



Guide to Assist with the Development of the Green Spine

This document provides applicant guidance for the development of any portion of the Green Spine as required by [SMC 21B.95.050](#). This guidance focuses on the framework of the Green Spine core principles in the Town Center Infrastructure Plan (TCIP) and guidelines to achieve the desired outcome. While the fundamental elements of the Green Spine are established, there is flexibility in the finer design details, allowing a market-responsive approach to development.

The recommendations in this document are from the TCIP and are intended to provide more direct guidance to the emerging Town Center design. The anticipated outcome of this guidance is to achieve a high-quality design for the Green Spine and successfully achieve the vision for this public space. This guidance is not intended to limit good design; if an applicant can achieve superior results in design of the Green Spine, departures from these guidelines may be approved by the City through the UZDP or Development Agreement process.

The Framework

The Green Spine is located within the TC-A-1 zone or the Core Mixed-Use (CMU) area of the Town Center subarea. Development proposed within this zone requires an applicant to submit a UZDP which ensures that development in this zone proceeds in an orderly fashion with coordinated infrastructure and open space, appropriate intensities of uses, and mutually compatible development in accordance with the adopted Sammamish Town Center Plan.

The City of Sammamish will review a UZDP application according to the requirements outlined in [SMC 21B.95.40](#) along with the following adopted plans, regulations, and guidance documents.

- [Sammamish Town Center Infrastructure Plan](#), adopted in 2010
- [Title 21B of the Sammamish Municipal Code \(SMC\)](#), adopted in 2010
- [Sammamish Town Center Plan](#), adopted in 2009
- [Green Spine Design Companion](#)

The images included in the Green Spine Design Companion Manual represent a design concept that could result from an application of the planning principles and guidelines contained in the TCIP and highlighted in this user guide. It is important to recognize that these are not offered as recommended design solutions, but as illustrations of a variety of ways in which the principles could give form to the Green Spine. Since the large majority of the land area contained within the CMU will be developed by the private sector, the eventual development will be informed not only by the principles, but also by market conditions, land availability, financial climate, and other factors in place at the time of development.

Green Spine Defined

The Green Spine is a linear park space that follows a general north-south alignment and is composed of a hierarchy of spaces categorized into three zones; Primary, Secondary, and Neighborhood Transitions. While each zone provides a unique pedestrian experience, all are

stitched together by a common thread to create a seamless public amenity and a great public space for Town Center activities.

Primary Zone:

Framed by activated storefronts, cafes, and businesses, the Primary Open Space is considered the Town Center's City Square. As part of the Green Spine, this block size, highly active pedestrian public open space incorporates a variety of forms, colors, and textures; including public art, water features, and a range of different places to sit. Site amenities and features include benches, seatwalls, lighting, and plantings arranged to accommodate large regional events (e.g. Sammamish Farmer's Market) while encouraging casual, more impromptu daily gatherings and social interaction.

Secondary Zone:

The Secondary Zone is identified in two separate areas of the Green Spine including the south end that terminates within the Lower Sammamish Commons Park and just north of SE 4th Street for approximately two blocks. This zone has a linear park-like character with outdoor cafes and retail fronting the Green Spine. Design elements include small pocket plazas for quiet gatherings, open lawn areas for unstructured play, and pathways meandering around green infrastructure like raingardens, bio-swales, and constructed wetlands.

Note, the Secondary Zone is adjacent to Sammamish Commons Park (LCP). The Secondary Zone will need to embrace the concepts developed by the Sammamish Commons Park Master Plan in support of the programming of the LCP. The integration of the Secondary Zone and LCP needs to support both the activities of the LCP as well as the daily activities and programming of the Green Spine.

Neighborhood Transition Zone:

At the north end of the Green Spine is the neighborhood transition zone. This open space area has a local flavor where residents can gather; a different character than that found in the larger, more regional Primary Zone. A small, open plaza anchored by a focal feature such as a fountain or public art reflects the identity of the neighborhood, providing a distinctive and iconic element at the terminus of the Green Spine.

Planning Principles

Development of the CMU area provides the vertical structure and boundaries of the Green Spine. The buildings form "outdoor rooms" of various sizes that support active and passive public open spaces and allows for commercial businesses such as cafes, restaurants, and shop fronts to spill out into the different zones of the Green Spine. These spaces, each with their own function and character, are connected with common elements providing continuity. The following TCIP Planning Principles will guide development proposals to a pedestrian friendly and vibrant urban center.

- Provide a pedestrian-friendly, walkable open space within the TC-A-1 zone that connects the Lower Sammamish Commons Park (south end) to South of SE 1st Street (north end).
- Establish a general north-south alignment based upon the SE 4th Street Improvements between the roundabouts at 225th Place SE and 224th Avenue SE.
- Create a City Square that is centrally located and adjoining SE 4th Street. This primary zone will be a central gathering place for residents and visitors to Sammamish.
- Establish a block pattern that is pedestrian friendly, walkable, and comparable in dimension with numerous successful town and city centers.
- Respond to topography and sight lines.

- Provide pedestrian access along the entire length of the Green Spine, including mid-block crossings.
- Provide a combination of soft- and hardscapes to create a series of public spaces.
- Provide lateral pedestrian connection that links outwards towards the surrounding neighborhoods with both trails and open spaces, consistent with the [2018 Parks, Recreation and Open Space](#) Plan and the [2016 Public Works Standards](#).
- Respond to the adjacent land-uses for appropriate day and night activities.
- Provide passive recreation amenities (e.g. walking, jogging, sitting, picnicking) with pockets of active recreation facilities (e.g. sports court).
- Investigate the integration of regional stormwater facilities into the park.
- Provide access for maintenance vehicles.
- Establish functions in support of improved ecological function, reflecting the City's positive approach to balancing the environment and development opportunities for the benefit of its residents.
- The Green Spine should look and feel like a public park (not be visually confusing as a private property owned by any adjacent property).

In addition to the Planning Principles listed above and the Development Guidelines outlined in the TCIP, the following highlights key design criteria that shall be incorporated, to the extent possible, in the development of the Green Spine to fulfill the city's vision of the Green Spine.

- The layout of the Green Spine should respond to the natural topography of the site, including the interface and orientation to Lower Sammamish Commons Park.
- Buildings adjacent to the Green Spine shall provide public access along the Green Spine edge.
- Building services and utility systems shall not be located on, or negatively impact, the Green Spine Open Space system.
- Development shall not encroach into City-owned park and open spaces, unless previously negotiated with the City through a real estate transaction or development agreement.
- Primary circulation routes for through traffic should be routed around high pedestrian areas and not impact the Green Spine Open Space system.
- All open spaces within the Green Spine shall be physically and visually accessible from adjacent streets or major internal pedestrian routes.
- Open spaces within the Green Spine shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated.
- Demonstrate how the overall design incorporates crime prevention through environmental design (CPTED) principles.
- Integrate green infrastructure into the overall design of the Green Spine.
- Where appropriate, design spaces within the Green Spine that allow for large community events and closure of streets for event amenities such as tents, stages, food trucks,

amphitheater, etc. Identify the range of public events and festivals (weekly, monthly, yearly) that can be accommodated.

City of Sammamish Parks and Recreation Regulations:

The Green Spine is identified in the Town Center Plan, Infrastructure Plan and SMC as a “Public Open Space”. Public open spaces/parks are regulated by Chapter 7.12 SMC. The following uses are prohibited in Parks.

- The use of park facilities for financial gain shall be allowed only through concession contracts secured by the City’s competitive bid process, negotiated concession contracts or by special use permit issued by the department.
- No private encroachment of any kind will be allowed in the Park.