



LAND USE

blown in the breeze,
snips of ribbon
for the new library

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Land Use 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 and 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.

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LAND USE

Introduction

The Land Use Element guides future use of land in Sammamish and helps to ensure the City's high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, encourage community open spaces, foster a sense of community, reflect current and historic character, and keep new growth context sensitive with existing development. It recognizes the auto-oriented legacy of historic development patterns, and sets policies to continue suburban patterns that are more walkable and promote good human health. Lastly, it aims to be part of a coherent regional whole by coordinating planning efforts with neighboring cities, special districts, and King County.

Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, land use policies promote opportunities for sustainable development patterns, active transportation, access to healthy foods, and social connectedness.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land



"Fourth on the Plateau" at Sammamish Commons

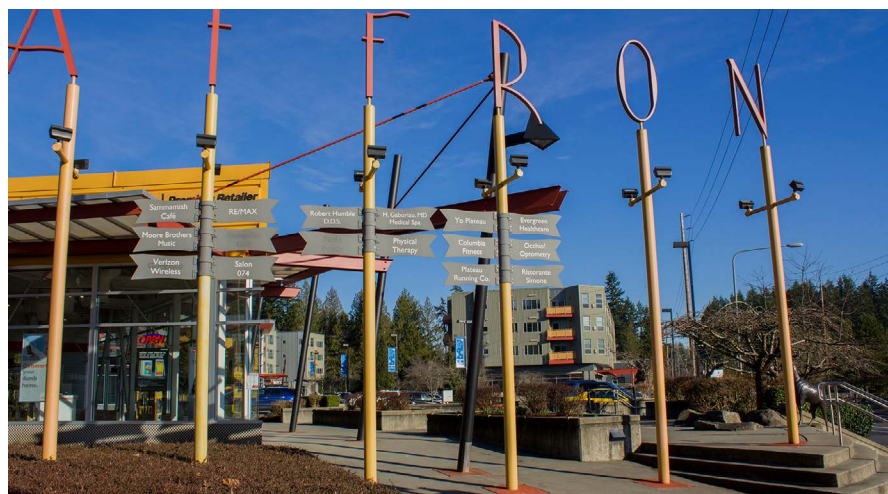
Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.



that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Information contains the background data and analysis that provide the foundation for the Land Use Element goals and policies.

Varying land uses in Sammamish, including the Farmer's Market, local businesses and a school.



Goals and Policies

Goal LU.1 Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.

Policy LU.1.1 Establish land use policies and regulations that promote a safe, healthy and engaged residential community with a range of housing options, safeguard the environment and foster a sense of community.

Policy LU.1.2 Promote complementary and compatible development and smooth transitions between differing land uses.

Policy LU.1.3 Recognize and preserve the natural environment as an important element of the City's identity.

Policy LU.1.4 Where appropriate, develop design guidelines and development regulations to support the following:

- a Compatibility with natural site features*
- b Retention of trees and native vegetation*
- c Low impact development*
- d Development at a scale and character appropriate to the site*
- e Design that supports the human scale*
- f Design that reflects community character*
- g Landscaping to enhance building and site appearance and function*
- h Integrated and connected access for bicycles, pedestrians and vehicles*
- i Balanced consideration of automobile and pedestrian/bicycle mobility and safety*
- j Usable passive and active open space, including community gathering places*
- k Cohesive design character that minimizes visual clutter*
- l Sense of personal safety*

For more information, see the Current Zoning Section in Volume II.LU, page LU.9.

For more information, see the Natural Environment Section in Volume II.LU, page LU.4 and Background Figure LU-1 on page LU.5.



Human scale development



Commercial landscaping



Renaissance Ridge
neighborhood gateway

Please see the Housing Element for additional housing and residential neighborhood goals and policies.

Clustered development is the grouping of buildings on small lots within a development site in order to preserve sensitive natural features and open space.

Goal LU.2 Preserve and enhance the natural features, quality, character and function of the City's residential neighborhoods.

Policy LU.2.1 Promote a variety of housing types to meet all housing needs.

Policy LU.2.2 Support design variety, such as variation in facade and rooflines, flexible setback standards, excluding the perimeter of developments, and other design features in accordance with other applicable codes to enhance neighborhood character.

Policy LU.2.3 Periodically review housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, parking and other standards in the residential development standards.

Policy LU.2.4 Establish a program to acquire property for public purposes consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights or easements, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include: protection of environmentally sensitive areas, preservation of view corridors, preservation of parcels that convey a unique sense of the community's character or historical tradition, parcels to provide breaks in development patterns along designated arterials, passive and active recreation opportunities.

Policy LU.2.5 Promote clustering to preserve open space, retain significant natural features and reduce surface water runoff, where appropriate.

Policy LU.2.6 Where feasible, design stormwater facilities to provide supplemental benefits, such as pollinator and wildlife habitat, recreation, trails and enhancement of community character.

Policy LU.2.7 Consider site and design measures in residential areas to:

- a Ensure that stormwater facilities enhance neighborhood character, whenever possible*
- b Promote privacy*

- c *Preserve vegetation, protect the natural environment and encourage planting of trees and native vegetation*
- d *Provide passive recreation, including trails where appropriate*
- e *Develop compatible services, recreation and gathering places within walking/bicycling distance of homes*

Policy LU.2.8 *Infill development should be encouraged in areas which:*

- a *Transition between single family residential and other uses or densities*
- b *Are served by an arterial street system with sidewalks*
- c *Have nearby pedestrian access to public transit services*
- d *Are located within one-quarter mile of a neighborhood park or recreation area*

Policy LU.2.9 *Ensure non-residential uses—including but not limited to schools, religious facilities, group residences and similar uses—in residential zones minimize impacts to existing uses and surrounding single family residences. Such non-residential uses should be compatible with the supporting neighborhood to the extent authorized by law.*



Pedestrian oriented commercial development in Sammamish

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.**

Policy LU.3.1 *Town Center and the designated Commercial Centers should provide for a lively mix of activities, such as:*

- a *Specialty retail and restaurants*
- b *Professional services*
- c *Pedestrian walkways and transit access*
- d *Civic, community service, community gathering and recreational uses*



Public art feature at Sammamish Commons

Sammamish Commons



Policy LU.3.2 Develop subarea plans and design guidelines for designated Community Centers/Commons to support long term compatibility and vitality.

Policy LU.3.3 Review and update performance standards to ensure that new and expanding businesses restrict adverse impacts including but not limited to: noise, vibration, smoke, fumes, surface or ground water pollution, air pollution, hazardous wastes and risk of explosion.

Policy LU.3.4 Support education and training programs through cooperative planning efforts with other agencies.

Policy LU.3.5 Foster public/private partnerships to implement economic development programs and projects.

Policy LU.3.6 Consider adding an economic development element to the Comprehensive Plan.

Goal LU.4 Ensure that public facilities support and strengthen community character.

Policy LU.4.1 Create community landmarks and promote identity through public art and public/semi-public development.

Policy LU.4.2 Enhance the visual character and function of stormwater management facilities through creative features, such as fountains and ponds, and innovative use of evolving technologies.



Enhanced landscaping on 228th Ave SE



Policy LU.4.3 Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping, including native plantings, and street furniture to enhance community character.

Policy LU.4.4 In order to promote dark skies, lighting should be appropriate to the task and located and shielded to reduce light trespass on the surrounding area.

Goal LU.5 Provide for planned population and employment growth and maintain the City's suburban patterns.

Policy LU.5.1 Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses.

Policy LU.5.2 Through the future land use pattern, promote a variety of housing, including affordable opportunities, reduce external vehicle trips and related traffic congestion patterns.

Policy LU.5.3 Establish and maintain a Comprehensive Plan Future Land Use Map, included as Figure LU-1.

For more information, see the Growth Targets Section in Volume II.LU, page LU.7.

For more information, see the Land Use Map Section in Volume II.LU, page LU.9.



Goal LU.6 Promote development design that maintains a harmonious relationship with the natural environment.

Policy LU.6.1 Encourage design flexibility, such as lot clustering, to preserve existing site features, including clusters of trees, wetlands, streams, native topography and similar features.

Policy LU.6.2 Maximize tree retention and assure replacement where tree retention is not feasible.

Policy LU.6.3 Promote retention of existing landscaping and native vegetation to the maximum extent practicable in development.

Please see the Environment & Conservation Element for additional natural environment policy guidance.

LAND USE DESIGNATIONS

Residential Districts

The residential districts implement Comprehensive Plan policies for housing quality, diversity (such as townhomes, cottage housing, apartments, duplex, and single-family detached), and affordability, and efficient use of land, public services, and energy. The R-1 district should be applied in areas with, or in proximity to, lands with area-wide environmental constraints, wildlife corridors, or in established neighborhoods of the same density. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. The R-4 through R-8 districts, provide for predominantly single detached dwelling units at varying densities. The R-12 through R-18 districts allow for a mix of multifamily development at a variety of densities. Minimum residential densities should be met in the TC-A and TC-B districts. In all residential districts, accessory uses and complementary nonresidential uses may be allowed.

Neighborhood Business

The Neighborhood Business District provides small-scale, convenient, daily retail and personal services for a limited service area, minimizes the impacts of commercial activities on nearby properties, and provides for limited residential development not to exceed R-8 density.

Community Business

The Community Business District provides convenience and comparison retail and personal services for local service areas serving neighborhoods that cannot be served conveniently by larger commercial centers. Compared to the Neighborhood Business District, a wider range of uses are permitted, including small-scale office and mixed-use developments.

Office

The Office District provides for pedestrian and transit-oriented, high-density-employment, office uses together with the potential for complementary retail and urban-density residential development in certain locations.

Town Center

The Town Center designations create a focused mixed-use center for the City, provide opportunity for a variety of housing types and retail and office uses; provide for a comprehensive system of parks, open spaces and trails; establish an efficient circulation system; provide community and civic facilities; establish a distinctive design character; and promote sustainability, including an integrated stormwater management system. The planned development pattern encourages the most intensive development in core mixed-use development areas.

Designations within Town Center include the following:

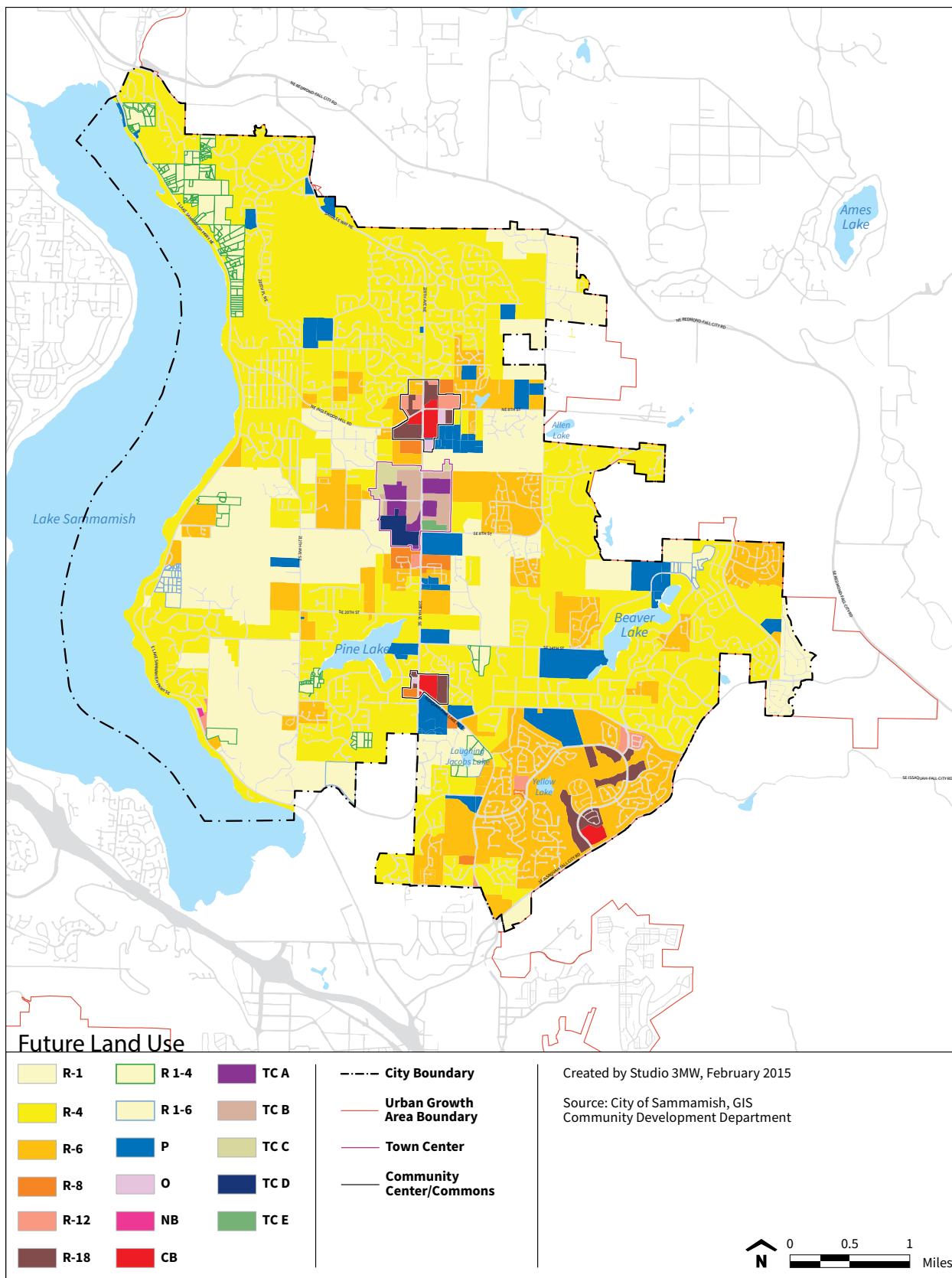
- » Town Center A—Commercial focus
- » Town Center B—Residential focus
- » Town Center C—Lower intensity residential
- » Town Center D—Civic campus
- » Town Center E—Reserve

The Town Center subarea plan and implementing development regulations provide additional guidance for town center development.

Public Institution

This classification recognizes publicly owned facilities and sites that offer governmental, utility, recreational, educational, and emergency response services to the community.

Figure LU-1
Future Land Use Map



Policy LU.6.4 Promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies such as infiltration that limit impervious surfaces.

Policy LU.6.5 Use flexible development regulations, incentives and open space acquisition (or low density zoning where these measures are not adequate) to protect floodplains, small sensitive lakes, riparian corridors, high value wetlands and unstable slopes from degradation and to encourage linking these environmental features into a network of open space, fish, wildlife and pollinator habitat.



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.

Policy LU.7.1 Strive for a connected land use pattern that serves the local community and reduces the need to drive.

Policy LU.7.2 Adopt land use designations where appropriate that promote efficient transportation systems, including road connections and connectivity between neighborhoods, while preserving or enhancing safe, active transport and the consideration of walking and biking distances in the location of residential, commercial and recreational uses.

Policy LU.7.3 Support land use choices that facilitate non-motorized trips.

Policy LU.7.4 Integrate land use characteristics, such as densities and key destinations, with planning for road connections and connectivity between neighborhoods, safe active transport trails, bikeways and paths.

Policy LU.7.5 Encourage connectivity within a new development and connectivity between a new development and development outside of it by minimizing use of cul-de-sacs.

See the Transportation and Parks/Open Space Elements for goals and policies addressing walking and biking circulation systems.



Sammamish youth walking and busing home from school

Policy LU.7.6 Promote neighborhood road connections and connectivity while protecting and enhancing active transport:

- a Seek opportunities to connect neighborhoods to existing and planned road and trail systems*
- b Ensure that neighborhoods are connected and accessible for all modes of travel*
- c Connect existing road ends with new development, where appropriate*

Policy LU.7.7 Support road connections and connectivity that enhance safe walking and bicycling routes to schools.

Policy LU.7.8 Provide opportunities for urban agriculture, including community gardens.

Policy LU.7.9 Encourage opportunities for informal community gathering through streetscape design and landscape standards.

Policy LU.7.10 Encourage active civic engagement in the creation of plans, regulations and development proposals.

*Online communication through **social media** also promotes community. Please see the Utilities Element for policies related to telecommunication service in Sammamish.*



Sammamish Farmer's Market

A few of the neighboring jurisdictions, special purpose districts and other organizations that Sammamish commonly works with include:

- City of Redmond
- City of Issaquah
- King County
- King County Metro
- Puget Sound Regional Council
- Eastside Fire and Rescue
- Lake Washington School District
- Snoqualmie Valley School District
- Issaquah School District
- NE Sammamish Water and Sewer District
- Sammamish Plateau Water and Sewer District
- Sound Transit
- Sound Cities Association
- Association of Washington Cities

Goal LU.8 Participate in inter-agency partnerships to address regional planning issues.

Policy LU.8.1 Coordinate with the State of Washington, King County and neighboring cities in maintenance and development of major arterials.

Policy LU.8.2 Develop long-term plans in coordination with neighboring special districts and general purpose governments; strive to achieve balance in addressing differing needs.

Policy LU.8.3 Coordinate future planning and interlocal agreements for annexation areas with appropriate agencies.

Policy LU.8.4 Work with King County and neighboring jurisdictions to study and accomplish adjustments to the City's portion of King County's UGA boundary where appropriate, and include as part of Sammamish's Potential Annexation Area (PAA).

Areas currently outside of the City's UGA boundary that should be studied for inclusion are listed below. Additional areas may be identified in the future.

- Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City's UGA
- Future areas to be determined within the NE Sammamish Sewer and Water District, Sammamish Plateau Sewer and Water District, and/or the existing or expanded UGA
- Areas designated in the potential annexation area map, Figure LU-2

Policy LU.8.5 Consider annexations as designated in the potential annexation area map, Figure LU-2.

Policy LU.8.6 Ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Future Land Use Map and policies.

Policy LU.8.7 Continue to revise and update the Future Land Use Map as potential annexation areas are designated and annexed.



Goal LU.9 Encourage sustainable development.

Policy LU.9.1 Identify and adopt zoning code amendments to allow distributed energy generation compatible with surrounding uses and adopt incentives that promote distributed generation.

Policy LU.9.2 Promote water conservation through a variety of technologies, including smart meters, water efficient fixtures, rainwater harvesting and re-use of greywater.

Policy LU.9.3 Support green building practices and infrastructure measures.

Policy LU.9.4 Support green development that maximizes retention of a site's natural contours and features and consider alternatives to minimize grading cuts and fills and leveling of lots.

Policy LU.9.5 Support urban agriculture and access to healthy food.

Goal LU.10 Identify, protect, encourage and preserve historic, cultural and archaeological resources.

Policy LU.10.1 Preserve the community's history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.

Policy LU.10.2 Support a transparent public review process whenever changes to identified historically significant buildings or properties are proposed.

Policy LU.10.3 Participate in regional efforts to identify and preserve historic and cultural sites.

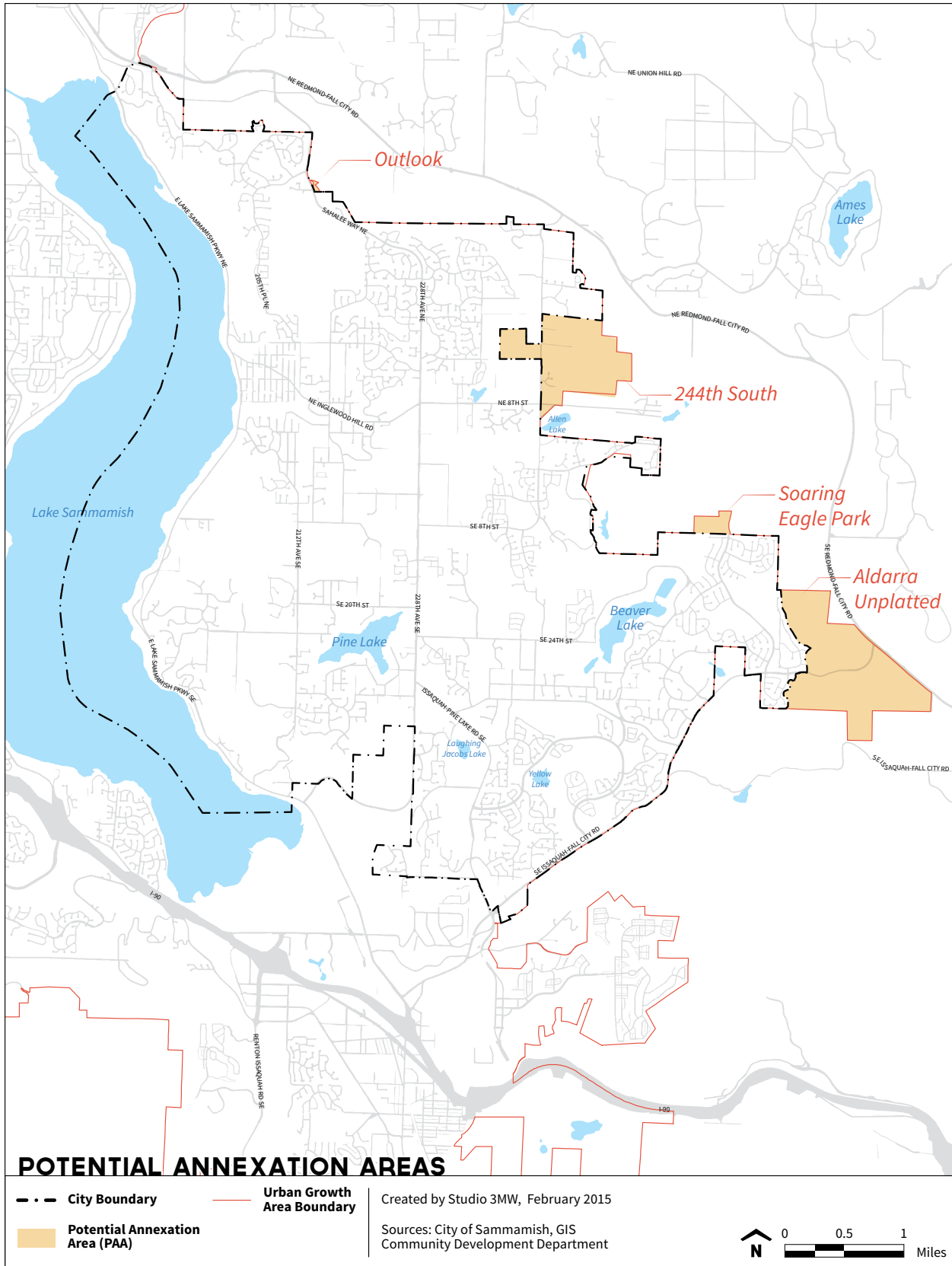
Policy LU.10.4 Support community cultural organizations and events in the City.

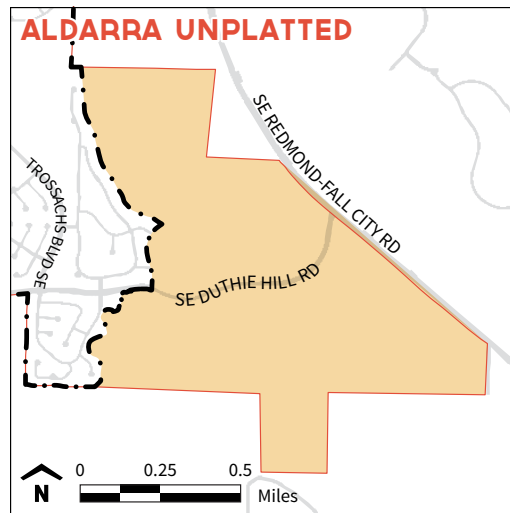
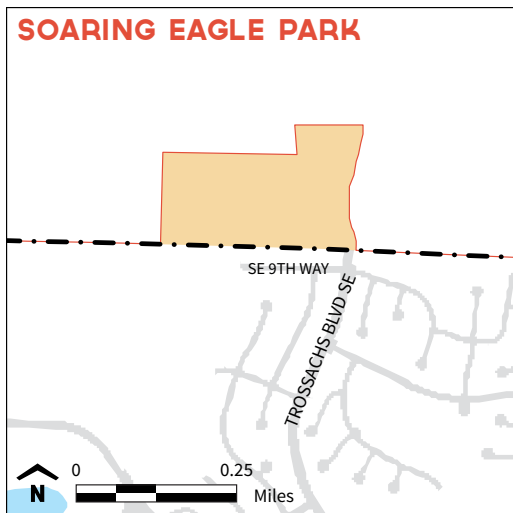
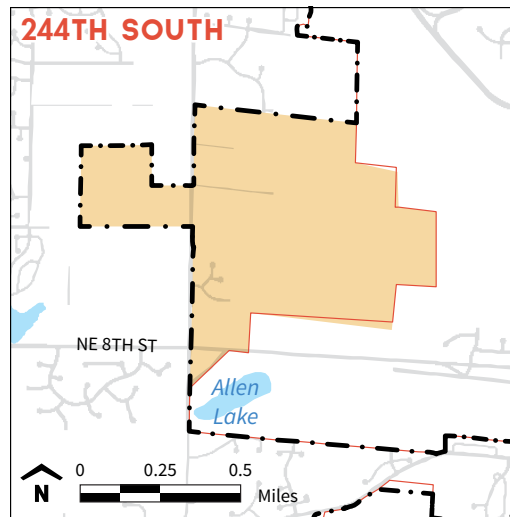
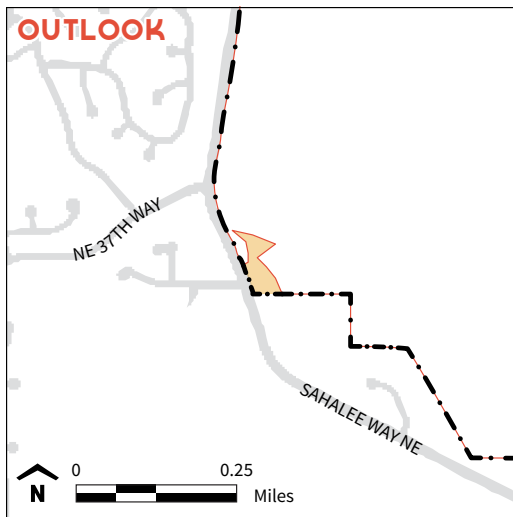
Please see the Utilities Element for additional sustainable policies related to utilities.

Green building practices are environmentally responsible and resource-efficient throughout a building's life-cycle.

For more information, see the Historic Resources Section in Volume II.LU, page LU.11 and Background Figure LU-4 on page LU.13.

Figure LU-2
Potential Annexation Areas





Goal LU.11 Establish a community that maintains and enhances the quality of life for everyone living and working within Sammamish.

Policy LU.11.1 Provide attractive, high quality parks, recreational areas and streetscapes throughout the City.

Policy LU.11.2 Encourage joint use and development of recreation lands and facilities in accordance with the Park, Recreation and Open Space (PRO) Comprehensive Plan.

- Policy LU.11.3 Encourage parks, schools, churches, cultural centers and other public and semi-public buildings to locate on sites that give the community and neighborhoods landmarks and an identity, without creating adverse impacts on environmentally sensitive areas.*
- Policy LU.11.4 Encourage public and private community service providers, including the City, to share or reuse facilities that provide adequate shared parking, consistent with city code, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, other social facilities and gathering places.*
- Policy LU.11.5 Encourage community cultural and historical projects throughout the City to provide beautification, education, and other social benefits.*