

September 2, 2022

Sammamish City Council  
Sammamish City Hall  
801 228th Ave. SE  
Sammamish, WA 98075

*Re: Limited Scope Development Agreement*

Dear City Councilmembers:

As you may know, the City of Sammamish Hearing Examiner granted preliminary plat approval of a 38-lot subdivision known as Brownstones West (“BS West”), on May 2, 2022 (PSUB2019-00561). Following that approval, the City planning staff and STCA have continued to discuss both BS West and the remanded UZDP application (UZDP2019-00562) that covers TC-A zoned property adjacent to BS West.

In the course of these discussions, it has become apparent that three modifications to the currently approved BS West preliminary plat would result in significant public benefits in accordance with the Town Center Plan.

- First, we have discussed the multiple advantages of replacing what is currently approved as a future street (223rd Ave SE) between BS West and the UZDP area with **an open space or park area** that would extend and expand pedestrian and bicycle access from SE 4th Street south to the Lower Sammamish Commons, and allow townhouses to front this open-space area rather than a traditional vehicular street. Some of the public benefits we see associated with replacing 223<sup>rd</sup> with a park are the following:
    - Increase in approximately  $\frac{3}{4}$  acre of park space with a corresponding  $\frac{3}{4}$  acre decrease in impervious right-of-way surface.
    - Enhanced public trail connection to Lower Commons through larger recreational open space versus current location adjacent to 223<sup>rd</sup> Ave SE.
    - Usable recreational open space for citizens and Town Center residents to enjoy.
  - Second, as part of this conversion to a park, our team has concluded that it will be feasible to locate **regional stormwater facilities**—specifically underground vaults—below the park resulting in the following public benefits:
    - Increased vault capacity to address the BS West project along with all future development south of SE 4<sup>th</sup> Street and west of the basin line.
    - Consolidation of seven public/private vaults and five sand filters down to two vaults and one sand filter across BS West and future projects.
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- Efficient rectangular vault design resulting in lower maintenance and repair costs.
- Implementation of regional stormwater solution as envisioned in Town Center.
- Third, **additional and improved open-space access** would be gained if we slightly reconfigured SE 6th Street resulting in the following public benefits:
  - Create new signature entry to Lower Sammamish Commons at 224 Ave SE and SE 6<sup>th</sup> Street with the opportunity to locate a visually interesting landmark feature.
  - Create a public trail connection from BS West to Lower Sammamish Commons as the initial leg of the Town Center trail system.
  - Shift park-related traffic flows from the current residential 222<sup>nd</sup> Ave SE to the new full-street improvement of 224<sup>th</sup> Ave SE built to Town Center standards with wider sidewalks, parking, etc.
  - Addition of a secondary access point for entry to the park promoting enhanced vehicular circulation in the current park drive aisle.
  - Enhanced alignment of blocks avoids unusable land pockets and conceals alleys.

A preliminary and conceptual plan depicting these three modifications is attached.

Because the changes involve new access points to the Sammamish Commons and its connection to a new open-space area between BS West and the UZDP, we have noted the possibility of a Council-approved development agreement as the mechanism to receive public comment and obtain City approval.

To move this process forward and facilitate further discussion, STCA hereby requests consideration of a development agreement as authorized under RCW 36.70B.170. We currently envision the scope of the development agreement as limited to the three issues noted above but are of course happy to consider other topics if the City is interested.

Thank you and we look forward to hearing from you further about potential next steps.

Sincerely,

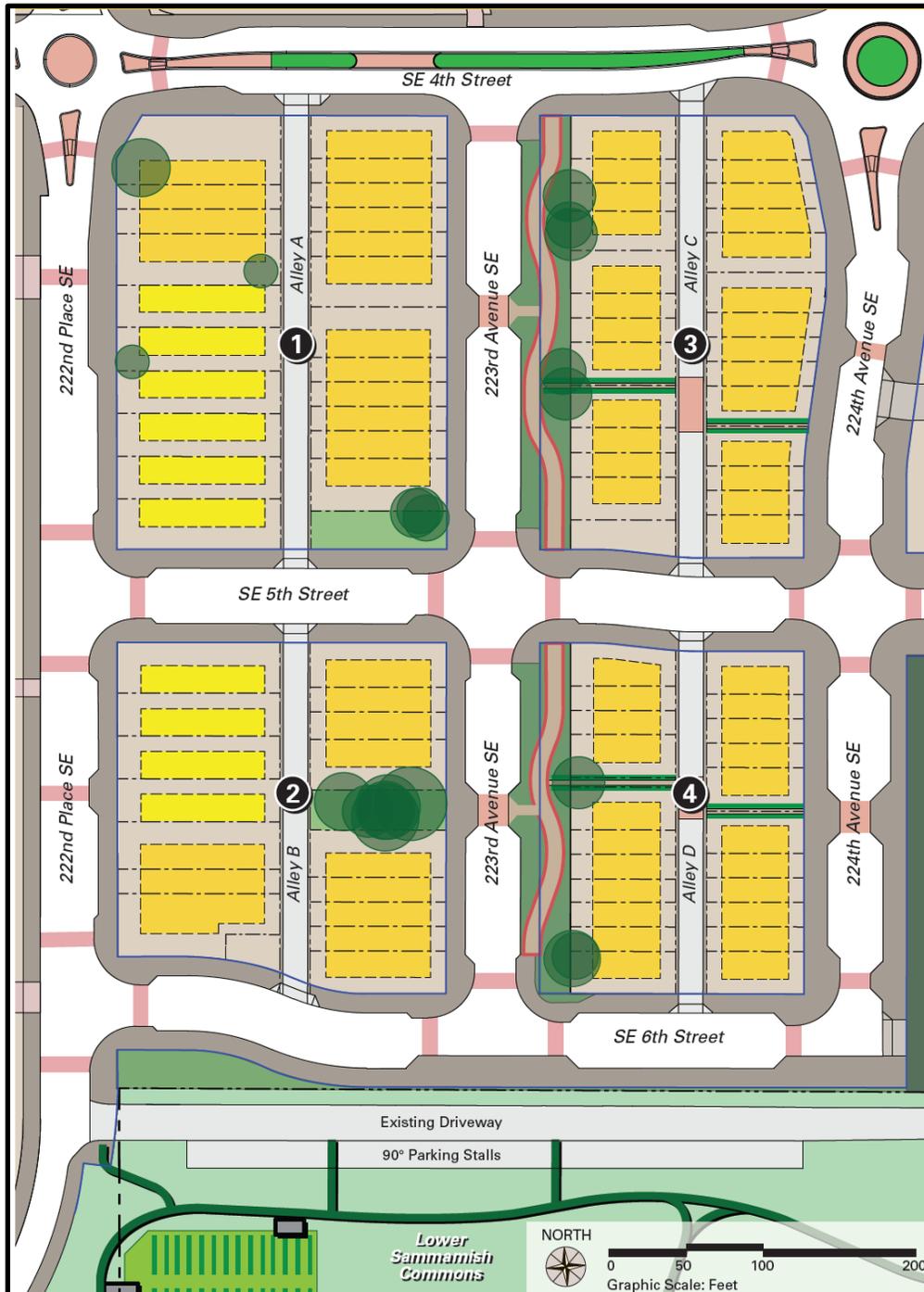


Innovation Realty Partners, LLC  
By Matthew Samwick, President

Enclosure

cc: David Pyle, Director of Community Development

### Approved Brownstones West Application



### Proposed SE 6th Straight Alignment with Park replacing 223rd Avenue SE

