

# Supersized Town Center Amendment Height

## Where did 150 feet come from?

Except for the proposed Overlake Business Zone, the height limit appears to be 8 stories. Are there any existing Redmond residential buildings taller than that?

Issaquah appears to top out at 8 stories also.

Kirkland appears to be 9.

Mercer island likely 8.

Newcastle perhaps 6.

Bellevue appears to be 450 feet.

## 150 feet.

It's been a little puzzling to me why we need the new proposed 150 foot height limit in the Town Center. This change doesn't seem to be required in order to provide the additional 2000 housing units. I also wondered why would people want to live in a building that is twice as tall as the 75 feet buildings in the original plan.

Then I realized the goal is not to provide twice the housing units of a lower building but half of the housing units or perhaps fewer. Think about it. A 150 foot tall building in Sammamish at the Town Center site would provide spectacular views. The building could have perhaps 50 units. Each one could have high ceilings and a corner of the building. This would be luxury living in Sammamish.

Almost everyone would win. The developer would be able to earn more money while dealing with fewer tenants. The tenants would have a great place to live. The city would still get substantial property tax revenues and 5 affordable units for 12 years. And the rest of the citizens in Sammamish would probably not even realize that they are subsidizing this development.

So it can be a good idea, but let's not pretend that it's about adding more affordable housing.