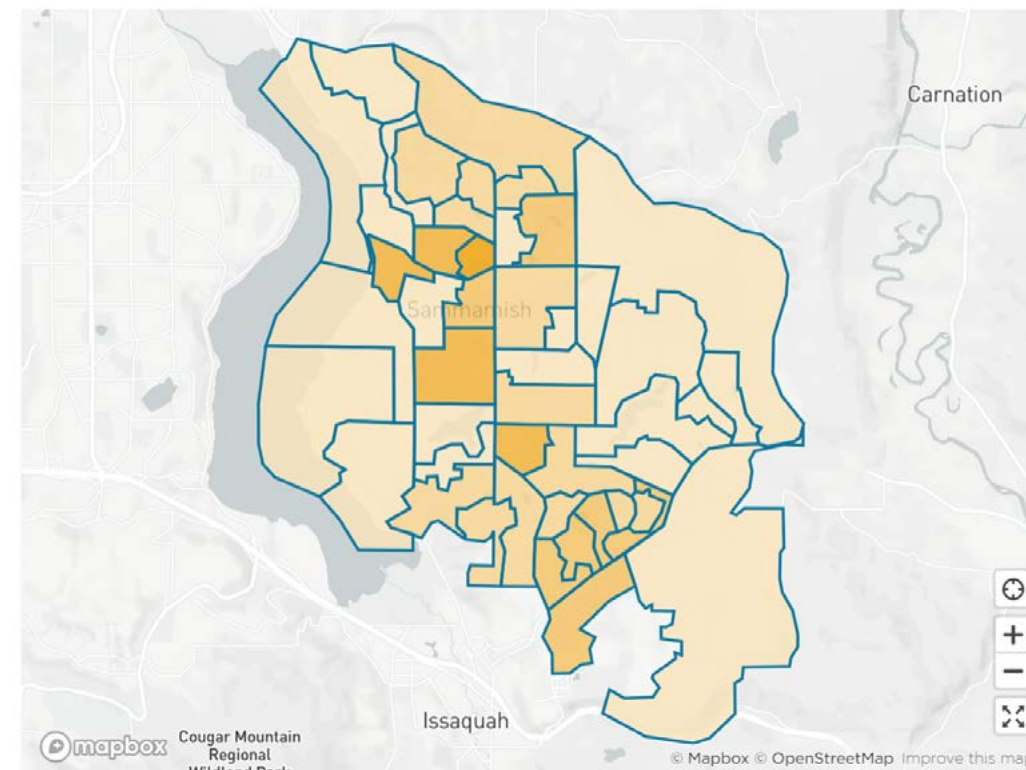


Figure 18 - Black Location Quotient by Census Block Group in Sammamish. 2020 Census.

Figure 20 - NHOPI Location Quotient by Census Block Group in Sammamish. 2020 Census.



**Black/ African American alone**

- 0 - <0.6
- 0.6 - <1.1
- 1.1 - <2.7
- 2.7 - <3.3
- 3.3 - 3.6

**Native Hawaiian/Other Pacific Islander alone**

- 0 - <0.6
- 0.6 - <1.8
- 1.8 - <3
- 3 - <4.9
- 4.9

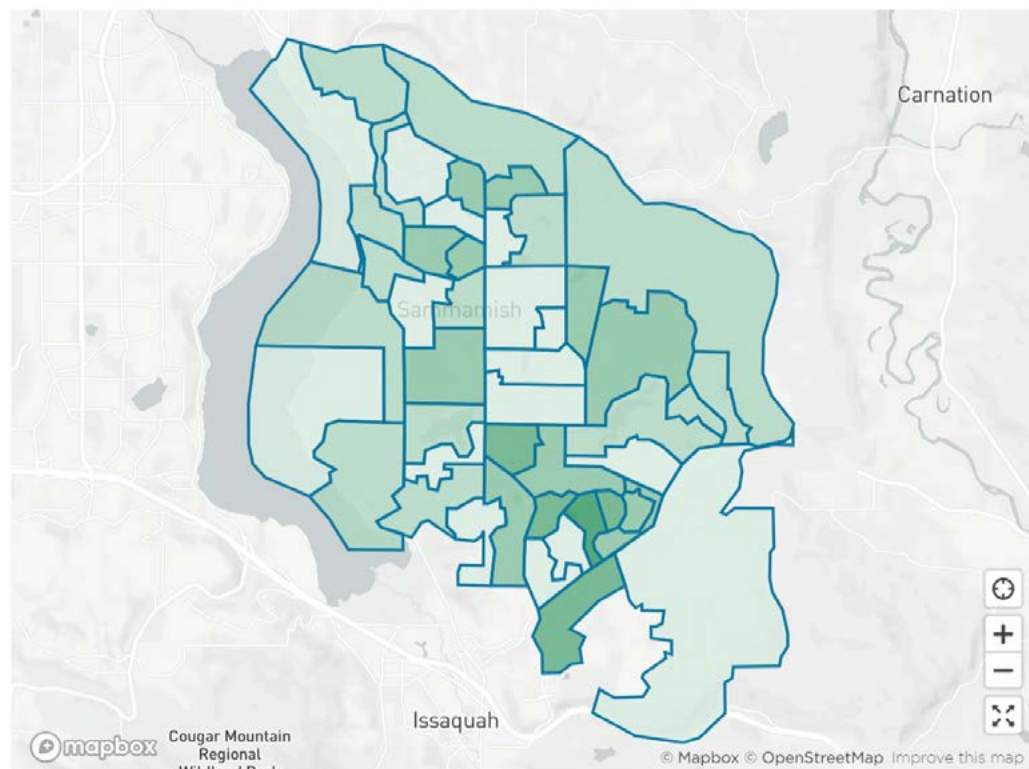
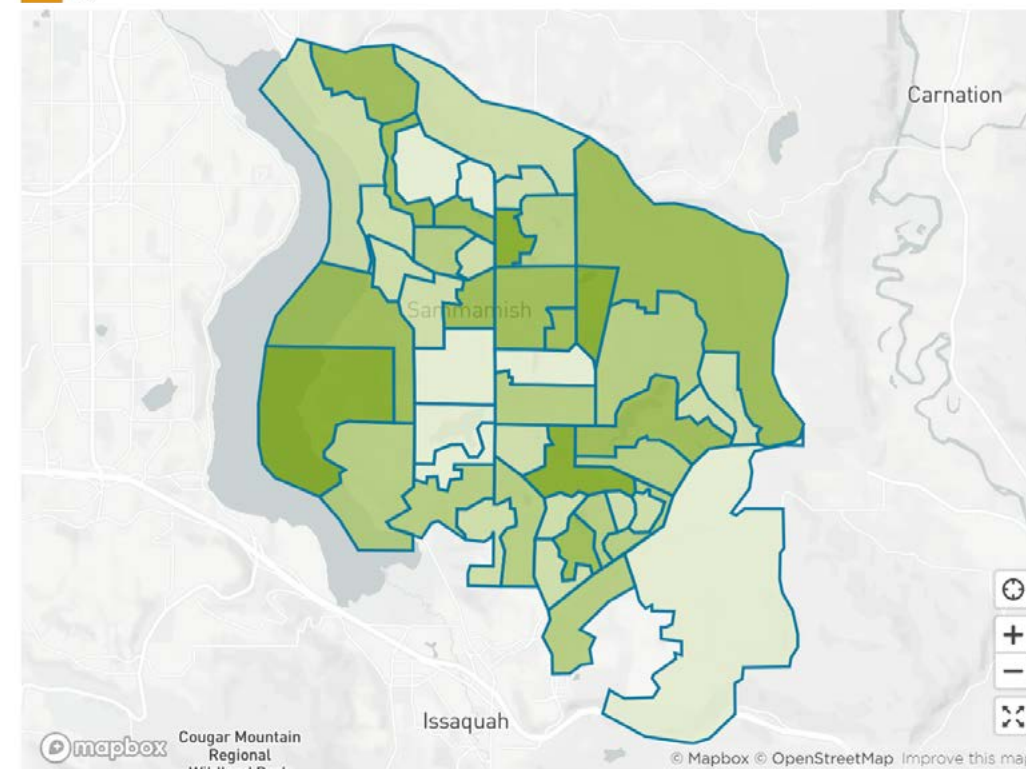


Figure 19 - Hispanic Location Quotient by Census Block Group in Sammamish. 2020 Census.

Figure 21 - Some Other Race Location Quotient by Census Block Group in Sammamish. 2020 Census.

**Hispanic/ Latinx**

- 0.5 - <0.8
- 0.8 - <1.1
- 1.1 - <1.4
- 1.4 - <2.5
- 2.5



**Some other race alone**

- 0 - <0.4
- 0.4 - <0.9
- 0.9 - <1.3
- 1.3 - <2.2
- 2.2 - 3.1



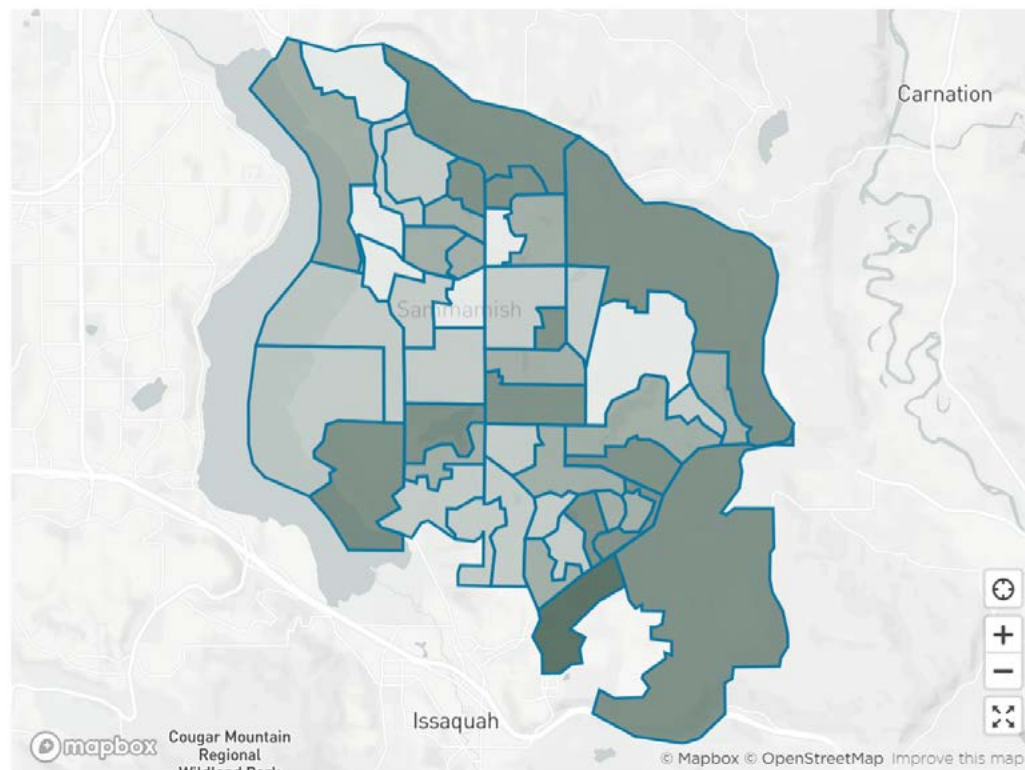


Figure 22 - Two or More Races Location Quotient by Census Block Group in Sammamish. 2020 Census.

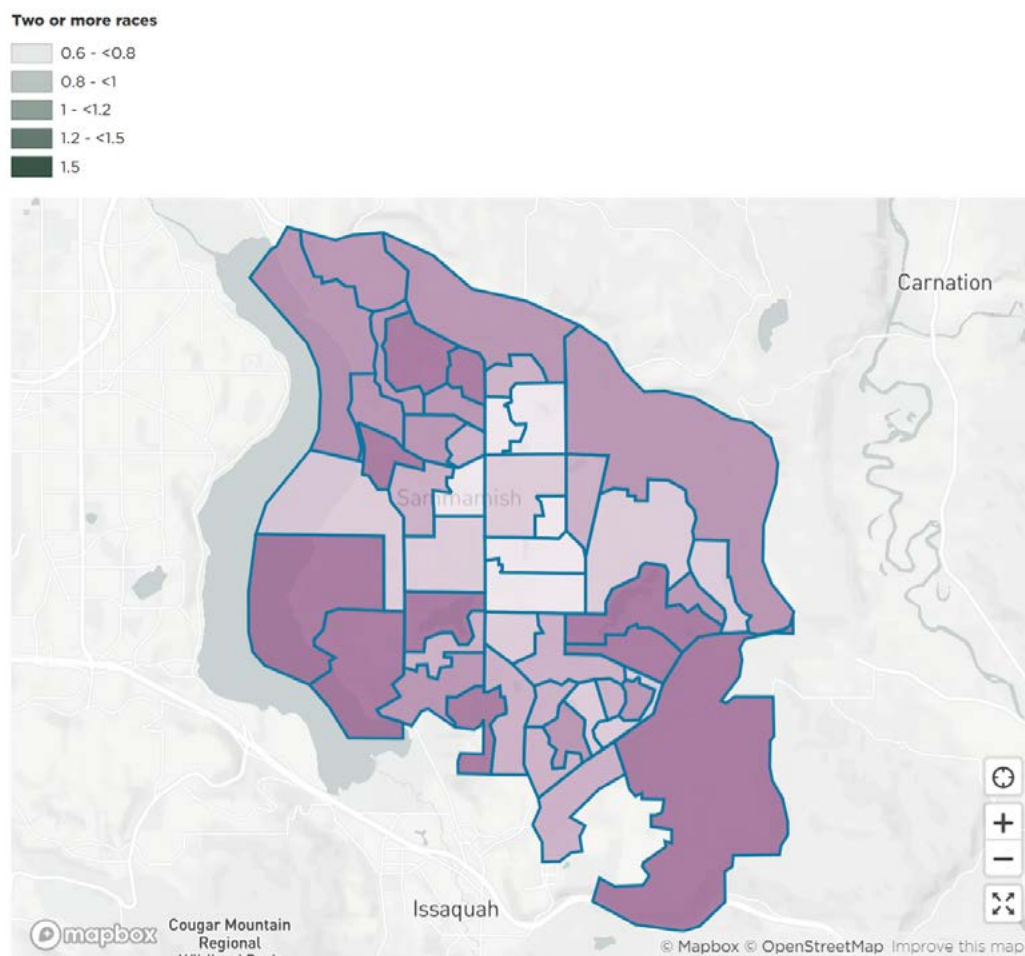


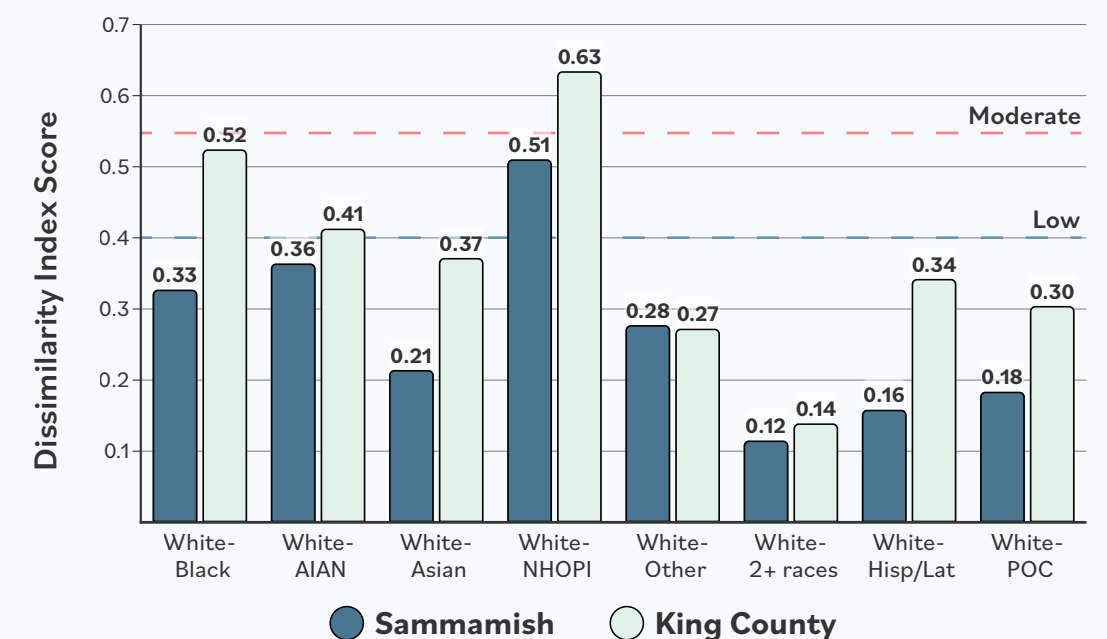
Figure 23 - White Location Quotient by Census Block Group in Sammamish. 2020 Census.

Figure 24 - Dissimilarity Index Scores in Sammamish vs King County, 2020.

## Dissimilarity Index

A dissimilarity index indicates the evenness of distribution throughout an area, identifying areas of segregation by scoring demographic composition across neighborhoods. The dissimilarity index data used for Sammamish compares racial groups, calculating their dissimilarity index scores across 2020 Decennial Census blocks using data provided by PSRC.

If the ratio of both cohorts being compared in a Census Block is the same as the ratio across the city as a whole, then the dissimilarity index score will be 0 (no segregation). If one population were entirely contained within a Census block, then the index score for that block would be 1 (total segregation). Guidance from HUD states that a score of 0.4 or less indicates “low” levels of segregation, greater than 0.4 but less than 0.55 as “moderate” segregation, and 0.55 or greater as “high” levels of segregation. The below dissimilarity index scores in Figure 24 reflect the degree of separation between the white population and other racial or ethnic groups in Sammamish, using Census Blocks as the area of study.



These index scores indicate that Sammamish as a whole experiences relatively low levels of segregation, with generally lower scores compared to King County and only one score exceeding HUD’s 0.4 threshold. Overall, households of two or more races see the lowest level of segregation against the white population, with the Hispanic or Latino population in Sammamish experiencing the second-lowest level of segregation. These scores are lower than the average score for people of color taken as a whole. The Native Hawaiian or Pacific Islander (NHOPI) population sees the highest level of segregation compared to the white population, followed by American Indian/Alaska Native peoples, and then by Black residents.

The white-NHOPI dissimilarity index score of 0.51 is both the highest score as well as the only score that exceeds 0.4. However, this is not so much an indication of segregated communities as it is a reflection of a very small statistical population. There are 65 total Sammamish residents who identify as NHOPI alone in the 2020 Census, and the highest DI score occurs in a Census block group where six total NHOPI residents live. These two households (a one-person household and a five-person household) represent nearly 10% of the NHOPI population, and thus are relatively “concentrated,” but together do not constitute evidence of a pattern of structural segregation citywide.

Studies on dissimilarity indices have shown that small sample sizes and small populations overstate segregation with this metric and thus provide limited statistical power, evidencing our logic that this is not a structurally imposed finding. Furthermore, income data for the NOPHI population in Sammamish show that these households vastly outperform AMI, and Census data shows that this block group (and bordering block groups) all have median incomes well over 120% AMI. The NHOPI population also has the highest homeownership rate of all groups at 96%. Therefore, clustering due to low-income status is also not a factor. However, this is evidence that clustering due to high-income status may be at play.

Dissimilarity index scores for Sammamish were also calculated for the 2010 Decennial Census and compared to 2020, in an effort to identify other trends for exploration (Figure 25). While levels of segregation between white residents and people of color seemed to remain constant overall, Black residents in particular saw a significant DI score jump from approximately 0.23 to 0.33 – a score increase of over 40%. This marked change overlaps the previously mentioned annexation of the Klahanie neighborhood in 2016, and as such is potentially not reflective of an historic pattern of city policies contributing to segregation.

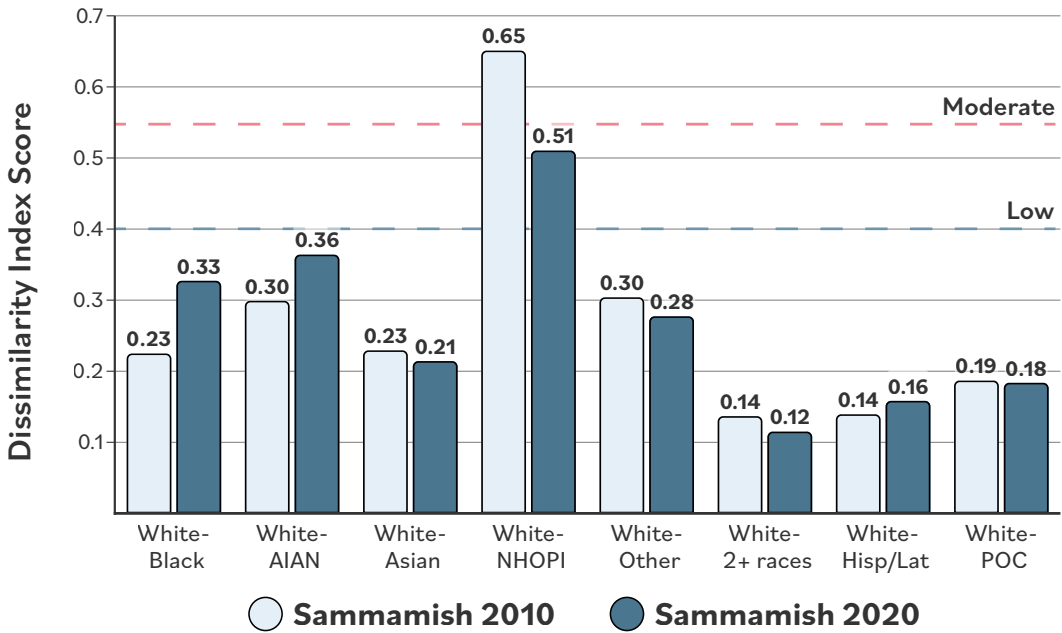


Figure 25 - Dissimilarity Index Scores in Sammamish. 2010 vs 2020. 2010 / 2020 Census.

This finding prompted a re-calculation of DI scores in 2020 excluding the group of Census blocks that make up the Klahanie Neighborhood (Figure 26). This re-calculation finds that segregation between Black and White residents still occurred, though to a lesser degree. Interestingly, this recalculation also finds that over this time period, the Asian alone population saw an increase in segregation, as opposed to a decrease. This finding is supported by the location quotient mapping, which showed a relative concentration of Asian residents in central Sammamish. Overall segregation between white residents and BIPOC residents also sees a slight uptick as well, as opposed to the previously observed decrease. This is likely a knock-on effect from the increase in segregation seen in Asian residents, as they are the most populous BIPOC group in the city.

Figure 26 - Dissimilarity Index Scores in Sammamish, Klahanie Annexation Excluded, 2010 vs 2020. 2010 / 2020 Census.

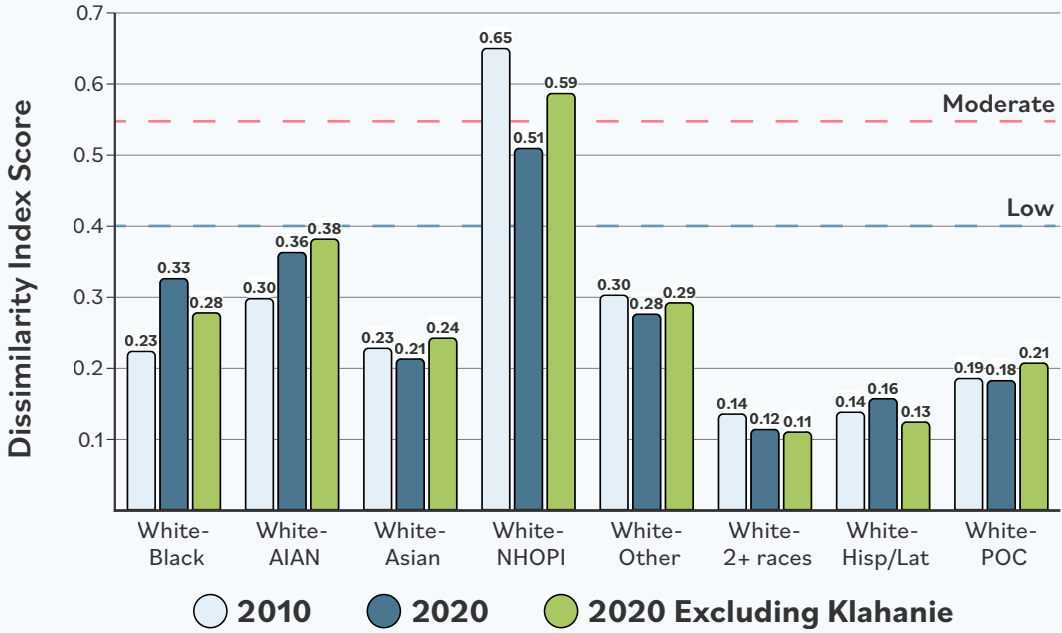


Figure 27 (right) displays the change in population count across the same racial cohorts in Sammamish over this period, 2010 to 2020. The population increase experienced by the city is primarily driven by new Asian residents, who see population increase across every Census block group. Of the nearly 24,000 new residents gained over that timeframe, 16,000 of them identify as Asian - a 160% increase compared to their population total in 2010.

While the number of white residents increased on paper over this time, this is also due to the annexation of the Klahanie neighborhood and other outlying annexations. White residents saw a decline across most Census block groups, and their overall share of Sammamish’s population decreased from 72.1% in 2010 to 52.3% in 2020.

Opposite: Figure 27 - Change in Population by Race, 2010 to 2020. 2010 / 2020 Census.



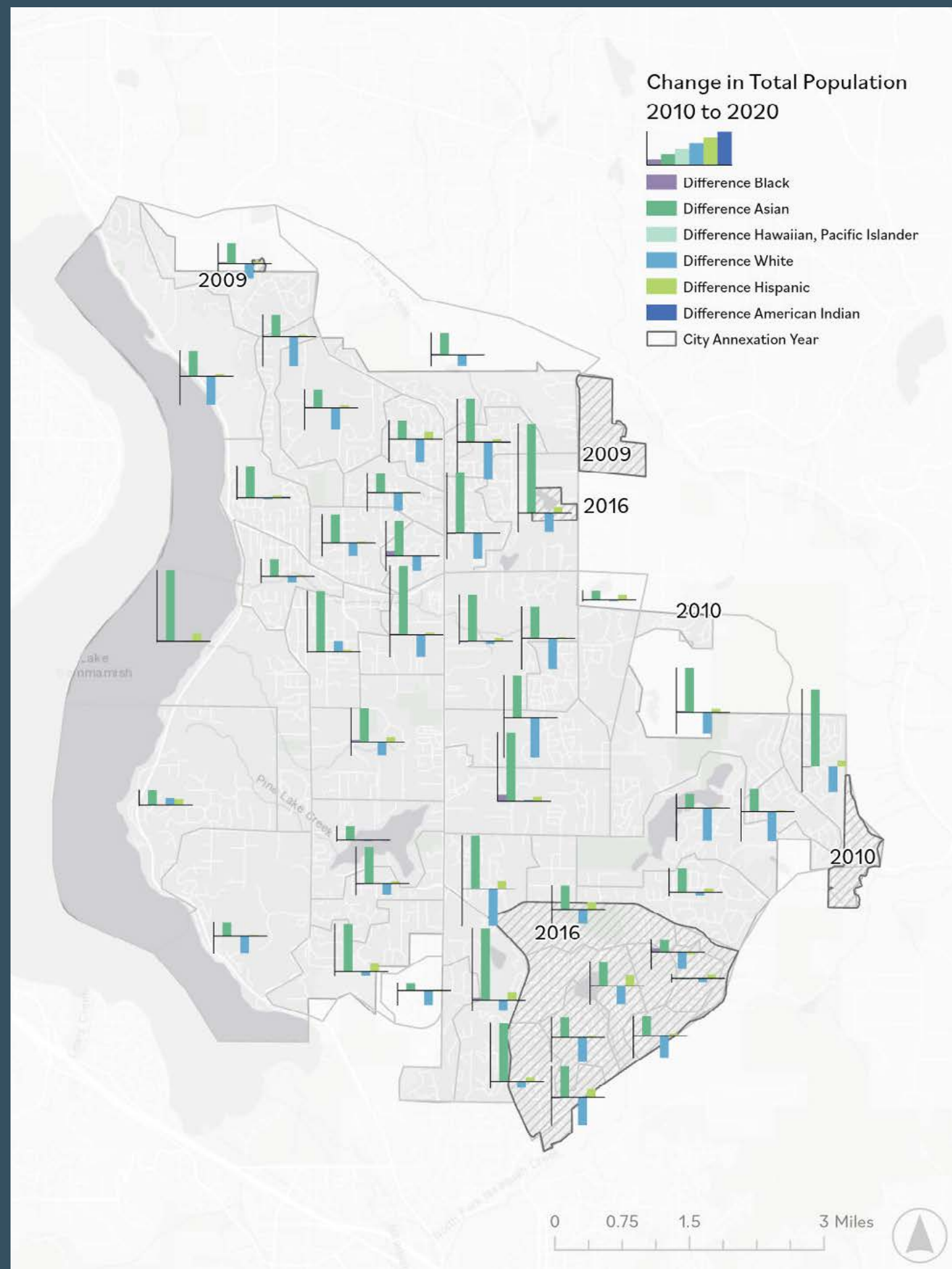


Figure 28 - Total Renter Occupied Housing Units. ACS 5 Year, 2018-2022

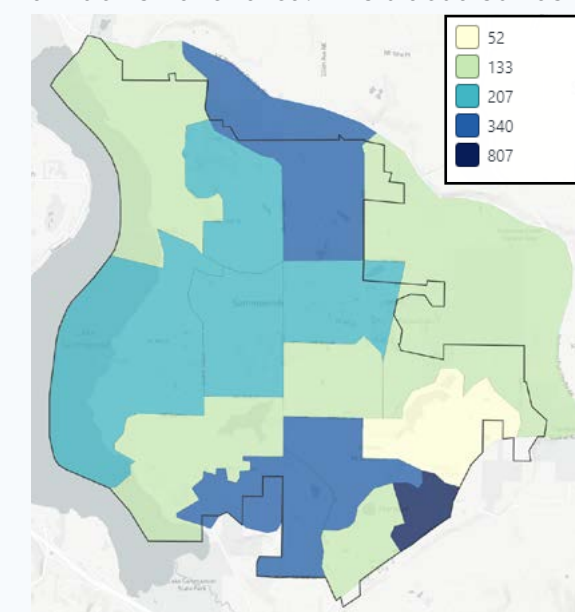
## Overall Findings

This analysis finds relatively low displacement risk associated with race and ethnicity within Sammamish when compared to King County on the whole. Of course, low displacement risk does not mean that no one experiences displacement, but that the city is not showing a pattern of reinforced racial segregation or gentrification typically associated with widespread displacement of an existing BIPOC population. Exploring the data over time also indicates relative stability in racial distributions across the city, particularly when compared with King County as a whole.

However, there are indications that this stability is not associated with any specific anti-racist or pro-housing policies in effect, so much as it is a result of income-based self-sorting; as demonstrated in the above exploration of income by race, members of all racial cohorts moving to Sammamish have high incomes compared to the vast majority of King County, notably even when compared to the county's white population. Those moving to Sammamish are therefore already less likely to be displaced due to their solidified wealth and economic status, as well as the high likelihood that they will be purchasing their home.

Homeownership rates in Sammamish exceed those of King County as a whole across every racial and ethnic cohort - this despite the over \$1.6 million median sale price of Sammamish homes, a figure that is over twice the \$809,000 median sale price across King County. Similarly, income levels are greater than 100% AMI for all such cohorts indicating that compared to King County, and indeed most places in America, Sammamish is a wealthy community with stable housing conditions.

For non-homeowners, rental units in Sammamish are highly concentrated in the southeast Kalahanie area (Figure 28), and were constructed well prior to annexation in 2016. There are well over twice the number of rental units in this tract as there are in any other, and contained within a much smaller area. This tract also has the highest concentration of



Black renters (Figure 11), the lowest median income (Figure 29), and the highest number of families below the poverty level in Sammamish (Figure 30). Of all places in Sammamish, these households experience the most housing insecurity and are therefore most susceptible to displacement.

King County reported that median income for Black households in 2020 was about \$54,000, while for White

households that number was \$104,000. The county median income was \$106,000. All these figures are far below Sammamish's 2020 median income of \$195,000, which has since increased to over \$215,000. Displacement risk is not Sammamish's primary concern - rather, building a community with economic diversity is the more applicable and pressing need. Once households of mixed incomes are welcomed into the city, then displacement risk will become a factor.

However, the economic reality facing any household is that if they are not already wealthy or able to purchase a home, moving to a community like Sammamish is becoming increasingly unattainable. As opposed to issues around displacement, this creates an exclusionary effect based on wealth and income. This effect is doubly faced by people of color, and is particularly for Black Americans who have been systematically denied the opportunity to build generational wealth. As shown in Figure 6 and Figure 7, while Black households in the city generally have higher income levels compared to Black households across King County, they still lag behind most other racial groups when comparing against their Sammamish neighbors.

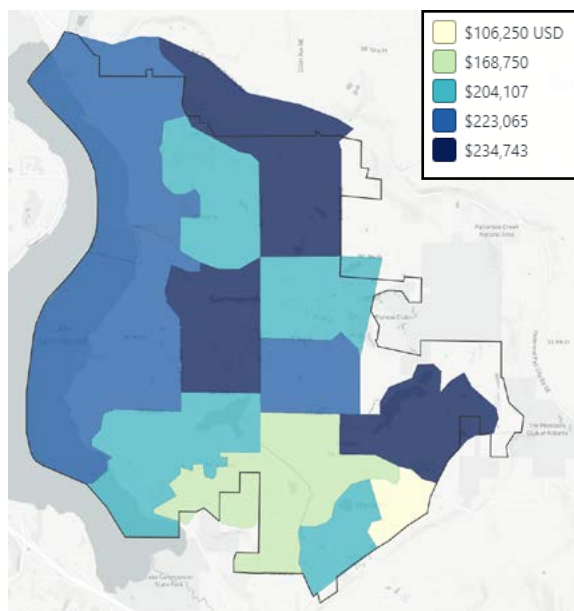


Figure 29 - Median Household Income.  
ACS 5 Year, 2018-2022

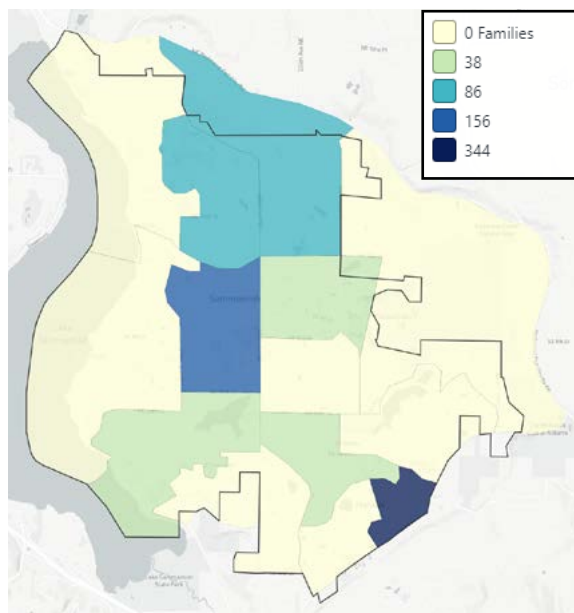


Figure 20 - Families Below Poverty Level.  
ACS 5 Year, 2018-2022



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# Transportation

## Volume II



### Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

### External References

#### Draft Transportation Master Plan

Sammamish is in the process of creating its first Transportation Master Plan (TMP), which includes both short- and long-range strategies leading to the development of a multimodal transportation system to help achieve the City's transportation vision and goals over the next 20 years.

The TMP will provide a strategic framework and prioritized investments to help improve how we get around town.

Project updates, as well as the Draft TMP, may be found on the [City website](#).



# Parks & Recreation

## Volume II



## Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

## External References

### Parks, Recreation, and Open Space Plan

The Parks, Recreation, and Open Space (PROS) Plan was adopted by the City in early 2024. The PROS Plan provides specific goals, objectives, and recommendations for park development and maintenance, as well as updates park inventories, demographic conditions, needs analyses, management considerations, and the parks capital improvement plan.

The PROS Plan can be reviewed on the [City website](#).

# Economic Development

## Volume II



### Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

### Included in Volume II

#### Economic Development Profile

The accompanying Economic Development Profile was created . The Profile provides an overview of current demographic and economic conditions in Sammamish, development considerations, and other materials that inform the goals, policies, and strategies in Volume I.





# Economic Development Profile



---

The City of Sammamish is embarking on developing the first Economic Development Element for the city as part of the 2024 Comprehensive Plan update.

Sammamish, WA

[envisionsammamish2044.org](https://envisionsammamish2044.org)

# Table of Contents

The Economic Development Profile (volume II of the Economic Development Element) is divided into seven chapters to discuss and compare demographics and to identify opportunities and challenges.

## P. 03

### Executive Summary

## P. 08

### 1. Sammamish Resident Profile

Demographic information about Sammamish residents such as population, age, race and ethnicity, education, and language spoken at home.

## P. 20

### 2. Sammamish Household Profile

Information about households in Sammamish including the total number, size, income, housing costs, tenure, and access to the internet.

## P. 28

### 3. Sammamish Residents' Employment

Information about employment for Sammamish residents such as employment by industry, commute times, and commute mode.

## P. 40

### 4. Employment in Sammamish

Information about employment for those that work in Sammamish which includes 86% non-residents.

## P. 46

### 5. Neighboring Cities Comparison

A comparison of Sammamish to neighboring cities including Bellevue, Carnation, Duvall, Issaquah, Kirkland, Newcastle, North Bend, Redmond, Snoqualmie, Woodinville.

## P. 56

### 6. Peer Cities Comparison

A comparison of Sammamish to cities that are similar to Sammamish including Newcastle, University Place, Mercer Island, and Normandy Park. These cities share similar characteristics in terms of employment capacity, worker and resident profiles, and economic conditions.

## P. 68

### 7. Economic & Fiscal Drivers

A summary of Sammamish's revenue structure compared to peer and neighbor cities.

# Executive Summary

The City of Sammamish is embarking on developing the first Economic Development Element for the city as part of the 2024 Comprehensive Plan update. A key first step is to develop an economic development profile of Sammamish that will help to inform the community about the current state of the local economy and establishing goals, policies, strategies, and actions in the new element. The economic development profile includes the following components including findings (where applicable):

## Summary of Findings by Section

### SAMMAMISH RESIDENT PROFILE

- Sammamish Residents are highly educated. They have higher rates of undergraduate and graduate degrees than King County as a whole.
- Sammamish lacks population between the ages of 20-34 year olds. The 25-34 age cohort makes up 8% of Sammamish compared to 18.4% in King County as a whole.
- Sammamish has a high proportion of children under 18. Sammamish has a child dependency rate of 47.3%, contrasting with King County's overall rate of 30.3%. Sammamish also has a lower old age dependency ratio of 12.5% compared to 19.7% in King County. However, Sammamish has a high proportion of 45- to 54-year-olds at 19.1% compared to 13.2% in King County as a whole.
- Sammamish has a higher proportion of Asian residents at 33.3% compared to 18.7% in King County as a whole, but lower proportions of those identifying as two or more races, Hispanic or Latino, and black residents.

### SAMMAMISH HOUSEHOLD PROFILE

- In 2020, Sammamish had 67,475 people and 21,854 households for an average household size of 3.03 people, compared to the King County average of 2.42 people.
- Just less than half of Sammamish families (49.5%) have two income earners.
- Almost 50% of households have an annual income of over \$200,000. In contrast, 795, or 7% of households fall below the federal poverty level.
- The rate of homeownership in Sammamish is high, reaching 86.3%. However, challenges persist as 6.1% of low-income households face severe cost burdens, allocating over 50% of their income to housing. At the same time, nearly half of renter households (46.7%) encounter cost burdens.







### SAMMAMISH RESIDENTS' EMPLOYMENT

- A quarter of Sammamish's residents that are employed work from home. Even though residents work from home, their job may be associated with location outside of the City. This is an important trend to track to understand the lasting impacts of work from home resulting from the COVID pandemic. A large population therefore relies on reliable, high-speed internet access, which means increasing demand for City broadband and telecom.
- King County gained 350k jobs from 2002 to 2020. The significant increase in county-wide jobs indicates a strong economy that Sammamish can tap into for economic development activities within the city.
- Many employed Sammamish residents do not work in the city. In 2020, only 838 workers (2.7% of employed Sammamish residents) lived and worked within the city.
- 57.6% of Sammamish residents that are employed commute more than 30 minutes and most drive. 60% of employed residents commute alone while 5.7% take transit and 6.9% carpool.

### EMPLOYMENT IN SAMMAMISH

- As of 2020, Sammamish had 6,758 jobs in the city. The number of jobs decreased from 7,380 in 2019 to 6,758 in 2020.
- 20% of people employed in Sammamish (which includes Sammamish residents who work from home) work in Administrative Support and Waste Management followed by 14% in Professional, Scientific, and Technical Services. The number of workers in Professional, Scientific, and Technical Services has grown steadily over the last decades and in 2020 accounted for almost 1000 jobs.

### NEIGHBORING CITIES COMPARISON

- Sammamish's neighboring cities include Issaquah, Redmond, Woodinville, Bellevue, Snoqualmie, North Bend, Carnation, and Duvall. This grouping is based on their geographic proximity to Sammamish.
- Sammamish has few jobs compared to many of its neighboring cities. Bellevue and Redmond each have over 100,000 jobs compared to Sammamish's roughly 7,000 jobs. Although Sammamish does not envision being home to major multinational corporations, the City has the lowest job density of the neighboring cities where many Sammamish residents work.
- Sammamish's commercial land values per acre are lower than most neighboring cities like Issaquah and Woodinville and especially lower than Bellevue and Redmond. This suggests lower land productivity and less contribution towards tax revenue per acre.
- As of 2022, Sammamish had the highest median household income of the neighboring cities at \$215,047. The second highest is Snoqualmie at \$186,353.
- Sammamish has grown at a similar rate to neighboring cities with the exception of Bellevue which has seen high growth particularly in the last 10 years.

### PEER CITIES COMPARISON

- Peer cities are those cities which share similar population density, job density, and employment characteristics. Newcastle, Normandy Park, Mercer Island, and University Place are peer cities to Sammamish that provide insights into the City's existing economic prospects.
- Home values in Sammamish are very high when compared to its peers, making it challenging to support workforce housing.

- Sammamish has the lowest number of jobs per capita when compared to its peer cities.

### ECONOMIC & FISCAL DRIVERS

- As of fiscal year 2021, the City of Sammamish generates approximately \$1,150 per capita in revenue annually, governmentwide, which is on par with its peers.
- The City of Sammamish collects a higher proportion of its revenues from property taxes and, unlike many of these peers, does not levy a business and occupation tax nor a utility tax.
- Despite generating a large share of their revenue through property taxes, the property tax burden to property owners is still relatively low. In 2023, the owner of a \$1 million house in Sammamish would only pay \$978 in property tax to the City, compared to \$1,567 in Snoqualmie.
- Even adjusted for inflation, City of Sammamish's retail sales tax and use activity has gone up significantly, at a compound annual growth rate of 3.76% between 2005 and 2022. However, Sammamish still has far less taxable retail sales activity than you would expect based on its population compared to its peers, King County, and Washington state overall.

# Strengths, Weaknesses, Opportunities, Threats (SWOT)

## S+ Strengths

- High median household income.
- High educational attainment.
- High-quality schools.
- High quality of life.
- Part of a strong regional economy.
- Motivated City staff.
- Access to high quality natural amenities including parks, trails and open space.
- Strong culture of volunteerism and entrepreneurial residents.

## O+ Opportunities

- Associate work-from-home jobs with Sammamish.
- Town Center Build Out.
- Develop subarea plans for the mixed-use centers.
- Establish new neighborhood centers to expand economic opportunity.
- Plan for support and amenities for work-from-home jobs.
- Build community and promote economic development simultaneously by including public gathering spaces in commercial and mixed use areas.

## W- Weaknesses

- Limited commercial land for economic activity.
- Lack of transit service.
- Isolated from surrounding communities due to topography and limited transportation connections.
- Limited economic development planning to date.
- High housing costs.
- Lack of housing options.
- Challenges competing with Redmond and Issaquah for retail dollars.
- Large outflow of workers and residents spending money outside of the city.

## T- Threats

- Declining school enrollment.
- Loss of teachers who can't afford to live in the community.
- Continued lack of young workers able to afford to live in Sammamish.
- Tech industry layoffs and downturn.
- City of Sammamish fiscal sustainability.
- Global economic downturn.
- Climate change.
- Resistance to change.

# Summary of Data Collection

This economic profile was developed to provide insight into the economic position and conditions faced by Sammamish residents, its households, and workers in Sammamish. The profile also compares Sammamish to its peer and neighboring cities. To do so, the report provides point-in-time and longitudinal data as well as point-in-time comparisons of Sammamish to peer and neighboring communities on a range of topics including its service area, population attributes, household demographics, financial conditions, and fiscal and economic drivers. The data in this report is from publicly available sources and has been analyzed, in some cases through MySidewalk and in others independently, according to best practices, generating insightful charts, tables, and maps, as well as call-outs that identify key insights about Sammamish and its residents. Where comparisons between communities are made, the data was normalized based on the population of each community.

This economic profile relies on the most current data available; data recency varies by sources as there may be a lag of one to several years between the data period and its availability due to collection, processing, and publishing time. Similarly, where longitudinal analysis was performed, we sought to provide the longest relevant historical period (in some cases, providing data from the year of Sammamish's incorporation to the most recent year available). However, historical data availability varies by source. Where longitudinal analysis of financial data was performed, values were normalized to constant 2022 dollars (2022\$) using the consumer price index for all urban consumers for the Seattle-Tacoma-Bellevue, Washington; 2022 was chosen as the most recent year for which the data was available.

The source of the data is listed under each call-out, chart, table, and map. These exhibits are also accompanied by narrative that provides necessary context and reiterates the insights illustrated by the graphics. We have also highlighted "key findings," the greatest insights from the analysis, at the beginning of each section of the profile.

## Data Sources

### Service area & population data

*Washington State Office of Financial Management Postcensal Estimates and Annexation Detail and King County 2018 Annexation Databook.*

### Population Attributes & Household Demographics

*US Census Bureau Decennial Census, Longitudinal Employer-Household Dynamics Origin-destination Employment Statistics, and American Community Survey One-year and Five-year estimates; Office of Superintendent of Public Instruction, School District Boundaries; and US Housing and Urban Development Comprehensive Housing Affordability Strategy Data.*

### Fiscal and Economic Data

*King County Assessor's Office, Pierce County Assessor's Office, Washington State Auditor's Office Financial Intelligence Tool, and Washington State Department of Revenue, Statistics and Reports, Taxable Retail Sales data.*



## Sammamish Resident Profile

# 1



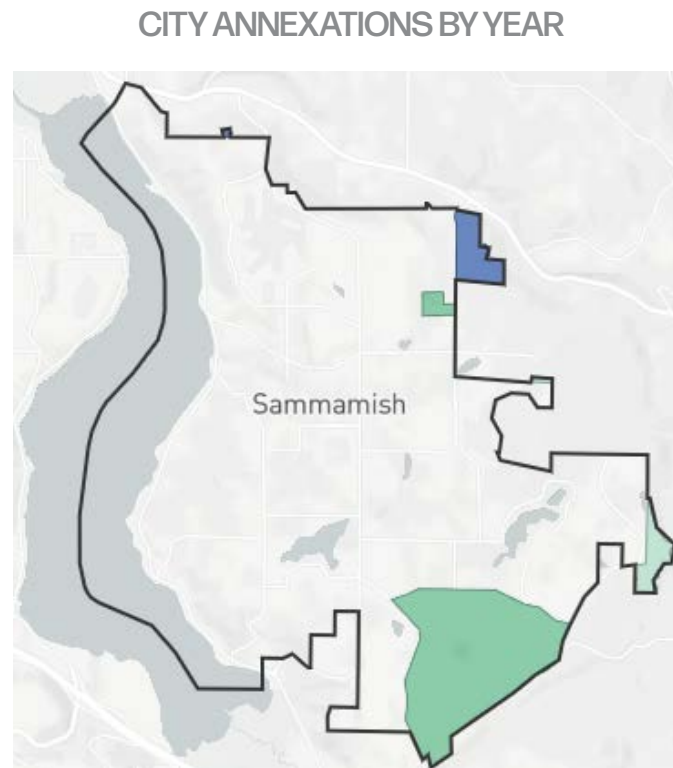
## Key Findings

- Sammamish Residents are highly educated. They have higher rates of undergraduate and graduate degrees than King County as a whole.
- Sammamish lacks population between the ages of 20-34 year olds. The 25-34 age cohort makes up 8% of Sammamish compared to 18.4% in King County as a whole.
- Sammamish has a high proportion of children under 18. Sammamish has a child dependency rate of 47.3%, contrasting with King County's overall rate of 30.3%. Sammamish also has a lower old age dependency ratio of 12.5% compared to 19.7% in King County. However, Sammamish has a high proportion of 45- to 54-year-olds at 19.1% compared to 13.2% in King County as a whole.
- Sammamish has a higher proportion of Asian residents at 33.3% compared to 18.7% in King County as a whole, but lower proportions of those identifying as two or more races, Hispanic or Latino, and black residents.

# General Demographics

The City of Sammamish was incorporated in 1999. At that time, the City covered approximately 13,556 acres and had a population of approximately 29,400. Since its incorporation in 1999, Sammamish’s population has naturally grown, but the City has also grown through annexation of unincorporated area around it. The City has allowed six annexations, including:

- Ordinance 2008-246 (amended by Ordinance 2009-256), known as Camden Park, incorporated 113.00 acres with a population of 306 effective April 21, 2009.
- Ordinance 2009-262, known as Rosemont, incorporated 4.04 acres with a population of 39 effective July 31, 2009.
- Ordinance 2010-275, known as Ravenhill, incorporated 6.45 acres with a population of 65 effective March 12, 2010.
- Ordinance 2010-280, known as Aldarra-Montaine, incorporated 113.31 acres with a population of 841 effective July 10, 2010.
- Ordinance 2015-393, incorporated an urban unincorporated area, known as Klahanie, with 1,243.00 acres & a population of 10,660 effective January 1, 2016.
- Ordinance 2016-405, known as Mystic Lake, incorporated 45.23 acres with no population effective March 23, 2016.

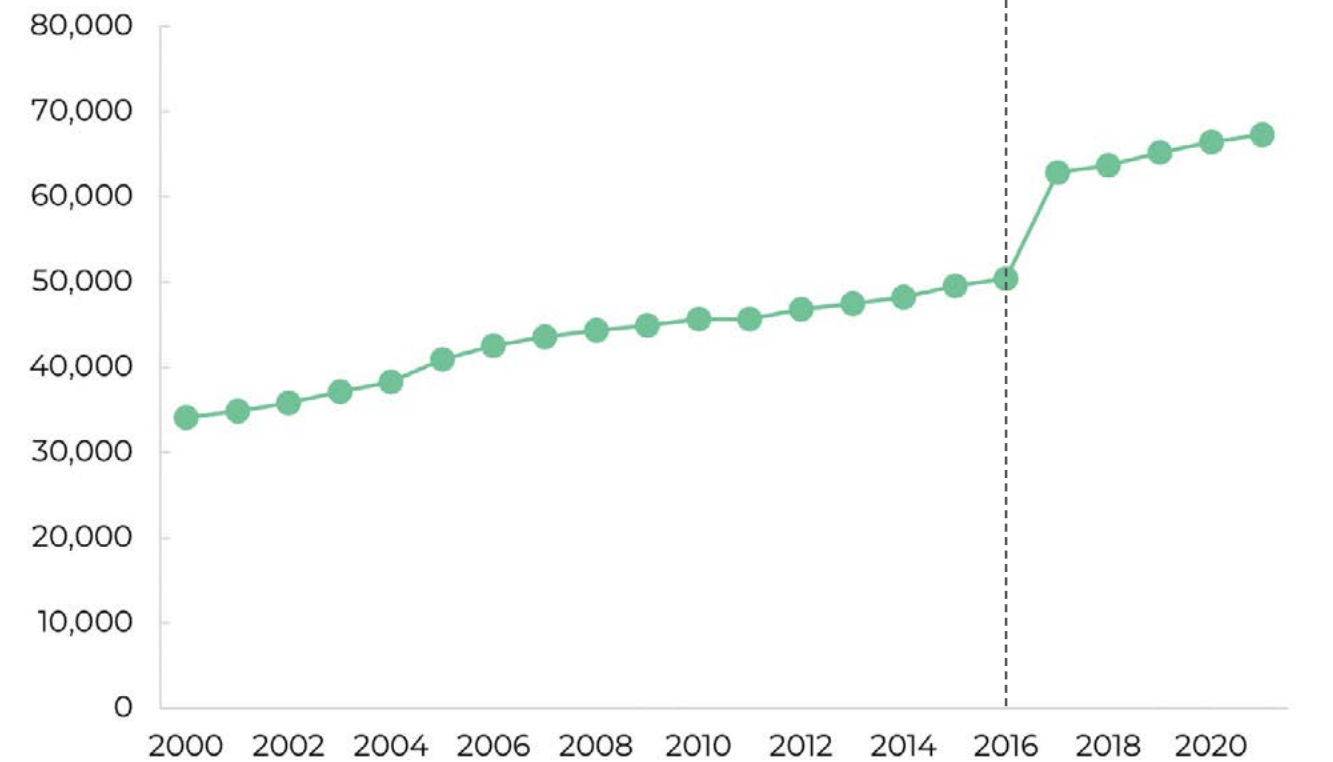


Source: Washington State Office of Financial Management, *Annexation Detail*, 2023.

- Annexed in 2016
- Annexed in 2010
- Annexed in 2009

Sammamish currently has three assigned potential annexation areas (PAAs): the Aldarra Golf Course PAA, the Swan Ridge PAA, and 30-Acres Park. The Aldarra Golf Course PAA is a 398 acre area located to the east of Sammamish which includes the Aldarra Golf Course & has approximately nine residents and effectively no employment. The Swan Ridge PAA is a 301 acre residential area on the northeastern edge of the current City boundary with 430 residents (as of 2018). Like the Aldarra Golf Course PAA, Swan Ridge PAA has effectively no employment. 30-Acre Park has neither residents nor employment.

## POPULATION GROWTH OF SAMMAMISH 2000-2020



Source: Washington State Office of Financial Management, *Postcensal Estimates*, 2023.

## POPULATION GROWTH 2000-2020

	Acres	Population
Camden Park	113	306
Rosemont	4	39
Ravenhill	6.5	65
Aldarra/Montaine	113.3	841
Mystic Lake	45.2	0
Klahanie	1,243	10,660

Source: King County, *2018 Annexation Area Databook*, 2023.



# Population Attributes

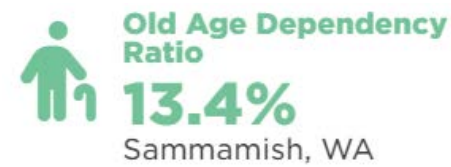
Below are key population attributes for a comparison between Sammamish and King County.

## Age Dependency

Dependency ratios capture variations in the proportions of children, elderly people, and working-age people in the population that imply the dependency burden that the working-age population bears in relation to children and the elderly.

The working population is defined as those aged 18-65, old age is defined as those over 65, and children defined as those 17 and under. The median age in Sammamish is 39.8, slightly older than the median age of 37.1 in King County overall. This is because Sammamish has a high proportion of working age adults in the age groups between 35 and 59. We also compared the “working age” population to the size of the population under 15 (children) and the population 65 and older (older adults) to understand the ratio of “dependents” to working age adults.

Sammamish has a much higher child dependency ratio (with approximately 47 children per working age adult) than the County overall, but a lower old age



**20.4%**  
King County, WA



**29.6%**  
King County, WA

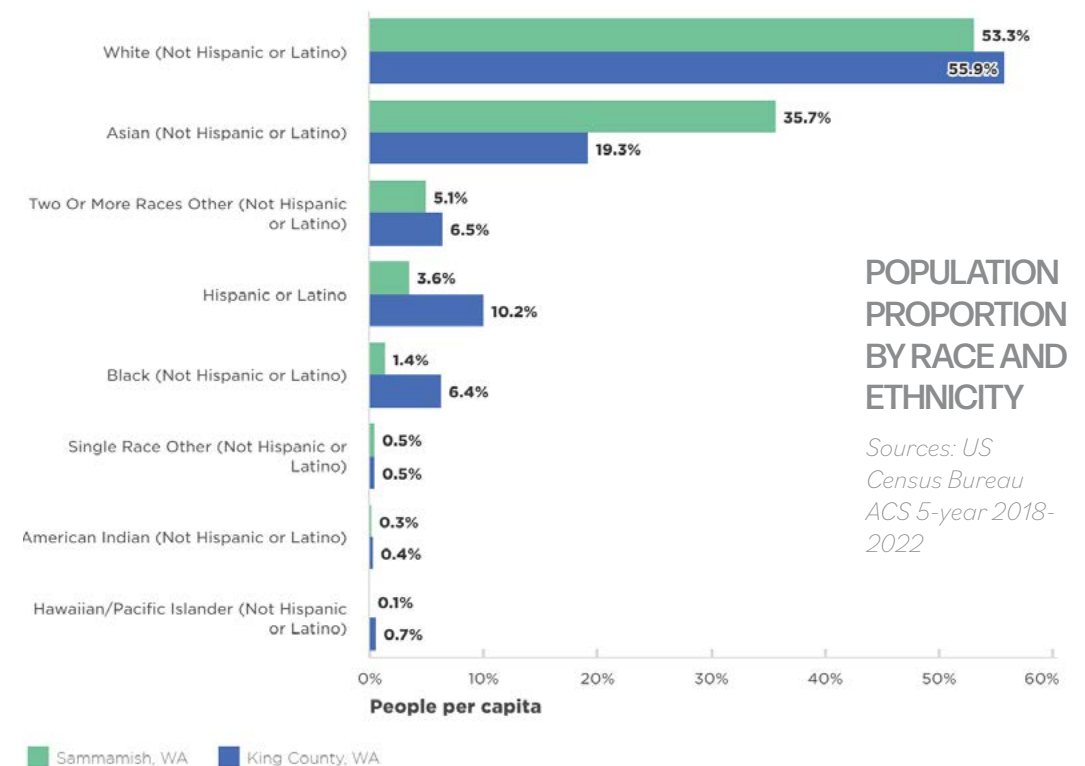
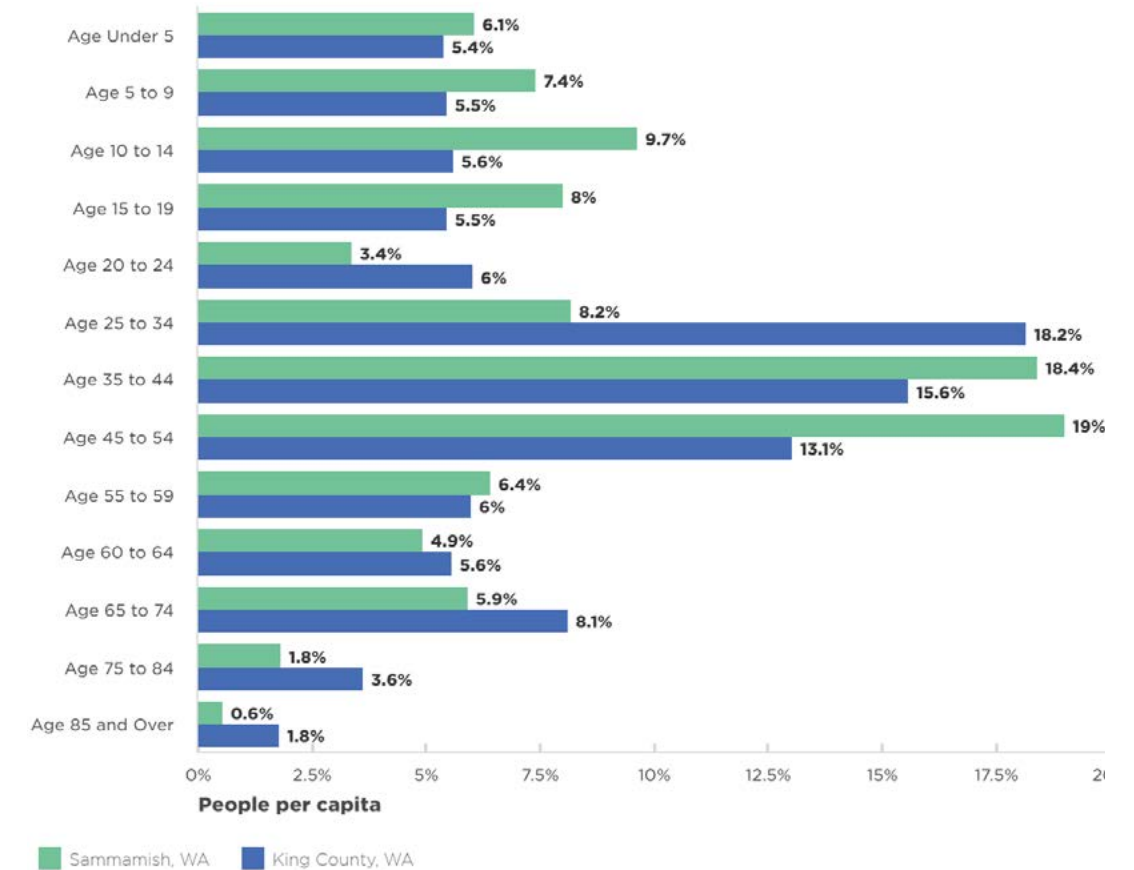
Sources: US Census Bureau ACS  
5-year 2018-2022

## Race and Ethnicity

Between the 2010 and 2020 Decennial Census, Sammamish’s racial diversity increased; in 2010, almost 72% of the population identified as white (not Hispanic or Latino), while in 2020, only a little over 51% of the population identified the same way. During the same period, those identifying as Asian increased from 21% to 35% of the total population. Further, as of the 2018-2022 ACS 5-year estimates, Sammamish has a much lower representation of all other races including those identifying as Hispanic or Latino. Although there was a significant decline in those identifying as white (non Hispanic or Latino), the increase in diversity has not made the City’s racial and ethnic diversity representative of King County’s population overall, but rather increased the representation of select populations, particularly people identifying as Asian (not Hispanic or Latino).

## AGE TOTALS

Sources: US  
Census Bureau  
ACS 5-year 2018-  
2022



## POPULATION PROPORTION BY RACE AND ETHNICITY

Sources: US  
Census Bureau  
ACS 5-year 2018-  
2022

## Home Language

Over 35% of Sammamish residents speak a language other than English at home. The vast majority of these residents also speak English at least “very well” which reflects the large amount of multilingualism in Sammamish. However, 8.5% of the population over the age of five reports speaking English less than very well, which means there is a significant need to ensure city resources are linguistically appropriate. Limited data on specific language resources are needed; the place of birth may provide insight.

### Speaks English Less than “Very Well” for the Population Over Five

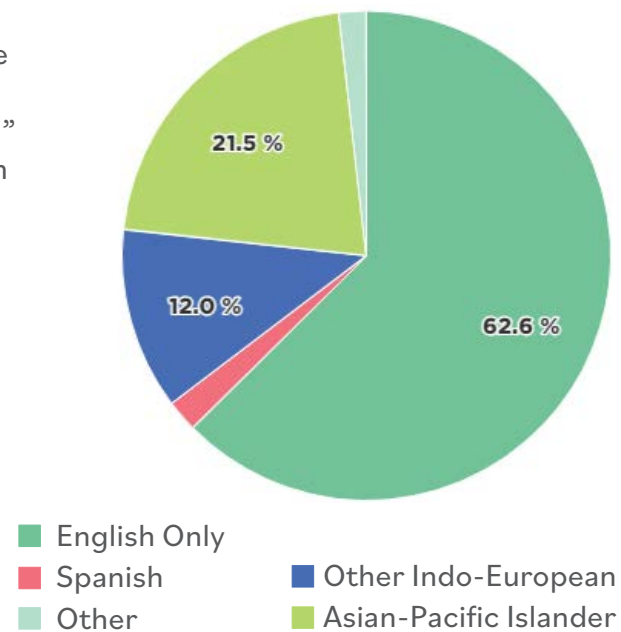
**9%**

Sammamish, WA

**10.7%**

King County, WA

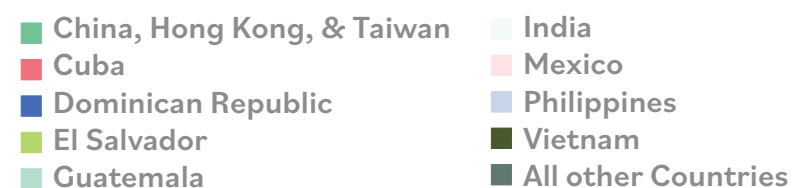
### LANGUAGE SPOKEN AT HOME



Sources: US Census Bureau  
ACS 5-year 2018-2022

## Origins of Foreign Born Population

Almost 33% of Sammamish’ population was born outside of the US. This is significant, because the places of birth for the foreign born population can provide additional insight into the cultural identities and needs of the population. The majority of Sammamish residents who were born outside of the US were born in either China, Hong Kong, Taiwan or India. 43.7% of foreign born residents were born someplace other than those locations.



Sources: US Census Bureau ACS 5-year 2018-2022

## Healthcare and Disability

While Sammamish has a relatively high age dependency ratio, a smaller proportion of residents are living with a disability than in King County overall. Sammamish residents also have a higher rate of access to health insurance than the County at large.


**10%**

King County, WA

↑ 127.7%

### Health Insurance Coverage - Insured per capita

**97.7%**

Sammamish, WA

**94.1%**

King County, WA

↓ 3.6%

### Health Insurance Coverage - Uninsured per capita

**2.3%**

Sammamish, WA

**5.3%**

King County, WA

↑ 132.7%

Sources: US Census Bureau ACS 5-year 2018-2022





## Education

Over 31.3% of Sammamish population over the age of three is enrolled in school. While this is significantly greater than the share of King County's population over the age of three, that may be in large part because the City has a significantly higher percentage of children than the County overall. Public school enrollment is high, with 3% more caregivers opting to send students to public school than in King County.

Sammamish residents are more likely to attend public school than private school. The exception is for nursery and/or preschool and kindergarten. This is likely because there are sparse public nursery and preschool programs in Washington and most of the public programs are targeted to those who cannot afford private programs. Further, based on income data for Sammamish households, discussed in the Household profile, residents in Sammamish are more likely to be able to afford these programs than the King County population overall.



**Enrolled In School Over  
the Age of 3**

**31.3%**

Sammamish, WA

**23.2%**

King County, WA

**Percent of Total Students  
Enrolled in Public School**

**83.7%**

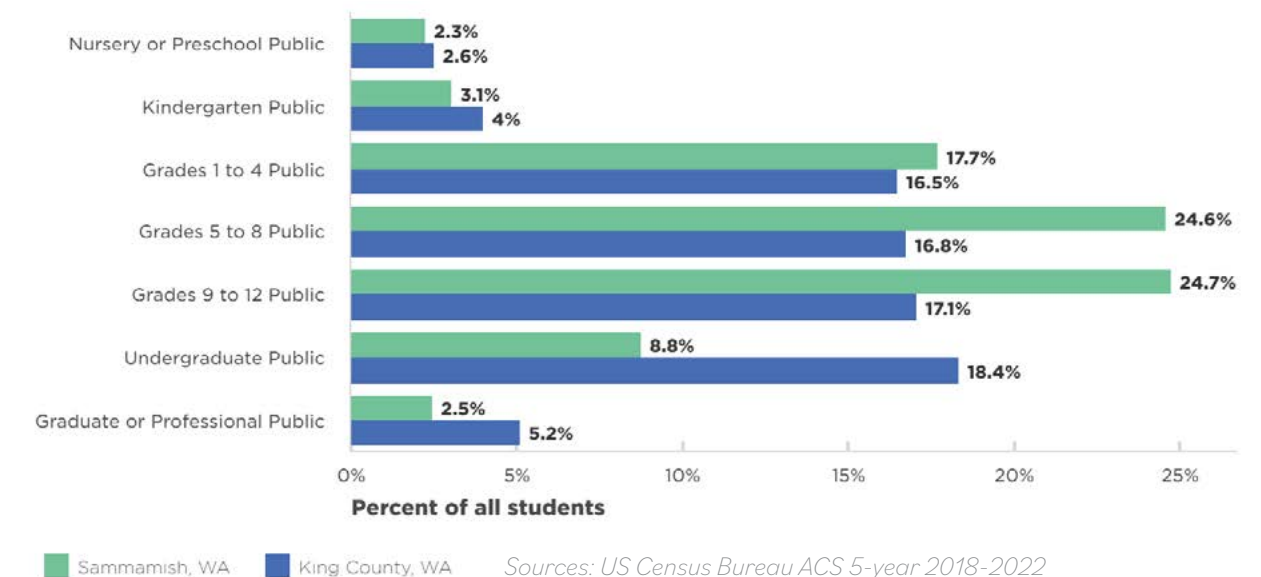
Sammamish, WA

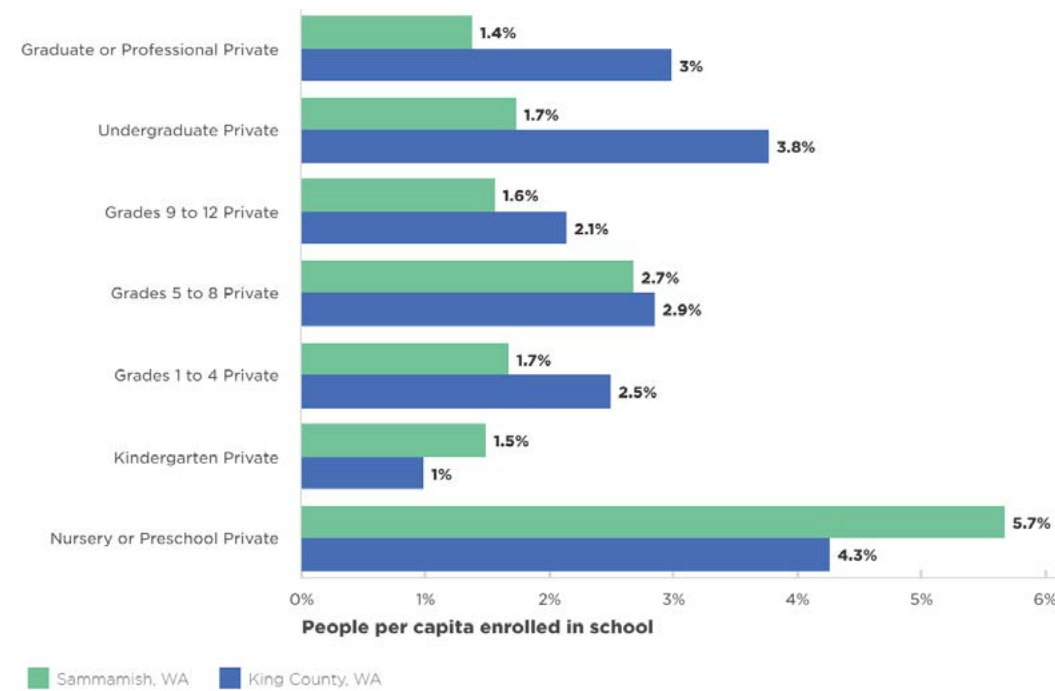
**80.5%**

King County, WA

*Sources: US Census Bureau ACS  
5-year 2018-2022*

### PERCENTAGE OF SAMMAMISH STUDENTS ENROLLED IN PUBLIC SCHOOL BY GRADE

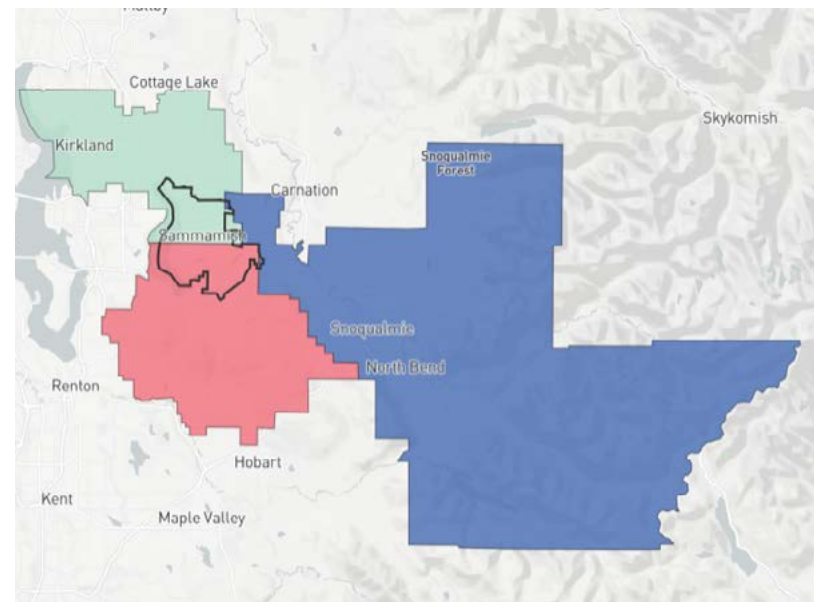




### PRIVATE SCHOOL ENROLLMENT BY GRADE

Sources: US Census Bureau ACS 5-year 2018-2022

Sammamish residents are served by three public school districts, Issaquah School District, Lake Washington School District, and the Snoqualmie Valley School District which enroll students in kindergarten through twelfth grade.



### SCHOOL DISTRICTS

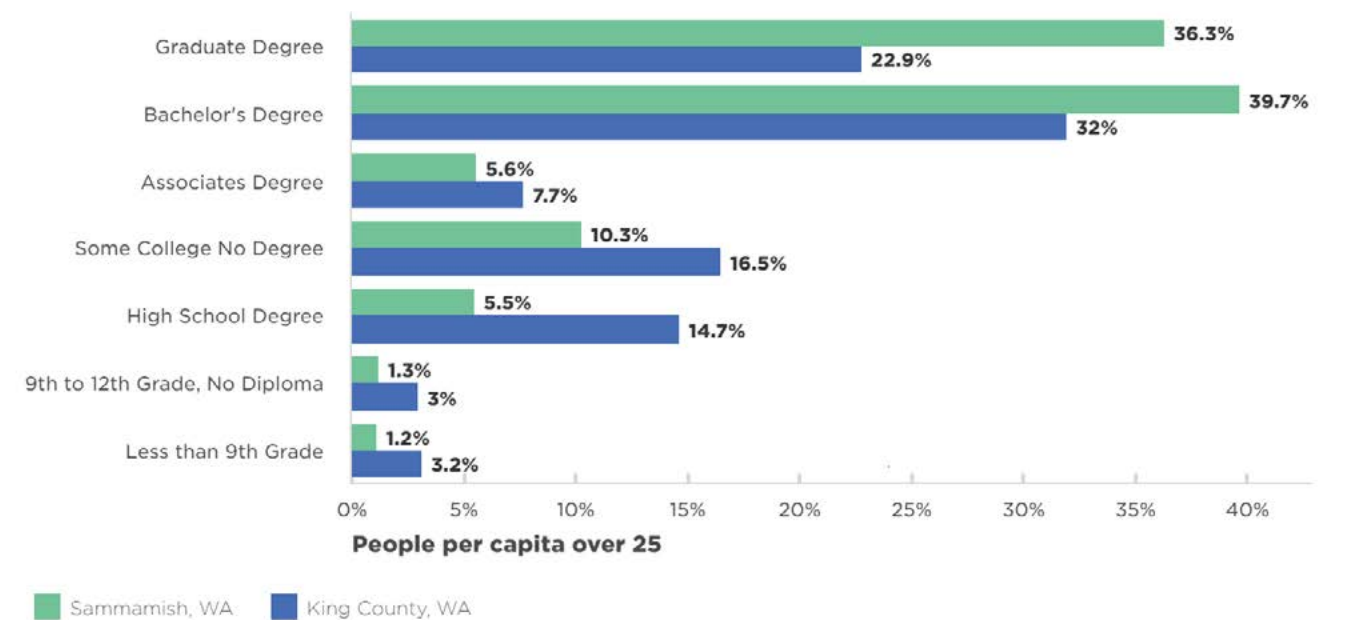
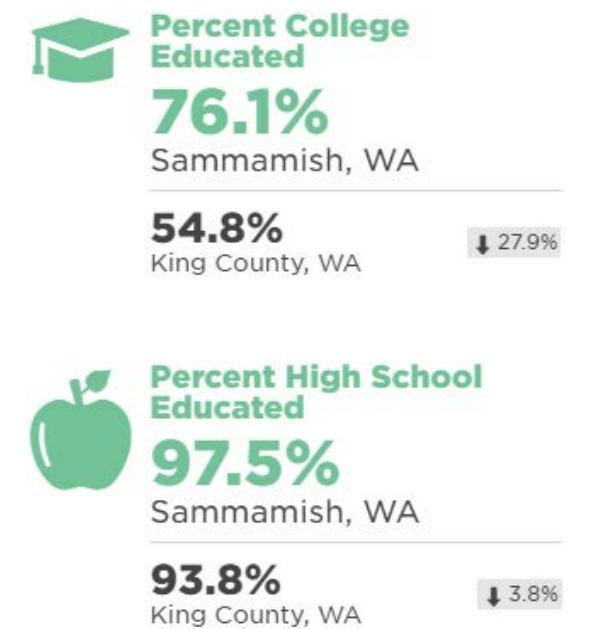
- Sammamish, WA
- Issaquah School District, WA
- Snoqualmie Valley School District, WA
- Lake Washington School District, WA

Sources: OSPI

## Educational Attainment

Over 75% of Sammamish residents above the age of 25 have received a bachelors or advanced degree, significantly higher than King County overall. This has significant implications for earning potential and employment opportunities for residents. The percentage difference in the figure to the right shows the relative increase or decrease in King County as compared to Sammamish.

Sources: US Census Bureau ACS 5-year 2018-2022



Sources: US Census Bureau ACS 5-year 2018-2022



## Sammamish Household Profile



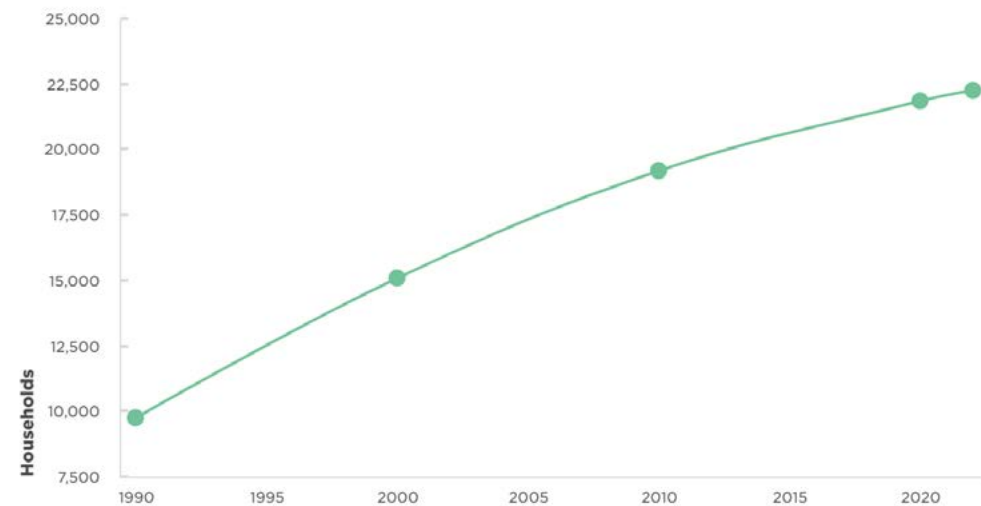
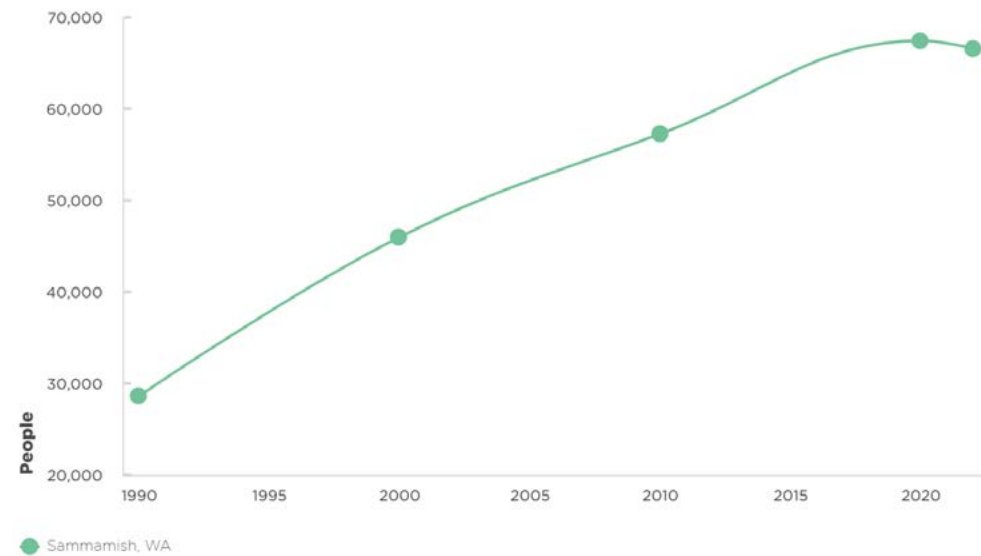
## Key Findings

- In 2020, Sammamish had 67,475 people and 21,854 households for an average household size of 3.03 people, compared to the King County average of 2.42 people.
- Just less than half of Sammamish families (49.5%) have two income earners.
- Almost 50% of households have an annual income of over \$200,000. In contrast, 795, or 7% of households fall below the federal poverty level.
- The rate of homeownership in Sammamish is high, reaching 86.3%. However, challenges persist as 6.1% of low-income households face severe cost burdens, allocating over 50% of their income to housing. At the same time, nearly half of renter households (46.7%) encounter cost burdens.

## Household Demographics

The City of Sammamish was incorporated in 1999. As of the 2000 Decennial Census, the City had a total population of 34,119 people living in 11,172 households. Currently, Sammamish has over 67,000 residents in almost 22,000 households.

Sources: US Census Bureau ACS 5-year 2018-2022



### Average Household Size

**2.99**

People

Sammamish, WA

**2.42**

People

King County, WA

### POPULATION GROWTH

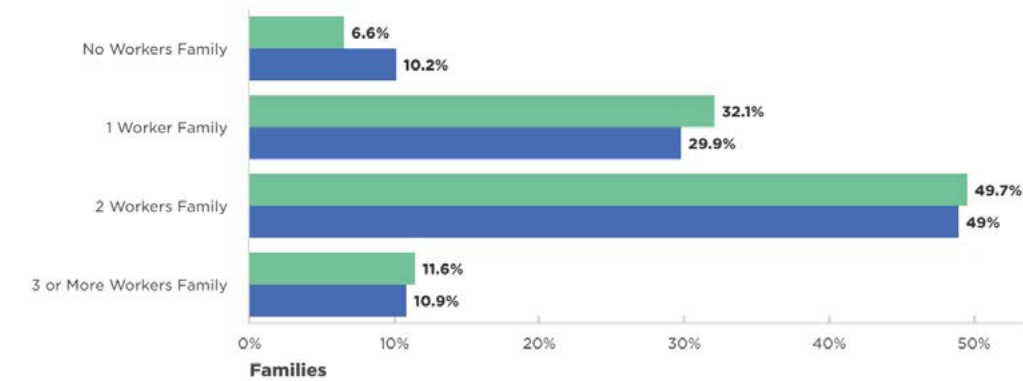
Sources: US Census Bureau ACS 5-year 2018-2022

### HOUSEHOLD GROWTH

Sources: US Census Bureau ACS 5-year 2018-2022

## Household Income

As discussed in the Neighboring City and Peer City comparisons below, Sammamish households have a very high median income. Almost 50% of households earn over \$200,000 a year. A small percentage of families live under the federal poverty line. Not surprisingly, almost half of Sammamish households have two income earners. Less than 6% of families have no workers and only 1/3 have a single income earner.

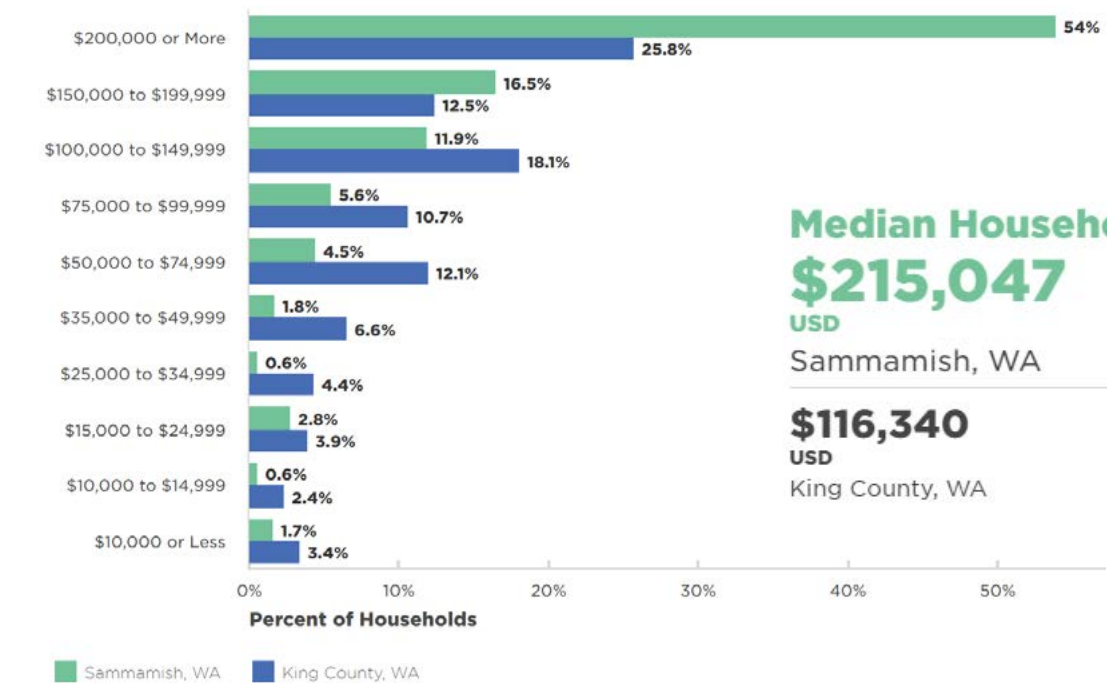


### FAMILIES BY NUMBER OF WORKERS

Sources: US Census Bureau ACS 5-year 2018-2022

## Incomes and Spending Power

Sammamish's household income is much higher than King County as a whole; almost half of Sammamish households make over \$200,000 a year. Sammamish's median income is almost twice as much as King County's.



### Median Household Income

**\$215,047**

USD

Sammamish, WA

**\$116,340**

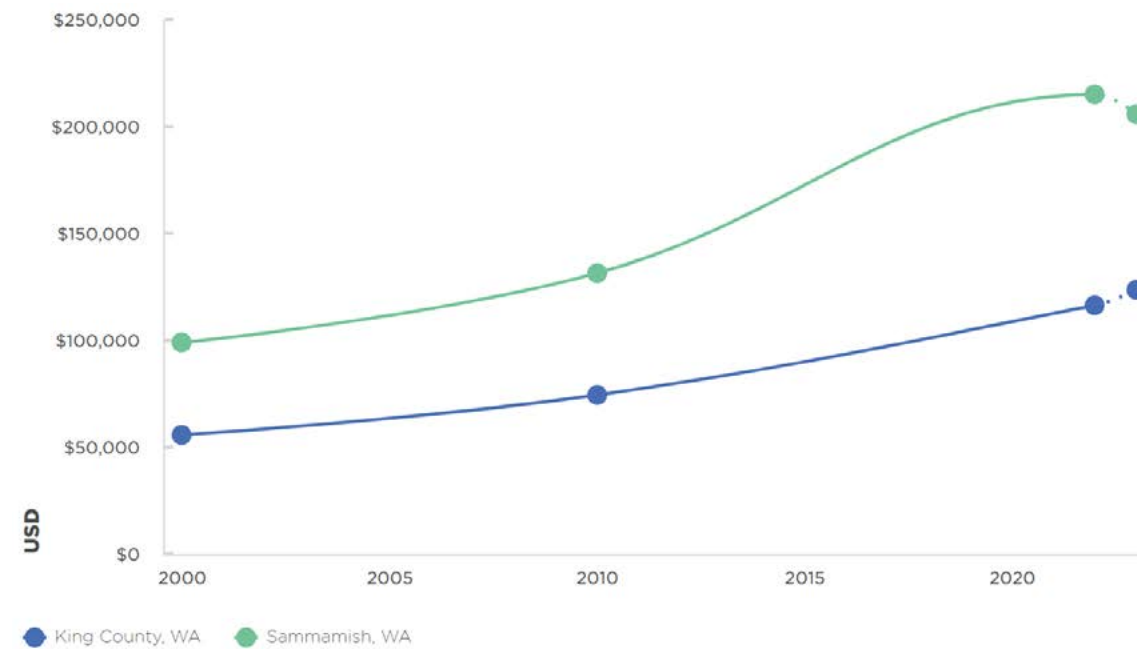
USD

King County, WA



## HOUSEHOLD MEDIAN INCOME

Sources: US Census Bureau ACS 5-year 2018-2022



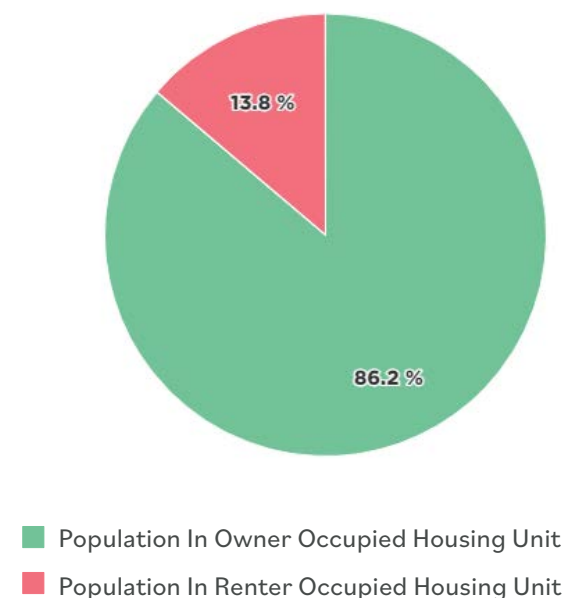
## Affordability and Housing Insecurity

For most households, monthly housing costs are a significant budget item. The proportion of income that a household puts towards housing has large implications for disposable income and for housing security.

The vast majority of Sammamish households own their home which indicates a high level of housing security. However, housing costs are high, and housing cost burden can have significant implications for the purchasing power of households. These burdens are felt most acutely for low income renters.

Sources: US Census Bureau ACS 5-year 2018-2022

### POPULATION IN RENTER VS OWNER OCCUPIED HOUSING UNITS



## Cost Burden

Cost burden is a key indicator of housing security. Although housing security is determined by many factors other than income - including wealth and whether one owns their home - it does provide important insight into how households are doing financially.

A smaller percentage of low income households are severely cost burdened (pay 50% or more of their income for rent) in Sammamish than in King County. Although many Sammamish households are cost burdened, because so many families own their homes and have high incomes, the relative burden of housing costs is less acute than if more families rented and had lower incomes.

However, in Sammamish, 19.3% of renters spend more than 50% on rent, deeply impacting the amount of money they are able to spend in the community.

### Percent of Low Income Households Severely Cost Burdened

**6.6%**

Households

Sammamish, WA

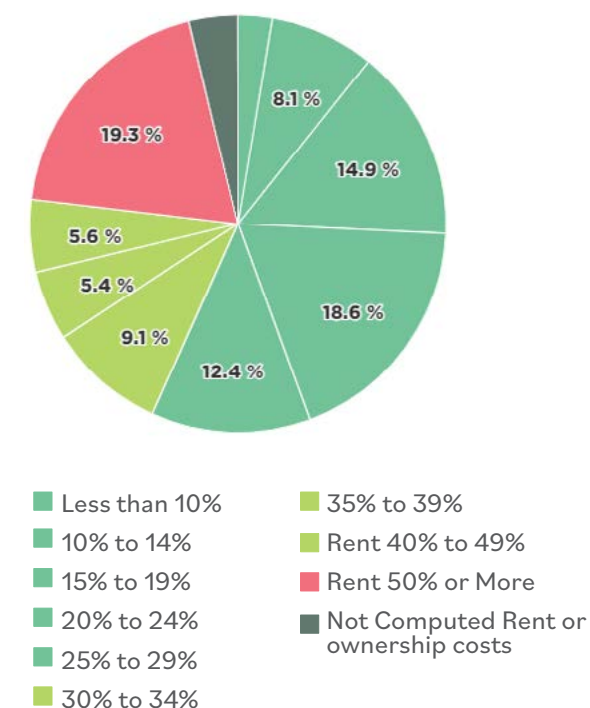
**12.7%**

Households

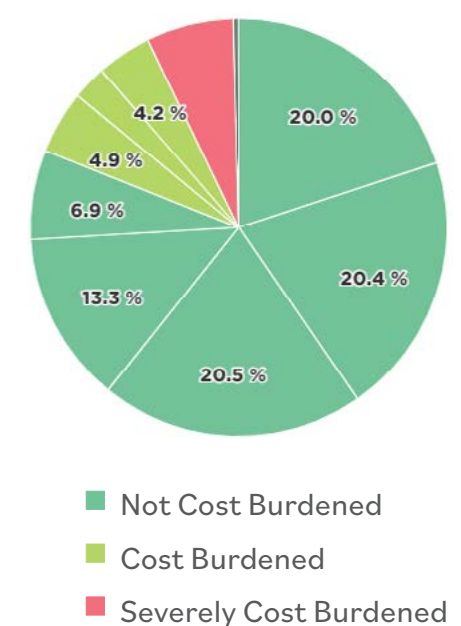
King County, WA

Sources: HUD CHAS 2016-2020

### RENTER OCCUPIED HOUSING UNITS BY COSTS AS PERCENT OF INCOME



### HOUSING COST FOR OWNER OCCUPIED HOUSING AS PERCENT OF INCOME



Sources: HUD CHAS 2016-2020

RENTER OCCUPIED HOUSEHOLDS BY RELATIVE COST BURDEN, RACE/ETHNICITY



OWNER OCCUPIED HOUSEHOLDS BY RELATIVE COST BURDEN, RACE/ETHNICITY



Sources: HUD CHAS 2016-2020

Poverty

While an estimated 979 Sammamish households (4.4% of all households) lived below the federal poverty threshold based on 2018 to 2022 estimates, it’s important to remember that the federal poverty level is a national standard that is not influenced by cost of living differences across the United States. For 2021 the federal poverty threshold for a three-person household (two adults and one related child under 18 years old) was only \$21,811. This means that while a small number of households lived under the poverty threshold, it may be a poor indicator of those experiencing financial hardship.

Sources: US Census Bureau ACS 5-year 2018-2022

Digital Access

The vast majority of households own a computer and have access to the internet.

Sources: US Census Bureau ACS 5-year 2018-2022

979

Households

Total Households Below Poverty Level

Sammamish, WA

22,258

Households

Total Households

Sammamish, WA

514

Households

Households Receiving Food Stamps/SNAP

Sammamish, WA

79

Households

Household Without Internet Access

Sammamish, WA

529

People

People in Households - without an Internet Subscription or no Computer

Sammamish, WA

70

Households

Household Without Computer

Sammamish, WA



## Sammamish Residents' Employment




## Key Findings

- A quarter of Sammamish's residents that are employed work from home. Even though residents work from home, their job may be associated with location outside of the City. This is an important trend to track to understand the lasting impacts of work from home resulting from the COVID pandemic. A large population therefore relies on reliable, high-speed internet access, which means increasing demand for City broadband and telecom.
- King County gained 350k jobs from 2002 to 2020. The significant increase in county-wide jobs indicates a strong economy that Sammamish can tap into for economic development activities within the city.
- Many employed Sammamish residents do not work in the city. In 2020, only 838 workers (2.7% of employed Sammamish residents) lived and worked within the city.
- 57.6% of Sammamish residents that are employed commute more than 30 minutes and most drive. 60% of employed residents commute alone while 5.7% take transit and 6.9% carpool.

SAMMAMISH RESIDENTS' EMPLOYMENT

## Labor Participation

According to the 2017-2021 ACS five-year estimates, approximately 44,276 Sammamish residents were “working age” or between the ages of 16 and 64. As of 2020, approximately 31,344 of these residents were employed. As such, Sammamish residents have a labor force participation rate of 69.2%. Sammamish’s employment to population rate is almost as high, meaning that there are some Sammamish residents under 16 and over 64 who are participating in the labor force.

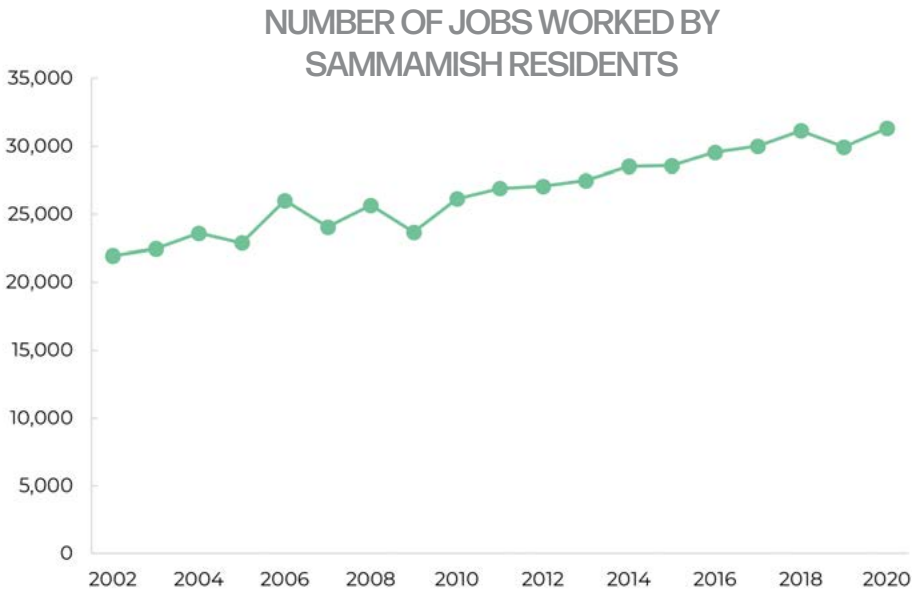
69.2%

Labor Force Participation Rate  
Sammamish, WA

67.2%

Employment/Population Ratio  
Sammamish, WA

Sources: US Census Bureau ACS  
5-year 2018-2022



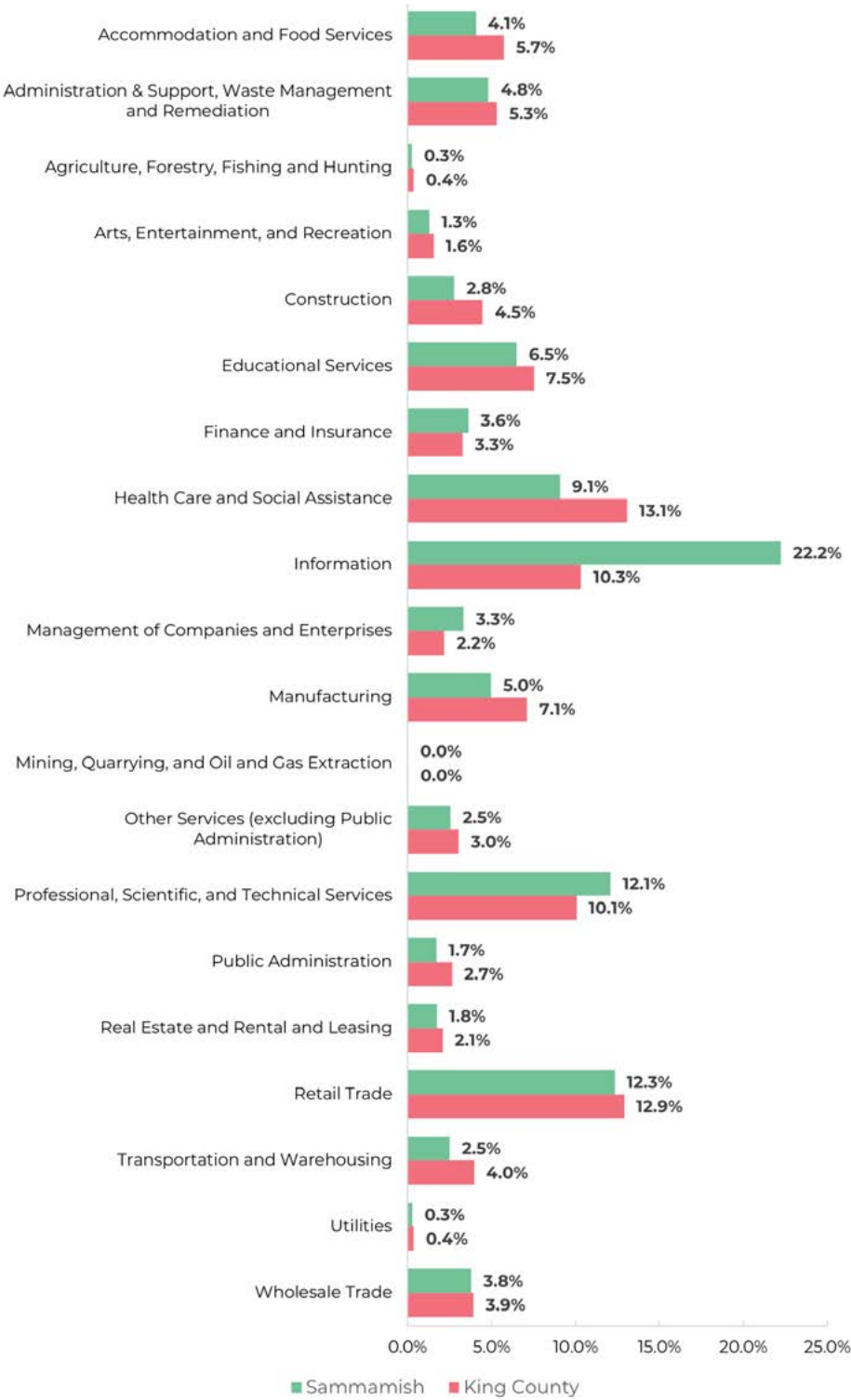
US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

The number of jobs Sammamish held by Sammamish residents is steadily growing. Unlike population growth, a large increase did not occur in 2015 when the Klahanie annexation was formalized, because the annexation area was primarily residential. The compound annual growth rate (CAGR) of Sammamish residents employment since 2016 (i.e., between 2016 and 2020), was 1.5%, lower than the Sammamish population CAGR of 1.8%.

Sammamish residents work in a variety of industries, however, the overall distribution of residents to these industries is somewhat different than for King County residents overall. For example, much larger shares of Sammamish residents work in information compared to King County residents overall.



Industry Participation

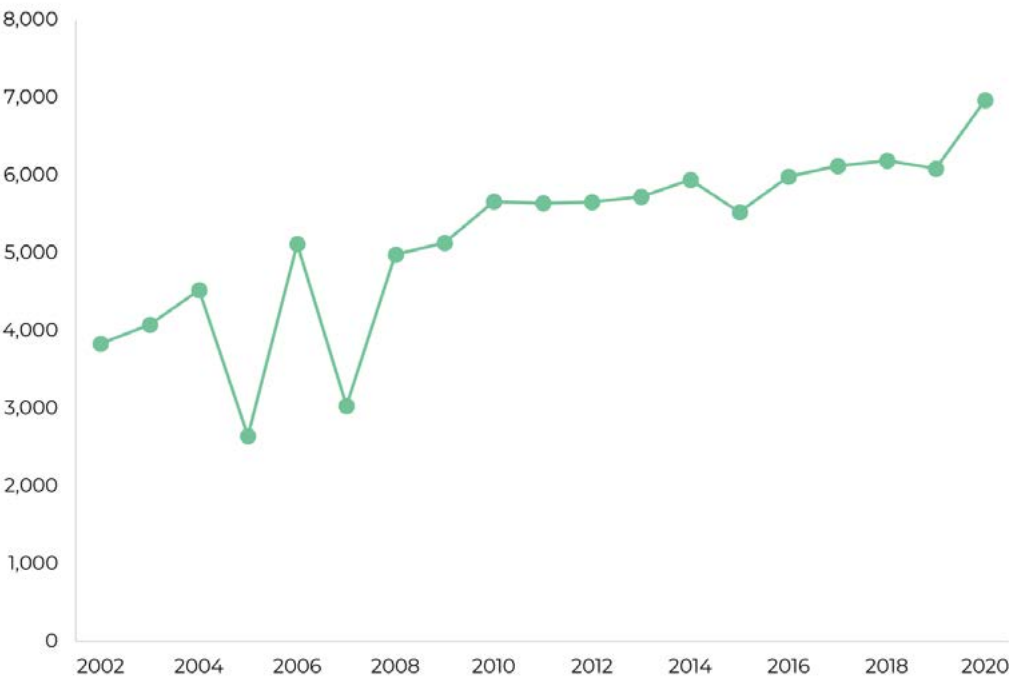


PERCENTAGE OF RESIDENT WORKERS BY INDUSTRY COMPARED TO KING COUNTY

**22.2% of Sammamish residents work in information, compared to only 10.1% of County residents overall.**

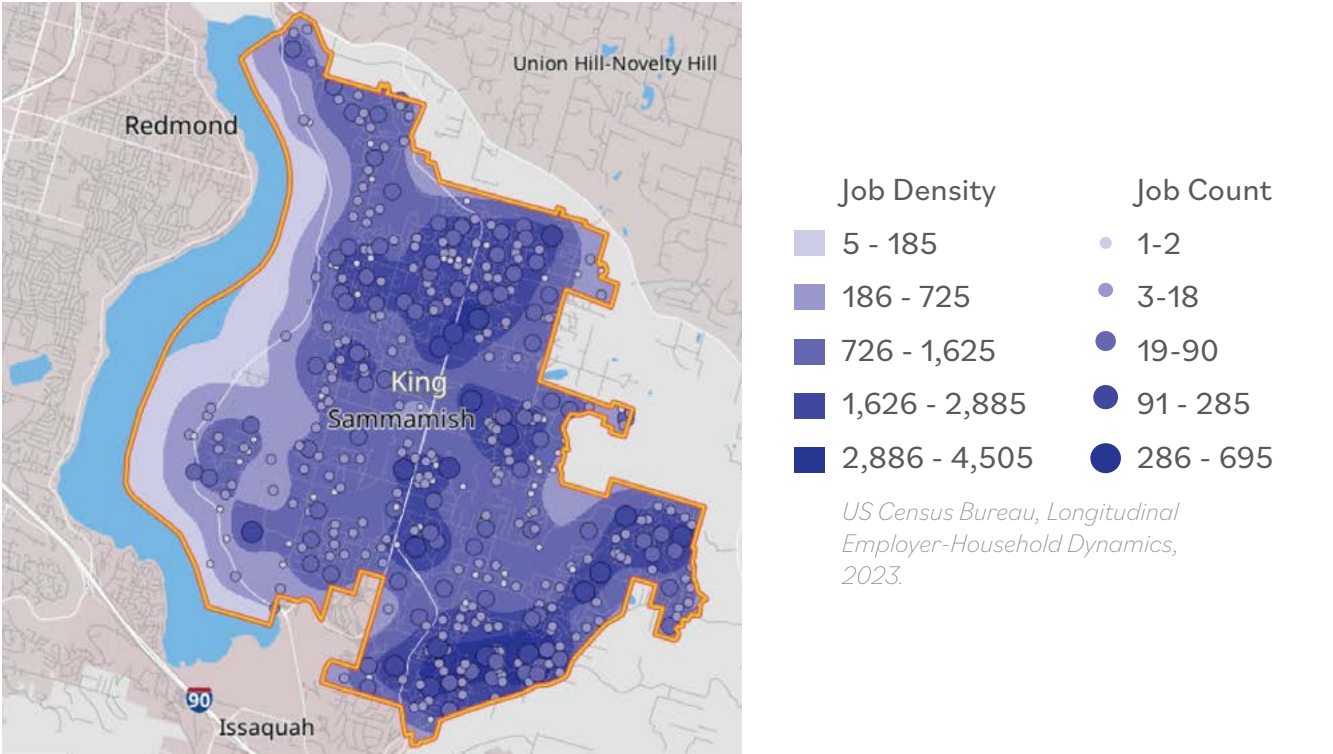
Source: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

RESIDENT EMPLOYMENT OVER TIME



US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

Unsurprisingly, Sammamish’s employed residents are distributed throughout the City, with larger concentrations based on housing density.



US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

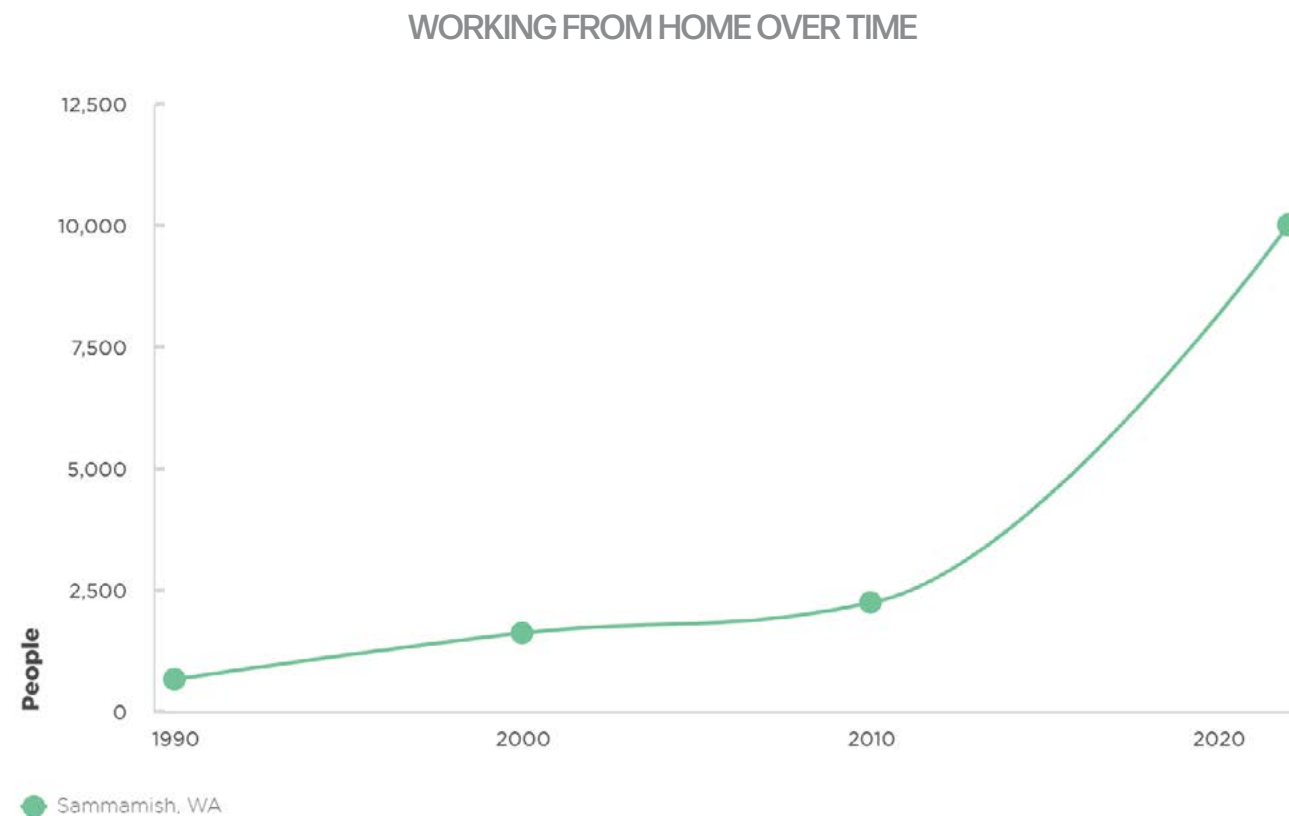
SAMMAMISH RESIDENTS’ EMPLOYMENT

# Where Sammamish Residents Work

## Working from Home

The majority of Sammamish residents travel out of Sammamish to work. In fact, as of 2020 only approximately 880 Sammamish residents worked in Sammamish. However, this does not include residents who work from home.

The pandemic precipitated a huge increase in work from home. In 2019, 8,000 employed Sammamish residents worked from home. Although these numbers have likely declined, this is a trend that can guide Sammamish's policies regarding land use and taxation.

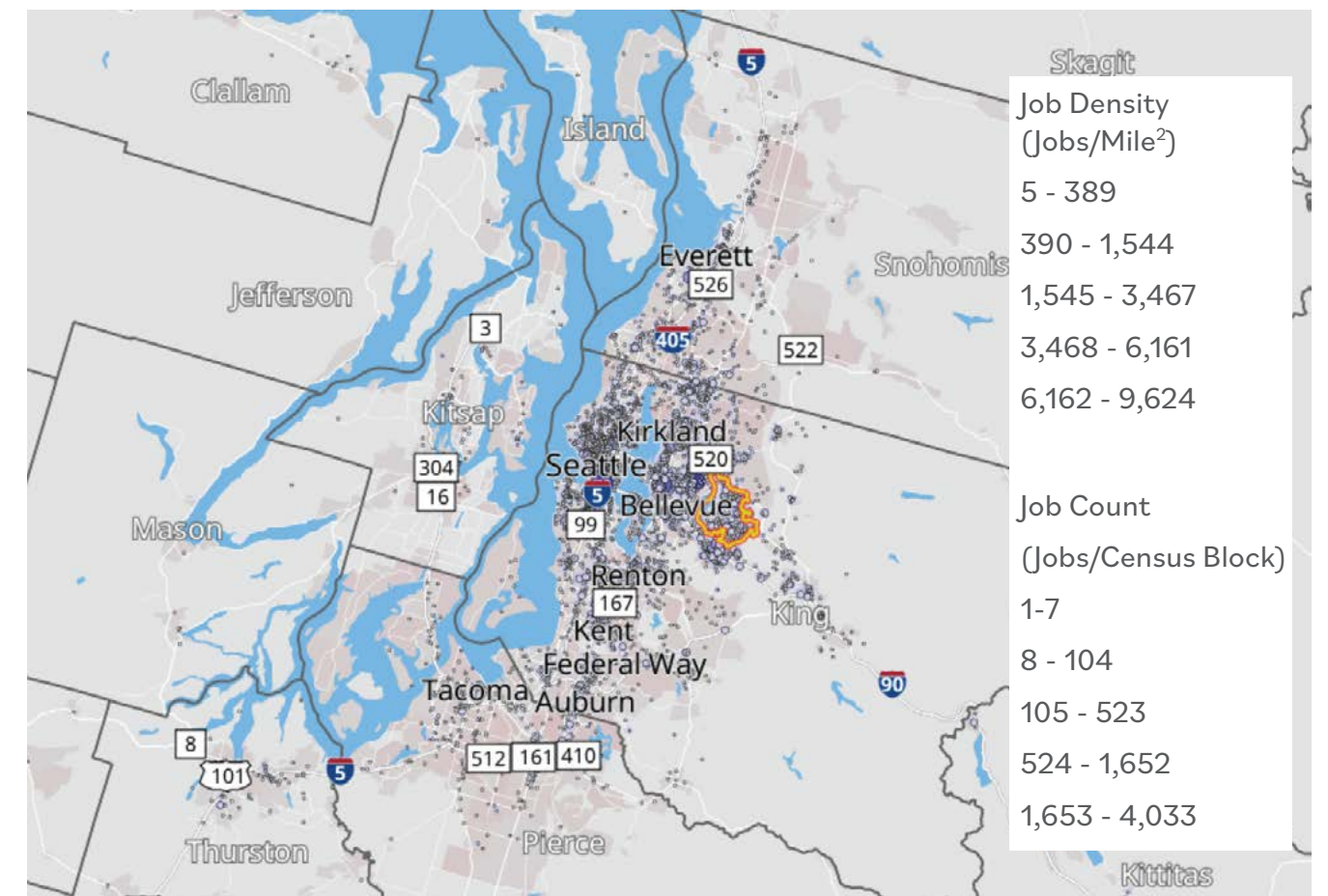


Sources: US Census Bureau; US Census Bureau ACS 5-year

## Working Outside of Sammamish

As of 2020, the vast majority of Sammamish residents were employed outside of Sammamish with approximately two-thirds employed in Seattle, Redmond, Bellevue or Issaquah.

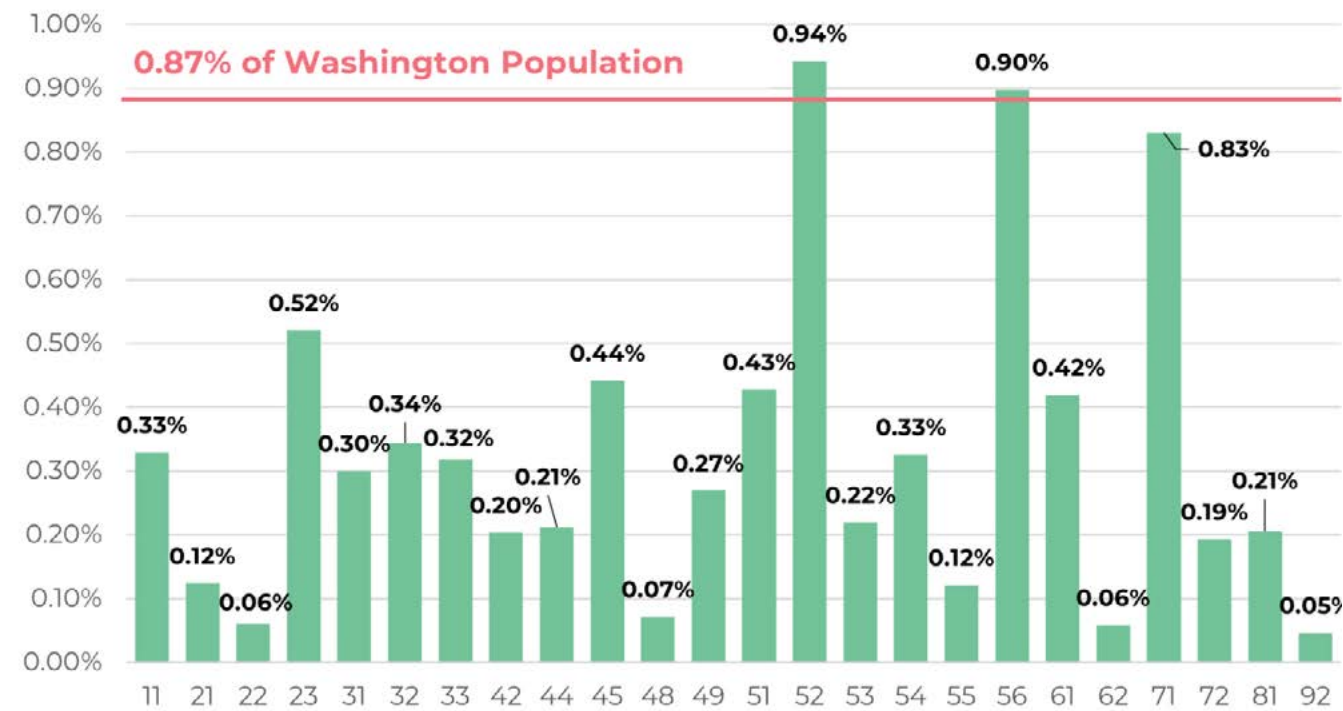
MAP OF WHERE RESIDENTS WORK, 2020



Sources: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023



## SAMMAMISH RESIDENTS BY WORK LOCATION



Source: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

## Getting to Work

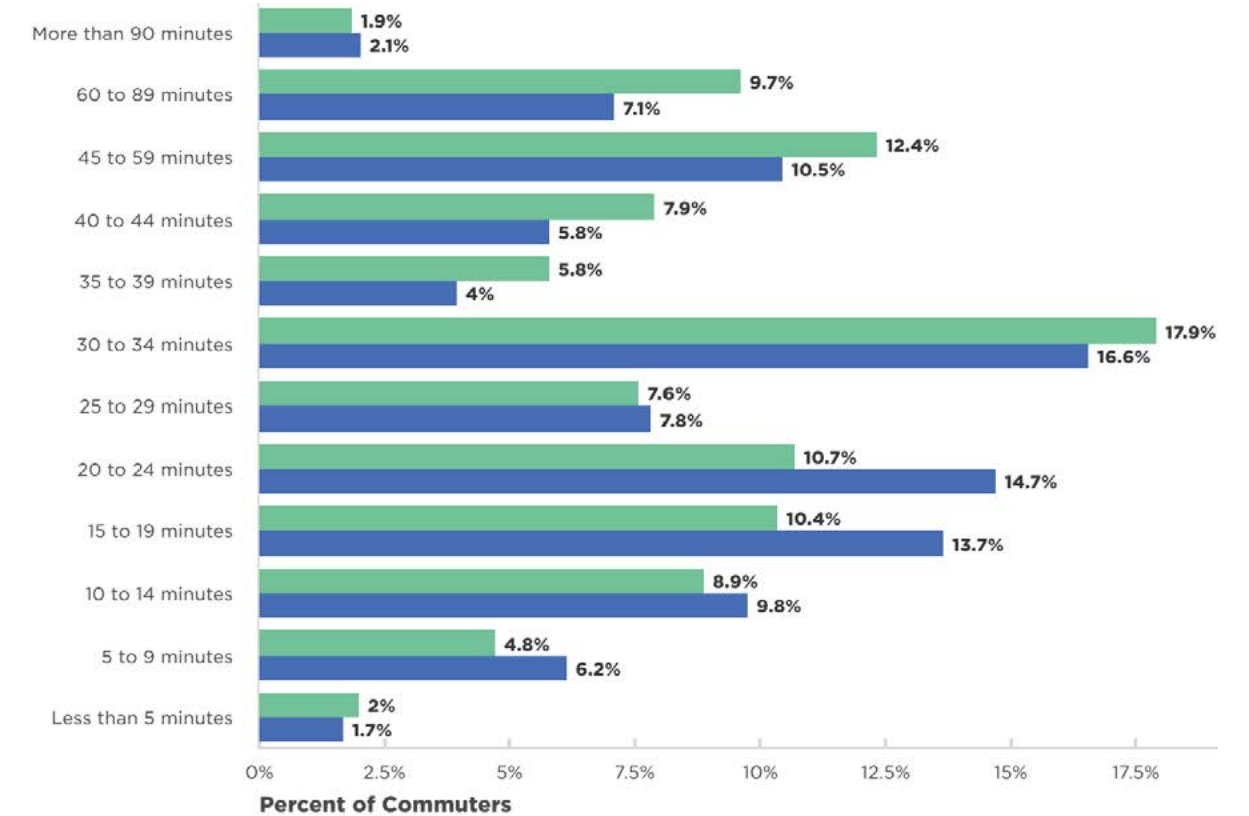
As most Sammamish residents do not work from home and many are employed outside of the City of Sammamish, they do a significant amount of commuting, including long commutes. Sammamish residents have longer commutes than King County residents, with the majority commuting over 30 minutes.

The vast majority of commuters commute alone in their car, leading to a large number of long, single-occupancy trips in and out of Sammamish.

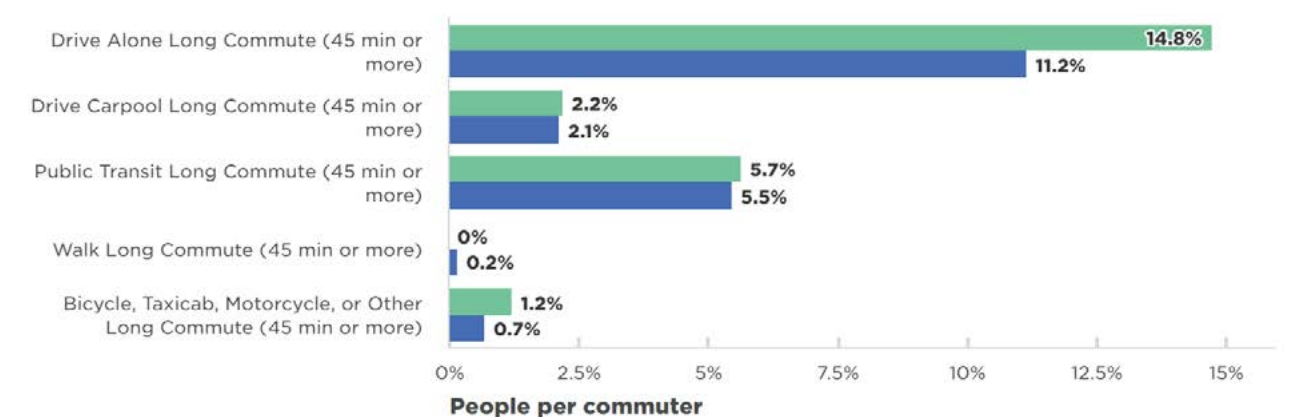


Within a 45 Minute drive of Sammamish

## COMMUTE TIME TO WORK



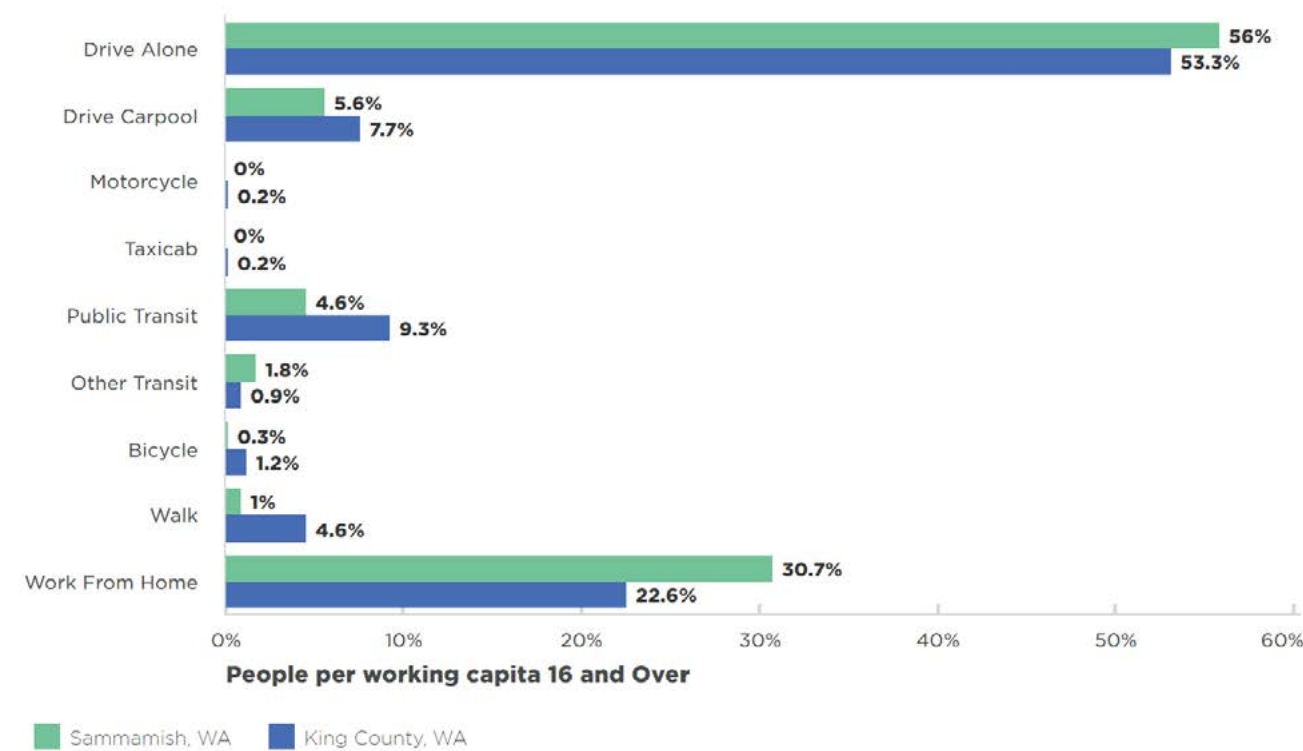
## WORKERS 16 & OVER WITH A LONG COMMUTE - 45 MINUTES OR MORE BY COMMUTE TYPE



 Sammamish, WA  King County, WA

Sources: US Census Bureau ACS 5-year 2018-2022

### COMMUTE MEANS OF TRANSPORTATION



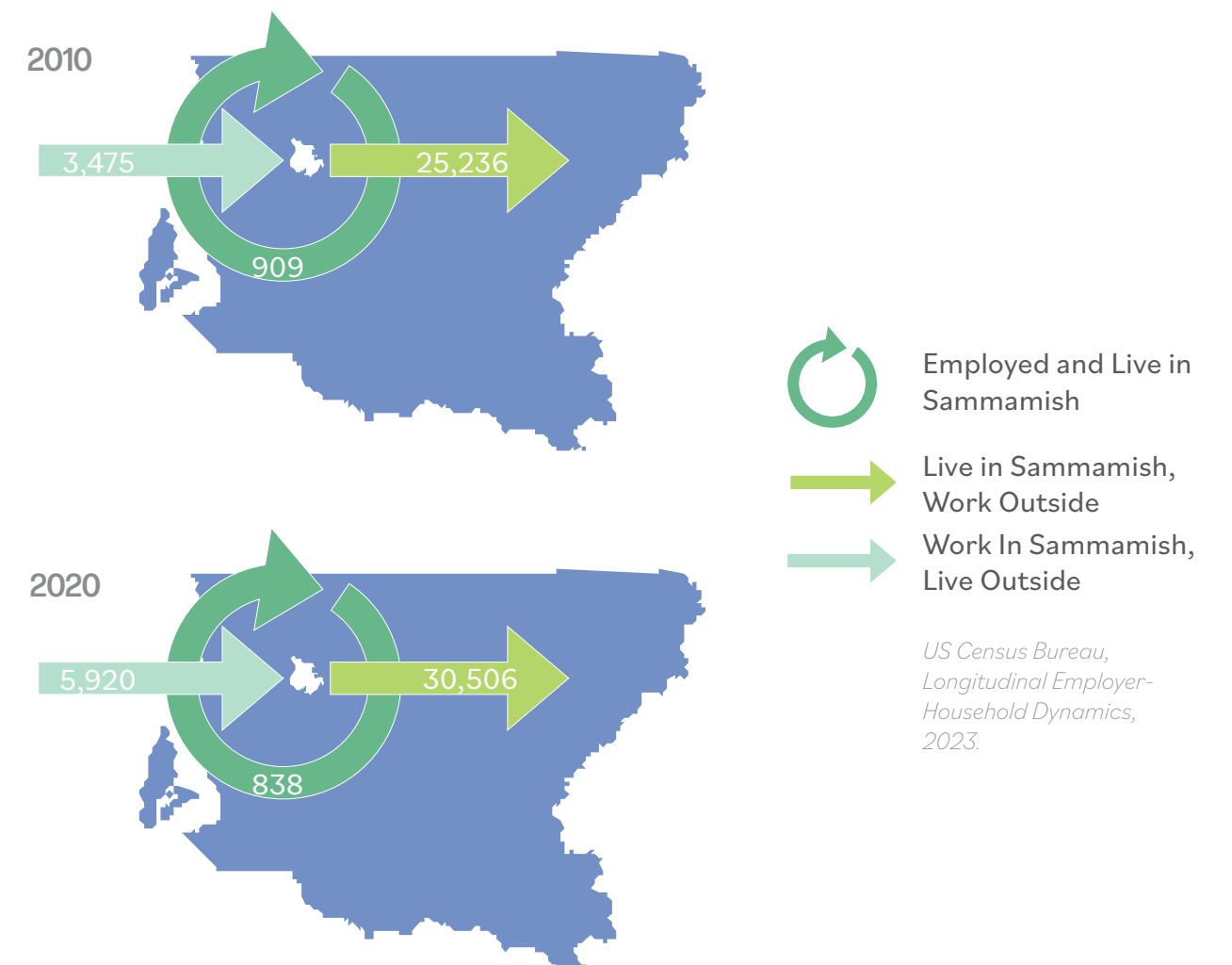
Sources: US Census Bureau ACS 5-year 2018-2022

### Employment Inflow and Outflow

It is notable that the majority of Sammamish residents work outside of the City while the majority of people employed in Sammamish live outside of the City. This trend has increased between 2010 and 2020 and points to a mismatch between the wages of the jobs in Sammamish and the cost of living there.

The maps below show worker inflow and outflow in 2010 and 2020 respectively. Inflow is represented by the pale green arrow pointing towards Sammamish; these are all of the workers who commute to Sammamish to work. The dark green circle represents workers who both live and work in Sammamish. Finally, the lime green arrow pointing away from the city represents workers who live in Sammamish but are employed elsewhere. The number of people who both live and work in the city has declined since 2010 despite a general population increase.

### EMPLOYMENT INFLOW AND OUTFLOW, 2010, 2020





## Employment in Sammamish

# 4

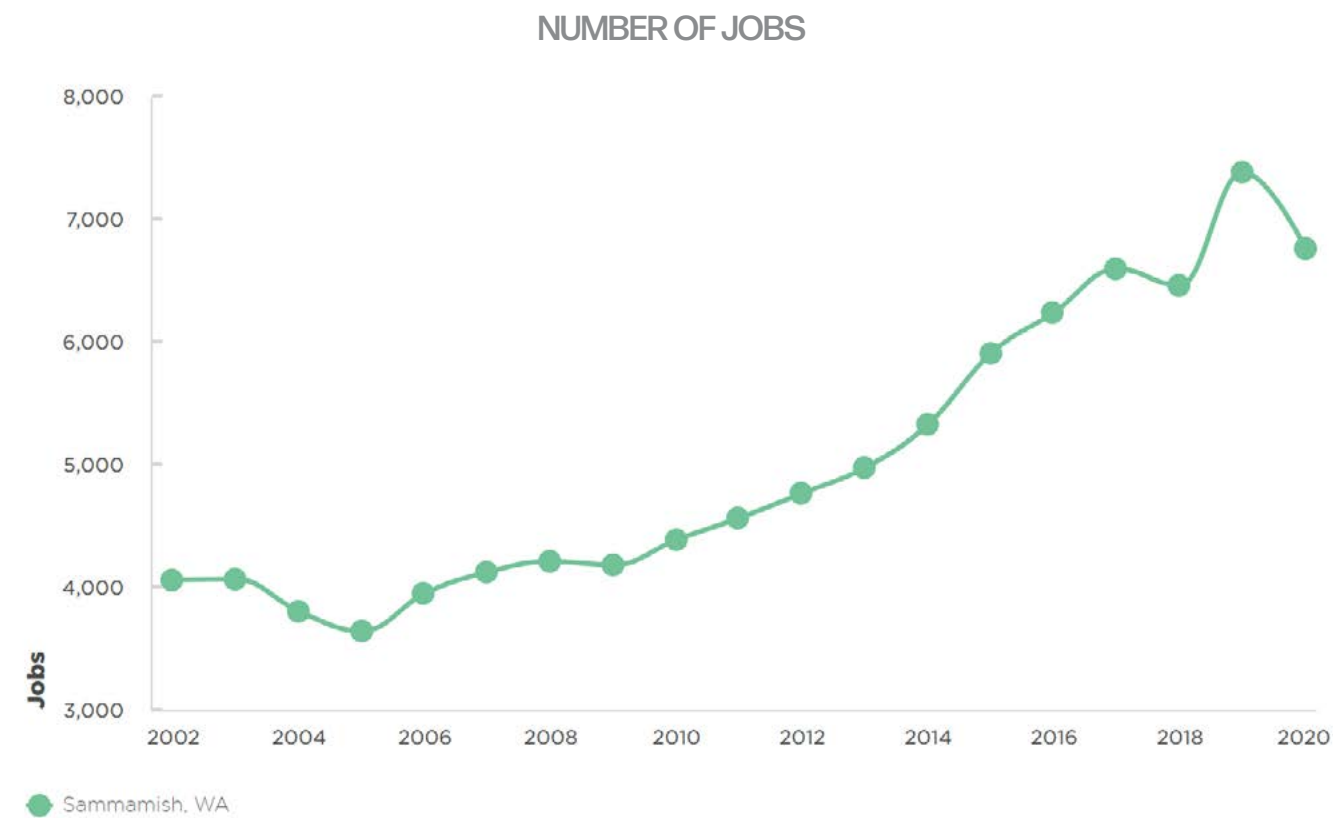


## Key Findings

- As of 2020, Sammamish had 6,758 jobs in the city. The number of jobs decreased from 7,380 in 2019 to 6,758 in 2020.
- 20% of people employed in Sammamish (which includes Sammamish residents who work from home) work in Administrative Support and Waste Management followed by 14% in Professional, Scientific, and Technical Services. The number of workers in Professional, Scientific, and Technical Services has grown steadily over the last decades and in 2020 accounted for almost 1000 jobs.

# Employment

Between the early 2000s and 2019, jobs in Sammamish grew fairly steadily with a decline in 2020, which was likely due to the COVID-19 pandemic.



**21% of workers employed in Sammamish work in Administrative Support and Waste Management followed by 14% of workers in Professional, Technology and Science fields.**

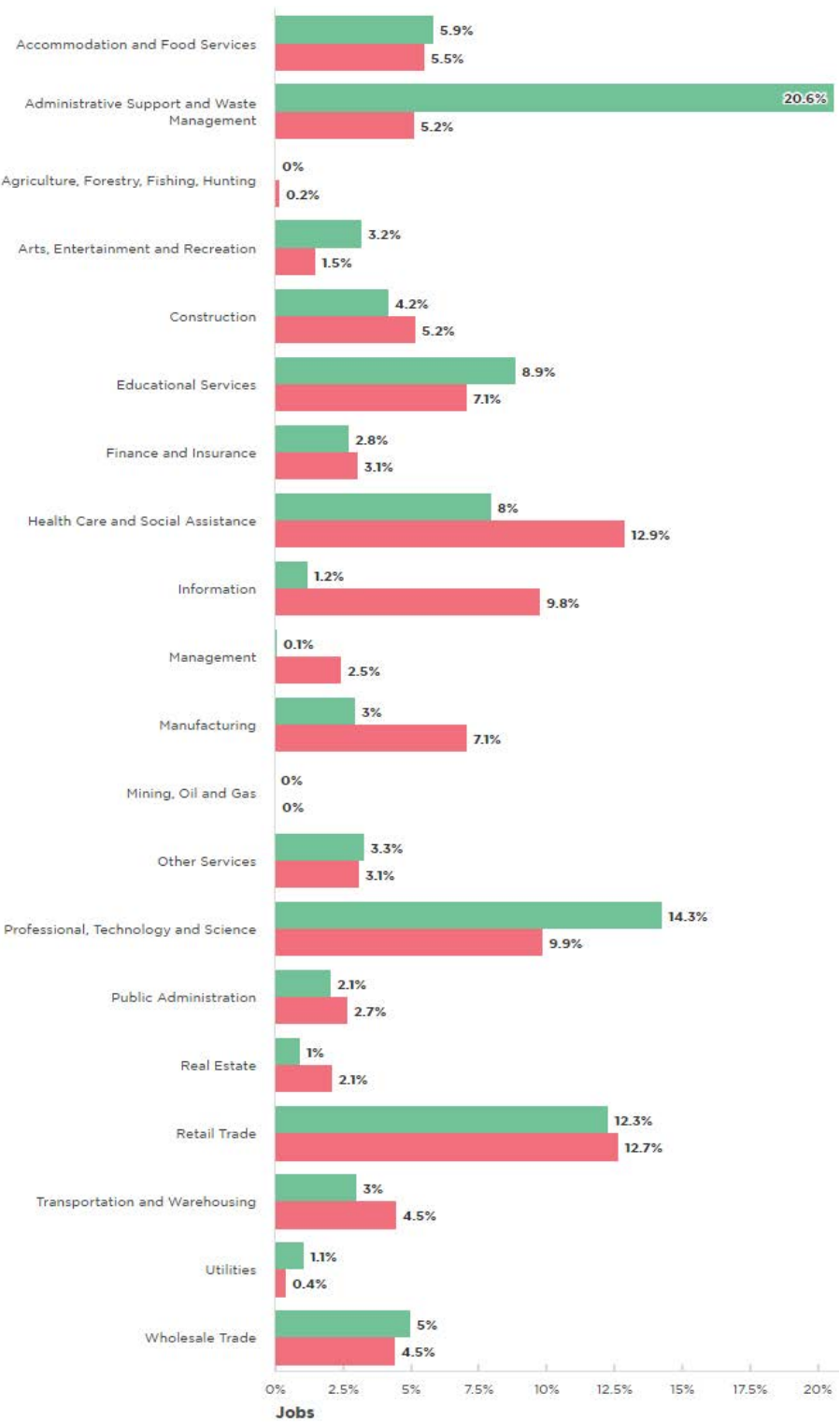
*US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.*

# Industry Participation

PERCENTAGE OF RESIDENT WORKERS BY INDUSTRY COMPARED TO KING COUNTY

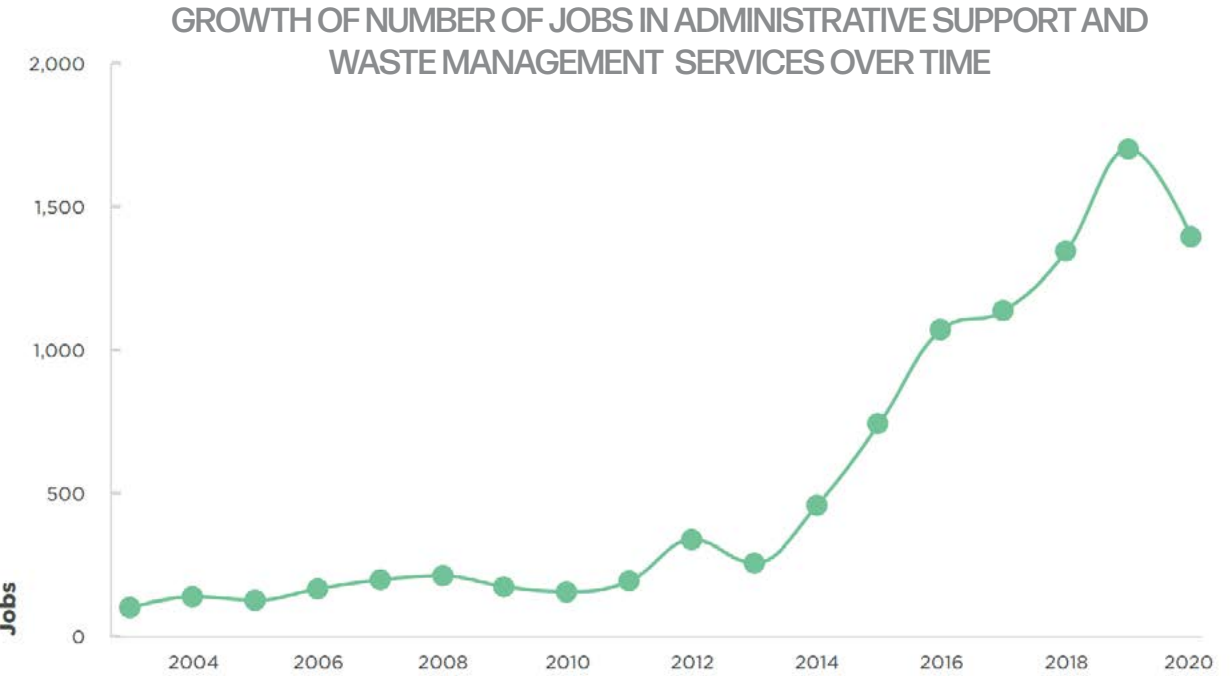
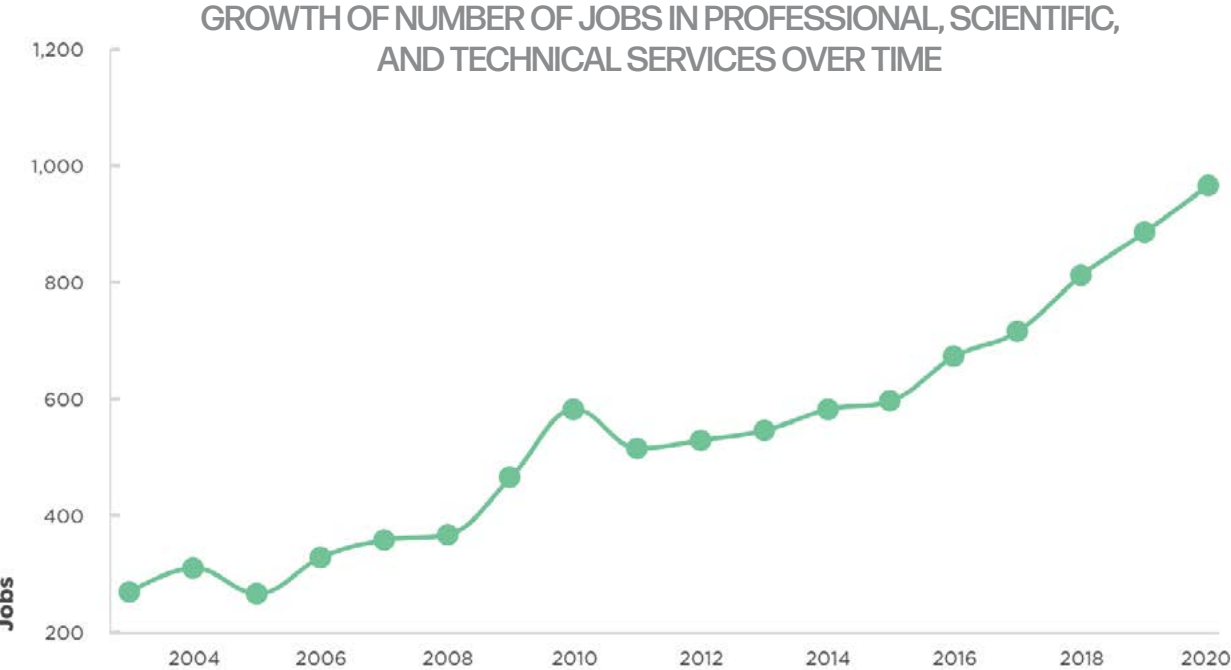
**Compared to King County, a substantially smaller percentage of Sammamish workers are engaged in Health Care and Social Services, Manufacturing and Information.**

*Source: US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.*



EMPLOYMENT IN SAMMAMISH





● Sammamish, WA

US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

### Labor Market Comparison

The Regional Economic Diversity Index quantifies the deviation of the ratio of number of jobs to population for a given geography from the regional average ratio of number of jobs to population. Higher values of the index indicate greater deviation in labor market slack for a given geography from the regional average. The ratio of the number of jobs to population is often used to measure slack in the labor market, or alternatively, the quantity of unemployed labor resources. The Employment Entropy Index ranges from 0 to 1, with higher values indicating a greater degree of employment mix across industries.

The employment entropy index indicates a large degree of heterogeneity in Sammamish’s employment across different industries, but less employment diversity than King County as a whole. Sammamish’s low regional economic diversity index score indicates a small deviation in labor market slack from the region as a whole.

Regional Economic Diversity Index

0.15

Sammamish, WA

0.77

King County, WA

Employment Entropy Index

0.9

Sammamish, WA

0.94

King County, WA

US Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

## Neighboring Cities Comparison




## Key Findings

- Sammamish's neighboring cities include Issaquah, Redmond, Woodinville, Bellevue, Snoqualmie, North Bend, Carnation, and Duvall. This grouping is based on their geographic proximity to Sammamish.
- Sammamish has few jobs compared to many of its neighboring cities. Bellevue and Redmond each have over 100,000 jobs compared to Sammamish's roughly 7,000 jobs. Although Sammamish does not envision being home to major multinational corporations, the City has the lowest job density of the neighboring cities where many Sammamish residents work.
- Sammamish's commercial land values per acre are lower than most neighboring cities like Issaquah and Woodinville and especially lower than Bellevue and Redmond. This suggests lower land productivity and less contribution towards tax revenue per acre.
- As of 2022, Sammamish had the highest median household income of the neighboring cities at \$215,047. The second highest is Snoqualmie at \$186,353.
- Sammamish has grown at a similar rate to neighboring cities with the exception of Bellevue which has seen high growth particularly in the last 10 years.

NEIGHBORING CITIES COMPARISON

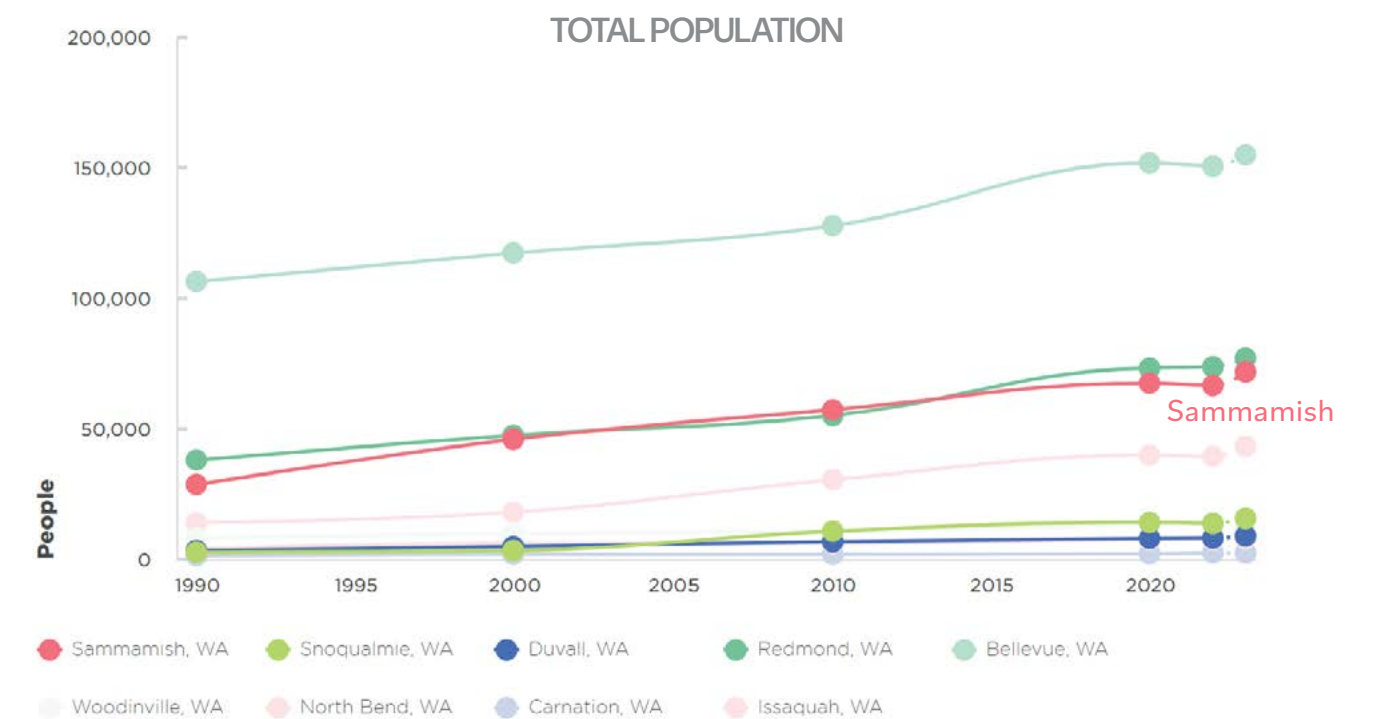




# Population, Income & Housing Comparison

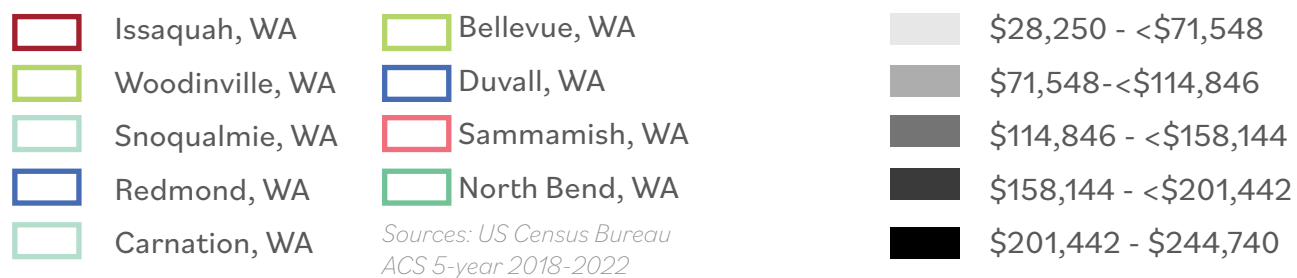
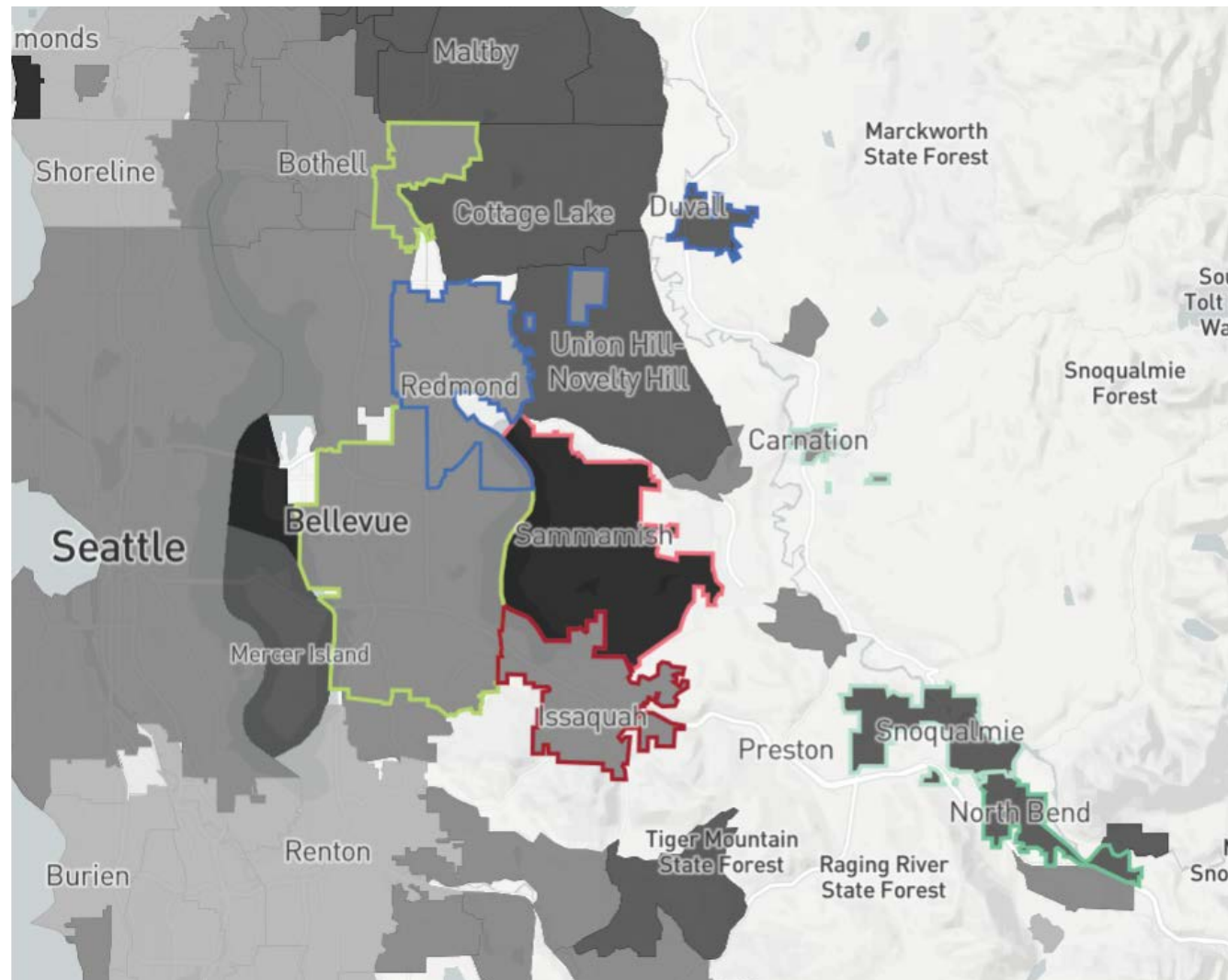
## Population Growth for Neighboring Cities

Sammamish's neighboring cities vary greatly by size. Bellevue, Redmond and Sammamish have the greatest number of residents.



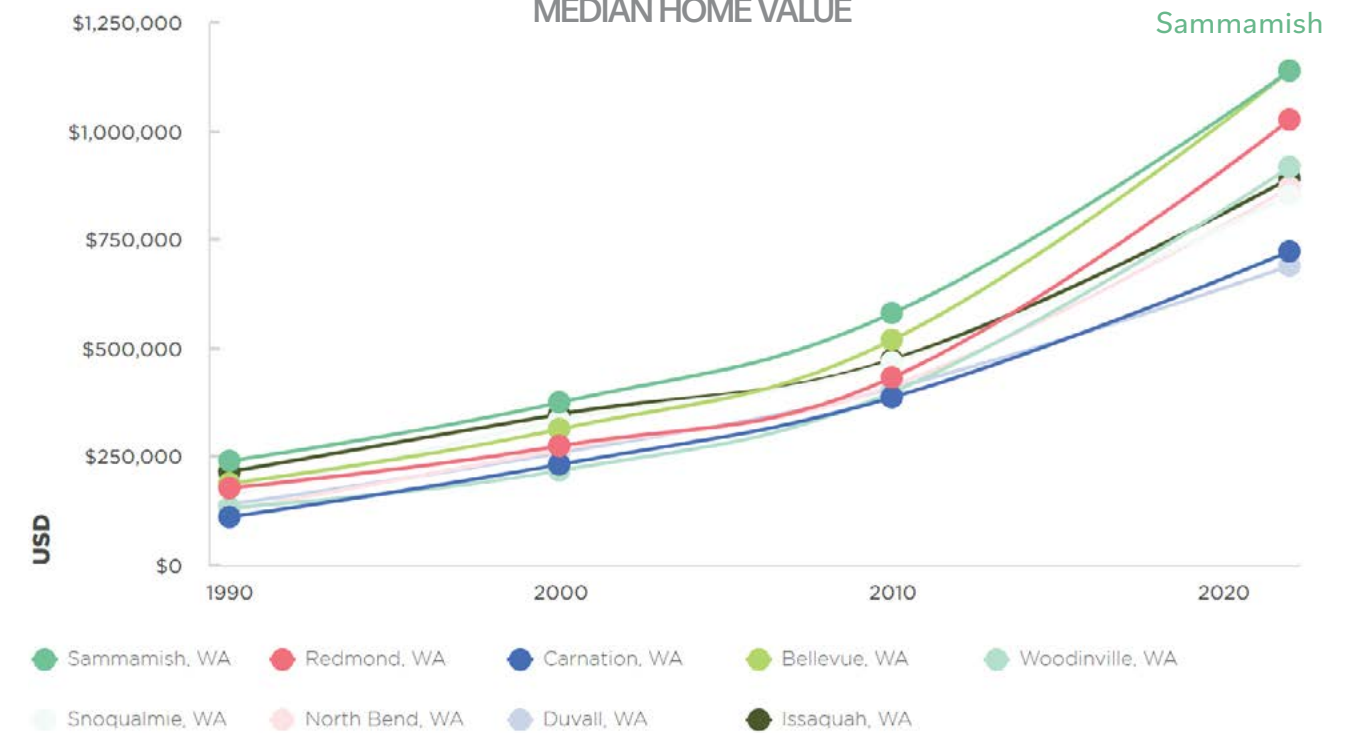
Sources: US Census Bureau; US Census Bureau ACS 5-year

## MEDIAN INCOME NEIGHBORING CITIES



Sources: US Census Bureau  
ACS 5-year 2018-2022

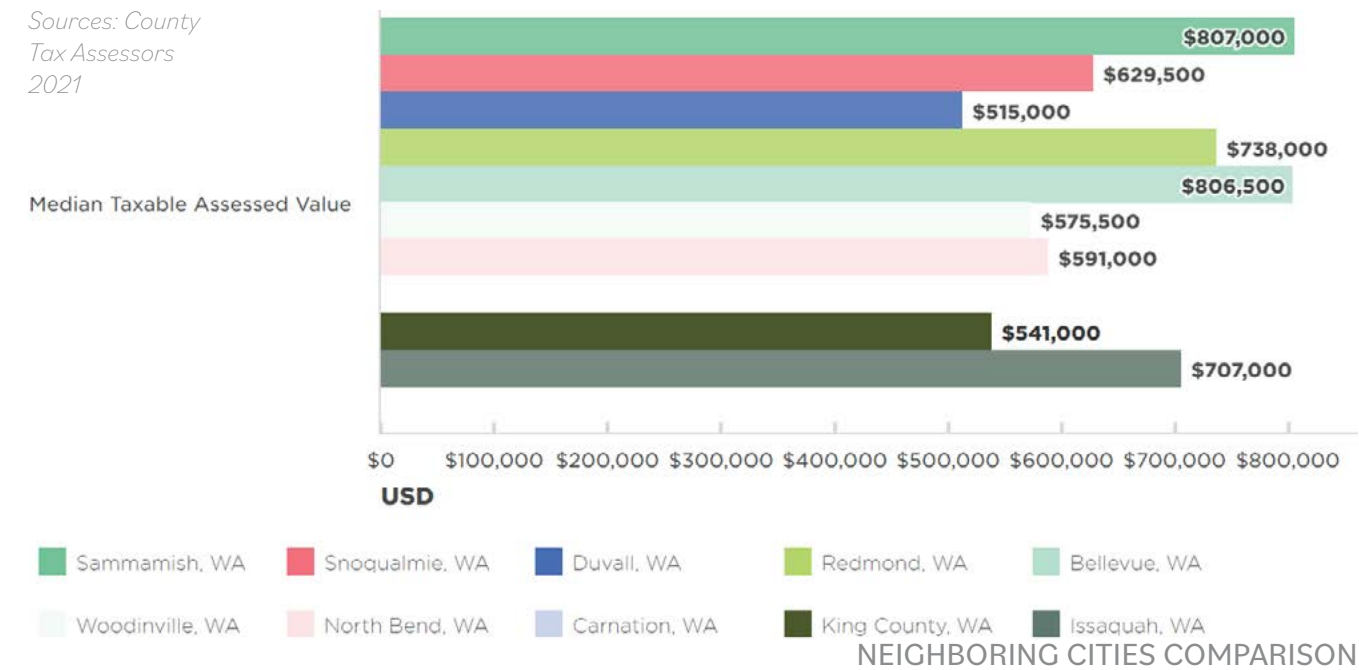
## MEDIAN HOME VALUE



Sources: US Census Bureau; US Census Bureau ACS 5-year

## MEDIAN TAXABLE ASSESSED PROPERTY VALUE

Sources: County  
Tax Assessors  
2021



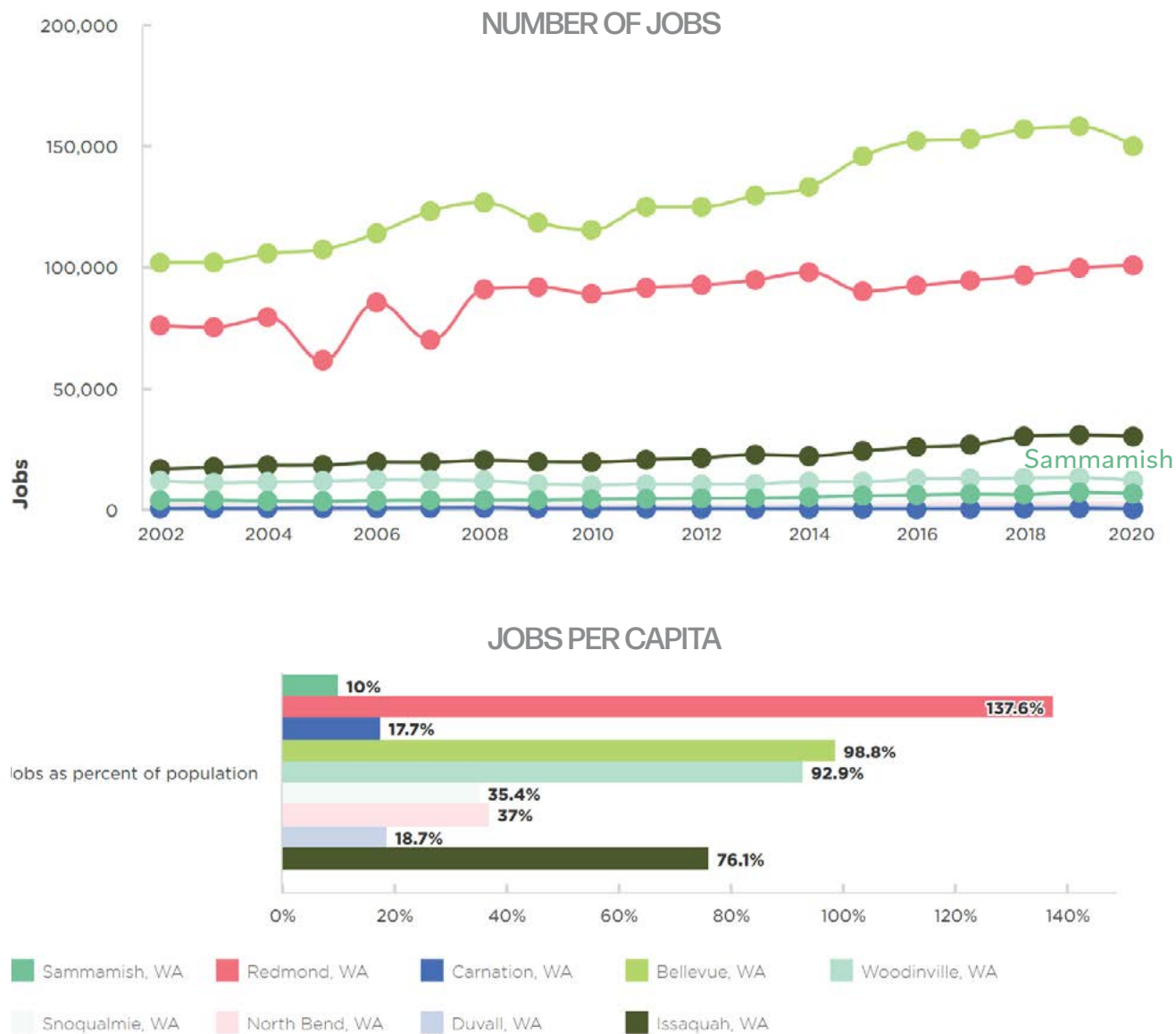
NEIGHBORING CITIES COMPARISON



## Jobs Comparison

As seen below, Sammamish and Redmond have very similar population trajectories, however Sammamish has very little in common with its northern neighbor. The exhibits that follow demonstrate where Sammamish falls short of its close neighbors in terms of providing employment opportunities.

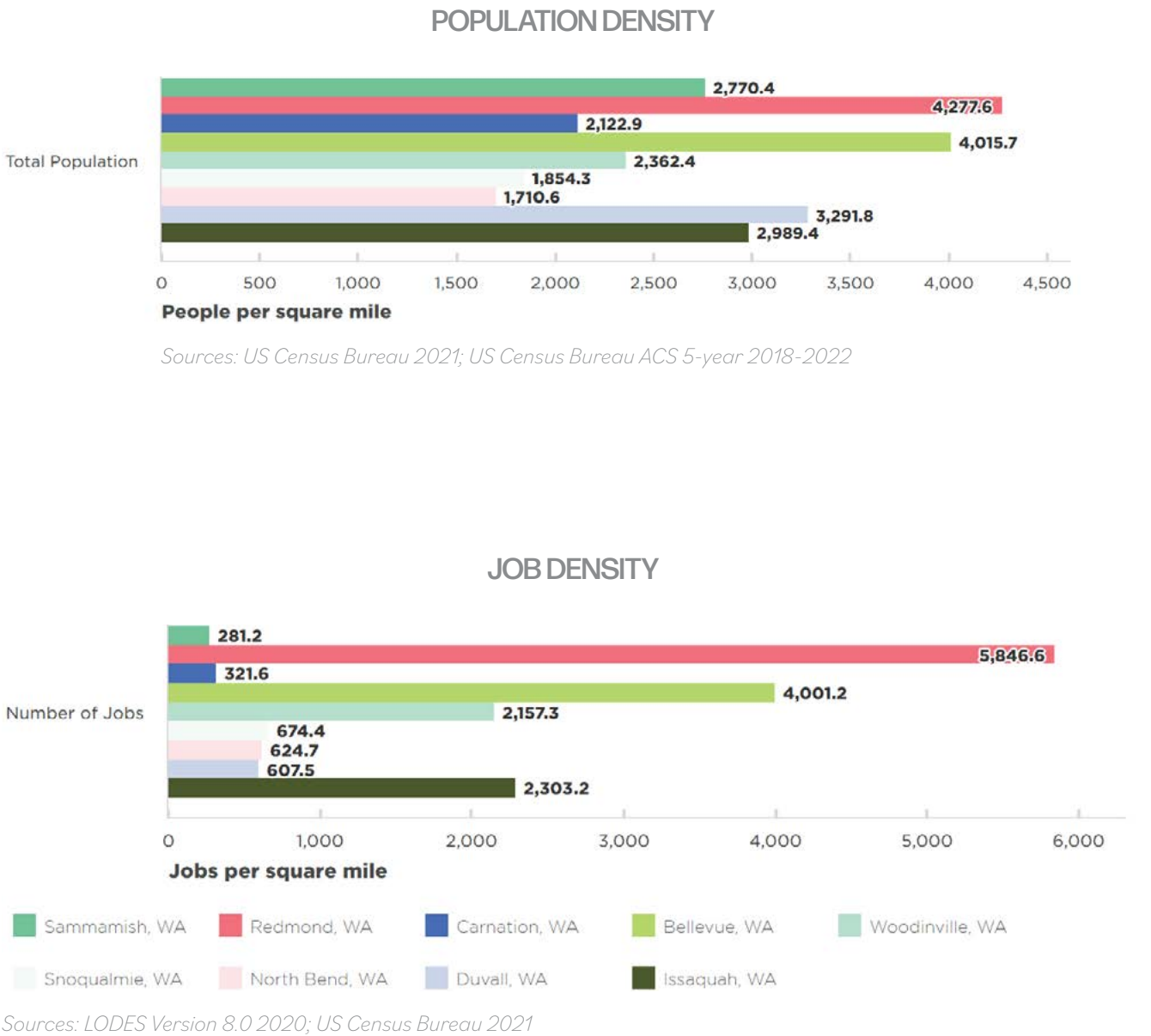
Although the number of jobs in Sammamish has increased over the last two decades, the jobs per capita and number of jobs based on land area remain comparatively low, particularly compared to close neighbors. For instance, Issaquah and Sammamish have similar population density, but Issaquah has almost 10x the density of jobs.



Sources: LODES Version 8.0 2020; US Census Bureau 2020

## Land Use Efficiency

The figures below show population density and job density respectively for neighboring cities. Sammamish has the second lowest population and the lowest number of jobs by density.



Sources: LODES Version 8.0 2020; US Census Bureau 2021

## Population to Jobs Comparison

The table below shows a comparison of population to jobs. Employment centers like Redmond have more jobs than population. Sammamish has almost a 1:10 ratio of jobs to population. Percentage difference shows the percent increase or decrease as compared to Sammamish.

Total Population  
**66,586**  
People

Sammamish, WA

**73,728**

People  
Redmond, WA

↑ 10.7%

**2,515**

People  
Carnation, WA

↓ 96.2%

**150,606**

People  
Bellevue, WA

↑ 126.2%

**13,301**

People  
Woodinville, WA

↓ 80%

**13,762**

People  
Snoqualmie, WA

↓ 79.3%

**7,549**

People  
North Bend, WA

↓ 88.7%

**8,128**

People  
Duvall, WA

↓ 87.8%

**39,400**

People  
Issaquah, WA

↓ 40.8%

Number of Jobs  
**6,758**  
Jobs

Sammamish, WA

**100,772**

Jobs  
Redmond, WA

↑ 1,391.2%

**381**

Jobs  
Carnation, WA

↓ 94.4%

**150,064**

Jobs  
Bellevue, WA

↑ 2,120.5%

**12,146**

Jobs  
Woodinville, WA

↑ 79.7%

**5,005**

Jobs  
Snoqualmie, WA

↓ 25.9%

**2,757**

Jobs  
North Bend, WA

↓ 59.2%

**1,500**

Jobs  
Duvall, WA

↓ 77.8%

**30,356**

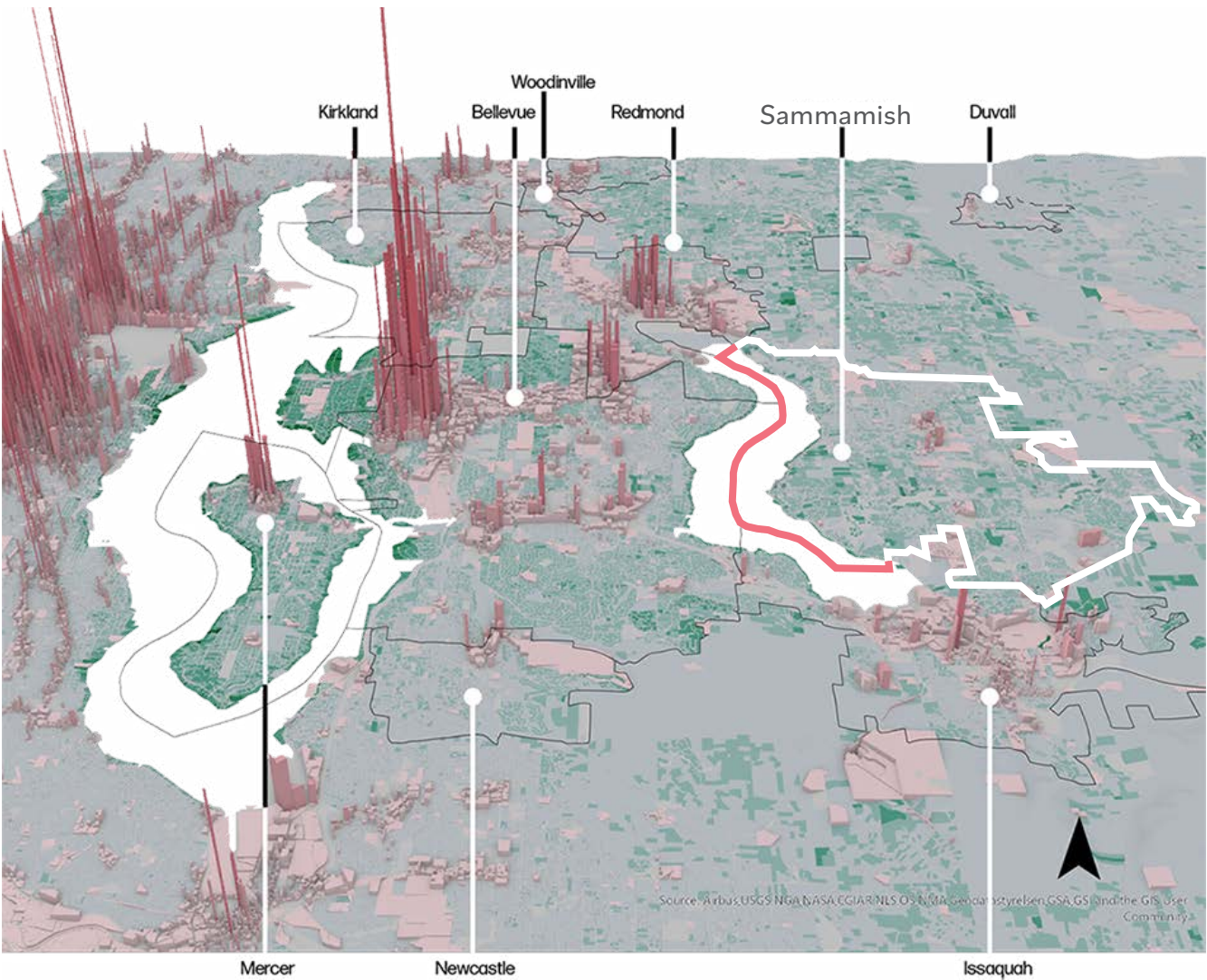
Jobs  
Issaquah, WA

↑ 349.2%

Sources: LODES Version 8.0 2020; US Census Bureau ACS 5-year 2018-2022

## Relative Land Value

The map below shows comparative land value for commercial (red) and residential (green) parcels neighboring Sammamish. Rather than looking at parcel value alone, this map looks at land value per acre to normalize the impact of different sized parcels. Commercial parcels are extruded based on their per acre value. Not surprisingly, high valued land is located in dense urban areas in Seattle, Bellevue and to a lesser extent Redmond, Mercer Island and Kirkland. Sammamish has almost no high valued commercial land on a per acre basis. Of note is the importance of transportation corridors in determining high value commercial clusters.





## Peer Cities Comparison



## Key Findings

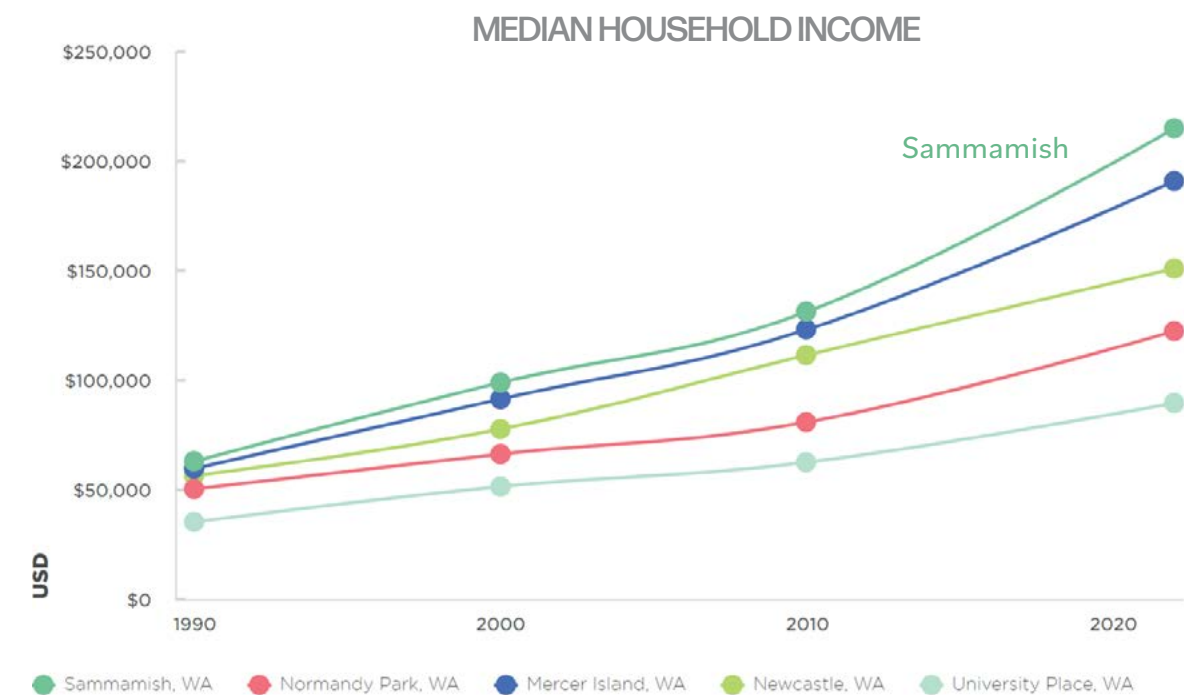
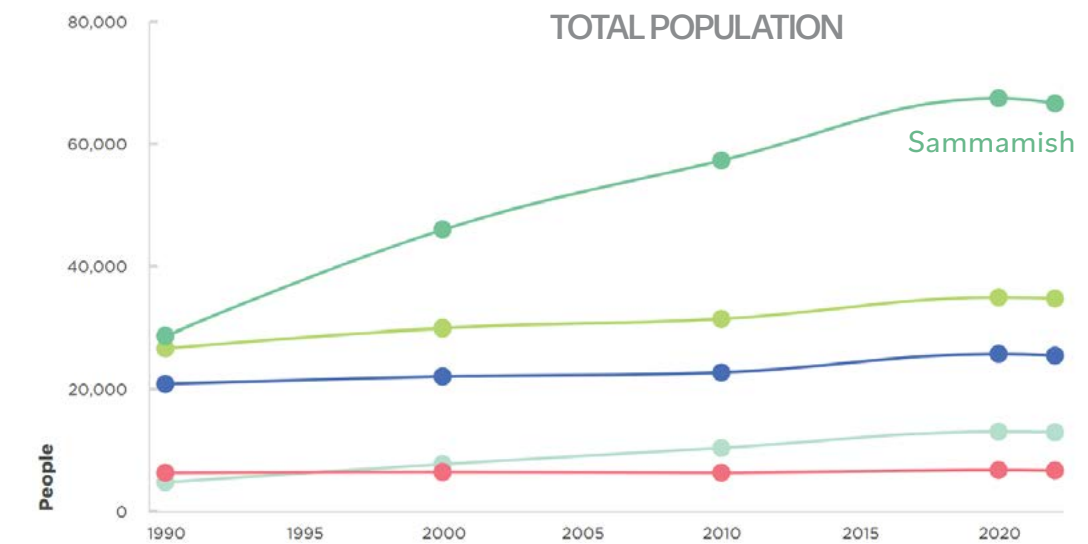
- Peer cities are those cities which share similar population density, job density, and employment characteristics. Newcastle, Normandy Park, Mercer Island, and University Place are peer cities to Sammamish that provide insights into the City's existing economic prospects.
- Home values in Sammamish are very high when compared to its peers, making it challenging to support workforce housing.
- Sammamish has the lowest number of jobs per capita when compared to its peer cities.



# Population, Income & Housing Comparison

## Population Growth for Peer Cities

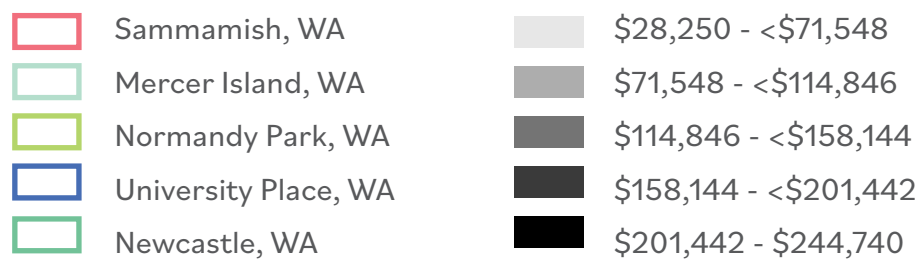
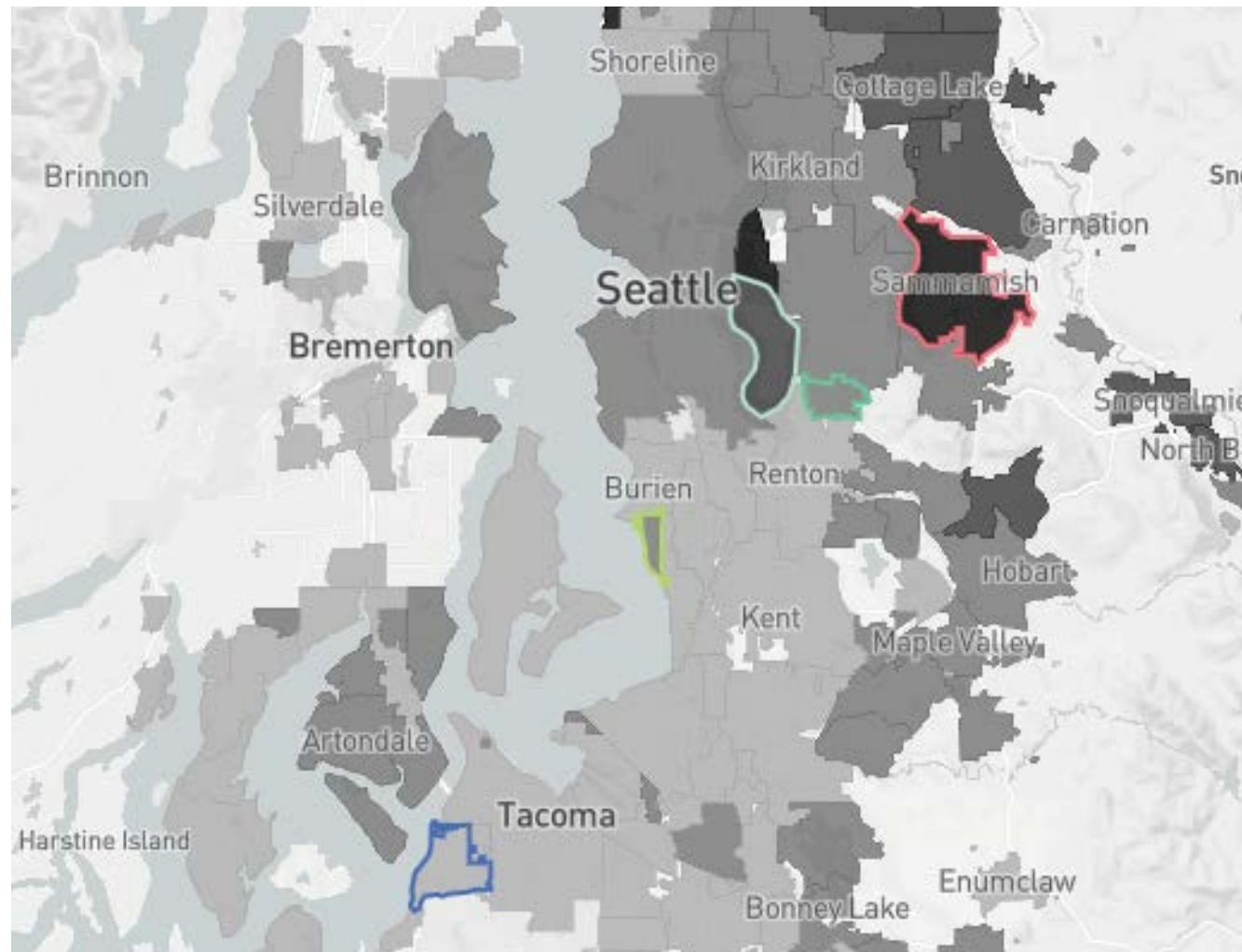
Sammamish has grown significantly over the past two decades, due in part to several large annexations, most notably Klahanie in 2016.



Sources: US Census Bureau; US Census Bureau ACS 5-year



### MEDIAN INCOME PEER CITIES

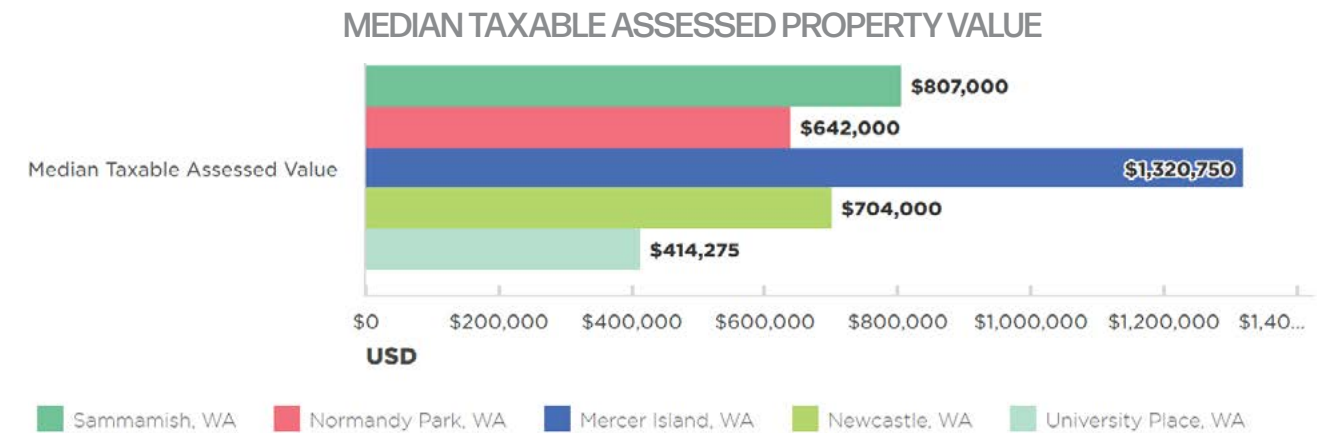


Sources: US Census Bureau;  
US Census Bureau ACS  
5-year

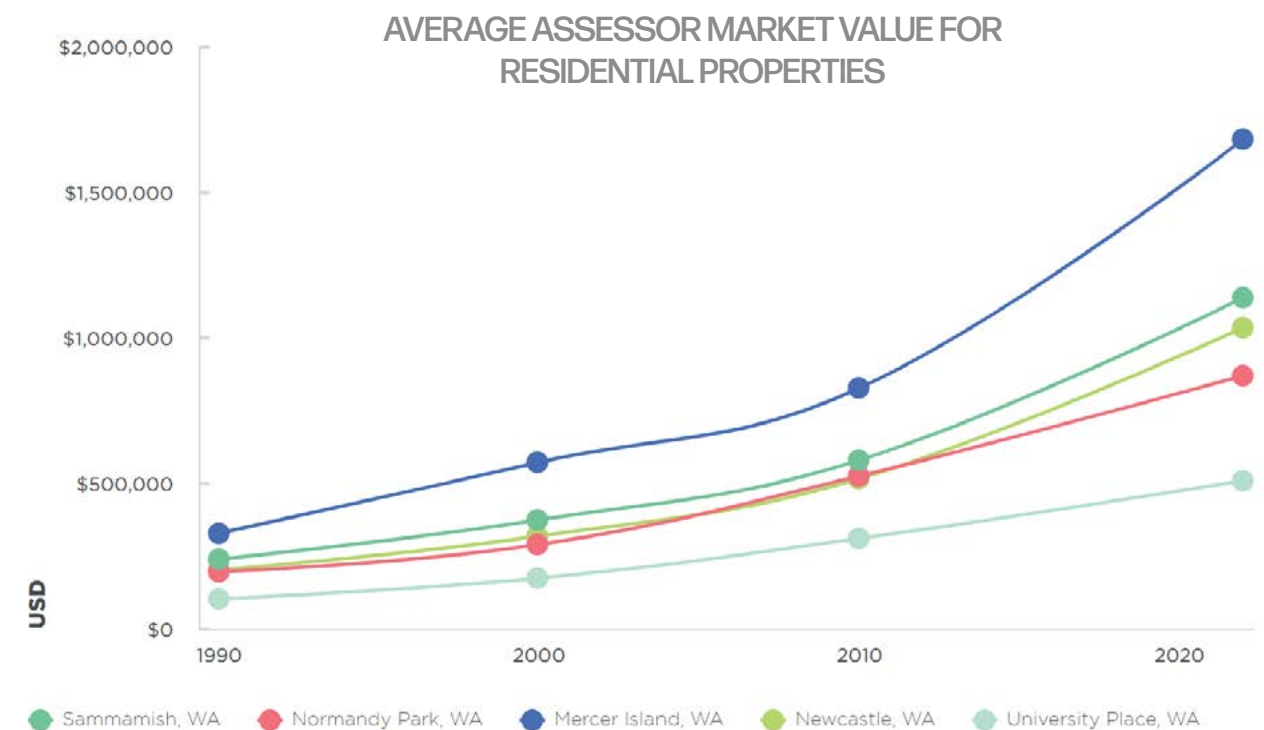
## Housing Cost

Sammamish's housing value is very high when compared to its peers (with the exception of Mercer Island). This presents significant challenges for accommodating workforce housing at lower income brackets.

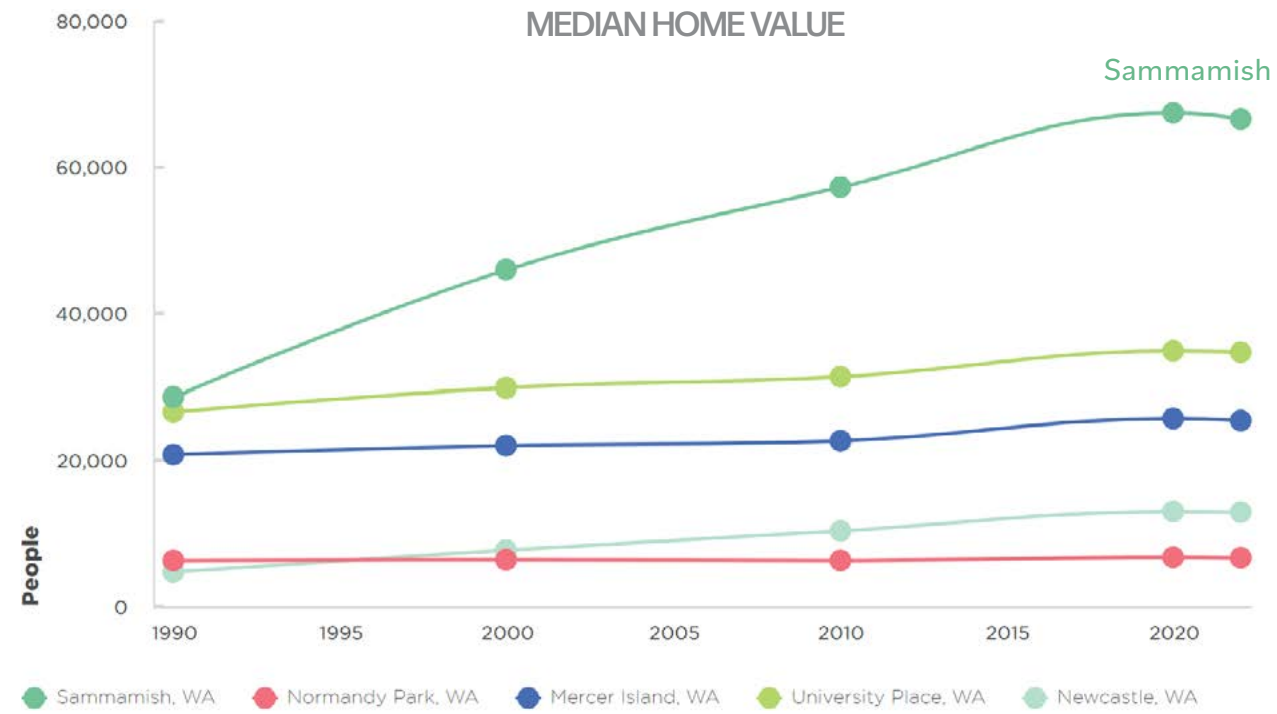
Housing value has grown significantly across peer cities over the past two decades.



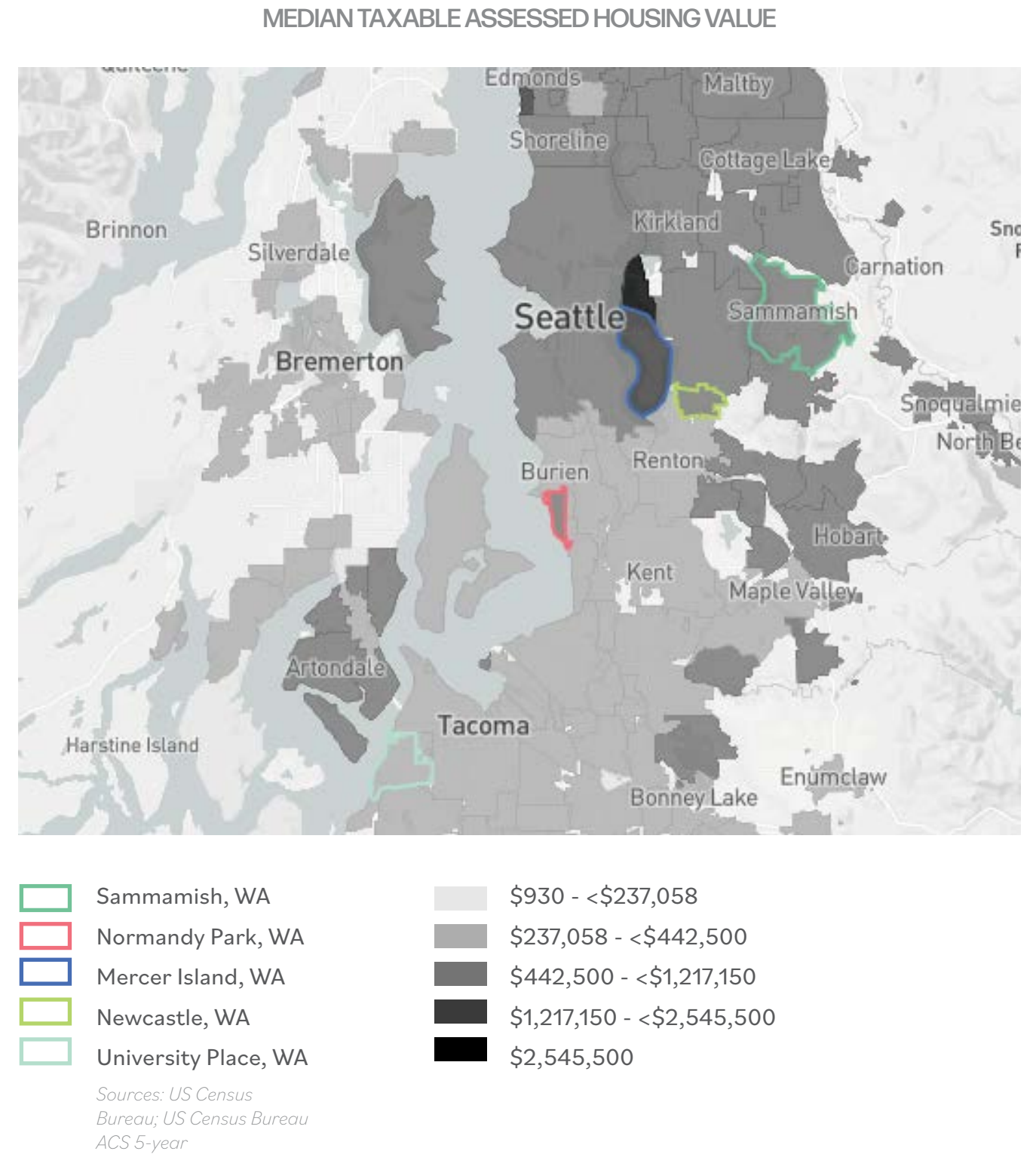
Sources: County Tax Assessors 2021



Sources: US Census Bureau; US Census Bureau ACS 5-year



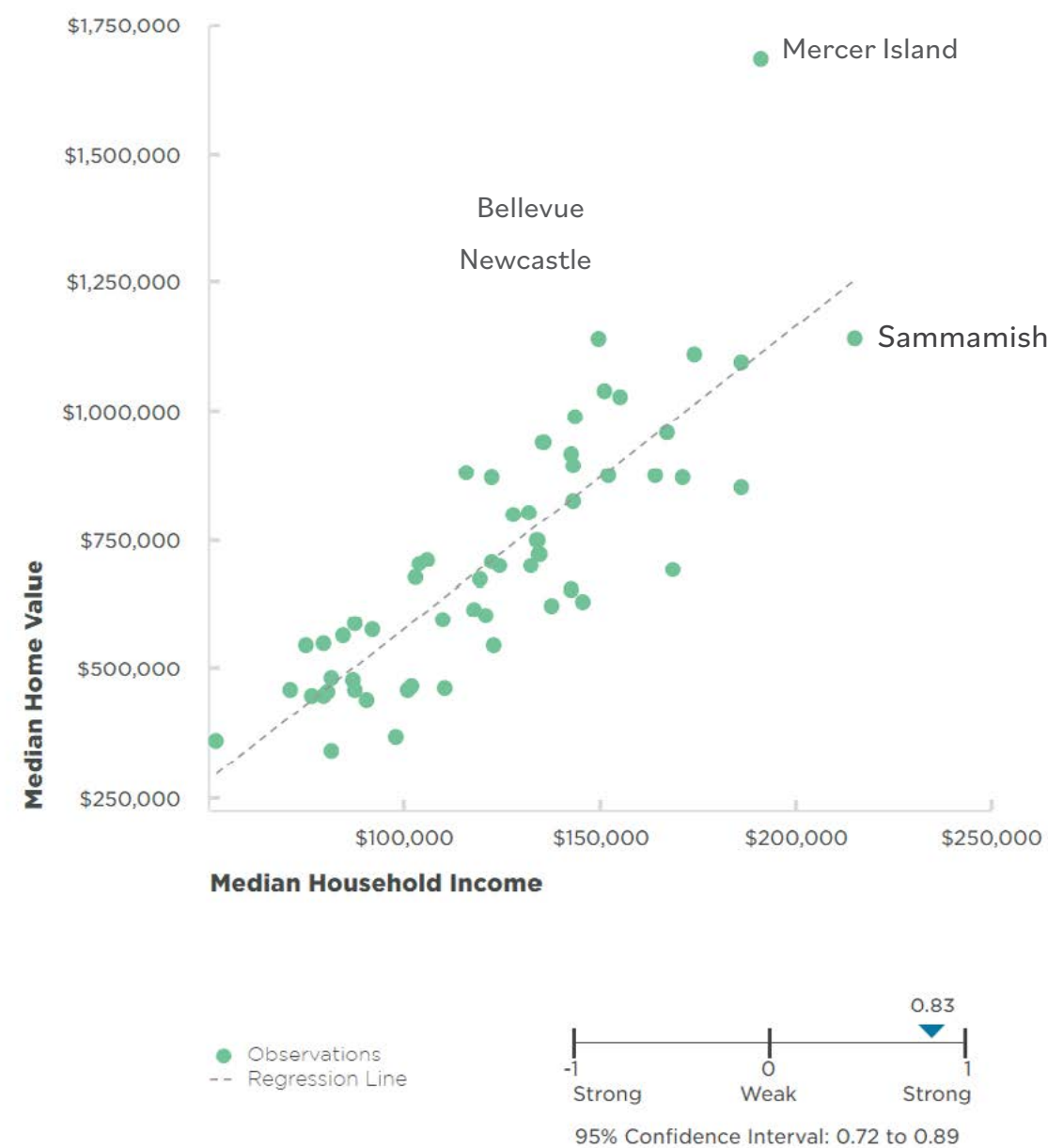
Sources: US Census Bureau; US Census Bureau ACS 5-year





The figure below shows median household income and median home value for cities in King County. Sammamish falls on the high end of both with home values slightly lower than Bellevue and Mercer Island. As median household income increases, median home value tends to increase. There is a strong relationship between these two variables.

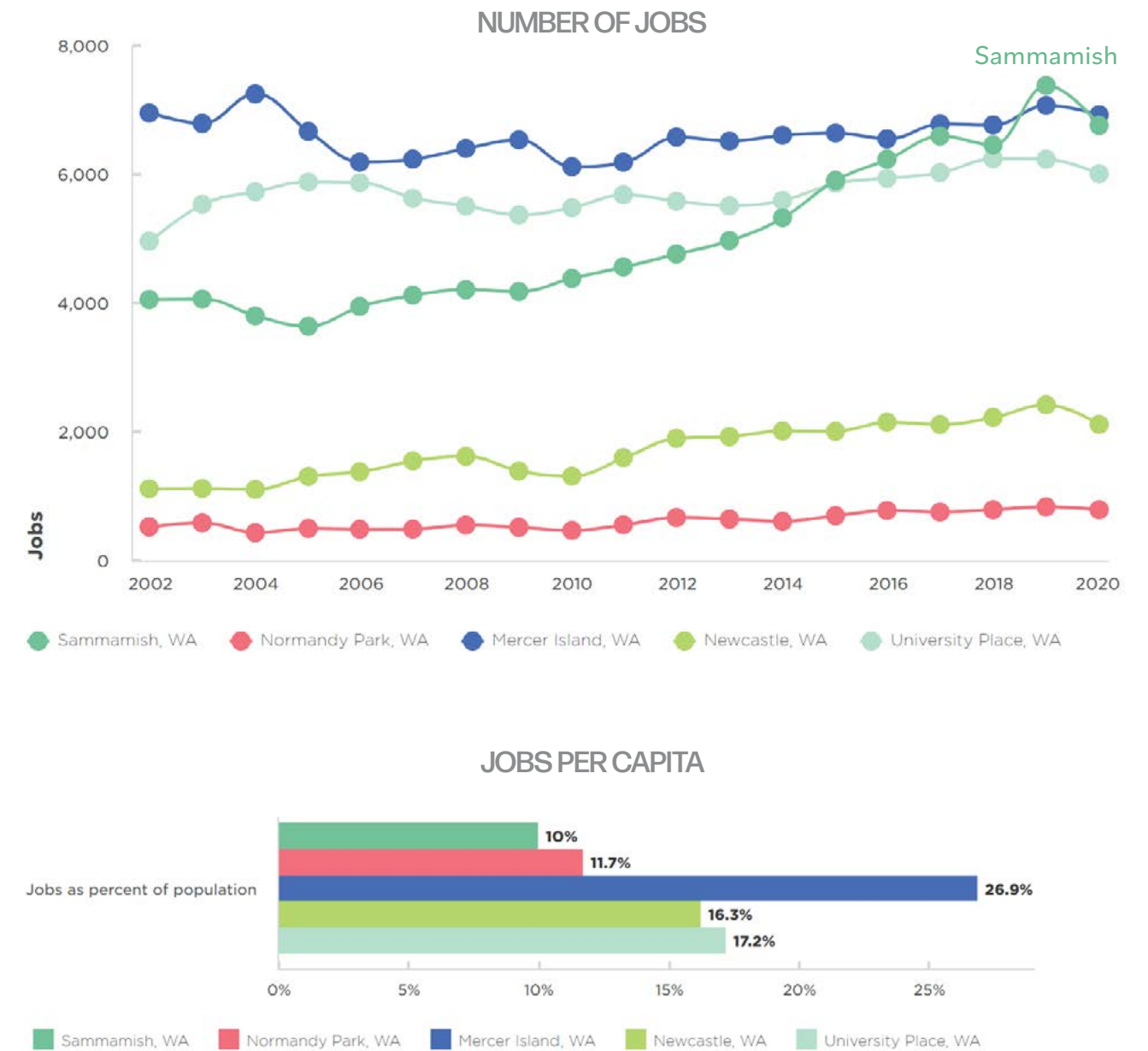
MEDIAN HOUSEHOLD INCOME CORRELATED WITH MEDIAN HOME VALUE



Sources: US Census Bureau ACS 5-year 2018-2022

## Jobs Comparison

Although the number of jobs in Sammamish has increased over the last two decades, the jobs per capita and number of jobs based on land area remain comparatively low.

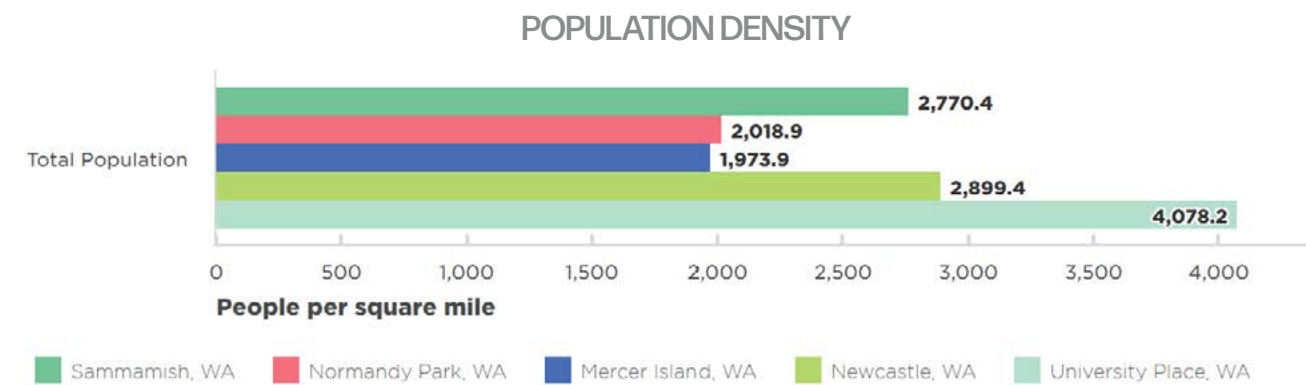


Sources: LODES Version 8.0 2020; US Census Bureau 2020

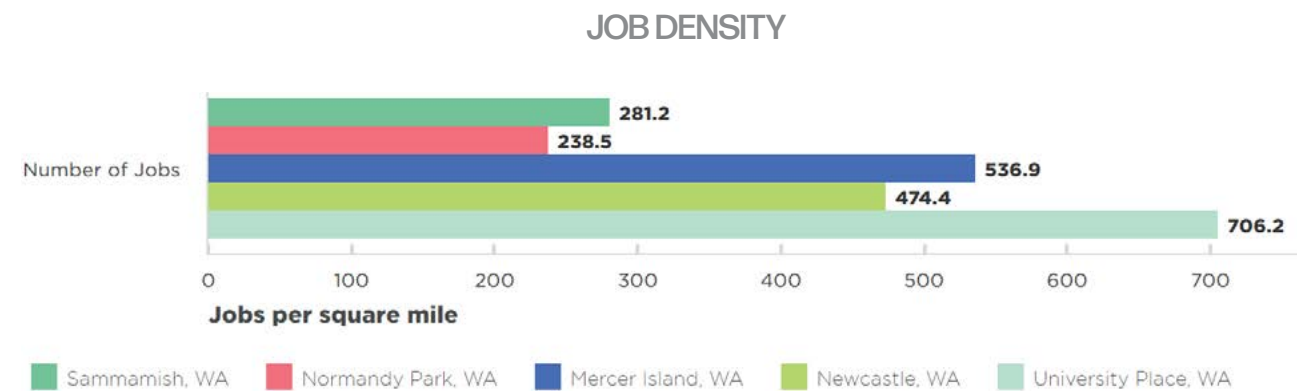


## Land Use Efficiency

The figures below show population density and job density respectively for peer cities. Sammamish has the third lowest population and the second lowest number of jobs by density.



Sources: US Census Bureau 2021; US Census Bureau ACS 5-year 2018-2022

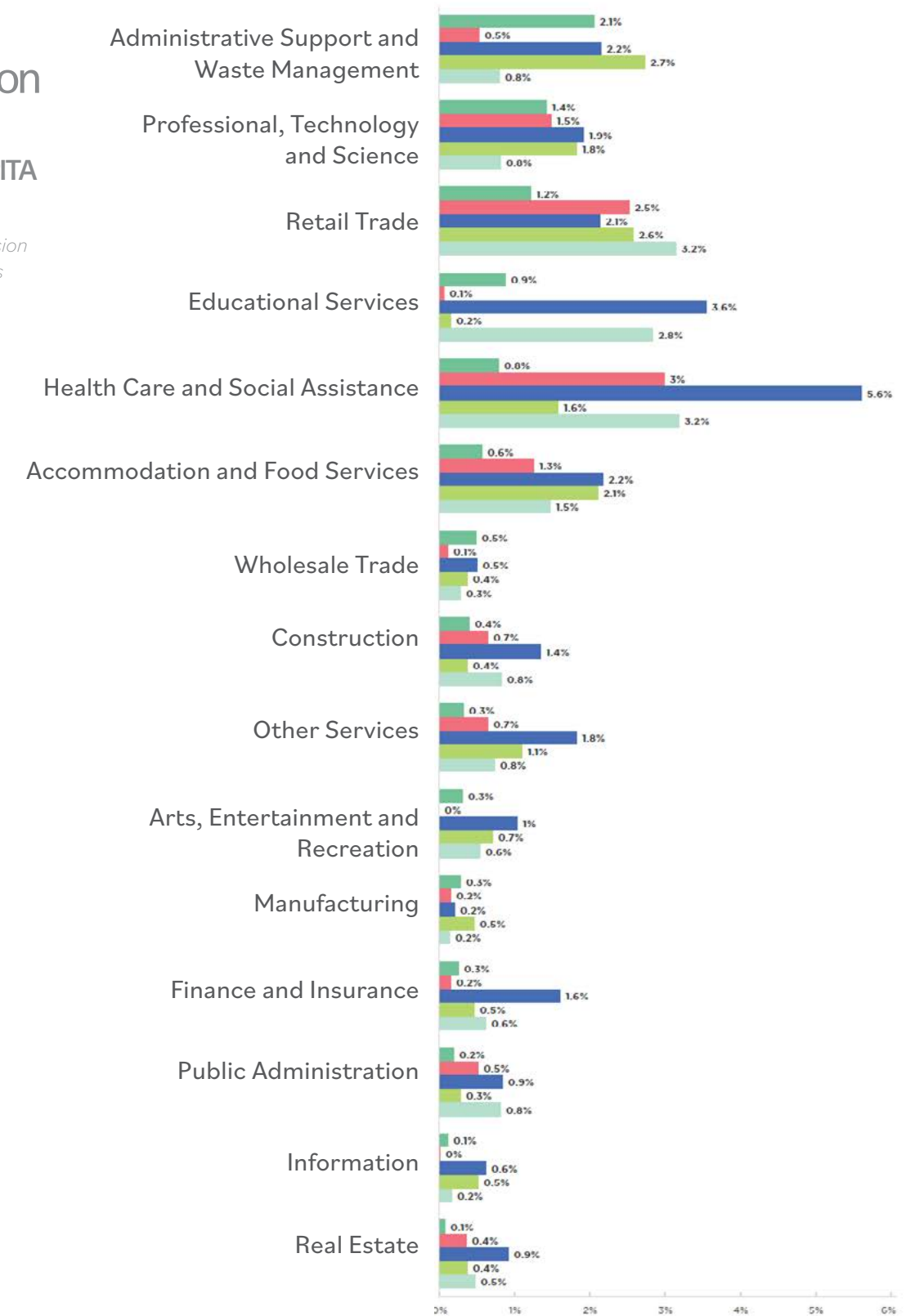


Sources: LODES Version 8.0 2020; US Census Bureau 2021

## Industry Participation

### JOBS PER CAPITA BY INDUSTRY

Sources: LODES Version 8.0 2020; US Census Bureau 2021



Sammamish, WA Normandy Park, WA Mercer Island, WA Newcastle, WA University Place, WA

PEER CITIES COMPARISON



## Economic and Fiscal Drivers



## Key Findings

- As of fiscal year 2021, the City of Sammamish generates approximately \$1,150 per capita in revenue annually, governmentwide, which is on par with its peers.
- The City of Sammamish collects a higher proportion of its revenues from property taxes and, unlike many of these peers, does not levy a business and occupation tax nor a utility tax.
- Despite generating a large share of their revenue through property taxes, the property tax burden to property owners is still relatively low. In 2023, the owner of a \$1 million house in Sammamish would only pay \$978 in property tax to the City, compared to \$1,567 in Snoqualmie.
- Even adjusted for inflation, City of Sammamish's retail sales tax and use activity has gone up significantly, at a compound annual growth rate of 3.76% between 2005 and 2022. However, Sammamish still has far less taxable retail sales activity than you would expect based on its population compared to its peers, King County, and Washington state overall.



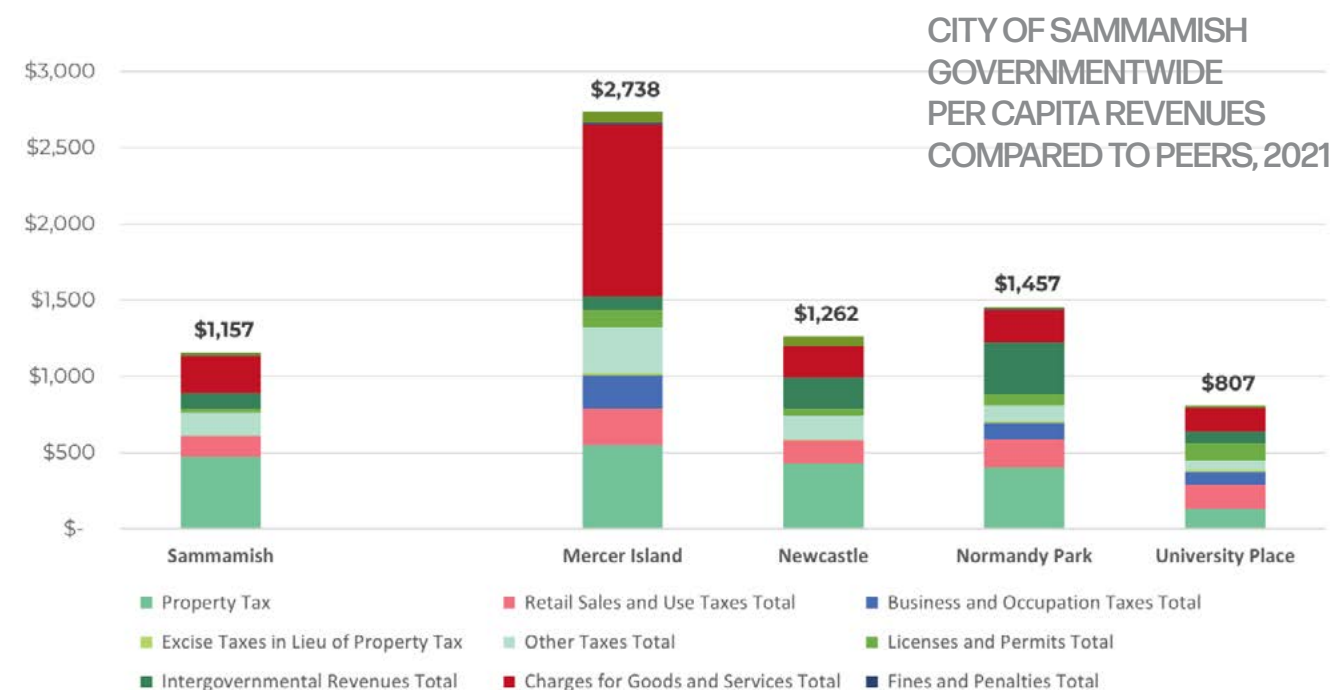
# Fiscal Analysis

Washington cities have the authority to levy two categories of taxes: property taxes and excise taxes. Property taxes are, by far, the most significant revenue source for most Washington cities. Excise taxes are a diverse class of taxes levied on goods and commodities, as well as some services, and on licenses granted for certain activities. Along with property tax, three key excise taxes (business and occupation tax, retail sales and use tax, and utility tax), are the “four legs under the table” of city funding in Washington.

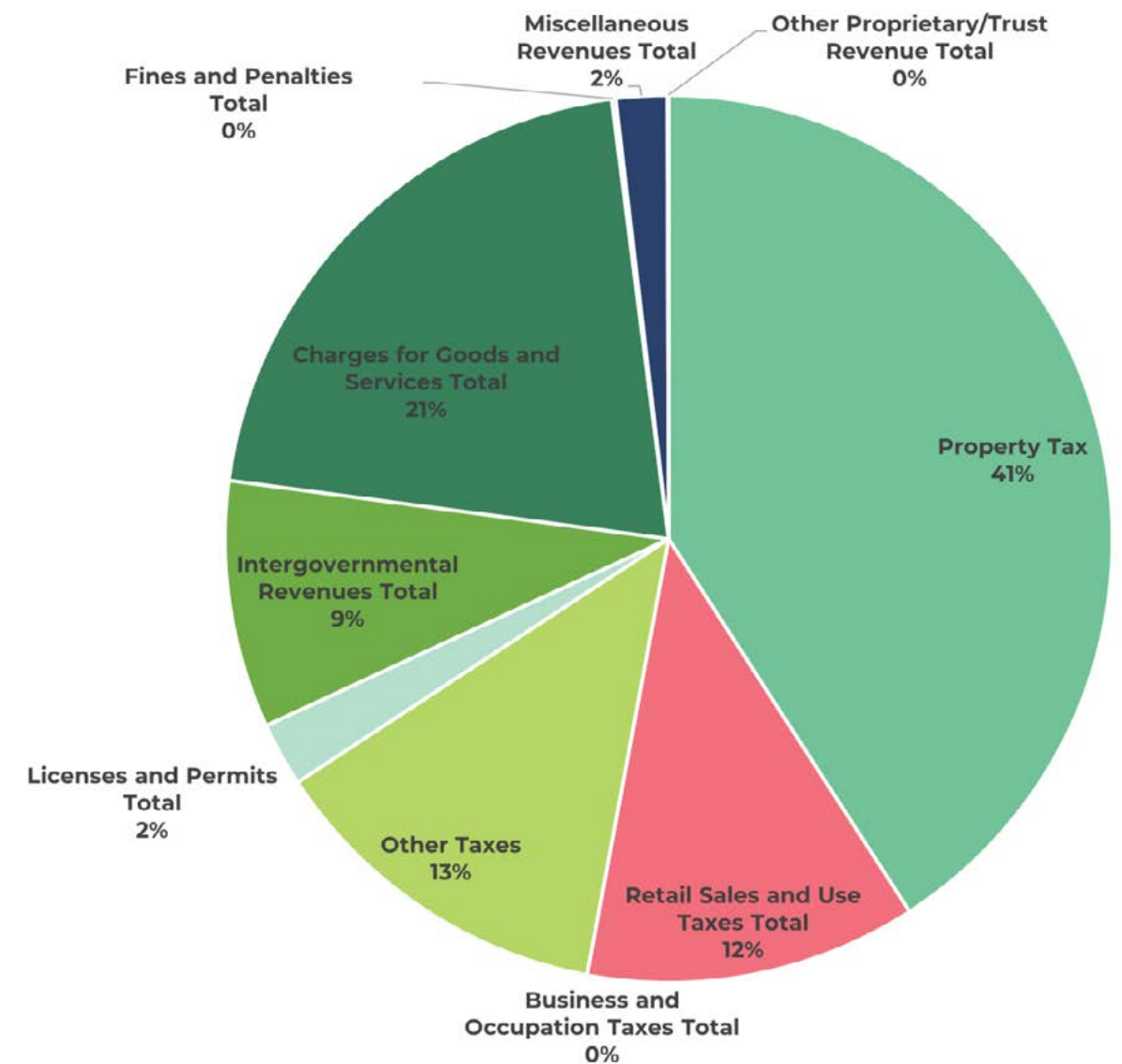
Cities directly levy these taxes and control their rates (sometimes, indirectly, through the will of the people). As they are often the most significant revenue sources for cities, and those which they control, they are also the greatest opportunities for cities to influence their revenue generation, either through the tax rates themselves or through their economic drivers. Simplistically, these economic drivers are:

- Assessed valuation drives property tax receipts
- Taxable retail sales drive retail sales and use receipts
- Utility usage drives utility taxes
- Gross business income drives business and occupation taxes

These sources are all forms of taxation, and therefore, cities must consider the tax burden they impose on residents, businesses, and visitors, as well as how that burden impacts their competitiveness in driving taxes. Following, we consider each of these revenue sources, their economic drivers, and how Sammamish’s implementation compares to its peers and neighbors.



CITY OF SAMMAMISH REVENUES BY SOURCE, 2022



Source: Washington State Auditor’s Office, Financial Intelligence Tool, 2021 Filings, 2023.

As expected, property tax is by far the City of Sammamish largest revenue source. The City does not currently levy a business and occupation tax, nor a utility tax, but does collect a substantial amount of other tax revenues through the real estate excise tax. This is a large revenue source for the City due to its high real estate prices. It is useful to consider how the City of Sammamish revenues compare to its peers, to understand the appropriateness of it’s taxation, both in terms of total revenues generated and as a generalized proxy for tax burden to residents, businesses, and visitors.

These results are from 2021 as Mercer Island had not submitted a financial filing for 2022 to the Washington State Auditor’s Office as of 10/2023. The results above represent “governmentwide” revenues, across all funds. The City of Mercer Island’s “Charges for Goods and Services” are significantly higher than the City of Sammamish and other peers as the City of Mercer Island operates a municipal water, sewer, and stormwater utility and these “Charges for Goods and Services” include the proceeds from utility rate payers.



## Property Tax

Approximately 41% of the City of Sammamish revenues were generated by the City’s property tax levy in 2022. The City’s property tax levy is part of the overall property taxes that Sammamish property owners pay; because property owners do not all have the same service providers (e.g., some Sammamish property owners are served by Issaquah School District while others are served by the Lake Washington School District), the City’s share of their total property tax burden varies. For As of 2023, the City’s levy is between approximately 11% and 13% of property owners total property tax costs.



As property tax costs are driven by assessed value, it is difficult to pinpoint tax burden for residents. Instead, we compared the property tax costs (total and those specifically attributable to the City) for a \$1 million home.

In 2023, property owners with a \$1 million home in Sammamish would pay \$978 in property taxes to the City.

Depending on the property’s location, their total tax burden would be between about \$7,352 and \$8,335 dollars.

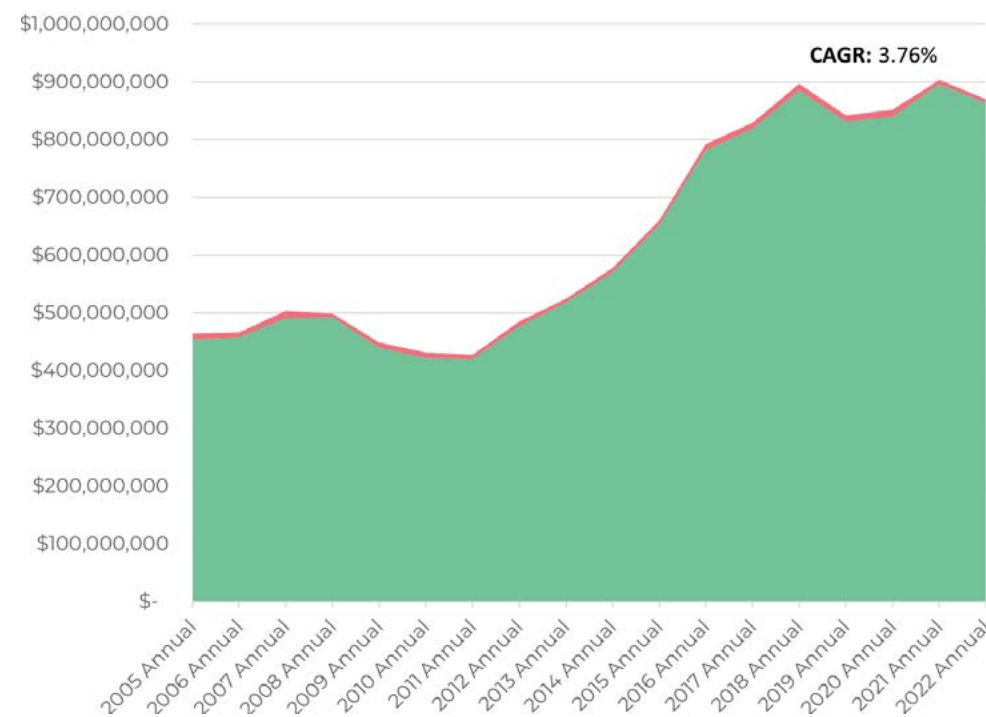
COMPARISON OF CITY SHARE OF PROPERTY TAX ON A \$1 MILLION HOME, 2023



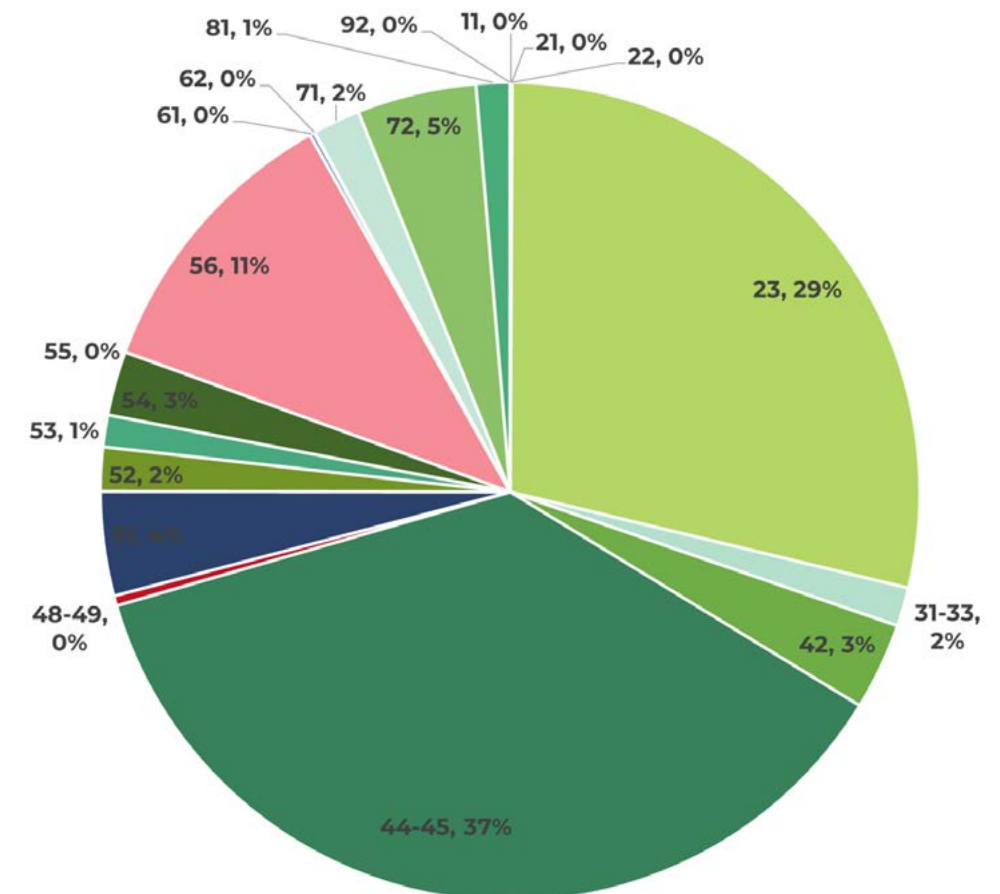
## Retail Sales and Use Tax

In Washington, sales taxes apply to most retail sales of “tangible personal property” including digital products as well as certain services including those related to installation, repair, cleaning, altering, improving, construction, and decorating or otherwise improving real and personal property, retail recreation services (e.g., day trips, fishing charters, services fees on tickets to professional sporting events), personal services (e.g., personal training, tanning, tattooing, and dating services), and other miscellaneous services (e.g., car washes, vehicle parking and towing, catering, extended warranties, and restaurants, among many other varied examples). Washington is a “destination-based sales tax” state, which means that tax is collected at the “point of delivery” of the good, rather than the “point of sale” of the good. As part of this, Washington levies a “use” tax, which makes up the difference between sales tax levied and the local sales tax rate on purchases made out of state for use in Washington. Implementation of the Marketplace Fairness Act in 2018 requires remote sellers to collect sales taxes on purchases delivered to Washington, eliminating a need for a use tax on most online and other remote orders.

Taxable retail sales and use taxes are collected and classified against the North American Industry Classification System (NAICS) codes which is the standard industry classification system used by federal statistical agencies in classifying business establishments for collecting, analyzing, and publishing statistical data related to the U.S. economy. The NAICS classification system includes two-digit (least detailed) to six-digit (most detailed) codes. For the purposes of this analysis, we looked at overall taxable retail sales and use data at the two-digit code level and specifically retail trade data at the four-digit level. The full NAICS classification system can be found here: <https://www.census.gov/naics/?58967?yearbck=2017>



## SAMMAMISH TAXABLE RETAIL SALES AND USE ACTIVITY BY INDUSTRY, 2022



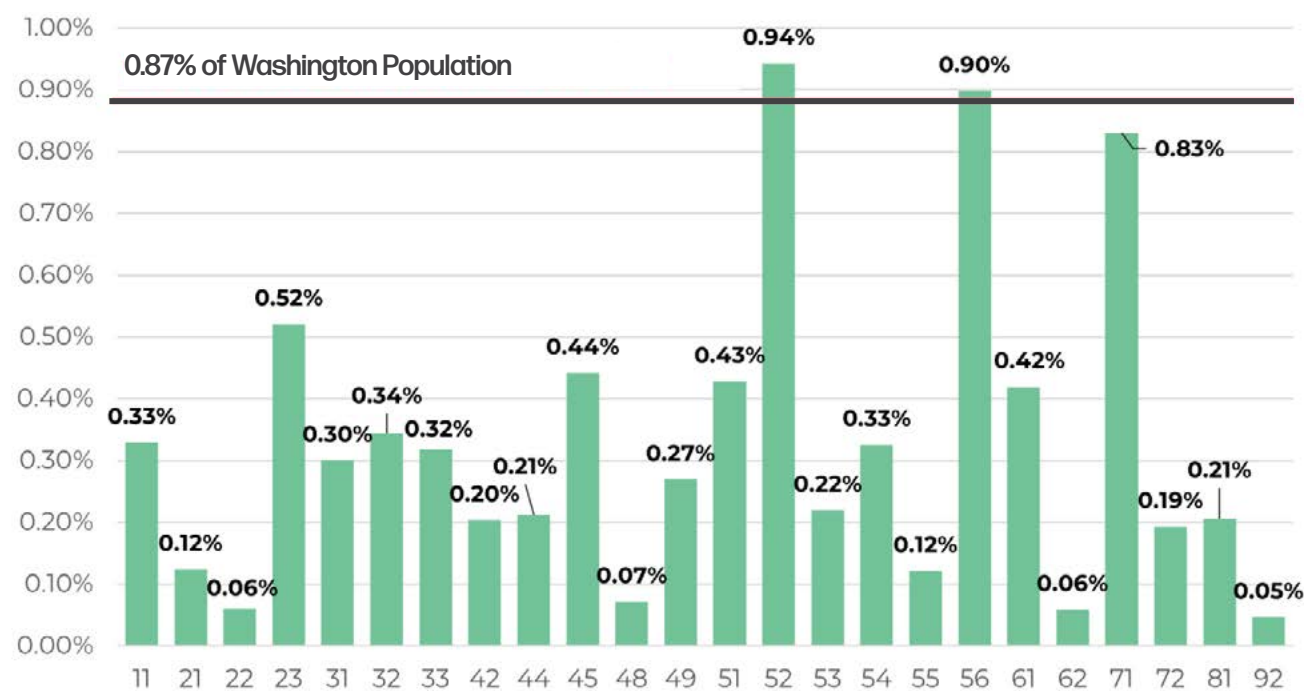
11: Agriculture, Forestry, Fishing and Hunting  
 21: Mining, Quarrying, and Oil and Gas Extraction  
 22: Utilities  
 23: Construction  
 31-33: Manufacturing  
 42: Wholesale Trade  
 44-45: Retail Trade  
 48-49: Transportation and Warehousing  
 51: Information  
 52: Finance and Insurance  
 53: Real Estate and Rental and Leasing

54: Professional, Scientific, and Technical Services  
 55: Management of Companies and Enterprises  
 56: Administrative and Support and Waste Management and Remediation Services  
 61: Educational Services  
 62: Health Care and Social Assistance  
 71: Arts, Entertainment, and Recreation  
 72: Accommodation and Food Services  
 81: Other Services (except Public Administration)  
 92: Public Administration



Since taxable retail sales and use is a key driver of taxable retail sales and use tax collections, it useful to consider whether Sammamish is meeting the demand for retail sales and use in its community (or “trade area”). Retail leakage is extremely complex and generally done at a very detailed level as part of retail analysis, so as a proxy we have considered whether Sammamish has it’s “fair share” of taxable retail sales and use activities based on its population occurring in the City. That is, is Sammamish’s per capita retail sales and use at or above it’s total share of the population. We completed this analysis for both Washington State and King County.

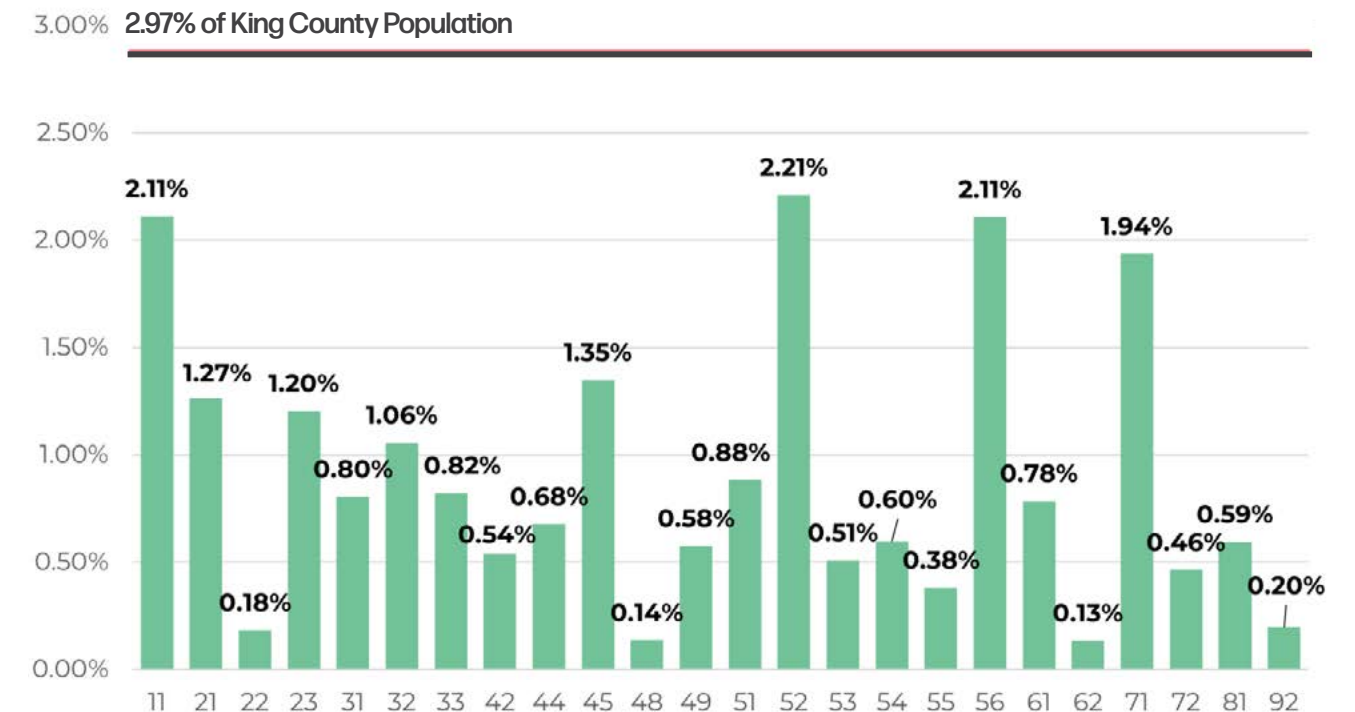
#### SAMMAMISH PER CAPITA TAXABLE RETAIL SALES ACTIVITY IN COMPARISON TO STATEWIDE PER CAPITA TAXABLE RETAIL SALES ACTIVITY, 2022



- |   |  |
|---|--|
| 11: Agriculture, Forestry, Fishing and Hunting    | 54: Professional, Scientific, and Technical Services                         |
| 21: Mining, Quarrying, and Oil and Gas Extraction | 55: Management of Companies and Enterprises                                  |
| 22: Utilities                                     | 56: Administrative and Support and Waste Management and Remediation Services |
| 23: Construction                                  | 61: Educational Services   |
| 31-33: Manufacturing                              | 62: Health Care and Social Assistance  |
| 42: Wholesale Trade                               | 71: Arts, Entertainment, and Recreation                                      |
| 44-45: Retail Trade                               | 72: Accommodation and Food Services  |
| 48-49: Transportation and Warehousing             | 81: Other Services (except Public Administration)                            |
| 51: Information                                   | 92: Public Administration  |
| 52: Finance and Insurance                         |  |
| 53: Real Estate and Rental and Leasing            |  |

Sammamish retail sales and use is far below its share of Washington State’s based on population in most industries, with the exception of “Finance and Insurance” and “Administrative and Support and Waste Management and Remediation Services.”

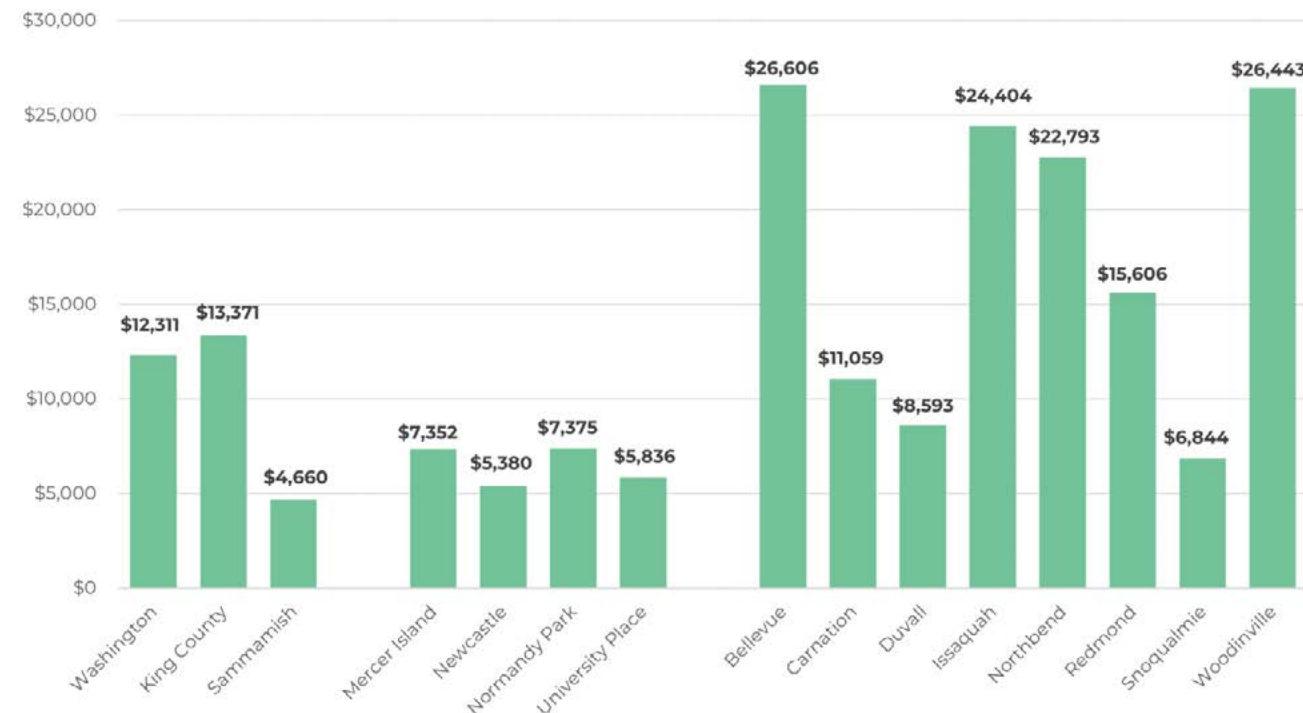
#### SAMMAMISH PER CAPITA TAXABLE RETAIL SALES ACTIVITY IN COMPARISON TO KING COUNTY PER CAPITA TAXABLE RETAIL SALES ACTIVITY, 2022



Sammamish retail sales and use is far below its share of King County’s based on population in all industries. It is useful to consider how Sammamish compares to its peers and competitors in terms of its ability to capture its “fair share” of taxable retail sales and use activities based on its population. That is, how competitive is the City is capturing retail sales and use activity among its competitors? Is that competitiveness in line with it’s peers?

Unfortunately, due to data confidentiality rules data is not available to do this for all industries nor for the share of use taxes. Based on data availability, we performed this evaluation for the retail industries (44-45) & for the portion of retail sales and use activities attributable to sales, only.

**SAMMAMISH PER CAPITA RETAIL SALES ACTIVITY FOR THE RETAIL TRADE (NAICS 44-45) COMPARED TO PEERS AND COMPETITORS, 2022**

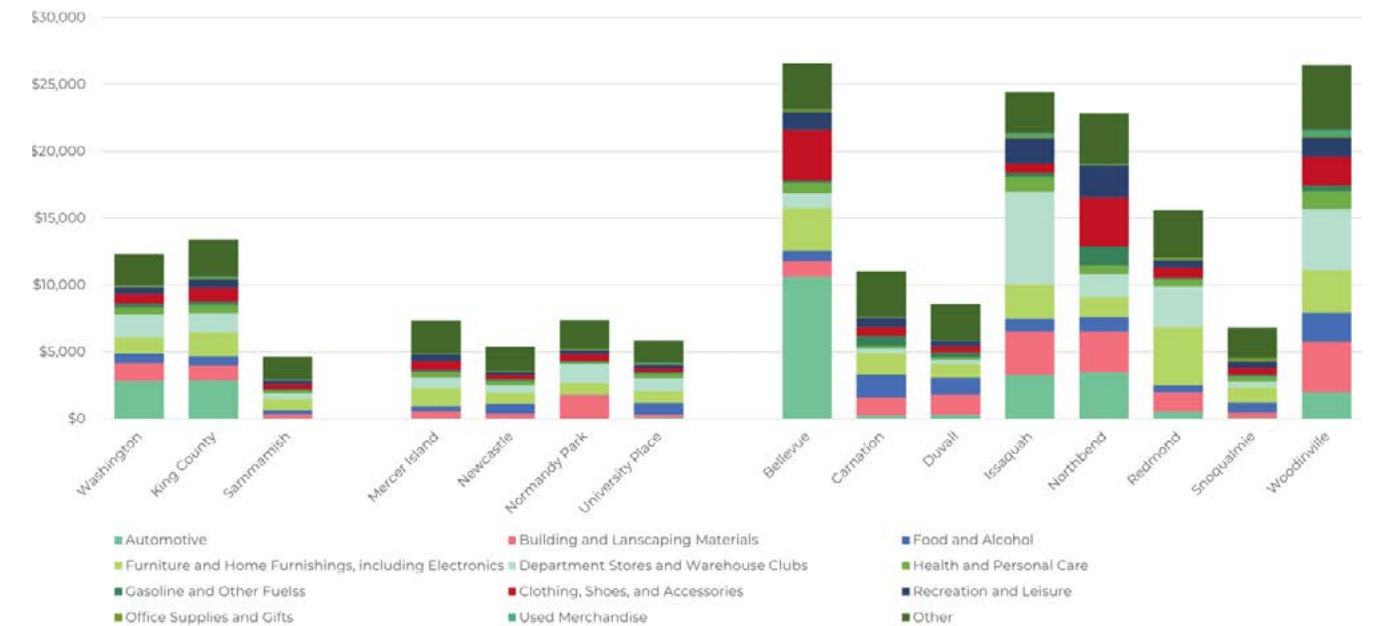


As the chart above shows, Sammamish has far less taxable retail sales and use activity per capita than it's competitors and peers. While the City had about \$4,660 in activity per capita in 2022, its peer communities all had at least 15% more. Sammamish also had far less taxable retail sales and use activity per capita than its competitors. While it is expectable that some communities with larger, more established retail activity (like Bellevue and Issaquah) would have more taxable retail sales and use activity than Sammamish, it is surprising that Sammamish is under performing even its more comparable communities like Duvall and Snoqualmie.

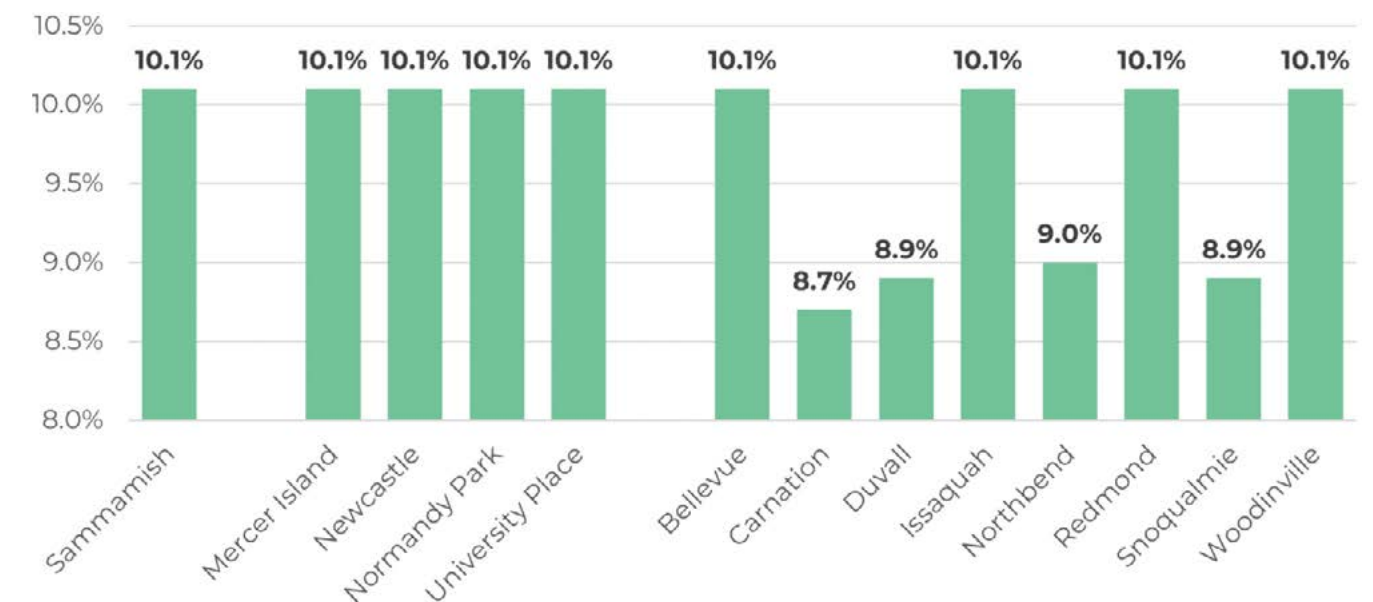
It is useful to also consider Sammamish activity by retail trade industry, as there may be some retail trades the City may be more or less competitive to provide or may have more interest in providing.

It is worth considering whether the retail sales and use tax rate in a community has any influence over its competitiveness in attracting retail sales and use activities. Shoppers in Sammamish pay a retail sales and use tax of 10.1%, which is consistent with its peers and many of its competitors, including, specifically, the highest performing of its competitors. While several of its smaller competitors have lower retail sales and use tax rates, it is not clear that it is influencing their retail sales capture.

**SAMMAMISH PER CAPITA RETAIL SALES ACTIVITY FOR THE RETAIL TRADE (NAICS 44-45) BY RETAIL CATEGORY COMPARED TO PEERS AND COMPETITORS, 2022**



**SAMMAMISH RETAIL SALES TAX RATE COMPARED TO PEERS AND COMPETITORS, 2023**



## Other Taxes

Beyond property tax and retail sales and use tax, the other two “legs under the table” of City finance in Washington are business and occupation tax and utility tax. The City of Sammamish does not levy either of these taxes, while many of its peers and competitors do.





# Shoreline

## Volume II



### Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

### External References

#### Shoreline Master Program

The Shoreline Master Program (SMP) underwent its most recent review cycle in 2019. The SMP informs the goals, policies, and strategies in Volume I of this Comprehensive Plan. For more details, refer to the [City website](#).



# Capital Facilities & Utilities

## Volume II



### Background Information

The Growth Management Act establishes several requirements for the Capital Facilities and Utilities elements. These requirements are:

1. Provide an inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities;
2. Forecast the future needs for such capital facilities;
3. Show the proposed locations and capacities of expanded or new capital facilities;
4. Provide a six-year plan for financing such capital facilities within projected funding capacities, identifying funding sources; and
5. Reassess planned facilities if they cannot be provided and paid for;
6. Describe the general location, proposed location, and capacity of all existing and proposed utilities.

Furthermore, HB 1181 expands on these requirements to add that the City endeavor in good faith to work with other public entities that own capital facilities and utilities in Sammamish. Addressing these requirements helps us make wise use of city funds by organizing and prioritizing projects. Volume II contains the background data and analyses that satisfy these requirements and provide the foundation for the combined Capital Facilities and Utilities Element goals, policies, and strategies.

# Facilities and Utility Providers

Capital Facilities in Sammamish are provided by the City and by other entities, as shown in Tables 1 and 2 below. Volume II of the plan describes the different types of capital facilities, including an inventory of existing facilities, a forecast of future needs, and a description of projected capital facility projects and funding sources.

City Provided Facilities	
Provider	Capital Facility
City of Sammamish	General Government Services
	Local Parks
	Police Services
	Surface Water (Stormwater)
	Transportation
Facilities Provided by Other Entities	
Provider	Capital Facility
Eastside Fire & Rescue	Fire & Emergency Medical Services
King County Library System	Libraries
Issaquah School District Lake Washington School District Snoqualmie Valley School District	Schools
King County Metro	Transit
Sound Transit	Transit
Sammamish Plateau Water and Sewer District	Water & Sewer
Northeast Sammamish Sewer and Water District	Water & Sewer

Utilities Volume II presents information about the electrical, natural gas, telecommunications, and solid waste systems in Sammamish. Stormwater, water, and sanitary sewer systems are covered in Capital Facilities. The City of Sammamish manages its own stormwater system, but all other utilities are own and managed by others. Utility providers and their respective services are shown Table 3 below.

Utilities	
Provider	Capital Facility
Puget Sound Energy	Electric power
Puget Sound Energy	Natural gas distribution
Williams Northwest Pipeline	Natural gas pipeline
Comcast	High speed cable
Republic Services	Primary waste hauler in Sammamish
Waste Management	Minor collection areas, being phased out by end of 2026



# City-Provided Capital Facilities

## General Government Facilities

### Inventory of Existing Facilities

Sammamish City Hall, located at 801 228th Ave SE, is a 60,000 sq. ft. facility that includes the Police Department. The building is located in an encompassing 39+ acre site called “Sammamish Commons” of which 27 acres are specifically designated for park and recreation use.

Sammamish Commons is also home to the Sammamish Community and Aquatic Center, a two-story building adjacent to the Sammamish Library and City Hall. The Center is owned by the City but leased to and operated by the YMCA, and includes pools and fitness areas, a family center room, and meeting spaces. The nearby Recreation Center is leased to the Boys and Girls Club.

The City owns Public Works maintenance and operations facilities at other locations, including the 20,600 sq. ft Maintenance and Operations Center (MOC) at 1801 244th Ave NE. The City also owns several single family homes that may be renovated or demolished, and the sites may be used for parks or other public purposes. Currently the City also leases out the Sween House (2,000 sq. ft.) to Cross Path Counseling, and Mars Hill Church (30,000 sq. ft.) is leased to Central Washington University. Fire stations #81 – Pine Lake, #82 – Sahalee Way, and #83 – Issaquah Pine Lake Road are all owned by the City and leased to Eastside Fire and Rescue.

The Level of Service for general government services is 1.0 square foot per capita, or as otherwise determined through the City Civic Center/Park Study and Master Plan Process.

### Forecast of Future Needs

The City is currently working on a Needs Assessment for the Maintenance and Operations Center. The outcome of that study will determine if there is a need for more land and/or additional building space to meet future demands. Other than the MOC, the City does not forecast needs for future general government facilities.

### Capital Projects

There are no capital projects for general government facilities.

### Funding

No funding is projected because there are no capital projects for general government facilities.

## Local Parks, Recreation, & Open Space

The City adopts the 2024 PROS plan as part of the Comprehensive Plan. Portions of the 2024 PROS plan are referenced below.

### Inventory of Existing Facilities

The facility inventory conducted as part of the 2024 PROS Plan found the City of Sammamish owns over 670 acres of parkland, preserves, and open space, consisting of 14 community and neighborhood parks and 9 natural areas.

Additionally, the City also owns several buildings that function as parks and recreation facilities. These are:

- Beaver Lake Lodge, 3,500 SF rental facility in Beaver Lake Park
- Beaver Lake Shop, 2,100 SF satellite maintenance shop in Beaver Lake Park
- Pine Lake Park Restrooms/ concessions/lifeguard shack, 1,800 SF in Pine Lake Park
- Recreation Center, 10,500 SF (leased to Boys and Girls Club)
- Sammamish Community and Aquatic Center, 69,000 SF (leased to the YMCA)

Figure CF-1. Local Park Inventory

Park Name	Acreage
Community Parks	
Beaton Hill Park (Undeveloped)	9.3
Beaver Lake Park	79.2
Big Rock Park Central	20.3
Big Rock Park North	16.0
Big Rock Park South (Undeveloped)	14.8
East Sammamish Park	18.8
Klahanie Park	64.1
Pine Lake Park	19.0
Sammamish Commons	27.0
Sammamish Landing Park	10.4
Neighborhood Parks	
Ebright Creek Park	12.3
Northwest Sammamish Park	5.7
Parker Property (Undeveloped)	14.9
Yates Property (Undeveloped)	14.2
Open Space/Natural Areas	
30 Acres Park	29.9
Evans Pond Trail	0.1
George Davis Creek Property	0.7
Illahee Trail Park	12.7
Salahee Parcels (adj Evans Creek Pres.)	6.8
Salahee Way	11.1
Preserve/Natural Areas	
Beaver Lake Preserve	55.7
Evans Creek Preserve	213.2
Steven & Rosina Kipper Preserve	17.1
Total City-Owned Park Acres	673.5
School / City Partnership Park	
Eastlake Community Fields	6.8
Inglewood Middle School Community Fields	7.9
Total Partnership Park Acres	14.7

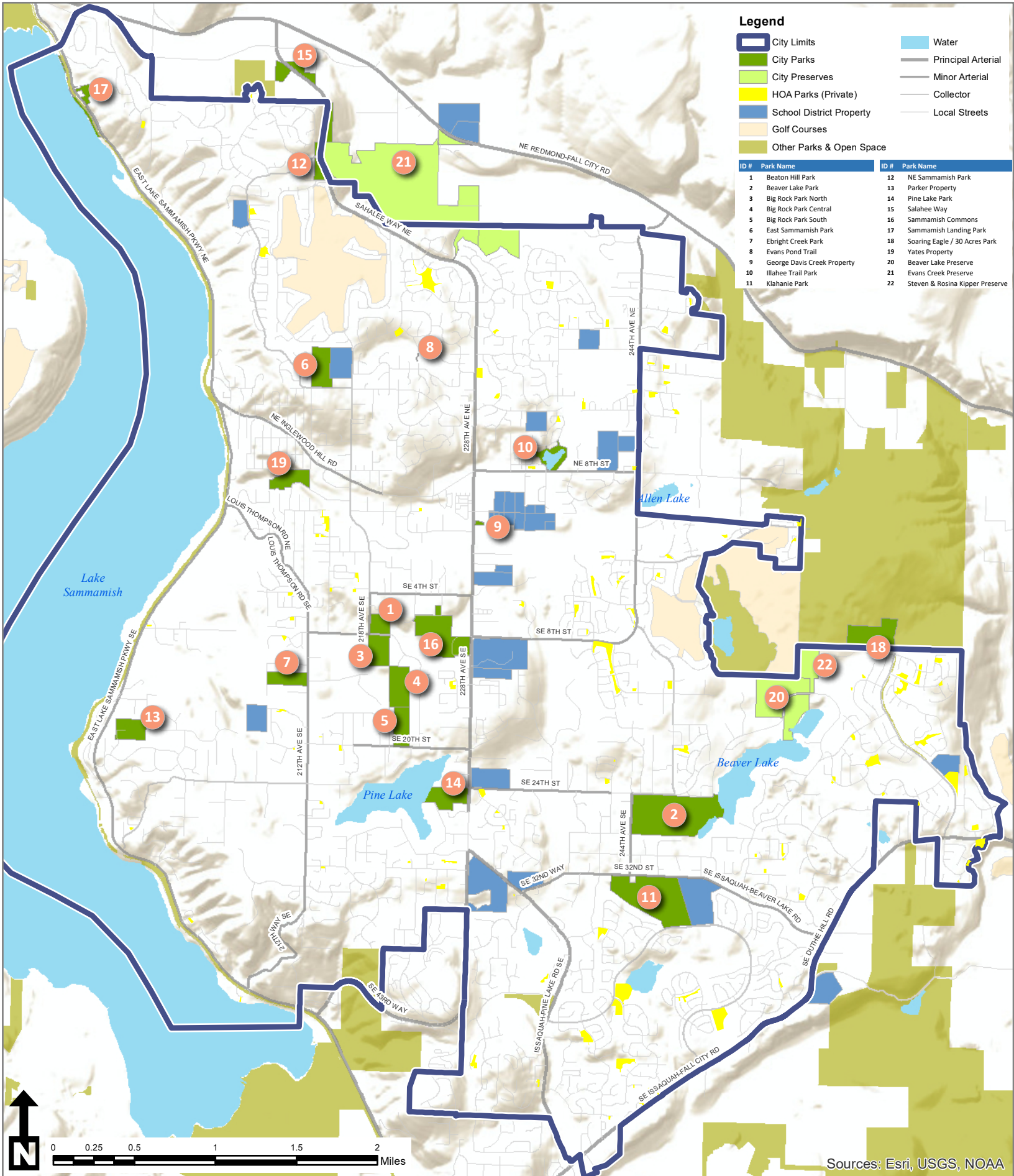


Figure CF-2. Park Map

## Forecast of Future Needs

Future needs for parks and recreation facilities are directly tied to the performance of the facilities based on Level of Service assessments originating from the PROS plan. The plan identifies several metrics to evaluate Level of Service, including:

- 2023 National Recreation and Parks Association (NRPA) Agency Performance Comparison and Park Metrics. Key findings include that, compared to jurisdictions of a similar size (between 50,000 and 99,999 population), Sammamish has:
  - More residents per park (2,969 residents per park in Sammamish compared to 2,240)
  - Lower annual operating expenses (\$5,324,370 vs \$8,005,757).
  - Much higher Five-year Capital Budget Spending (\$45,927,947 vs \$16,815,000)
- An acreage-based approach
  - Found that Sammamish has 9.9 acres of parkland per 1,000 population; 4 acres of parkland per 1,000 population of which are developed.
- An investment-based approach
  - Found that Sammamish has lower operating expenses per capita and lower operating expenses per parkland acre compared to similarly-sized jurisdictions (\$77.98 per capita and \$7,906 per parkland acre).

The primary LOS the City will pursue is to be determined. Details on additional LOS measures and implications can be found in the PROS Plan.

## Capital Projects

The City's Parks Capital Facilities Plan (CFP) is shown in Table 4 for projects during the years 2024-2029. Project numbers correspond to the projects for which expenditures and funding is anticipated during those years.

## Funding

Overall, the current costs for projects identified in the six-year CIP total over \$43 million. The majority funding source for Parks projects comes from the Real Estate Excise Tax (REET), accounting for \$16.8 million of the anticipated \$24.4 million in revenue. Other revenue sources include park impact fees, investment interest, grants, and King County levy funding. The gap between the anticipated expenses and revenue will be covered with the existing parks CIP fund.



2024 Sammamish PROS Plan  
Parks Six-Year Capital Improvement Plan (2024-2029)

PROJECT		Reference								
PARKS CIP PROJECTS		2023	2024	2025	2026	2027	2028	2029	6-year Total	7-10-Yr Projects
1	Inglewood Middle School - Phase I- Synthetic Turf & Field Overlay Upgrade existing football field add second multi-purpose field with synthetic turf and lights. Includes restroom, soccer/lacrosse overlay, new drainage, irrigation.	\$10,000,000	\$3,800,000						\$3,800,000	
2	Eastlake Community Sports Field 3 - Synthetic Turf Replacement Turf and infill replacement. Includes new pad and anticipated coated crumb rubber infill material or suitable alternate. (9 year estimate)	\$1,680,000							\$0	
3	East Sammamish Park - Baseball Field Rehab Infield/outfield remodel and drainage, natural turf replacement, and potential new amenities.	\$580,000	\$710,000						\$710,000	
4	Big Rock Park South - Early Opening Trail construction, maintenance, and decommissioning; fencing; and necessary improvements to open a portion of the park to the public.	\$100,000	\$150,000						\$150,000	
5	Skate Park - Rehabilitation/Repairs Minor repairs to concrete, address design issues with planter boxes, expand skate bowl on north end of Skate Park.	\$283,365							\$0	
6	Parker Property - House Demolition Demolition of two residences, restoration planting, and associated site work.	\$140,000							\$0	
7	Sammamish Community & Aquatic Center - Tile Replacement Tile replacement at Natatorium	\$900,000							\$0	
8	Big Rock Park South - Phase I Improvements Parking lot, stormwater, and access improvements; SE 20th St frontage improvements; picnic pavilion; meeting and event areas; and trail improvements.			\$600,000	\$1,500,000	\$7,402,000	\$7,661,000		\$17,163,000	
9	Beaton Hill Park - Soft Opening Trail construction; fencing; and necessary improvements to open a portion of the park to the public			\$200,000	\$200,000				\$400,000	
10	Beaton Hill Park - South Park Improvements South parking lot and stormwater; SE 8th St frontage improvements; off-leash dog park; pickleball courts with potential lighting; p-patch; wetland overlook and restoration; and trails.							\$710,000	\$710,000	\$8,130,000
11	Eastlake Community Sports Field 1 and 2 - Synthetic Turf Replacement Turf and infill replacement (9-year estimate)			\$75,000	\$1,580,000				\$1,655,000	
12	Klahanie Park - Phase I Improvements Natural grass cricket and soccer fields with synthetic turf cricket pitch and practice pitch; accessible loop trail and fencing around perimeter of fields; picnic and seating areas; stormwater, parking lot, and main entrance improvements.						\$850,000	\$4,702,000	\$5,552,000	\$4,867,000
13	Klahanie Park - Play Area/Baseball Synthetic baseball (relocation) relocate & expand play area, relocate restroom, add community garden, picnic shelters pathways.								\$0	\$12,532,000
14	Klahanie Park - Trails Realign, connect, expand, improve; add boardwalk.								\$0	\$6,107,000
15	East Sammamish Park - Playground Improvements New Playground with spray park, picnic shelter, parking lot & accessibility improvements, pedestrian lighting.								\$0	\$10,382,000
16	Beaver Lake Park - Athletic Field Improvements Convert 3 fields to synthetic UL fields; add 1 multi-purpose synthetic field w/ lighting; new restroom, picnic shelter, play area & parking improvements.								\$0	\$19,848,000
17	Pine Lake Park - Playground Upgrade Create unique place-making themed equipment								\$0	\$1,018,000
18	Lower Sammamish Commons - Playground Upgrade/Expansion								\$0	\$1,527,000
19	Beaver Lake Park - Lakeside Improvements Shoreline improvements, expanded parking, new playground, landscape & irrigation							\$450,000	\$450,000	\$10,916,000
20	Beaver Lake Park - Lakeside Restroom Restroom installation								\$0	\$1,273,000
21	Sammamish Landing - Bulwark Repair & Hardening Upgrade existing pier bulwark to repair wave & wind damage and erosion							\$90,000	\$90,000	\$382,000
A) SUBTOTAL PARKS CIP PROJECTS		\$13,683,365	\$4,660,000	\$875,000	\$3,280,000	\$7,402,000	\$8,511,000	\$5,952,000	\$30,680,000	\$76,982,000
PARKS PLANNING PROJECTS		Reference								
		2023	2024	2025	2026	2027	2028	2029	6-Year Total	7-10-yr Projects
22	Beaton Hill Park and Big Rock Park South Master Plan Complete Master Plan for Beaton Hill Park and Big Rock Park - South. Includes consultant, site analysis, public engagement and final plan.	\$275,000							\$0	
23	Park Systemwide Wayfinding program Unified directional signage for wayfinding to and through parks.	\$85,887							\$0	
24	Lower Commons - Master Plan Update Update to reflect changed use with Town Center, Green Spine, Regional Stormwater.	\$25,000	\$75,000						\$75,000	
25	Environmental Interpretation/Habitat Certification Interpretative and habitat certification signage within the parks.	\$20,000		\$10,000		\$10,000		\$10,000	\$30,000	
26	Parker Property Master Plan Complete Master Plan for future park property. Includes consultant, site analysis, public engagement, and final plan.			\$75,000	\$75,000				\$150,000	
27	Yates / Tweedie Property Master Plan Complete Master Plan for future park property. Includes consultant, site analysis, public engagement and final plan.						\$150,000		\$150,000	
B) SUBTOTAL PARKS PLANNING PROJECTS		\$405,887	\$75,000	\$85,000	\$75,000	\$10,000	\$150,000	\$10,000	\$405,000	\$0
OTHER PARKS CIP PROJECTS		Reference								
		2023	2024	2025	2026	2027	2028	2029	6-Year Total	7-10-Yr Projects
28	Greenhouse Placeholder for future development of a greenhouse facility in a location to be determined.			\$250,000	\$250,000				\$500,000	
29	Land Acquisition Placeholder to acquire land for future parks and open spaces as opportunities become available.	\$4,438,798	2023 Funding allocation shall be carried forward until all funds have been expended						\$0	\$5,000,000
30	Capital Repair/Replacement Program This ongoing program allocates funds for the repair and replacement of parks structures and equipment.	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,200,000	
31	Parks Barrier Removal (ADA Transition Plan) This program allocates funds for the removal of barriers within parks.	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$1,050,000	
32	Capital Contingency Reserve (based on projects) 10% contingency for Parks CIP projects.	\$1,885,589	\$466,000	\$87,500	\$328,000	\$740,200	\$851,100	\$595,200	\$3,068,000	
33	Sammamish Commons Trail Connection Phase 1 Lower Sammamish Commons to Big Rock Park Trail.			\$300,000					\$300,000	
34	Future Trail Connections Placeholder for future trail projects to be determined upon completion of the PRO Plan and TMP.	\$500,000		\$500,000		\$500,000		\$500,000	\$1,500,000	\$1,000,000
35	Future Town Center Park Projects Placeholder for future Town Center projects to include urban plaza, central green, playground relocation and/or other projects.	\$150,000	\$175,000						\$175,000	
C) SUBTOTAL OTHER PARKS CIP PROJECTS		\$7,349,387	\$1,016,000	\$1,512,500	\$953,000	\$1,615,200	\$1,226,100	\$1,470,200	\$7,793,000	\$6,000,000
D) TOTAL PARKS CIP EXPENDITURES (A+B+C)		\$21,438,639	\$5,751,000	\$2,472,500	\$4,308,000	\$9,027,200	\$9,887,100	\$7,432,200	\$38,878,000	\$82,982,000
PARKS CIP REVENUE										
		2023	2024	2025	2026	2027	2028	2029	6-Year Total	
Real Estate Excise Tax (REET)		\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$16,800,000	
Park Impact Fees		\$142,000	\$275,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,775,000	
King County 2020-2025 Levy Funding		\$380,000	\$350,000	\$350,000					\$700,000	
King County 2026-2031 Levy Funding					\$350,000	\$350,000	\$350,000	\$350,000	\$1,400,000	
King County TDR									\$0	
Operating Contribution - General Fund									\$0	
Investment Interest		\$1,220,000	\$740,000	\$428,000	\$455,000	\$380,000	\$215,000	\$75,000	\$2,293,000	
Anticipated Grants		\$233,165	\$720,000	\$250,000	-	\$250,000	-	\$250,000	\$1,470,000	
E) TOTAL PARKS CIP REVENUE		\$4,775,165	\$4,885,000	\$4,128,000	\$3,905,000	\$4,080,000	\$3,665,000	\$3,775,000	\$24,438,000	
PARKS CIP FUND 6-YR OVERVIEW		2023	2024	2025	2026	2027	2028	2029		
Beginning Fund Balance		\$31,412,424	\$14,748,950	\$13,882,950	\$15,538,450	\$15,135,450	\$10,188,250	\$3,966,150		
Revenue -E)		\$4,775,165	\$4,885,000	\$4,128,000	\$3,905,000	\$4,080,000	\$3,665,000	\$3,775,000		
Expenditures -D)		\$21,438,639	\$5,751,000	\$2,472,500	\$4,308,000	\$9,027,200	\$9,887,100	\$7,432,200		
ENDING FUND BALANCE		\$14,748,950	\$13,882,950	\$15,538,450	\$15,135,450	\$10,188,250	\$3,966,150	\$308,950		
NOTE: This CIP is a working draft and is therefore subject to change										

Transportation

Inventory of Existing Facilities

Inventory of the City’s transportation infrastructure includes:

- 14 miles of principal arterial roads,
- 23 miles of minor arterials,
- 12 miles of collector roads,
- 160 miles of local access roads,
- three bridges,
- 25 traffic signals, and
- 300-500 street lights

It is estimated that 50% of local access roads have sidewalks.

Forecast of Future Needs

As the City continues to grow, and population increases, the demand for transportation infrastructure increases. The City has adopted Level of Service (LOS) Standards that assure transportation demands due to development within Sammamish are met. The improvements triggered by the City’s adopted LOS standards are focused on arterials.

The City has many locations that were not constructed to urban standards. This leaves many gaps in the non-motorized transportation system. As the City continues to grow there will be a higher demand to expand the non-motorized network beyond the improvements triggered by the City’s adopted LOS Standards.

Capital Projects

See the 2024-2029 TIP Summary on the following page.

Funding

FUNDING SOURCE	AMOUNT (\$) 2015-2035
Transportation Fund Revenue (REET)	25,000,000
Road Impact Fees (includes beginning fund balance)	82,000,000
Anticipated grants	23,000,000
Funding to be determined	21,945,000
TOTAL REVENUE	151,945,000

Table 4, Parks CIP (Source: 2024 PROS Plan)

## 2024-2029 TIP: Categories + Priorities

*The 2024-2029 TIP is broken into project categories and prioritizes projects within each category. Please note that ROW acquisition costs are not included in cost estimates.*

**Key:**

**\* Concurrency Project**

**\*\* Project with Grant Funding**

Table 5, TIP

Ongoing Transportation Programs																
								340 Fund								
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Program Name	2024-2029 Program Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Program Total
N/A	Sidewalk Scoring System	Program	Funded	TR-C	Sidewalk Gap & Non-motorized Program (Projects <\$350k)		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000	TBD	\$ -	TBD
N/A	N/A	Program	Funded	TR-D	Intersection & Safety Improvements		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 180,000	TBD	TBD	TBD
N/A	N/A	Program	Funded	TR-E	Neighborhood Traffic Management Program		\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 420,000	TBD	\$ -	
N/A	N/A	Program	Funded	TR-F	Street Lighting Program		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 90,000	TBD	\$ -	TBD
N/A	N/A	Program	Funded	TR-G	School Zone Safety Improvement Program		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 90,000	TBD	\$ -	TBD
N/A	N/A	Program	Unfunded	TR-H	Capital Contingency Reserve/Placeholder		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	TBD	\$ -	TBD
N/A	N/A	Program	Funded	TR-J	Intelligent Transportation Systems Program		\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	TBD	\$ -	TBD
N/A	N/A	Program	Funded	TR-K(102)	ADA Barrier Remediation Program		\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 2,700,000	TBD	\$ -	TBD
N/A	PCI Based	Program	Funded	TR-L	Street Reconstruction Program		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 6,000,000	TBD	TBD	TBD
Total Program Cost							\$ 1,830,000	\$ 1,830,000	\$ 1,780,000	\$ 1,780,000	\$ 1,780,000	\$ 1,780,000	\$ 10,780,000	TBD	N/A	TBD

Traffic, Safety, & Non-Motorized Improvement Projects							340 Fund											
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Project Name	2024-2029 Project Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Project Total		
1	330	Traffic, Safety, & Non-Motorized	Funded	TR-54	228th Ave & SE 40th Turn Lane Improvements*	Complete Design + Construction	\$ 80,000	\$ 620,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ 700,000		
2	320	Traffic, Safety, & Non-Motorized	Unfunded	TR-122	SE 32nd St Non-Motorized Improvements	Complete Design + Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440,000	\$ 360,000	\$ 1,800,000		
3	300	Traffic, Safety, & Non-Motorized	Funded	TR-101/ SW-601	Louis Thompson Road Tightline Project (Flood Mitigation & Non-motorized)**		\$ 1,920,000	\$ 1,590,000	\$ -	\$ -	\$ -	\$ -	\$ 3,510,000	\$ -	\$ 5,170,000	\$ 8,680,000		
4	300	Traffic, Safety, & Non-Motorized	Unfunded	TR-108	Inglewood Hill Road Sidewalk Gap		Construction based on grant award - Pedestrian/Bicyclist Program Grant not awarded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 100,000	\$ 500,000	
5	300	Traffic, Safety, & Non-Motorized	Partially Funded	TR-63	Flood Mitigation - 212th Ave SE/SE 14th Pl to SE 18th St	Conduct Study	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 12,610,000	\$ 3,160,000	\$ 15,800,000		
6	290	Traffic, Safety, Non-motorized	Unfunded	TR-04	East Lake Sammamish Parkway SE/SE 24th St Intersection	Complete Design + Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,160,000	\$ 1,040,000	\$ 5,200,000		
7	290	Traffic, Safety, & Non-Motorized	Funded	TR-100	Flood Mitigation - SE Issaquah Fall City Rd: Endeavor Elementary School to SE Duthie Hill Rd**		\$ 250,000	\$ 1,980,000	\$ 3,690,000	\$ -	\$ -	\$ -	\$ 5,920,000	\$ -	\$ 1,480,000	\$ 7,400,000		
8	250	Traffic, Safety, & Non-Motorized	Unfunded	TR-107	SE 32nd St/Issaquah-Pine Lake Road Round-About Traffic Study		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9	240	Traffic, Safety, & Non-Motorized	Unfunded	TR-132(P49)	E Beaver Lake Way SE Sidewalk Improvement: From SE 32nd Street to E Beaver Lake Way SE	Conduct Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
10	240	Traffic, Safety, & Non-Motorized	Funded	TR-55	242nd Ave NE & NE 8th St		\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 2,040,000	\$ 510,000	\$ 2,570,000		
11	200	Traffic, Safety, & Non-Motorized	Unfunded	TR-131(P47)	248th Avenue SE Active Transportation Improvements: From SE 24th Street to SE 14th Street		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	190	Traffic, Safety, & Non-Motorized	Unfunded	TR-117 (NEW)	Skyline High School Crosswalk on SE 8th - (Sidewalk design and construction)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ 800,000		
13	150	Traffic, Safety, & Non-Motorized	Unfunded	TR-39	256th Ave SE/E Beaver Lake Dr SE/Issaquah Beaver Lake Rd		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,000	\$ 160,000	\$ 800,000		
Total Project Cost							\$ 2,300,000	\$ 4,190,000	\$ 3,690,000	\$ -	\$ -	\$ -	\$ 11,130,000	\$ 22,090,000	\$ 11,980,000	\$ 44,250,000		

Connection Projects																
							340 Fund									
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Project Name	2024-2029 Project Milestones	2024	2025	2026	2027	2028	2029	6-year Total	Future Years	438 Fund	Project Total
1	320	Connection	Funded	TR-126 (NEW)	Northeast Connector Road (Includes 232nd Ave SE Extension)	Complete Design + Construction	\$ -	\$ -	\$ -	\$ 1,130,000	\$ 4,130,000	\$ 1,380,000	\$ 6,640,000	\$ -	\$ 1,660,000	\$ 8,300,000
2	320	Connection	Unfunded	TR-124 (NEW)	Northwest Connector Road		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,120,000	\$ 2,280,000	\$ 11,400,000
3	320	Connection	Unfunded	TR-127 (NEW)	Southeast Connector Road & New Signal at SE 8th		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,640,000	\$ 2,660,000	\$ 13,300,000
4	260	Connection	Unfunded	TR-49	Beaver Lake Drive: 24th Street to SE Belvedere Way		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,810,000	\$ 6,450,000	\$ 32,260,000
5	160	Connection	Unfunded	TR-125 (NEW)	SE 4th Extension (Crusader Way)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,640,000	\$ 1,660,000	\$ 8,300,000
6	120	Connection	Unfunded	TR-20	SE 14th Street Extension: Lawson Park Plat to 248th Ave SE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 500,000	\$ 2,500,000
Total Project Cost							\$ -	\$ -	\$ -	\$ 1,130,000	\$ 4,130,000	\$ 1,380,000	\$ 6,640,000	\$ 54,210,000	\$ 15,210,000	\$ 76,060,000

Corridor Improvement Projects																		
Priority Rank	Score	Project Type	Funded / Unfunded	ID No.	Project Name	2024-2029 Project Milestones	340 Fund								438 Fund	Program Total		
							2024	2025	2026	2027	2028	2029	6-year Total	Future Years				
1	410	Corridor	Partially Funded	TR-115(05)	Sahalee Way NE: City Limits to NE 28th Pl/223rd Ave NE	Corridor Study + 30% design	\$ 1,440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440,000	\$ 24,640,000	\$ 6,520,000	\$ 32,600,000		
2	410	Corridor	Partially Funded	TR-02	Issaquah-Pine Lake Rd: SE 44th - SE 32nd, Ph. 1	Complete Design + Begin Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,360,000	\$ 1,360,000	\$ 19,980,000	\$ 5,330,000	\$ 26,670,000		
3	410	Corridor	Unfunded	TR-03	Issaquah-Pine Lake Rd: SE 48th to SE 44th, Ph. 2	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,590,000	\$ 6,400,000	\$ 31,990,000		
4	410	Corridor	Unfunded	TR-116(53)	Sahalee Way NE: 28th Pl/223rd Ave NE to NE 12th Pl	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,920,000	\$ 15,480,000	\$ 77,400,000		
5	390	Corridor	unfunded	TR-18	SE 8th/218th Ave SE - 212th Ave SE to SE 4th St (Segments A and B)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,120,000	\$ 4,780,000	\$ 23,900,000		
6	360	Corridor	Unfunded	TR-26	SE Duthie Hill Road: West side of the "Notch" (City Limits) to Trossachs	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800,000	\$ 1,200,000	\$ 6,000,000		
7	310	Corridor	Unfunded	TR-42	218th Avenue SE/216th Avenue SE: SE 4th Street to Inglewood Hill Road	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,960,000	\$ 6,240,000	\$ 31,200,000		
8	220	Corridor	Unfunded	TR-23	NE (Finish Corridor Study and Design)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,120,000	\$ 2,280,000	\$ 11,400,000		
Total Project Cost							\$ 1,440,000	\$ -	\$ -	\$ -	\$ -	\$ 1,360,000	\$ 2,800,000	\$ 190,130,000	\$ 48,230,000	\$ 241,160,000		

[illegible]



Surface Water (Stormwater)

Inventory of Existing Facilities

Stormwater facilities including ponds, vaults, swales, catch basins, pipes, and ditches are currently being mapped in GIS, but known system components include approximately:

- 235 miles of pipe
- 12,237 (publicly owned) structures (e.g. catch basins)
- 64 miles of open ditches and swales
- 488 publicly owned and maintained surface water facilities, and
- 144 privately owned and maintained surface water facilities

Forecast of Future Needs

The Sammamish Storm and Surface Water Management Comprehensive Plan, last updated in October of 2016, is planned for an update in 2024.

Capital Projects

Stormwater projects and funding sources for the 2023-2028 period are detailed in table 6 below.

Funding

The primary revenue source for the stormwater capital projects and programs in the 2023-2028 Stormwater CIP is Surface Water Management (SWM) fees. The CIP also anticipates just over \$6.6 million in grant revenue.

Police

Inventory of Existing Facilities

The Sammamish Police Station is located at City Hall which is described above (see General Government Facilities).

Forecast of Future Needs

The City does not forecast needs for future capital facilities for police.

Capital Projects

There are no capital projects for capital facilities for police.

Funding

No funding is projected because there are no capital projects for police.

LEGEND		Estimated Project Costs (2022 Dollars)*						
		2023	2024	2025	2026	2027	2028	6-Yr Total
Project Number	Project Name	1	2	3	4	5	6	
SW-100	Small Drainage Resolutions Program	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,200,000
SW-200	Storm Pipe Rehabilitation Program	\$200,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,200,000
SW-300	Storm Facility Retrofit Program	\$500,000	\$500,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
SW-400	Storm Facility Restoration Program	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
SW-500	PROJECTS \$50k - \$300k	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,500,000
SW-600	PROJECTS >\$300k	\$2,364,000	\$10,232,800	\$750,000	\$650,000	\$745,000	\$650,000	\$15,391,800
SW-601 (SW-05)	George Davis Creek Fish Passage & Storm Improvement (M-02)	\$1,460,000	\$5,704,800					\$7,164,800
SW-602 (SW-11)	Hazel Wolf Culvert Improvement Project (F-06)	\$150,000	\$150,000	\$400,000				\$700,000
SW-603 (SW-02/TR-101)	Louis Thompson Road Tightline Project (M-20)	\$504,000	\$4,128,000					\$4,632,000
SW-604	248th Ave SE Ditch Avulsion (F-12)			\$100,000	\$200,000			\$300,000
SW-605	Queen's Bog Bioretention				\$200,000	\$345,000		\$545,000
SW-606	Culvert Improvement/Ditch Rehabilitation at 3420 ELSP NE (M-18)					\$150,000	\$300,000	\$450,000
SW-607	212th Ave NE Flooding at Zackuse Headwaters Wetland						\$100,000	\$100,000
SW-608	Property Acquisition Fund (SW-A)*	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,500,000
STORMWATER SUBTOTAL (Fund 438)		\$3,814,000	\$11,882,800	\$2,900,000	\$2,800,000	\$2,895,000	\$2,800,000	\$27,091,800
Stormwater Component of Transportation Projects								
TR-109	East Lake Sammamish Parkway Shore Lane Reconstruction	\$120,650						\$120,650
TR-63	Flood Mitigation: 212 Ave SE/SE 14th PL to SE 18th St		\$117,040			\$1,105,360	\$121,320	\$1,348,000
TR-100	Flood Mitigation: SE Issaquah Fall City Road: Endeavor Elem. School to SE Duthie Hill Rd (F-03)		\$287,260	\$979,970	\$1,060,000		\$20,770	\$2,348,000
TR-115(05)	Sahalee Way NE: City Limits to 28th Pl/223rd Ave NE	\$80,000	\$412,800	\$1,475,000	\$3,152,200			\$5,120,000
TRANSPORTATION SUBTOTAL (Fund 438)		\$200,650	\$817,100	\$2,454,970	\$4,212,200	\$1,105,360	\$142,090	\$8,936,650
TOTAL (Fund 438)		\$4,014,650	\$12,699,900	\$5,354,970	\$7,012,200	\$4,000,360	\$2,942,090	\$36,028,450

\*All project and program costs are 2022 dollars, with the exception of SW-608 which is shown in 2016 dollars.







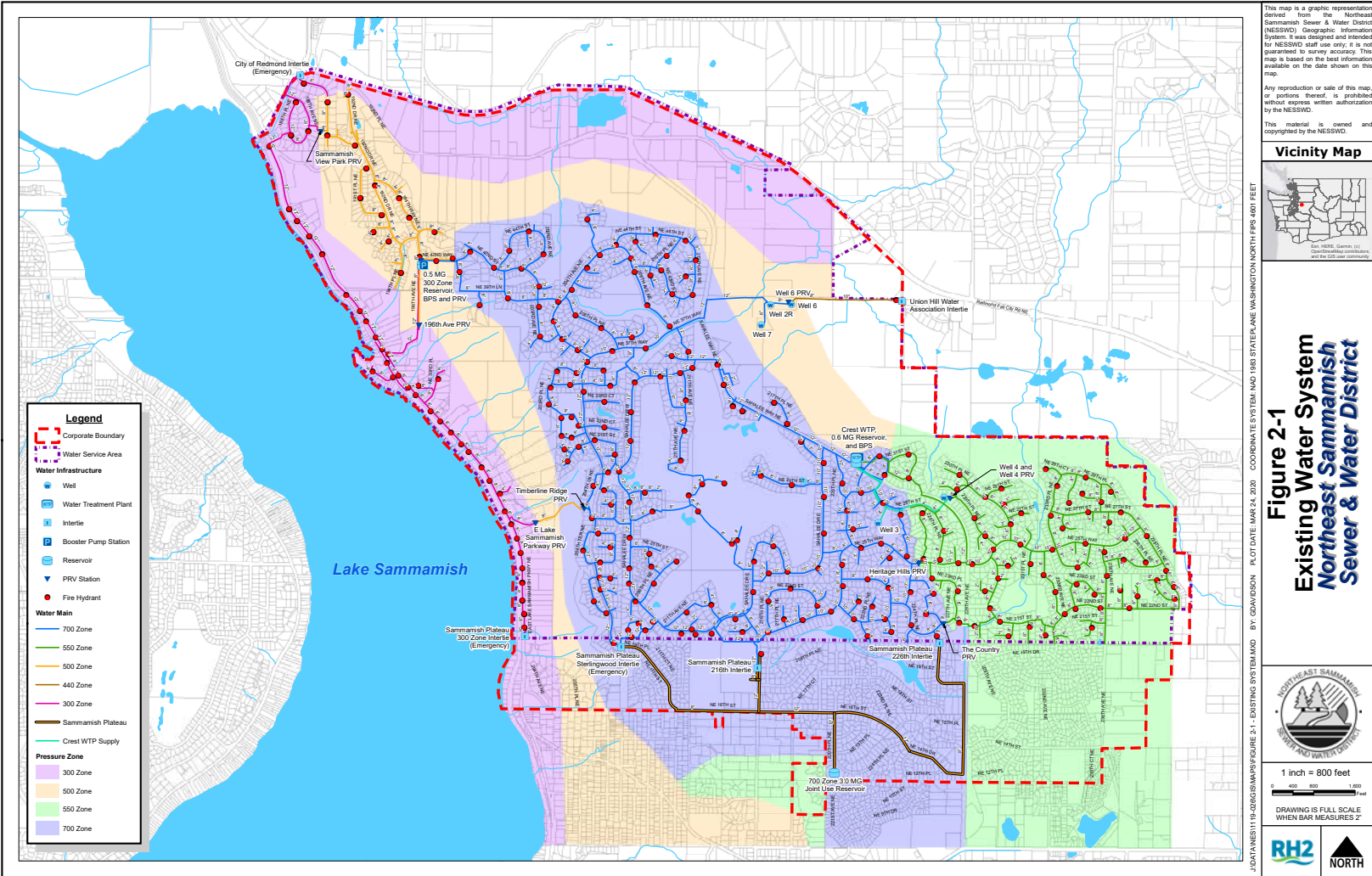


Figure CF-5. NESSWD Water Service Area Map

## Inventory of Existing Facilities

### Sammamish Plateau Water and Sewer District (Plateau Zone)

- 10 operational wells
- 6 storage tanks, combined capacity approx. 22 million gallons (MG)
- 6 booster pump stations
- 41 operational pressure-reducing stations
- 272 miles of transmission and distribution pipelines ranging in size from 2 to 30 inches in diameter
- 45,332 total water assets
- 17,500 water connections serving a population of approximately 62,400 people across 23,150 equivalent residential units (ERUs)

### Northeast Sammamish Sewer and Water District

- 5 operational wells

- 3 reservoirs; combined capacity approx. 2.6 million gallons (MG)
- 2 booster pump stations
- 9 operational pressure-reducing stations
- 45 miles of water main ranging in size from 1 inch to 12 inches in diameter.
- 3,330 water connections serving a population of approximately 9,460 people across 3,440 equivalent residential units (ERUs)

## Forecast of Future Needs

SPW uses different methods to forecast future capital needs based on the type of project.

Capital projects which are growth related are forecast based on the Water and Sewer Comprehensive Plans using engineering analysis of the system and hydraulic modeling.

Capital replacement projects and associated reserve funding needs are forecast through the Districts asset management program. Asset management uses engineering analysis, useful life projections, condition assessment and criticality analysis to forecast future capital replacement needs.

SPW District evaluation indicated over half of the existing deficiencies identified in the District's system are associated with the facilities along East Lake Sammamish Pkwy from Inglewood Hill Road to SE 43rd Way (Lakefront System). The Lakefront System was only designed to convey wastewater flows from the northern District sewer basins for a limited time. The original Lakefront System design, in the early 1990s, anticipated construction of the KCWTD Sammamish Plateau Diversion Ph. 1 project (SPD Ph. 1 aka Northern Diversion) before capacity of the Lakefront System was reached.

A 2016 Analysis found that the District is currently underserved from a regional perspective. King County failed to recognize the District's capacity limitations and timely construct the SPD Ph. 1. The multiple delays to the construction of the SPD Ph. 1 is causing the installation of several costly interim improvements to continue sending the northern flows south. The current schedule anticipates construction of the SPD Ph. 1 by 2030.

In addition to new KCWTD facility construction for a northern connection to the regional system, the District is working to engage King County to accept transfer of certain assets for ownership, operation and maintenance by KCWTD. These District owned transmission mains appear to comply with the eligibility requirements for King County ownership.

NESSWD has adequate water supply capacity for the build-out of the District. While no new major facilities are necessary, the District will continue with ongoing infrastructure maintenance and replacement. The most major improvement effort, the replacement of asbestos cement water mains, is slated to being in 2026 and total approximately \$16 million through 2040.

Capital Projects

Sammamish Plateau Water

See Table 7, below (from 2024-2029 Capital Program)

2024-2029 Total Capital Projects Funding

		2024 With 2023						
WATER FUND	2024	Carryover	2025	2026	2027	2028	2029	
Water Operating	\$ 235,000	\$ 1,961,203	\$ 3,107,219	\$ 1,819,429	\$ 160,000	\$ 160,000	\$ 160,000	
Water Capital Replacement	\$ 3,354,000	\$ 3,488,000	\$ 982,800	\$ 331,000	\$ 402,000	\$ 521,000	\$ 268,000	
Water General Facilities	\$ -	\$ 2,882,448	\$ 2,187,980	\$ 10,711,118	\$ 9,800,000	\$ -	\$ -	
Water Local Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Other	\$ -	\$ 2,368,877	\$ 3,996,005	\$ 2,391,979	\$ -	\$ -	\$ -	
Total Water - District Funded	\$ 3,589,000	\$ 10,500,528	\$ 10,274,004	\$ 15,253,524	\$ 10,362,000	\$ 681,000	\$ 428,000	

		2024 With 2023						
SEWER FUNDS	2024	Carryover	2025	2026	2027	2028	2029	
Sewer Operating	\$ 315,000	\$ 1,261,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	
Sewer Capital Replacement	\$ 582,000	\$ 1,031,000	\$ 611,200	\$ 112,000	\$ 53,000	\$ 105,000	\$ 67,000	
Sewer General Facilities	\$ -	\$ 4,541,000	\$ -	\$ 3,717,000	\$ -	\$ -	\$ -	
Sewer Local Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Sewer - District Funded	\$ 897,000	\$ 6,853,000	\$ 876,200	\$ 4,094,000	\$ 318,000	\$ 370,000	\$ 332,000	
TOTAL FUNDING	\$ 4,486,000	\$ 17,353,528	\$ 11,150,204	\$ 19,347,524	\$ 10,680,000	\$ 1,051,000	\$ 760,000	

\*Includes prior years unexpended appropriations

Northeast Sammamish Sewer and Water District

See Table 8, below (from 2020 Water System Plan Update)

Proposed Improvements Implementation Schedule														
No.	Description	Probable Cost (2020 \$)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031-2040
Storage and Supply Improvements														
W-1	Wells 2R, 6, and 7 - Emergency Power Upgrades	\$357K		\$357K										
W-2	550 Zone Pressure and Flow Management	\$56K		\$56K										
W-3	SCADA Upgrades - Phase 2	\$578K		\$310K	\$268K									
W-4	ShakeAlert Early Warning System - Well Site Modifications	\$14K		\$14K										
W-5	Well 2R Upgrades	\$140K		\$140K										
W-6	Supply Facilities Safety Improvements	\$21K		\$21K										
W-7	3.0 MG Joint Use Reservoir - Replace Interior Coating and Exterior Top Coating*	\$785K					\$420K							\$365K
Transmission and Distribution System Improvements														
W-8	SCADA Upgrades - Phase 3	\$165K		\$165K										
W-9	NE 36 <sup>th</sup> Street Water Main Replacement	\$211K				\$211K								
W-10	NE 25 <sup>th</sup> Place, 209 <sup>th</sup> Avenue NE, and 209 <sup>th</sup> Place NE Water Main Replacement	\$918K							\$280K	\$638K				
W-11	210 <sup>th</sup> Circle NE Water Main Replacement	\$372K							\$372K					
W-12	228 <sup>th</sup> Avenue NE/Sahalee Way NE Utility Relocation	\$528K			\$528K									
W-13	Asbestos Cement Water Main Replacement	\$15,913K							\$796K	\$796K	\$796K	\$796K	\$796K	\$11,935K
W-14	Fire Hydrant Replacement	\$340K	\$50K	\$53K	\$55K	\$58K	\$61K	\$64K						
W-15	AMI and Meter Registers	\$684K	\$172K	\$105K	\$134K	\$131K	\$130K	\$13K						
Water Quality Improvements														
W-16	Crest and 300 Zone Reservoirs Emergency Chlorination and Closed Zone Modifications	\$307K	\$252K	\$55K										
Miscellaneous Improvements														
W-17	Unscheduled Water System Repairs and Replacement	\$1,848K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$88K	\$880K
W-18	Equipment Additions	\$726K	\$205K	\$27K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$26K	\$260K
W-19	Water System Plan Update	\$142K	\$17K									\$125K		
Total Estimated Probable Costs of Improvements		\$24,105K	\$1,826K	\$616K	\$831K	\$613K	\$725K	\$191K	\$1,282K	\$1,189K	\$1,548K	\$1,035K	\$910K	\$13,440K

\* This represents 50% of total cost to raint bank. It is anticipated these costs will be paid out of the raint bank fund owned by Sammamish Plateau and the District

Funding

Sammamish Plateau Water’s ongoing and new capital projects in the 2024-2029 period total about \$45.9 million for water alone projects, and just shy of \$1 million for joint water and sewer projects. They anticipate \$47.5 million in funding across that same period.

Northeast Sammamish Sewer and Water District’s proposed improvements for the 2020 to 2030 period total an estimated \$10.7 million, with \$11.9 million in funding during that timeframe. The District expects to meet all operation and maintenance expenses and implement needed improvements, repairs, and replacements for the foreseeable future.

Sewer

Sewer Facilities

Sewer service for the City of Sammamish is provided through two districts: Sammamish Plateau Water and Sewer District and the Northeast Sammamish Sewer and Water District.

The Sammamish Plateau Water and Sewer District provides sewer service to portions of the cities of Sammamish and Issaquah and portions of unincorporated King County. The District’s sewer service population, as of December 2020, is estimated at 50,792 people served by 13,077 connections. Based on population growth rates established by the Puget Sound Regional Council in concert with planned developments and information provided by the District, the Cities of Sammamish and Issaquah, and King County, the District’s sewer service population is estimated to grow to 77,185 people by 2040. There are urban areas within the District’s sewer service area that do not currently have sewer service available, and sewer extensions will be required for both infill (new) development and backfill connections where existing developed properties transition from septic systems to sewer service. The District Plan reflects eventual sewer service being provided to all properties within the future sewer service area, estimated to occur around the year 2076.

Currently, all sewage produced within the District sewer service area is sent to the King County system at the south end of the District. The District has two connection points to the KCWTD system; one at the Control Structure and the other at the Freegard Lift Station connection point, eventually directing wastewater into the South Treatment Plant. The Brightwater Treatment Plan, just north of the City of Woodinville, is expected to provide some relief to the South Treatment Plant by accepting future flows.



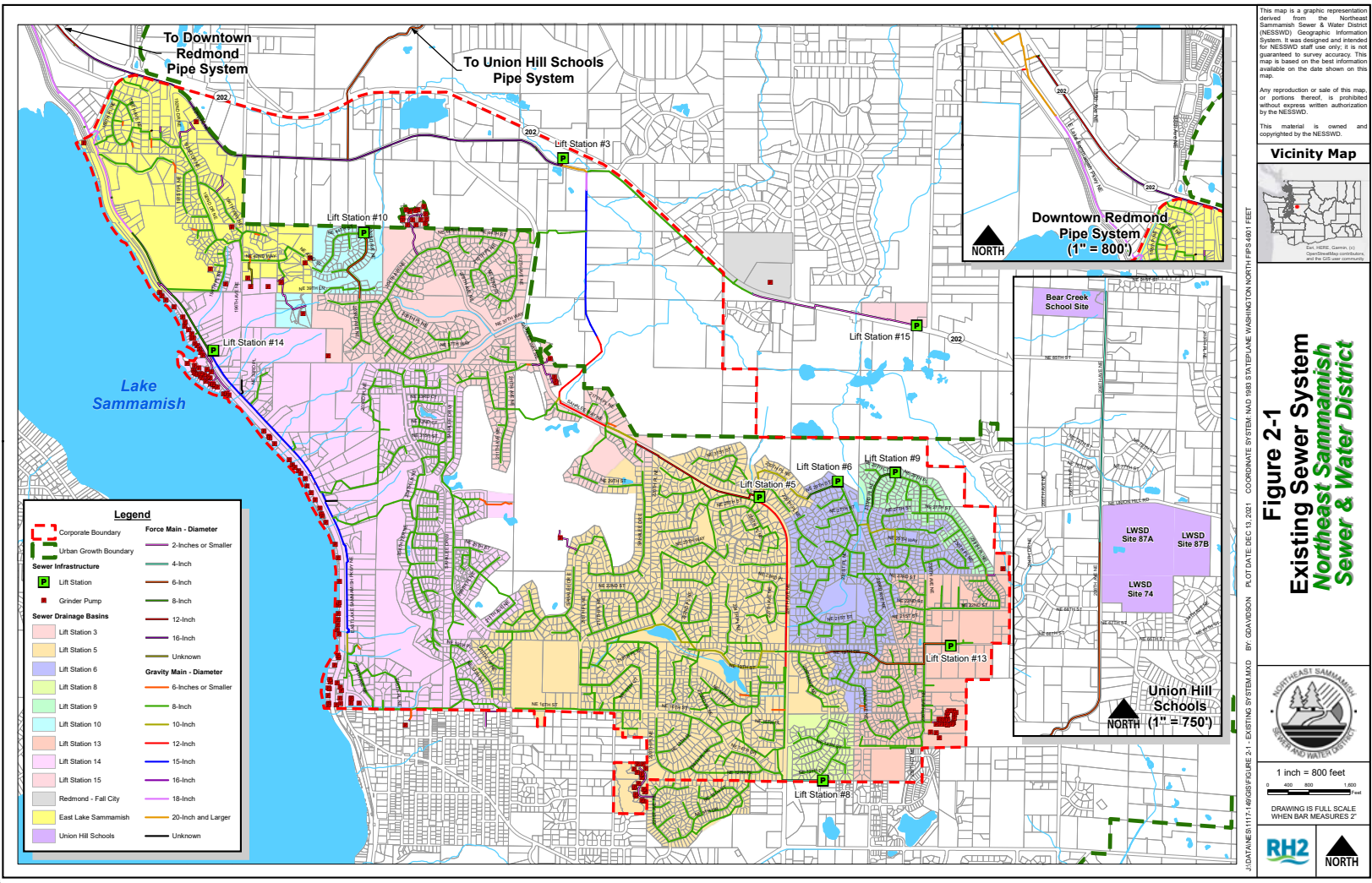
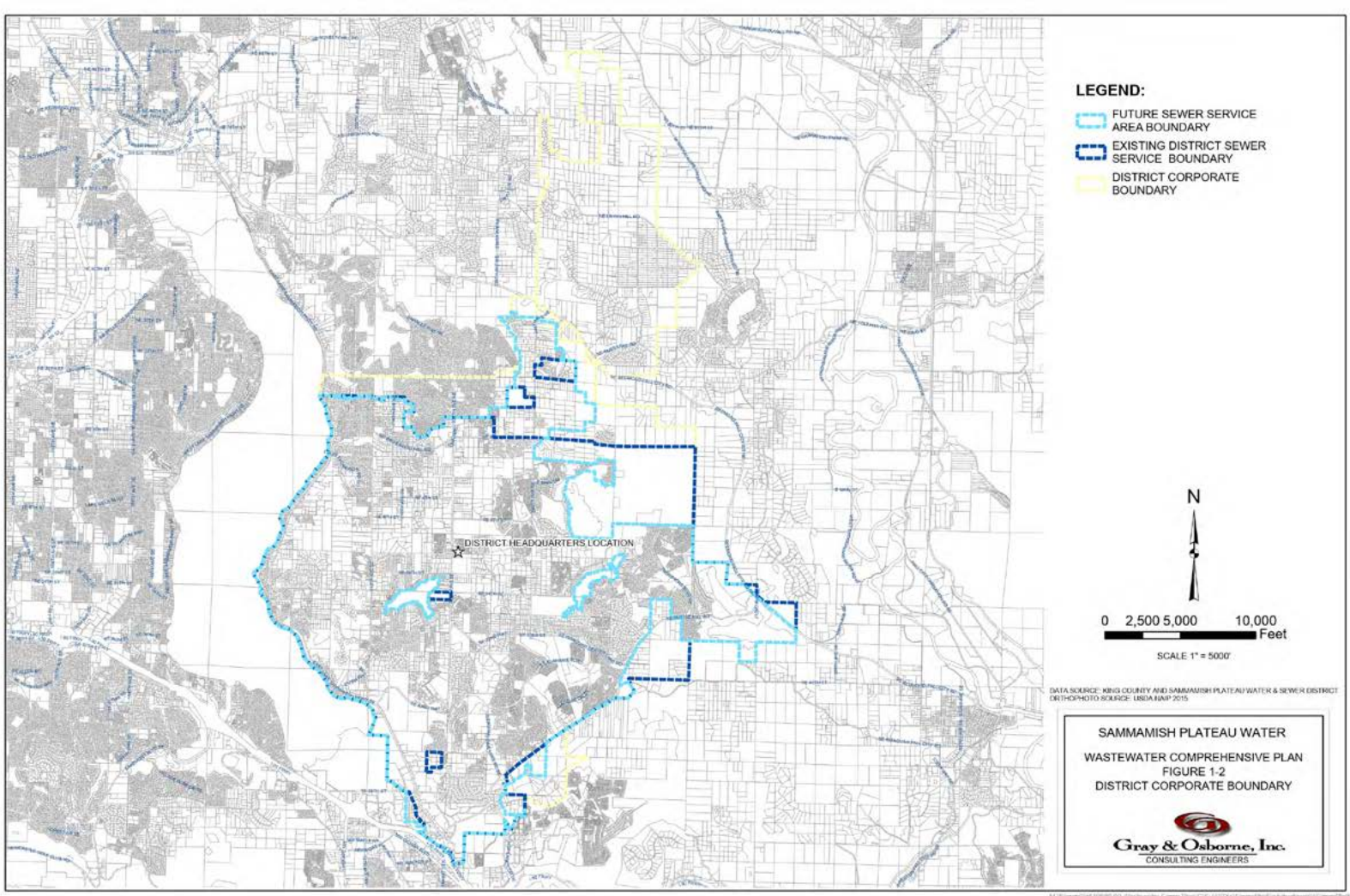


Figure CF-6. Sammamish Plateau Sewer Service Area Map

The Northeast Sammamish Water and Sewer District serves the northeast portion of the City of Sammamish, including areas along Sahalee Way NE and 228th Avenue NE to approximately NE 12th Street. Service in this area is generally divided into two parts by the western ridge of the Sammamish Plateau. The western portion is served by gravity sewers located along East Lake Sammamish Parkway NE and, in part by a single lift station that pumps the wastewater to a gravity sewer which conveys it to the East Lake Sammamish Parkway NE. The eastern portion of the service area is served by gravity sewers and several lift stations. The sewage flows to a regional lift station, which conveys the sewage via force main along NE 50th Street and the Redmond/Fall City Highway to the Northeast Lake Sammamish Interceptor.

The southern water boundary for NESSWD is approximately at NE 20th while its southern sewer boundary is from NE 9th to NE 16th. Customers in this overlapping area receive a sewer bill from NESSWD and a water bill from SPW. This overlap exists since neither District had both water and sewer service available at the time of development. As a result, for customers to have both water and sewer connections, each District provided one of the utilities.

See Figures 5 and 6 for sewer service provider area maps in Sammamish. For more information on existing sewer facilities serving the City of Sammamish, consult the Sammamish Plateau Water and Sewer District Sewer System Plan (2022) and the Northeast Sammamish Sewer and Water District Wastewater Comprehensive Plan (2020).

Figure CF-7. NESSWD Sewer Service Area Map

## Inventory of Existing Facilities

### Sammamish Plateau Water and Sewer District (Plateau Zone)

- 13 sewer collection basins, further divided into 59 subbasins
- 159 miles of gravity sewer main, with pipe diameters ranging from 6 to 60 inches
- 15 miles of force main, pipe diameters range from 1.5 to 20 inches
  - Additional 9.6 miles of low pressure force main
- 21 sewage lift stations
- Serving a population of 40,463 people, 13,445 ERUs in the City of Sammamish

### Northeast Sammamish Sewer and Water District

- 15 sewer collection basins
- 54 miles of gravity sewer main, pipe diameters range from 6 to 42 inches
- 7.4 miles of force main, pipe diameters range from 2 to 16 inches
- 9 sewage lift stations
- Serving a population of 13,400 people, 4,722 ERUs, and 2,400 acres



Forecast of Future Needs

SPW uses different methods to forecast future capital needs based on the type of project.

Capital projects which are growth related are forecast based on the Water and Sewer Comprehensive Plans using engineering analysis of the system and hydraulic modeling.

Capital replacement projects and associated reserve funding needs are forecast through the Districts asset management program. Asset management uses engineering analysis, useful life projections, condition assessment and criticality analysis to forecast future capital replacement needs.

SPW District evaluation indicated over half of the existing deficiencies identified in the District’s system are associated with the facilities along East Lake Sammamish Pkwy from Inglewood Hill Road to SE 43rd Way (Lakefront System). The Lakefront System was only designed to convey wastewater flows from the northern District sewer basins for a limited time. The original Lakefront System design, in the early 1990s, anticipated construction of the KCWTD Sammamish Plateau Diversion Ph. 1 project (SPD Ph. 1 aka Northern Diversion) before capacity of the Lakefront System was reached.

A 2016 Analysis found that the District is currently underserved from a regional perspective. King County failed to recognize the District’s capacity limitations and timely construct the SPD Ph. 1. The multiple delays to the construction of the SPD Ph. 1 is causing the installation of several costly interim improvements to continue sending the northern flows south. The current schedule anticipates construction of the SPD Ph. 1 by 2030.

In addition to new KCWTD facility construction for a northern connection to the regional system, the District is working to engage King County to accept transfer of certain assets for ownership, operation and maintenance by KCWTD. These District owned transmission mains appear to comply with the eligibility requirements for King County ownership.

NESSWD has adequate sewer capacity for the build-out of the District, and does not anticipate the level of growth faced by SPW. No new major sewer facilities are necessary or anticipated. The District will continue with ongoing infrastructure maintenance and replacement.

Capital Projects

Sammamish Plateau Water

See Table 9, at right (from 2024-2029 Capital Program)

2024-2029 Total Capital Projects Funding							
	2024	2024 With Carryover	2025	2026	2027	2028	2029
WATER FUND							
Water Operating	\$ 235,000	\$ 1,961,203	\$ 3,107,219	\$ 1,819,429	\$ 160,000	\$ 160,000	\$ 160,000
Water Capital Replacement	\$ 3,354,000	\$ 3,488,000	\$ 982,800	\$ 331,000	\$ 402,000	\$ 521,000	\$ 268,000
Water General Facilities	\$ -	\$ 2,682,448	\$ 2,187,980	\$ 10,711,116	\$ 9,800,000	\$ -	\$ -
Water Local Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Other	\$ -	\$ 2,368,877	\$ 3,996,005	\$ 2,391,979	\$ -	\$ -	\$ -
Total Water - District Funded	\$ 3,589,000	\$ 10,500,528	\$ 10,274,004	\$ 15,253,524	\$ 10,362,000	\$ 681,000	\$ 428,000
SEWER FUNDS							
Sewer Operating	\$ 315,000	\$ 1,281,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000
Sewer Capital Replacement	\$ 582,000	\$ 1,031,000	\$ 611,200	\$ 112,000	\$ 53,000	\$ 105,000	\$ 67,000
Sewer General Facilities	\$ -	\$ 4,541,000	\$ -	\$ 3,717,000	\$ -	\$ -	\$ -
Sewer Local Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sewer - District Funded	\$ 897,000	\$ 6,853,000	\$ 876,200	\$ 4,094,000	\$ 318,000	\$ 370,000	\$ 332,000
TOTAL FUNDING	\$ 4,486,000	\$ 17,353,528	\$ 11,150,204	\$ 19,347,524	\$ 10,680,000	\$ 1,051,000	\$ 760,000
*Includes prior years unexpended appropriations							

Northeast Sammamish Sewer and Water District

See Table 10 Below:

Schedule of Improvements								
No. Description		Probable Cost (2021 \$)	6-Year Schedule of Improvements					
			Planned Year of Project and Estimated Cost in 2021 \$1000					
			2021	2022	2023	2024	2025	2026
S1	Lift Station No. 3 Improvements	\$83		\$83				
S2	Lift Station No. 5 Improvements	\$296	\$24	\$90	\$182			
S3	Lift Station No. 6 Improvements	\$61				\$61		
S4	Lift Station No. 8 Improvements	\$543	\$40	\$503				
S5	Lift Station No. 10 Improvements	\$245			\$245			
S6	Lift Station No. 13 Improvements	\$35				\$35		
S7	Lift Station No. 14 Improvements	\$13				\$13		
S8	Lift Station No. 15 Improvements	\$53				\$53		
S9	Lift Station Nos. 3, 6, and 13 Soft Starters	\$48		\$48				
S10	Lift Station Nos. 8, 9, 10, 14, & 15 Emergency Gen Sets	\$1,111	\$15	\$146		\$320	\$216	\$198
S11	Annual Grinder Pump Replacement	\$240		\$40	\$40	\$40	\$40	\$40
S12	General Sewer Plan 10-Year Update	\$5	\$5					
S13	Annual Replacements and Unscheduled Projects	\$690		\$115	\$115	\$115	\$115	\$115
S14	Annual Unscheduled Equipment Additions	\$228		\$38	\$38	\$38	\$38	\$38
S15	Lift Station No. 3 Basin Pipe & Force Main Rehab	\$620	\$43	\$577				
S16	SCADA Upgrade Facilities	\$1,005	\$20	\$315	\$223	\$223	\$112	\$112
S17	SR 202 Force Main Bypass and Reroute	\$188		\$188				
S18	Lift Station 3 Manhole Rehabilitation	\$191	\$9	\$182				
S19	Shop Loft	\$47	\$47					
S20	Office/Shop Emergency Generator	\$131			\$131			
Total Estimated Probable Costs of Improvements		\$5,833	\$203	\$2,325	\$974	\$898	\$521	\$503



Funding

Sammamish Plateau Water’s ongoing and new capital projects in the 2024-2029 period total about \$12.9 million for sewer alone projects, and just shy of \$1 million for joint water and sewer projects. They anticipate \$12.9 million in funding across that same period.

Northeast Sammamish Sewer and Water District’s proposed improvements for the 2021 to 2027 period total an estimated \$5.8 million, with \$8.0 million in funding during that timeframe. The District expects to meet operating expenses, bond covenants, and capital expenditures while maintaining adequate reserves.

Fire & Emergency Medical Response Services

Eastside Fire and Rescue (EF&R) serves the City of Sammamish with a full-range of fire suppression and emergency medical services.

Inventory of Existing Facilities

The City of Sammamish owns the fire stations and apparatus that are operated by EF&R. The City owns 3 stations, 8 pumpers, 6 rescue and/or aid vehicles, and 4 SUVs and automobiles.

Forecast of Future Needs

The City does not forecast needs for future capital facilities for fire and emergency medical response.

Capital Projects

There are no capital projects for capital facilities for fire and emergency medical response.

Funding

No funding is projected because there are no capital projects for fire and emergency medical response.

Schools

The City of Sammamish is served by three separate school districts: the Lake Washington School District #414 (LWSD), the Issaquah School District #411 (ISD), and the Snoqualmie Valley School District #410 (SVSD). These districts provide public elementary, junior and high school education.

The complete Capital Facility Plans of the three school districts, as amended and adopted by the City Council, are adopted by reference in this Capital Facilities Plan Element of the City of Sammamish. Each district’s complete CFP contains detailed information regarding school facility development and impact fees, including:

- a) Deficiencies in facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time;
- b) Additional demands placed on existing facilities by new development; and
- c) Additional facility improvements required to serve new development.

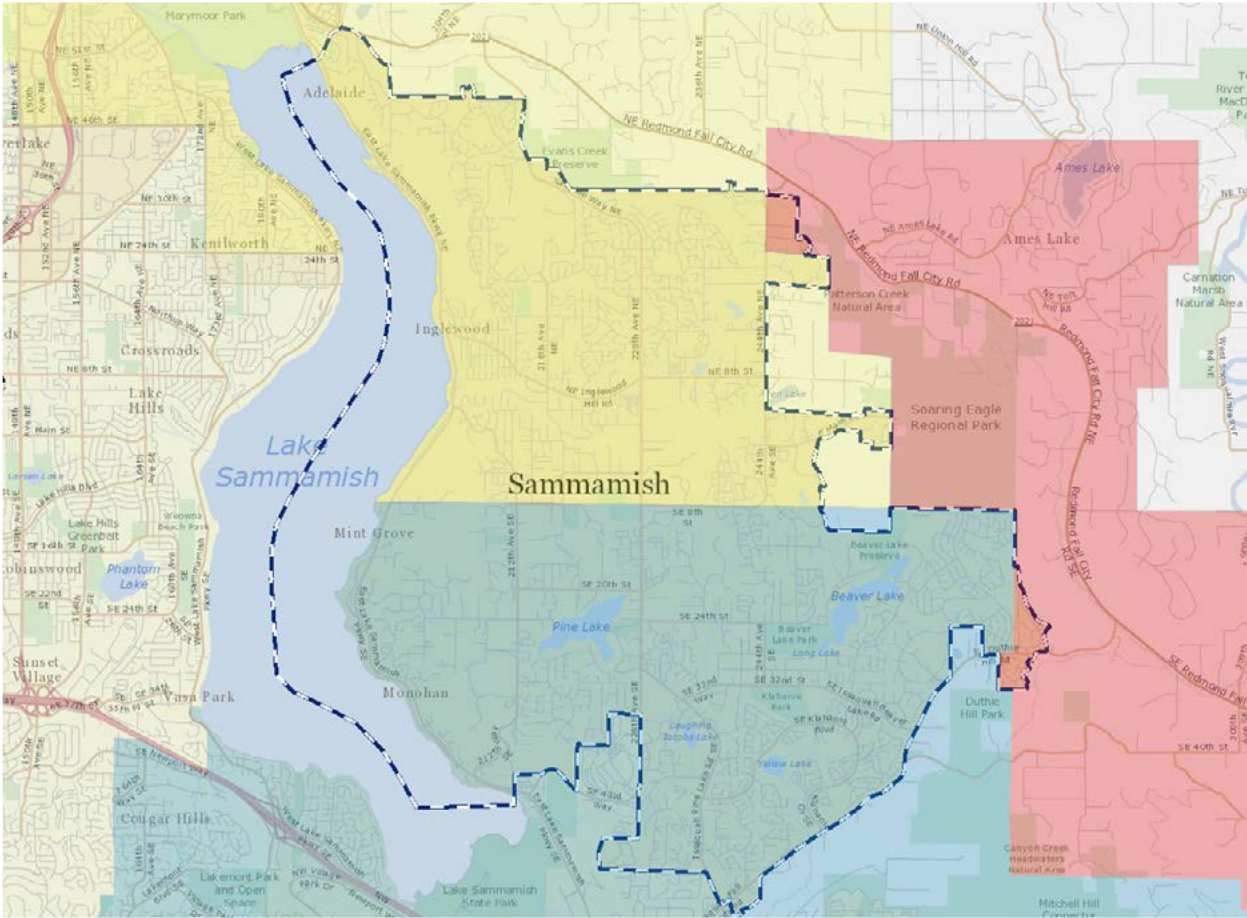


Figure CF-3. School District boundaries

# Libraries

## Inventory of Existing Facilities

The Sammamish Library is located in Sammamish Commons. The 19,500 square foot building opened in 2010, is owned by King County, and is operated by the King County Library System.

## Forecast of Future Needs

King County’s 2024-2028 Capital Investment Program does not include any projects over that period for the Sammamish Library Branch.

## Capital Projects

There are no capital projects specific to the Sammamish Library Branch.

## Funding

KCLS anticipates \$45.4 million in combined expense over the 2024-2028 CIP period for capital projects in both facilities management and IT services. The CIP does not provide a forecast over that period for resources to complete these projects.

# Utilities

## Electrical Service

Puget Sound Energy (PSE) provides electrical service within the City of Sammamish. Residential customers include single family residences and some multi-family residences. Customers on commercial/retail meters include all retail stores, warehouses, office buildings, public facilities, utilities, and some multi-family developments as well.

Peak demands occur during the cold winter months, while demand in spring through fall is considerably less. The range of commercial/retail demand varies considerably more than residential demands. A large grocery store or office requires an estimated 300 to 500 KW, while residential uses generally demand between 0.5 to 10 KW.

The Sammamish area is primarily served by the following substations:

- Plateau Substation
- Sahalee Substation
- Pine Lake Substation
- Klahanie Substation

In addition, other local substations that provide back-up service include:

- Redmond Substation
- Fall City Substation
- Pickering Substation

Other facilities necessary to the provision of electric service to the area include two transmission lines. These lines are known as the Sammamish-Lake Tradition line which is a 115kV line serving the Plateau, Pine Lake and Sahalee substations, and the Sammamish- Maple Valley Transmission line which is a 230KV line that provides service to the Klahanie Substation.

Planning for electrical production and distribution is done on a regional basis. Hydropower, coal, and natural gas were PSE’s top three energy sources in 2023, though wind power was the fourth largest. However, according to PSE’s Integrated Resource Plan (IRP), updated in 2023, the provider does expect that there will be enough resources to meet energy demand with 100% clean energy by 2045, per the requirements outlined within the Clean Energy Transformation Act (CETA).



## Electric Vehicle Considerations

As the city of Sammamish continues to grow, the increase in electric demand will require infrastructure improvements to accommodate the increased loading and maintain reliability of the system. Additionally, as electric vehicle (EV) adoption in Washington State increases, charging infrastructure is a great consideration for those considering purchasing zero-emission vehicles. PSE currently provides programs to Transportation Electrification Programs to reduce EV adoption barriers and boost charging infrastructure within the state. A transition to Electric Vehicles will require increased infrastructure to ensure there is a safe, reliable, and effective source of energy for charging.

The existing transmission lines are meeting the current loads. As local demand grows, additional distribution and transmission capacity will be needed to support customer needs. To meet future population demand within Sammamish, PSE anticipates the need for new infrastructure that may include distribution substations, feeder, and transmission lines to serve the increased customer load. As customers move toward increased renewable energy, local renewable energy generating resources may result in additional infrastructure required to deliver energy to the grid in a safe, effective, and reliable manner. Additionally, considering energy storage, both residential and utility scale, will have the potential of providing additional benefits for renewable energy sources and providing benefits to the community.

## Natural Gas

Puget Sound Energy supplies natural gas to several counties in the Puget Sound region, and is the provider of natural gas in the City of Sammamish. PSE purchases natural gas from a variety of sources and the natural gas is transported to Sammamish by the Williams Northwest Pipeline. Natural gas from the pipeline is reduced to 250 pounds per square inch gauge (psig) to feed high-pressure supply lines. Williams Pipeline operates 26” and 30” natural gas pipelines located within the Sammamish area.

## Telecommunication

Personal wireless services are those services that use radio waves to transmit voice and/or data using the radio frequency spectrum. Wireless companies analyze market demand and expand services in response to increased demand. Capacity of wireless facilities is based on number of facilities in an area, number of customers, and customer use, and cellular companies consider information related to demand and capacity to be proprietary information. Capacity can be expanded, however by dividing larger service areas into smaller service areas and increasing the number of channels in the service area, or through advances in technology.

### Telecommunication—Cable

Comcast, currently provides Video and High Speed Data (HSD) cable services to residential and commercial customers in the Sammamish area, including Klahanie. The type of facility that is required to provide cable service is a “fiber backbone” with a coaxial distribution system. The distribution cables are typically located on poles

owned and maintained by Puget Sound Energy or they are located underground.

According to AT&T, the capacity of the current cable system in relation to the existing customer base is unlimited, and it does have the capabilities to expand cable service when needed.

### Telecommunication—Internet

Internet service can be delivered through many different means, including fiber, cable, satellite, DSL, and 5G. In Sammamish, cable internet is provided by Xfinity (Comcast) and Astound Broadband (formerly Wave), who also provides DSL and Fiber service. Quantum Fiber, CenturyLink, and Ziply Fiber are the local fiber servicers, and Starlink, HughesNet, and Viasat all provide internet over satellite.

**Work from home:** The development and expansion of broadband internet facilities are essential to nurturing a vibrant, inclusive, and forward-thinking community, particularly for remote workers in Sammamish. In today's digital age, where working from home is rapidly increasing in popularity, broadband internet is not just a utility but a critical piece of infrastructure that enables economic growth, innovation, and access to global markets. By investing in high-speed internet facilities, Sammamish can attract and retain a diverse workforce, including remote workers who rely on robust and reliable connectivity to perform their jobs effectively. Investment in internet facilities would not only support local economic development by fostering a conducive environment for local businesses, companies, and remote workers, but also ensure that all community members, regardless of their location within Sammamish, have equal opportunities to participate in the digital economy. Moreover, high-quality broadband infrastructure enhances the community’s quality of life by enabling access to educational resources, telehealth services, and remote social interactions, making Sammamish a more attractive place to live while remaining connected across the Puget Sound region and the world.

## Solid Waste

The King County Department of Natural Resources, Solid Waste Division, operates King County’s transfer and disposal system comprised of a regional landfill, eight transfer stations, and two rural drop boxes for residential and non-residential self-haul customers and commercial haulers. Local hauling services in the unincorporated areas and a majority of cities are provided by private garbage collection companies which receive oversight through the Washington State Utilities and Transportation Commission (WUTC). The closest waste transfer stations to the City of Sammamish are in Kirkland at the Rose Hill (Houghton) station, and at the Factoria transfer station in Bellevue.

Currently, local haulers within the City of Sammamish operate within two service areas: Republic and Waste Management. Waste Management serves the northern portion of the City of Sammamish to north side of NE 8th Street. Republic serves customers from the south side of NE 8th Street to the city limits in all directions.

# Climate Change & Resilience

## Volume II



### Background Information

The following documents referenced or included in this volume constitute the background information used to inform Volume I of the Comprehensive Plan Update.

### External References

#### Climate Action Plan

The Climate Action Plan (CAP) was adopted by the City in late 2023, and aims to address the multifaceted challenges of climate change, complement broader regional, state, and federal efforts, and provide actionable means for the City to reduce greenhouse gas emissions and per capita Vehicle Miles Traveled.

The CAP can be reviewed on the [City website](#).