

Supersized Town Center and Jobs

4000 housing units in Town Center will mean more than 5000 people needing jobs.

The days of a single income household are over. On average there are 1.5 income earners per household in Sammamish. For King County, the number is 1.7. This means that 4000 housing units at 1.5 earners per unit means 6000 people needing income. Even if we assume that 15% of these people do not need to work outside their home, that still leaves 5100 people needing to go to jobs.

Most of these workers will be driving to work outside of Sammamish.

These jobs are not available in Sammamish. There are currently about 6800 jobs in Sammamish. About 5900 of them are filled by people who live elsewhere. An optimistic assumption would be 1000 of them moving to Town Center. Town Center will create some jobs. An optimistic assumption would be that 500 of them might be filled by people living in Town Center.

Even if another 500 suitable jobs in Sammamish appear from somewhere, this leaves at least 3100 people living in Town Center and working outside of Sammamish. This is an approximately 15% increase from current commuter numbers.

No agency has a plan for mass transit to take these people to work. They will be driving during the already most crowded times.

Options

With the original plan of 2000 housing units, only half as many people would need to find jobs. The number of jobs they find in Sammamish might be almost as high as with the 4000 unit proposal. This would lead to a more tolerable 5% increase in the number of commuters.